



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

- ◆ Cynthia Delostrinos Johnson, Chair
- ◆ Kathy Hougardy
- ◆ De'Sean Quinn

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

AGENDA

MONDAY, APRIL 4, 2022 – 5:30 PM

THIS MEETING WILL BE CONDUCTED BOTH ON-SITE AT TUKWILA CITY HALL AND ALSO VIRTUALLY, BASED ON THE GOVERNOR'S PROCLAMATION 20-28.

ON-SITE PRESENCE WILL BE IN THE HAZELNUT CONFERENCE ROOM (6200 SOUTHCENTER BOULEVARD)

THE PHONE NUMBER FOR THE PUBLIC TO LISTEN TO THIS MEETING IS: 1-253-292-9750, Access Code 223807533#

Click here to: [Join Microsoft Teams Meeting](#)

For Technical Support during the meeting call: 1-206-433-7155.

Item	Recommended Action	Page
1. BUSINESS AGENDA		
a. Applications for lodging tax funds (City of Tukwila): (1) Juneteenth Commemoration for \$10,000. (2) Fiesta 5K Ole for \$5,000. <i>Brandon Miles, Business Relations Manager</i>	a. Forward to 4/18 Regular Meeting Consent Agenda.	Pg.1
b. An ordinance extending the Vintage@Tukwila rezone. <i>Max Baker, Development Supervisor</i>	b. Forward to 4/11 C.O.W. and 4/18 Regular Meeting.	Pg.21
c. An update on Tukwila Village Community Development Association. <i>Derek Speck, Economic Development Administrator</i>	c. Discussion only.	Pg.51
2. MISCELLANEOUS		

Next Scheduled Meeting: *April 18, 2022*



The City of Tukwila strives to accommodate individuals with disabilities.

Please contact the City Clerk's Office at **206-433-1800** (TukwilaCityClerk@TukwilaWA.gov) for assistance.



INFORMATIONAL MEMORANDUM

TO: **Planning and Community Development**

FROM: **Brandon Miles, Business Relations Manager**

CC: **Mayor Ekberg**

DATE: **March 29, 2022**

SUBJECT: **Lodging Tax Funding Requests**

ISSUE

Review of a lodging tax funding request from the City of Tukwila to sponsor the City's Juneteenth Celebration and to sponsor the Fiesta 5k Ole.

BACKGROUND

The City collects a 1% lodging tax on certain qualifying overnight stays in paid accommodations (hotels/motels/Airbnb) in the City. State law limits the use of these funds to tourism promotion¹. There is currently just over \$1 million in lodging tax funds available for use.

The City's Lodging Tax Advisory Committee (LTAC) reviews all requests for use of lodging tax funds. LTAC then forwards a list of recommended applications to the City Council for its review and consideration. If LTAC does not recommend an application be funded, that application is not forwarded to the City Council. The City Council may approve or deny any of the applications recommended by the LTAC. The City Council may also approve an application and increase or decrease the dollar amount awarded².

The City accepts applications on a rolling basis, with the LTAC reviewing requests monthly.

Pending Applications

At its March 11, 2022, meeting, the LTAC recommended approval of two funding request from the City's Office of Economic Development.

¹ RCW 67.28.080 (6) defines "tourism promotion" as "...activities, operations, and expenditures designed to increase tourism, including but not limited to advertising, publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding the marketing of or the operation of special events and festivals designed to attract tourists."

² On August 17, 2016, the Washington State Attorney General's Office issued an informal opinion regarding whether a municipality could change the dollar amounts recommended by the local lodging tax advisory committee. Specifically, the informal opinion states:

"When awarding lodging tax revenues pursuant to RCW 67.28.1816(2)(b)(ii), a municipality may award amounts different from the local lodging tax advisory committee's recommended amounts, but only after satisfying the procedural requirements of RCW 67.28.1817(2), according to which the municipality must submit its proposed change to the advisory committee for review and comment at least forty-five days before final action on the proposal."

1. City of Tukwila, Juneteenth, (\$10,000)

The City of Tukwila is requesting lodging tax funds to help support the City of Tukwila's 2nd Annual Juneteenth Commemoration. The Juneteenth Commemoration is the oldest historical celebration in the United States remembering the end of harmful and racist enslavement of African American people. The City of Tukwila, in collaboration with the Tukwila School District/Foster High School's Black Student Union, community-based organizations, the King County Library System (KCLS), and the Tukwila community have started planning for an in-person event at the Tukwila Sullivan Center.

As part of the City's branding strategy, it was identified that the City should work on creating events tied to the City's multicultural population. The City of Tukwila lacks an authentic large community event that could be a draw for people from around the region. Juneteenth could be that event that the City grows overtime.

Last year's digital event drew a considerable amount of digital traffic to Experience Tukwila website and social media. Last year's videos will be cut into a promotional spot for this year's event.

Key metrics for the event will be total attendance, third party sponsorship participation, social media metrics, and web visits.

LTAC Recommendation on Application: Do Fund.

Staff Recommendation on Application: Do Fund.

2. City of Tukwila, 2022 Fiesta 5k Ole (\$4,000)

The City Office of Economic Development is requesting funding to support and sponsor the Fiesta Ole 5K in May on a date to be determined. This event features a 5K race, music, and food. This event has been held for a number of years in Seattle but is now looking for a new location. Prior to COVID-19, the event had approximately 2,500 participants. With a new race location, it is estimated that there will be approximately 1,000 participants but the race should grow overtime. This is an established event with existing media partners and sponsors. The event organizers have significant experience putting on 5K races and events.

The race is not fully confirmed, and staff wants to be able to support it if we are able to secure it coming to the City

LTAC Recommendation on Application: Do Fund.

Staff Recommendation on Application: Do Fund.

FINANCIAL IMPACT

The total request for the two lodging tax applications will not to exceed \$15,000.00. The six-year Tourism Financial Plan approved by the City Council in December of 2020 allocated a total of \$150,000 in lodging tax funding for sponsorships in 2021, 2022, and 2023.

2022 Tourism Six-Year Financial Plan Allocation	
Sponsorships:	\$150,000
City of Tukwila, Copa Surf Cup (Approved)	(\$25,000)
Seattle Seawolves (Approved)	(\$40,000)
City of Tukwila, Juneteenth	(\$10,000)
City of Tukwila, Fiesta 5k Ole	(\$5,000)
Remaining Sponsorship Funds:	\$70,000

RECOMMENDATION

Staff recommends that the Committee approve the pending funding requests and forward to the April 18, 2022, consent agenda.

ATTACHMENTS

1. City of Tukwila, Juneteenth, Staff Report to LTAC
2. Lodging Tax Application, City of Tukwila, Juneteenth
3. City of Tukwila, Fiesta 5k Ole, Staff Report to LTAC
4. Lodging Tax Application, City of Tukwila, Fiesta 5k Ole



Staff Memorandum

Lodging Tax Advisory Committee Funding Request

Name of Applicant:

City of Tukwila, Administrative Services

Address:

6200 Southcenter Blvd.
Tukwila, WA 98188

Total Funds Requested:

\$10,000

About the Applicant:

The City of Tukwila is a non-charter City organized under the laws of the State of Washington. Founded in 1908, Tukwila is one of the oldest cities in King County. Since its founding, Tukwila has always been a community at the “crossroads.” Tukwila lies at one of the busiest freeway interchanges in Washington State. The City has a small bedtime population of just under 20,000. During the day the City’s population swells to over 150,000 people, with people coming to the City to work, shop, dine, stay in hotels, and to visit once in a life time experiences, such as the Museum of Flight or iFly.

The City is one of the most diverse cities in the country. Over 70 languages are spoken in the Tukwila School District. Many well-known businesses are based in Tukwila, such as BECU, Westfield Southcenter, Seattle Seawolves, Seattle Sounders FC, Top Pot Donuts, Pop Gourmet, and the Sabey Corporation. The City has over 2,000 hotel rooms and over 100 restaurants.

Funds Previously Awarded:

Last year \$5,000 was awarded to host a digital event for Juneteenth.

Funding Request Narrative:

The City of Tukwila is requesting lodging tax funds to help support the City of Tukwila’s 2nd Annual Juneteenth Commemoration. The Juneteenth Commemoration is the oldest historical celebration in the United States remembering the end of harmful and racist enslavement of African American people. The City of Tukwila, in collaboration with the Tukwila School District/Foster High School’s



Black Student Union, community-based organizations, the King County Library System (KCLS), and the Tukwila community have started planning for an in-person event at the Tukwila Sullivan Center.

Staff Comments:

As part of the City’s branding strategy, it was identified that the City should work on creating events tied to the City’s multicultural population. The City of Tukwila lacks an authentic large community event that could be a draw for people from around the region. Juneteenth could be that event that the City grows overtime.

Last year’s digital event drew a considerable amount of digital traffic to Experience Tukwila website and social media. Last year’s videos will be cut into a promotional spot for this year’s event.

Key metrics for the event will be total attendance, third party sponsorship participation, social media metrics, and web visits.

Consistency with Six Year Financial Model:

2022 Sponsorship Funds Provided in Six Year Financial Plan:	\$150,000
Copa Surf Cup (Approved)	(\$25,000)
Seawolves (Approved)	(\$40,000)
City of Tukwila, Juneteenth (Pending)	(\$10,000)
City of Tukwila, Fiesta 5K (Pending)	(\$5,000)
Remaining Funds:	\$45,000

For 2022, the Six Year Financial Plan shows the City spending \$150,000 for sponsorship, such as this. There will be sufficient funds remaining in the budget for other 2022 other sponsorships opportunities that might arise.

City of Tukwila Staff

Recommendation to LTAC: Approval

Notes:

None.

