



City of Tukwila

6200 Southcenter Boulevard • Tukwila, Washington 98188

Jim Haggerton, Mayor

Public Announcement

City Readies to Use Urban Renewal to Reduce Crime

On March 25, 2013 the Tukwila City Council expressed support for Mayor Haggerton's recommendation to consider acquiring up to seven commercial properties in Tukwila's urban renewal area as a way to reduce crime. The Council is scheduled to hold a public hearing on April 22, 2013 to consider the item and approve an ordinance giving the City authority to purchase the properties through condemnation.

Reducing crime is the City's highest priority for 2013 with an emphasis on Tukwila International Boulevard. The City recently evaluated crime in the Tukwila urban renewal area along the Boulevard and determined that the commercial properties that contributed to the most serious crime over the past five years are the: Boulevard Motel, Great Bear Motel, Jet Inn, Knight's Inn, and Spruce Motel. Based on a number of considerations the City determined that the businesses were unlikely to reduce crime on their own and that the best way to improve public safety is for the City to purchase the properties and businesses and then sell or use the properties for a public purpose or more economically feasible purposes.

The Council is also considering two commercial parcels that did not rank as high in contributing to crime but may be necessary to maximize the financial feasibility of the urban renewal project and catalyze new development.

If the Council approves the condemnation ordinance, it would give the City authority to start the property acquisition proceedings but it does not commit the City to completing the purchase. Staff will conduct appraisals for the cost of purchasing the properties, research options to sell or use the properties, and return to the City Council for direction. The Council would then make decisions such as whether to take possession of any properties, approve a budget, issue debt, and approve a relocation plan for affected residents. Staff estimates the City could take possession of the properties before the end of 2013.

Tukwila's urban renewal area was adopted in 2000. Washington State's community renewal law (RCW 35.81) allows municipalities to purchase, redevelop, and sell properties in blighted areas in order to revive those areas for public benefits. Community renewal law allows municipalities to use eminent domain to acquire the properties at fair market value to the property owners.

Tukwila's urban renewal area is the area generally bounded by South 140th Street, 42nd Avenue South, South 146th Street, and 37th Avenue South.

For more information contact: Derek Speck, Economic Development Administrator, at 206-433-1832 or Derek.speck@tukwilawa.gov.

Properties Proposed for Possible Purchase

Business Name	Address	Assessor Parcel Number
Boulevard Motel	14440 Tukwila International Boulevard	0040000190
Great Bear Motel	14420 Tukwila International Boulevard	0040000175
Knight's Inn Motel	14110 Tukwila International Boulevard	1610000335 and 1610000355
Jet Inn Motel	3747 S 142nd Street	1610000270
Pawn Shop	3920 S 146th Street	0040000254
Spruce Motel	14442 Tukwila International Boulevard	0040000252
Sam Smoke Shop	14452 Tukwila International Boulevard	0040000253

Date: March 26, 2013