

# COMMUNITY CHARACTER

Existing Comprehensive Plan (with proposed changes)

## GOALS, POLICIES AND STRATEGIES

### Overall Community Design

**GOAL 1**            **A community of inviting neighborhoods and vibrant business districts that are visually attractive, draw visitors, add value to the community and encourage employees and customers to walk, bike and use transit.<sup>1</sup>**

#### POLICIES

1. Encourage the creation of locations and facilities where residents of all ages and cultures can gather for activities and events, such as public markets, parades and festivals, including those that are representative of the City's diverse population.<sup>2</sup>
2. Capitalize on the potential that public projects, arts, and cultural facilities have for serving as symbols of the community, catalyzing local development, and contributing to a unique sense of place within a neighborhood.<sup>3</sup>
3. Expand the system of incentives, tools, and supports that encourage investment in and maintenance of private and public spaces.<sup>4</sup>
4. Encourage placemaking through creative use of signage, art, landmark designation and improvement, and streetscape improvements.<sup>5</sup>
5. Require that sites have adequate lighting and are designed using crime-reduction principles to increase safety.<sup>6</sup>
6. Seek opportunities to integrate public art into public improvements.<sup>7</sup>

**GOAL 2**            **Design streets to create a cohesive network, including continuous non-motorized improvements that connect to the surrounding business and residential neighborhoods and enhance the visual quality of the community.**

7. Where appropriate and feasible, provide lighting, seating, landscaping, and other amenities for sidewalks, walkways, and trails.<sup>8</sup>

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<sup>1</sup> 2015 Goal 1.1 and Goal 1.6

<sup>2</sup> 2015 Policy 1.1.1

<sup>3</sup> 2015 Policy 1.1.3

<sup>4</sup> 2015 Policy 1.1.4

<sup>5</sup> 2015 Policy 1.7.7, modified

<sup>6</sup> 2015 Policy 1.7.8

<sup>7</sup> 2015 Policy 1.7.9

<sup>8</sup> 2015 Policy - modified

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8. Provide street lighting where needed and appropriate based on neighborhood context to improve visibility and safety while minimizing light/glare spillover.<sup>9</sup>
9. Maintain, improve and expand distinctive gateway features located at freeway off-ramps and at City limit lines where they cross major arterial streets; use graphics, orientation maps, informational signage, lighting, specimen trees, plantings with seasonal color, artwork, monument forms, or combinations thereof.<sup>10</sup>
10. Promote the planting of street trees and other landscaping standards to enhance corridor appearance, neighborhood identification and streetscape unity.<sup>11</sup>
11. Where possible, encourage developments to include pedestrian weather protection, see-through glass, and distinctive rooflines in new and redeveloped building facades.<sup>12</sup>

## Tukwila's Past, Present, and Future

**GOAL 3** Paleontological and archaeological artifacts and sites with cultural and Native American significance are protected and preserved.<sup>13</sup>

### POLICIES

12. Ensure that the potential for the existence of paleontological and archaeological sites is considered during development of new construction projects.<sup>14</sup>
13. Identify and protect archaeological resources and culturally significant sites, and develop interpretive information that fosters public appreciation of historical traditions and practices.<sup>15</sup>

**GOAL 4** A heritage conserved and interpreted so that Tukwila's citizens recognize connections with the past and celebrate the diverse cultures represented in the community today.<sup>16</sup>

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<sup>9</sup> 2015 Policy 13.5.7, modified

<sup>10</sup> 2015 Policy 1.5.1

<sup>11</sup> 2015, consistent with Goal 1.

<sup>12</sup> 2015 Policy 1.7.5

<sup>13</sup> 2015 Goal 1.4

<sup>14</sup> 2015 Policy 1.4.2

<sup>15</sup> 2015 Policy 1.4.3

<sup>16</sup> 2015 Goal 1.3

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## POLICIES

14. Identify, protect, and designate historically significant properties, structures and sites.<sup>17</sup>
15. Provide prominent public art and interpretive markers that celebrate the City's history of important buildings, sites, events or persons.<sup>18</sup>
16. Establish a process for providing incentives and designating certain structures as landmarks.<sup>19</sup>
17. Develop and implement plans, projects, and programs to protect and promote the historical legacy of the Green River Valley and its natural and built environment.<sup>20</sup>
18. The Tukwila Arts Commission shall ensure that Tukwila's characteristics, such as its history and cultural diversity, are considered in public art projects.<sup>21</sup>

## GOAL 5

**The Tukwila community is proud of its cultural diversity, uniqueness, and character.<sup>22</sup>**

## POLICIES

19. City staff and leaders seek opportunities to generate positive media coverage of the community and its attributes.<sup>23</sup>
20. Promote Tukwila's international diversity as a strength.<sup>24</sup>
21. Actively promote community engagement of all sectors of the City's diverse population using a wide range of innovative methods responsive to variety of communication requirements.<sup>25</sup>
22. Encourage and support communities in celebrating, preserving, and transmitting their traditions through cultural and heritage activities and education.<sup>26</sup>
23. Develop programs and City-wide events to celebrate the City's cultural diversity.<sup>27</sup>

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<sup>17</sup> 2015 Policy 1.3.1, partial

<sup>18</sup> 2015 Policy 1.3.2

<sup>19</sup> 2015 Policy 1.3.3

<sup>20</sup> 2015 Policy 1.3.5

<sup>21</sup> 2015 Policy 1.3.6

<sup>22</sup> New goal; partial Goal 1.2

<sup>23</sup> 2015 Policy 1.2.1, partial

<sup>24</sup> 2015 Policy 1.2.3

<sup>25</sup> 2015 Policy 1.2.4

<sup>26</sup> 2015 Policy 1.3.6

<sup>27</sup> 2015 Policy 1.3.7

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## Existing Comprehensive Plan (with proposed changes)

24. Enhance linkages with the school districts serving Tukwila to recognize and support the strengths of Tukwila’s multi-lingual student body.<sup>28</sup>

### **GOAL 6      A healthy community where active living and access to affordable, culturally-appropriate and nutritious food is available to all.<sup>29</sup>**

#### **POLICIES**

25. Encourage the development of public, private and non-profit partnerships to support the goal of healthy eating and active living, including education and awareness.<sup>30</sup>
26. Develop and implement a communication plan and Healthy Tukwila website with information and links about healthy eating, active living, and related topics – including strategies for reaching communities who do not speak English or use computers (e.g., translated written as well as verbal).<sup>31</sup>
27. Provide healthy and culturally-appropriate (e.g. Halal, non-pork, vegetarian) food and beverages in City programs and facilities to promote healthy eating habits.<sup>32</sup>

### **GOAL 7      Food security, local food production and public health are promoted.<sup>33</sup>**

#### **POLICIES**

28. Explore incentives or regulatory changes to encourage location of healthy food purveyors in underserved areas.<sup>34 35</sup>
29. Support the Tukwila Food Pantry and other organizations that help provide food assistance to low-income residents so that all families, seniors, schools and community– based organizations are able to access, purchase and increase intake of fresh fruits, vegetables and other nutritious foods.<sup>36</sup>

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<sup>28</sup> 2015 Policy 1.3.8

<sup>29</sup> 2015 Goal 1.9

<sup>30</sup> 2015 Policy 1.9.1

<sup>31</sup> 2015 Policy 1.9.2

<sup>32</sup> 2015 Policy 1.9.3

<sup>33</sup> 2015 Goal 1.10

<sup>34</sup> 2015 Policy 1.10.1

<sup>35</sup> Moved to Land Use element

<sup>36</sup> 2015 Policy 1.10.3

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## Tukwila Government - Service to the Community

**GOAL 8** Provide a high-performing, service- and results-oriented government that works with citizens, citizens groups, institutions, and service providers to recognize and solve problems within the community.<sup>37</sup>

### POLICIES

30. Implement the City's human services program to support a solid foundation for all Tukwila residents, by providing high-quality services and actively collaborating with service providers to help meet basic needs and job readiness, including:
  - Safety net for urgent and basic needs,
  - Positive and healthy relationships,
  - Support for self-sufficiency, and
  - Information referral.<sup>38</sup>
31. Enhance and encourage effective partnerships across City departments and with providers to meet community needs.<sup>39</sup>
32. Ensure that land use, urban design, transportation, economic development, and other policies, plans and projects in Tukwila consider human services impacts, and benefit existing and future populations in an equitable manner.<sup>40</sup>
33. Promote health, safety, and quality of life through responsive and responsible investment of public funds in social and human services.<sup>41</sup>
34. Enable culturally and linguistically appropriate equitable access to programs and services and help connect residents to service options, particularly for those most disproportionately cost-burdened or historically excluded.<sup>42</sup>
35. Develop and use an equity impact review tool when developing plans and policies to test for outcomes that might adversely impact Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; and communities with language access needs. Regularly assess the impact of policies and programs to identify actual outcomes and adapt as needed to achieve intended goals.<sup>43</sup>
36. Involve community groups especially immigrant, Black, Indigenous, and other People of Color communities continuously in planning processes to promote

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<sup>37</sup> 2015 Goal 15.1

<sup>38</sup> 2015 Policy 15.1.1, truncated

<sup>39</sup> 2015 Policy 15.1.2

<sup>40</sup> 2015 Policy 15.1.3

<sup>41</sup> 2015 Policy 15.1.4

<sup>42</sup> King County FW-6

<sup>43</sup> King County FW-7

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civic engagement, government accountability, transparency, and personal agency.<sup>44</sup>

### **Communication and Engagement**

#### **POLICIES**

37. Use frequent and open communication and collaboration as an operating principle in all affairs of the City.<sup>45 46</sup>
38. Design and implement processes and programs to be user-friendly for the public and efficient for City staff.<sup>47</sup>
39. Strengthen the City's ability to engage with diverse populations within the community, particularly those that do not participate in traditional formats, by using a variety of participation techniques to reach all segments of the population.<sup>48</sup>
40. Build meaningful and trusting connections between the City and the diverse communities that make up the broader Tukwila community to foster their participation and involvement in City affairs and decision-making processes.<sup>49</sup>
41. Encourage the participation of dedicated, community-oriented volunteers on City boards and commissions, striving to achieve a broad and balanced representation of members from the entire community.<sup>50</sup>

### **Safety, Security, and Emergency Preparedness**

#### **POLICIES**

42. Foster an environment of safety and security for those who live in, work in, and visit Tukwila, through a broad and collaborative approach to reducing and preventing crime.<sup>51</sup>
43. Equip residents, businesses, and community service providers through education and training to be active participants in public safety (including, but not limited to, emergency preparedness, crime prevention, first aid, fire prevention, and climate-related hazards).<sup>52</sup>

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<sup>44</sup> King County FW-8