Application to the City of Tukwila for Use of 2022 Lodging Tax Funds

Event or Activity Name (if applicable):	City of Tukwila's 2 nd Annual Juneteenth Commemoration
Amount of Lodging Tax Requested:	\$10,000
Applicant Organization:	City of Tukwila
Federal Tax ID Number:	91-6001519
Mailing Address:	City of Tukwila ATTN: Niesha Fort-Brooks – Community Engagement Manager Administrative Services and Community Engagement 6300 Southcenter Blvd, Suite 115 Tukwila, WA 98188
Primary Contact Name:	Niesha Fort-Brooks
Primary Contact Phone:	206-462-6692
Primary Contact Email Address:	Niesha.Fort-Brooks@TukwilaWA.gov

<input checked="" type="checkbox"/>	Check all the service categories that apply to this application:
<input checked="" type="checkbox"/>	Tourism promotion or marketing
<input checked="" type="checkbox"/>	Operation of a special event or festival designed to attract tourists
<input type="checkbox"/>	Operation of a tourism-related facility owned or operated by a non-profit organization
<input type="checkbox"/>	Operation and/or capital costs of a tourism-related facility owned by a municipality or a public facilities district

<input checked="" type="checkbox"/>	Check which one of the following applies to your agency:
<input type="checkbox"/>	Non-Profit <i>(Note: Attach a copy of your current non-profit corporate registration from the Washington Secretary of State Office)</i>
<input checked="" type="checkbox"/>	Municipality
<input type="checkbox"/>	For Profit Corporation

I am an authorized agent of the organization/agency applying for funding. I understand that:

- *I am proposing a tourism-related service for 2022. If awarded, my organization intends to enter into a services contract with the City; provide liability insurance for the duration of the contract, naming the City as additional insured and in an amount determined by the City; and file for a permit for use of City property, if applicable.*
-
- *My agency will be required to submit a report documenting economic impact results in a format determined by the City.*

Signature: Niesha Fort-Brooks

Date: 03/07/2022

1. Describe your tourism-related activity or event.

The City of Tukwila is requesting lodging tax funds to help support the City of Tukwila's 2nd Annual Juneteenth Commemoration. The Juneteenth Commemoration is the oldest historical celebration in the United States remembering the end of harmful and racist enslavement of African American people. The City of Tukwila, in collaboration with the Tukwila School District/Foster High School's Black Student Union, community-based organizations, the King County Library System (KCLS), and the Tukwila community have started planning for an in-person event at the Tukwila Sullivan Center.

In 2020 the City of Tukwila Council adopted Resolution 1992, declaring that Juneteenth will be recognized in our community every year. The event will be a celebration of emancipation, and an opportunity to honor African Americans through continued learning and understanding the impacts of slavery and resiliency.

The City of Tukwila is committed to honoring the legacy of the Juneteenth Commemoration and Tukwila's African American community by supporting this signature event for residents, community members, businesses and guests.

If an event, list the event name, date(s), and projected overall attendance:

- City of Tukwila's 2nd Annual Juneteenth Commemoration
- Saturday, June 18, 2022, from 11:00 AM to 3:00 PM
- Tukwila Sullivan Center, 14350 Tukwila International Blvd, Tukwila, WA 98168
- Attendance: 200

2. Is your event/activity/facility focusing on attracting overnight tourists, day tourists, or both?

The Juneteenth Commemoration is a signature event, including marketing and branding on the Experience Tukwila website.

Describe why visitors will travel to Tukwila to attend your event/activity/facility:

The City of Tukwila is centrally located in the transportation corridor that provides access to public light rail, King County's Metro bus system, and the Seattle-Tacoma International Airport. Tukwila is a destination for tourism, entertainment, shopping and its diversity.

Describe the geographic target of the visitors you hope to attract (locally, regionally, nationally and/or internationally):

The geographic target of visitors is primarily a 50-mile radius, specifically targeting hotel guests traveling throughout the region.

3. Describe the prior success of your event/activity/facility in attracting tourists:

[The City of Tukwila's 1st Juneteenth Commemoration in 2021](#) was featured on the Experience Tukwila website. The hour-long commemoration is broken into six segments, allowing viewers to watch the commemoration in its entirety or view a one of these segments individually:

- Church by the Side of Road – Negro National Anthem
- Growing and Farming In Tukwila: History before Southcenter Mall
- Honoring Joe Duffie
- Soul Food – A History of African American Cuisine
- Honoring Tukwila Community Members
- Sankofa: Looking Back to Move Forward

4. If this your first time holding the event/activity/facility, provide background on why you think it will be successful.

This will be the City of Tukwila's 2nd Annual Juneteenth Commemoration, but the first year holding it in-person at the Tukwila Sullivan Center. The Tukwila Sullivan Center is a community-centered space for residents and guests to visit the Tukwila library, frequent the small business, and take advantage of the open space where families and friends gather.

5. Describe the media strategy you employ to promote your event/activity/facility to attract overnight and/or day tourists? Please list any digital or print media (newsletters, e-blasts, social media, etc.) your agency uses or intends to use to promote your event/activity/facility.

City staff will promote the Juneteenth Commemoration on the City of Tukwila's Experience Tukwila website and social media platforms. Additionally, the City will work with community-based organizations, the Tukwila School District, and the Southside Seattle Chamber of Commerce to assist in promoting the event on their social media platforms.

6. Describe how you will promote lodging establishments, restaurants, retailers and entertainment establishments in the City of Tukwila.

City staff will promote this event through the Experience Tukwila website and social media, as well as by word-of-mouth. Tabling opportunities will be made available for businesses and organizations looking to promote their products or services in the Tukwila community.

7. Is the City able to use your digital and print media for collaborative marketing?

Yes

8. Describe how you will use the name “Tukwila” in publications, promotions, and for your event?

The event will be promoted as being held in Tukwila.

9. Measurements and Metrics (Note: You will be required to report these metrics as part of the close out of the agreement between your organization and the City.)

As a direct result of your proposed tourism-related service, provide an estimate of:	
A. Overall attendance at your proposed event/activity/facility.	- 200 in-person - 1,000 Experience Tukwila website online views
B. Number of people who will travel fewer than 50 miles for your event/activity.	175
C. Number of people who will travel more than 50 miles for your event/activity.	25%
D. Of the people who travel more than 50 miles, the number of people who will travel from another country or state.	0
E. Of the people who travel more than 50 miles, the number of people who will stay overnight in Tukwila.	0
F. Of the people staying overnight, the number of people who will stay in PAID accommodations (hotel/motel/bed-breakfast) in Tukwila.	0
G. Number of paid lodging room nights resulting from your proposed event/ activity/facility (for example: 25 paid rooms on Friday and 50 paid rooms on Saturday = 75 paid lodging room nights)	0

10. What methodologies did you use to calculate the estimates and what methodologies will you use to track outcomes, such as total participants, estimated visitor spending, etc.?

This is the first in-person event, so City staff will monitor, evaluate and assesses this event as part of planning the campaign to determine the 2023 Juneteenth Commemoration.

11. Are you applying for lodging tax funds from another community? If so, which communities and in what amounts?

N/A

12. Are you applying for funding from Seattle Southside Regional Tourism Authority (SSRTA)? If so, in what amount?

N/A

13. What is the overall budget for your event/activity/facility? What percent of the budget are you requesting from the City of Tukwila?

Total costs for the event are estimated to be \$10,000. Funds will be used for artists, performers, keynote speaker(s), administrative expenses, and general promotion.

1) What will you cut from your proposal or do differently if full funding for your request is not available or recommended?

City staff will collaborate with key partners to identify expedient funding opportunities from corporate sponsors in the South King County region.

Applications are considered on a rolling basis. Please contact staff to discuss the process for having the application reviewed by the City's Lodging Tax Advisory Committee.

Completed applications should be submitted to:

Lodging Tax Advisory Committee
c/o Brandon Miles
City of Tukwila
6200 Southcenter Blvd
Tukwila, WA 98188

or

Brandon.Miles@TukwilaWA.gov

Questions?

LTAC Contact:

Brandon J. Miles

(206) 431-3684

Brandon.Miles@TukwilaWA.gov

Staff Memorandum

Lodging Tax Advisory Committee Funding Request

Name of Applicant:

City of Tukwila, Office of Economic Development

Address:

6200 Southcenter Blvd.
Tukwila, WA 98188

Total Funds Requested:

\$5,000

About the Applicant:

The City of Tukwila is a non-charter City organized under the laws of the State of Washington. Founded in 1908, Tukwila is one of the oldest cities in King County. Since its founding, Tukwila has always been a community at the “crossroads.” Tukwila lies at one of the busiest freeway interchanges in Washington State. The City has a small bedtime population of just under 20,000. During the day the City’s population swells to over 150,000 people, with people coming to the City to work, shop, dine, stay in hotels, and to visit once in a life time experiences, such as the Museum of Flight or iFly.

The City is one of the most diverse cities in the country. Over 70 languages are spoken in the Tukwila School District. Many well-known businesses are based in Tukwila, such as BECU, Westfield Southcenter, Seattle Seawolves, Seattle Sounders FC, Top Pot Donuts, Pop Gourmet, and the Sabey Corporation. The City has over 2,000 hotel rooms and over 100 restaurants.

Funds Previously Awarded:

None for this request.

Funding Request Narrative:

The City Office of Economic Development is requesting funding to support and sponsor the Fiesta Ole 5K in May on a date to be determined. This event features a 5K race, music, and food. This event has been held for a number of years in Seattle but is now looking for a new location. Prior to COVID-19, the event had approximately 2,500 participants. With a new race location, it is estimated that there will be approximately 1,000 participants but the race should

grow overtime. This is an established event with existing media partners and sponsors. The event organizers have significant experience putting on 5K races and events.

The race is not fully confirmed, and staff wants to be able to support it if we are able to secure it coming to the City.

Staff Comments:

This event is consistent with the City’s adopted brand guidelines and brand strategy, which recommended attracting and building more events, specifically cultural events, to the City. This event is an established event with a record of success in attracting participants. The event will help build our Experience Tukwila brand and help to bring people back to the City following the easing of COVID-19 restrictions.

Consistency with Six Year Financial Model:

2022 Sponsorship Funds Provided in Six Year Financial Plan:	\$150,000
Copa Surf Cup (Approved)	(\$25,000)
Seawolves (Approved)	(\$40,000)
City of Tukwila, Juneteenth (Pending)	(\$10,000)
City of Tukwila, Fiesta 5K (Pending)	(\$5,000)
Remaining Funds:	\$45,000

For 2022, the Six Year Financial Plan shows the City spending \$150,000 for sponsorship, such as this. There will be sufficient funds remaining in the budget for other 2022 other sponsorships opportunities that might arise.

City of Tukwila Staff

Recommendation to LTAC: Approval

Notes:

None.

