



# *City of Tukwila*

## *Department of Community Development*

*Jim Haggerton, Mayor*

*Jack Pace, Director*

### **PROJECT TITLE:**

City of Tukwila Comprehensive Plan Environmental Impact Statement: Addendum Addressing the Elements Adopted in 2015 as part of the 2015 Update to the Comprehensive Plan (File #E15-0009)

### **PROPOSED ACTION:**

The City of Tukwila is proposing amendments to the Comprehensive Plan and Development Code to address changes in the Growth Management Act, and desired revisions. This addendum covers amendments that are being proposed as a result of the required, periodic update to the Comprehensive Plan (RCW RCW 36.70A.130). Comprehensive Plan amendments can be adopted by the City Council once per year, except in cases of emergency, as authorized by the Growth Management Act (RCW 36.70A) and the Tukwila Municipal Code Chapter 18.80. The amendments discussed in this Addendum will be adopted prior December 31, 2015. This is a non-project (programmatic) EIS Addendum.

### **PROPONENT AND LEAD AGENCY:**

City of Tukwila Department of Community Development  
6300 Southcenter Boulevard, Tukwila, WA 98188

### **SEPA RESPONSIBLE OFFICIAL:**

Jack Pace, Director  
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### **CONTACT PERSON:**

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### **LOCATION OF DOCUMENTS:**

City of Tukwila Department of Community Development  
6300 Southcenter Boulevard, Tukwila, WA 98188  
Office hours: 8:30 a.m. to 5 p.m.  
Online at: <http://www.tukwilawa.gov/dcd/dcdcompplan.html>

### **SEPA COMPLIANCE:**

The Draft EIS (DEIS) for the Comprehensive Land Use Plan was issued on June 27, 1995. It was circulated to adjacent jurisdictions, affected agencies and other parties with an interest. Comments were due on

August 11, 1995 (extended from July 27, 1995). After comments were reviewed, the Final EIS (FEIS) (File # E92-0053) was issued on October 9, 1995. An addendum to the FEIS addressing Zoning Code amendments was issued on November 15, 1995. Both the Comprehensive Land Use Plan and Zoning Code were adopted on December 4, 1995. In 2004, an addendum to the FEIS was prepared. The addendum addressed: 1) revisions to the sensitive areas ordinance incorporating Best Available Science; and 2) limited technical revisions to several other elements to reflect changes to the Growth Management Act. The addendum to the FEIS was issued on April 4, 2004.

Tukwila is performing the 2015 periodic update required per RCW36.70a.130 in phases. The City prepared an addendum to the 1995 FEIS that addressed changes to the Transportation, Capital Facilities, Utilities, Natural Environment, Southcenter and Shoreline (narrative only) elements that were adopted in 2013. Another addendum was prepared to address the impacts of elements that were adopted in 2014, including Community Image and Identity, Economic Development, Parks, Recreation and Open Space, Tukwila South, and Roles and Responsibilities.

The current addendum addresses the final elements of the required Comprehensive Plan review, including: Housing; Residential Neighborhoods (part of Land Use); and, Transportation Corridors/Tukwila International Boulevard (part of Land Use). Also included are technical updates to the Introduction, Vision, Glossary and Land Use Legend portions of the Plan.

#### **ENVIRONMENTAL REVIEW—SCOPE OF EIS ADDENDUM (File #E15-0009):**

The 1995 FEIS analyzed environmental impacts of the Comprehensive Plan in order to assess the impacts of the Plan on Tukwila and its growth area. The EIS did not analyze the significance of site-specific impacts; rather it focused on area-wide impacts for this non-project/programmatic document.

The City of Tukwila is using phased environmental review in preparing an Addendum to the EIS as it amends the Comprehensive Plan in phases to address changes to the Growth Management Act, and regional growth policies, as required by RCW36.70a.130. The State Environmental Policy Act (SEPA) and rules established for the act, WAC 197-11, outline procedures for the use of existing environmental documents and preparing addenda to environmental decisions.

