



## CITY OF TUKWILA PLANNING COMMISSION (PC) AGENDA JANUARY 25, 2024 - 6:30 PM

### To Participate in the Virtual Meeting at 6:30 pm:

**By Phone:** Dial [+1 253-292-9750](tel:+12532929750), Access 779 253 241#

**Online:** To join this meeting virtually please click on Planning Commission on the 01/25/24 calendar date on the events page located at <https://www.tukwilawa.gov/events/>

For Technical Support during the meeting, you may call 1-206-433-7155

**Join in-person at: 6200 Southcenter Blvd, Council Chambers, Tukwila, WA. 98188**

	<u>Start Time</u>
I. Call to Order	6:30
II. Roll Call	6:32
III. Amendment of the Agenda (if necessary)	6:33
IV. Adoption of Minutes (12/14/23)	6:33
V. General Public Comments (acknowledge written comments received)	6:36
VI. Old Business (none)	
VII. New Business	
1. Elements	
a. Land Use	6:40
b. Introduction	7:50
2. Status of Elements	8:10
VIII. Director's Report	8:15
IX. Adjournment	8:20

**General Public Comments:** Persons wishing to provide general comments on any non-public hearing, planning-related topic may submit their written comment to [BoardsComms@TukwilaWA.gov](mailto:BoardsComms@TukwilaWA.gov). Comments **received before 5:00 p.m. the day before the Planning Commission meeting** will be forwarded to Commissioners prior to their meeting. Materials received after that time will be forwarded prior to the next meeting.

**Reminder:** Staff is available to address Planning Commissioner questions regarding packets anytime – we encourage Commissioners to call or email staff **by noon on the Tuesday before** the Commission meeting date. Please call or email Commission Secretary Wynetta Bivens, at 206-431-3654 or [Wynetta.Bivens@TukwilaWA.gov](mailto:Wynetta.Bivens@TukwilaWA.gov) to be connected with the appropriate staff member. Thank you!





## CITY OF TUKWILA PLANNING COMMISSION (PC) MINUTES

Date: December 14, 2023  
Time: 6:30 p.m.  
Location: Hybrid Meeting - via Microsoft Teams / Public, In-Person Attendance, Council Chambers, 6200 Southcenter Blvd., Tukwila, WA 98188

### **Call to Order**

Chair Sidhu called the Tukwila Planning Commission meeting to order at 6:30 p.m.

### **Roll Call**

The PC Secretary took roll call.

Present: Chair Apneet Sidhu; Vice Chair Sharon Mann; Commissioners Louise Strander, Dennis Martinez, Alexandria Teague and Martin Probst

Excused Absence: Commissioner Ann Durant

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Long Range Planning Manager Nancy Eklund, AICP, DCD; Senior Planner Neil Tabor, AICP, DCD; and PC Secretary Wynetta Bivens

### **Amendment of the Agenda**

No changes to the agenda were requested.

### **Approval of Minutes**

Commissioner Mann moved to adopt the 11/09/23 Minutes. Commissioner Probst seconded the motion. Motion carried. Commissioner Teague abstained because she was absent on 11/09/23.

### **Written General Public Comments**

No submittals.

### **Old Business**

1. Commissioner Stander noted that she requested maps regarding parking restrictions at previous meetings that had not been provided. Staff informed the PC that the maps are being refined. However, they could share the maps now or hold off a little longer until the maps are further refined. The PC requested to get the maps now. Staff informed the PC there would be some further changes to the maps and provided some additional clarification.
2. Senior Planner Neil Tabor followed up on a PC request regarding a map showing the distribution of persons of color within the city and provided a handout.

## **New Business**

### **a. Draft Housing Element - Briefing**

Senior Planner Neil Tabor provided a briefing on the Housing Element. He noted that it needs to comply and be consistent with policies at the state, regional, and county levels. He also noted that there have been a lot of legislative changes over the last two years that have impacted housing element content and requirements. The following House Bills (HB) were included: HB1110 – Middle Housing; HB1220 – Emergency Shelter; HB1337 – Reduction of Accessory Dwelling Unit Limits; and HB 5290 – Streamlining Development Regulations. He said these bill titles have a lot more under the surface. He noted the impact requirements and considerations of past impacts for racial and discriminatory housing. Also, the prolonged effects, and the need to rectify housing growth around transit, affordable housing for area medium income (AMI) and updates to the design review process.

He discussed housing element issues such as housing stock, building age and size, vacancy rates, home ownership options, middle housing, housing growth by affordability band (a new requirement) and anti-displacement concerns.

### **Walk Through of Goals, Policies, and Implementation Strategies – Recommendations /Questions / Comments from the PC**

- Commissioner Mann – recommendation: Page 11 of the staff report, bullet 7 – Change, add incentives, to Adjust recreation space.
- Commissioner Mann - recommendation: Page 11 of the staff report, bullet 12 – Develop affordable housing - She said she objected to the language “faith-based” in the sentence.
- Commissioner Probst inquired whether provision of parking incentivized development. He inquired whether there were examples of other areas around the region where changes had been implemented and were successful. Also, he inquired whether changes were implemented that were less successful that the PC could consider?
- Commissioner Mann – recommendation: Goal 3.4 – Limit displacement – she noted when the city reviews restrictions they need to review effects on both the tenant and the landlord. Commissioner Sidhu was in consensus.
- Commissioner Stander - Goal 3.4.4, - Inquired who would act as the facilitator pertaining to support of the long-term preservation of existing, naturally occurring affordable housing development for groups interested in purchasing units and property owners. Extensive discussion transpired regarding whether city staff or a third-party representative would act as the intermediary.
- Commissioner Sidhu stated that - Goal 3.4.9, page 13 – the language, “Adopt renter protections to ensure stable housing for Tukwila Renter,” is too vague.

### **b. Bylaw Amendment: Modification of Term End Dates – Info Memo**

Long Range Planning Manager Nancy Eklund noted that the City Council (CC) adopted revisions to TMC 2.36.020, which extends the terms of the PC members from December 31, 2023, to March 31, 2024. Therefore, it was necessary to make a change in the PC’s bylaws.

## **Recommendation**

Staff recommends that the PC adopt the amendment to Article IV of the PC bylaws.

**Motion**

Commissioner Probst moved to pass the bylaw amendment changing Article IV to the revised term end date mentioned in the November 9, 2023, staff memo. Commissioner Martinez seconded the motion. Motion carried.

**Director’s Report**

**Upcoming PC Agenda Items:**

- The PC is in the final push for reviewing the Comprehensive Plan (Comp. Plan). In January and February, the PC will have two meetings per month scheduled. There are two meetings in March, one will be a public hearing, potentially both and the PC will make a recommendation to CC.
- It was Commissioner Martinez last meeting. Director Gierloff is working with administration for a replacement for Commissioner Martinez’s position. She said they need to decide how they want to handle the last three months of his term. Director Gierloff and Mayor McLeod will determine whether all four positions will go through the reappointment and/or appointment process at the same time.
- Director Gierloff is working on a PC workplan for next year, with focus on the Comp Plan first quarter.
- After the Comp Plan the PC will be working on items to get the city in alignment with state legislative requirements.
  - o The permit process chapter has been largely untouched since 1996, so it is old, etc. More nuance is needed for the chapter, which will probably happen mid-year 2024.
  - o There will be opportunities for streamlining and making clarifications, which will include the rezone application section of the code.
  - o There is a need for housekeeping surrounding emergency housing shelter and some different parameters with a separate chapter.

Commissioner Sidhu asked for a motion to adjourn. Commissioner Man moved to adjourn. Commissioner Martinez seconded the motion. All were in favor.

Adjourned: 8:29 p.m.

Submitted By: Wynetta Bivens  
Planning Commission





**TO:** Tukwila Planning Commission  
**FROM:** Nora Gierloff, AICP, DCD Director  
**BY:** Nancy Eklund, AICP & Neil Tabor, AICP  
**DATE:** January 25, 2024  
**SUBJECT: Draft Introduction and Land Use Element - Briefing**

## ISSUE

This agenda item is to brief the Planning Commission at their January 25, 2024, meeting on a proposed Introduction and Land Use Element for the City’s Comprehensive Plan.

## UPDATES TO THE INTRODUCTION

Included in this briefing is the Comprehensive Plan’s Introduction. The purpose of this chapter in the Plan is to set the stage for the reason the City has a Plan, the regulations that guide that plan, and a general summary of how the plan has been developed. This includes discussion and outcomes from past community efforts to establish the City’s Vision, as well as the emphasis of this Plan’s policy focus.

## UPDATES IN LAND USE REQUIREMENTS

Tukwila’s Comprehensive Plan Update will be reviewed at the State, Regional, and County levels to ensure that it complies with all requirements of these three bodies before being voted on for adoption by the City Council. Each review body has required components and policy language that must be included in the update to be approved by the reviewing body. Staff has been working to integrate new requirements into Planning Commission presentations and the Element updates to ensure compliance.

The 2015 update of the Tukwila Comprehensive Plan did not contain a Land Use Element, although policies relating to land use were scattered in various elements of the Plan. The Land Use element is a required element for certification of the comprehensive plan. To create this element, staff has compiled land use related policies present various elements of the 2015 Tukwila Comprehensive Plan, and added new requirements from reviewing regional and state bodies.

Proposed policies adhering to State, regional or county policy requirements, or include in the 2015 update of Tukwila’s Comprehensive Plan are identified in the footnotes.

INFORMATIONAL MEMO

Planning Commission- Briefing

January 25, 2024

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**Attachments:**

- A - Draft Comprehensive Plan Introduction – Clean Version
- B - Draft Comprehensive Plan Introduction – Track Changes
- C - Draft Land Use Element



# INTRODUCTION and FOUNDATION

Existing Comprehensive Plan (with proposed changes)

## ACKNOWLEDGMENTS

### TUKWILA CITY COUNCIL

Allan Ekberg, 2016 to 2023  
Tom McLeod, Mayor 2024; Councilmember  
2016 to 2023  
Tosh Sharp, Councilmember  
Kathy Hougardy, Councilmember\*  
Cynthia Delostrinos Johnson, Council  
President\*

Mohamed Abdi, Councilmember  
Kate Kruller, Councilmember\*  
De'Sean Quinn, Councilmember  
Armen Papyan, Councilmember  
Dennis Martinez, Councilmember  
Jovita McConnell, Councilmember

### TUKWILA PLANNING COMMISSION

Louise Strander  
Ann Durant  
Martin Probst  
Dennis Martinez\*

Alexandria Teague  
Apneet Sidhu, Chair\*  
Sharon Mann, Vice Chair\*

### PLANNING DIVISION STAFF

Nora Gierloff, AICP, Community Development  
Department Director  
Nancy Eklund, AICP, Long Range Planning  
Manager

Neil Tabor, AICP, Senior Planner  
Max Baker, AICP, Development Supervisor  
Isaac Gloor, Associate Planner  
Heidi Watters, Urban Environmentalist

### CONSULTANT STAFF

MAKERS Architecture and Urban Design:  
Julie Bassuk, AICP, Principal in Charge  
Ian Crozier, AICP, Associate 1  
Markus Johnson, Planner/Urban Designer  
Queenie Gipaya

Leland Consulting Group:  
Chris Zahas, Managing Principal  
Jennifer Shuch, Analyst  
Watershed Company:  
Laura Jones

### OTHER CITY STAFF

Economic Development  
Finance  
Parks, Recreation, and Open Space department  
Public Works Department

Police / Emergency Management  
Regional Fire Authority  
City Administration

\* Former member

*And Thank You to all the members of the Tukwila community who contributed to the development of the original Comprehensive Plan and who participated in the review and update process for the 2024-2044 Plan.*

# INTRODUCTION and FOUNDATION

Existing Comprehensive Plan (with proposed changes)

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TUKWILA COMPREHENSIVE PLAN

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APPENDICES

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# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

### LAND ACKNOWLEDGMENT

The City of Tukwila is located on the ancestral lands of the Coast Salish people. We acknowledge their continuing connections to land, waters, and culture. We pay our respects to their elders, past, present, and emerging.

#### Tukwila Snapshot

Using data from the U.S. Census Bureau, Washington State Office of Financial Management, Puget Sound Regional Council, and other sources, a snapshot of the Tukwila's population has been developed:

- Tukwila, incorporated on June 23, 1908, is a non-charter, optional code city operating under a Mayor-Council form of government, which includes a full-time Mayor, seven-member City Council elected at large, and a City Administrator. All elected-official terms are for a period of four years.
- Tukwila is located in the heart of the Puget Sound region, approximately 12 miles south of downtown Seattle, 17 miles north of Tacoma, and just east of Seattle-Tacoma International airport.
- Tukwila is 9.2 square miles in size (2020), with a population of 2,373 persons per square mile.
- Tukwila has an estimated population of 22,780 in 2023 and an estimated employment of around 45,825 in 2022. Between 2018 and 2022, more than 82 percent of those 25 years and older reported being a high school graduate, and 26 percent had a bachelor's degree or higher.
- Tukwila is an increasingly diverse city, with more than 69 percent of its population identifying as nonwhite in 2023, and 40 percent born outside of the United States or Puerto Rico. Approximately 47 percent of the residents speak a language other than English at home.
- As of 2023, Tukwila had estimated 8,098 households with an average of 2.64 persons per household.
- Tukwila's 2023 median household income was \$76,331, and the Census Bureau estimates that 13.3 percent of the City's residents live in poverty.
- In 2023, 18 percent of the population was under 18 years old, and 11 percent were over 65 years old.
- Business Tukwila has more than 2,000 businesses, which comprise over 40,000 jobs. Businesses cover multiple sectors with concentrations in retail, manufacturing, services, and distribution and specialties in entertainment and aerospace.
- Between 2018 and 2022, 72 percent of the population age 16 and up participated in the civilian labor force.
- School Districts Tukwila School District, Highline School District, and Renton School District.

Sources: US Census Quickfacts, Puget Sound Regional Council



# INTRODUCTION and FOUNDATION

Existing Comprehensive Plan (with proposed changes)

## INTRODUCTION and PLANNING FOUNDATION

The City of Tukwila (City) Comprehensive Plan is a 20-year plan that articulates the community's vision and values about how it will grow into the future. The goals, policies and implementation strategies included in this Plan provide a basis for the City's regulations and guide future decision-making. The Plan also addresses anticipated population, housing, and employment growth, and how facilities and services will be maintained or improved to accommodate expected growth between now and the year 2044.

The purpose of the City of Tukwila's Comprehensive Plan is to provide a comprehensive statement of City goals and policies to focus, direct, and coordinate the efforts of departments within the City's government. It serves as a basic source of reference for decision-making officials as they consider enacting ordinances or regulations that will affect the community's physical and economic development. The Comprehensive Plan communicates to the public and City staff the policies of the City Council, and it provides predictability to public and private sectors interested in the City of Tukwila.

The Comprehensive Plan is designed to be:

- **Comprehensive** in addressing all the geographic and functional elements relevant to the community's physical development.
- **General** in summarizing the major policies and proposals of the City, but not defining specific locations or establishing detailed regulation, except for in the City's designated Regional Growth Centers and subareas.
- **Long Range** in looking beyond the current issues facing the City, but also anticipating issues that will likely occur in the future.

### WHY PLAN?

Tukwila's future is built on the conditions of yesterday and today and looks down the road to changes that may occur in the future. The Comprehensive Plan is for all people in Tukwila, including residents, the business community, and visitors. People need a safe and secure place to live, an economy that provides jobs, ways to get around, schools and recreational opportunities. It is the local government's responsibility to provide public services and facilities, develop policies, and adopt regulations to guide the growth of a city that meets the needs of its people both now and in the future.

### WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a broad statement of community goals and policies that direct the orderly and coordinated physical development of a city into the future. It is designed to be a readable, functional document that reflects current community goals and needs, anticipates change, and provides specific guidance for future legislative and administrative actions. It reflects the results of public involvement, technical analysis, and the judgment of decision makers.

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

The goals, policies, and maps in this Comprehensive Plan provide the guide for designating the use of land, implementing flexible regulations, investing in infrastructure, and developing programs and services. The elements of this Comprehensive Plan address every aspect of the community – social, economic, and environmental. Each element consists of goals, policies, and implementation strategies.

Readers and users of this Comprehensive Plan should bear in mind four important points:

- The **policies** articulated in the Plan are the **foundation for decision making** and **represent the City's official position**.
- The **goals and policies presented** in this plan were developed in **response to the community conditions identified in the background reports, and the Vision** identified for the community. Links to background reports and other foundational resources are listed in this document.
- **Policies are not applied in isolation**, but are weighed in relation to other relevant policies, and considered within the context of the goal they are intended to achieve.
- **Two levels of implementation strategies<sup>1</sup>** may be listed in the Plan elements: one applied to specific policies that lists who is responsible for completing them and on what timeline, and a second list of other potential implementation strategies applicable to one or more policies. In 4-5 years after Plan adoption, the City will need to report back to King County and the Puget Sound Regional Council on how well it did in completing short range strategies (with 0 to 5-year timelines).