Application to the City of Tukwila for Use of 2022 Lodging Tax Funds

Event or Activity Name (if applicable):	Fiesta 5K Ole
Amount of Lodging Tax Requested:	\$5,000
Applicant Organization:	City of Tukwila
Federal Tax ID Number:	91-6001519
Mailing Address:	City of Tukwila ATTN: Brandon Miles 6200 Southcenter Blvd Tukwila, WA 98188
Primary Contact Name:	Brandon Miles
Primary Contact Phone:	206-731-9071
Primary Contact Email Address:	Brandon.Miles@Tukwilawa.gov

<input checked="" type="checkbox"/>	Check all the service categories that apply to this application:
<input checked="" type="checkbox"/>	Tourism promotion or marketing
<input checked="" type="checkbox"/>	Operation of a special event or festival designed to attract tourists
<input type="checkbox"/>	Operation of a tourism-related facility owned or operated by a non-profit organization
<input type="checkbox"/>	Operation and/or capital costs of a tourism-related facility owned by a municipality or a public facilities district

<input checked="" type="checkbox"/>	Check which one of the following applies to your agency:
<input type="checkbox"/>	Non-Profit <i>(Note: Attach a copy of your current non-profit corporate registration from the Washington Secretary of State Office)</i>
<input checked="" type="checkbox"/>	Municipality
<input type="checkbox"/>	For Profit Corporation

I am an authorized agent of the organization/agency applying for funding. I understand that:

- *I am proposing a tourism-related service for 2022. If awarded, my organization intends to enter into a services contract with the City; provide liability insurance for the duration of the contract, naming the City as additional insured and in an amount determined by the City; and file for a permit for use of City property, if applicable.*
-
- *My agency will be required to submit a report documenting economic impact results in a format determined by the City.*

Signature: Brandon Miles

Date: 03/08/2022

1. Describe your tourism-related activity or event.

The City of Tukwila is requesting lodging tax for a sponsorship of the Fiesta 5K Ole race held around Cinco De Mayo. This is an established race that has in the past been held in Seattle but is now looking for a new home. The race features a 5K run, beer garden, food trucks, and live music. Past, pre-COVID, attendance has been around 2,500. With the race relocating attendance is estimated to be around 1,000 people but would likely grow over time.

The organizers have a close relationship with 92.5 and Hubbard radio stations to promote the event.

If an event, list the event name, date(s), and projected overall attendance:

- Fiesta 5k Ole Race
- Race Date TBD
- Around 1,000 attendees.

2. Is your event/activity/facility focusing on attracting overnight tourists, day tourists, or both?

Focused on bringing in day tourists from outside the City. This event would also help with overall branding for the City.

Describe why visitors will travel to Tukwila to attend your event/activity/facility:

The City of Tukwila is centrally located in the transportation corridor that provides access to public light rail, King County's Metro bus system, and the Seattle-Tacoma International Airport. Tukwila is a destination for tourism, entertainment, shopping and its diversity.

Describe the geographic target of the visitors you hope to attract (locally, regionally, nationally and/or internationally):

Community members within one-hour drive of the City.

3. Describe the prior success of your event/activity/facility in attracting tourists:

This is an established run that benefits AtWork! which provides supported employment services with people with disabilities. The event has been held for over five years and has a strong draw, including race participants and sponsors. Pre-COVID the race draw approximately 2,500 runners.

<https://www.fiesta5kole.com/>

4. If this your first time holding the event/activity/facility, provide background on why you think it will be successful.

No, see the response for item #3.

5. Describe the media strategy you employ to promote your event/activity/facility to attract overnight and/or day tourists? Please list any digital or print media (newsletters, e-blasts, social media, etc.) your agency uses or intends to use to promote your event/activity/facility.

The race collaborates with Hubbard radio stations to promote the run.

6. Describe how you will promote lodging establishments, restaurants, retailers and entertainment establishments in the City of Tukwila.

The event will be held in the Southcenter District and thus will help bring visitors to the City. The event will be promoted on the Experience Tukwila site and help with bringing traffic to the site.

7. Is the City able to use your digital and print media for collaborative marketing?

Yes

8. Describe how you will use the name “Tukwila” in publications, promotions, and for your event?

The event will be promoted as being held in Tukwila.

9. Measurements and Metrics (Note: You will be required to report these metrics as part of the close out of the agreement between your organization and the City.)

As a direct result of your proposed tourism-related service, provide an estimate of:	
A. Overall attendance at your proposed event/activity/facility.	1,000
B. Number of people who will travel fewer than 50 miles for your event/activity.	750
C. Number of people who will travel more than 50 miles for your event/activity.	25%
D. Of the people who travel more than 50 miles, the number of people who will travel from another country or state.	0
E. Of the people who travel more than 50 miles, the number of people who will stay overnight in Tukwila.	0
F. Of the people staying overnight, the number of people who will stay in PAID accommodations (hotel/motel/bed-breakfast) in Tukwila.	0
G. Number of paid lodging room nights resulting from your proposed event/ activity/facility (for example: 25 paid rooms on Friday and 50 paid rooms on Saturday = 75 paid lodging room nights)	0

10. What methodologies did you use to calculate the estimates and what methodologies will you use to track outcomes, such as total participants, estimated visitor spending, etc.?

All race participants must register. This will provide us data on their home location and other demographic information.

11. Are you applying for lodging tax funds from another community? If so, which communities and in what amounts?

No.

12. Are you applying for funding from Seattle Southside Regional Tourism Authority (SSRTA)? If so, in what amount?

No

13. What is the overall budget for your event/activity/facility? What percent of the budget are you requesting from the City of Tukwila?

The City is requesting funds to sponsor the race and help with logistics only. The \$5,000 is only a portion of the budget and does not reflect the actual costs of the race.

1) What will you cut from your proposal or do differently if full funding for your request is not available or recommended?

The race may not occur in the City or the City may not be able to be a sponsor of the event.

Applications are considered on a rolling basis. Please contact staff to discuss the process for having the application reviewed by the City's Lodging Tax Advisory Committee.

Completed applications should be submitted to:

Lodging Tax Advisory Committee
c/o Brandon Miles
City of Tukwila
6200 Southcenter Blvd
Tukwila, WA 98188

or

Brandon.Miles@TukwilaWA.gov

Questions?

LTAC Contact:

Brandon J. Miles

(206) 431-3684

Brandon.Miles@TukwilaWA.gov



INFORMATIONAL MEMORANDUM

TO: **Planning and Community Development**

FROM: **Nora Gierloff, DCD**

BY: **Max Baker, Development Supervisor**

CC: **Mayor Ekberg**

DATE: **April 4, 2022**

SUBJECT: **Ordinance to Extend Rezone, L16-0083**

ISSUE

Proposed ordinance for an extension of a rezone from Low Density Residential to High Density Residential in the Ryan Hill Neighborhood that expired June 26, 2021; proposed expiration date to be 36 months from effective date of ordinance.

BACKGROUND

On June 18, 2018, Ordinance 2577 was approved by the City to amend the Comprehensive Land Use and Zoning Map for a potential future project called Vintage@Tukwila. The proposal was for a 247-unit affordable senior housing apartment building. The site in the Ryan Hill neighborhood, which contains four parcels, was rezoned from Low Density Residential (LDR) to High Density Residential (HDR) with a set of conditions, two of which set an expiration date for the rezone:

5. *The applicant must apply for a development permit for the proposed project within 36 months of the effective date of this ordinance.*
6. *Failure to comply with the conditions set forth herein shall cause the change to the Comprehensive Plan Land Use Map to be null and void, and the subject property shall revert to the zoning immediately preceding passage of this ordinance.*

The effective date for Ordinance 2577 was June 26, 2018, meaning the applicant had until June 26, 2021 to apply for a development permit or the rezone would be considered null and void. To-date, the applicant has not applied for a development permit.

This rezone extension request was first discussed by the Planning and Community Development Committee at the February 2, 2022 Planning and Community Development. The Committee was in favor of seeing a draft ordinance summarizing the proposed extension.

DISCUSSION

The attached Ordinance 2577 details the full conditions of the rezone. The Committee is now being asked to review the proposed ordinance extending the rezone expiration date and send it to C.O.W. for a public hearing.

The applicant has recently had a pre-application meeting and proposed a different design for the project than was reviewed in 2018. The site is challenging to develop with steep slopes, a wetland, and a stream buffer. The proponents are now asking for additional height above the 4 stories permitted in the HDR Zone in order to shrink the footprint of the building and minimize site disturbance. This change would require them to apply to the City Council for a development agreement in addition to the rezone. The revised project would provide 170-units vs. the original

247-unit proposal but would reduce site impact because the applicant is proposing to minimize the footprint of the building.

FINANCIAL IMPACT

None.

RECOMMENDATION

Forward the proposed rezone to the Committee of the Whole for a public hearing.

ATTACHMENTS

- A. Draft Ordinance
- B. Ordinance 2577 – Comprehensive Plan Amendment, June 26, 2018
- C. Civil plan set from PRE21-0049

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, EXTENDING THE TIME TO APPLY FOR A DEVELOPMENT PERMIT, AS REQUIRED BY ORDINANCE NO. 2577, TO REZONE CERTAIN REAL PROPERTY ACROSS PARCELS 3348401800, 3348401810, 3348401820, AND 3348401860 FROM LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR); RATIFYING PRIOR ACTS, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on June 18, 2018, the City Council of the City of Tukwila passed Ordinance No. 2577, approving the rezone of certain real property located across parcels 3348401800, 3348401810, 3348401820, and 3348401860 from Low Density Residential (LDR) to High Density Residential (HDR) provided certain conditions were met; and

WHEREAS, due in part to the COVID-19 pandemic, the applicant was unable to meet the requirements of the fifth condition established by Ordinance No. 2577, which required the application for a development permit for the proposed project within 36 months of the effective date of the ordinance (June 26, 2018); and

WHEREAS, the applicant now requests an extension of 36 months, starting from the previous expiration date of June 26, 2021; and

WHEREAS, the City held a duly noticed public hearing regarding this ordinance on April 11, 2022; and

WHEREAS, after due consideration and for good cause shown, the City Council agrees to grant an extension of the fifth condition established by Ordinance No. 2557, thereby requiring the application of a development permit by June 26, 2024;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Extension Request Granted. By June 26, 2024, the applicant shall apply for a development permit for the proposed project as set forth in Ordinance No. 2577.

Section 2. Ratification. Any act consistent with the rezone approved by Ordinance No. 2577 and taken prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 3. Corrections by City Clerk or Code Reviser Authorized. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 5. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City and shall take effect and be in full force five days after passage and public as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2022.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney



City of Tukwila

Washington

Ordinance No. 2577

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN AS PART OF THE ANNUAL DOCKET FOR 2018 BY MODIFYING THE COMPREHENSIVE PLAN LAND USE MAP FOR THE VINTAGE@TUKWILA REZONE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Tukwila is required to plan under the Growth Management Act (RCW 36.70A.040); and

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations be subject to continuing evaluation and review and allows comprehensive plans to be amended on an annual basis, but no more than once a year, with certain exceptions; and

WHEREAS, the Growth Management Act provides that amendments to comprehensive plans shall be considered simultaneously with an evaluation of the cumulative effects of the requested amendments and for general consistency of each amendment with the Plan, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, the City received a request in December 2016 (File No. PL16-0062) from a property owner for rezone of their properties as part of the annual Comprehensive Plan amendment process; and

WHEREAS, the application for Vintage@Tukwila, which is an active senior living residential development, was postponed from consideration in 2017 pending additional review and analysis of area-wide impacts to the Ryan Hill neighborhood, which has been completed; and

WHEREAS, sanitary sewer service to the neighborhood is needed to ensure public health and neighborhood quality; the conditions analysis shows that the Vintage@Tukwila site is critical to extending sewer to the neighborhood; and property owners and residents do not oppose higher density development in this part of the neighborhood; and

WHEREAS, Vintage@Tukwila's rezone application is now being considered as part of the 2018 amendments to the Comprehensive Plan; and

WHEREAS, the City of Tukwila provided the required 60-day notification of the proposed Comprehensive Plan amendments to the Washington State Department of Commerce under RCW 36.70A.106; and

WHEREAS, on May 24, 2018, the City of Tukwila issued a Determination of Nonsignificance pursuant to the State Environmental Policy Act (SEPA) (Chapter 197-11 WAC) and Tukwila Municipal Code Title 21 for the proposed change to the Vintage@Tukwila site on the Comprehensive Plan Land Use Map; and

WHEREAS, on June 4, 2018, the City Council held a duly noticed public hearing to receive comments on the proposed changes to the Comprehensive Plan Land Use Map;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings and Conclusions. The City Council hereby adopts the Findings and Conclusions, attached hereto as Exhibit B and incorporated by this reference as if fully set forth herein.