<sup>45</sup> 2015 Policy 15.1.11

<sup>46</sup> Consolidated into Policy 15.1.16

<sup>47</sup> 2015 Policy 15.1.13

<sup>48</sup> 2015 Policy 15.1.15

<sup>49</sup> 2015 Policy 15.1.16 and 15.1.12

<sup>50</sup> 2015 Policy 15.1.19

<sup>51</sup> 2015 Policy 15.1.5

<sup>52</sup> New policy

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44. The City Police Department work with community members and businesses to identify approaches to addressing crime in the City.<sup>53</sup>
45. Maintain and update as required a City-wide Comprehensive Emergency Management Plan (CEMP) and program, that:
  - Establishes a comprehensive all-hazards approach to incident management;
  - Ensures ongoing operation and continuity of City government;
  - Uses the National Incident Management System (NIMS);
  - Serves to inform and educate City employees and the community about emergency preparedness measures for all hazards, including flood and climate-related emergencies;
  - Effectively utilizes available resources from all City departments and mutual aid partners, in an adequate and timely response to emergency situations; and
  - Addresses emergency preparedness for those with access and functional needs, coordinating a broad range of stakeholders to improve planning and responsive service.<sup>54</sup>
46. Continue to meet or exceed federal minimum standards for the National Flood Insurance Program to better protect public health and safety, and to achieve flood insurance premium discounts.<sup>55</sup>
47. Ensure the City of Tukwila's continued participation in the National Flood Insurance Program through periodic review and updating of flood plain management standards and the flood zone construction permit process.<sup>56</sup>
48. Encourage long-term community environmental security by supporting and implementing the U.S. Conference of Mayor's Climate Protection Agreement, climate pledges and commitments undertaken by the City, and other multi-jurisdictional efforts to reduce greenhouse gas emissions, address climate change and other impacts of changing global conditions.<sup>57</sup>
49. Lead by example to establish policy decisions and priorities, and design programs and facilities that consider long-term impacts on natural and human environments to address sustainability and climate change.<sup>58</sup>

### Regional Responsibility

**GOAL 9** Foster a strong sense of Tukwila's regional responsibility and accountability balanced by an awareness of regional impacts on the City and its citizens.<sup>59</sup>

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<sup>53</sup> 2015 Policy, 1.1.12, revised

<sup>54</sup> 2015 Policy 15.1.6

<sup>55</sup> 2015 Policy 15.1.7

<sup>56</sup> 2015 Policy 15.1.

<sup>57</sup> 2015 Policy 15.1.8

<sup>58</sup> 2015 Policy 15.1.9

<sup>59</sup> 2015 Goal 15.2





# CHAPTER ONE COMMUNITY IMAGE AND IDENTITY

TUKWILA COMPREHENSIVE PLAN



# COMMUNITY IMAGE AND IDENTITY

## WHAT YOU WILL FIND IN THIS CHAPTER:

- A basic framework that celebrates Tukwila’s history, builds on its diversity and fosters civic engagement while accommodating growth that furthers the community’s vision;
- A discussion of issues that shape Tukwila’s image and identity as experienced by Tukwila’s citizens, businesses and visitors, and perceived by those outside the community;
- Goals and policies for promoting a positive community character and identity; and
- Goals and policies to encourage healthy living choices.

## PURPOSE

The Community Image and Identity element establishes a framework that celebrates our history and environment – such as views of Mt. Rainier, the Cascades and the Green/Duwamish River system, builds upon our diversity and fosters civic engagement, while accommodating growth in a way that furthers the community’s vision. The goals and policies of this element are intended to enhance the overall Community Image and Identity to which every element of the Plan contributes in some degree. The citizens of Tukwila have expressed a strong interest in strengthening this identity and image through the original Vision Tukwila and Tukwila Tomorrow processes in the 1990s and the recent strategic planning process and Community Conversations. The strategic planning process culminated in the approval by the City Council of the City of Tukwila Strategic Plan 2012 (Strategic Plan). The goal and policy recommendations in this chapter reflect this interest in promoting a positive community character and identity. They are based on the image of the community as seen not only by the citizens of Tukwila, but also by visitors and those who come here to work.

With little available vacant land other than the Tukwila South subarea, much of Tukwila’s future residential population growth will occur in mixed use commercial areas. Ensuring that these increasingly dense areas are vibrant, attractive places to put down roots is key to achieving Citywide goals. As Tukwila transitions from being a suburban community to a more urban place, the importance of well-designed commercial and multifamily spaces is recognized. The value of preserving and celebrating the area’s diverse cultural and historical heritage is also broadly appreciated.

## ISSUES

Tukwila is an economically and geographically unique community. It has a large proportion and expanse of commercial and industrial activity compared to the amount of residential development. It is divided into distinct areas by freeways and crisscrossing arterials, with the Green/Duwamish River winding throughout the entire length of the City. The hillsides and valleys in the area further split the City into numerous, almost disconnected segments. Local streets and major arterials do not follow a predictable grid pattern. Large industrial and commercial developments, together with associated parking, tend to dominate the City's landscape when seen from freeways and major arterials. This persists as the overall image of the City despite the community's many areas of quiet residential streets and abundant vegetation. This geology also contributes to a sense of fracture between neighborhoods, resulting in the challenge of developing solutions that serve all the residents.

Spectacular views of Mount Rainier, the Cascade Mountains and even the Seattle skyline are available from many hillsides around the City. In addition, numerous streets run along the hillsides and afford sweeping vistas of land and greenery. And finally, the Green/Duwamish River and Tukwila Pond could serve as prominent and dramatic elements of the community's image and identity. The potential of these two natural features as unique amenities has yet to be fully realized.

### *Historic Preservation and Cultural Awareness*

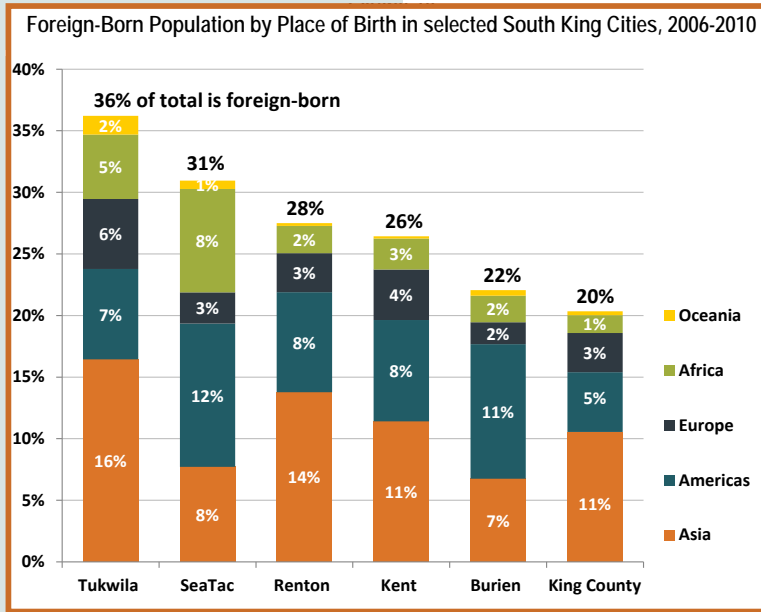
While Tukwila has a rich history that has involved farming, the river, rail transportation and the development of the aircraft industry, there are few visible indications of its earlier days. With the exception of the Museum of Flight, the Duwamish Hill Preserve and some interpretive markers along the Green/Duwamish River, there are no explanations or celebrations of the major features of the community's heritage, such as the Interurban rail line. Only a few places are given any degree of commemoration with respect to their role in the history and growth of Tukwila.

Due to Tukwila's location on the Green/Duwamish River, the area has been home to many Native American settlements, and played an important role in local Native American history and culture. Development along certain portions of the river has exposed artifacts from the days when Native Americans travelled the river and camped along its banks. These artifacts require protection from future development, and improved interpretation so that the public can appreciate their origin and significance.

*Original Tukwila  
City Hall Building*



## Cultural Diversity



Tukwila’s demographics have changed significantly in the 20 years since the original Comprehensive Plan was adopted. Similar to changes seen throughout all South King County, Tukwila has become home to a diverse mix of people from many backgrounds and countries. Our challenge is to create a community where residents – including both the long-term and the recently-arrived, with varied backgrounds, traditions, languages and countries of origin – feel connected and committed to each other, their neighborhoods, their community groups and organizations, and to the City as a whole.

Many people feel involved in their own piece of Tukwila, be it a block, a neighborhood, a business park or a particular linguistic, cultural or interest group. Throughout the development of the City’s five- to ten-year Strategic Plan (2012), there was a clearly expressed desire to increase a shared sense of belonging and involvement in Tukwila as a whole. This desire will be carried forward in the Comprehensive Plan through goals and policies which promote robust outreach on Comprehensive Plan activity and other City actions to the entire community including a culturally-appropriate and language-specific approach that engages all members of its population. This outreach included not only working with groups and individuals who have been involved in land use issues in the past, but reaching out to individuals and groups whose ideas have not traditionally been heard.



“Community Conversation” meetings were held in 2014 to hear about issues important to the many different cultural communities in Tukwila. This engagement involved talking with the City’s diverse residents via culturally and language specific Community Connectors who helped residents identify the issues most important to them, ensuring that diverse views were represented. The City will continue to explore ways to engage all citizens in its planning process, such as the pilot Community Connectors program, using social media and other technologically innovative approaches.

## City Boundaries

There is little sense of entering or leaving either the community as a whole or individual neighborhoods, because in many areas the City limits are irregular or do not coincide with natural boundaries. In addition, Tukwila's growth through petitioned annexations has created certain boundary anomalies:

- The border configuration between Tukwila and Seattle in the King County Airport area, in which the boundary crosses Interstate 5 more than once and splits certain industrial properties, creates a number of jurisdictional issues, including police response.
- On the southwest, the boundary between Tukwila and SeaTac crosses Interstate 5 and other streets in several places, creating difficulties for the reasonable provision of services.

With major expansion largely ended, there is an opportunity to make Tukwila's size and extent more visible by providing identifiable boundary markers.

## Commercial Development and Urban Design

Four strategies from the City's Strategic Plan were identified that could be used to develop a community of inviting neighborhoods and vibrant business districts. During the strategic planning process and the Community Conversations that informed the Comprehensive Plan Update, the City heard consistently that residents and businesses want a safe and visually attractive community. The design of residential and commercial development is key to accomplishing this goal. Visually attractive development occurs through the application of design criteria that are functional, attractive and safe. Safe and visually attractive communities are also achieved through the enforcement of existing standards.

City planning and investment in infrastructure promotes safe, attractive neighborhoods and business districts, and supports and enhances Tukwila's position as a major shopping and employment center. Areas of focus include making the City more accessible for bicyclists and walkers, and engaging residents and businesses in setting expectations for how Tukwila's public and private spaces will look.



*Community Preference Survey – March 2013*

## *Parks, Recreation and Open Space System*

A community's identity is also drawn from the green spaces that make up a system of parks, recreation and open space. For the first time, the Comprehensive Plan addresses this important community feature in a separate Parks, Recreation and Open Space Element.

## *Healthy Living*

The urban form – including the infrastructure and built environment – affects the health of residents and workers, as well as the overall community identity. The proximity of trails, sidewalks for safe walking, transit connections to reduce the use of single-occupant vehicles that contribute to air pollution, the availability of recreation programs, and access to healthy and affordable food choices all contribute to the health of a community.

The importance of providing healthy living choices is reflected throughout the Comprehensive Plan especially in this element, as well as in the Parks, Recreation and Open Space, Economic Development and Transportation elements.