### TERMS

- **Vision:** A community's best desired future.
- **Goals** are broad statements of community aspiration related to an element;
- **Policies** are specific statements of the community's position on particular issues to guide land use review, development decisions, and operational programs that will be pursued in achieving goals; and
- **Implementation strategies** are the approaches staff will use to implement policies, as well as how and when the actions will be undertaken.
- **Regulation:** A rule or directive found in City ordinances or the municipal code. See Exhibit XX illustrating the relationship of goals, policies, regulations (development rules), and programs, and project review for development.

### Comprehensive Plan Amendments

Tukwila's Comprehensive Plan is an evolving document and will be periodically reviewed and revised over the next 20 years as better information becomes available and public attitudes, development technologies, and economic forces and legislative policy change over time. The GMA limits Comprehensive Plan amendments to no more than once per calendar year, except for certain exemptions and emergency actions. Whenever the plan is amended it is important to verify that it is "internally consistent" and that development regulations are consistent with implementing the comprehensive plan.

<sup>1</sup> This may be amended later in the process – it will depend on whether there are implementation strategies that are not listed as being completed on a particular timeline.

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

### THE PLANNING FRAMEWORK

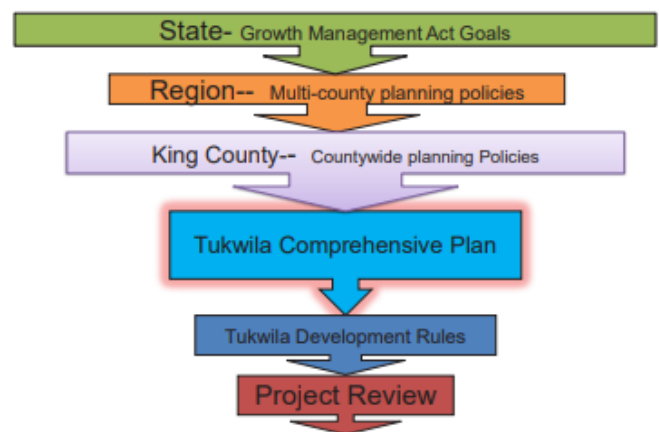
#### Growth Management Act

Washington State's Growth Management Act (GMA) of 1990 and 1991 provides a managed framework for growth and development throughout the State. Among other things, it mandates that fast-growing counties and cities must develop and maintain a comprehensive plan – covering the subsequent 20 years – that incorporates a number of specific elements.

#### **GROWTH MANAGEMENT ACT GOALS**

- Urban growth
- Reduce sprawl
- Transportation
- Housing
- Economic development
- Property rights
- Permits
- Natural resource industries
- Open space and recreation
- Environment
- Citizen participation and coordination
- Public facilities and services
- Historic preservation
- Climate change and resiliency
- Shorelines of the state

#### **GMA BASICS: PLANNING PYRAMID**



A major emphasis of the GMA is the coordination and consistency of local, regional, and State planning efforts. This includes consistency with adopted multi-county planning policies, including VISION 2050, and Countywide planning policies.

One of the most important characteristics of the Growth Management Act (GMA) and the Comprehensive Plan is concurrency. Concurrency is the requirement that a jurisdiction must have infrastructure and facilities (i.e., transportation, sewer, water, police, fire, stormwater, schools, and parks and recreation) in place at the time, or within six years of, a development. This requirement can have a significant impact on the pace and type of development in the City, particularly areas of the City which require significant infrastructure improvements to accommodate new growth. If the City or a developer cannot provide adequate facilities as described, then the development may not occur, and the vision described in the Comprehensive Plan should be reevaluated. Similarly, the City must identify sources of funding and commit those funds to support capital facility projects it has identified in its six-year Capital Facilities plan, adopted by reference into the Comprehensive Plan.

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

### King County Countywide Planning Policies / Vision 2050

Tukwila is located within King County. The King County Growth Management Planning Council (GMPC) has adopted a series of Countywide Planning Policies (CPPs) that provide guidelines and requirements for the 39 cities within the County in implementing the Growth Management Act mandates. The policies are adopted by the King County Council, and subsequently ratified by the County's cities. Taken together, the CPPs try to balance issues related to growth, economics, land use, and the environment. CPP objectives These requirements include:

- Providing a fair share of **housing affordable** to all segments of the population at a variety of densities and at varying income levels through investment in needed infrastructure and modification of land use regulations.
- Designating an Urban Growth Boundary that can **accommodate at least 20 years of new population and employment** and, where appropriate, Urban Centers of concentrated population and employment.
- Providing all King County residents with **a more equitable future that offers access** to housing, transportation, education, employment choices, and open space amenities, regardless of race, social or economic status.
- Designing efficient **multimodal transportation** systems that are based on local and regional priorities.
- Shaping sustainable communities by integrating **sustainable development** and business practices, including **environmental justice** principles, with ecological, social, and economic concerns.
- Ensuring that public **facilities and services necessary to support development are adequate** for growth without decreasing levels of service below local standards.
- Designating Manufacturing/Industrial Centers to **protect industrial and other high wage jobs** they provide.
- Identifying, establishing, and **protecting open space; access to natural resource lands and water; parks and recreation facilities; and fish and wildlife corridors** of regional significance.

In addition to the GMA and CPPs, Tukwila's Comprehensive Plan is guided by the multicounty policies of Vision 2050, the regional plan developed by the Puget Sound Regional Council (PSRC). Vision 2050 is an integrated, long-range vision for maintaining a healthy region by promoting the well-being of people and communities, economic vitality, and a healthy environment. It contains an environmental framework, a regional growth strategy, and policy sections that are guided by overarching goals, implementation actions, and measures to monitor progress. The Tukwila Comprehensive Plan must be certified by PSRC as being consistent with Vision 2050 to be eligible to apply for and receive regional transportation funding.

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

### WHAT IS IN A PLAN?

#### Comprehensive Plan Elements

Comprehensive plans are required by the GMA in RCW 36.70a.070 to address specific required issues, or “elements.” In addition, a city may include other elements as local needs and goals dictate. Tukwila’s Comprehensive Plan is made up of 12<sup>3</sup> elements, seven of which are mandated by the GMA. The mandated elements include the following:

- Land Use
- Housing
- Capital Facilities
- Utilities
- Transportation
- Economic Development
- Parks, Recreation and Open Space

Tukwila’s Comprehensive Plan also includes the following optional elements identified as important to this community:

- Community Character<sup>4</sup>
- Natural Environment
- Shoreline
- Regional Centers

### HOW WAS THE PLAN DEVELOPED?

Over the years, the City has conducted extensive outreach to shape the creation and periodic updates of its Comprehensive Plan. This outreach has guided many of the local planning documents that serve as the foundation for the City’s Comprehensive Plan.

#### 1992 - Comprehensive Plan Visioning – “Tukwila Tomorrow”

In 1992, a 17-member advisory committee composed of residents, business representatives and property owners began to work with ideas gathered from an earlier “Vision Tukwila” community visioning process. The community vision and ideas for achieving that emerged were discussed with the Planning Commission and City Council and were ultimately refined into the basis of the Comprehensive Plan.

The Comprehensive Plan has been kept current with specific annual updates, as well as through a more comprehensive review in 2004, a phased review from 2011 through 2015, and the update process that is developing the 2024 to 2044 horizon Plan.

In addition, other local planning efforts have contributed to the community’s guidance for the Comprehensive Plan.

<sup>3</sup> Will be finalized with the Plan’s completion.

<sup>4</sup> Will be finalized with review of that element.



# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

### **2012 - Tukwila Strategic Plan**

The City Council developed a City Strategic Plan to provide a process for moving from the Comprehensive Plan's long range (10- to 20-year) goals and policies to more specific short-term initiatives and actions. The strategic process examined a number of considerations:

#### **Where are we now?**

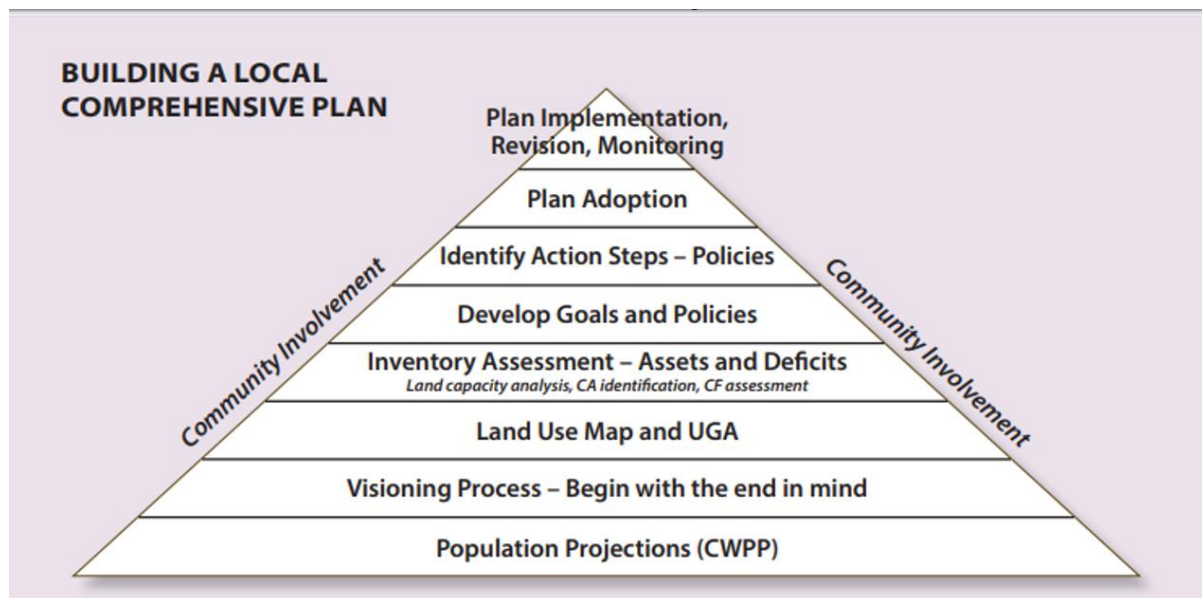
- Who makes up the community and how is the population changing?
- What are the major businesses and the City's role in the regional economy?
- What are the City's greatest strengths and challenges?

#### **Where do we want to go?**

- What is the Community vision for the future of Tukwila?
- What do City residents want the community to be like in the future?

#### **How do we get there?**

- What actions and investments are necessary to make the vision a reality?
- What timeline is feasible for accomplishing the City's goals and priorities?
- How can the City and community best serve the needs of Tukwila's diverse community, including residents, businesses and visitors?



The 2012 City Strategic Plan established a Vision for Tukwila – “*The City of Opportunity, the Community of Choice*” – that included five aspirational goals:

- Goal One:** *A Community of Inviting Neighborhoods & Vibrant Business Districts*
- Goal Two:** *A Solid Foundation for All Tukwila Residents*
- Goal Three:** *A Diverse & Regionally Competitive Economy*

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

**Goal Four:** *A High-Performing & Effective Organization*

**Goal Five:** *A Positive Community Identity & Image*

In 2018, the City conducted an extensive outreach effort to determine if the Plan still reflected community priorities and values. The update identified improvements that had been completed over the years as well as opportunities for ongoing progress, which were incorporated into the updated [Strategic Plan](#).

Items needing ongoing attention: Community input identified that the City still had work to do to improve safety and project a positive image. The primary item needing work was ensuring that Tukwila residents can get basic needs, especially affordable housing. In addition, the community stated Tukwila should ensure that there are opportunities for community outreach and engagement.

Is the 2012 Plan still valid? How should the City Prioritize its budget? Generally, constituents agreed with the vision, mission, goals and objectives identified in the 2012 Strategic Plan, and supported the City continuing to work toward the aspirational vision of being “The City of Opportunity, the Community of Choice.”

What changes should be made in the Plan – what is missing? The community and staff identified the following important items that were missing from the Strategic Plan:

1. Equity, particularly with regard to race
2. Addressing gentrification and displacement
3. Health and environmental health
4. Infrastructure
5. Technology and innovation

## **2015 and 2024 Comprehensive Plan Periodic Updates**

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

Over the years the City has reached out to all residents, employees, and property owners in Tukwila about the Comprehensive Plan process and encouraged them to participate. The City has used a variety of approaches to encourage engagement over the years, including all-city mailings, the Hazelnut newsletter, and information posted to the City website. For some topics the City formed advisory committees or conducted video interviews with residents, businesses, and other stakeholders to provide guidance on new policy directions. In addition, staff has held informal open houses where residents, property owners, and business representatives could review changes and provide input on the Plan. Ultimately, the plan is reviewed at public hearings with the Planning Commission and City Council.

During the 2015 update, the City used trained community liaisons to reach out to different language groups to conduct surveys and hold “Community Conversations” meetings in multiple languages. In early 2023, the City received a limited amount of state funding to use for outreach to community-based organizations around the topic of housing. Staff conducted interviews with affordable housing developers, realtors, and City elected, appointed, and community leaders to talk about City planning issues, with special focus on housing type options and affordability, as well as conducted Open Houses. Translation services have been provided at Community meetings and the Comprehensive Plan Update webpage has offered text and surveys in numerous languages. The input from these engagement events and activities has been folded into the goals and policies identified in the 2024-2044 Comprehensive Plan.

### Environmental Review

With its original Comprehensive Plan, Tukwila prepared an Environmental Impact Statement (EIS). Over the years, as the Plan has been updated, the EIS has been updated as well. Through the environmental review public participation process, the City has solicited review and discussion of the Comprehensive Plan with neighboring jurisdictions and affected agencies.

### Changes in 2024-2044 Comprehensive Plan Update

In preparing the 2024-2044 Plan, several changes were made to the 2015 Plan. In addition to ensuring the Plan was up-to-date, changes were made to increase the Plan’s readability, ensure that it was consistent with state and regional requirements, and to remove repetition and unnecessary verbiage. These changes are intended to increase the Plan’s utility to elected officials, staff, the business community, and the public. Some of the changes included:

- Land Use: The City has not previously had a stand-alone Land Use Element and provided the GMA-required information in several different elements. To provide data that focuses on parts of Tukwila within the context of the entire city, a single element has been developed. The new Land Use element includes information from these elements: *Tukwila South*, *Tukwila International Blvd*, *Residential Neighborhoods*, and *Roles and Responsibilities*.
- Residential Neighborhoods: Housing-related information from this element has been consolidated into the *Housing* element, and the *Community Character* element.
- Southcenter and Manufacturing Industrial Center: these two elements focus on the City’s PSRC-designated Regional Centers; they have been collapsed into one new “*Regional Centers*” Element.
- Roles and Responsibilities: This element is being eliminated and its content is moving to the renamed Community Image and Identity element. The new *Community Character* element will also include information from the *Residential Neighborhoods* element.

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

### TUKWILA'S VISION

The vision for the community, which was articulated by the community in multiple community engagement opportunities, emerge from the community's core values – respect for the past and present, compassion and support for individuals and families, pride of place, and quality opportunities for working, living and community involvement. This vision, discussed in the following section, provides the foundation for the Goals of this Comprehensive Plan, described in each element of the Plan.

#### **RESPECT FOR THE PAST AND PRESENT**

##### ■ ***TUKWILA WAS, AND WILL CONTINUE AS, A REGIONAL CROSSROADS***

Puget Sound is a part of a larger area that has been the traditional aboriginal territory of the Coast Salish peoples, who live around the Salish Sea in what is now Washington State and the Canadian province of British Columbia. The Coast Salish Tribes have lived here since time immemorial and while each tribe is unique, all share in a deep historical connection and legacy of respect for the land and its natural resources. These sovereign tribal nations enrich the region through environmental stewardship, cultural heritage, and economic development. The Duwamish and Muckleshoot Tribes bring their perspectives to collaborate with Tukwila to shape the region's future.

Given its central location and convenient access to many modes of transportation Tukwila will continue to be at a strategic crossroads. First the Duwamish River, then the Interurban railroad, and later major highways have provided transportation access – first, for native Americans drawn to the river's fish, then for 19<sup>th</sup>- and early 20<sup>th</sup>- century immigrants who harvested the timber and established farms, and now for people who conduct business, shop, visit, or live in this urban area.

Modern methods of transportation such as Link Light Rail and bus rapid transit are important attractors for new investment and should serve our residents while connecting local and regional travelers and the region.

##### ■ ***WE HONOR THE PAST AS WE MOVE TOWARD THE FUTURE***

Our present institutions and housing, businesses, and public infrastructure facilities have resulted from the efforts of many people to pursue their individual and collective dreams. We honor this past and seek to preserve and enhance our community and environment by dreaming, planning, and investing in our future. We support cultural preservation programs and activities that draw on the strengths of long-term residents and families who provide a direct connection with the past.