Section 2. Comprehensive Plan Land Use Map Change Approved. The Vintage@Tukwila site is located in the block bounded by S. Ryan Way, 47th Avenue S., Seattle City Light right-of-way, and Martin Luther King Jr. Way S., located in Tukwila, Washington, King County. The site is further identified as tax parcels: 3348401800, 3348401810, 3348401820 and 3348401860, and as legally described and shown in the attached Exhibit C. The site, which contains Parcels A through D, is hereby rezoned from Low Density Residential (LDR) to High Density Residential (HDR), as shown in the attached Exhibit A, subject to the following conditions:

1. 47th Avenue S. between S. Ryan Way and S. 109th Street, and S. 109th Street between the site and 47th Avenue S., shall be improved with curbs, gutters, sidewalks, street illumination, and storm water facilities, in accordance with the City's Infrastructure Design and Construction Standards Manual in effect at the time of building permit application, prior to receiving a certificate of occupancy for the development on the site.
2. The sanitary sewer line that serves the development on the site shall be extended to 47 Avenue S. at the time of the development in accordance with the City's Infrastructure Design and Construction Standards manual in effect at the time of building permit application.
3. On S. Ryan Way, a westbound (WB) left-turn pocket, and on 47th Avenue S., a northbound (NB) left-turn pocket, shall be installed prior to receiving a certificate of occupancy for development on the site.
4. Within 60 days of passage of this ordinance, the applicant shall record against the subject property a covenant or other document approved by the City, listing the development conditions associated with the site.

5. The applicant must apply for a development permit for the proposed project within 36 months of the effective date of this ordinance.
6. Failure to comply with the conditions set forth herein shall cause the change to the Comprehensive Plan Land Use Map to be null and void, and the subject property shall revert to the zoning immediately preceding passage of this ordinance.

Section 3. Map Amendment Authorized. The Community Development Director, or his designee, is hereby authorized to amend the City's official Comprehensive Land Use Map to show the changes in designation from LDR to HDR for the Vintage@Tukwila site as authorized in Section 2 of this ordinance.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 6. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 18TH day of JUNE, 2018.

ATTEST/AUTHENTICATED:

Christy O'Flaherty
Christy O'Flaherty, MMC, City Clerk

Allan Ekberg
Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Rachel B. Turpin
FOR Rachel B. Turpin, City Attorney

Filed with the City Clerk: 5-30-18
Passed by the City Council: 6-18-18
Published: 6-21-18
Effective Date: 6-26-18
Ordinance Number: 2577

- Exhibit A – Comprehensive Plan Map / Site Map
- Exhibit B – Findings and Conclusions Staff Report (File No. PL16-0062)
- Exhibit C – Legal Description



City of Tukwila

Department of Community Development

Allan Ekberg, Mayor

Jack Pace, Director

Exhibit B

Findings

Request

The applicant requests an amendment to the Comprehensive Plan's Land Use Map and a corresponding rezone from Low Density Residential (LDR) to High Density Residential (HDR) on four adjacent undeveloped lots totaling 10.5 acres.

If the Comprehensive Plan's Land Use and the Zoning map changes are approved, the contract purchaser proposes to construct 247 Senior Housing units in a four-story structure on the four southerly parcels A - D. (Figure 1). Changing the Comprehensive Plan and Zoning maps are no guarantee that the project would be built as initially proposed but is provided as an example of a potential future development. The Comprehensive Plan and Zoning Designations and the subject site are outlined in green. Existing LDR zoning is shaded in yellow, High Density Residential located along 51 Avenue S. in brown, Commercial Light Industrial in purple and Office in blue.

Comprehensive Plan Amendment and Rezone Decision Criteria (TMC 18.84.020):

The City Council's decision to grant a Comprehensive Plan map change and rezone shall be supported by written findings and conclusions showing specifically that all of the following conditions exist. Approval of the map changes requires the adoption of an ordinance.

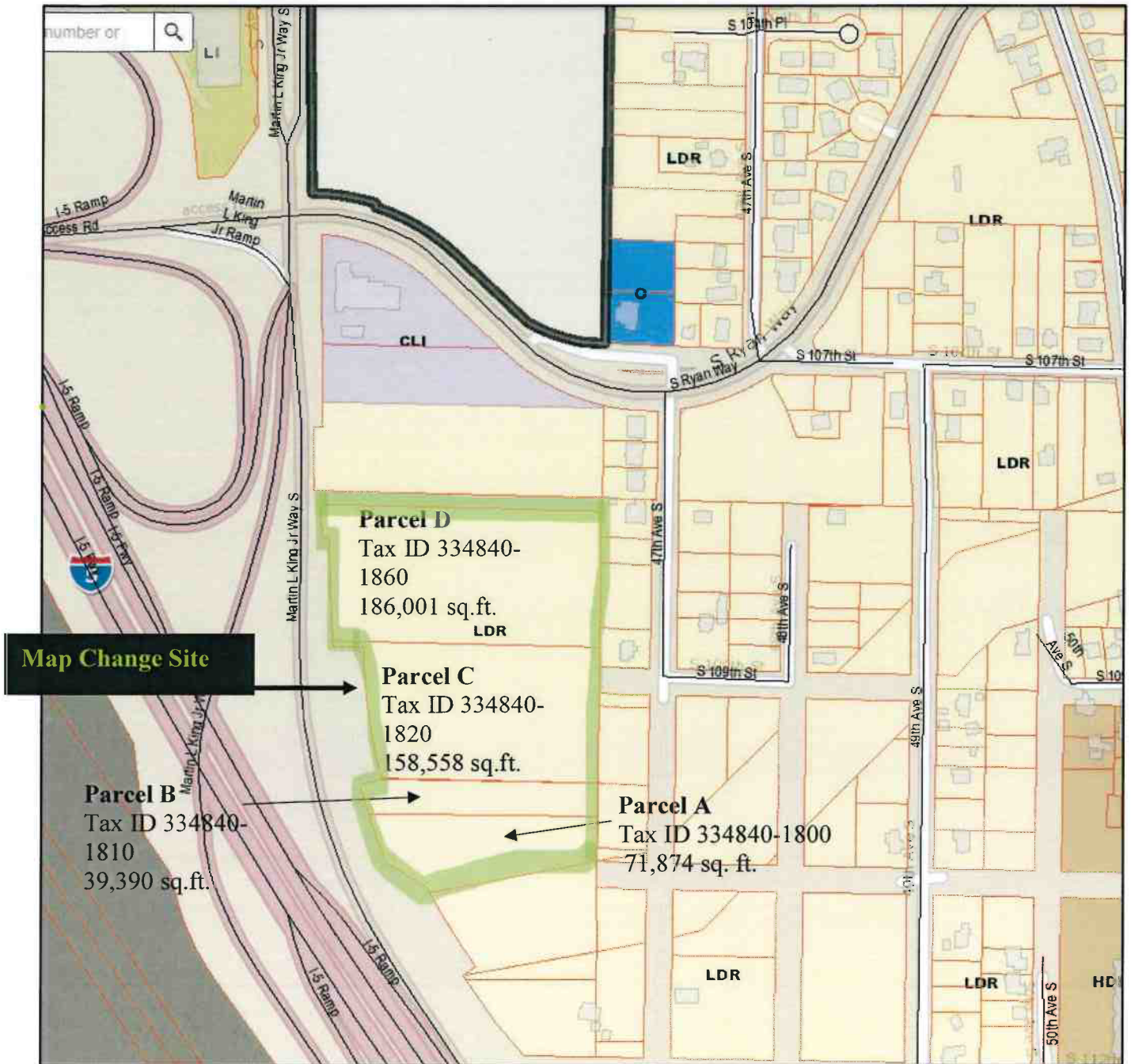


Figure 1 Comprehensive Plan and Zoning Maps

Background

Annexation History

The subject property became part of Tukwila in 1989 as part of the Fire District #1 annexation. At the time of annexation, the property was zoned to reflect the prior King County zoning. When the Comprehensive Plan and city-wide zoning were subsequently reviewed, no changes were proposed to the original King County designations.

Public Comment

On May 2, 2017, staff held the required public information meeting for residents and property owners within 500 feet of the site. Several property owners attended the meeting to ask

questions. One written comment was received that stated opposition to additional traffic on 47 Avenue S. because of safety concerns for local children and provided the opinion that 47 Avenue S. is not capable of handling the additional traffic volume. They requested that access to the proposed multi-family development site be from Martin Luther King Junior Way South (MLKJWS). The City Engineer responded that MLKJWS is designated by Washington State Department of Transportation as limited access and therefore not available for ingress/egress. The City Engineer has requested that at the time of a future development proposal that additional traffic analysis be provided.

Because of the lapse in time since the required public meeting in May of 2017, and the initiation of neighborhood-wide meeting in November of 2017 (see "Ryan Hill Neighborhood Study" section below), staff held a second public meeting using an expanded mailing. There were no citizens or comments received at the May 9, 2018 public meeting.

Ryan Hill Neighborhood Study

Staff initiated a neighborhood-wide study that looked at existing conditions, potential development scenarios and surveyed property owners and residents. The study revealed a number of things that were unknown.

The residents and property owners have differing opinions about the future of the neighborhood. Opinions generally depend on where they live or own property within the neighborhood. Higher residential density and housing options are more desirable to property owners north of the Seattle City Light right of way than south of the right of way.

Additionally, there was overall support for a neighborhood retail node that would provide additional neighborhood services. Neighborhood input also indicated that the neighborhood's existing characteristics were an asset as it was described as a "rural oasis in the city."

Except for the approximate 15-acre Raisbeck property located along the west side of the neighborhood and bordering MLKJRWS, which is the subject of this rezone request, future development is likely to be small scale (short plats) and developed incrementally. Development of less than 4 lots does not require frontal improvements nor would a through connection be financially feasible for most short plat developers.

