

CITY OF TUKWILA

COMPREHENSIVE LAND USE PLAN

CAPITAL FACILITIES ELEMENT BACKGROUND REPORT

2015 GROWTH MANAGEMENT ACT

UPDATE to the COMPREHENSIVE PLAN

October 2013

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I INTRODUCTION

Under Washington State's Growth Management Act (GMA), King County and its cities must adopt comprehensive plans that accommodate 20 years of anticipated population and employment growth. Plans must provide for land uses and densities and public facilities that are sufficient to meet the needs of this future growth. Within those state parameters, local governments have discretion as to how they will accommodate the growth within their borders and the level of service in their public facilities that is provided. Within the comprehensive plans, facilities must be identified that will be built during the planning period to provide for growth, as well as a realistic financing plan that must be adjusted if funding is inadequate. A key concept is concurrency—adequate public facilities should be ready when the impacts of development occur. State law requires concurrency for transportation. Tukwila has chosen to implement concurrency on water delivery, sewer collection, transportation and surface water facilities.

In addition to what must be contained within a 20 year comprehensive plan, the State mandates how often the comprehensive plan must be updated. Jurisdictions must update their comprehensive plans at least every eight years. Cities in King County last completed their plan updates in 2004. The deadline for Tukwila's next plan update is June 30, 2015. The time frame was extended due to the difficult economic climate created by the recession that started in 2007.

The Tukwila CFP includes: 1) the goals and policies of the Capital Facilities Element of the Comprehensive Plan; 2) projects of the Capital Improvement Program and the Financial Planning Model (CIP/FPM,) which demonstrates the financial support for the capital program; 3) the Capital Facilities Background Report; and 4) the system plans for each of the public facilities.

The Tukwila Comprehensive Plan includes goals and policies for its capital facilities and explains the public facilities and services provided by other entities to the Tukwila community. It is the six to 20-year plan for capital facilities that serve the land uses and neighborhoods described in this Plan. It guides the development of the City's six-year CIP/FPM, which contains specific projects and funding to implement the Comprehensive Plan. The CIP/FPM is updated in conjunction with the biennial budget.

The Tukwila Comprehensive Plan, including the Capital Facilities Element, is based upon regional growth assumptions and a local target for households and employment. The Draft Capital Facilities Element (2013) includes updated topics that are required by the GMA, and regional plans including the Puget Sound Regional Council's Vision 2040 (adopted 2008), and King County's Countywide Planning Policies (adopted December, 2012 with ratification expected Spring, 2013.)

This Background Report provides a review of State-mandated topics and regional plans and policies, along with data on Tukwila's most current household and employment targets. This new information will be used as the basis for capital facilities and land use planning in the Comprehensive Plan update. This Report also explains the complex relationship of the various system plans and facilities, which are created to ensure:

- adequate facilities and services for the 20 year future of the City,
- compliance with Federal and State mandates, and
- current best practice requirements and new standards for each line of service.

II DEFINITION OF CAPITAL FACILITY

As it plans for capital improvements and public services, the City of Tukwila needs to clarify what should be considered in capital planning. Per the GMA — Planning By Selected Counties And Cities Chapter (RCW 36.70A.030(12)) "Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. The GMA uses the terms "Public Facilities" and "Capital Facilities" somewhat interchangeably.

The State has also defined "Public services" to include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

There is no specific rule as to what to include in capital facility planning, items to consider include the purchase or construction, major repair, reconstruction or replacement of capital items such as: buildings, utility systems, streets, bridges, parks, and heavy equipment - that are of high cost and have a useful life of many years. Not all capital projects are included in a Capital Facilities Program. Temporary or emergency projects are typically excluded, even though they may cost millions of dollars, as are small projects, unless several can be bundled together to add up to a dollar threshold.

For the purpose of the Tukwila Capital Facilities Element and the CIP/FPM, the following definition is proposed:

A **capital facility** is a major improvement, maintenance, replacement, or acquisition that costs at least \$40,000 (including the cost of new equipment necessary to make a project operational), and must meet the following criteria:

- Have a life expectancy of 20 years or more,
- Result in an addition to the City's fixed assets, and/or
- Extend the life of an existing City-owned capital asset

Additional discussion of the capital facility definition is included in **Appendix A**.

III RELATIONSHIP OF THE CAPITAL FACILITIES PLAN TO OTHER TUKWILA PLANNING EFFORTS

Preparation of a “Capital Facilities Plan” (CFP) is required by the GMA. In Tukwila this requirement is met through the combination of the long-range Capital Facilities Element of the Comprehensive Plan, the CIP/FPM, and supporting documents such as this Background Report and the various functional plans for sewer, water, parks, open space and recreation, etc. Capital facilities planning is guided by the overall goals and policies of the Comprehensive Plan and the specific revenue, spending and priorities of the Capital Facilities Element, as well as the priorities of Tukwila’s Strategic Plan (2012).

