



City of Tukwila
***Planning and Community
 Development Committee***

- ◆ Kathy Hougardy, Chair
- ◆ Verna Seal
- ◆ Thomas McLeod

<u>Distribution:</u>	
K. Hougardy	Mayor Ekberg
V. Seal	D. Cline
T. McLeod	R. Bianchi
K. Kruller	C. O'Flaherty
	A. Youn
	L. Humphrey

AGENDA

MONDAY, FEBRUARY 1, 2021 – 5:30 PM

HAZELNUT CONFERENCE ROOM
 (At east entrance of City Hall)

**THIS MEETING WILL NOT BE CONDUCTED AT CITY FACILITIES
 BASED ON THE GOVERNOR'S PROCLAMATION 20-28.**

**THE PHONE NUMBER FOR THE PUBLIC TO LISTEN TO THIS
 MEETING IS: 1-253-292-9750, Access Code 697075721#**

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Item	Recommended Action	Page
1. BUSINESS AGENDA		
a. Tukwila South Multi-Family Design Guidelines and code amendments. <i>Max Baker, Senior Planner</i>	a. Forward to Planning Commission for a public hearing.	Pg.1
b. Economic Development Division Work Plan for 2021. <i>Derek Speck, Economic Development Administrator</i>	b. Discussion only.	Pg.5
c. 2021 Tourism Work Plan. <i>Brandon Miles, Business Relations Manager</i>	c. Discussion only.	Pg.9
d. Update on ExperienceTukwila.com. <i>Brandon Miles, Business Relations Manager</i>	d. Discussion only.	Pg.15
e. 2021 Committee work plan. <i>Laurel Humphrey, Legislative Analyst</i>	e. Discussion only.	Pg.17
2. MISCELLANEOUS		

Next Scheduled Meeting: *March 1, 2021*



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INFORMATIONAL MEMORANDUM

TO: Planning and Community Development Committee
FROM: Jack Pace, Director Community Development
BY: Max Baker, Senior Planner
CC: Mayor Ekberg
DATE: February 1, 2021
SUBJECT: Zoning Code amendments to TMC 18.41 and new design guidelines for multifamily development in the Tukwila South Overlay (TSO) district.

ISSUE

New multifamily design guidelines must be adopted and existing multifamily development standards amended to allow residential development on certain lands covered by the Tukwila South Overlay (TSO) district. Staff is requesting direction from the PCD Committee to forward this issue to the Planning Commission for a public hearing and review.

BACKGROUND

Tukwila South Master Plan and Development Agreement

The Tukwila South area consists of approximately 400 acres generally bounded by S 180th Street on the north, S. 204th Street on the south, Orillia Road and I-5 on the west and the Green River on the east. Segale Properties intends to develop the property consistent with the Tukwila South Master Plan (Ordinance 2234) as adopted with the Development Agreement (Ordinance 2233). Per the Master Plan and accompanying environmental analysis, a mix of uses is anticipated to be developed, including office, commercial, retail, and approximately 1,900 residential units. While the Master Plan provides some conceptual locations for specific types of land uses within the project, it does not define specific areas for such uses and limits on any one kind of use. The intent of the Master Plan is to provide for land use flexibility and intense use of developable areas to create a “live, work, play” mixed-use district within Tukwila South.

Zoning (Attachment A)

The Tukwila South area contains several zoning designations which include: Low Density Residential (LDR); Tukwila Valley South (TVS); Heavy Industrial (HI); and Mixed-Use Office (MUO). The entire Tukwila South area is covered by the Tukwila South Overlay (TSO), and the related development standards supersede the underlying zoning (TMC 18.41.010). As referenced in TMC 18.41.010, “the [overlay) may be applied by the City Council to any property lying within the Comprehensive Plan's Tukwila South Master Plan.”

Requirements for Adoption of Multifamily Design Guidelines

Per TMC 18.41.090.A.2 and Table 18-6, the development of residential dwelling is permitted on lands other than those with the underlying LDR zoning in the TSO district only after additional standards and residential design manual with criteria for approval is adopted. In 2018, the City adopted standards that apply only to multi-family development in the underlying Low Density Residential (LDR) zone of the TSO district. Since the design manual

does not apply to lands other than those with the underlying LDR zoning, multifamily development is not permitted in these areas until design guidelines and standards are adopted.

Other Existing Codes and Design Guidelines

Commercial and industrial development uses permitted in the TSO district are reviewed using the existing standards in TMC 18.41.090 and the TSO District Design Manual, adopted April 13th, 2009.