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

### **COMPASSION AND SUPPORT FOR INDIVIDUALS AND FAMILIES**

#### ■ ***WE SUPPORT OUR RESIDENTS***

We seek to maintain each neighborhood fairly and equitably so that individuals and families can thrive and reach out to their neighbors. We value the diversity of our residents; however, the rising cost of housing threatens the ability of people to remain in their communities. The housing market has experienced great highs and lows. This has benefitted some, while creating and exacerbating hardship and inequalities for others. There are substantial disparities in housing access between white and person of color households, underscoring the ongoing effects of systemic racism in housing. This update of the plan will focus on approaches the community can use to address the ongoing housing crisis and the issues of equity in how housing and city resources are distributed.

We encourage home ownership, and support both owners and renters in maintaining and improving their homes. Research has shown that people of color are less likely to secure a home loan and have significantly lower rates of homeownership compared to white households. In accordance with GMA amendment HB 1220 this update will examine racially disparate impacts, displacement, and exclusion in local housing policies. We cooperate with residents to improve neighborhood infrastructure. We encourage neighborhood pride and interaction.

#### ■ ***WE SUPPORT OUR FAMILIES***

We support our families so they can thrive as caretakers for all family members, including elders. We encourage their efforts to be self-supporting, engaged, responsible members of our community. We seek opportunities to protect our residents from crime, accidents, and illness.

#### ■ ***WE SUPPORT OUR CHILDREN***

Our children are our future. We honor them. We protect them from harmful influences and will provide educational, recreational, and other opportunities that enable them to become healthy, educated, responsible adults.

### **PRIDE OF PLACE**

#### ■ ***WE VALUE OUR ENVIRONMENT***

We seek to enable our residents to appreciate, participate in and enjoy the many benefits of a healthy, thriving natural environment. We seek to protect our shoreline, streams, wetlands, and other natural amenities, such as trees, to provide habitat for our native species of plants and animals. We support wise use of existing resources and a transition to renewable resources to improve climate resilience and adapt to the ongoing effects of climate change. We acknowledge the disproportionate impacts of extreme weather, flooding, and wildfires due to climate change on our vulnerable populations.

#### ■ ***WE APPRECIATE OUR SURROUNDINGS***

Each distinctive residential neighborhood, commercial area, and manufacturing area contributes to our wholesome living and working experience. We seek to create a natural environment, a physical infrastructure, and a community image that prompts people to respect and care for each other, and which attracts newcomers to live, do business, shop in, visit, and enjoy the special features of the City. People who arrive here want to stay here and invest their time and resources in making the community a better place.

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

### **QUALITY OPPORTUNITIES FOR WORKING, LIVING, AND COMMUNITY INVOLVEMENT**

#### ■ ***THRIVING AND RESPONSIBLE BUSINESSES***

We support a stable, thriving economy that provides quality work experiences and income, and generates revenue for public services. We cooperate with our business community and seek to attract new businesses by supporting their development and necessary infrastructure. In return, we expect them to maintain high standards and participate in attaining our community vision.

#### ■ ***RESPONSIVE GOVERNMENT THAT RESPECTS INDIVIDUAL RIGHTS***

We value all our residents. We respect the rights of our residents, workers, property owners, and visitors to pursue their individual and collective visions, provided that their actions respect the same rights of others. We strive to limit government regulations to those necessary to protect the rights of present and future generations and to achieve our community goals. We encourage all members of the community to become actively involved in community affairs, and we provide opportunities for participation in the decisions that affect them.

#### ■ ***WE SEEK TO PROVIDE OPPORTUNITIES FOR RESIDENTS***

We believe that while individuals bear primary responsibility for themselves, their communities perform a vital role in providing a positive environment, support, and growth opportunities. We also acknowledge the legacy of legal racial, ethnic, and gender discrimination that has limited the opportunities available to segments of our community. We believe that, in addition to City provided social services, many opportunities and services are best provided by non-profits, private businesses and voluntary organizations. We encourage these efforts, partner with organizations that help meet the basic needs of our residents, and support Tukwila's active spirit of volunteerism. We encourage the social and civic engagement of all community residents who are a tremendous resource and have much to contribute.

We pay special attention to those whose opportunities have been, and continue to be, limited by circumstances they cannot control, and use our limited resources to develop a solid foundation for all Tukwila residents.

### **PLAN OBJECTIVES**

As discussed, Tukwila's Comprehensive Plan essential function is to serve the residents and business community by providing guidelines for a safe, livable, environmentally sustainable, and economically viable community with which they are proud to identify. The Plan, based on its Vision for the Future of Tukwila, provides the framework that allows Tukwila to respond dynamically to the changes that are inevitable over the immediate long term.

The Plan's goals and policies contribute to shaping the major emphases of this periodic Plan update:

- To Identify opportunities to increase housing type availability and affordability for Tukwila's community, today and tomorrow.
- To ensure that City processes address historic racial disparities in the prioritization of how resources are spent and City processes conducted.

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

- To focus future housing and job development in the City’s two regional growth centers, Southcenter and the Manufacturing Industrial Center, while also focusing on other opportunities for growth in transit-oriented development areas within the City.
- To encourage and pursue opportunities for preparing the City, its infrastructure, and community for the environmental and social changes that will come with increased climate change.
- To build the City’s relationship with all quadrants of the community, including community-based organizations, the business community, and residents, and strive to provide the highest level of governmental services and responsiveness.

## COMPREHENSIVE PLAN MAP

The Growth Management Act requires that the Plan be internally consistent, and that all elements be consistent with the future land use map. Tukwila’s Future Land Use Map, located in the Land Use element, meets State requirements to identify locations for the following land uses: housing, commerce, industry, recreation, open space, public utilities, and public facilities<sup>5</sup>. The Future Land Use map sets forth the categories of allowable land uses and densities for the purpose of directing future development and redevelopment of private and public property in the City. It is implemented in large part through the City’s official Zoning Map, which is a regulatory tool. The Comprehensive Future Land Use Map is available at the City of Tukwila Department of Community Development and online.

## PLAN IMPLEMENTATION

Adopting an updated Comprehensive Plan is the first step toward adjusting and maintaining the City’s vision. The Plan is implemented through policies and strategies listed in the Elements, as well as through adopted functional and special plans, and service programs and funding priorities established by the City.

Tukwila’s implementation program comprises a combination of short-term, mid-term, long-term, and ongoing actions that contribute to the City achieving its vision. Actions identified as “short term” would require up to 5 years, “mid-term” actions require up to 10 years, “long term” actions require up to 15 years, and “ongoing” actions would be progressively worked on over the years. A short-term action could include implementing a Citywide communications plan including language translation strategies to reach and involve all residents. Other implementing actions could include amending regulations such as the Zoning Code to align with newly developed policies and State regulations. Longer-term actions include sub-area planning, facility development, and developing a Capital Improvement Plan (CIP) that allocates resources to projects that will spur the City’s development in the direction envisioned in the Plan.

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<sup>5</sup> Based on inventories, the Countywide Plan, and public input, it was deemed unnecessary for Tukwila to provide designated agricultural lands or natural resource lands.



# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

Other actions will be taken by the City when required or as resources become available. A successful Plan is one that can respond to changing conditions. As changes in land uses, regional trends, or the economic or environmental climate occur over time, it may be necessary to reassess or modify how to implement the community's vision. The Comprehensive Plan contains the policy wording that provides for monitoring, evaluating, and amending the plan as community needs change. Comprehensive Plans are allowed to be modified and updated annually between major updates cycles that occur each decade. The City will also be obligated to report back to PSRC and King County on the success it has had (or not had) with implementing its strategies.

### City Plans

Many City departments have adopted functional plans that serve to implement the vision, policies, principles, and guidelines set forth in the Comprehensive plan. Typically, functional plans are more wide reaching, but there is a range of more specific plans that also support the Comprehensive Plan's vision. Examples of some of the City's plans include:

- ADA Transition Plan
- Capital Improvement Program, 20
- Comprehensive Emergency Management Plan (CEMP), every 5 years
- Comprehensive Sanitary Sewer Plan Update, 2022
- Comprehensive Water Plan Update, 2022
- Economic Development Strategy, 2024
- Green Tukwila 20-Year Stewardship Plan, 2017
- Hazard Mitigation Plan, 2020
- Neighborhood Traffic Calming Program, 2022
- Older Adults Recreational Services Needs Assessment, 2019
- Parks, Recreation, and Open Space Plan (and Technical Supplement), 2020
- Public Arts & Culture Master Plan, 2018
- Public Facilities Plan, underway in 2023
- Public Safety Plan, 2016
- Recreation Program Plan, underway in 2023
- Residential Streets Prioritization program, 2016
- Shoreline Master Program, 2020 (DCD)
- Shoreline Restoration Plan, 2007
- Stormwater Management Program Plan, 2015
- Stormwater Pollution Protection Plan, underway in 2023
- Surface Water Management Plan, 2023 (Public Works)
- Transit-Oriented Development Housing Strategies Plan, a.k.a., *Housing Action Plan*, 2021 (DCD)
- Transportation Plan 2024 (Public Works)

In addition, there are numerous site-specific City plans that the community has developed that reflect the Comprehensive Plan priorities, including:

- Community Center Business Plan, underway
- Tukwila International Boulevard District Plan
- Tukwila South Plan



# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

- Southcenter Plans
- Manufacturing and Industrial Center Plan
- Teen & Senior Center Project
- Tukwila Pond Park Master Plan, 2022

### **External Agency Plans**

External agencies have also developed plans, in conjunction with Tukwila, that implement local and regional priorities. These agencies include King County and the Tukwila and other School Districts with facilities in City limits:

- King County Water Resources Inventory Area 9
- King County Flood Control District Lower Green River Flood Hazard Management plan
- King County Flood Hazard Management Plan



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Existing Comprehensive Plan (with proposed changes)

## ~~CITY OF TUKWILA~~ ~~COMPREHENSIVE PLAN~~

### ACKNOWLEDGMENTS

#### ~~TUKWILA ELECTED OFFICIALS~~ CITY COUNCIL

##### ~~MAYOR~~

Allan Ekberg, 2016 to 2023

Tom McLeod, Mayor 2024; Councilmember  
2016 to 2023

##### ~~TUKWILA CITY COUNCIL~~

Tosh Sharp, Councilmember

Kathy Hougardy, Councilmember\*

Thomas McLeod

Cynthia Delostrinos Johnson, Council President

\*

Mohamed Abdi, Councilmember

Kate Kruller, Councilmember\*

De'Sean Quinn, Councilmember

Armen Papyan, Councilmember

Dennis Martinez, Councilmember

Jovita McConnell, Councilmember

#### ~~TUKWILA PLANNING COMMISSION~~

Louise Strander

~~Vacant~~ Ann Durant

Martin Probst

Dennis Martinez\*

\* Former member

Alexandria Teague

Apneet Sidhu, Chair\*

Sharon Mann, Vice Chair\*

#### ~~PLANNING DIVISION STAFF~~

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Department Director

Nancy Eklund, AICP, Long Range Planning  
Manager

Neil Tabor, AICP, Senior Planner

Max Baker, AICP, Development Supervisor

Isaac Gloor, Associate Planner

Heidi Watters, Urban Environmentalist

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Ian Crozier, AICP, Associate 1

Markus Johnson, Planner/Urban Designer

Queenie Gipaya

Leland Consulting Group:

Chris Zahas, Managing Principal

Jennifer Shuch, Analyst

Watershed Company:

Laura Jones

#### ~~OTHER CITY STAFF~~

Economic Development

Finance

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## Existing Comprehensive Plan (with proposed changes)

Parks, Recreation, and Open Space department  
Public Works Department  
Police / Emergency Management

Regional Fire Authority  
City Administration

\* Former member

And Thank You to all the members of the Tukwila community who contributed to the development of the original Comprehensive Plan and who participated in the review and update process for the 2024-2044 Plan.

~~Thank you to all the members of the Tukwila Community who participated in the development of this plan.~~

TUKWILA COMPREHENSIVE PLAN

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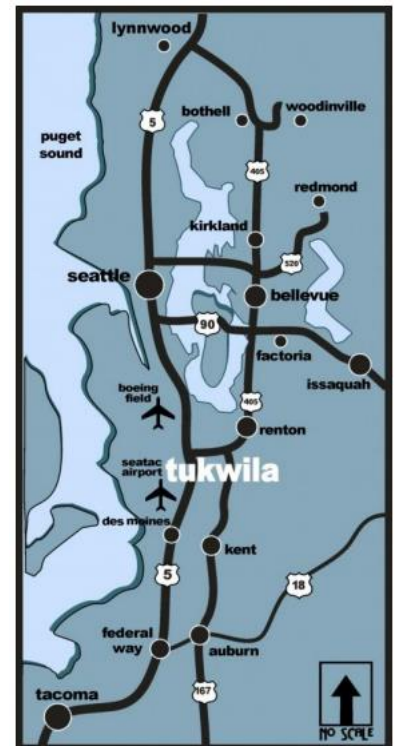


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Existing Comprehensive Plan (with proposed changes)

## LAND ACKNOWLEDGMENT

The City of Tukwila is located on the ancestral lands of the Coast Salish people. We acknowledge their continuing connections to land, waters, and culture. We pay our respects to their elders, past, present, and emerging.





Provide references (source, date, page) for all data added

## Existing Comprehensive Plan (with proposed changes)

### Tukwila Snapshot

Using data from the U.S. Census Bureau, Washington State Office of Financial Management, Puget Sound Regional Council, and other sources, a snapshot of the Tukwila's population has been developed:

- Tukwila, incorporated on June 23, 1908, is a non-charter, optional code city operating under a Mayor-Council form of government, which includes a full-time Mayor, seven-member City Council elected at large, and a City Administrator. All elected-official terms are for a period of four years.
- Tukwila is located in the heart of the Puget Sound region, approximately 12 miles south of downtown Seattle, 17 miles north of Tacoma, and just east of Seattle-Tacoma International airport.
- Tukwila is 9.2 square miles in size (2020), with a population of 2,373 persons per square mile.
- Tukwila has an estimated population of 22,780 in 2023 and an estimated employment of around 45,825 in 2022. -Between 2018 and 2022, more than 82 percent of those 25 years and older reported being a high school graduate, and 26 percent had a bachelor's degree or higher.
- Tukwila is an increasingly diverse city, with more than 69 percent of its population identifying as nonwhite in 2023, and 40 percent born outside of the United States or Puerto Rico. Approximately 47 percent of the residents speak a language other than English at home.
- As of 2023, Tukwila had estimated 8,098 households with an average of 2.64 persons per household.
- Tukwila's 2023 median household income was \$76,331, and the Census Bureau estimates that 13.3 percent of the City's residents live in poverty.
- In 2023, 18 percent of the population was under 18 years old, and 11 percent were over 65 years old.
- Business Tukwila has more than 2,000 businesses, which comprise over 40,000 jobs. Businesses cover multiple sectors with concentrations in retail, manufacturing, services, and distribution and specialties in entertainment and aerospace.
- Between 2018 and 2022, 72 percent of the population age 16 and up participated in the civilian labor force.
- School Districts Tukwila School District, Highline School District, and Renton School District.

Sources: US Census Quickfacts, [Puget Sound Regional Council](#)

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Provide references (source, date, page) for all data added

## Existing Comprehensive Plan (with proposed changes)

## INTRODUCTION and PLANNING FOUNDATION

The City of Tukwila (City) Comprehensive Plan is a 20-year plan that articulates the community's vision and values about how it will grow into the future. The goals, policies and implementation strategies included in this Plan provide a basis for the City's regulations and guide future decision-making. The Plan also addresses anticipated population, housing, and employment growth, and how facilities and services will be maintained or improved to accommodate expected growth between now and the year 2044.

The purpose of the City of Tukwila's Comprehensive Plan is to provide a comprehensive statement of City goals and policies to focus, direct, and coordinate the efforts of departments within the City's government. It serves as a basic source of reference for decision-making officials as they consider enacting ordinances or regulations that will affect the community's physical and economic development. The Comprehensive Plan communicates to the public and City staff the policies of the City Council, and it provides predictability to public and private sectors interested in the City of Tukwila.

The Comprehensive Plan is designed to be:

- **Comprehensive** in addressing all the geographic and functional elements relevant to the community's physical development.
- **General** in summarizing the major policies and proposals of the City, but not defining specific locations or establishing detailed regulation, except for in the City's designated Regional Growth Centers and subareas.
- **Long Range** in looking beyond the current issues facing the City, but also anticipating issues that will likely occur in the future.