Tukwila has its annual budget linked to its six-year CIP/FPM, and its CIP/FPM linked to its Capital Facilities Element. These links connect the short and long-term capital planning and the financial plan that is needed to support City goals. The unique feature of the Capital Facilities Element is the tie between the capital project timing (i.e. “when”), number (“how much”), and location (“where.”) The Comprehensive Plan sets policies about operational versus capital spending, prioritizing capital projects among the competing priorities of for example, transportation, parks, and general government and creates a connection between the overall community goals, planned growth and maintaining adopted standards for these public facilities and services.

The Capital Facilities Element of Tukwila’s Comprehensive Plan is different from the Capital Improvement Program because it looks beyond the six-year CIP/FPM window to years 7 through 20. With available revenue, the six-year CIP/FPM rolls ahead each budget year with new capital projects. The CIP/FPM is an integral part of Tukwila’s regular budget cycle and bridges between the biennial planning and the twenty year planning horizon.

The CIP/FPM divides projects into two categories, those projects utilizing general government funds and those utilizing enterprise funds. The largest sources of general government funds are local taxes, grants, developer contracts and bonds. Projects planned with these funds include residential and arterial street improvements, parks, trails, fisheries projects, and buildings. As an example, the Tukwila Community Center, and the Urban Access (Klickitat) Project were built with these funds.

In Tukwila, enterprise funds are used to maintain water, sewer and surface water services and the Foster Golf Links. Enterprise funds are mainly generated through user fees, bonds and grants.

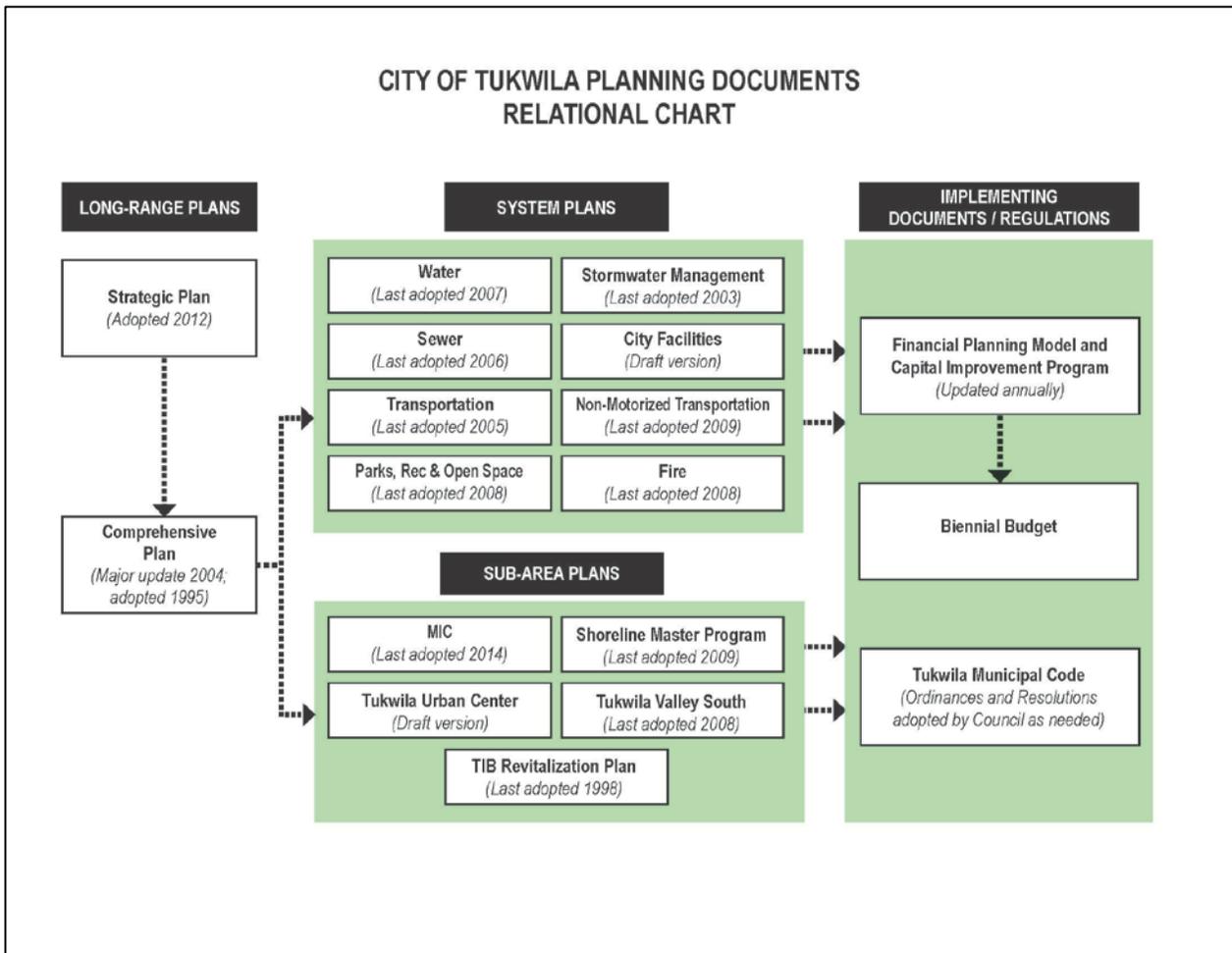
The CFP, which includes the Capital Facilities Element and the CIP/FPM, is informed by various utilities and facilities systems plans (Water, Sewer, Parks, Surface Water, Fire, draft City Facilities plan), as well as sub-area land use plans (Tukwila International Boulevard, Manufacturing/Industrial Center, Southcenter Plan, Tukwila South, Shoreline Master Program), and resources that together represent the planning and financing mechanisms required to serve the capital facility needs of Tukwila. These system plans are adopted by reference as part of the Comprehensive Plan, and are consulted for information on capital facility inventories, planning, financing and programming for the City of Tukwila.