DISCUSSION

Proposed Code Amendments and Design Guidelines

The applicant has proposed draft Zoning Code text amendments that revise the existing multifamily residential standards, and new draft multifamily design guidelines for the entire Tukwila South Overlay (TSO) district. The code amendments provide guidance on the following:

- Development area
- Heights
- Setbacks
- Vehicle parking
- Recreation space

The Design Guidelines would provide guidance on overall design intent and criteria for evaluating new multifamily developments within the TSO district, including but not limited to pedestrian/vehicular access, building layout, recreation space design, etc.

The proposed code amendments and design guidelines would apply to all lands and underlying zoning within the TSO district, including replacing those adopted in 2018 for the underlying LDR zone.

City + Consultant Review

As part of the City’s review, DCD staff have been working with an urban design consultant, NBBJ, to provide a peer review of the proposed standards and guidelines. Staff will be incorporating NBBJ’s comments in the staff recommended version of the proposed guidelines and standards that will be brought forward to the Planning Commission.

NEXT STEPS

Amendments to TMC Title 18 and adoption of design guidelines are legislative decisions. This will first require a public hearing and review by the Planning Commission. Staff will bring the Planning Commission’s recommendations back to the Planning and Community Development Committee who will then forward them to the City Council for a public hearing, review, and adoption.

FINANCIAL IMPACT

None.

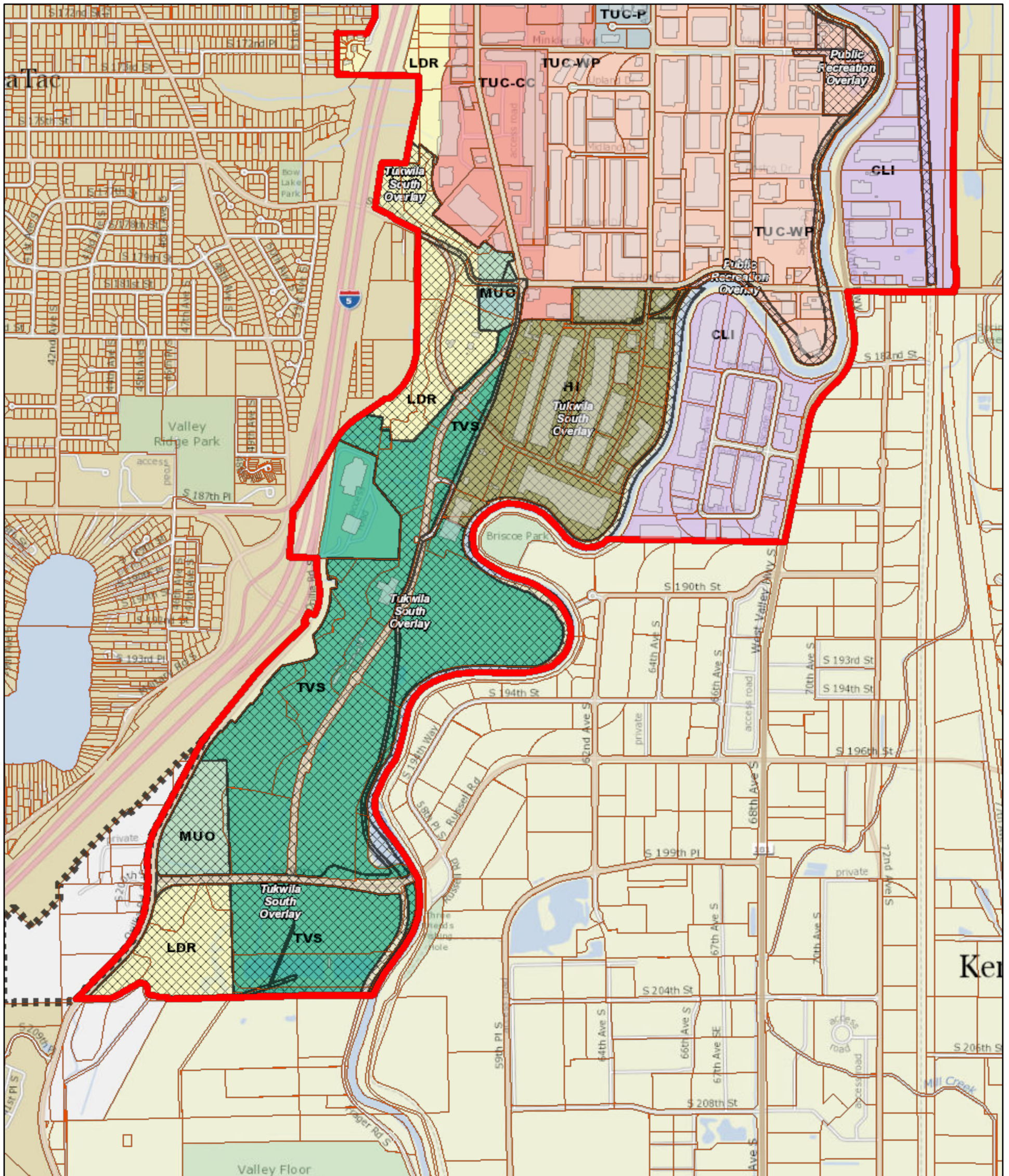
RECOMMENDATION

Forward the proposed code amendments and design guidelines for multifamily development in the TSO area to the Planning Commission for a public hearing, review, and recommendation.