The lack of regional stormwater facilities and the difficulties associated with on-site storm infiltration and/or detention on steep slopes impacts the near term developability of many properties. In areas where redevelopment is more feasible, the needed water and sewer infrastructure improvements identified in the study can be incrementally installed. The incrementally added infrastructure will be able to support the long-term service objectives outlined within the study.

Enhancing and improving the circulation system is feasible from an engineering standpoint but not likely from a financial standpoint. The 1,200-foot-long dead end road (twice the length of the City's maximum standard) can be eliminated by connecting between the 109th/48th and

110th/49th Avenue S intersections. The City, however, has many street projects, and this new connection is unlikely in the near future as a public project.

Finally, the Raisbeck property, which is the Vintage@Tukwila site, is a linchpin for extending sewer service to properties north of the Seattle City Light right of way and south of S. 107th Street.

Vicinity/Site Information

The subject site is in the Ryan Hill neighborhood and is primarily characterized by environmentally sensitive features located on or in its vicinity. The topographic survey provided by the applicant gives details on vegetation, watercourse and wetlands as well as topographic lines.

Landslide

Class 2 – Moderate and Class 3 - High landslide areas with topographic slopes that range from 15 – 40%.

Wetlands and Stream

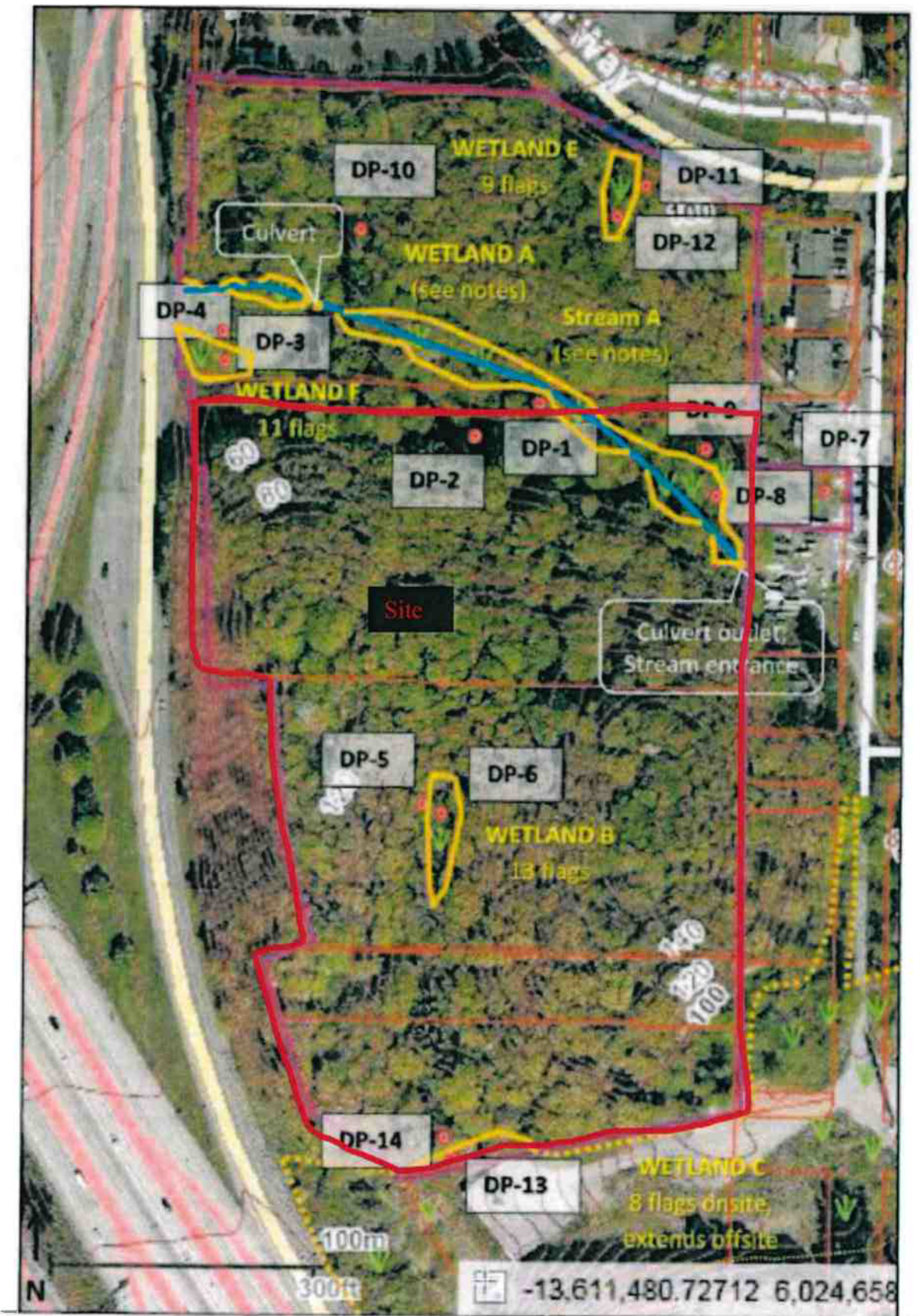
The wetland and watercourse delineation report that was prepared for this application identified the following:

Type 3 watercourse – Ryan Hill Stream. (Stream A) is located to the north of the site and bisects the northeast corner of Parcel D.

Most of the wetlands are located around the periphery of the site but whose buffers extend onto the site. The exception is Wetland B. Wetland B is a type IV located in the center of the project site and requires 50 foot buffers. From the Tukwila Municipal Code: “Category IV wetlands have the lowest levels of functions (scores less than 30 points) and are often heavily disturbed. While these are wetlands that should be able to be replaced or improved, they still need protection because they may provide some important functions. Any disturbance of these wetlands will be considered on a case by case basis.” (TMC 18.45.080 Wetlands Designations, Ratings and Buffers)

Any future development will need to be setback from the wetlands and their buffers. Wetlands A and AA are category II and are located along Ryan Hill Stream and are required to have 100 foot buffers. Wetland C, a category III wetland, which has an 80 foot regulatory buffer, is located on the south of the site and extends onto the Seattle City Light property.

There are two other category III wetlands, on the parcel north of the site. (Wetlands E & F – Topographic Survey)



This is not a survey. Features depicted are approximate only and may not be to scale.

Figure 2 Wetlands and Watercourse Map

Access

The local circulation map, Figure 3, shows the street system that exists in the Ryan Hill neighborhood. Sidewalks exist along S. Ryan Way and intermittently on 51 Avenue S. Bicycle facilities are also in place on 51 Avenue S.

King County Metro Route 107 is between ¼ and ½ mile to the east and runs along 51 Avenue S. and Route 124 on E. Marginal Way S. is about a mile to the west. The Rainier Beach Link Station is 1.3 miles to the north.



Figure 3 Ryan Hill Neighborhood Access Map

Land Use/Development History

There are 26 lots adjacent to 47th/109th/48th onto which the subject properties will access, 8 of which are developed with a single family home. The lots range in size from 3,500 square feet to 41,765 square feet. All but three homes, addressed as 10709, 10719, and 10729 47th Avenue S., were built pre-1964. The three addresses listed were built in 2003 and 2001 and are hooked up to the City's sewer system. The remaining five homes are on septic systems. A review of King County Assessor's property reports shows that they have designated that area as having moderate to high traffic noise. In this area, the assessed value of the developed single family homes range from \$200,000 to \$373,000.

Also within this specific 26 lot area, four lots were acquired by King County for property owner failure to pay property tax, two of which have since been sold at auction, which is evidence of the instability in ownership in this area.

City Council Decision (TMC 18.84.030)

The City Council has the authority to deny, approve, or approve with conditions and safeguards as it deems necessary to protect or enhance the health, safety, and welfare of the surrounding area, and to ensure that the rezone fully meets the findings set forth in the Decision Criteria (TMC 18.84.020,) which are outlined below.

1. *The proposed amendment to the Zoning Map is consistent with the goals, objectives, and policies of the Comprehensive Plan. (TMC18.84.020 - Criteria)*

During the 2015 Comprehensive Plan update process, there was considerable interest in the need to maintain and enhance residential neighborhoods, while providing housing choices.

The Comprehensive Plan describes LDR as follows:

Low-Density Residential: Areas primarily characterized by detached single-family residential structures and their accessory uses, along with educational, institutional, and recreational uses. Density may vary by neighborhood and for projects proposing innovative housing types such as cottage housing. These uses and densities are modified where covered by the Commercial Redevelopment, Urban Renewal, Tukwila South, and Public Recreation Overlays.

The Comprehensive Plan describes HDR as follows:

High-Density Residential: Areas characterized by larger and higher density multi-family buildings and their accessory uses, along with educational, institutional, and recreational uses.

Although not stated, high density neighborhoods have typically been located adjacent to and along major transportation corridors. They have been used to separate noisier uses and areas from the single family areas and to provide housing in neighborhood and regional centers of the City.

The Comprehensive Plan's highest priority objective is the following:

Objective. *"To improve and sustain residential neighborhood quality and livability."*

Numerous goals and policies clarify and support this objective. Some representative examples from the Housing and Residential Neighborhoods elements follow:

Housing Goal 3.1 *The City of Tukwila provides the City's fair share of regional housing.*

Housing Policy 3.6.1 *Encourage long-term residency by improving neighborhood quality, health and safety.*

Residential Neighborhoods Goal 7.1 Residential Land Use Pattern: *A land use pattern that encourages a strong sense of community by grouping compatible and mutually supportive uses and separating incompatible uses.*

Residential Neighborhoods Goal 7.4 Neighborhood Sustainability: *Continuing enhancement and revitalization of residential neighborhoods to encourage long-term residency and environmental sustainability.*

Residential Neighborhoods Implementation strategies support retaining LDR zoning and encourage infrastructure improvements as follows:

- Continued emphasis on existing land use patterns to protect and preserve residential uses.
- Investment in public works and infrastructure improvements.
- Continue to develop and implement the Residential Street Program in the CIP.
- Development of a variety of new housing, including single-family homes.

Residential Neighborhood and Sub-Area Vitality

City-planned utility improvements and extensions place priority on improving and sustaining residential neighborhood quality and livability. Utility investments affect neighborhood quality of life and the ability to realize established visions for specific sub-areas. (City of Tukwila Comprehensive Plan, 2015)

Tukwila functional plans

Tukwila parks and open space do not exist in this neighborhood. The Parks Recreation and Open Space (PROS) Plan has identified the need for a neighborhood park but implementation is shown beyond 2023. A "Ryan Hill Park" is planned "following the upgrade of the local sewer service in the area, which would drive additional housing demand." (Tukwila Parks, Recreation, and Open Space Plan; 2013)

Sanitary sewer service. The Ryan Hill neighborhood encompasses 116 acres with less than a mile of sewer. The capital plan for Sanitary Sewer identifies a \$1.9 million sewer revitalization for the area but the timeline is beyond 2022. The justification for the project are the existing septic systems that are failing and creating public health hazards.