Strategic Plan 2012 - The city of opportunity, the community of choice.

During 2012, the City of Tukwila developed a Strategic Plan to guide its actions and investments for the following five to ten years. The process of developing the Strategic Plan included very robust outreach to and engagement with the residential and businesses communities, as well as with City of Tukwila staff.

The Strategic Plan establishes high level aspirations and areas of effort that will inform the CFP by clarifying the issues that are most important to the community. Tukwila's community's overarching direction is to strive to provide superior services that support a safe, inviting and a healthy environment for residents, businesses and visitors. As the Strategic Plan is implemented over time, its goals, objectives and strategies will be reflected in City operations and facilities development. Key goals and objectives have been integrated into this Capital Facilities Element, and will result in capital improvement projects intended to improve public safety, enhance the appearance and value of neighborhoods, and attract and retain businesses.

The following figure lays out the sequence and relationships of the variety of planning effort and documents that are created to establish standards and facilities for growth



IV MANDATES FROM WASHINGTON STATE

The GMA establishes the basic requirements to plan in a coordinated and comprehensive manner, including planning for the development of capital facilities. Multi-County and county-wide plans implement these requirements through their policies, and provide further guidance for local jurisdictions' capital facilities planning and priorities. Within that requirement, Tukwila has the ability to prepare and implement its own comprehensive plan. The following sections describe these intergovernmental requirements and relationships.

Statutory Requirements for CFPs and Relationship to Other City Planning

The 1990 GMA guides planning for growth and development in the state. Per the GMA, local governments in fast growing and densely populated counties are required to develop and adopt comprehensive plans.

The GMA established 13 broad goals to guide the policy development of local comprehensive plans, including:

Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner;

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

A capital facilities element is one of the five required elements of a comprehensive plan. It is intended to:

Identify capital facilities needed for the land development that is envisioned or authorized by the land use elements that deal with land use in the Comprehensive Plan;

Ensure the maintenance of the quality of life for existing and future development by establishing and maintaining level of service standards for the capital facilities;

Coordinate and provide consistency among various plans that deal with capital improvements, including:

- o Other elements of the Comprehensive Plan (such as the Utilities and Transportation elements,
- o Systems Plans that deal with other City utilities,
- o Plans for capital facilities for the state or other regional governments, such as King County,
- o Plans for other adjacent cities, and
- o Plans for special purpose districts;

Ensure the timely provision of adequate facilities that are required by the GMA; and

Document all capital projects and their financing.

Per the GMA, Planning By Selected Counties And Cities Chapter (RCW 36.70a.070) the Capital Facilities Element shall include:

- a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- b) a forecast of the future needs for such capital facilities;
- c) the proposed locations and capacities of expanded or new capital facilities;
- d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, CFP element, and financing plan within the CFP element are coordinated and consistent. Park and recreation facilities shall be included in the CFP element.

Tukwila's Capital Facilities Element addresses these requirements as follows:

- a) Inventory: Details of existing and future capital facilities are located in the individual systems/functional plans, including: Water; Sewer; Transportation; Parks Recreation and Open Space; Fire; Walk and Roll Non-Motorized Transportation; and Surface Water Management. A generalized discussion and listing of public facilities are discussed in a later section of the Report.
- b) Forecast of Future Facilities: Forecasts of expanded or new capital facilities that are controlled by the City of Tukwila are described in the individual system plans, and adopted by reference.
- c) Locations of Capital Facilities: Proposed locations and capacities of expanded or new capital facilities that are controlled by the City of Tukwila are described in the individual system plans, and adopted by reference. Additional policies are found in various related elements of the Comprehensive Plan.
- d) Six-Year Plan: Tukwila's CIP/FPM is updated annually, and describes capital projects that are funded and that will occur over the six-year period. The 2013-2018 CIP/FPM was adopted in December, 2012.
- e) Reassessment of land use: The purpose of this requirement is to ensure that adequate facilities will be available at the time growth occurs. This Capital Facilities Element Background Report includes new household and employment targets from the most recent State forecast and are adopted in the latest King County's CPPs. In conjunction with the Buildable Lands survey, the new targets form the basis for Tukwila's land use capacity planning and the capital facilities systems plans.