ATTACHMENTS

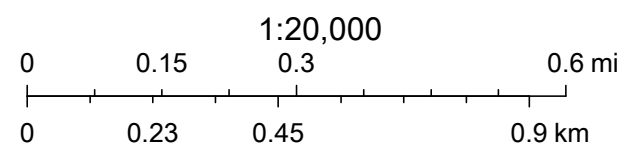
- A. Current zoning map of the area

Tukwila South Overlay and Underlying Zoning



1/25/2021, 1:43:37 PM

- City Limits
- Buildings
- Parcels
- Overlay Areas
- Zoning**
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- MUO Mixed Use Office
- O Office
- RCC Residential Commercial Center
- NCC Neighborhood Commercial Center
- RC Regional Commercial
- RCM Regional Commercial Mixed Use
- CLI Commercial Light Industrial
- LI Light Industrial
- HI Heavy Industrial
- MIC/L Manufacturing Industrial Center/Light Industrial
- MIC/H Manufacturing Industrial Center/Heavy Industrial
- TVS Tukwila Valley South
- TUC-P Tukwila Urban Center - Pond
- TUC-RC Tukwila Urban Center - Regional Center
- TUC-CC Tukwila Urban Center - Commercial Corridor
- TUC-WP Tukwila Urban Center - Workplace
- TUC-TOD Tukwila Urban Center - Transit Oriented Development
- Potential Annexation Areas



Tukwila Technology Services
King County



INFORMATIONAL MEMORANDUM

TO: Planning & Community Development Committee

FROM: Derek Speck, Economic Development Administrator

CC: Mayor Ekberg

DATE: January 20, 2021

SUBJECT: Economic Development Division Workplan for 2021

ISSUE

This item is an opportunity for the Committee to ask questions and discuss items on the workplan for the Economic Development division of the Mayor's Office.

BACKGROUND

Attached is a copy of the 2021 workplan that economic development staff is using to guide our work.

DISCUSSION

This item is intended to provide the Committee an opportunity to better understand and discuss items on the economic development staff's workplan for 2021.

FINANCIAL IMPACT

None

RECOMMENDATION

Information Only.

ATTACHMENTS

2021 Workplan for the Economic Development Division of the Mayor's Office



City of Tukwila

MAYORS OFFICE
ECONOMIC DEVELOPMENT DIVISION
2021 WORKPLAN - 1/7/21

Project		Description
Business Recovery	A	Monitor the pandemic, economy and resources. Inform businesses*
	B	Maintain Great Tukwila Carry-Out, SavingLocalKC*
Coordinate Land Sales	A	HealthPoint*
	B	Travelers Choice*
	C	George Long*
	D	Old Allentown Fire Station
	E	Longacres
	F	Old Fire Station 51
	G	Newporter
	H	Minkler
Experience Tukwila	A	Launch and implement Experience Tukwila website*
	B	Continue and expand social media posts*
	C	Launch and implement newsletter*
	D	Facilitate and sponsor special events*
	E	Facilitate art in Southcenter District*
	F	Facilitate Baker Boulevard for festivals and events*
	G	Facilitate improvement of Tukwila Pond Park*
	H	Develop wayfinding plan*
	I	Develop strategy to grow entertainment attractions
Lodging Tax and Tourism	A	Coordinate lodging tax committee*
	B	Coordinate TPA review*
	C	Monitor legislative issues
	D	Build upon business relationships
Economic Development Plan	A	Create an economic development plan for Tukwila*
	B	Increase understanding and inclusion of equity and social justice*
Policy	A	Manage City policy for Tukwila South*
	A	Manage City's regional transportation policy and advocacy*
	B	Participate in zoning and on street parking policy for Tukwila Int'l Boulevard*
Business Retention, Expansion, and Attraction	A	Respond to business inquiries*
	B	Support maintenance of KentValleyWA.com and SoundsideAlliance.com*
	C	Provide permitting assistance for priority projects*
	D	Support development of TIB with branding, business development, etc.
	E	Marketing to attract business and development
	F	Networking to attract business and development



