

May 26, 2015

Dear Planning Commission,

I would like to express my support for the Draft TIB Element of the Comp Plan. I am not speaking on behalf of TIBAC; these are my personal remarks. However, I would like to point out that the draft you are considering very closely matches the vision contained in TIBAC's *The Boulevard: Our Vision for the Future* which we presented to the Tukwila City Council in April 2012.

I support the Vision and the Goals, Policies, and Implementation Strategies that are being proposed. However, I do have a few specific comments: *(Page numbers refer to the draft included in your May 28 meeting agenda packet.)*

Page 9 — Policy 8.2.1 and Figure 2

I support the nodes and feel it is important to focus on both nodes as the City plans for future development.

Page 11 — Implementation Strategies – Village Node

I support the increased heights and revision of enclosed parking requirements.

Page 12 — Implementation Strategies – TOD Node

I support the overlay zone and note that it would include the area south of SR 518. While much of that area is currently primarily a park and fly lot, it has tremendous potential for mixed-use development.

Page 13 — Policy 8.2.18

I support the concept of gateways but feel it should also include architectural and landscape elements along the TIB Corridor which advertises its unique "brand." This could be banners or signage and would follow the adoption of a name for the district as mentioned in the first Implementation Strategy shown on page 26.

Page 17 — Policy 8.4.2

I support this policy but feel the wording "a primary entrance from the front sidewalk" is a little awkward. I suggest rewording it so that it reads: "a primary entrance on or adjacent to the front sidewalk."

Page 19 — Implementation Strategy on Right Size Parking

I understand the concept of "Right Size Parking" but ask that it be used flexibly because sometimes lower-income residents are not able to use transit as their jobs involve shift work. This means they may need to travel evening and night hours when there are few if any buses running.

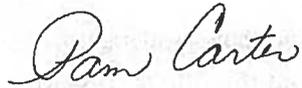
Page 19 — Goal 8.6

I support the goal but would like to see an Implementation Strategy added that allows "woonerf" streets where appropriate. These are streets designed so that pedestrians, cyclists, and autos

share the space equally. They might be a good substitute for local access streets in the interior of a large development.

In conclusion, overall I am very pleased with the proposed Draft TIB Element and encourage you to send it to the City Council with your endorsement.

Sincerely,

A handwritten signature in cursive script that reads "Pam Carter". The ink is dark and the signature is written in a fluid, connected style.

Pam Carter  
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Tukwila, WA 98168



HOUSING  
DEVELOPMENT  
consortium

FORTERRA

25 YEARS futurewise  
Building Communities & Protecting the Land



Tukwila Planning Commission  
City of Tukwila  
6300 Southcenter Boulevard, Suite 100  
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May 28, 2015

Dear Planning Commissioners:

Thank you for this opportunity to comment on the Tukwila International Boulevard (TIB) District Element update to the Comprehensive Plan.

The Housing Development Consortium of King County (HDC), Forterra, Futurewise, and Global to Local are all committed to working with cities across King County to create equitable communities where people of all incomes can thrive in safe neighborhoods with good jobs, affordable housing, quality schools, a healthy built environment, and strong access to transit.

We very much appreciate Tukwila's work to engage communities, particularly with the Community Connectors program that conducted surveys and hosted a large community event to gather feedback for Tukwila's Comprehensive Plan. This Comprehensive Plan update process provides you an ideal opportunity to explore the necessary strategies to create an inclusive community for all of Tukwila's residents. Based on what we heard from community, successful strategies implemented in other cities, and with the goal of creating an inclusive, thriving community, we would like to offer comments on the TIB Element in the areas of **equity, housing, and transit oriented community**.

### **Equity**

We have included some comments and suggested additions below that we feel will further support efforts to ensure Tukwila is a place where all communities have access to a healthy, vibrant life.

### *Vision Statement*

*The vision for the Tukwila International Boulevard District is a complete neighborhood with a thriving, multicultural residential and business community with affordable, culturally appropriate places to live, work, shop, and play. The District is a safe and walkable destination with an authentic, main street character that is connected to other destinations. (suggested additions underlined)*

### *Community Vision for the Future*

1<sup>st</sup> Paragraph: A Tukwila International Boulevard (TIB) District that is a “complete neighborhood” with affordable, culturally appropriate places to live, work, shop and play. The District has a distinctive identity and character that is different from other neighborhoods and retail areas in the City. This includes many business in the corridor that are immigrant owned and provide retail and commercial services to a diverse customer base. This diversity remains an asset to the neighborhood, the City and the region.

### *Language*

The term “multicultural community” or “diverse, multicultural community” would be a more accurate reflection of the corridor than the term “international flavor” or “multicultural flavor”. The term “flavor” implies something that is not a part of the fabric of a community, but only a small addition.

### *Goals and Policies: Community and Character*

We support the City’s effort to continue to engage a diverse array of Tukwila residents and enhance the current community that is living in the TIB area. Policy 8.8.3 is a great example of the City’s commitment to this work. Below are edits to policies in sections 8.7 and 8.8 that we think further support the City’s effort to build a strong, equitable and vibrant community:

*8.7.1 Strive to attract and retain locally owned and operated stores, especially specialty food stores, ethnic restaurants, service providers, and neighborhood serving shops such as hardware stores.*

*8.7.2 Activate public and private community gathering spaces with temporary events including food, art, music, pop-ups, and activities that leverage nearby assets, such as schools and cultural facilities, and reflect the international, multicultural character of the TIB area.*

NEW: Goal 8.9: As the TIB district grows, it continues to reflect the diverse, multicultural character of the community and targeted programs protect and enhance that cultural diversity and addresses economic and social disparity.