Tukwila evaluates its capital facilities needs and projects regularly by preparing systems plans, and conducting yearly review of and biennial adoption of the operating budget and CIP/FPM.

Tukwila policy requires reevaluating land use assumptions if funding for public facilities is inadequate to provide the needed capital improvements that will maintain adopted community standards. If needed, during the reevaluation process, there are several ways of balancing the demand for public services with supply, including all or some of the following:

1. Using demand management to reduce demand for facilities;
2. Reducing City (levels of service) standards;
3. Reducing the cost of the needed facilities;
4. Changing the timeframe for providing the service; and/or
5. Working with King County or other jurisdictions to revise the growth target.

As noted above in #2., the GMA mandates the use of levels of service standards for facilities as the basis for public facilities contained in the CFP. Growth Management - Planning goals Chapter (RCW 36.70A.020.(12)). As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road and acres of park per capita.

One of the primary goals of the GMA is to have capital facilities in place concurrent with growth. This concept is known as concurrency or adequate public facilities. Tukwila has defined through regulation that concurrency means that: 1) transportation, sewer, water and surface water facilities to serve development are in place at the time of development, or within six years of its completion, and 2) that such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted for the community. The GMA gives jurisdictions the authority to require concurrency for all public facilities, but requires concurrency only for transportation facilities.

Regional Planning Requirements

The GMA further requires coordination among local governments, and includes provisions for regional growth plans and multi-county and countywide planning policies (RCW 36.70A.210). These regional planning efforts also inform Tukwila's Comprehensive Plan and CFP and relevant concepts from those Plans and policies are described below.

Puget Sound Regional Vision

Description and Overview

The VISION 2040 Regional Growth Strategy and multi-county policies were prepared by the Puget Sound Regional Council and adopted in 2008. Based on Washington's GMA, VISION 2040 and its multi-county policies are integrated strategies and policies to guide development, environmental planning, and provision of transportation and services in the central Puget Sound region. Vision 2040 emphasizes sustainability and restoring the natural environment as the region accommodates 1.7 million additional people and 1.2 million additional jobs by 2040, primarily into communities with regional growth centers, in order to reduce growth in rural areas and on the urban fringe.

VISION 2040 provides specific guidance for the distribution of population and employment growth into types of places defined as "regional geographies." The largest share of growth is distributed to metropolitan and core cities, including Tukwila, that have designated regional growth centers, such as the Tukwila Urban Center and Tukwila Manufacturing/Industrial Center. Centers are, or are becoming, hubs for regional transportation, high capacity transit, public services and amenities. This development pattern is meant to minimize environmental impacts, support economic prosperity, improve mobility, and make efficient use of existing infrastructure.

VISION 2040 addresses public services. An overarching goal of VISION 2040 is to have sufficient and efficient public services and facilities provided in a manner that is healthy, safe, and economically viable.

Multi-county policies address wastewater and storm water systems, solid waste, energy, telecommunications, emergency services, and water supply. As Tukwila and the region plan for growth, conservation and improved efficiencies in providing services and facilities are essential. VISION 2040 describes the benefits of conservation and sustainability, including financial and energy savings from maximizing the use of existing facilities, reducing pollution, and decreasing waste.

Growth and development in centers and compact urban communities require strategic investments in services and facilities. Municipalities are identified in the GMA as the preferred providers of public services. Urban types of services, such as municipal sewer systems, are not appropriate in rural areas. Tukwila and its potential annexation areas are within the urban growth boundary.

Multicounty planning policies address conservation measures to increase recycling and reduce waste. They also encourage more efficient use of water, low-impact development techniques, and renewable and alternative energy. Additional policies address siting public facilities, especially regional capital facilities. Jurisdictions and agencies should invest in facilities and amenities that serve centers. Facilities should also be sited in ways that minimize adverse social, environmental and economic impacts.

King County Countywide Planning Policies—Policy Framework for King County Jurisdictions

Description and Policy Direction

King County's Countywide Planning Policies (CPPs) support Vision 2040's regional growth strategy and provide policy direction at the county and jurisdiction level with appropriate specificity and detail needed to guide consistent and useable local comprehensive plans and regulations.

The CPPs address growth management issues in King County, and provide a further guidance for coordinating local planning efforts within the county. In addition to the topics discussed under multicounty planning policies, countywide planning efforts also include an analysis of fiscal impacts and include a review and evaluation program. As part of this process, King County works with cities to evaluate future land needs, including regular review of development trends and assumptions.