The City hosted Community Conversations to identify issues as part of the update to the Comprehensive Plan, and Community Conversation outreach meetings when developing the 2012 Strategic Plan. As part of these efforts, community members consistently expressed their desire for better access to recreational opportunities, safer routes to schools for children, and better access to affordable, good quality food, including fresh fruits and vegetables. The community-expressed need for better access to food is supported by the U.S. Department of Agriculture identification of Tukwila as a “food desert,” based on its definition that Tukwila’s low-income census tracts show a significant number of residents are located more than one mile from the nearest supermarket.



*Community Conversations – March 2013*



Expanding access to healthy food and providing job training opportunities is an important City goal. The City will continue to provide use of the Tukwila Community Center's facilities to programs that empower community members by equipping them with hands-on vocational training to gain their footing in the food industry. By taking part in such programs, the participants, such as refugees and immigrants, become better integrated into local communities and economies.



The City is also exploring, in conjunction with the City of SeaTac, participating in a Food Innovation Network in this area. A Food Innovation Network is a governance structure that promotes increased food sector investment and employment opportunities. A Food Innovation District is a geographic concentration of food-oriented businesses, services and community activities that local governments support through planning and economic development initiatives in order to promote a positive business environment, spur regional food system development, and increase access to local food. As the primary mechanism for establishing this type of program is economic development, further discussion and proposing goals and policies is deferred to the Economic Development element of the Comprehensive Plan.

## Community Image

Tukwila's image, as perceived within the community and region and portrayed by the media, is often at odds with its many positive attributes. The City faces challenges in shifting negative perceptions about public safety and crime to create and communicate an image that better reflects reality, engages residents, and attracts visitors and businesses.

*Words to describe Tukwila in the future  
(from City's Strategic Plan)*



# GOALS, POLICIES AND STRATEGIES

## Overall Community Identity

### GOAL 1.1

*A community of inviting neighborhoods and vibrant business districts.*

### POLICIES

- 1.1.1 Encourage the creation of locations and facilities where residents of all ages and cultures can gather for activities and events, such as public markets, parades and festivals, including those that are representative of the City's diverse population.
- 1.1.2 Strengthen the image and character of Tukwila's distinct areas and neighborhoods.
- 1.1.3 Capitalize on the potential that public projects have for serving as symbols of the community, and for expressing the identity and special character of the area where they are located.
- 1.1.4 Expand the system of incentives, tools and supports that encourage investment in and maintenance of private and public spaces.
- 1.1.5 Focus City planning and investments on creating a connected, dynamic urban environment.



*Tukwila Village*



### *Implementation Strategies*

- Foster public life throughout the City by providing neighborhood focal points and open spaces that are well-integrated into the neighborhoods they serve.
- Create and enhance public spaces for community use.
- Develop and use residential and commercial design standards and guidelines that respond to local climate conditions, emphasize conservation, and draw on the region’s cultural heritage.
- Continue to implement the “Walk and Roll” Plan.
- Support and advance enforcement of existing codes and regulations.
- Support residential neighborhood identity where appropriate.
- Review residential development standards.

## **GOAL 1.2**

*Tukwila has a positive community identity and image.*

### **POLICIES**

- 1.2.1** Take a proactive role in generating positive media coverage of the community.
- 1.2.2** Implement a long-term and consistent effort to shift negative perceptions of crime and public safety in Tukwila.
- 1.2.3** Promote Tukwila’s international diversity as a strength.
- 1.2.4** Actively promote community engagement of all sectors of the City’s diverse population via non-traditional methods such as the Community Connector Program, social media and other innovative techniques.

### *Implementation Strategies*

- Utilize the City’s Communications Division to develop a strategy to promote Tukwila’s amenities, cultural dynamism and central geographic location.
- Establish a graphics standard and unified look for City documents and communications.
- Develop common themes that recognize and promote Tukwila’s many positive attributes.

## Historic Preservation and Cultural Awareness

### GOAL 1.3

*A heritage conserved and interpreted so that Tukwila's citizens recognize connections with the past and celebrate the diverse cultures represented in the community.*

#### POLICIES

- 1.3.1** Identify and protect historically significant properties, structures and sites, in either their present or a nearby location, as determined in a City-wide survey and designation process.
- 1.3.2** Provide prominent public art and interpretive markers at highly visible locations, explaining the history of the Interurban Trolley, the Green/Duwamish River, Duwamish Hill Preserve, and other important buildings, sites, events or persons.
- 1.3.3** Establish a process for providing incentives and designating certain structures as landmarks.
- 1.3.4** Include consideration of features that reflect characteristics of Tukwila's history and cultural diversity in the design review of commercial, public, and multiple-family buildings.
- 1.3.5** Develop and implement plans, projects and programs to protect and promote the historical legacy of the Green River Valley and its natural and built environment.
- 1.3.6** The Tukwila Arts Commission shall ensure that Tukwila's characteristics, such as its history and cultural diversity, are considered in public art projects.



*Tukwila, looking north from S 180th Street – May 1965*



*I-5 / I-405 Interchange – February 1973*



## Cultural Diversity

- 1.3.6** Encourage and support communities in celebrating, preserving and transmitting their traditions through cultural and heritage activities, and education.
- 1.3.7** Develop programs and City-wide events to celebrate the City's cultural diversity.
- 1.3.8** Enhance linkages with the school districts serving Tukwila to recognize and support the strengths of Tukwila's multi-lingual student body.

### Implementation Strategies

- Contract with King County Landmarks Board for historic preservation services.
- Develop and implement a historic resources designation procedure and program to ensure that these sites continue to be part of the community.
- Seek certified Local Government status to secure funding and technical assistance for historic preservation.
- Develop incentives, such as fee waivers or code flexibility, to encourage preservation of historic resources, including those that are currently known and those that have yet to be identified.
- Increase awareness of the community's heritage by promoting cultural preservation programs and/or educational activities.
- Develop public art and markers that incorporate local historical references, events and individuals.
- Promote partnerships between the City and community cultural heritage groups, such as the Tukwila Historical Society.

- Encourage both public and private stewardship of historic sites and structures.
- Recognize Tukwila’s heritage by naming or renaming parks, streets or other public places with their original names or after major figures and events.
- Expand the linguistic and cultural competencies of the City Council, staff, commissions and other City representative groups through recruitment, training and hiring.
- Continue and enhance the relationship with the school districts serving Tukwila through classroom visits and partnerships, internships and scholarship program.
- Continue the use of Community Connectors, or some other appropriate mechanism to provide outreach to the City’s culturally diverse communities on a regular basis.



## GOAL 1.4

*Paleontological and archaeological artifacts and sites with cultural and Native American significance are protected and preserved.*

### POLICIES

- 1.4.1** Implement existing regulations to ensure that paleontological and archaeological materials and site details are preserved for posterity.
- 1.4.2** Ensure that the potential for the existence of paleontological and archaeological sites is considered during development of new construction projects.
- 1.4.3** Identify and protect archaeological resources and culturally significant sites, and develop interpretive information that fosters public appreciation of historical traditions and practices.

## City Boundaries

### GOAL 1.5

*Logical and identifiable boundaries for Tukwila so that residents, workers and visitors know they are entering the City.*

#### POLICIES

- 1.5.1** Maintain, improve and expand distinctive gateway features located at freeway off-ramps and at City limit lines where they cross major arterial streets; use graphics, orientation maps, informational signage, lighting, specimen trees, plantings with seasonal color, artwork, monument forms, or combinations thereof.
- 1.5.2** Work with affected citizens, property owners and the neighboring cities of SeaTac, Kent and Seattle to develop interlocal agreements that adjust border anomalies.

#### Implementation Strategies

- Expand community markers at City boundaries, and at key points throughout the community, establishing a clear community signature.
- Develop a consistent City graphics protocol and program.

## Commercial Areas

### GOAL 1.6

*Tukwila's vibrant commercial districts are visually attractive, draw visitors, add value to the community and encourage employees and customers to walk, bike and use transit.*

#### POLICIES

- 1.6.1** Enhance the pedestrian environment with street improvements that include curbs, sidewalks or trails, and regularly-spaced street trees.
- 1.6.2** Develop streetscape design guidelines that support an urban built form and commercial districts with pedestrian-oriented amenities.
- 1.6.3** As major new development or redevelopment occurs, require through-block pedestrian connections that follow adopted guidelines.



- 1.6.4** Encourage facilities and improvements that support transit use in new development, redevelopment, and street projects.

### *Implementation Strategies*

- Encourage “welcome signs” and information kiosks.
- Development standards that support all modes of travel.
- Develop through-block pedestrian guidelines.

## *Urban Design and Development*

### **GOAL 1.7**

*Tukwila’s retail areas are characterized by high-quality urban design that accommodates a mix of compatible residential, commercial and light industrial uses.*

### **POLICIES**

- 1.7.1** Maintain zoning regulations that allow mixed uses in appropriate commercial districts.
- 1.7.2** Encourage the development of corridor focal points, while ensuring high-quality design.
- 1.7.3** Use design guidelines to encourage compatible location and configuration of buildings, parking, recreation areas and pedestrian facilities.
- 1.7.4** Incorporate substantial landscaping both along street frontages and within parking lots in new development and redevelopment when the buildings are not brought up to the back of sidewalk.
- 1.7.5** Provide pedestrian weather protection, see-through glass, and distinctive rooflines in new and redeveloped building facades.
- 1.7.6** Incorporate interesting and pedestrian-friendly features on minor facades adjacent to secondary streets or pedestrian paths.
- 1.7.7** Encourage placemaking through creative use of signage, art and high-quality materials.
- 1.7.8** Require that sites have adequate lighting and are designed using crime-reduction principles to increase safety.
- 1.7.9** Seek opportunities to integrate public art into public improvements.

### *Implementation Strategies*

- Use Crime Prevention Through Environmental Design principles to deter criminal behavior.

**FARMERS MARKETS, FAIRS & FESTIVALS**



**LAWN**



**PLANTING**



**STREETSCAPE**



**RAIN GARDENS**



**LIGHTING**



*High-Quality Design Features*

## GOAL 1.8

*Tukwila's parking standards are appropriate for each use and provide flexibility for individual circumstances.*

### POLICIES

- 1.8.1** Maintain and periodically revise parking standards so that they:
- are sufficient to meet typical daily demand,
  - reflect any significant shifts in transit usage,
  - encourage shared parking between mixed uses and sites,
  - accommodate car-sharing opportunities, and
  - allow off-site parking when adjacent uses are not affected.
- 1.8.2** Maintain and periodically revise standards for bicycle parking.

## Healthy Living

## GOAL 1.9

*A healthy community where active living and access to affordable, culturally-appropriate and nutritious food is available to all.*

### POLICIES

- 1.9.1** Develop public, private and non-profit partnerships to support the goal of healthy eating and active living, including education and awareness.
- 1.9.2** Develop and implement a communication plan and Healthy Tukwila website with information and links about healthy eating, active living and related topics – including strategies for reaching communities who do not speak English or use computers (e.g. translated written as well as verbal).
- 1.9.3** Provide healthy and culturally-appropriate (e.g. Halal, non-pork, vegetarian) food and beverages in City programs and facilities to promote healthy eating habits.