City of Tukwila

MAYORS OFFICE
 ECONOMIC DEVELOPMENT DIVISION
 2021 WORKPLAN - 1/7/21

Project		Description
Tukwila Village	A	Support Tukwila Village Community Development Associates (non-profit)*
	B	Approve developer parking management plan*
Regional Economic Development	A	Participate in Greater Seattle Partners, Chambers of Commerce, Seattle Sports Commission, Int'l Council of Shopping Centers, etc.
Administrative	A	Participate on Administrative Team*
	B	Staff Soundside Alliance for Economic Development*
	C	Staff Port of Seattle Roundtable (START)*
	D	Staff Airport Budget Proviso Working Group*
	E	Respond to general inquiries*
Other	A	Coordinate development agreements (when ED is the lead)
	B	Manage multi-family property tax exemption program (for approved projects)*
	C	Coordinate Port of Seattle economic development grant*
Potential Projects	A	Adapt to economic development plan
	B	Coordinate way to leverage business community relationships, better contacts
	C	Evaluate ZIP code effect on city tax revenue and image
	D	Support analysis of sales tax
	E	Participate in Green and Duwamish River related policies (levee, habitat, amenity)
	F	Support analysis of affordable housing economics and policy
	G	Expand branding related to business retention, expansion, and attraction
	H	Support special event permit process to attract strategic festivals and events
	I	Participate in regional economic development policy such as PSRC
	J	Provide input into Regional Economic Framework (Greater Seattle Partners)
	K	Coordinate policy review for expansion of multi-family tax exemption program

*Top priority items



INFORMATIONAL MEMORANDUM

TO: Planning & Community Development Committee

FROM: Brandon Miles, Business Relations Manager

CC: Mayor Ekberg

DATE: January 25, 2021

SUBJECT: Tourism 2021 Workplan

ISSUE

This item is an opportunity for the Committee to ask questions and discuss items on the workplan for tourism.

BACKGROUND

Attached is a copy of the 2021 workplan that economic development staff is using to guide our work for tourism related activities.

DISCUSSION

This item is intended to provide the Committee an opportunity to better understand and discuss related to tourism.

FINANCIAL IMPACT

None

RECOMMENDATION

Discussion Only.

ATTACHMENTS

- 2021 Tourism Workplan Outline.



2021 Tourism Work Plan

Item	Narrative	LTAC Funded?	Consultant Work?
Experience Tukwila Digital Initiative	Launch of website for Experience Tukwila.	Yes	Yes
	Launch monthly newsletter.	Yes	Yes
	Add additional tools to website: Map, sort function for restaurants, etc.	Yes	Yes
	Continue to build social media engagement and followers across all channels (consultant and staff work).	Yes, through March.	Yes
	Back end website maintenance (consultant work)	Yes, through March.	Yes
	Google Search	No	Yes
	Creation of videos highlighting the City for both tourism and overall	No	Yes
	2 nd photo shoot, focused on the summer, once COVID-19 restrictions are eased. Need photos of people not wearing masks.	No	Yes
	Consider other features to add to the site and changes once it has been up and running.	No	Yes
Experience Tukwila Campaigns	“We Are Open Campaign.” There is a pent-up demand for people to get out and have fun. Once we have been given the “all clear”, the City would promote coming back to shop, dine, and play to households within the Greater Seattle region.	No	No
	“Bring Your Event to Tukwila.” Many small, local events in the Seattle region are in need of funds to continue events in the future. Through a small ad buy, the City would attempt to promote these events relocating in the City, with an emphasis being on established	No	No

	events that help promote the City's multi-cultural community.		
Experience Tukwila Sponsored Events	International Food Truck Rally (August)	Yes	N/A
	Souder Rave Green Run (September)	No	N/A
	Seattle Chocolate Haunted House (October)	Yes	N/A
Tourism Promotion Area Review	Working with the cities of SeaTac and Des Moines, complete a review of the tourism promotion area interlocal agreement.	N/A	N/A
Baker Blvd. Festival Street Development.	Continue to explore ways to make Baker Blvd more attractive for large, regional festivals and events.	No.	N/A
Spice Bridge Support	Since it opened in 2020 Spice Bridge has received significant media attention in the region. Support Spice Bridge's marketing efforts to help bring more people to Tukwila. Look for ways to cross promote Tukwila and Spice Bridge.	Funding application currently pending.	N/A
Tukwila Pond Master Plan	Continue support with Parks for Tukwila Pond Master Plan project.	Yes	Yes
Seattle Seawolves Partnership	Continue to work with the Seawolves to promote the City and Seawolves.	Small credit remains due to canceled 2020 season	N/A
Rugby Research	Research and explore product development for rugby for 2022. Are there additional events or activities we can develop or bring to the City? How can we be known as the "Epicenter of Rugby in the PNW?"	N/A, staff time only.	N/A
Lodging Tax Supported Art	Follow-up on art installation in the Southcenter District with phase 2 project. Consider expansion to TIB.	No	Perhaps
Wayfinding Plan Master Plan	Development a wayfinding master plan	No	Yes.
Advertising grants for restaurants and entertainment businesses.	Provide certain businesses, such as restaurants and entertainment businesses, small funds to reimburse for marketing costs. Businesses can pick the best channel and method for promotion. City would reimburse to a set limit, with documentation provided.	No	Yes