The CPPs provide a countywide vision and serve as a framework for each jurisdiction, including Tukwila, in developing and updating its own comprehensive plan, which must be consistent with the overall goals for the future of King County.

Updated CPPs were adopted by the King County Council in December, 2012. The update's intent is to:

1. Be consistent with current state law and recent decisions by the Growth Management Hearing Boards;
2. Align the CPPs with the *VISION 2040*'s growth strategy; and
3. Modernize the CPPs narrative to reflect the ongoing and evolving implementation of the GMA. They have been restructured into the six chapters of Environment, Development Patterns, Housing, Economy, Transportation, and Public Facilities and Services—to match the structure of *VISION 2040*.

The CPPs call for the orderly provision of public services and utilities concurrent with new development, so that minimum acceptable service levels are maintained. They emphasize economic vitality, climate change and sustainability strategies, and integrating health concepts such as access to health food and increased physical activity in planning.

The CPPs contain growth targets that allocate residential and employment growth to each city and unincorporated urban area, which are to be incorporated in state-mandated comprehensive plan updates. As required by the GMA, growth targets, and the ability to accommodate the growth, are monitored through a periodic buildable lands inventory. Data on development activity, land supply, and capacity is

collected, analyzed and summarized in the Buildable Lands Report. King County and the cities evaluate the consistency of actual development densities with current comprehensive plans and evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.

V GROWTH ASSUMPTIONS AND TARGETS

Forecast

As directed by the GMA, every five years, the Washington State Office of Financial Management (OFM) prepares a range (low, medium and high) of possible population growth for the next 20 year period for each of the counties planning under GMA. (Determining population — Projections Chapter (RCW 43.62.035))

The 2013 targets reflect 2010 Census information and include consideration of the current recession's effect on migration and fertility behavior. King County's actual ten year growth rate from 2002 – 2012, was 10.3 percent and is consistent with the trend for King County over the past five decades. The table below contains the 2012 OFM projections for King County.

King County 2013 Population Forecasts

2010 (Census)	1,931,249		
	(Low)	(Medium)	(High)
2015	1,824,289	2,012,782	2,219,135
2020	1,885,169	2,108,814	2,368,179
2025	1,938,096	2,196,202	2,507,888
2030	1,985,107	2,277,160	2,640,653
2035	2,025,180	2,350,576	2,765,272
2040	2,060,522	2,418,850	2,884,338

County officials, also by law, must select a 20-year GMA planning target from within the range of high and low prepared by OFM. King County's Growth Management Planning Council (GMPC) a formal body consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle, then divides the forecast population into the cities, towns, and unincorporated areas of King County. These specific local targets are incorporated into King County's CPPs and are included in Appendix C.

The King County CPPs contain the assigned targets for each of the cities and unincorporated areas for 2006-2031. The housing target for Tukwila and its Proposed Annexation Area is 4,800 and 50 net new units respectively. The employment target is 15,500 net new jobs for Tukwila and 2,050 for its PAA.

Existing Capacity

Tukwila is required to ensure that its planning policies and regulations are consistent with OFM population projections. (Comprehensive plans — Urban growth areas (RCW 36.70A.110)). Its comprehensive plan and development regulations must provide sufficient land capacity for development (RCW 36.70A.115). In order to ensure compliance with the population projections, all affected agencies with land use authority review their “buildable land” capacity. That means that the City reviews the vacant land, under-developed land and zoning regulations to evaluate the available capacity for additional housing units and commercial and industrial building square footage. The results of Tukwila’s last review of its capacity in 2005, demonstrated that there was the potential for 3,489 additional dwelling units and the potential for an additional 16,192 jobs, which means there is a deficit of available land for 1,311 housing units.

2007 Housing capacity

At the allowable density within Tukwila’s Low Density Residential Zone of 5-7 housing units per acre, there is a net capacity (from vacant as well as redevelopable land) for 1,163 additional homes, including accessory units. The remaining 2, 326 units of existing zoned housing capacity is in higher density zoned districts, either multi-family zones or mixed use districts that allow multi-family and commercial uses combined.

Annexation – Additional Capacity

The Tukwila South annexation occurred in 2009. This 259 acre area is zoned to provide the City with the capacity for 445 additional housing units and additional commercial square footage for 14, 204 jobs.

Two areas remain within the City’s potential annexation area:

- The North Highline Potential Annexation Area, which is currently under consideration by the Boundary Review Board, is designated as industrial by Tukwila’s Comprehensive Plan. There is no potential development for housing units within this area.
- The Orillia Road annexation area is designated as low density residential. This area is 52.24 acres with 8 existing homes located on steep slopes. The area is located between Interstate 5 and Orillia Road, a principal arterial. A rough capacity calculation for potential future housing assumed 25% of the area would be set aside for public infrastructure such as streets and would be undevelopable because of the topography. Applying a potential density of 5.7 units per acre¹ to the remaining 39 acres provides a potential capacity for 254 new housing units.