### **Housing**

The high cost of housing in King County makes it extremely challenging for full-time workers to afford rent and still have enough left over for the basics like groceries, gas, medicine, and child care. While economic development and new jobs will improve the financial stability of Tukwila’s residents, it is still unlikely that all workers will be able to afford market-rate housing. An individual earning \$15 per hour can only afford to pay \$780 per month for a one bedroom apartment, but the one-bedroom fair market rent in King County is \$1,150. As Tukwila redevelops, there will be a significant and ongoing need for affordable housing to ensure the workforce can afford places to live.

The efforts of the City to support and incentivize redevelopment throughout the corridor provide a tremendous opportunity to advance the City's affordable housing goals. Yet, as drafted, the TIB element does not take advantage of this opportunity. The element sets up a policy framework for the city to offer incentives and offset development costs of market-rate housing without asking for any public benefits in exchange. **We urge you to tie redevelopment strategies directly to public benefits. We also urge you to increase the proactive goals and policies to support the production and preservation of affordable housing in the corridor.**

#### *Meeting Community Needs*

As the City works to attract private investment to TIB, it is critical that the City balances this goal with the need to provide housing options that the existing community and future workforce can afford. In line with this goal, in the narrative of this section beginning with "*Deteriorated properties and older buildings...*" we suggest adding the language:

These properties provide affordable homes and commercial space, key resources in the neighborhood. The City should balance the need for preservation of affordable residential and commercial space with redevelopment goals.

Additionally, we suggest an edit to Policy 8.10.1 to "*invest public funds in the infrastructure and public amenities necessary to catalyze private investment, stimulate the location of businesses and housing, and create an attractive and affordable neighborhood.*"

We suggest that the city leverage the opportunities that may be created with vacant parcels and add additional language to 8.2.15 to explore opportunities to use these properties for affordable housing.

#### *Return on Investment*

Although goals and strategies around affordable housing are primarily contained in the Housing Element, the TIB element should also incorporate affordable housing policy language into its policies and implementation strategies.

When the public is investing public resources (i.e. tax dollars, density bonuses, etc.) to promote private development, resultant private development should benefit the public. **We therefore ask that the implementation strategies language contained in the land use section around height and density incentives be paired with companion pieces related to public benefits, notably affordable housing.**

We have concerns that policies 8.10.4 & 8.10.5 do not provide the best return on investment for the City. Properly crafted incentive programs can achieve the goals of attracting development, creating affordable, high-quality places for all residents, and financing needed infrastructure. **We therefore encourage you to add language to these policies that tie these incentives and cost offsets to benefits that match the needs of Tukwila residents, such as affordable housing and open space.**

As development code regulations are drafted for TIB, we strongly urge the City to develop regulations that retain housing options that match the income of the community. A truly transit-oriented community will include affordable housing for the workforce alongside market-rate multifamily development, light rail, and new businesses.

### **Transit Oriented Community**

Tukwila's TIB should leverage the light rail transit investment to reduce transportation costs for residents and visitors while increasing access to opportunity. We appreciate the City's role as a signatory of the Growing Transit Communities Regional Compact. We also support the land use and urban design goals and policies in the TIB element that recognize the need for a more "urban form," particularly in parking requirements, as well as transit and pedestrian amenities.

However, we encourage the City to adopt additional language in the TIB element related to safety, particularly for pedestrians, cyclists, and transit users. Included below are our suggestions:

Goal 8.3.2: *"Provide additional signalized crosswalks to increase ~~perceived~~ safety and convenience."*

Goal 8.6: *"The TIB District's circulation network makes the neighborhood a safe place to walk, improves mobility and safety for all users, encourages walking, bicycling and use of public transit, and supports the envisioned land use."*

It is possible for Tukwila to achieve its redevelopment goals while honoring the needs of current residents. We encourage you to adopt our suggested changes to the TIB element to help the City move toward this vision.

Thank you for your time and attention to these important issues. We look forward to working with you as you continue to update your Comprehensive Plan and would be happy to discuss these comments with you further. We hope you will contact us with any questions.

Sincerely,



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**Good night!**

**My name is Reina Blandon.**

**I live at 13880 38<sup>th</sup> Ave. S Tukwila, WA. 98168.**

**I have lived in Tukwila for 5 years.**

*a volunteer with*  
I am voluntary ~~in~~ Global to Local and Community Connector in the City of Tukwila.

**I have been a volunteer with the Latin<sup>o</sup>community in Tukwila for 2 years.**

One of the most important jobs where I have worked is on Tukwila International Boulevard Project (TIB).

**We made around ~~100~~<sup>194</sup> surveys and get information about the opinions in different communities that live in Tukwila. At the end of this project a big multicultural event was held at Showalter School with the participation of 140 people.**

The Latin<sup>o</sup>Community is developing, growing and getting more knowledge about our city, and this is the result of the efforts of the city to communicate more and more with diverse communities that live in Tukwila.

**I would like you continue supporting our community with local business and affordable housing.**

It is important for us that you include in your plan affordable housing, so our families can continue to live here.

Thank you for the City's investment in the sidewalk at Cascade View School. I would like to see more investment like this en the TIB area that benefits the Community.

**I am at your service.**

**THANK YOU VERY MUCH AGAIN!**