<i>SavingLocalKC.com</i>	Continue support and management of Saving Local to help businesses impacted by COVID	Yes, through February.	Yes
<i>Kent Valley Wa Initiative</i>	In partnership with the Cities of Renton, Kent, Auburn, and Algona promote the Kent Valley area for aerospace and technology conferences.	N/A	N/A
<i>Third Party Funding Requests and contract administration</i>	Review and process of third-party funding requests. Execute contracts with organizations and businesses receiving funding. Monitor contract compliance.	N/A	N/A
<i>New opportunities.</i>	Continue to look for creative, low cost ways to promote the City to help with branding and foot traffic (i.e. Dicks Drive In Food Truck, etc).	N/A	N/A



INFORMATIONAL MEMORANDUM

TO: Planning & Community Development Committee

FROM: Brandon Miles, Business Relations Manager

CC: Mayor Ekberg

DATE: January 25, 2021

SUBJECT: ExperienceTukwila.com Update

ISSUE

Update on the launch of ExperienceTukwila.com.

BACKGROUND

Last year the City launched the Experience Tukwila digital marketing campaign. The City created new social media pages on Facebook, Twitter, Instagram, and LinkedIn to promote the City for tourism and general economic development. Experience Tukwila is focused geographically on people within 50 miles of the City. The City uses the “Seattle Southside” brand in partnerships with the cities of Des Moines and SeaTac to promote the City to people outside 50 miles.

In addition to new social media channels, the City also allocated lodging tax funds to create a new website to be used for Experience Tukwila. Staff will provide an overview of the website to the committee at the meeting.

DISCUSSION

This item is intended to provide the Committee an opportunity to better understand and discuss ExperienceTukwila.com. The website is intended to be a living digital medium and will be updated on a regular basis to ensure that the content and messaging remain relevant.

FINANCIAL IMPACT

None, already funded.

RECOMMENDATION

Discussion only.

ATTACHMENTS

None.



Tukwila City Council Planning & Community Development Committee – 2021 Work Plan

	Description	Qtr	Dept	Action or Briefing	Status/Notes
1.	Tourism Work Plan Update	1	ED	B	
2.	Tukwila Village CDA Board appointment – Council role	1	ED	A	
3.	Buildable Lands Report	1	DCD	B	
4.	Development Review Process Improvements	1	DCD	B	
5.	Housing Action Plan	2	DCD	B	
6.	Branding and Wayfinding Program	2	ED	A	
7.	Homeless/shelter facility regulations		DCD	A,B	
8.	Comprehensive Plan Amendments (Allentown, Tukwila Hill)		DCD	A	
9.	Accessory Dwelling Unit Update		DCD	B	
10.	PSRC 2050 Vision Updates		DCD	B	
11.	Permit process implementation updates		DCD	B	
12.	Tourism Promotion Area Review	1-4	ED	A,B	
13.	Economic Development Plan	1-3	ED	B	
14.	COVID-19 Related Business Recovery	1-4	ED	B	
15.	Experience Tukwila Updates	1-4	ED	B	
16.	Lodging Tax Funding Applications/Contracts	1-4	ED	A	Applications accepted on rolling basis
17.	South King Housing & Homelessness Partnership Updates	1-4	DCD	A	CM McLeod serves as Tukwila Rep
18.	Orilla Road Annexation/Zoning		DCD	A	Pending King County response
19.	Housekeeping Code Amendments		DCD	A	
20.	MFTE TIB Option		DCD	A	
21.	Economic Development Plan Adoption		ED	A	
22.	Transit Oriented Development Regulations for SRO		DCD	B	
23.	Tukwila Valley South Housing Standards		DCD	A	
24.	Sound Transit I-405 BRT Unclassified Use Permit		DCD	A	
25.	Code enforcement briefings	1-4	DCD	B	