The Tukwila South area and the PAAs provide the City with the potential capacity for 667 additional housing units and 30,396 jobs.

¹ 5.7 units per acre is the average density being achieved with the City of Tukwila based upon an analysis of LDR platting between 2001-2005.

In summary, the available housing capacity of 3,489, plus the capacity of 445 from the newly annexed area of Tukwila South, and the capacity of 254 from the two remaining areas to be annexed, gives Tukwila a total housing unit capacity of 4,185, which leaves Tukwila short of housing capacity by 665 housing units. The City's capacity analysis is being conducted in conjunction with the countywide effort for the 2014 King County Buildable Lands Report. The City's preliminary analysis shows that additional housing capacity has been added and that the City now has a total housing unit capacity of 5,686, which exceeds the target of 4,850. The City is therefore able to support its housing target.

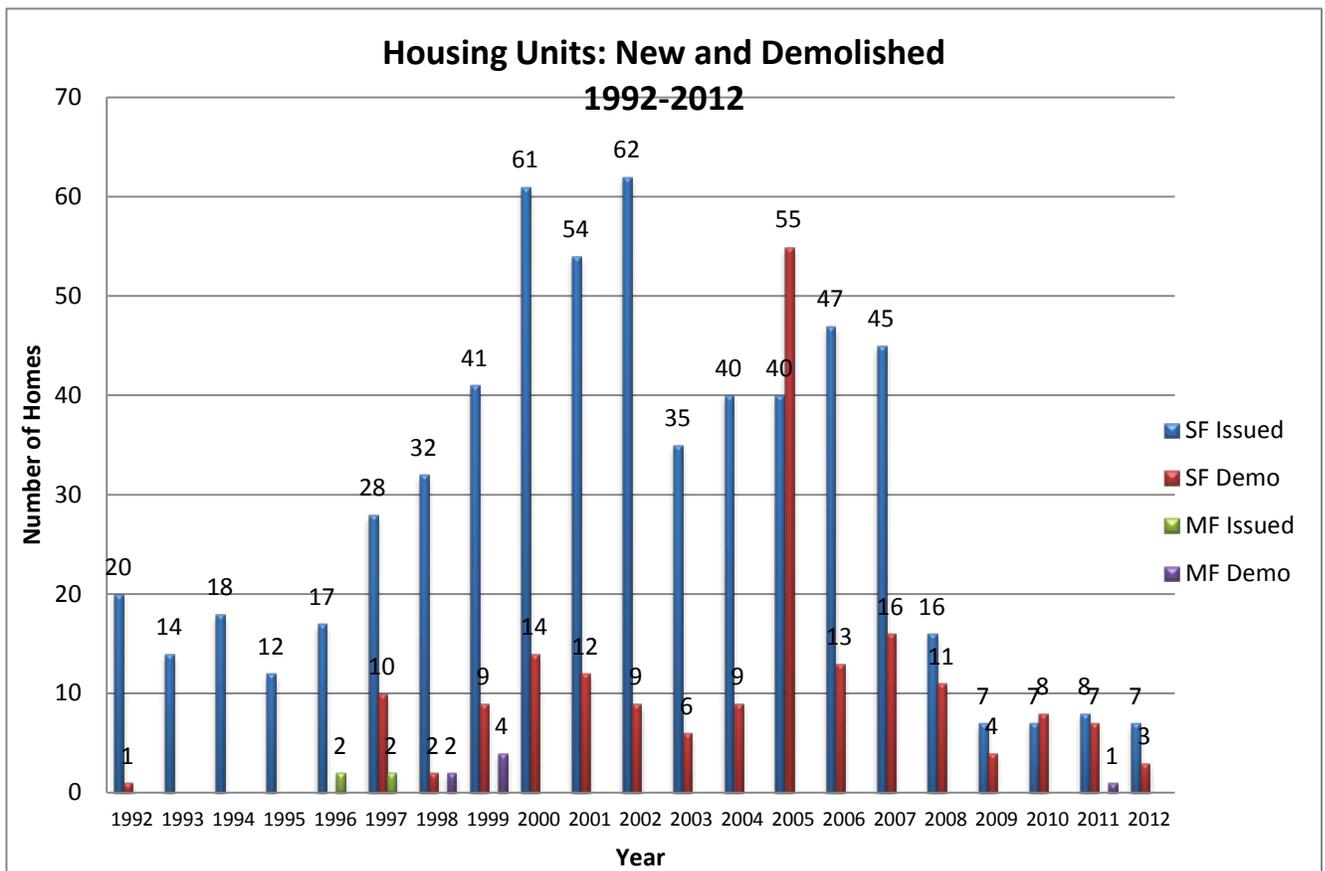
Existing employment capacity of 16,192, with the addition of 14,204 from the newly annexed Tukwila South, provides a total jobs capacity of 30,396, which exceeds the 2031 target by 12,846.