## **GOAL 1.10**

*Food security, local food production and public health are promoted.*

### **POLICIES**

- 1.10.1** Explore incentives or regulatory changes to encourage location of healthy food purveyors in underserved areas.
- 1.10.2** Encourage locally-based food production, distribution, and choice through urban agriculture, community gardens, farmers markets and food access initiatives.
- 1.10.3** Support the Tukwila Food Pantry and other organizations that help provide food assistance to low-income residents so that all families, seniors, schools and community-based organizations are able to access, purchase and increase intake of fresh fruits, vegetables and other nutritious foods.

### ***Implementation Strategies***

- Explore participating in a Food Innovation Network in conjunction with other jurisdictions.
- Explore establishing a farmers market, mobile produce truck or other forum for the sale of fresh in-season produce.
- Promote farmers markets, farmstands, community-supported agriculture (CSA) drop-off sites, community gardens, school gardens, home gardens, cottage food businesses, and urban farms.
- Encourage farmers markets, farmstands and other non-storefront sellers of food to accept WIC/ SNAP benefits and “Double Your Bucks” programs.
- Review regulations to ensure there are no barriers to urban agriculture, farmers markets and other food access mechanisms.
- Research issues related to food trucks and develop regulations as appropriate.

**RELATED INFORMATION**

[Tukwila Strategic Plan](#)

[Tukwila Capital Improvement Program](#)

[Food Desert](#)

[Food Innovation Network](#)

# CHAPTER FIFTEEN ROLES AND RESPONSIBILITIES

## TUKWILA COMPREHENSIVE PLAN



# ROLES AND RESPONSIBILITIES

## WHAT YOU WILL FIND IN THIS CHAPTER:

- A description of Tukwila’s roles and responsibilities toward the community for a positive social environment;
- An overview of issues that affect provision of a firm foundation, safety and security, enhanced communication and engagement for the entire community;
- A discussion of the importance of being involved in issues and agencies beyond Tukwila’s borders; and
- Goals, policies and strategies to achieve a stronger community and expand regional opportunities.

## PURPOSE

The Comprehensive Plan focuses on Tukwila’s natural and built environments, for which the City has a mandated and historic responsibility to be a steward for current and future generations. Most Comprehensive Plan goals and policies are concerned with how land is used and protected, and the extent to which the physical environment and design promote positive human interaction, mobility, and a sense of community.

By contrast, the Roles and Responsibilities Element deals with the social environment. It aims to relate the goals and policies described elsewhere in the Plan to the City’s vision of compassion and support, responsibility and involvement, and education and organization that is essential to a safe, secure and successful community.

This element is about the roles Tukwila serves and its responsibilities toward the community: recognize and solve problems to ensure that basic needs are met; provide for safety and security; communicate broadly and with clarity; reach out to diverse communities to increase engagement by all residents; and realize Tukwila’s role in the region.



*Photo credit: Senior Services*

## ISSUES

### *A Firm Foundation for All*

The City's commitment, articulated in its Mission Statement and Strategic Plan, is to provide superior services that support a safe, inviting, and healthy environment for all Tukwila's residents, businesses and guests.

Despite the region's wealth and the ongoing investments in public and human services, inequity persists and has in some cases expanded. Historical data has consistently revealed disparities in social, educational, health and economic outcomes based on race, income and other factors. Tukwila's community, similar to other South King County cities, has experienced lower incomes, less educational attainment, higher rates of chronic disease and morbidity, and a higher percentage of residents needing human services assistance.

Tukwila's high numbers of immigrants, refugees and their children may struggle as they seek employment or services or when in the classroom, trying to learn English while receiving limited support for their home language and culture. Long-time residents, including minorities, seniors, adults and families, may face challenges in meeting basic needs.

To accomplish the goals and vision of the Strategic Plan and Comprehensive Plan will require both City services and an emphasis on partnering and collaboration to meet human services needs. Assisting and supporting residents to meet basic needs and gain skills will ultimately enable them to engage more fully in the life of the City.

### *Safety and Security*

Perceived or actual lack of safety and security can hinder both individual and community development and feelings of well-being. Increasing the City's collaboration with the whole community around these issues will help efforts to reduce and prevent crime, and enhance the overall sense of safety and security. Security also extends to emergency planning for natural and man-made emergency events, such as earthquakes, terrorism or the effects of climate change. The City anticipates and has planned for these types of situations through efforts such as its Comprehensive Emergency Management Plan, and Continuity of Operations Plan. Strategies that enhance public safety and security will ultimately strengthen the community.



## *Communication and Involvement*

Meetings at City Hall, printed mailings and website articles often have been used to inform citizens about issues and events, and solicit their opinions and involvement in City affairs. While these methods are effective with some people, we recognize the need to adopt a broader approach to communications in Tukwila. Although some Tukwila residents may choose to be involved in City activities, other Tukwila residents may not be involved or represented due to cultural differences, language issues, age, economic status, lack of time or awareness. Diverse communities may require non-traditional methods of communication and engagement.

City processes and regulations that seem confusing and difficult for the public may present an additional obstacle to clear communication and engagement between the community and the City. A key challenge is developing communication tools that are clear, effective and appropriate, so that all residents are aware of and can choose to participate in the processes and decisions that affect them. Communication within and across City departments is crucial for developing a coordinated approach to problem-solving.

## *Regional Opportunity and Role*

Many issues that the City faces are not exclusive to Tukwila, but are prevalent throughout the region. Sitting at various regional tables can both drive and support policy and strategy that affects Tukwila. The City benefits from engaging in regional partnerships in order to achieve its long-term goals.

For example, the City's Human Services Department has long engaged with other cities and King County to craft more efficient ways to plan and deliver services, and provide strategic direction about how the County allocates funds for housing and community development. Emergency Management staff participate in maintaining the Regional Catastrophic Plan so that resources can be shared and efficiencies gained. Community Development staff are involved with inter-jurisdictional groups to develop and share policies and standards. Participation by elected officials in local, regional, Statewide and national organizations provides many benefits, including education on emerging issues and forging valuable partnerships.

## GOALS, POLICIES AND STRATEGIES

### GOAL 15.1

*Provide a high-performing, service- and results-oriented government that works with citizens, citizens groups, institutions and service providers to recognize and solve problems within the community.*

### Firm Foundation

#### POLICIES

- 15.1.1** Implement the human services strategic approach and program to support a solid foundation for all Tukwila residents, by providing high-quality services and actively collaborating with service providers to help meet basic needs and job readiness, including:
- Safety net for urgent and basic needs,
  - Positive and healthy relationships,
  - Support for self-sufficiency, and
  - Information referral.
- 15.1.2** Enhance and encourage effective partnerships across City departments and with providers to meet community needs.
- 15.1.3** Ensure that land use, urban design, transportation, economic development and other policies, plans and projects in Tukwila consider human services impacts, and benefit existing and future populations in an equitable manner.
- 15.1.4** Promote health, safety and the quality of life through responsive and responsible investment of public funds in social and human services.





### *Implementation Strategies*

- Advocate for populations with access and functional needs, and increase understanding of the challenges they face.
- Disseminate information on local and regional human services programs.
- Work collaboratively with local partners to ensure that human services are accessible. This could include co-location of services within organizations, i.e., providing contracted services in the Tukwila School District or supporting providers that engage with various City populations with multiple access barriers.
- Strengthen and enhance informal supports and networks that help individuals and families access resources, connect to jobs, and provide other social and financial support.
- Strengthen the City's partnership with schools to identify and pursue shared goals toward building healthier students and families.
- Expand programs that support students and recognize Tukwila students' excellence, such as classroom visits by City staff and the Tukwila City of Opportunity scholarship.
- Establish and maintain partnerships with Tukwila and Highline School Districts, college and technical schools, Small Business Administration, and micro-enterprise support groups to provide employment readiness and related services.
- Encourage connections among educators, service providers and businesses to link residents with job training and employment opportunities.
- Consider examples and models for public/private partnerships that will promote the development of needed services and facilities, such as childcare, social service and medical facilities, recreational uses, housing, healthy food options and community facilities.



## Safety and Security

### POLICIES

- 15.1.5** Foster an environment of safety for those who live in, work in and visit Tukwila, through a broad and collaborative approach to reducing and preventing crime that increases the sense of safety and security.
- 15.1.6** Maintain and update as required a City-wide Comprehensive Emergency Management Plan (CEMP) and program, which:
- Establishes a comprehensive all-hazards approach to incident management;
  - Ensures ongoing operation and continuity of City government;
  - Uses the National Incident Management System (NIMS);
  - Serves to inform and educate City employees and the community about emergency preparedness measures for all hazards, including flood and climate-related emergencies;
  - Effectively utilizes available resources from all City departments and mutual aid partners, in an adequate and timely response to emergency situations; and
  - Addresses emergency preparedness for those with access and functional needs, coordinating a broad range of stakeholders to improve planning and responsive service.
- 15.1.7** Continue to meet or exceed federal minimum standards for the National Flood Insurance Program to better protect public health and safety, and to achieve flood insurance premium discounts.



### EMERGENCY PLANNING

Did you know that Washington State has the third highest threat of earthquake in the United States? The Puget Sound area itself has nearly 1,000 minor earthquakes each year. Disaster preparedness is not just about earthquakes though. Severe weather, flooding, hazardous material spills, explosions, terrorism or multiple cases of sudden illness are just a few examples of disasters that could occur in our community. Although disasters are generally not predictable, the impacts of a disaster on Tukwila families, homes, and businesses community can be lessened with advance planning. In a major disaster, it might be several days or longer before vital services are restored. In order to be ready, all residents, families and businesses should establish an emergency plan, prepare an emergency kit and be informed.



### NIGHT OUT AGAINST CRIME

Each year, hundreds of Tukwila residents join their neighbors in celebrating an evening of fun while sending the message to criminals that they are not welcome in Tukwila!

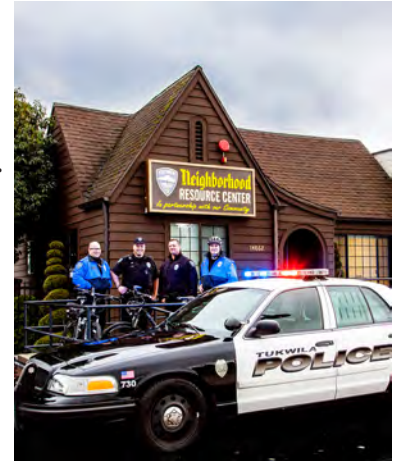
National Night Out is an annual event celebrated across the U.S., Canada and military installations and in Tukwila. An early August evening is set aside for Tukwila neighbors to come together to meet one another, and share crime prevention tips. Tukwila Police and Fire Departments as well as City Council members, Code Enforcement officers and Tukwila Human Services representatives visit neighborhood events to meet community members, and listen to concerns.