### WHY PLAN?

Tukwila's future is built on the conditions of yesterday and today and looks down the road to **conditions hanges** that may occur in the future. -The Comprehensive Plan is for all people in Tukwila, including residents, the business community, and visitors.- People need a safe and secure place to live, an economy that provides jobs, ways to get around, schools and recreational opportunities. It is the local government's responsibility to provide public services and facilities, develop policies, and adopt regulations to guide the growth of a city that meets the needs of its people both now and in the future.

### WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a broad statement of community goals and policies that direct the orderly and coordinated physical development of a city into the future. It is designed to be a readable, functional document that reflects current community goals and needs, anticipates change, and provides specific

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guidance for future legislative and administrative actions. It reflects the results of public involvement, technical analysis, and the judgment of decision makers.

~~This Comprehensive Plan is designed to be a readable, functional document that will guide Tukwila's development for the next 20 years. This Comprehensive Plan has the dual responsibility to meet the goals and needs of Tukwila's current and future residents and the fulfillment of its regional responsibilities in growth management.~~

The goals, policies, and maps ~~of in~~ this Comprehensive Plan provide the guide for designating the use of land, implementing flexible regulations, investing in infrastructure, and developing programs and services. ~~The elements of this Comprehensive Plan address every aspect of the community – social, economic, and environmental. Each element consists of goals, policies, and implementation strategies.~~

Readers and users of this Comprehensive Plan should bear in mind ~~four~~ four important points:

- The **policies** articulated in the Plan are the **foundation for decision making** and **represent the City's official position**.
- ~~The goals and policies~~ **A better understanding of the intent of the goals and policies presented** in this plan were developed in **response to the community conditions identified in the background reports, and the Vision identified for the community**. ~~Links to background reports and other foundational resources are here may be gained by reviewing the preliminary information available in the background reports prepared during the course of Plan development. Links and references listed in this are included in this document.~~
- ~~It should be borne in mind that~~ **Policies are not applied in isolation**, but **are** weighed in relation to other relevant policies, and considered **within** the context of the goal they are intended to achieve.
- **Two levels of implementation strategies<sup>1</sup>** may be listed in the Plan elements: **one applied to specific policies that lists who is responsible for those that list who will be completing them and on what timeline, and a second list of other possible-tential those that are possible future implementation strategies applicable to one or more policies.** ~~In 4-5 years after Plan adoption,~~

### TERMS

- **Vision:** A community's best desired future.
- **Goals** are broad statements of community aspiration related to an element;
- **Policies** are specific statements of the community's position on particular issues to guide land use review, development decisions, and operational programs that will be pursued in achieving goals; and
- **Implementation strategies** are the approaches staff will use to implement policies, as well as how and when the actions will be undertaken.
- **Regulation:** A rule or directive found in City ordinances or the municipal code. See Exhibit **XX** illustrating the relationship of goals, policies, regulations (development rules), and programs, and project review for development.

<sup>1</sup> ~~This may be amended later in the process – it will depend on whether there are implementation strategies that are not listed as being completed on a particular timeline.~~



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the City will need to report back to King County and the Puget Sound Regional Council on how well it did in completing short range strategies (with 0 to 5-year timelines). The lists are not exhaustive, and other strategies may be considered in the future.

### Comprehensive Plan Amendments

Tukwila’s Comprehensive Plan is an evolving document and will be periodically reviewed and revised over the next 20 years as better information becomes available and public attitudes, development technologies, and economic forces and legislative policy change over time. The GMA limits Comprehensive Plan amendments to no more than once per calendar year, except for certain exemptions and emergency actions. Whenever the plan is amended it is important to verify that it is “internally consistent” and that development regulations are consistent with and implementing the comprehensive plan.

## THE PLANNING FRAMEWORK

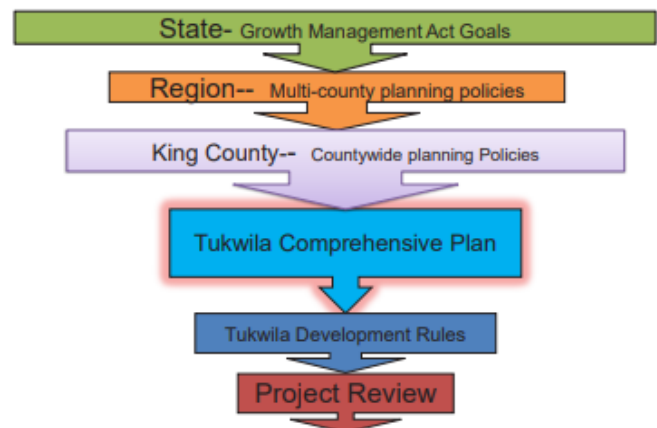
### Growth Management Act

Washington State’s Growth Management Act (GMA) of 1990 and 1991 provides a managed framework for growth and development throughout the State. Among other things, it mandates that fast-growing counties and cities must develop and maintain a comprehensive plan – covering the subsequent 20 years – that incorporates a number of specific elements.

#### GROWTH MANAGEMENT ACT GOALS

- Urban growth
- Reduce sprawl
- Transportation
- Housing
- Economic development
- Property rights
- Permits
- Natural resource industries
- Open space and recreation
- Environment
- Citizen participation and coordination
- Public facilities and services
- Historic preservation
- Climate change and resiliency
- Shorelines of the state

#### GMA BASICS: PLANNING PYRAMID



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## Existing Comprehensive Plan (with proposed changes)

A major emphasis of the GMA is the coordination and consistency of local, regional, and State planning efforts. This includes consistency with adopted multi-county planning policies, including VISION 2050, and Countywide planning policies.

One of the most important characteristics of the Growth Management Act (GMA) and the Comprehensive Plan is concurrency. Concurrency is the requirement that a jurisdiction must have infrastructure and facilities (i.e., transportation, sewer, water, police, fire, stormwater, schools, and parks and recreation) in place at the time, or within six years of, a development. This requirement can have a significant impact on the pace and type of development in the City, particularly areas of the City which require significant infrastructure improvements to accommodate new growth. If the City or a developer cannot provide adequate facilities as described, then the development may not occur, and the vision described in the Comprehensive Plan should be reevaluated. Similarly, the City must identify sources of funding and commit those funds to support capital facility projects it has identified in its six-year Capital Facilities plan, adopted by reference into the Comprehensive Plan.

### King County Countywide Planning Policies / Vision 2050

Tukwila is located within King County. The King County Growth Management Planning Council (GMPC) has adopted a series of Countywide ~~P~~lanning ~~p~~olicies (CPPs) that provide guidelines and requirements for the 39 cities within the County in implementing the Growth Management Act mandates. The policies are adopted by the King County Council, and subsequently ratified by the County's cities. Taken together, the CPPs try to balance issues related to growth, economics, land use, and the environment. CPP objectives These requirements<sup>2</sup> include:

- Providing a fair share of **housing affordable** to all segments of the population at a variety of densities and at varying income levels through investment in needed infrastructure and modification of land use regulations.
- Designating an Urban Growth Boundary that can **accommodate at least 20 years of new population and employment** and, where appropriate, Urban Centers of concentrated population and employment.
- Providing all King County residents with a more equitable future that offers access to housing, transportation, education, employment choices, and open space amenities, regardless of race, social or economic status.
- Designing efficient **multimodal transportation** systems that are based on local and regional priorities.
- Shaping sustainable communities by integrating sustainable development and business practices, including environmental justice principles, with ecological, social, and economic concerns.
- Ensuring that public **facilities and services necessary to support development are adequate** for growth without decreasing levels of service below local standards.

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- Designating Manufacturing/Industrial Centers to **protect industrial ~~ry~~ and ~~other~~ the high wage jobs it ~~they~~ provides.**
- Identifying, establishing, and **protecting open space; access to natural resource lands and water; parks and recreation facilities; and fish and wildlife corridors** of regional significance.

In addition to the GMA and CPPs, Tukwila’s Comprehensive Plan is guided by the multicounty policies of Vision 2050, the regional plan developed by the Puget Sound Regional Council (PSRC). Vision 2050 is an integrated, long-range vision for maintaining a healthy region by promoting the well-being of people and communities, economic vitality, and a healthy environment. -It contains an environmental framework, a regional growth strategy, and policy sections that are guided by overarching goals, implementation actions, and measures to monitor progress.- The Tukwila Comprehensive Plan must be certified by PSRC as being consistent with Vision 2050 to be eligible to apply for and receive regional transportation funding.

## WHAT IS IN A PLAN?

### Comprehensive Plan Elements

Comprehensive plans are required by the GMA in RCW 36.70a.070 to address specific required issues, or “elements.” In addition, a city may include other elements as local needs and goals dictate. Tukwila’s Comprehensive Plan is made up of 12<sup>3</sup> elements, seven of which are mandated by the GMA. The mandated elements include the following:

- |                             |   |
|-----------------------------|---|
| • <u>Land Use</u>           | • <u>Transportation</u>                   |
| • <u>Housing</u>            | • <u>Economic Development</u>             |
| • <u>Capital Facilities</u> | • <u>Parks, Recreation and Open Space</u> |
| • <u>Utilities</u>          |   |

Tukwila’s Comprehensive Plan also includes the following optional elements identified as important to this community:

- |  |                           |
|--|---------------------------|
| • <u>Community Character<sup>4</sup></u> | • <u>Regional Centers</u> |
| • <u>Natural Environment</u>             | —                         |
| • <u>Shoreline</u>                       | <u>Centers</u>            |

<sup>3</sup> Will be finalized with the Plan’s completion.

<sup>4</sup> Will be finalized with review of that element.

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## Existing Comprehensive Plan (with proposed changes)

### HOW WAS THE PLAN DEVELOPED?

Over the years, the City has conducted extensive outreach to shape the creation and periodic updates of its Comprehensive Plan. This outreach has guided many of the local planning documents that serve as the foundation for the City's Comprehensive Plan.

#### **1992 - Comprehensive Plan Visioning – “Tukwila Tomorrow”**

In 1992, “Tukwila Tomorrow” a 17-member advisory committee composed of residents, business representatives and property owners began to work with ideas gathered from an earlier “Vision Tukwila” community visioning process. The community vision and ideas for achieving that emerged were discussed with the Planning Commission and City Council and were. Based on these discussions, which suggested format and policy language, the Committee’s ideas ultimately were refined into the basis of the Comprehensive Plan.

The Comprehensive Plan has been kept current with specific annual updates, as well as through a more comprehensive review in 2004, and in a phased review from 2011 through 2015, and the current update process that is developing the with a time horizon of 2024 to 2044 horizon Plan.

In addition, other local planning efforts have contributed to the community’s guidance for the Comprehensive Plan.

#### **2012 - Tukwila Strategic Plan**

The City Council developed a City Strategic Plan to provide a process for moving from the Comprehensive Plan’s long-range (10- to 20-year) goals and policies and objectives of the Comprehensive Plan to more specific short-term initiatives and actions. The strategic process examined a number of considerations:

##### **Where are we now?**

- Who makes up our the community and how is our the population changing?
- What are the our major businesses and the City’s our role in the regional economy?
- What are the City’s our greatest strengths and challenges?

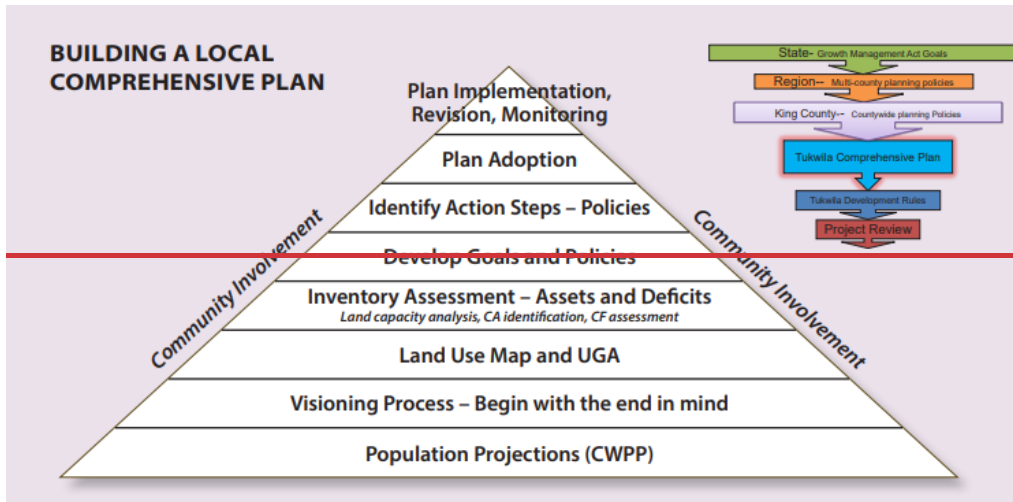
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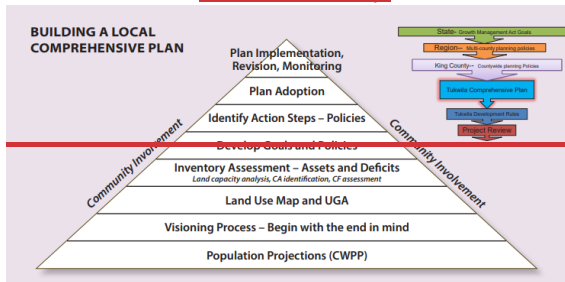
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## Existing Comprehensive Plan (with proposed changes)



### Where do we want to go?

- What is ~~our~~ the Community vision for the future of Tukwila?



- What do City residents ~~we~~ want ~~our~~ the community to be like in the future?

### How do we get there?

- What actions and investments are necessary to make ~~our~~ the vision a reality?
- What timeline is feasible for accomplishing ~~our~~ the City's goals and priorities?

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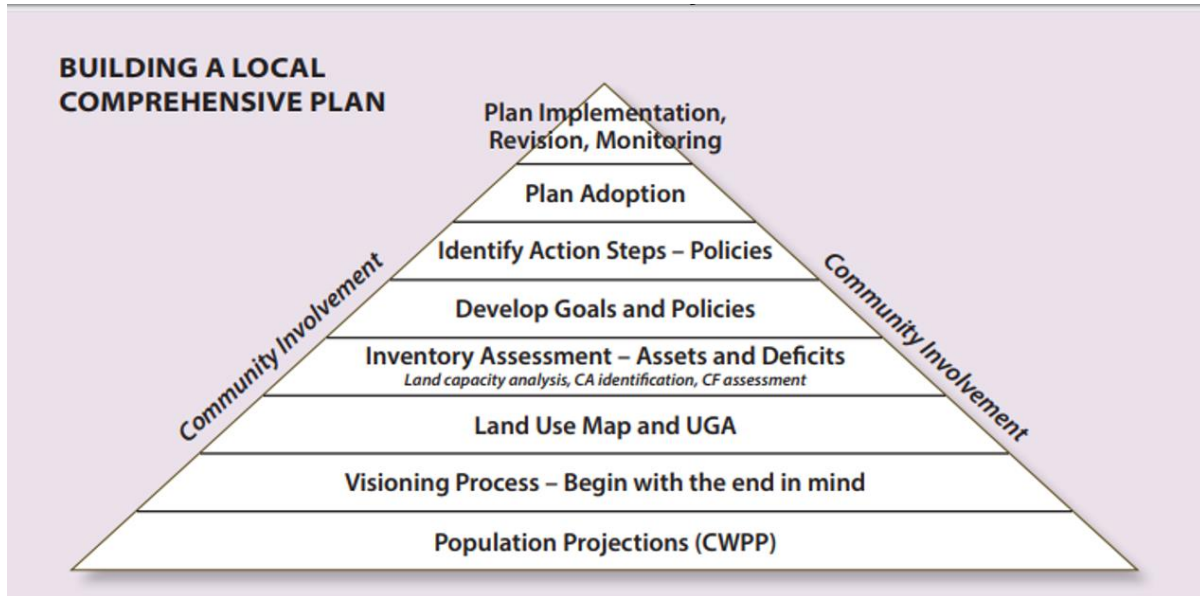
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## Existing Comprehensive Plan (with proposed changes)

- How can ~~we~~ the City and community best serve the needs of ~~our~~ Tukwila's diverse community, including residents, businesses and visitors?



The 2012 City ~~'s adopted~~ Strategic Plan established ~~established~~ a Vision for the future of Tukwila ~~– “–~~ *The City of Opportunity, the Community of Choice*” ~~– that included – and~~ five aspirational goals:

- Goal One:** *A Community of Inviting Neighborhoods & Vibrant Business Districts*
- Goal Two:** *A Solid Foundation for All Tukwila Residents*
- Goal Three:** *A Diverse & Regionally Competitive Economy*
- Goal Four:** *A High-Performing & Effective Organization*
- Goal Five:** *A Positive Community Identity & Image*

In 2018, the City conducted an extensive outreach effort to determine if the Plan still reflected community priorities and values. –The update identified improvements that had been completed over the years as well as opportunities for ongoing progress, which were incorporated into the updated Strategic Plan.