Comprehensive Plan policy 12.1.22

Serve all existing and potential residences and businesses with a sewer utility.

The Capital Facilities Plan identifies a \$1.9 million sewer project for the neighborhood with the justification that septic systems are failing in the area.

The proposed project would extend sanitary sewer from MLKJWS on the site and then per the City's Infrastructure Design and Construction Standards Manual extend it to the east property line. Bringing the sewer an additional 100 feet to the adjacent right of way would provide an opportunity for future extensions and hook-ups to the sanitary system.

Tukwila water service is available to serve the higher intensity land use; however, because the system is not looped the pressure is not adequate for larger buildings. Construction will likely require modifications to structure size to accommodate the lower pressure.

Access in the neighborhood is via two neighborhood arterials – Ryan Way and 51st Avenue S., which have adequate capacity but are not complete streets. Ryan Way does not have bicycle facilities and 51st Avenue S. has sporadic pedestrian facilities. The local access street, 47th Avenue S., meets the minimum street right of way width standard of 50-60 feet, is over 1,000 feet in length and does not contain a turn-around. 600 feet is the City standard for cul-de-sacs the City standard for neighborhood block size is no more than 1,000 feet on one side and double loaded lots on the width.

On the other lots along 47th Avenue S., future single family development is likely to be through individual single family home construction permits and short plats that do not typically result in sidewalks or public street improvements.

The condition of the street however is not adequate for a higher density project. For example, the pavement width and shoulders are uneven.

Financial Planning Model Policy

FP-6 – The financing of limited benefit capital improvements (i.e. private development) should be borne by the primary beneficiaries of the improvement. The principle underlying limited benefit is that the property is peculiarly benefited and therefore the owners do not in fact pay anything in excess of what they receive by reason of such improvement.

Policy FP-7 – Each Enterprise Fund shall be reviewed annually and it must have a rate structure adequate to meet its operations & maintenance and long-term capital requirements.

The program manager for the Sewer Comprehensive Plan stated that developers must bear the burden of extending sewer into this area.

2. The proposed amendment to the Zoning Map is consistent with the scope and purpose of TMC Title 18, "Zoning Code," and the description and purpose of the zone classification applied for. (TMC 18.84.020 Criteria)

If approved, the requested map change would rezone approximately 10.5 acres from Tukwila's Low Density Residential to the High Density Residential designation/zone. The Comprehensive Plan states that high-density residential areas are characterized by larger and higher density multi-family buildings and their accessory uses, along with education, institutional and recreational uses. The HDR District (TMC 18.14.010) implements the Comprehensive Plan designation of high density residential. The Zone is used to designate areas that allow up to

22.0 dwelling units per net acre. Senior citizen housing is allowed up to 60 dwelling units per acre, subject to additional restrictions. It is intended to provide a high-density, multiple-family district that is also compatible with commercial and office areas.

Consideration was given to the land uses and development standards in the two different zones. The difference between the two zones in terms of land use are that in HDR the following uses are permitted and are not allowed in LDR: boarding homes; convalescent, assisted living and nursing homes for up to 12 patients; townhouses and multifamily (22 units per acre;) and senior housing (at 60/units per acre;) libraries, museums, and public art galleries; and manufactured home parks. If the property were rezoned as HDR, and did not redevelop as currently proposed by the applicant, the range of other uses listed above could be developed as permitted uses.

3. *There are changed conditions since the previous zoning became effective to warrant the proposed amendment to the Zoning Map; (TMC 18.84.020(3)) and*

In November of 2016, central Puget Sound voters approved a funding package that includes the construction of a new light rail station within a mile of the site. The Station is scheduled for completion in the 2030s and provides access to a high capacity transit system. One half mile is the usual walk shed for rail systems but bus routes are rerouted to provide feeder service to the stations. Boeing Access Road and S. Ryan Way will be a major route to serve the station. The opportunity to have high quality transit access was not funded until 2016.

The current economic impact on the regional housing market was not expected. The price of homes is rising faster in the Seattle area than anywhere else in the nation. Since the downturn in 2007, home prices are up 23.9%. Seattle leads the nation in year over year and month over month home price growth. The applicant proposes an affordable senior housing project.

A major initiative to fund, build and replace City buildings (Public Facilities Plan, Tukwila 2016) will impact the overall Capital Improvement Program and likely delay any identified neighborhood infrastructure improvements thereby delaying upgrades and public infrastructure in this neighborhood. Development is and will be expected to continue to pay for itself.

4. *The proposed amendment to the Zoning Map will be in the interest of furtherance of the public health, safety, comfort, convenience, and general welfare, and will not adversely affect the surrounding neighborhood, nor be injurious to other properties in the vicinity in which the subject property is located. (TMC 18.84.040(4))*

The City's Capital Facilities Plan shows the need for urban infrastructure improvements in this neighborhood for a neighborhood park and a sewer system to serve the area. Timing and funding for these facilities, however, has not been identified. The lots that are south of S. 107th Street and west of 50th Avenue S. are dependent on access to the sanitary sewer line in MLKJWS.

The rezone will allow a project that will provide affordable housing, provide new construction that could serve to anchor the area and create a higher standard of design quality as required by the City's rigorous design review process. Development of the site would improve the infrastructure for the neighborhood and make sanitary sewers possible in the near term for property owners.

CONCLUSIONS

Below are the four decision criteria in bold and the conclusions drawn from the findings above.

1. *The proposal is consistent with the goals, objectives and policies of the Comprehensive Plan.*

The 2015 Comprehensive Plan update reaffirmed Tukwila's highest priority objective, "To improve and sustain residential neighborhood quality and livability." This neighborhood is a challenging area because of the lack of public facilities and environmentally challenging land of slopes and water. The subject site, although it borders the interstate and MLKJWS on the west, has no access except through a local access street that is bordered by single family homes. The public facilities identified to support and serve this area are not funded in the near or mid-term. The proposal would be able to pay for urban services and amenities that would support the overall livability and quality of this residential neighborhood. Specifically, access to the site is via 47th Avenue S. and S. 109 Street west of 47th Avenue S, which are not adequate for higher density travel, would need to be improved. Their improvement would improve overall neighborhood quality; therefore, the City Council concludes that as part of the future project and as a condition of this rezone, the applicant should make street improvements that meet the City's infrastructure standards including sidewalks.

Sanitary sewer would be extended as part of the future project from MLKWJS onto the site and to the east property line. To benefit the neighborhood, the extension of the sewer to the adjacent public right of way would also fulfill the Comprehensive Plan's goal of improving neighborhood quality and livability and fulfilling the policy of serving all residences with sewer service. The City Council concludes that conditioning the rezone to require the extension of the sewer line to the right of way to the east will increase the access and the feasibility and decrease the total system cost for sanitary sewers in the neighborhood and therefore meet the criteria.

2. *The proposal is consistent with the scope and purpose of the Zoning Code and the description and purpose of the HDR zone.*

High density development lends itself to clustering and thereby preserving sensitive areas and open space. The entire property would be under one owner and manager thereby limiting the incremental impacts typical of individual homeowners on trees, wetlands and streams.

3. *There are changed conditions since the previous zoning became effective to warrant the amendment to the Map.*

Residents of the City have stated that they are struggling and being displaced due to the impact of rising rents and the high cost of homeownership. The unprecedented economic impact caused by the regional demand for housing is hurting members of the community who are economically challenged. The proposal could provide affordable housing for seniors as well as basic public facilities that would support the surrounding property owners.

4. ***The proposal shall be in the interest of furthering the public health, safety, comfort, convenience and general welfare and will not adversely affect the neighborhood or be injurious to the properties in the vicinity.***

Of benefit to the neighborhood with the project would be the opportunity to connect to sanitary sewer and a reduced overall cost because of the approximate 800 linear feet that would be built by the project developers. Development of the subject site requires the applicant to bring the sewer line onto the property and to the east property line. The City Council concludes that in order to meet the criteria the rezone should be conditioned with the requirement to bring the sewer line an additional 100 feet to 47th Avenue S. to assist with the availability of the system for expanded neighborhood use.

Comment from emergency service providers and the results of the traffic analysis indicate that left turning movements are difficult onto S. Ryan Way and would be a concern with increase in trips associated with the rezone. In order to further the interests of public safety, comfort and convenience, the City Council concludes that the rezone should be conditioned to require left turn pockets to facilitate and assist in maintaining adequate level of service and safety in entering and exiting 47th Avenue S. from S. Ryan Way.

The City Council concludes that redesignating the site to HDR would be in the best interest of the neighborhood subject to specific conditions that would support the Comprehensive Plan's priority of creating high quality residential neighborhoods and further the public's health, safety and comfort.

05-24-18
VINTAGE @ TUKWILA

EXHIBIT C

LEGAL DESCRIPTION:

PARCEL A:

LOT 165, BLOCK 18, C.D. HILLMAN'S MEADOW GARDENS ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 82, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT PORTIONS CONDEMNED BY THE CITY OF SEATTLE FOR TRANSMISSION LINE PURPOSES IN SUPERIOR COURT CAUSE NO. 469557 AS CONTEMPLATED BY ORDINANCE NO. 82986;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1, BY DEED RECORDED MARCH 07, 1963 UNDER RECORDING NO. 5552941, RECORDS OF KING COUNTY;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY RECORDING NO. 5695665;

AND EXCEPT THAT PORTION THEREOF IF ANY LYING WITHIN STREET.

TAX ACCOUNT NO.: 334840-1800-07

PARCEL B:

LOT 166, BLOCK 18, C.D. HILLMAN'S MEADOW GARDENS ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 82, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY RECORDING NO. 5552940.

TAX ACCOUNT NO.: 334840-1810-05

PARCEL C:

LOTS 167 TO 170, INCLUSIVE, BLOCK 18, C. D. HILLMAN'S MEADOW GARDENS ADDITION TO THE CITY OF SEATTLE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 82, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF PRIMARY STATE HIGHWAY NUMBER 1 AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 597316.

TAX ACCOUNT NO.: 334840-1820-03

PARCEL D:

LOTS 171 TO 173, INCLUSIVE, BLOCK 18, C. D. HILLMAN'S MEADOW GARDENS ADDITION TO THE CITY OF SEATTLE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF PRIMARY STATE HIGHWAY NUMBER 1 AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 601962.

TAX ACCOUNT NO.: 334840-1860-04

City of Tukwila Public Notice of Ordinance Adoption for Ordinances 2577-2578.