- 15.1.8** Ensure the City of Tukwila's continued participation in the National Flood Insurance Program through periodic review and updating of flood plain management standards and the flood zone construction permit process.
- 15.1.9** Encourage long-term community environmental security by supporting and implementing the U.S. Conference of Mayor's Climate Protection Agreement, climate pledges and commitments undertaken by the City, and other multi-jurisdictional efforts to reduce greenhouse gas emissions, address climate change and other impacts of changing global conditions.
- 15.1.10** Lead by example to establish policy decisions and priorities, and design programs and facilities that consider long-term impacts on natural and human environments to address sustainability and climate change.

### *Implementation Strategies*

- Use design guidelines that implement environmental design and defensible space principles to improve public safety.
- Engage businesses and residents in preventing crime and preparing for emergencies.
- Support and advance community-oriented policing (e.g., Block Watch program, National Night Out Against Crime, Citizen's Academy).
- Review case data to identify frequent violators and coordinate with service providers to resolve issues.
- Adapt and expand crime prevention, emergency education and personal safety programs to reach diverse populations and to be culturally appropriate.

- Establish and operate a citizen’s community policing task force.
- Use police satellite centers to strengthen ties with the community.
- Continue to fund housing weatherization and rehabilitation programs.
- Support Tukwila’s crime-free multi-family and crime-free hotel/motel programs.
- Support and enhance strict enforcement of health and safety codes.
- Implement the Emergency Services Plan.
- Employ a centralized emergency operations center.
- Offer accessible emergency education programs and workshops, on topics such as earthquake preparedness, that increase public safety and strengthen ties between the City and the community.
- Reduce the City’s direct carbon emissions through specific steps, such as use of LED bulbs, lower emission fleet vehicles, solar panels on City facilities, energy conservation and other actions.
- Promote community awareness, responsibility and participation in sustainability efforts, through public outreach and education programs and other opportunities for change. Serve as catalyst and facilitator for partnerships to leverage change in the broader community.
- Continue City-wide training and awareness for increasing cultural competency, to better engage with Tukwila’s diverse population.
- Use strategies such as Community Connectors and culture-specific materials that connect directly with diverse communities to provide crime prevention and emergency planning, information and training.



- Improve relationships between the City and the entire community concerning public safety.
- Develop long-term partnerships and improved communication among residents, businesses, schools, social service organizations, Tukwila Police Department, and other City staff in crime intervention and safety enhancement programs.

## Communication and Engagement

### POLICIES

- 15.1.11** Use frequent and open communication and collaboration as an operating principle in all affairs of the City.
- 15.1.12** Improve the City's ability to build trust and work with all members of the community.
- 15.1.13** Design and implement processes and programs to be user-friendly for the public and efficient for City staff.
- 15.1.14** Broaden the City's outreach and communications toolkit to include innovative technology and formats that enable two-way communication.
- 15.1.15** Strengthen the City's ability to engage with diverse populations within the community, particularly those that do not participate in traditional formats, by using a variety of participation techniques to reach all segments of the population, where appropriate, at a suitable level of involvement and effort for the issue at hand.
- 15.1.16** Build meaningful connections between the City and the diverse communities that make up the broader Tukwila community to foster their participation and involvement in City affairs and decision-making processes.
- 15.1.17** Encourage community organizations (school groups, service clubs, community clubs, youth sports clubs, etc.) that highlight service and respond to issues and needs.
- 15.1.18** Use the skills of community members in appropriate paid and volunteer tasks and programs.
- 15.1.19** Encourage the participation of dedicated, community-oriented volunteers on City boards and commissions, aiming for a broad and balanced representation of members from the entire community.



### *Implementation Strategies*

- Develop and use clear, well-documented administrative and permitting processes.
- Provide timely and effective public notification of City actions (i.e., meetings, land use applications, etc.) to encourage early and meaningful public participation.
- Use technology to make it easier for residents and businesses to interact and do business with the City (i.e., permit applications, development review, etc.).
- Conduct periodic and comprehensive reviews and updates of the Tukwila Municipal Code and administrative policies to clarify intent, address changed conditions, and eliminate contradictions.
- Develop regulations and programs that are easy to understand for all citizens and businesses.
- Support and advance clear, consistent code enforcement activities.
- Provide innovative opportunities for all community members to be informed of and involved in local government issues, activities and events.
- Embrace the community's cultural diversity, and use cultural resources to promote cross-cultural awareness and to explore differing points of view.
- Expand the linguistic and cultural competencies of the City Council, staff commissions and other City representative groups through recruitment, training and hiring.
- Adopt engagement strategies, such as Community Conversations and Council Chats, that bring City staff and elected officials out into varied sites in the community to engage in meaningful dialogue with diverse cultures.
- Use and expand the capability to connect regularly on various issues with diverse communities and groups via Community Connectors or a similar mechanism.
- Develop a comprehensive communications plan that considers all aspects of communication with the public.
- Prioritize upgrading and expanding the City of Tukwila's communications capabilities, including graphics, website, social media and other developing technologies for greater ease of use and clarity.

- Provide expanded language capability in City communications:
  - Translate key elements of the City of Tukwila’s website and other materials into the City’s most common non-English languages as appropriate;
  - Make interpreters readily available in conducting City business.
- Provide meeting, training and recreation space in City facilities, giving highest priority to local community groups and organizations.
- Assess and provide outreach to the community to create and use a list of interested volunteers and their related skills and interests.
- Utilize a volunteer coordinator.



## Regional Responsibility

### GOAL 15.2

*Foster a strong sense of our City’s regional responsibility and accountability balanced by an awareness of regional impacts on the City and its citizens.*

## POLICIES

- 15.2.1** In reviewing proposals to site new or expanded essential public facilities within the City, Tukwila shall consider accepting its regional share of facilities which supply essential services, provided:
- other communities accept their share as well;
  - the funding of regional facilities sited in Tukwila relies on an equitable regional source of funding; and
  - the siting of all essential public facilities is based on sound land use planning principles, and is developed through working relationships with affected neighborhoods, special purpose districts, ports, and other agencies which serve the Tukwila community.
- 15.2.2** Assure that essential public facilities are located where necessary, and that they are conditioned as appropriate to ensure equity and to mitigate their impacts on the community.
- 15.2.3** Site public capital facilities of a Countywide or Statewide nature to support the Countywide land use pattern, support economic activities, mitigate environmental impacts, provide amenities or incentives, and minimize public costs. Amenities or incentives shall be provided to neighborhoods/jurisdictions in which facilities are sited.

### *Implementation Strategy*

- Work collaboratively with other jurisdictions and consider environmental justice principles when siting regional capital facilities to foster the development of a healthy community.

## **GOAL 15.3**

*Benefit the community by participating in regional, State and national forums.*

- 15.3.1** Enhance Tukwila's interests through participation in regional, State and national organizations and committees, and by developing partnerships that affect the City, its residents, businesses and the natural environment.

### *Implementation Strategies*

- Encourage and support broad participation of City staff and elected officials in regional, State and national committees, agencies, organizations and other partnerships to benefit the City of Tukwila and the community.
- Seek leadership positions in local and regional bodies when Tukwila's interests are affected.
- Inform the public of elected officials' and staff work with external organizations that provide significant benefit to the City, its residents, businesses and natural environment.



**RELATED INFORMATION**

[City of Tukwila Strategic Plan](#)

[City of Tukwila Comprehensive Emergency Management Plan](#)



### LAND USE ELEMENT

#### WHAT YOU WILL FIND IN THIS CHAPTER:

- Guidance for compliance with regulatory processes;
- Guidance for comprehensive plan designations of land; and
- Goals, policies, and strategies to guide the framework for ensuring a safe and affordable housing stock, healthy economy, and enjoyable, active built environment.

#### 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.

#### Framework

##### Land Use Decisions Provide the Framework for Guiding Tukwila’s Future

The City’s Land Use goals and policies guide the City’s regulations and standards that prepare the City for its future. Comprehensive plan designations provide the framework for how the community will grow a healthy housing market and thriving economic environment, while also directing future growth to where it can capitalize on infrastructure investments and preserve the City’s environmental assets.

##### Transitioning from Suburban to Urban Development

With the continuing growth of the Puget Sound Region, Tukwila has grown from a suburb of Seattle to a growing city with two Regional Growth Centers. With this growth there has been significant investment in public transportation facilities and an increased demand for a variety of new housing types not seen in previous decades. While much of Tukwila’s growth throughout the last 30 years was experienced through annexation of previously developed areas, much of the anticipated growth in the next planning period will be from infill development.

## Comprehensive Plan

### Accommodating Growth While Creating and Enhancing People Centric Environments

Meeting growth targets for housing units and job creation will require significant growth compared to that seen in recent decades. Much of this growth will be directed to regional centers, areas near significant transit investments, or large areas of developable land. It is important to ensure land designations support housing options and affordability, a thriving economy, a high quality of life, and a natural environment that remains healthy and accessible.

## 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

1. Monitor and maintain comprehensive plan goals and policies that are consistent with county-wide and regional planning policies <sup>1</sup>
2. 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>
3. 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:
  - a. 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;
  - b. To determine whether jurisdictions are achieving urban densities and planned growth consistent with comprehensive plans, countywide planning policies, and multicounty planning policies; and
  - c. To evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.<sup>3</sup>
4. 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>

<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))

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

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

## Comprehensive Plan

5. 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

6. 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.
7. 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>
8. Develop and use residential, commercial, and manufacturing land efficiently within the City to create healthy, vibrant, and equitable urban communities that offer a full range of urban services. Promote the efficient use of land within Tukwila by:
  - a. 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>
  - b. Optimizing the use of existing capacity for housing and employment;
  - c. Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
  - d. Coordinating plans for land use, transportation, schools, capital facilities, and services.<sup>8</sup>

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

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

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

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

## **Comprehensive Plan Designations**

**GOAL** Comprehensive Plan Designations provide general direction for desired land uses present in the designation or anticipated in future development in the designation over the planning period. Zoning Districts should correspond with Comprehensive Plan Designations when areas are redesignated as a new Zoning District (see table 1).

### **POLICIES**

#### **Residential**

9. Community Residential (CR) designated areas are characterized a variety of low and medium-density housing types including but not limited to single-family, duplexes, triplexes, fourplexes, townhomes, cottage housing, courtyard apartments, and accessory housing units. These uses and densities are modified where covered by the Commercial Redevelopment and Urban Renewal Overlays.
10. High Density Residential (HDR) designated areas are characterized by larger and higher density multi-family buildings and their accessory uses, along with educational, institutional, and recreational uses. These uses and densities are modified where covered by the Commercial Redevelopment and Urban Renewal Overlays.

#### **Commercial**

11. Office (O) designated areas are characterized by professional and commercial office structures mixed with retail.

#### **Mixed Use**

12. Mixed Use Office (MUO) designated areas are characterized by professional and commercial office structures, mixed with retail and residential uses. These uses and densities are modified where covered by the Tukwila South Overlay.
13. Neighborhood Commercial Center (NCC) designated areas are areas characterized and scaled to serve multiple residential areas with a diverse mix of uses. Uses include commercial; residential, including senior citizen housing; retail; service; office; and recreational and community facilities, generally along a transportation corridor. These uses are modified where covered by the Urban Renewal Overlay.
14. Residential Commercial Center (RCC) designated areas are pedestrian-friendly areas characterized and scaled to serve a local neighborhood, with a diverse mix of uses. Uses include certain commercial; residential; retail; service; office; and recreational and community facilities.