Items needing ongoing attention: -Community input identified that the City still had work to do to improve safety and project a positive image. -The primary item needing work was ensuring that Tukwila residents can get basic needs, especially affordable housing.- In addition, the community stated Tukwila should ensure that there are opportunities for community outreach and engagement.

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## Existing Comprehensive Plan (with proposed changes)

Is the 2012 Plan still valid? How should the City Prioritize its budget? -Generally, constituents agreed with the vision, mission, goals and objectives identified in the 2012 Strategic Plan, and supported the City continuing to work toward the aspirational vision of being “The City of Opportunity, the Community of Choice.”

What changes should be made in the Plan – what is missing?– The community and staff identified the following important items that were missing from the Strategic Plan:

1. Equity, particularly with regard to race
2. Addressing gentrification and displacement
3. Health and environmental health
4. Infrastructure
5. Technology and innovation

## 2015 and 2024 Comprehensive Plan Periodic Updates HOW WAS THE PUBLIC INVOLVED?

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Over the years the City has reached out to all residents, employees, and property owners in Tukwila about the Comprehensive Plan process, and encouraged them to participate. The City has used a variety of approaches to encourage engagement over the years. A variety of approaches have been used including all-city mailings, the Hazelnut newsletter, ~~notice boards, articles in the Tukwila Reporter,~~ and information posted to the City website.

For some topics ~~the City we have~~ formed advisory committees or conducted video interviews with residents, businesses, and other stakeholders to provide guidance on new policy directions. In addition, staff has held informal open houses where residents, property owners, and business representatives could review changes and provide input on the Plan. Ultimately, the plan is reviewed at public hearings with the Planning Commission and City Council.

During the 2015 update, ~~the City used we explored new approaches including trained ing~~ community liaisons to reach out to different language groups ~~to for conducting~~ surveys and holding “Community Conversations” meetings in multiple languages. In early 2023, the City received a limited amount of state funding to use for outreach to community-based organizations around the topic of housing. Staff conducted interviews with affordable housing developers, realtors, and City elected, appointed, and community leaders to talk about City planning issues, with special focus on housing type options and affordability, as well as conducted Open Houses. Translation services have been provided at Community meetings and the Comprehensive Plan Update webpage has offered text and surveys in numerous languages. The input from these engagement events and activities has been folded into the goals and policies identified in the 2024-2044 Comprehensive Plan. We provided information about the Comprehensive Plan at various community events.

### Changes in 2024-2044 Comprehensive Plan Update

In preparing the 2024-2044 Plan, several changes were made to the 2015 Plan. In addition to ensuring the Plan was up-to-date, changes were made to increase the Plan’s readability, ensure that it was consistent with state and regional requirements, and to remove repetition and unnecessary verbiage. These changes are intended to increase the Plan’s utility to elected officials, staff, the business community, and the public. Some of the changes included:

- Land Use: The City has not previously had a stand-alone Land Use Element and provided the GMA-required information in several different elements. To provide data that focuses on parts of Tukwila within the context of the entire city, a single element has been developed. The new Land Use element includes information from these elements: Tukwila South, Tukwila International Blvd, Residential Neighborhoods, and Roles and Responsibilities.
- Residential Neighborhoods: Housing-related information from this element has been consolidated into the Housing element, and the Community Character element.
- Southcenter and Manufacturing Industrial Center: these two elements focus on the City’s PSRC-designated Regional Centers; they have been collapsed into one new “Regional Centers” Element.
- Roles and Responsibilities: This element is being eliminated and its content is moving to the renamed Community Image and Identity element. The new Community Character element will also include information from the Residential Neighborhoods element.

The City has also held informal open house meetings for residents, property owners and business representatives to review maps of recommended land use changes and discuss goals and policies with City staff, as well as holding public hearings with the Planning Commission and City Council. We used online tools and information to provide opportunities for the public to review



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~~and comment on background information and policy updates. For this update we used a new approach of contracting with community organizations who provided a direct link to the local populations that they serve.~~

~~With its original Comprehensive Plan, In conjunction with public participation in the Comprehensive Plan review, Tukwila prepared an Environmental Impact Statement (EIS). Over the years, as the Plan has been updated, the EIS has been which has been updated as well. along with the Comprehensive Plan through the years. Through the environmental review EIS public participation process, the City has solicited review and discussion of the Comprehensive Plan with neighboring jurisdictions and affected agencies.~~

## TUKWILA'S VISION

The vision for the community, which was articulated by the community in multiple community engagement opportunities, emerge from the ~~communities~~community's core values – respect for the past and present, compassion and support for individuals and families, pride of place, and quality opportunities for working, living and community involvement. This vision, ~~discussed in the following section, provides the foundation for the Goals of this Comprehensive Plan, described in each element of the Plan a following section.~~

### ~~PREFACE – Original Text moved to back~~

~~The elements of this Comprehensive Plan address every aspect of the community – social, economic, and environmental. Each element consists of goals, policies, and implementation policies.~~

- ~~• Goals are broad statements of community aspiration related to an element~~
- ~~• Policies are specific statements of the community's position on particular issues to guide land use review, development decisions, and operational programs that will be pursued in achieving goals~~
- ~~• Implementation strategies are representative approaches to policy implementation aimed at achieving goals~~

~~Readers and users of this Comprehensive Plan should bear in mind four important points:~~

- ~~• The policies articulated in the Plan are the foundation for decision making and represent the City's official position.~~
- ~~• A better understanding of the intent of the goals and policies presented here may be gained by reviewing the preliminary information available in the background reports prepared during the course of Plan development. Links and references are included in this document.~~

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- It should be borne in mind that policies are not applied in isolation but weighed in relation to other relevant policies and considered in the context of the goal they are intended to achieve.
- Implementation Strategies noted throughout the Plan are not exhaustive. In addition to those strategies listed, other strategies may be used in the future.

### **INTRODUCTION**

~~The history of what is now the City of Tukwila is the story of the native people of this region and the settlers who in turn stopped beside the river, traded, fished, built homes, farmed the land, and worked to create a supportive community. It is the story of how these early settlers envisioned the prosperous community we enjoy today and began laying the groundwork for our place in the region. It is the chronology of Tukwila's willingness to grow and to change with the times, while diligently keeping those strong community values that make the City a real home town.~~

~~The demographic and economic changes that have shaped our country, our region and our neighboring cities have also changed Tukwila in the twenty nine years since we first adopted this Comprehensive Plan in 1995. Tukwila continues to be enlivened by an influx of people from around the world who have added their languages and traditions to our cultural landscape. This 202415 version of the Plan continues much of the original vision while reflecting our shifting circumstances and aspirations for the future.~~

### **WHY PLAN?**

~~Tukwila's future is built on yesterday and today. This Comprehensive Plan is for all of our people, including residents, business community and visitors. People need a safe and secure place to live, an economy that provides jobs, ways to get around, schools and recreational opportunities. It is the local government's responsibility to provide public services and facilities, develop policies, and adopt regulations to guide the growth of a city that meets the needs of its people both now and in the future.~~

### **GROWTH MANAGEMENT ACT**

~~Washington State's Growth Management Act (GMA) of 1990 and 1991 provides a managed framework for growth and development throughout the State. Among other things, it mandates that fast-growing counties and cities must develop and maintain a comprehensive plan — covering the subsequent 20 years — that incorporates a number of specific elements. A major emphasis of the GMA is the coordination and consistency of local, regional and State~~

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~~planning efforts. This includes consistency with adopted multi-county planning policies, including VISION 20540, and Countywide planning policies.~~

~~Tukwila is located within King County. The King County Growth Management Planning Council (GMPC) has adopted a series of Countywide planning policies that provide guidelines and lay down requirements for cities within the County in implementing the Growth Management Act mandates. These requirements include:~~

~~Providing a fair share of housing affordable to all segments of the population at a variety of densities through investment in needed infrastructure and land use regulation.~~

- ~~• Designing efficient multimodal transportation systems that are based on local and regional priorities.~~

~~Designating/Identifying an Urban Growth Boundary Areas that can accommodate at least 20 years of new population and employment and, where appropriate, Urban Centers of concentrated population and employment within them.~~

- ~~• Designating Manufacturing/Industrial Centers to protect industry and the high wage jobs it provides.~~

- ~~• Ensuring that public facilities and services necessary to support development are adequate for growth without decreasing levels of service below local standards~~  
~~Determining potential annexation areas consistent with the Urban Growth Areas.~~

- ~~• Identifying, establishing and protecting open space; access to natural resource lands and water; parks and recreation facilities; and fish and wildlife corridors of regional significance.~~

~~The GMPC also adopted policies regarding the incorporation of Manufacturing/Industrial Center developments into the comprehensive plans to ensure future maintenance of the existing quality of life and the environment.~~

~~*Tukwila's Comprehensive Plan, however, is more than a response to the mandate expressed in the Growth Management Act, multi-county policies and the King County policies implementing it regionally. It is an essential tool and guide to the preservation and enhancement of Tukwila's long-term economic growth and community viability and identity. It expresses the vision of the community and how that vision may be realized.*~~

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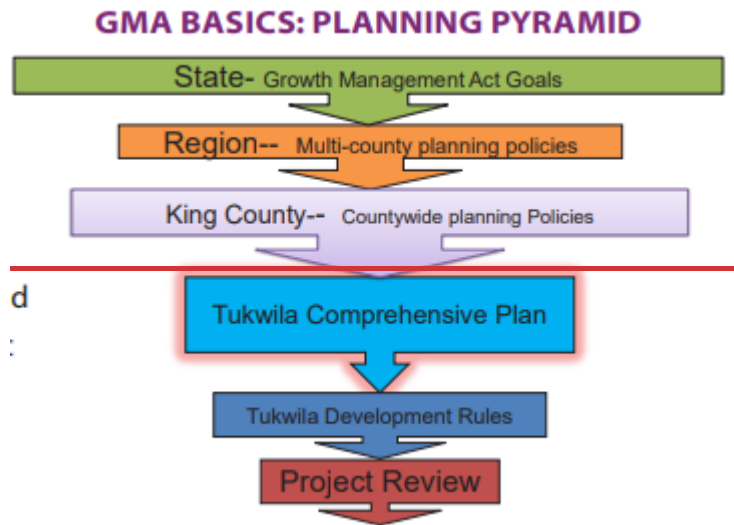
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Existing Comprehensive Plan (with proposed changes)

## GMA BASICS: PLANNING PYRAMID



## WHAT'S IN THE PLAN?

### RESPECT FOR THE PAST AND PRESENT

#### ■ **TUKWILA WAS, AND WILL CONTINUE AS, A REGIONAL CROSSROADS**

Puget Sound is a part of a larger area that has been the traditional aboriginal territory of the Coast Salish peoples, who live around the Salish Sea in what is now Washington State and the Canadian province of British Columbia. The Coast Salish Tribes have lived here since time immemorial and while each tribe is unique, all share in a deep historical connection and legacy of respect for the land and its natural resources. These sovereign tribal nations enrich the region through environmental stewardship, cultural heritage, and economic development. The Duwamish and Muckleshoot Tribes bring their perspectives to collaborate with Tukwila to shape the region's future.

Tukwila will continue to be at a strategic crossroads, given its central location and convenient access to many modes of transportation. Tukwila will continue to be at a strategic crossroads. First the Duwamish River, then the Interurban railroad, and later major highways have provided transportation access – first, for native Americans drawn to the river's fish, then for 19<sup>th</sup>- and early 20<sup>th</sup>- century immigrants who harvested the timber and established farms, and now for people who conduct business, shop, visit, or live in this urban area.

Modern New methods of transportation such as Link Light Rail and bus rapid transit are important attractors for new investment and should serve our residents while connecting local and regional travelers and the region.

#### ■ **WE HONOR THE PAST AS WE MOVE TOWARD THE FUTURE**

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Our present institutions and housing, businesses, and public infrastructure facilities have resulted from the efforts of many people to pursue their individual and collective dreams. We honor this past and seek to preserve and enhance our community and environment by dreaming, planning, and investing in our future. We support cultural preservation programs and activities that draw on the strengths of long-term residents and families who provide a direct connection with the past.

### **COMPASSION AND SUPPORT FOR INDIVIDUALS AND FAMILIES**

#### **WE SUPPORT OUR RESIDENTS**

We seek to maintain each neighborhood fairly and equitably so that individuals and families can thrive and reach out to their neighbors. We value the diversity of our residents; however, the rising cost of housing threatens the ability of people to remain in their communities. The housing market has experienced great highs and lows. This has benefitted some, while creating and exacerbating hardship and inequalities for others. There are substantial disparities in housing access between white and person of color households, underscoring the ongoing effects of systemic racism in housing. - This update of the plan will focus on approaches the community can use to address the ongoing housing crisis and the issues of equity in how housing and city resources are distributed.

~~We attempt to protect our residents from crime, accidents and illness.~~ We encourage home ownership, and support both owners and renters in maintaining and improving their homes. -Research has shown that people of color are less likely to secure a home loan and have significantly lower rates of homeownership compared to white households. In accordance with GMA amendment HB 1220 this update will examine racially disparate impacts, displacement, and exclusion in local housing policies. We cooperate with residents to improve neighborhood infrastructure. We encourage neighborhood pride and interaction.

#### **WE SUPPORT OUR FAMILIES**

We support our families so they can thrive as caretakers for all family members, including elders. We encourage their efforts to be self-supporting, engaged, responsible members of our community. ~~We seek opportunities attempt to protect our residents from crime, accidents, and illness.~~

#### **WE SUPPORT OUR CHILDREN**

Our children are our future. We honor them. We protect them from harmful influences and will provide educational, recreational, and other opportunities that enable them to become healthy, educated, responsible adults.

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### **PRIDE OF PLACE**

#### **■ WE VALUE OUR ENVIRONMENT**

We seek to enable our residents to appreciate, participate in and enjoy the many benefits of a healthy, thriving natural environment. We seek to protect our shoreline, streams, wetlands, and other natural amenities, such as trees, to provide habitat for our native species of plants and animals. We support wise use of existing resources and a transition to renewable resources to improve climate resilience and adapt to the ongoing effects of climate change, and our historical landmarks. We acknowledge the disproportionate impacts of extreme weather, flooding, and wildfires due to climate change on our vulnerable populations.

#### **■ WE APPRECIATE OUR SURROUNDINGS**

Each distinctive residential neighborhood, commercial area, and manufacturing area contributes to our wholesome living and working experience. We seek to create a natural environment, a physical infrastructure, and a community image that prompts people to respect and care for each other, and which attracts newcomers to live, do business, shop in, visit, and enjoy the special features of the City. People who arrive here want to stay here and invest their time and resources in making the community a better place.

### **QUALITY OPPORTUNITIES FOR WORKING, LIVING, AND COMMUNITY INVOLVEMENT**

#### **■ THRIVING AND RESPONSIBLE BUSINESSES**

We support a stable, thriving economy that provides quality work experiences and income, and generates revenue for public services. We cooperate with our business ~~community and~~ community and seek to attract new businesses by supporting their development and necessary infrastructure. In return, we expect them to maintain high standards and participate in attaining our community vision.

#### **■ RESPONSIVE GOVERNMENT THAT- RESPECTS INDIVIDUAL RIGHTS**

We value all our residents. We respect the rights of our residents, workers, property owners, and visitors to pursue their individual and collective visions, provided that their actions respect the same rights of others. We strive to limit government regulations to those necessary to protect the rights of present and future generations and to achieve our community goals. We encourage all members of the community to become actively involved in community affairs, and we provide opportunities for participation in the decisions that affect them.

#### **■ WE SEEK TO PROVIDE OPPORTUNITIES FOR RESIDENTS**

We believe that while individuals bear primary responsibility for themselves, their communities perform a vital role in providing a positive environment, support, and growth opportunities. We also acknowledge the legacy of legal racial, ethnic, and gender discrimination that has limited the opportunities available to segments of our community. We believe that, in addition to City provided social services, many opportunities and services are best provided by non-profits, private businesses and voluntary organizations.

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We encourage these efforts, partner with organizations that help meet the basic needs of our residents, and support Tukwila's active spirit of volunteerism. We encourage the social and civic engagement of all community residents who are a tremendous resource and have much to contribute.

We pay special attention to those whose opportunities have been, and continue to be, are limited by circumstances they cannot control, and use our limited resources to develop a solid foundation for all Tukwila residents.

### PLAN OBJECTIVES

As discussed, ~~A glance at~~ Tukwila's Comprehensive Plan ~~will reveal that it touches on every aspect of community life and development—from the character of neighborhoods and standards of urban design, to the development of vibrant centers of economic life and the revitalization of residential areas. The Plan's~~ essential function is to serve the residents and business community by providing guidelines for a safe, livable, environmentally sustainable, and economically viable community with which they are proud to identify. The Plan, based on its Vision for the Future of Tukwila, ~~will provide~~ the a framework that ~~allowing~~ Tukwila to respond dynamically to the changes that are inevitable over the immediate long term.