Historic Growth Trends

Housing

Tukwila can be characterized as being a traditional suburb. It has distinct residential neighborhoods that have grown slowly through infill with additional housing over the last 100 years. Multi-family housing developments came in the latter half of the twentieth century and are interspersed along the edges of the single family neighborhoods. They separate the lower density housing from commercial and freeway transportation corridors. The commercial areas are mostly single-story commercial, retail and warehouse/light and heavy manufacturing.

Below is a table that shows the growth in housing units over the last 20 years. This information is generated from the building permits that were finalized in the categories of single family (SF) and multi-family (MF). The high number of single family demolitions in 2005 was due to construction of Sound Transit's Link Light Rail system.



The net housing development activity over 13 years shows 422 new single family homes and six new multifamily units. (This period includes development within the Fire District #1, Riverton, Thorndyke, Foster and Cascade View neighborhoods who annexed to the City between 1989 and 1990.)

The total number of housing units in Tukwila, according to the Census, in 2000 and 2010 was 7,221 and 7,679 respectively. This shows an increase of 6%, mostly in single family units. Although there is a discrepancy of 30 units between the Census data and Tukwila's Permit Center data, the information demonstrates that there is very modest growth and change in the number of housing units within Tukwila.

There is a limit in the amount of residential growth that can occur in single family zoned districts because of the limited availability of vacant and the allowable density. The housing unit target can be met in a number of ways. Approaches to increasing housing unit capacity in residential zones include decreasing the minimum lot size from the current 6,500 square feet for single family lots, relaxing the restrictions on accessory dwelling units, or increasing the density allowed in multifamily districts. In addition, the City has policies of creating new mixed use districts in the City, which would encourage the transformation of some of the City's existing commercial areas into urban places where commercial uses mix with residential.

As noted above, annexation of the large Tukwila South area was not included in the 2007 Buildable Lands Report, both it and the Orillia Road annexation area will provide about a half of the needed additional housing capacity to meet the target.

Whereas the last two decades have been modest in terms of residential population growth, the future decades could be significantly different if there is construction of higher density housing, which creates hundreds of new housing units with each project.

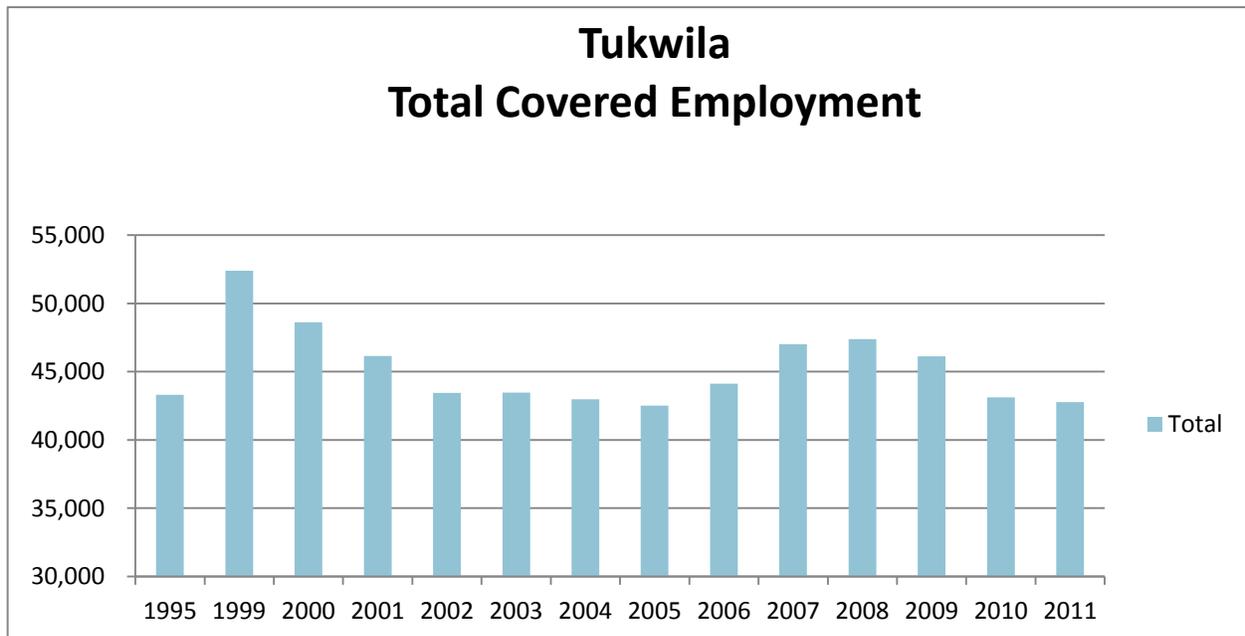
With zoning and infrastructure in place that allows denser development, market forces ultimately determine what and when new housing is built. Tukwila Village for example has the potential of adding over 300 units of housing. Once zoning that allows additional housing is adopted, and amenities are in place the Southcenter area, Tukwila's designated Urban Center, could also begin to provide additional capacity as well as the housing itself.