## Comprehensive Plan

15. Regional Commercial (RC) designated areas are characterized by residential, mixed use, commercial services, offices, lodging, entertainment, and retail activities.
16. Regional Commercial Mixed-Use (RCM) designated areas are areas characterized by commercial services, offices, lodging, entertainment, retail activities and associated warehousing, and certain accessory light industrial uses. Residential uses mixed with certain commercial uses are also allowed.
17. The Tukwila Urban Center (TUC) designated Southcenter Urban Center subarea is intended to develop as a high-density, regionally-oriented, mixed-use center. Residential development is encouraged in proximity to water amenities, or within walking distance of the Sounder commuter rail/Amtrak station or the bus transit center. It contains five sub-districts differentiated through uses and development standards: Regional Center (RC), Transit-Oriented Development (TOD), Pond (P), Commercial Corridor (CC), and Workplace (WP).
18. The Tukwila Valley South (TVS) designated areas are characterized by high-intensity regional uses that include commercial services, offices, light industry, warehousing and retail, with heavy industrial subject to a Conditional Use Permit. Mixed-use residential is conditionally permitted within 500 feet of the Green River. These uses and densities are modified where covered by the Tukwila South Overlay.

### Industrial

19. Commercial/Light Industrial (C/LI) designated areas are characterized by a mix of commercial, office or light industrial uses.
20. Light Industrial (LI) designated areas are characterized by distributive and light manufacturing uses, with supportive commercial and office uses.
21. Heavy Industrial (HI) designated areas characterized by heavy or bulk manufacturing uses and distributive and light manufacturing uses, with supportive commercial and office uses. These uses are modified where covered by the Tukwila South Overlay.
22. Manufacturing Industrial Center/-Light (MIC/L) designated areas are a major regional employment area containing distributive, light manufacturing and limited office uses, with supportive commercial and office uses.
23. Manufacturing Industrial Center/-Heavy (MIC/H) designated areas are a major regional employment area containing distributive, light manufacturing and heavy manufacturing uses, with supportive commercial and office uses.

Table 1

Comprehensive Plan Designation	Corresponding Zoning Classifications
<b>Residential</b>	
Community Residential (CR)	Low Density Residential (LDR), Medium Density Residential (MDR)

## Comprehensive Plan

High Density Residential (HDR)	High Density Residential (HDR)
<b>Commercial</b>	
Office (O)	Office (O)
<b>Mixed Use</b>	
Mixed Use Office (MUO)	Mixed Use Residential (MUO)
Regional Commercial (RC)	Regional Commercial (RC)
Residential Commercial Center (RCC)	Residential Commercial Center (RCC)
Regional Commercial Mixed Use (RCM)	Regional Commercial Mixed Use (RCM)
Tukwila Urban Center (Regional Growth Center)	TUC-CC, TUC-P, TUC-RC, TUC-TOD, TUC-WP
Tukwila Valley South (TVS)	Tukwila Valley South (TVS)
<b>Industrial</b>	
Commercial/Light Industrial (C/LI)	C/LI
Light Industrial (LI)	LI
Heavy Industrial (HI)	HI
Manufacturing Industrial Center/-Light (MIC/L) (Regional Employment Center)	MIC/L
Manufacturing Industrial Center/-Heavy (MIC/H) (Regional Employment Center)	MIC/H

### Special Overlays

**GOAL** Special Overlays are designated where appropriate to reflect unique public ownership, programs, agreements, or area specific intentions for development, amending or superseding the development standards of the underlying zoning district.

#### **POLICIES**

24. Areas under the Public Recreation Overlay are owned or controlled by a public or quasi-public agency, which are dedicated for either passive or active public recreation use, or public education uses.
25. Areas under the Tukwila South Overlay includes lands designated TVS, HI, LDR and MUO, and supersedes the provisions of the underlying zoning districts. It is intended to create a multi-use employment center containing high technology, office, commercial, retail and residential uses at the south end of the City.
26. Areas under the Urban Renewal Overlay apply the Tukwila International Boulevard Revitalization and Urban Renewal Plans. The intent is to promote community redevelopment and revitalization, and to encourage investment that supports well-

## Comprehensive Plan

designed, compact, transit-oriented and pedestrian-friendly residential and business developments, to activate the community along Tukwila International Boulevard.

### **Annexation**

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

#### **POLICIES**

27. 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>
28. Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria, as applicable:
  - a. Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
  - b. The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers;
  - c. The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development;
  - d. 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
  - e. Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.<sup>10</sup>

### **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**

29. 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>

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

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

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

## Comprehensive Plan

30. 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 access to culturally appropriate and nutritious food.

#### **POLICIES**

31. 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>
32. Encourage locally-based food production, distribution, and choice through urban agriculture, community gardens, farmers markets and food access initiatives.<sup>14</sup>
33. 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>15</sup>
34. 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>16</sup>
35. 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.<sup>17</sup>
36. Emphasize preserving and replacing affordable housing in redevelopment.<sup>18</sup>

<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)

<sup>14</sup> 2015, Policy 1.10.2

<sup>15</sup> King County Policy DP-6

<sup>16</sup> King County Policy DP-34

<sup>17</sup> PC vote tied 3:3 on whether to strike the policy (1-25-24)

<sup>18</sup> PC vote tied 3:3 on whether to strike the policy (1-25-24)



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37. Mitigate new dense residential development from major sources of environmental pollutants to the extent possible.
38. Link commercial areas located within approximately one-quarter-mile of residential areas with high-quality pedestrian and bicycle access facilities.<sup>19</sup>
39. Encourage facilities and improvements that support transit use in new development, redevelopment, and street projects.<sup>20</sup>
40. Encourage development in a manner that supports physical activity of community members.<sup>21</sup>
41. 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>23</sup>

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

**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**

42. 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>24</sup>
43. Consider regulations, infrastructure investments, or other measures as appropriate to address major noise impacts to residents, workers, and businesses.<sup>25</sup>
44. Encourage increased residential density in areas with limited nuisance impacts.
45. Avoid locating land uses and infrastructure that produce unhealthy noise, vibration, light, or odor levels in residential areas.<sup>26 27</sup>
46. 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>28</sup>

<sup>19</sup> 2015, Policy 7.6.1

<sup>20</sup> 2015, Policy 1.6.4

<sup>21</sup> Department of Commerce Policy LU-3 (RCW 36.70A.070(1) and WAC 365-196-405(2)(j))

<sup>23</sup> King County Policy DP-5

<sup>24</sup> King County Policy DP-23

<sup>25</sup> 2015, Policy 7.8.1 (partial)

<sup>26</sup> 2015, Policy 7.8.4

<sup>27</sup> Planning Commission recommendation (1-25-24)

<sup>28</sup> 2015, Policy 7.8.6

## Comprehensive Plan

47. 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>29</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**

48. 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>30</sup>
49. Design infrastructure to accommodate increased employment and residential density over time.<sup>31</sup>
50. Encourage development in Tukwila South to have internally integrated districts and uses, in addition to external connections to neighboring and regional assets.<sup>32</sup>
51. Construct a comprehensive amenity system in Tukwila South that leverages the area's assets.<sup>33</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>34</sup>

**GOAL** At key locations on TIB, there are well-designed, pedestrian-oriented mixed-use centers or "nodes" with distinct character.<sup>35</sup>

<sup>29</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]

<sup>30</sup> 2015, Policy 9.1.1

<sup>31</sup> 2015, Policy 9.1.2

<sup>32</sup> 2015, Policies 9.1.3 & 9.1.4

<sup>33</sup> 2015, Policy 9.1.5

<sup>34</sup> 2015, Policy 8.1

<sup>35</sup> 2015, Goal 8.2

## Comprehensive Plan

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

### POLICIES

52. 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>36</sup>

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

- 53. 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 linkages, and subregional infrastructure needs, such as surface water and recreation.<sup>37</sup>
- 54. 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>38</sup>
- 55. Ensure that the Zoning Code and design guidelines support the types of development envisioned in the nodes.<sup>39</sup>

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

- 56. 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.
- 57. 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>40</sup>

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

- 58. 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

<sup>36</sup> 2015, Policy 8.2.1

<sup>37</sup> 2015, Policy 8.2.7

<sup>38</sup> 2015, Policy 8.2.8

<sup>39</sup> 2015, Policy 8.2.9

<sup>40</sup> 2015, Policy 8.2.3

## Comprehensive Plan

- parking that builds on the momentum of the Tukwila International Boulevard Station’s proximity to SeaTac Airport and generates jobs for the community.<sup>41</sup>
59. 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>42</sup>
  60. 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>43</sup>

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

61. On commercial properties along or near TIB, allow:
  - a. a diverse mix of uses, including residential, commercial services, retail, office, recreational and community facilities.
  - b. 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>45</sup>
62. Allow stand-alone multifamily residential buildings outside of the nodes.<sup>46</sup>
63. 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:
  - a. expands small and/or irregularly shaped commercial districts that can’t be redeveloped per the overall goals for the area,
  - b. encourages redevelopment of non-conforming use sites; and
  - c. fronts and orients any commercial uses toward TIB.
64. Encourage the aggregation of commercially-zoned properties fronting TIB with adjacent commercially-zoned properties to enhance the opportunities for redevelopment.<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>53</sup>

<sup>41</sup> 2015 Policy 8.2.4

<sup>42</sup> 2015 Policy 8.2.5

<sup>43</sup> 2015 Policy 8.2.6

<sup>53</sup> 2015 Goal 8.4

<sup>53</sup> 2015 Goal 8.4

<sup>53</sup> 2015 Goal 8.4

<sup>53</sup> 2015 Goal 8.4

## Comprehensive Plan

### POLICIES

- 65. Traffic calming improvements prioritize comfortable and safe pedestrian movement including.<sup>54</sup>
- 66. 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>55</sup>
- 67. 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>56</sup>

### 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>58</sup>

### POLICIES

- 68. 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>59</sup>
- 69. 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>60</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>61</sup>

<sup>54</sup> 2015 Policy 8.3.1-8.3.3 (summary)

<sup>55</sup> 2015 Policy 8.4.1

<sup>56</sup> 2015 Policy 8.4.2

<sup>58</sup> 2015 Goal 8.5 (modified)

<sup>59</sup> 2015 Policy 8.5.1

<sup>60</sup> 2015 Policy 8.5.2

<sup>61</sup> 2015 Goals 8.6

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### POLICIES

70. 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>62</sup>
71. Consider supplemental and TIB District-specific micro-mobility transportation systems, such e-scooters and bike share.<sup>63</sup>
72. Work with transit agencies to expand transit service throughout the TIB District.<sup>64</sup>
73. Public transportation facilities in Tukwila are maintained to be safe, clean, and inviting.<sup>65</sup>

### ***Community Texture and Diversity***

**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>66</sup>

### POLICIES

74. 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>67</sup>
75. 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>68</sup>
76. 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>69</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>70</sup>

### POLICIES

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<sup>62</sup> 2015 Policy 8.6.1