~~The Plan is organized into several chapters—or elements—with goals and policies for each element. These are the planning guidelines and criteria that set the direction and substance of the community's future development, while maintaining the flexibility to adjust to changing circumstances.~~

~~All of these~~ Plan's elements, goals and policies contribute to ~~the implementation of the~~ shaping the major emphases of this periodic Plan update: Plan's following four major objectives, which are listed in priority order:

- To Identify opportunities to increase housing type availability and affordability for Tukwila's community, today and tomorrow.
- To ensure that City processes address historic racial disparities in the prioritization of how resources are spent and City processes conducted.
- To focus future housing and jobs development in the City's two regional growth centers, Southcenter and the Manufacturing Industrial Center, while also focusing on other opportunities for growth in transit-oriented development areas within the City.
- To encourage and pursue opportunities for preparing the City, its infrastructure, and community for the environmental and social changes that will come with increased climate change.
- To build the City's relationship with all quadrants of the community, including community-based organizations, the business community, and residents, and strive to provide the highest level of governmental services and responsiveness.

~~improve and sustain residential neighborhood quality and livability.~~

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- ~~1. To redevelop and reinvigorate the Tukwila International Boulevard District both economically and residentially.~~
- ~~2. To redevelop and reinvigorate the industrial uses in the Manufacturing/Industrial Center along East Marginal Way.~~
- ~~3. To further develop a thriving Urban Center as a true regional concentration of employment, housing, shopping and recreational opportunities.~~

## COMPREHENSIVE PLAN ELEMENTS

~~Comprehensive plans are required by the GMA in RCW 36.70a.070 to address specific required issues, or “elements.” In addition, a city may include other elements as local needs and goals dictate. Tukwila’s Comprehensive Plan, which looks ahead over the next 20 years, has been made up of 15 primary elements, five of which are land use components. These include the required GMA elements:~~

~~• Land Use (consisting of the following sub-elements) divided into 5 separate elements) including:~~

- ~~— Residential Neighborhoods~~
- ~~— Tukwila International Boulevard District~~
- ~~— Tukwila South~~
- ~~— Southcenter Tukwila Urban Center and~~
- ~~— Manufacturing/Industrial Center~~
- ~~• Housing~~
- ~~• Capital Facilities~~
- ~~• Utilities~~
- ~~• Transportation~~



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- ~~Economic Development~~
- ~~Parks, Recreation and Open Space~~

~~Tukwila's Comprehensive Plan also includes the following optional elements identified as important to this community:~~

- ~~Community Image and Identity~~
- ~~Natural Environment~~
- ~~Shoreline~~
- ~~Roles and Responsibilities~~

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### ~~ROLES AND RESPONSIBILITIES~~

~~During the 2015 Comprehensive Plan update, the introductory “Obstacles to Plan Achievement” section, as well as optional “Annexation” and “Maintenance of the Plan” elements, were deleted since they have been accomplished or are covered in other parts of the Plan. The issues discussed in “Obstacles to Plan Achievement” have been addressed in a positive and action-oriented manner through policies and strategies in the “Community Image and Identity” and “Roles and Responsibilities” elements. Proposed annexations have been largely accomplished, and remaining annexation-related issues are addressed through policies in the “Community Image and Identity” and “Tukwila South” elements. Policies that pertain to revising and updating the Comprehensive Plan have been codified in Tukwila Municipal Code Chapter 18.80.~~

~~A foundational component of the Growth Management Act and comprehensive planning is the land use element and the designation of the proposed general location and extent of the uses of land. In this update we have consolidated the five subarea elements into a unified Land Use Element to be consistent with the format of other jurisdictions.~~

~~Tukwila’s entire land area is shown on the Comprehensive Land Use Map, where future land use is designated and formulated to accommodate the building intensities and the future population targets for the City.~~

~~The basic public right for clean water is a Washington State goal for land use planning. There is no public potable ground water supply within Tukwila for any of the three water providers. An emphasis on improved surface water management means that a greater part of the land area, both public and private, must be preserved for drainage, flooding, and storm water run-off. Policies for guiding corrective actions to mitigate and cleanse discharges that pollute waters of the State, and for Tukwila that means waters entering the Duwamish River and Puget Sound, are included in policies throughout many different elements of this Plan.~~

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~~Clean air, recreational opportunities, and a healthy environment public are another fundamental Washington State goals that are inherent in our land use planning. The City is expected to utilize urban planning approaches that promote physical activity and health as well as minimize single occupant vehicular trips, which lead to transportation congestion, poor air quality and lost economic efficiency.~~

~~Tukwila will plan capital improvements and services to achieve its vision and goals, with sufficient zoned capacity for accommodating growth targets in housing and employment through the planning period.~~

~~Contextual information that supports the Comprehensive Plan is found in background reports for each of the elements. These reports and other references are listed in the Related Information section at the back of each element.~~

## COMPREHENSIVE PLAN MAP

The Growth Management Act ~~also~~ requires that the Plan be internally consistent, and that all elements be consistent with the future land use map. ~~comprehensive plans to contain a future land use map.~~ Tukwila's ~~Comprehensive Future~~ Land Use Map, located in the Land Use element, meets State requirements to identify locations of for the following land uses: housing, commerce, industry, recreation, open space, public utilities, and public facilities. ~~Based on inventories, the Countywide Plan and public input, it was deemed unnecessary for Tukwila to provide for agricultural lands or natural resource lands<sup>5</sup>.~~ The Future Land Use map sets forth the categories of allowable land uses and densities for the purpose of directing future development and redevelopment of private and public property in the City. ~~It is implemented in large part through the City's official Zoning Map, which is a regulatory tool.~~ The Comprehensive Future Land Use Map is contained at the back of this document; ~~larger maps are~~ available at the City of Tukwila Department of Community Development and online.

## PLAN IMPLEMENTATION

Adopting an updated Comprehensive Plan is the first step toward adjusting and maintaining ~~realizing~~ the City's vision. ~~The Plan is implemented through policies and strategies listed in the Plan Elements, specific~~

<sup>5</sup> Based on inventories, the Countywide Plan, and public input, it was deemed unnecessary for Tukwila to provide designated agricultural lands or natural resource lands.

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~~strategies identified listed,~~ as well as through adopted functional and special plans ~~developed, and~~ targeted service programs, and funding priorities established by the City.

Tukwila's implementation program comprises a combination of short-term, mid-term, and long-term, and ongoing actions that contribute to the City to achieving its e that vision. Actions identified as "short term" would require up to 5 years, "mid-term" actions require up to 10 years, "long term" actions require up to 15 years, and "ongoing" actions would be progressively worked on over the years. -A short-term action could include implementing a Citywide communications plan including language translation strategies to reach and involve all residents. Other implementing actions could include amending ~~ment of~~ regulations such as the Zoning Code to align with newly developed policies and State regulations. Longer-term actions include sub-area planning, facility development, and developing a Capital Improvement Plan (CIP) that allocates resources to projects that will spur the City's development in the direction envisioned in the Plan.

Other actions will be taken by the City when required or as resources become available. A successful Plan is one that can respond to chang~~ing~~ conditions. As changes in land uses, regional trends, or the economic or environmental climate occur over time, it may be necessary to reassess or modify how to implement ing the community's vision may require re-assessment. The Comprehensive Plan contains the policy wording that provides for monitoring, evaluating, and amending the plan as community needs change. -Comprehensive Plans are allowed to be modified and updated annually between major updates cycles that occur each decade. -The City will also be obligated to report back to PSRC and King County on the success it has had (or not had) with implementing its strategies.

### City Plans

Many City departments have adopted functional plans that serve to implement the vision, policies, principles, and guidelines set forth in the Comprehensive plan. -Typically, functional plans are more wide reaching, but there is a range of more specific plans that also support the Comprehensive Plan's vision. Examples of some of the City's plans include:

- Examples of City and special include: -ADA Transition Plan
- Capital Improvement Program, 20
- Comprehensive Emergency Management Plan (CEMP), every 5 years
- Comprehensive Sanitary Sewer Plan Update, 2022
- Comprehensive Water Plan Update, 2022
- Economic Development Strategy, 2024
- Green Tukwila 20-Year Stewardship Plan, 2017
- Hazard Mitigation Plan, 2020
- Neighborhood Traffic Calming Program, 2022
- Older Adults Recreational Services Needs Assessment, 2019
- Parks, Recreation, and Open Space Plan (and Technical Supplement), 2020
- Public Arts & Culture Master Plan, 2018

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- [Public Facilities Plan, underway in 2023](#)
- [Public Safety Plan, 2016](#)
- [Recreation Program Plan, underway in 2023](#)
- [Residential Streets Prioritization program, 2016](#)
- [Shoreline Master Program, 2020 \(DCD\)](#)
- [Shoreline Restoration Plan, 2007](#)
- [Stormwater Management Program Plan, 2015](#)
- [Stormwater Pollution Protection Plan, underway in 2023](#)
- [Surface Water Management Plan, 2023 \(Public Works\)](#)
- [Transit-Oriented Development Housing Strategies Plan, a.k.a., \*Housing Action Plan\*, 2021 \(DCD\)](#)
- [Transportation Plan 2024 \(Public Works\)](#)

In addition, there are numerous site-specific City plans that the community has developed that reflect the Comprehensive Plan priorities, including:

- [Community Center Business Plan, underway](#)
- [Tukwila International Boulevard District Plan](#)
- [Tukwila South Plan](#)
- [Southcenter Plans](#)
- [Manufacturing and Industrial Center Plan](#)
- [Teen & Senior Center Project](#)
- [Tukwila Pond Park Master Plan, 2022](#)

### External Agency Plans

External agencies have also developed plans, in conjunction with Tukwila, that implement local and regional priorities. These agencies include [King County and the Tukwila and other School Districts with facilities in City limits](#):

- [King County Water Resources Inventory Area 9](#)
- [King County Flood Control District Lower Green River Flood Hazard Management plan](#)
- [King County Flood Hazard Management Plan](#)

These strategic goals are also guiding the update of the Comprehensive Plan.



## Comprehensive Plan

### PURPOSE

The Land Use Element addresses the major land use issues facing the City of Tukwila over the next 20 years. The element considers the general distribution, location, and intensity of land uses. It provides a framework for the other elements of the comprehensive plan, setting up connectivity for people of all ages and abilities between residential areas, viable business districts, and public amenities that are essential to the community’s health and vitality.

The Growth Management Act establishes the Land Use Element as the basis for development regulations within the City and requires those land use regulations to be consistent with the goals and policies in this Element. Additionally, the element shall be consistent with Vision 2050 and the Countywide Planning Policies as described below.

### GOALS & POLICIES

#### Regional Roles and Obligations

**GOAL** Land Use Policies are consistent with state, regional and county requirements, and are updated to integrate new information to make informed decisions.

#### POLICIES

- Monitor and maintain comprehensive plan goals and policies that are consistent with county-wide and regional planning policies <sup>1</sup>
- Provide a consistent population projection throughout the plan, consistent with King County’s sub-county allocation of that forecast for housing needs and employment targets.<sup>2</sup>
- Utilize a buildable lands program that meets or exceeds the review and evaluation requirements of the Growth Management Act. The purposes of the buildable lands program are:
  - To collect and analyze data on development activity, including land supply, zoning, development standards, land uses, critical areas, and capacity for residential, commercial, and industrial land uses in urban areas;

<sup>1</sup> Department of Commerce Policy LU-1 ([RCW 36.70A.210 WAC 365-196-305)

<sup>2</sup> Department of Commerce Policy LU-4 (RCW 36.70A.115, RCW 43.62.035 and WAC 365-196-405(f))

### Comprehensive Plan

- To determine whether jurisdictions are achieving urban densities and planned growth consistent with comprehensive plans, countywide planning policies, and multicounty planning policies; and
- To evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.<sup>3</sup>
- Regularly monitor the City’s land use plan, development regulations, and standards to guide progress toward the City meeting its identified growth targets.<sup>4</sup>
- Maintain a comprehensive land use map that designates future land use and urban growth areas.<sup>5</sup>

## Land Use Pattern

### Growth

#### GOAL

Growth is actively guided and managed in a way that:

- Preserves and enhances the quality of life and the diverse residential neighborhoods of the community, and serves them with vibrant business districts, open space, recreational facilities, affordable housing, and other supportive land uses;
- Maximizes and leverages [public infrastructure investments, including](#) public transit facilities;
- Protects environmentally critical areas and shorelines; and
- Promotes economic development.

#### POLICIES

- Promote a pattern of compact development within the City that includes housing in a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, educational uses and schools, and parks and open space.
- The Tukwila Urban Growth Area will include a mix of uses that are convenient to, and support, public transportation, in an effort to reduce reliance on single-occupancy vehicle travel for most daily activities.<sup>6</sup>
- Develop and use residential, commercial, and manufacturing land efficiently within the City to create healthy, vibrant, and equitable urban communities that

<sup>3</sup> King County Policy DP-20

<sup>4</sup> King County DP-21

<sup>5</sup> Department of Commerce Policy LU-2

<sup>6</sup> King County Policy DP-2 (partial)



### Comprehensive Plan

offer a full range of urban services. Promote the efficient use of land within Tukwila by:

- Focusing housing and employment growth and infill development in areas such as the City’s designated regional centers, transit station areas, and locally designated local centers consistent with the goals of the Vision 2050 (the Regional Growth Strategy);<sup>7</sup>
- Optimizing the use of existing capacity for housing and employment;
- Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
- Coordinating plans for land use, transportation, schools, capital facilities, and services.<sup>8</sup>

### **Annexation**

#### **GOAL**

The annexation process will follow County guidance in a predictable, prescribed manner.

#### **POLICIES**

- Coordinate with King County on Potential Annexation Areas and work to establish pre-annexation agreements that identify mutual interests and ensure coordinated planning and compatible development until annexation is feasible.<sup>9</sup>
- Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria, as applicable:
  - Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
  - The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers;
  - The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development;
  - The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and
  - Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.<sup>10</sup>

<sup>7</sup> King County Policy DP-3 and 4 (partial).

<sup>8</sup> King County Policy DP-3 (partial)

<sup>9</sup> King County Policy DP-27

<sup>10</sup> King County Policy DP-30

### Comprehensive Plan

#### **Essential Public Facilities**

**GOAL** Essential public facilities are sited in coordination with King County, the State, and/or other cities and tribes, with consideration being provided for environmental justice principles that address development of healthy communities for all.

#### **POLICIES**

- Ensure that any discussion of siting or expanding essential public facilities or facilities of regional importance use a process that incorporates broad public involvement, especially from historically marginalized and disproportionately burdened communities, and that impacts and benefits are equitably dispersed.<sup>11</sup>
- Ensure that regional discussions of essential public facilities siting address climate change, equity, economic, and health impacts to communities<sup>12</sup>

#### **A Healthy and Equitable Community**

**GOAL** Tukwila offers a land use pattern, scale, and density that supports walking, biking, and transit, providing access to goods, services, education, employment, recreation, and culturally appropriate and nutritious food.

#### **POLICIES**

- Increase access to healthy and culturally relevant food in communities throughout the City by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.<sup>13</sup>
- Adopt land use and community investment strategies that promote public health and address racially and environmentally disparate health outcomes and promote access to opportunity. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient

<sup>11</sup> PF-24 (partial), with Policies 15.2.1 and 15.2.2 (partial)

<sup>12</sup> PF-25 and Policy 15.2.3 (partial)

<sup>13</sup> King County Policy DP-8 (see also food policies in Community Character Element)

## Comprehensive Plan

daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas. <sup>14</sup>

- Evaluate the potential physical, economic, and cultural displacement of residents and businesses near high-capacity transit station areas, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low- income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts. <sup>15</sup>
- Mitigate potential displacement from City Actions through communication and collaboration with existing tenants, business and property owners, and seek to replace lost commercial and residential spaces within redevelopment.
- Emphasize preserving and replacing affordable housing in redevelopment.
- Mitigate new dense residential development from major sources of environmental pollutants to the extent possible.
- Link commercial areas located within approximately one-quarter-mile of residential areas with high-quality pedestrian and bicycle access facilities. <sup>16</sup>
- Encourage facilities and improvements that support transit use in new development, redevelopment, and street projects. <sup>17</sup>
- Encourage development in a manner that supports physical activity of community members. <sup>18</sup>
- Adopt land use and community investment strategies that promote public health and address racially and environmentally disparate health outcomes and promote access to opportunity. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas. <sup>19</sup>
- Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment. <sup>20</sup>

### **Land Use Compatibility and Nuisances**

<sup>14</sup> King County Policy DP-6

<sup>15</sup> King County Policy DP-34

<sup>16</sup> 2015, Policy 7.6.1

<sup>17</sup> 2015, Policy 1.6.4

<sup>18</sup> Department of Commerce Policy LU-3 (RCW 36.70A.070(1) and WAC 365-196-405(2)(j))

<sup>19</sup> King County Policy DP-6

<sup>20</sup> King County Policy DP-5

### Comprehensive Plan

**GOAL:** Land uses within and adjacent to the city are located and managed in a way that mitigate nuisances and health impacts to residents, workers, and businesses within the City of Tukwila.