On June 18, 2018 the City Council of the City of Tukwila, Washington, adopted the following ordinances, the main points of which are summarized by title as follows:

Ordinance 2577: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN AS PART OF THE ANNUAL DOCKET FOR 2018 BY MODIFYING THE COMPREHENSIVE PLAN LAND USE MAP FOR THE VINTAGE@TUKWILA REZONE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

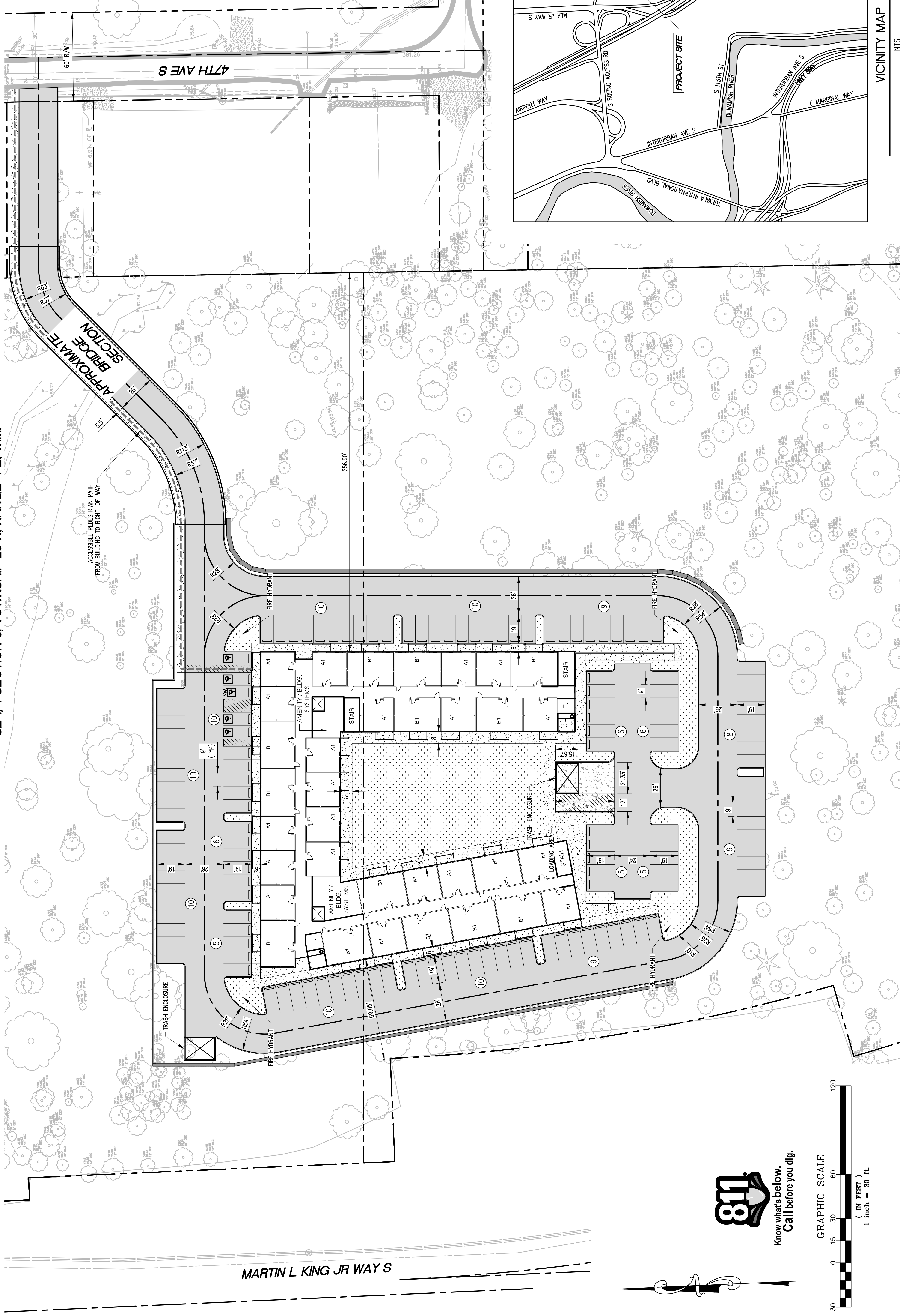
Ordinance 2578: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, REZONING CERTAIN REAL PROPERTY LOCATED IN THE RYAN HILL NEIGHBORHOOD AND KNOWN AS VINTAGE@TUKWILA FROM LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR); PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this ordinance will be provided upon request.

Christy O'Flaherty, MMC, City Clerk

Published Seattle Times: June 21, 2018

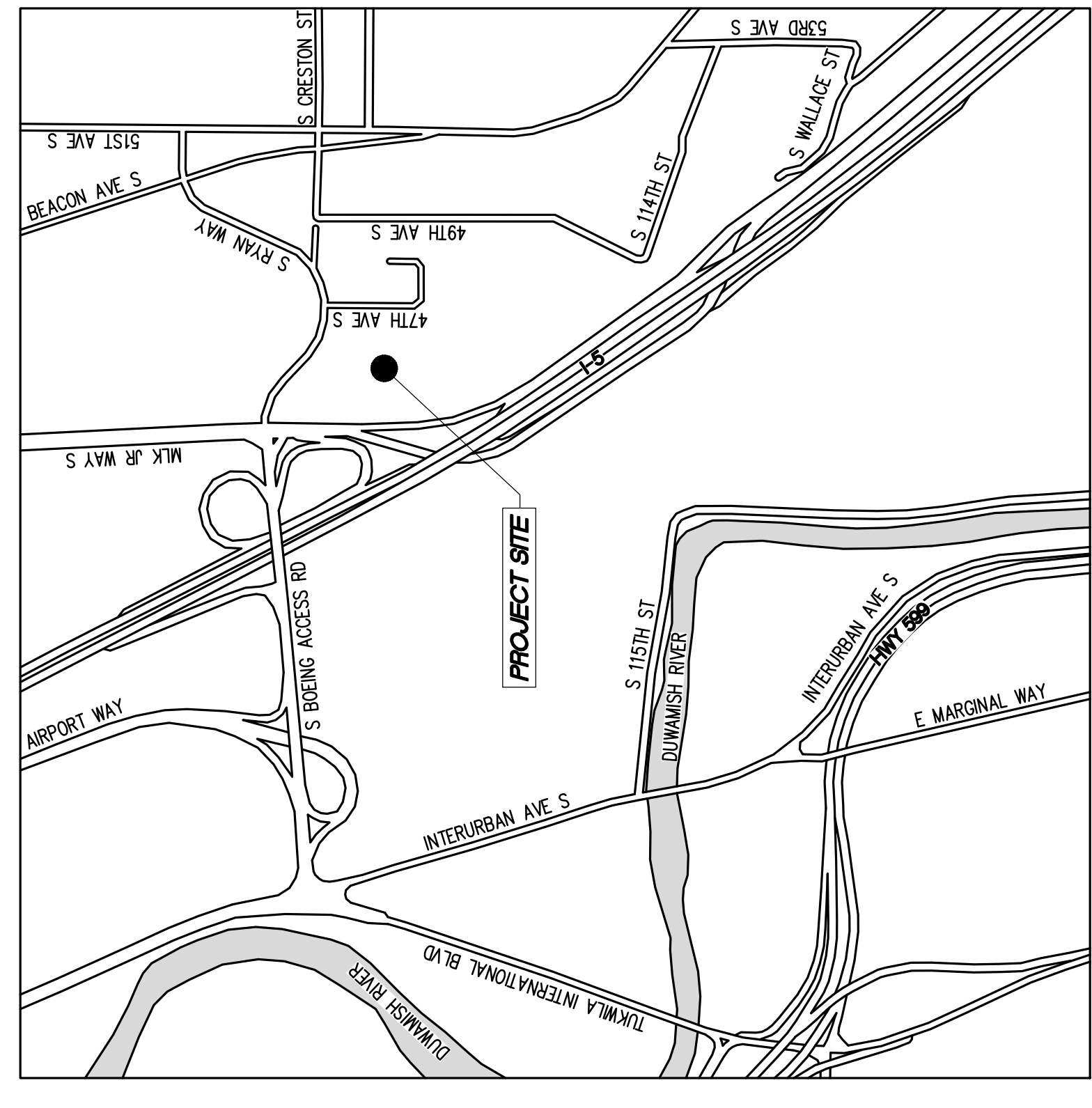
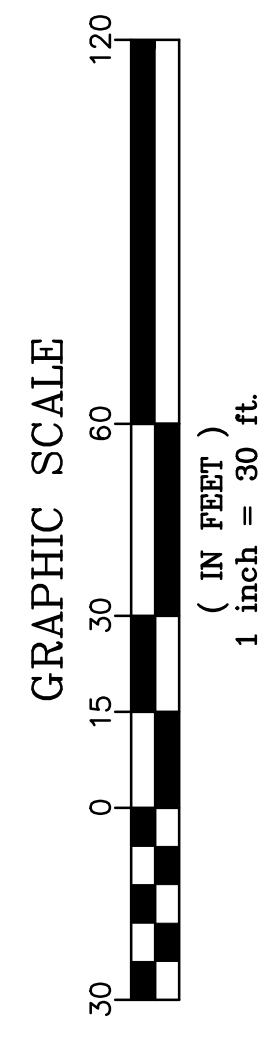
SE 1/4 SECTION 3, TOWNSHIP 23 N, RANGE 4 E, W.M.