<sup>63</sup> 2015 Policy 8.6.2

<sup>64</sup> 2015 Policy 8.6.3

<sup>65</sup> Planning Commission Recommendation (1-25-24)

<sup>66</sup> 2015 Goal 8.7

<sup>67</sup> 2015 Policy 8.7.1

<sup>68</sup> 2015 Policy 8.7.2

<sup>69</sup> 2015 Policy 8.7.3

<sup>70</sup> 2015 Goal 8.8

## Comprehensive Plan

77. 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>71</sup>
78. 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>72</sup>
79. 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>73</sup>

**GOAL** The TIB District is one of the safest places in South King County.<sup>74</sup>

### POLICIES

80. Continue working with Sound Transit to reduce crime at the Tukwila International Boulevard Station.<sup>75</sup>
81. 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>76</sup>

### POLICIES

82. 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>77</sup>
83. Invest public funds strategically to acquire and assemble substandard parcels, to remove blighted uses, or make current land holdings more developable.<sup>78</sup>
84. Continue to form public/private partnerships and leverage private investment through incentives, and limited large-scale development agreements where appropriate.<sup>79</sup>

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<sup>71</sup> 2015 Policy 8.8.1

<sup>72</sup> 2015 Policy 8.8.2

<sup>73</sup> 2015 Policy 8.8.3

<sup>74</sup> 2015 Goal 8.9

<sup>75</sup> 2015 Policy 8.9.1

<sup>76</sup> 2015 Goal 8.10

<sup>77</sup> 2015 Policy 8.10.1

<sup>78</sup> 2015 Policy 8.10.2

<sup>79</sup> 2015 Policy 8.10.3

## Comprehensive Plan

85. Consider using City funding and City-owned property to offset development costs of market rate housing in “pioneering” residential or mixed-use projects.<sup>80</sup>
86. 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>81</sup>
87. 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.
88. 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>82</sup>
89. Emphasize self-sustaining, living wage employment opportunities within the District.<sup>83</sup>
90. Encourage broad-scale marketing of the TIB area, and Tukwila as a whole, in order to draw from a broader array of potential employers.<sup>84</sup>

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<sup>80</sup> 2015 Policy 8.10.4

<sup>81</sup> 2015 Policy 8.10.5

<sup>82</sup> 2015 Policy 8.10.6 (will reference in Utilities/Natural Environment elements, as appropriate)

<sup>83</sup> 2015 Policy 8.10.7 (will reference in Economic Development)

<sup>84</sup> Planning Commission Recommendation (1-25-24)



### LAND USE ELEMENT

#### WHAT YOU WILL FIND IN THIS CHAPTER:

- Guidance for compliance with regulatory processes;
- Guidance for comprehensive plan designations of land; and
- Goals, policies, and strategies to guide the framework for ensuring a safe and affordable housing stock, healthy economy, and enjoyable, active built environment.

### PURPOSEPurpose

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.

### Framework

#### Land Use Decisions Provide the Framework for Guiding Tukwila's Future

The City's Land Use goals and policies guide the City's regulations and standards that prepare the City for its future. Comprehensive plan designations provide the framework for how the community will grow a healthy housing market and thriving economic environment, while also directing future growth to where it can capitalize on infrastructure investments and preserve the City's environmental assets.

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### Transitioning from Suburban to Urban Development

With the continuing growth of the Puget Sound Region, Tukwila has grown from a suburb of Seattle to a growing city with two Regional Growth Centers. With this growth there has been significant investment in public transportation facilities and an increased demand for a variety of new housing types not seen in previous decades. While much of Tukwila’s growth throughout the last 30 years was experienced through annexation of previously developed areas, much of the anticipated growth in the next planning period will be from infill development.

### Accommodating Growth While Creating and Enhancing People Centric Environments

Meeting growth targets for housing units and job creation will require significant growth compared to that seen in recent decades. Much of this growth will be directed to regional centers, areas near significant transit investments, or large areas of developable land. It is important to ensure land designations support housing options and affordability, a thriving economy, a high quality of life, and a natural environment that remains healthy and accessible.

## 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**

1. Monitor and maintain comprehensive plan goals and policies that are consistent with county-wide and regional planning policies <sup>1</sup>
2. 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>
3. 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:

<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))

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- a. 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;
- b. To determine whether jurisdictions are achieving urban densities and planned growth consistent with comprehensive plans, countywide planning policies, and multicounty planning policies; and
- c. To evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.<sup>3</sup>
4. 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>
5. 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

- ~~1-6.~~ 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.
- ~~2-7.~~ 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>

<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

- 3-8.** Develop and use residential, commercial, and manufacturing land efficiently within the City to create healthy, vibrant, and equitable urban communities that 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>

### Comprehensive Plan Designations

**GOAL** Comprehensive Plan Designations provide general direction for desired land uses present in the designation or anticipated in future development in the designation over the planning period. Zoning Districts should correspond with Comprehensive Plan Designations when areas are redesignated as a new Zoning District (see table 1).

### POLICIES

#### Residential

- 9.** Community Residential (CR) designated areas are characterized a variety of low and medium-density housing types including but not limited to single-family, duplexes, triplexes, fourplexes, townhomes, cottage housing, courtyard apartments, and accessory housing units. These uses and densities are modified where covered by the Commercial Redevelopment and Urban Renewal Overlays.
- 10.** High Density Residential (HDR) designated areas are characterized by larger and higher density multi-family buildings and their accessory uses, along with educational, institutional, and recreational uses. These uses and densities are modified where covered by the Commercial Redevelopment and Urban Renewal Overlays.

#### Commercial

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

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

## Comprehensive Plan

11. Office (O) designated areas are characterized by professional and commercial office structures mixed with retail.

### **Mixed Use**

12. Mixed Use Office (MUO) designated areas are characterized by professional and commercial office structures, mixed with retail and residential uses. These uses and densities are modified where covered by the Tukwila South Overlay.

13. Neighborhood Commercial Center (NCC) designated areas are areas characterized and scaled to serve multiple residential areas with a diverse mix of uses. Uses include commercial; residential, including senior citizen housing; retail; service; office; and recreational and community facilities, generally along a transportation corridor. These uses are modified where covered by the Urban Renewal Overlay.

14. Residential Commercial Center (RCC) designated areas are pedestrian-friendly areas characterized and scaled to serve a local neighborhood, with a diverse mix of uses. Uses include certain commercial; residential; retail; service; office; and recreational and community facilities.

15. Regional Commercial (RC) designated areas are characterized by residential, mixed use, commercial services, offices, lodging, entertainment, and retail activities.

16. Regional Commercial Mixed-Use (RCM) designated areas are areas characterized by commercial services, offices, lodging, entertainment, retail activities and associated warehousing, and certain accessory light industrial uses. Residential uses mixed with certain commercial uses are also allowed.

17. The Tukwila Urban Center (TUC) designated Southcenter Urban Center subarea is intended to develop as a high-density, regionally-oriented, mixed-use center. Residential development is encouraged in proximity to water amenities, or within walking distance of the Sounder commuter rail/Amtrak station or the bus transit center. It contains five sub-districts differentiated through uses and development standards: Regional Center (RC), Transit-Oriented Development (TOD), Pond (P), Commercial Corridor (CC), and Workplace (WP).

18. The Tukwila Valley South (TVS) designated areas are characterized by high-intensity regional uses that include commercial services, offices, light industry, warehousing and retail, with heavy industrial subject to a Conditional Use Permit. Mixed-use residential is conditionally permitted within 500 feet of the Green River. These uses and densities are modified where covered by the Tukwila South Overlay.

### **Industrial**

19. Commercial/Light Industrial (C/LI) designated areas are characterized by a mix of commercial, office or light industrial uses.

20. Light Industrial (LI) designated areas are characterized by distributive and light manufacturing uses, with supportive commercial and office uses.

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- 21. Heavy Industrial (HI) designated areas characterized by heavy or bulk manufacturing uses and distributive and light manufacturing uses, with supportive commercial and office uses. These uses are modified where covered by the Tukwila South Overlay.
- 22. Manufacturing Industrial Center/-Light (MIC/L) designated areas are a major regional employment area containing distributive, light manufacturing and limited office uses, with supportive commercial and office uses.
- 23. Manufacturing Industrial Center/-Heavy (MIC/H) designated areas are a major regional employment area containing distributive, light manufacturing and heavy manufacturing uses, with supportive commercial and office uses.

Table 1

<u>Comprehensive Plan Designation</u>	<u>Corresponding Zoning Classifications</u>
<b><u>Residential</u></b>	-
<u>Community Residential (CR)</u>	<u>Low Density Residential (LDR), Medium Density Residential (MDR)</u>
<u>High Density Residential (HDR)</u>	<u>High Density Residential (HDR)</u>
<b><u>Commercial</u></b>	-
<u>Office (O)</u>	<u>Office (O)</u>
<b><u>Mixed Use</u></b>	-
<u>Mixed Use Office (MUO)</u>	<u>Mixed Use Residential (MUO)</u>
<u>Regional Commercial (RC)</u>	<u>Regional Commercial (RC)</u>
<u>Residential Commercial Center (RCC)</u>	<u>Residential Commercial Center (RCC)</u>
<u>Regional Commercial Mixed Use (RCM)</u>	<u>Regional Commercial Mixed Use (RCM)</u>
<u>Tukwila Urban Center (Regional Growth Center)</u>	<u>TUC-CC, TUC-P, TUC-RC, TUC-TOD, TUC-WP</u>
<u>Tukwila Valley South (TVS)</u>	<u>Tukwila Valley South (TVS)</u>
<b><u>Industrial</u></b>	-
<u>Commercial/Light Industrial (C/LI)</u>	<u>C/LI</u>
<u>Light Industrial (LI)</u>	<u>LI</u>
<u>Heavy Industrial (HI)</u>	<u>HI</u>
<u>Manufacturing Industrial Center/-Light (MIC/L) (Regional Employment Center)</u>	<u>MIC/L</u>

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Manufacturing Industrial Center/-Heavy (MIC/H) (Regional Employment Center)

MIC/H

### Special Overlays

**GOAL** Special Overlays are designated where appropriate to reflect unique public ownership, programs, agreements, or area specific intentions for development, amending or superseding the development standards of the underlying zoning district.

### POLICIES

- 24. Areas under the Public Recreation Overlay are owned or controlled by a public or quasi-public agency, which are dedicated for either passive or active public recreation use, or public education uses.
- 25. Areas under the Tukwila South Overlay includes lands designated TVS, HI, LDR and MUO, and supersedes the provisions of the underlying zoning districts. It is intended to create a multi-use employment center containing high technology, office, commercial, retail and residential uses at the south end of the City.
- 26. Areas under the Urban Renewal Overlay apply the Tukwila International Boulevard Revitalization and Urban Renewal Plans. The intent is to promote community redevelopment and revitalization, and to encourage investment that supports well-designed, compact, transit-oriented and pedestrian-friendly residential and business developments, to activate the community along Tukwila International Boulevard.