#### POLICIES

- Coordinate with neighboring cities, tribal governments, the Port of Seattle, King County, and other related entities to avoid or mitigate the potential cross-border impacts of urban development and encroachment of incompatible uses.<sup>21</sup>
- Consider regulations, design choices, infrastructure investments, or other measures as appropriate to address major noise impacts to residents, workers, and businesses.<sup>22</sup>
- Encourage increased residential density in areas with limited noise impacts.
- Avoid locating land uses and infrastructure that produce unhealthy noise levels in residential areas.<sup>23</sup>
- Work with the Port of Seattle, King County Airport, and the Federal Aviation Administration to decrease adverse noise effects of airport operations on Tukwila and its residents.<sup>24</sup>
- Ensure that zoning designations discourage the siting of incompatible uses adjacent to general aviation airports, and that proposed development adheres to Environmental Protection Agency and Federal Aviation Administration standards.<sup>25</sup>

## Subareas in Tukwila

### Tukwila South

#### Quality Development

**GOAL** Tukwila South becomes a regional destination, developed with high-quality mixed use, office, retail and residential uses, while protecting the environment and providing recreational opportunities.

#### POLICIES

<sup>21</sup> King County Policy DP-23

<sup>22</sup> 2015, Policy 7.8.1 (partial)

<sup>23</sup> 2015, Policy 7.8.4

<sup>24</sup> 2015, Policy 7.8.6

<sup>25</sup> Department of Commerce Policy LU-9 and 2015 7.8.7 9 (partial). [RCW 36.70A.510, RCW 36.70.547 Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT. WAC 365-196-455]

### Comprehensive Plan

- Implement the long-term vision and master plan for Tukwila South in order to create a more cohesive development pattern, versus developing the property on a parcel-by-parcel basis.<sup>26</sup>
- Design infrastructure to accommodate increased employment and residential density over time.<sup>27</sup>
- Encourage development in Tukwila South to have internally integrated districts and uses, in addition to external connections to neighboring and regional assets.<sup>28</sup>
- Construct a comprehensive amenity system in Tukwila South that leverages the area’s assets.<sup>29</sup>

## **Tukwila International Boulevard District**

**GOAL** The Tukwila International Boulevard (TIB) District is a thriving, walkable, well-rounded neighborhood and a desirable place to live, work, shop, worship, or play.<sup>30</sup>

**GOAL** At key locations on TIB, there are well-designed, pedestrian-oriented mixed-use centers or “nodes” with distinct character.<sup>31</sup>

**GOAL** Transition Tukwila International Boulevard from an auto dependent former state route toward a pedestrian focus corridor through road diet, enhanced pedestrian, and other traffic calming measures.

### **POLICIES**

- Continue to focus redevelopment efforts on carefully chosen “nodes” of more intensive development along TIB to maximize the impact of the City’s investments, create momentum, and foster faith in the vision for the TIB district.<sup>32</sup>

## **Tukwila Village and Transit Oriented Development Nodes**

- Ensure that the master plans for the Tukwila Village and TOD nodes encourage and incentivize the redevelopment of large parcels, promote assembly of smaller parcels, and identify opportunities for shared parking, pedestrian

<sup>26</sup> 2015, Policy 9.1.1

<sup>27</sup> 2015, Policy 9.1.2

<sup>28</sup> 2015, Policies 9.1.3 & 9.1.4

<sup>29</sup> 2015, Policy 9.1.5

<sup>30</sup> 2015, Policy 8.1

<sup>31</sup> 2015, Goal 8.2

<sup>32</sup> 2015, Policy 8.2.1

### Comprehensive Plan

linkages, and subregional infrastructure needs, such as surface water and recreation.<sup>33</sup>

- Focus master planning for the nodes on non-auto-oriented uses. Emphasize good pedestrian experiences and connections to nearby residential areas, businesses, and amenities.<sup>34</sup>
- Ensure that the Zoning Code and design guidelines support the types of development envisioned in the nodes.<sup>35</sup>

#### **Tukwila Village Node: South 144th and TIB**

- Designate this area for an attractive, walkable, locally-oriented mix of uses, including multifamily residential, neighborhood-serving retail and services, restaurants, civic and social gathering spaces, and other people-intensive and customer-oriented activities that build on the Tukwila Village project.
- Generate high levels of foot traffic vital to the success of the node by attracting an “anchor” that draws customers and allows them to park once and walk to adjacent retail.<sup>36</sup>

#### **Tukwila Village Node: Transit-Oriented Development (TOD) Node at Tukwila International Boulevard Station**

- Designate this area for a more intensive, transit-oriented mix of mid- to high-rise office, multifamily residential and hospitality uses and services, with structured parking that builds on the momentum of the Tukwila International Boulevard Station’s proximity to SeaTac Airport and generates jobs for the community.<sup>37</sup>
- Identify and promote an “identity” for the area around the Tukwila International Boulevard Station that is distinct from other stations along the LINK light rail alignment.<sup>38</sup>
- Optimize opportunities for transit-supportive redevelopment in and around the station by partnering with the City of SeaTac and Sound Transit to shape TOD policies and practices in the master plan.<sup>39</sup>

#### **Outside the Nodes: Land Use in Commercial and Multifamily Areas**

<sup>33</sup> 2015, Policy 8.2.7

<sup>34</sup> 2015, Policy 8.2.8

<sup>35</sup> 2015, Policy 8.2.9

<sup>36</sup> 2015, Policy 8.2.3

<sup>37</sup> 2015 Policy 8.2.4

<sup>38</sup> 2015 Policy 8.2.5

<sup>39</sup> 2015 Policy 8.2.6

### Comprehensive Plan

- On commercial properties along or near TIB, allow:
  - a diverse mix of uses, including residential, commercial services, office, recreational and community facilities. Allow limited new retail in the TIB area outside the nodes; once the nodes are established, expand opportunities for retail outside the nodes.<sup>40</sup>
  - allow those types of light industrial uses that require hands-on labor and operate in such a manner that minimal nuisances are created, and the scale of such activities does not conflict with the TIB District vision of a walkable, pedestrian-oriented neighborhood.<sup>41</sup>
- Allow stand-alone multifamily residential buildings outside of the nodes.<sup>42</sup>
- Encourage new commercial construction rather than converting existing residential structures to commercial uses.<sup>43</sup>
- Encourage the redevelopment of commercial properties fronting TIB by allowing the aggregation of residentially zoned parcels with commercially zoned parcels fronting TIB, where such action:
  - expands small and/or irregularly shaped commercial districts that can't be redeveloped per the overall goals for the area,
  - encourages redevelopment of non-conforming use sites; and
  - fronts and orients any commercial uses toward TIB.
- Encourage the aggregation of commercially-zoned properties fronting TIB with adjacent commercially-zoned properties to enhance the opportunities for redevelopment.<sup>44</sup>

### **TIB as a Main Street: Street Design**

#### **GOAL**

The Tukwila International Boulevard roadway is a “main street” serving as the central spine of the TIB neighborhood. Rather than moving traffic “through” the area, TIB is a “to” place, with slower speeds, better crosswalks, and on-street parking. TIB is a connector, not a divider. It strengthens the links among residents, schools, and businesses to foster a healthy, sustainable, and desirable neighborhood.<sup>45</sup>

#### **POLICIES**

<sup>40</sup> 2015 Policy 8.2.10

<sup>41</sup> 2015 Policy 8.2.11

<sup>42</sup> 2015 Policy 8.2.12

<sup>43</sup> 2015 Policy 8.2.14

<sup>44</sup> 2015 Policy 8.2.17

<sup>45</sup> 2015 Goal 8.3

### Comprehensive Plan

- Lower vehicular speed on TIB by adding traffic signals, pedestrian bulbs at intersections, on-street parking, and increasing the number of landscaped medians.<sup>46</sup>
- Provide additional signalized crosswalks to increase convenience and safety. Carefully chose east/west pedestrian crossings to align with public amenities, activity areas, and planned development projects.<sup>47</sup>
- Invest in paving and other traffic calming features at crosswalks to increase pedestrian visibility and safety, and enhance the identity of the TIB neighborhood.<sup>48</sup>

### **TIB as a Main Street: Street Design**

#### **GOAL**

The TIB District is a unique destination whose urban design and built form encourages people to prioritize pedestrian safety and comfort, explore the neighborhood, and enhance their quality of life.<sup>49</sup>

#### **POLICIES**

- Combine standards for parking placement with building site layout to achieve the compactness of a consistent building wall and pedestrian orientation along streets within the TIB District, where appropriate.<sup>50</sup>
- Use incentives to encourage commercial businesses and residential buildings to create a continuous building wall along the street edge and locate a primary entrance from the front sidewalk, as well as from off-street parking areas, in the TIB District where buildings are not required to locate at the back of sidewalk. Where buildings are required to locate at the back of sidewalk, require a primary entrance on or adjacent to the front sidewalk.<sup>51</sup>
- Fence exterior storage and sales areas with high-quality materials to support a visually pleasing environment without restricting connectivity and walkability; limit use, size and location of metal security and other fencing, and require concealment with appropriate landscaping.<sup>52</sup>

<sup>46</sup> 2015 Policy 8.3.1

<sup>47</sup> 2015 Policy 8.3.2

<sup>48</sup> 2015 Policy 8.3.3

<sup>49</sup> 2015 Goal 8.4

<sup>50</sup> 2015 Policy 8.4.1

<sup>51</sup> 2015 Policy 8.4.2

<sup>52</sup> 2015 Policy 8.4.3



### Comprehensive Plan

**GOAL** TIB parking requirements are based on urban, rather than suburban, densities and needs and balance the need for parking with TIB urban design goals and policies that encourage transit use and walking.<sup>53</sup>

**POLICIES**

- Recognize that parking needs will generally be less for uses in close proximity to transit and along neighborhood shopping streets because many shoppers will arrive on foot, by transit, or bicycle.<sup>54</sup>
- Explore the potential for shared parking facilities for transit riders in developments within one-half mile walking distance of the Tukwila International Boulevard Station.<sup>55</sup>

### Walkability and Connectivity

**GOAL** A larger network of streets, sidewalks, trails, and other public spaces throughout the TIB District supports community interaction; connects neighborhoods, commercial areas, civic areas, and destinations; and improves community health. The TIB District’s circulation network makes the neighborhood a great place to walk, provides mobility and safety for all users, encourages walking, bicycling, and use of public transit, and supports the envisioned land uses.<sup>56</sup>

- Establish a more walkable and connected street network throughout the TIB District by investing in public sidewalks and requiring private redevelopment projects to organize site plan elements to allow for through connections.<sup>57</sup>
- Consider supplemental and TIB District-specific micro-mobility transportation systems, such e-scooters and bike share<sup>58</sup>.
- Work with transit agencies to expand transit service throughout the TIB District.<sup>59</sup>

### Community Texture and Diversity

<sup>53</sup> 2015 Goal 8.5 (modified)

<sup>54</sup> 2015 Policy 8.5.1

<sup>55</sup> 2015 Policy 8.5.2

<sup>56</sup> 2015 Goals 8.6

<sup>57</sup> 2015 Policy 8.6.1

<sup>58</sup> 2015 Policy 8.6.2

<sup>59</sup> 2015 Policy 8.6.3

### Comprehensive Plan

**GOAL** The TIB District takes pride in the ethnic and economic diversity of the community. TIB has an authentic main street character that promotes the District’s many positive attributes and draws local and regional visitors.<sup>60</sup>

**POLICIES**

- Strive to attract and retain locally owned and operated stores, especially specialty food stores, ethnic restaurants, service providers, and neighborhood-serving shops such as hardware stores.<sup>61</sup>
- Activate public and private community gathering spaces with temporary events including food, art, music, pop-ups, and activities that leverage nearby assets, such as schools and cultural facilities, and reflect the international, multicultural character of the TIB area.<sup>62</sup>
- Create a central space for permitted food trucks, pop-ups, and a farmer’s markets where residents and visitors will gather and sample the multicultural flavor of the TIB area.<sup>63</sup>

**GOAL** The TIB District has stable neighborhoods, and residents and businesses that are actively engaged in improving the quality of life in the area.<sup>64</sup>

**POLICIES**

- Encourage private landowners to maintain and upgrade their property to protect the neighborhood from adverse impacts of vacant and underutilized sites and blighted buildings and structures.<sup>65</sup>
- Identify and support “champions” or leaders in the business community who will carry the vision for the TIB area, and build community interest and commitment among diverse stakeholders.<sup>66</sup>
- Strengthen the City’s engagement with the area’s business community, and cultivate the success of the entrepreneurs and small businesses, including businesses owned by refugees, immigrants and non-fluent English speakers.<sup>67</sup>

**GOAL** The TIB District is one of the safest places in South King County.<sup>68</sup>

**POLICIES**

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<sup>60</sup> 2015 Goal 8.7

<sup>61</sup> 2015 Policy 8.7.1

<sup>62</sup> 2015 Policy 8.7.2

<sup>63</sup> 2015 Policy 8.7.3

<sup>64</sup> 2015 Goal 8.8

<sup>65</sup> 2015 Policy 8.8.1

<sup>66</sup> 2015 Policy 8.8.2

<sup>67</sup> 2015 Policy 8.8.3

<sup>68</sup> 2015 Goal 8.9

### Comprehensive Plan

- Continue working with Sound Transit to reduce crime at the Tukwila International Boulevard Station.<sup>69</sup>
- Work with community to identify and address safety concerns in TIB District.

### **Public and Private Investment**

**GOAL** Public and private investment in the TIB District has sparked additional project and business success and increased the overall pace of redevelopment.<sup>70</sup>

**POLICIES**

- Invest public funds in the infrastructure and public amenities necessary to catalyze private investment, stimulate the location of businesses and housing, and create an attractive neighborhood.<sup>71</sup>
- Invest public funds strategically to acquire and assemble substandard parcels, to remove blighted uses, or make current land holdings more developable.<sup>72</sup>
  - Continue to form public/private partnerships and leverage private investment through incentives, and limited large-scale development agreements where appropriate<sup>73</sup>
- Consider using City funding and City-owned property to offset development costs of market rate housing in “pioneering” residential or mixed-use projects.<sup>74</sup>
- Utilize developer incentives and funding strategies that would attract uses desired by the community, improve a project’s performance, and make redevelopment financially attractive to developers.<sup>75</sup>
- Identify barriers to development in TIB and use available tools, including MFTE, zoning reform, parking reform, etc., to eliminate barriers and encourage new development supporting community needs.
- Encourage coordinated stormwater detention and treatment for several properties as opposed to multiple individual systems, when possible, to provide more effective stormwater management, greater environmental benefit, and cost efficiency.<sup>76</sup>
- Emphasize self-sustaining, living wage employment opportunities within the District.<sup>77</sup>

<sup>69</sup> 2015 Policy 8.9.1

<sup>70</sup> 2015 Goal 8.10

<sup>71</sup> 2015 Policy 8.10.1

<sup>72</sup> 2015 Policy 8.10.2

<sup>73</sup> 2015 Policy 8.10.3

<sup>74</sup> 2015 Policy 8.10.4

<sup>75</sup> 2015 Policy 8.10.5

<sup>76</sup> 2015 Policy 8.10.6 (will reference in Utilities/Natural Environment elements, as appropriate)

<sup>77</sup> 2015 Policy 8.10.7 (will reference in Economic Development )





**TO:** Tukwila Planning Commission  
**FROM:** Nora Gierloff, AICP, DCD Director  
**BY:** Nancy Eklund, AICP & Neil Tabor, AICP  
**DATE:** January 25, 2024  
**SUBJECT: Status of Elements - Briefing**

## ISSUE

Over the past five months, as staff have reviewed the amendments proposed for the Comprehensive Plan with the Planning Commission (PC), the Commission has requested additional information on several occasions, or certain parts of the drafts have been not yet finalized. Below is a summary of what items still need resolution, including review by the Planning Commission (see sections in red).

The Summary in Attachment A lists the above information, plus a listing of items requested by the PC that have been resolved.

## BACKGROUND

The attached summary focuses on those items that need PC review this evening:

- 1. PARKS, RECREATION AND OPEN SPACE ELEMENT (PROS) - PC Review 8-24-23**
  - Parks Department Review Needed
    - Confirmation of Park facility Inventory
    - Final review of Implementation Strategies for content, and to correlate strategies with the various policies.
  - Planning Department Review Needed
    - Confirmation of Links for “Related Information” section on final page
  - **Planning Commission Review Needed**
    - Review Implementation Strategies, once finalized
    - No PC questions remain about content.
  
