

# INTRODUCTION and FOUNDATION

Existing Comprehensive Plan (with proposed changes)

## ACKNOWLEDGMENTS

*This draft was provided to the Planning Commission on 1-14-124; no changes provided at that meeting have been included in this yet.*

### TUKWILA CITY COUNCIL

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

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TUKWILA COMPREHENSIVE PLAN

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# INTRODUCTION and FOUNDATION

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### LAND ACKNOWLEDGMENT

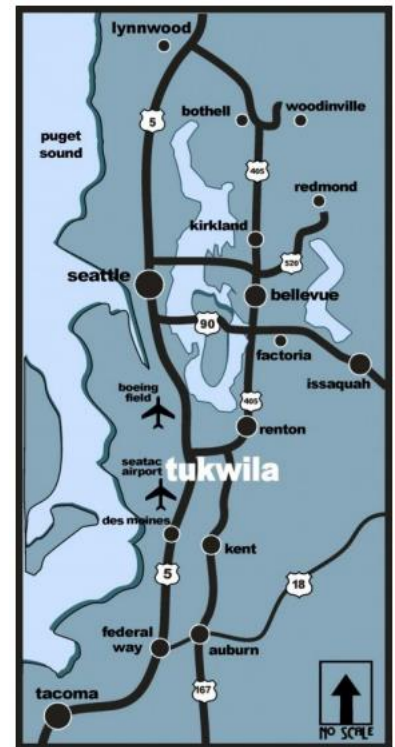
The City of Tukwila is located on the ancestral lands of the Coast Salish people. We acknowledge their continuing connections to land, waters, and culture. We pay our respects to their elders, past, present, and emerging.

#### Tukwila Snapshot

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

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

Sources: US Census Quickfacts, Puget Sound Regional Council



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## INTRODUCTION and PLANNING FOUNDATION

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

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

The Comprehensive Plan is designed to be:

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

### WHY PLAN?

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

### WHAT IS A COMPREHENSIVE PLAN?

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

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

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

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

### TERMS

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

### Comprehensive Plan Amendments

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

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

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### THE PLANNING FRAMEWORK

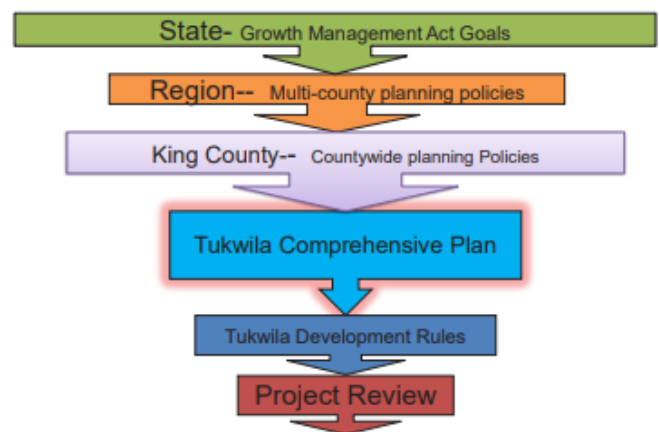
#### Growth Management Act

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

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

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

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



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

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

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### King County Countywide Planning Policies / Vision 2050

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

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

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

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### WHAT IS IN A PLAN?

#### Comprehensive Plan Elements

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

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

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

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

### HOW WAS THE PLAN DEVELOPED?

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

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

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

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

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

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

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

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

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

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

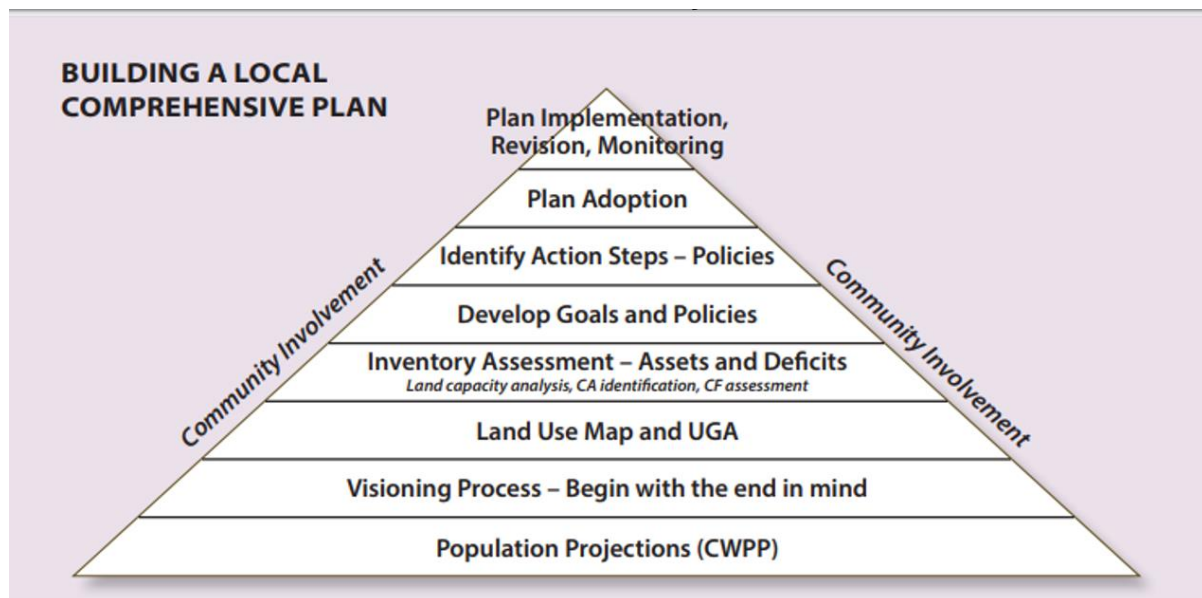
- Who makes up the community and how is the population changing?
- What are the major businesses and the City's role in the regional economy?
- What are the City's greatest strengths and challenges?

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

### Environmental Review

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

### Changes in 2024-2044 Comprehensive Plan Update

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

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

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### TUKWILA'S VISION

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

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

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

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

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

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

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

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

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

#### ■ ***WE SUPPORT OUR RESIDENTS***

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

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

#### ■ ***WE SUPPORT OUR FAMILIES***

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

#### ■ ***WE SUPPORT OUR CHILDREN***

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

### **PRIDE OF PLACE**

#### ■ ***WE VALUE OUR ENVIRONMENT***

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

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

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

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

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

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

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

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

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

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

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

### **PLAN OBJECTIVES**

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

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

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

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

## COMPREHENSIVE PLAN MAP

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

## PLAN IMPLEMENTATION

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

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

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

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

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

### City Plans

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

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

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

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

# INTRODUCTION and FOUNDATION

## Existing Comprehensive Plan (with proposed changes)

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

### **External Agency Plans**

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

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