### Annexation

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

### POLICIES

- 1-27. 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>
- 2-28. Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria, as applicable:
  - a. Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
  - b. The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers;
  - c. The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development;

<sup>9</sup> King County Policy DP-27  
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- d. 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
- e. Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.<sup>10</sup>

### **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**

- 1-29.** 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>
- 2-30.** 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 access to ~~and~~ culturally appropriate and nutritious food.

#### **POLICIES**

- 31.** 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

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

<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)



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in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.<sup>13</sup>

~~4-32. Encourage locally-based food production, distribution, and choice through urban agriculture, community gardens, farmers markets and food access initiatives.<sup>14</sup>~~

~~2-33. 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>15</sup>~~

~~3-34. 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>16</sup>~~

~~4-35. 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.<sup>17</sup>~~

~~5-36. Emphasize preserving and replacing affordable housing in redevelopment.<sup>18</sup>~~

~~6-37. Mitigate new dense residential development from major sources of environmental pollutants to the extent possible.~~

~~7-38. Link commercial areas located within approximately one-quarter-mile of residential areas with high-quality pedestrian and bicycle access facilities.<sup>19</sup>~~

~~8-39. Encourage facilities and improvements that support transit use in new development, redevelopment, and street projects.<sup>20</sup>~~

~~9-40. Encourage development in a manner that supports physical activity of community members.<sup>21</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>22</sup>~~

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

<sup>14</sup> [2015, Policy 1.10.2](#)

<sup>15</sup> King County Policy DP-6

<sup>16</sup> King County Policy DP-34

<sup>17</sup> [PC vote tied 3:3 on whether to strike the policy \(1-25-24\)](#)

<sup>18</sup> [PC vote tied 3:3 on whether to strike the policy \(1-25-24\)](#)

<sup>19</sup> 2015, Policy 7.6.1

<sup>20</sup> 2015, Policy 1.6.4

<sup>21</sup> Department of Commerce Policy LU-3 (RCW 36.70A.070(1) and WAC 365-196-405(2)(j))

<sup>22</sup> [King County Policy DP-6](#)

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**10-41.** 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>23</sup>

### Land Use Compatibility and Nuisances

**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

**11-42.** 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>24</sup>

**12-43.** Consider regulations, ~~design choices~~, infrastructure investments, or other measures as appropriate to address major noise impacts to residents, workers, and businesses.<sup>25</sup>

**13-44.** Encourage increased residential density in areas with limited ~~noise nuisance~~ impacts.

**14-45.** Avoid locating land uses and infrastructure that produce unhealthy noise, ~~vibration, light, or odor~~ levels in residential areas.<sup>26</sup> <sup>27</sup>

**15-46.** 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>28</sup>

**16-47.** 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>29</sup>

## Subareas in Tukwila

<sup>23</sup> King County Policy DP-5

<sup>24</sup> King County Policy DP-23

<sup>25</sup> 2015, Policy 7.8.1 (partial)

<sup>26</sup> 2015, Policy 7.8.4

<sup>27</sup> [Planning Commission recommendation \(1-25-24\)](#)

<sup>28</sup> 2015, Policy 7.8.6

<sup>29</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]

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### 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**

- ◆48. 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>30</sup>
- ◆49. Design infrastructure to accommodate increased employment and residential density over time.<sup>31</sup>
- ◆50. Encourage development in Tukwila South to have internally integrated districts and uses, in addition to external connections to neighboring and regional assets.<sup>32</sup>
- ◆51. Construct a comprehensive amenity system in Tukwila South that leverages the area’s assets.<sup>33</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>34</sup>

**GOAL** At key locations on TIB, there are well-designed, pedestrian-oriented mixed-use centers or “nodes” with distinct character.<sup>35</sup>

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

#### **POLICIES**

<sup>30</sup> 2015, Policy 9.1.1

<sup>31</sup> 2015, Policy 9.1.2

<sup>32</sup> 2015, Policies 9.1.3 & 9.1.4

<sup>33</sup> 2015, Policy 9.1.5

<sup>34</sup> 2015, Policy 8.1

<sup>35</sup> 2015, Goal 8.2

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- ◆ **52.** 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>36</sup>

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

- ◆ **53.** 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 linkages, and subregional infrastructure needs, such as surface water and recreation.<sup>37</sup>
- ◆ **54.** 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>38</sup>
- ◆ **55.** Ensure that the Zoning Code and design guidelines support the types of development envisioned in the nodes.<sup>39</sup>

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

- ◆ **56.** 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.
- ◆ **57.** 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>40</sup>

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

- ◆ **58.** 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>41</sup>

<sup>36</sup> 2015, Policy 8.2.1

<sup>37</sup> 2015, Policy 8.2.7

<sup>38</sup> 2015, Policy 8.2.8

<sup>39</sup> 2015, Policy 8.2.9

<sup>40</sup> 2015, Policy 8.2.3

<sup>41</sup> 2015 Policy 8.2.4

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- ◆ 59. 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>42</sup>
- ◆ 60. 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>43</sup>

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

- ◆ 61. On commercial properties along or near TIB, allow:
  - a. a diverse mix of uses, including residential, commercial services, retail, 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>44</sup>
  - b. ~~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>45</sup>
- ◆ 62. Allow stand-alone multifamily residential buildings outside of the nodes.<sup>46</sup>
- ◆ ~~Encourage new commercial construction rather than converting existing residential structures to commercial uses.~~<sup>47</sup>
- 63. 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:
  - a. expands small and/or irregularly shaped commercial districts that can't be redeveloped per the overall goals for the area,
  - b. encourages redevelopment of non-conforming use sites; and
    - ◆ c. \_\_\_\_\_ fronts and orients any commercial uses toward TIB.
  - c. ~~expands small and/or irregularly shaped commercial districts that can't be redeveloped per the overall goals for the area,~~
  - d. ~~encourages redevelopment of non-conforming use sites; and~~
  - e. ~~fronts and orients any commercial uses toward TIB.~~
- ◆ 64. Encourage the aggregation of commercially-zoned properties fronting TIB with adjacent commercially-zoned properties to enhance the opportunities for redevelopment.<sup>48</sup>

<sup>42</sup> 2015 Policy 8.2.5

<sup>43</sup> 2015 Policy 8.2.6

<sup>44</sup> ~~2015 Policy 8.2.10~~

<sup>45</sup> ~~2015 Policy 8.2.11~~

<sup>46</sup> ~~2015 Policy 8.2.12~~

<sup>47</sup> ~~2015 Policy 8.2.14~~

<sup>48</sup> ~~2015 Policy 8.2.17~~

### **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>49</sup>

#### **POLICIES**

- Lower vehicular speed on TIB by adding traffic signals, pedestrian bulbs at intersections, on-street parking, and increasing the number of landscaped medians.<sup>50</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>51</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>52</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>53</sup>

#### **POLICIES**

65. Traffic calming improvements prioritize comfortable and safe pedestrian movement including.<sup>54</sup>
- 66. 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>55</sup>
  - 67. Use incentives to encourage commercial businesses and residential buildings to create a continuous building wall along the street edge and locate a primary

<sup>49</sup> 2015 Goal 8.3

<sup>50</sup> 2015 Policy 8.3.1

<sup>51</sup> 2015 Policy 8.3.2

<sup>52</sup> 2015 Policy 8.3.3

<sup>53</sup> 2015 Goal 8.4

<sup>54</sup> 2015 Policy 8.3.1-8.3.3 (summary)

<sup>55</sup> 2015 Policy 8.4.1

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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>56</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>57</sup>~~

**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>58</sup>

### POLICIES

- ~~• 68. 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>59</sup>~~
- ~~• 69. 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>60</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>61</sup>

### POLICIES

<sup>56</sup> 2015 Policy 8.4.2

~~<sup>57</sup> 2015 Policy 8.4.3~~

<sup>58</sup> 2015 Goal 8.5 (modified)

<sup>59</sup> 2015 Policy 8.5.1

<sup>60</sup> 2015 Policy 8.5.2

<sup>61</sup> 2015 Goals 8.6

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- ◆70. 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>62</sup>
- ◆71. Consider supplemental and TIB District-specific micro-mobility transportation systems, such e-scooters and bike share.<sup>63</sup>
- 72. Work with transit agencies to expand transit service throughout the TIB District.<sup>64</sup>
- ◆73. Public transportation facilities in Tukwila are maintained to be safe, clean, and inviting.<sup>65</sup>

### **Community Texture and Diversity**

**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>66</sup>

#### **POLICIES**

- ◆74. 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>67</sup>
- ◆75. 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>68</sup>
- ◆76. 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>69</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>70</sup>

#### **POLICIES**

<sup>62</sup> 2015 Policy 8.6.1

<sup>63</sup> 2015 Policy 8.6.2

<sup>64</sup> 2015 Policy 8.6.3

<sup>65</sup> Planning Commission Recommendation (1-25-24)

<sup>66</sup> 2015 Goal 8.7

<sup>67</sup> 2015 Policy 8.7.1

<sup>68</sup> 2015 Policy 8.7.2

<sup>69</sup> 2015 Policy 8.7.3

<sup>70</sup> 2015 Goal 8.8



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- ◆77. 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>71</sup>
- ◆78. 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>72</sup>
- ◆79. 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>73</sup>

**GOAL** The TIB District is one of the safest places in South King County.<sup>74</sup>

### POLICIES

- ◆80. Continue working with Sound Transit to reduce crime at the Tukwila International Boulevard Station.<sup>75</sup>
- ◆81. 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>76</sup>

### POLICIES

- ◆82. 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>77</sup>
- ◆83. Invest public funds strategically to acquire and assemble substandard parcels, to remove blighted uses, or make current land holdings more developable.<sup>78</sup>
- ◆84. Continue to form public/private partnerships and leverage private investment through incentives, and limited large-scale development agreements where appropriate.<sup>79</sup>

<sup>71</sup> 2015 Policy 8.8.1

<sup>72</sup> 2015 Policy 8.8.2

<sup>73</sup> 2015 Policy 8.8.3

<sup>74</sup> 2015 Goal 8.9

<sup>75</sup> 2015 Policy 8.9.1

<sup>76</sup> 2015 Goal 8.10

<sup>77</sup> 2015 Policy 8.10.1

<sup>78</sup> 2015 Policy 8.10.2

<sup>79</sup> 2015 Policy 8.10.3

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- ◆ 85. Consider using City funding and City-owned property to offset development costs of market rate housing in “pioneering” residential or mixed-use projects.<sup>80</sup>
- ◆ 86. 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>81</sup>
- ◆ 87. 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.
- ◆ 88. 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>82</sup>
- 89. Emphasize self-sustaining, living wage employment opportunities within the District.<sup>83</sup>
- ◆ 90. Encourage broad-scale marketing of the TIB area, and Tukwila as a whole, in order to draw from a broader array of potential employers.<sup>84</sup>

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<sup>80</sup> 2015 Policy 8.10.4

<sup>81</sup> 2015 Policy 8.10.5

<sup>82</sup> 2015 Policy 8.10.6 (will reference in Utilities/Natural Environment elements, as appropriate)

<sup>83</sup> 2015 Policy 8.10.7 (will reference in Economic Development-)

<sup>84</sup> Planning Commission Recommendation (1-25-24)