- 2. ECONOMIC DEVELOPMENT ELEMENT – PC Review 9-28-23**
  - Economic Development Division Review Needed
    - Final review of Implementation Strategies for content, and to correlate strategies with the various policies.
  - Planning Department Review Needed

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- Confirmation of Links for “Related Information” section on final page PC Review Needed
- **Planning Commission Review Needed**
  - Review Implementation Strategies, once finalized
  - Question about inclusion of King County Countywide Policy K-EC-12 as written for Tukwila Policy 3.5:

*Facilitate connections between employers and education and workforce development institutions, seeking to increase graduation rates and develop a highly educated and skilled local workforce. Align and prioritize workforce development efforts with Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.<sup>1</sup>*

See excerpt from minutes on page 2 of following summary for discussion issues.

### 3. UTILITIES ELEMENT – PC Review 9-28-23

- Public Works and Other Departments - Review Needed
  - Final review of Implementation Strategies for content
- Planning Department Review Needed
  - Confirmation of Links for “Related Information” section on final page
  - Maps needed: Water, Sewer, and Surface Water systems, plus Electrical and Natural gas providers
- **Planning Commission Review Needed**
  - Review Implementation Strategies, once finalized
  - No PC questions remain about content.

### 4. CAPITAL FACILITIES – PC Review 9-28-23

- Public Works and Other Departments - Review Needed
  - Final review of Implementation Strategies for content, and to correlate strategies with the various policies.
- Planning Department Review Needed
  - Confirmation of Links for “Related Information” section on final page
  - Various graphics needed showing: Enterprise capital sources of funds and expenditures; Operations vs. Capital Spending Trend (2003-2012).
- **Planning Commission Review Needed**
  - Review Implementation Strategies, once finalized
  - A Goal and four Policies were moved from Natural Environment to Capital Facilities and still need PC review. They are:

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<sup>1</sup> King County Countywide Planning Policy K\_EC-12

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- Goal 4.10      The Green River levee system is constructed, maintained, and certified to meet the accreditation standards of the Federal Emergency Management Administration and the City's Shoreline Master Program.<sup>2</sup>**
- Policy 4.10.1    Coordinate with King County Flood Control District and the U.S. Army Corps of Engineers to inspect and maintain the City's levee system and determine if it adequately protects the City in the face of increased flood events associated with Climate Change<sup>3</sup>
- Policy 4.10.2    Restrict levee encroachments by adjacent property owners.
- Policy 4.10.3    Continue to work with the U.S. Army Corps of Engineers to develop levee vegetation policies for the Green River levee system that enhance the ecosystem by providing shade and improving fish habitat, while at the same time protecting public safety and reducing long-term maintenance needs and costs.
- Policy 4.10.4    Coordinate with the City of Kent on flood control projects and climate impact studies that affect both jurisdictions, while complying with Tukwila's Shoreline Master Program.<sup>4</sup>
- The Commission had questions about the Fire Improvement Program (page 5) – Planning staff have asked Finance for clarification. Responses include:
    - The City collects fire impact fees which go into the Fire Improvement Program. That funding is turned over to the RFA.
    - The City owns 3 older first stations that are not currently used by the RFA. These are either vacant or in some other use and are the responsibility of the City.
  - The Commission asked for clarification on what the City's relationship with the RFA could be characterized: should it be considered a contracted service or something the City has annexed into?

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<sup>2</sup> Based on maps of the city it appears the Fort Dent levee is located north of I-405 and additional levees are located south of I-405. Referring to it as the Green River levee system will prevent confusion.

<sup>3</sup> While the levee system is currently adequate seasonal flooding is projected to increase in both frequency and severity. Ensuring that this system is in line with future flooding predictions will ensure public health, safety and general welfare.

<sup>4</sup> Any proposed projects should consider how those projects may be impacted by climate change.

## INFORMATIONAL MEMO

Status of Elements - Briefing

January 25, 2023 - Planning Commission meeting

Page 4 of 4

### General Policies

~~14~~Policy ~~1.1~~ The City shall use non-capital and regionally-shared capital options to meet its public facility needs when there are financial or ~~space~~ economies of scale to be gained. Such options include:

- Contracted services, such as King County Animal Control;
- Cooperative programs with other public entities, such as Valley Communications for dispatch services and South County Correctional Entity for jail services, and Cascade Water Alliance for water supply;
- Demand ~~Management~~ management strategies; and
- Rent or lease options.

**More to come from Finance on that question.**

#### 5. **SHORELINE ELEMENT** – PC Review 11-9-23

- Washington Department of Ecology (DOE) - Review Needed
  - Final review of Implementation Strategies for content
  - Need clarification from DOE on the identified Implementation strategies and whether they can or should be updated
- Planning Department Review Needed
  - Follow up with DOE
  - Graphics and maps needed: Shoreline environments; location of levees (?)
- **Planning Commission Review Needed**
  - Review Implementation Strategies, if modified
  - No PC questions remain about content.

#### 6. **NATURAL ENVIRONMENT** – PC Review 11-9-23

- Public Works and Other Departments - Review Needed
  - Final review of Implementation Strategies for content, and to correlate strategies with the various policies.
- Planning Department Review Needed
  - Confirmation of Links for “Related Information” section on final page
  - Various graphics and maps needed
- **Planning Commission Review Needed**
  - Review Implementation Strategies, once finalized
    - A Goal and four Policies were moved to Utilities – see that section to review.

### ATTACHMENTS

- Summary of Element Work Remaining (by Associated Department and Planning Division, and Status of requested Planning Commission changes)

###



## Summary of Element Work Remaining, by:

- Associated Department,
- Planning Division, and
- Status of requested Planning Commission changes

### PARKS, RECREATION AND OPEN SPACE ELEMENT (PROS)

#### Materials to be Reviewed

- Implementation Strategies: Require Parks staff review; will be forwarded to the PC at an upcoming meetings.
- Other items still needing to be added to the Element:

Page (clean version)	Item
2 (& 14)	Park Facility Inventory - need to confirm with staff data
2-3	Map of Park facilities to be developed
13	Green Tukwila 20-year Stewardship Plan link needed
Implementation Strategies	Need to be correlated to policies

- PC Discussion / Modifications Requested
  - None requested

### ECONOMIC DEVELOPMENT ELEMENT

#### Materials to be Reviewed

- Implementation Strategies: Require ED staff review; will be forwarded to the PC at an upcoming meetings.
- Other items still needing to be added to the Element:

Page (clean version)	Item
p. 11	Need to add "Related Information" links: King County Countywide Planning Policies (2022) Vision 2050 (2021) Economic Development Strategy
Implementation Strategies	Need to be correlated to policies

- PC Discussion / Modifications Requested

1. Policy 3.5 (p. 9)

*Facilitate connections between employers and education and workforce development institutions, seeking to increase graduation rates and develop a highly educated and skilled local workforce. Align and prioritize workforce development efforts with Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.*<sup>1</sup>

A commissioner stated that she felt the verbiage in the second sentence (above) focusing on BIPOC communities was divisive and should be struck. Ms. Eklund stated that such policy language was reflective of the Countywide Planning Policies equity emphasis.

The question was asked whether the verbiage was suggested or required? Staff stated it was required to adopt policies that are more equitable in their approach to meeting the needs of the full community, and to consider how past policies may have disadvantaged certain populations. Staff noted that the Plan will go through several layers of regional review and will be evaluated against a checklist of consistency with regional policies.

A commissioner suggested more neutral language (“historically disadvantaged community”), while another said that the language needs to be clear about the structural racism that we’re trying to address, and that while the language is uncomfortable, there may be growth in the uncomfortableness, especially if we need to align with regional policy guidance.

- Staff included this King County Countywide policy because the County will be evaluating the City’s Plan based on its conformance with the Countywide policy guidance.

**The commissioners determined that this policy will come back to the PC for further discussion.**

2. Page 13, bullet 2, following the word reaction \*(sic, should have been “regulation”), add the word ‘and infrastructure’.

There are ~~three~~ four primary ways in which the City can affect local economic activity ~~can be affected~~:

- Land use, transportation, and utility planning that determine, within the local regulation and infrastructure capacity, the space available for residential and nonresidential development;

- Changed.

3. Page 18, Other Challenges: move this comment, or address this in the transportation element:

*“Establish coordinated transit hubs throughout the City including, but not limited to, the Southcenter area, Tukwila South, Tukwila International Boulevard, Interurban Avenue South, and the Manufacturing Industrial Center that efficiently mix modes of travel and stimulate development of real estate associated with transportation facilities.”*

- Removed from text here and asked Transportation to include in that element.

4. Page 20, Policy 1.2: question about deletion of “high-tech” revise first line to read – say “*advanced technology and manufacturing*” instead.

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<sup>1</sup> King County Countywide Planning Policy K\_EC-12

Policy 1.2 Attract and retain office, research and development, ~~high tech~~ advanced manufacturing, aerospace, food manufacturing, and life sciences businesses, including those that provide services for export.<sup>1</sup>

- Changed

## UTILITIES ELEMENT

### Materials to be Reviewed

- Implementation Strategies: Require Public Works staff review; these will be forwarded to the PC at an upcoming meetings.

Items still needing completion in the Draft Element

Page (clean version)	Item
4 +	Numerous maps needed (Water, Sewer, Surface Water)
	Map of Electrical and Natural Gas Providers
14+	Links to Related Information

- PC Discussion / Modifications Requested
  1. Purpose text (P. 45): Keep language, *'The availability and adequacy of utility'*

### **PURPOSE**

The availability and adequacy of ~~Utility~~ utility facilities and services are closely linked to ~~the development of land, affecting whether, how and when it can be developed~~ other comprehensive plan elements and goals. The City of Tukwila provides a range of utility facilities and services and also relies on other public and private agencies to provide many of these services.

- Changed to requested.
2. Move language in Issues section (p.47): : under environmental sustainability, keep the last sentence that was stricken, 'and its contributions to human health and vitality' and move it to a different location.

Environmental Sustainability. Utility planning and operations requires compliance with federal and state laws including the Clean Water Act, NPDES, ESA, State Waste Discharge Permit, and contributes to watershed-wide restoration efforts to preserve the quality of the natural environment ~~and its contributions to human health and vitality.~~<sup>2</sup>

Residential Neighborhood and Sub-Area Vitality. City-planned utility improvements and extensions place priority on improving and sustaining residential neighborhood quality and livability. Utility investments affect neighborhood quality of life and contribute to human health and vitality and the ability to realize established visions for specific sub-areas.

- Changed as requested.

3. Moved from Natural Environment:

**Goal 4.10      The Green River levee system is constructed, maintained and certified to meet the accreditation standards of the Federal Emergency Management Administration and the City’s Shoreline Master Program.<sup>2</sup>**

Policy 4.10.1      Coordinate with King County Flood Control District and the U.S. Army Corps of Engineers to inspect and maintain the City’s levee system and determine if it adequately protects the City in the face of increased flood events associated with Climate Change<sup>3</sup>

Policy 4.10.2      Restrict levee encroachments by adjacent property owners.

Policy 4.10.3      Continue to work with the U.S. Army Corps of Engineers to develop levee vegetation policies for the Green River levee system that enhance the ecosystem by providing shade and improving fish habitat, while at the same time protecting public safety and reducing long-term maintenance needs and costs.

Policy 4.10.4      Coordinate with the City of Kent on flood control projects and climate impact studies that affect both jurisdictions, while complying with Tukwila’s Shoreline Master Program.<sup>4</sup>

**CAPITAL FACILITIES**

**Materials to be Reviewed**

- Implementation Strategies: Require PW staff review; will be forwarded to the PC at an upcoming meetings. Implementation Strategies need to be correlated to Policies
- Other items still needing to be added to the Element:

Page (clean version)	Item
Multiple locations:	Graphics showing: <ul style="list-style-type: none"> <li>• Enterprise capital sources of funds and expenditures</li> <li>• Operations vs. Capital Spending Trend (2003-2012).</li> </ul>
~20	Links to Related Information

<sup>2</sup> Based on maps of the city it appears the Fort Dent levee is located north of I-405 and additional levees are located south of I-405. Referring to it as the Green River levee system will prevent confusion.

<sup>3</sup> While the levee system is currently adequate seasonal flooding is projected to increase in both frequency and severity. Ensuring that this system is in line with future flooding predictions will ensure public health, safety and general welfare.

<sup>4</sup> Any proposed projects should consider how those projects may be impacted by climate change.

	Policies moved from Natural Environment to Capital Facilities
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- PC Discussion / Modifications Requested

1. P. 81 (GMA text): Text should be changed from “those facilities” (location shown above in yellow) back to “the community”.

**Growth Management Act Capital Facility Planning Requirements**

This element of the Comprehensive Plan presents the goals and policies for Tukwila’s Capital Facilities. Capital Facilities Planning under the Growth Management Act (GMA) requires an inventory of public facilities and their capacities; establishment of a minimum acceptable level of service for **the community**; a list of needed capital projects to serve growth and that maintain the adopted standards; a realistic financing plan; and stipulation that adjustment of the Plan will occur if funding is inadequate or if growth requires previously unanticipated expansion.

- Changed

2. Page 84, ‘second paragraph, last three words “and mitigation payments” Staff should the research if this is still correct (or should this language be moved to another chapter?)

In addition to City ~~general~~ General revenues, projects in this program are paid for with grants, real estate excise tax, motor vehicle excise tax, parking tax, developer funds, local improvement district funds, and impact fees ~~and mitigation payments~~.

- Language to be removed.

3. Page 84, Clarification regarding Fire Improvements Program: Staff should clarify if the city is still responsible for capital facilities for the RFA – requested clarification whether we collect the fees, and they (the RFA) are responsible for building the capital facilities.

- The Fire Improvements Program ~~Fund~~ is designed for major capital fire and aid equipment and fire stations, and is established to account for revenues from the fire impact fee.

- Staff received this comment from Finance:

*Question: Do we still provide capital facilities for fire facilities since the RFA was approved?*

*Answer: “No. Capital facilities will become the responsibility of the RFA. With the exception of fire stations that are not currently in use by the RFA. We have 3 older stations that are either vacant or are being used for other purposes. Those remain our responsibility until we sell them.”*

This response may not fully address the commission’s question, and the text may still need refinement – staff will coordinate with Finance again regarding the Fire Improvement Fund.

4. Policy 1.1, general policies: A question was asked about where the City’s relationship with the RFA would fall in the list of beneficial capital options – is it a contracted service (although we have annexed into the RFA)? What about sewer and water districts that have districts from whom the

City receives services – are those contracted services? The Commission asked staff to do some research to figure out the accurate way to describe these relationships, relative to Policy 1.1.

General Policies

- ~~14~~Policy 1.1 The City shall use non-capital and regionally-shared capital options to meet its public facility needs when there are financial or ~~space~~ economies of scale to be gained. Such options include:
- Contracted services, such as King County Animal Control;
  - Cooperative programs with other public entities, such as Valley Communications for dispatch services and South County Correctional Entity for jail services, and Cascade Water Alliance for water supply;
  - Demand ~~Management~~ management strategies; and
  - Rent or lease options.

- Staff have not yet been able to have this discussion with Finance. More information to come.

**SHORELINE ELEMENT**

**Materials to be Reviewed**

- Implementation Strategies: Require Department of Ecology review; will be forwarded to the PC at an upcoming meeting. Implementation Strategies need to be correlated to Policies
- Other items still needing to be added to the Element: No Items
- PC Discussion: The City is largely unable to make any changes to the Shoreline Element without conducting an extensive update process involving the Washington Department of Ecology. Any necessary changes in the Element will be completed at a later time when there is more staff capacity.

**NATURAL ENVIRONMENT ELEMENT**

**Materials to be Reviewed**

- Implementation Strategies: The strategies need review by the various affected City departments; once reviewed, they will be forwarded to the PC at an upcoming meeting.
- Other items still needing to be added to the Element:

Page (clean version)	Item
Multiple locations:	Updated graphics: <ul style="list-style-type: none"> <li>• Fish Species</li> <li>• Other</li> </ul>
~36-37	Links to Related Information

- PC Discussion / Modifications Requested
1. Goal 2, p. 104 - why was the word “watercourses” removed?

**GOAL 4.22** An educated public that understands the importance of protecting and enhancing the functions and values of environmentally critical ~~environmentally critical sensitive~~ areas, including fish and wildlife habitat conservation areas, ~~wildlife and fish habitat in the City's natural areas,~~ wetlands, floodplains, watercourses and the Green/Duwamish River, and actively ~~and~~ assists in ~~their~~ their stewardship.

- Word reinstated.