#### **ENVIRONMENTAL ELEMENTS:**

All environmental elements were adequately addressed by the 1995 Draft and Final Environmental Impact Statement for the City of Tukwila Comprehensive Plan (File #L92-0053), and 2004 Addendum. Subsequent “project” actions resulting from policy changes will require the submittal of separate environmental review. These will be analyzed for consistency with the original mitigating conditions and could require new mitigation based on specific conditions. The changes to Comprehensive Plan policies that are addressed in the 2015 Addendum (File #E15-0009) reflect regional policies contained in documents (Vision 2040 and King County Countywide Policy Plan) that have received environmental review, and whose intent is to minimize environmental impacts through sustainable development and compact, connected regional growth patterns.

#### **SUMMARY OF AMENDMENTS**

The proposed amendments discussed in this addendum address amendments to three of the

Comprehensive Plan's 15 elements that will be adopted in 2015, as well as updates to the introduction, vision, glossary and land use map legend. The proposed changes to the Comprehensive Plan reflect that the Plan's overall priorities remain unchanged. Within the document, the elements have been reorganized and the policies regrouped and edited for greater clarity. Issue statements have been added to preview groups of policies. Policy intent and language from the Puget Sound Regional Council's Vision 2040, and King County's Countywide Planning Policies (2012) have been incorporated as needed. Policies are revised to align them with the priorities identified in Tukwila's Strategic Plan (2012), as well as additional input received from the public.

**Tukwila International Boulevard District Element:**

The Transportation Corridors Element is part of the Comprehensive Plan's required land use section. As the name suggests, the current Transportation Corridors element includes policies and strategies for the Tukwila International Boulevard, Southcenter Boulevard and Interurban areas. With this update, it has been refocused on Tukwila International Boulevard exclusively and renamed "Tukwila International Boulevard District" element. This change reflects the importance of this neighborhood to City redevelopment efforts. Policies for the remaining transportation corridors have either been accomplished, relocated into other Elements, or in certain cases, deleted.

The proposed policies and implementation strategies reflect updates to other Comprehensive Plan elements, and incorporate community priorities expressed in the Strategic Plan, through Community Conversations meetings, open house and the City Council/Planning Commission work sessions.

Specifically, the proposed Tukwila International Boulevard (TIB) District element will:

1. Add a new Vision for the TIB District that reflects community comments and joint City Council/Planning Commission work sessions.
2. Include land use policies focused on developing a more intensive mix of uses in mid to high rise developments in two key areas ("nodes") along the Boulevard:
  - a. Village Node--Near the S. 144th St/TIB intersection – A mix of residential and community-serving commercial uses;
  - b. Transit-Oriented Development (TOD) Node--Near the Tukwila International Boulevard Link Light Rail Station – Transit-oriented development that leverages the "one stop from the airport" location, and includes more regional-serving office, services, and housing.
3. Outside of node areas, policies encourage a variety of low to mid rise uses including residential and neighborhood-serving services; limited new retail development.
4. Add new policies to support the community's vision for the TIB District:
  - a. Develop a unique, authentic character for the TIB District that promotes the area's ethnic diversity and attracts local and regional visitors to the area.
  - b. Make TIB a "main street" or spine of the neighborhood with on-street parking, slower vehicular speeds, and more crosswalks, and with buildings oriented to the street.
  - c. Improve pedestrian safety, walkability, and connectivity by expanding the sidewalk network from TIB to adjacent neighborhoods and linking activity areas.
  - d. Shift market perception and economics via "placemaking."

e. Continue efforts to reduce crime, stabilize neighborhoods, and actively engage residents and businesses in the TIB District redevelopment efforts.

**Housing Element:**

The Housing Element is a required part of the Comprehensive Plan. The element must be consistent with the GMA’s housing goals to: 1) Encourage the availability of affordable housing to all economic segments of the population of this state; 2) Promote a variety of residential densities and housing types; 3) Encourage preservation of existing neighborhoods.

The proposed policies and implementation strategies reflect updates to other Comprehensive Plan elements, and incorporate community priorities expressed in the Strategic Plan, through Community Conversations meetings and the City Council/Planning Commission work session.