MARTIN L KING JR WAY S



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VICINITY MAP
NTS

No.	Date	By	Revision Description

Designed By:	LRR	Issue Date:	10/19/2021
Drawn By:	LRR	Project No.:	10760004
Checked By:	SMM		

PACLAND
 6814 Greenwood Ave. N
 Seattle, WA 98103
 T (206) 522-9510
 www.PACland.com

BEACON HILL VINTAGE HOUSING
PARCEL 3348041820 AND 3348401860
TUKWILA, WA 98178

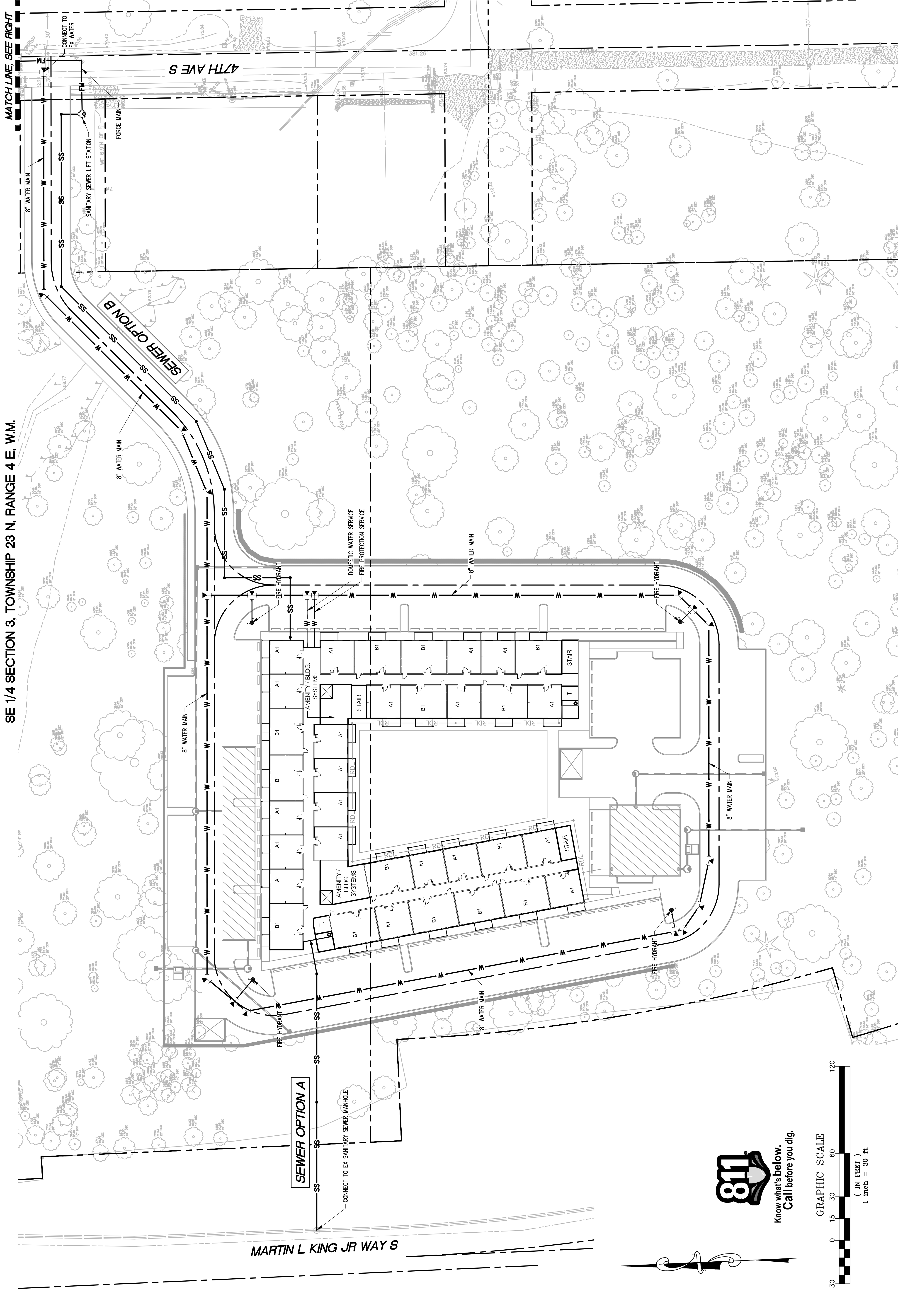
SITE PLAN

C-10

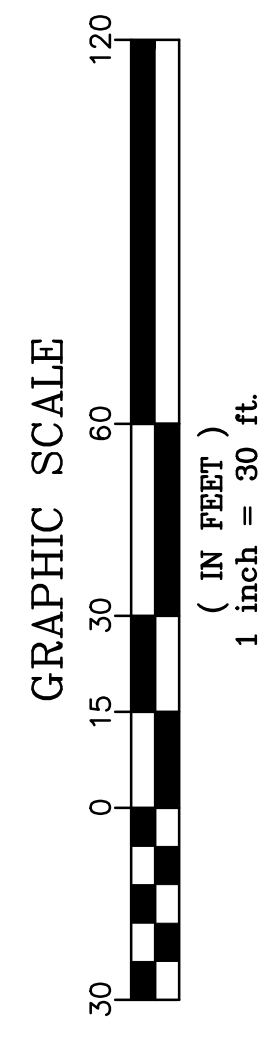
SE 1/4 SECTION 3, TOWNSHIP 23 N, RANGE 4 E, W.M.

MATCH LINE SEE RIGHT

MATCH LINE SEE LEFT



Know what's below.
Call before you dig.



No.	Date	By	Revision Description

Designed By:	LRR	Issue Date:	10/19/2021
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BEACON HILL VINTAGE HOUSING
PARCEL 3348041820 AND 3348401860
TUKWILA, WA 98178

UTILITY PLAN

C-3.0



INFORMATIONAL MEMORANDUM

TO: Planning and Community Development Committee

FROM: Derek Speck, Economic Development Administrator

CC: Mayor Ekberg

DATE: March 28, 2022

SUBJECT: Update on Tukwila Village Community Development Association

ISSUE

Update on the Tukwila Village Community Development Association (TVCDA).

BACKGROUND

On January 18, 2022 Economic Development staff presented our 2022 work plan to the Planning and Community Development committee. One of the items on the workplan is to “position Tukwila Village Community Development Associates for self-sufficiency” and the Committee asked staff to return later in the year to provide a more detailed update on TVCDA. Note: the workplan used the word “associates” but “association” is more appropriate.

DISCUSSION

The Tukwila Village Community Development Association was formed in 2018. A description of the formation partners, process, history, and rationale is included in the attached staff memo to the Planning and Community Development Committee dated February 23, 2021.

TVCDA is lead by an all-volunteer board that currently has seven members (see attached list). Over the past four years the board has focused on forming itself and seeking a partner organization who can manage the rentals of the community spaces at the Sullivan Center. It has been a challenging four years with the pandemic and finding a venue manager. Once the Board is ready to select a venue manager, TVCDA will execute a lease of the community spaces at the Sullivan Center while simultaneously executing a property management agreement with the venue manager. Until that time, any venue rentals are handled by the property ownership group, Tukwila Village Development Associates, LLC.

Currently, the board is reviewing a venue management proposal from Independent Living Associates, LLC which is a business that jointly operates Tukwila Village with Sustainable Housing for Ageless Generations (SHAG). Staff is hopeful that the Board will be ready to approve the lease and property management agreement in April. After that, staff anticipates the Board will reach out to other non-profit organizations that serve the Tukwila area to better understand how TVCDA should direct its efforts.

FINANCIAL IMPACT

None

RECOMMENDATION

Information Only.

ATTACHMENTS

Staff Memo to Planning and Community Development Committee dated February 23, 2021.
TVCDA Board of Directors



INFORMATIONAL MEMORANDUM

TO: Planning and Community Development Committee

FROM: Derek Speck, Economic Development Administrator

CC: Mayor Ekberg

DATE: February 23, 2021

SUBJECT: Representation on Tukwila Village Community Development Association

ISSUE

Staff is seeking Council direction on City representation on the board of directors of the Tukwila Village Community Development Association.

BACKGROUND

In 2007 the City Council adopted a vision for Tukwila Village. The vision intended for Tukwila Village to be a welcoming place where all residents can gather and connect with each other. It was intended as an active, vibrant, mixed-use development that would include elements such as a library, retail, restaurants, public meeting space, and an outdoor plaza and could include other elements such as office, live/work, and residential space. Tukwila Village was intended as a privately owned development that would not be under City control but would have some spaces as community amenities.

In order to accomplish the vision, in 2012 the City Council approved a Disposition and Development Agreement (DDA) with the developer of Tukwila Village that set out the deal terms to accomplish that vision. To achieve community access on private property, Section 2.8 of the DDA provided for the creation of an independent, community based non-profit organization that would, through a lease agreement, manage, operate, maintain, and promote the use of the community room with kitchen and plaza to serve as community amenities to benefit not only the privately owned property of the Tukwila Village development but also the community at large.

The property owner, Sustainable Housing for Ageless Generations (SHAG), and the City cooperated to create the community organization and in 2018 created the Tukwila Village Community Development Association (TVCDA) as a Washington State non-profit corporation. It was created as its own legal organization and is not a board, commission, or other type of entity controlled by the City of Tukwila. During the creation process, the three organizations realized the mission of the non-profit should be broader than just managing the community facilities and so patterned it after community development associations. Its articles of incorporation describe the mission which includes the following: "to improve the social welfare, including the physical, emotional, and economic health, of members of the public in the City of Tukwila and the residents of Tukwila Village by promoting arts, economic development, education, health, and community building." One could summarize TVCDA's mission as "*to improve the quality of life for the Tukwila community.*"

In 2018 the TVCDA Board adopted bylaws that provide for the property owner and the City to each appoint one member to the Board of Directors. This was intended to ensure the TVCDA Board would balance the interests of the property owner and community. The initial two directors were named in the articles of incorporation with Mayor Ekberg as the City's representative. This enabled the formation to proceed quickly and indicated the importance of this non-profit as a way to attract others to join the Board. The Mayor continues to serve in that role.

DISCUSSION

This item is being brought to the Council to understand if the Council would like to have a role in the City's future appointment to the TVCDA Board of Directors. Staff sees four main options:

- (1) Although TVCDA is not a City board or commission, the Mayor could appoint the City's representative and the Council could confirm the appointment which would follow the City's standard process for appointments to City boards and commissions. Appointees could include any City elected official, a staff member, a resident, or anyone else.
- (2) The Council could express intent that this position is to be filled by an elected official (either the Mayor or a Councilmember) with the latter to be appointed by the Council.
- (3) The Council could decide the City should not participate.
- (4) The Council does not have to take a position. The decision for City participation would continue to rest with the Administration.

Some of the reasons in favor of the first two options is because it gives the City a stronger position through which to influence the work and board composition of TVCDA. It is a method to influence the policies for managing the community spaces at Tukwila Village to serve the whole community. TVCDA also has a broader mission than managing the community spaces and it is a way for the City to have an integral role in achieving TVCDA's broader mission.

One of the main reasons in favor of the third option, is that the City may prefer to not have a direct connection to setting policies for public use of the community spaces at Tukwila Village, especially because those policies can be controversial. In addition, participation in any organization requires a commitment of time.

FINANCIAL IMPACT

No financial or budget impact.

RECOMMENDATION

The Committee is being asked to provide direction on the four options above and forward a recommendation to the March 8, 2021 Committee of the Whole meeting for discussion.

ATTACHMENTS

None

Roster current as of March 28, 2022

Officers

President (on leave of absence)

Rosalind Woodhouse, Ph.D.
Tukwila Resident

Vice President

Allan Ekberg
Mayor
City of Tukwila

Secretary and Treasurer

Bryan Park
Manager
Tukwila Village Development Associates, LLC

Members

Eileen English, Ed.D.
Tukwila Resident

Hamdi Abdulle
Executive Director
African Community Housing and Development
SeaTac, WA

William James, Ph.D., CDP, LMHC (Serving as Acting President)
Tukwila Resident

Celia Y. Weisman
Former Development Director for SHAG Community Life Foundation
Current Development Director for Ventures