Specifically, the proposed Housing element will:

1. Continue to provide sufficient housing
  - a. Update development regulations to accommodate future growth
2. Provide safe, healthy, affordable housing for all residents
  - a. Support the creation and preservation of affordable housing through partnerships and leveraging new and existing resources
  - b. Allow for a greater variety of housing options by reinstating innovative housing demonstration projects (past Housing Options program)
3. Support regional collaboration to preserve and create housing opportunities for all residents
  - a. Assess housing at the regional level as housing issues go beyond city boundaries
  - b. Coordinate on regional funding efforts
4. Enhance neighborhood quality through an improved housing stock
  - a. Support housing maintenance and rehabilitation through partnerships and leveraging new and existing resources
  - b. Coordinate maintenance efforts with support services to better assist residents of varying backgrounds, needs, and abilities
5. Provide housing for persons in all stages of life
  - a. Partner with local groups to better reach historically hard to serve populations
6. Increase long-term residency
  - a. Support neighborhood associations and groups
  - b. Explore partnerships with the school districts serving Tukwila

**Residential Neighborhoods Element**

The Residential Neighborhoods Element is part of the Comprehensive Plan’s required land use section. The element seeks to consider the character of the neighborhoods and how development looks and functions. Additional aspects of residential neighborhoods are integrated throughout the Comprehensive Plan, including the Community Image and Identity, Transportation, Tukwila International Boulevard District, and Natural Environment elements.

The proposed policies and implementation strategies reflect updates to other Comprehensive Plan elements, and incorporate community priorities expressed in the Strategic Plan, through Community Conversations meetings and the City Council/Planning Commission work session.

Specifically, the proposed Residential Neighborhoods element will:

1. Group compatible and mutually supportive land uses
  - a. Update the Comprehensive Plan map to preserve and support stable residential areas
2. Enhance and preserve neighborhood quality
  - a. Improve public infrastructure, including financing the development of sidewalks
  - b. Replace vegetation and open space lost to development
3. Enhance and revitalize neighborhoods to encourage social and environmental sustainability
  - a. Utilize City and non-City funding to promote neighborhood revitalization efforts including infrastructure improvements
  - b. Decrease greenhouse gas emissions by promoting active transportation
4. Encourage neighborhood development with a high-quality, pedestrian character
  - a. Develop infill standards by neighborhood to encourage compatible development
  - b. Develop multifamily development standards to better integrate development into the surrounding community
5. Support the development of neighborhood-supportive commercial areas
  - a. Promote commercial and mixed-use development that reflects the scale and architect of surrounding residential structures and promotes a pedestrian character
  - b. Ensure appropriate transitions between commercial and residential zones
6. Protect neighborhoods from undue noise impacts
  - a. Coordinate with the Port of Seattle and King County Airport to decrease the adverse effects of airport operations
  - b. Discourage incompatible land uses adjacent to residential neighborhoods

#### **Introduction/Vision/Glossary/Map Legend:**

The Introduction, and Vision sections are being slightly updated to reflect ways that Tukwila's circumstances and the Comprehensive Plan document have changed since 1995. The Strategic Plan and new outreach techniques, such as the website and community liaisons, are included. Changing references from "citizen" to "resident" reflects that not all Tukwila's residents are US citizens. The Glossary has been updated to provide greater clarity and timeliness for the reader.

Changes to the Land Use Legend are technical in nature, and reflect updates that have been made to the Housing, Southcenter/Tukwila Urban Center, Tukwila International Boulevard/Transportation Corridors and Tukwila South elements:

- Remove specific density limits in residential designations to allow for greater Zoning Code flexibility
- Add TUC subdistricts developed as part of the subarea plan
- Change Tukwila South Master Plan Area to include a discussion of the Tukwila South Overlay
- Delete Transportation Corridors subarea and add Tukwila International Boulevard

- Delete Tukwila Urban Center Mixed use Residential
- Delete Tukwila Valley South Mixed Use Residential

**RECOMMENDATION:**

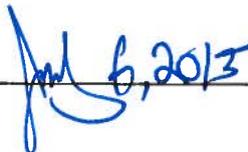
The City of Tukwila Draft and Final EIS provided extensive analysis of the environmental impacts associated with implementing the 1995 Comprehensive Plan. None of the current updates and changes results in significant impacts. Some reduce potential environmental impacts such as through increased reliance on pedestrian and non-motorized transportation options, better connections within the community, and more compact development patterns. All are generally within the range of alternatives examined in the original DEIS and FEIS.

The City of Tukwila has reviewed and proposed amendments and has found that they are consistent with the scope of the EIS. Therefore, this action will not create additional or significant impacts and does not warrant separate environmental review as outlined in the State Environmental Policy Act (SEPA), WAC 197-11.

Signature:

  
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Jack Pace, Responsible Official

Dated:

  
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