Jobs

The Puget Sound Regional Council is the source of jobs information. Their data derive from the Quarterly Census of Employment and Wages (QCEW), which come from administrative records employers report, by law, to the Washington State Employment Security Department (ESD). The unit of measurement is jobs, rather than working persons or proportional full-time employment (FTE) equivalents.

Covered employment refers to both full- and part-time jobs in the labor force that are "covered" under state and federal unemployment insurance laws and programs. Certain categories of employment are excluded such as: self-employed individuals, active military, proprietors, railroad workers, unpaid family workers, and all other workers not covered by Unemployment Insurance (UI) laws. Covered employment

represents approximately 85-90% of total employment. The table below shows the covered employment within Tukwila since adoption of the current Comprehensive Plan.



The data fluctuate by 9,877 jobs over the 13 years from a low in 2005 of 42,501 from a high in 1999 of 52,378. The chart above shows that there have been two cycles of growth and decline and that the second period of growth had slightly lower numbers.

The capacity analyzed for the 2005 Buildable Lands Report showed an existing capacity of 16,162. That capacity number is increased to 30,396 by the vacant commercial industrial designated land annexed as part of Tukwila South. Tukwila has sufficient capacity to meet the jobs target of 15,500, which is a reduction from the previous adopted target.

Summary

In 1995, the City of Tukwila elected to have a designated regional growth center as well as a manufacturing and industrial center. These designations bring with it the requirement to prepare plans to accommodate higher than normal housing and employment targets. In the 2013-2030 planning period, the housing and employment targets for Tukwila are respectively 4,850 and 17,550. The planning concept is that most of that household growth will occur in higher density housing within a transformed Southcenter neighborhood, with additional growth in the Tukwila Village area. The jobs will primarily be dispersed among the Tukwila Urban Center, Manufacturing/Industrial Center and the newly annexed neighborhood of Tukwila South. The maps in the Appendix B show how Tukwila staff anticipates the new housing units and jobs will be distributed within Tukwila.

The amount of housing capacity currently available in both the incorporated City and future City areas provides adequate capacity. The goals and policies of the existing Comprehensive Plan are designed to accommodate additional housing,. the upcoming adoption of the Southcenter Subarea Plan, the zoning

changes that have already occurred along the TIB corridor, and the annexation of Tukwila South result in sufficient additional housing capacity to allow the 2006-2031 housing target to be met for Tukwila.

Targets, Capital Facilities planning and Comprehensive Plan goals

The targets discussed above are *estimates* of the number of new housing units and jobs that Tukwila should strive to accommodate during the period through 2030. The targets for each of the cities and the unincorporated areas are intended as a guide with some flexibility to reflect the limited capability of individual jurisdictions to determine their precise rates of growth. Each jurisdiction must adopt policies and regulations that allow that targeted growth to be accommodated.

The GMA requires that provisions be made to reassess the Land Use Element of the Comprehensive Plan periodically. The intent of this requirement is to ascertain that adequate facilities will be made available at the time development (as called for in the Comprehensive Plan) occurs and needed facilities provided. If the anticipated funding for needed capital facilities is not adequate, the GMA requires a reassessment of the Land Use Element to determine what changes, if any, need to be made.

The targets are the starting point for planning capital facilities, gauging needs and determining if level of service standards can be met, and at what cost. They are *estimates* of the number of new housing units and jobs that jurisdictions should be prepared to accommodate during the planning period. While the targets represent a commitment to plan for and to accommodate, they do not obligate a jurisdiction to guarantee that a given number of housing units will be built or jobs added during the planning period.

VI LEVEL OF SERVICE STANDARDS AND CONCURRENCY

The intent of the City is to provide adequate public facilities and services, as efficiently and cost-effectively as possible, to serve both existing and new development. Facilities and services will be designed to meet the service standards of the community and to support Tukwila's land use growth and development goals. In situations where the public facility is not owned directly by the City, the City will advocate for the provision of adequate services and coordinate with the responsible agency.

Level of Service (LOS) standards are crafted and adopted to measure the adequacy of services being provided. The GMA requires jurisdictions to establish LOS for transportation-related facilities ([RCW 36.70A.070\(6\)\(a\)](#)), but LOS may also be established for other public facilities and services. Once an LOS standard is established, the performance of a specific capital facility or service can be measured. A capital facility operating at or above the established LOS indicates no need for improvements or new facilities. A facility operating below the established LOS is an indication that there may be a need for improved or new facilities. However, if funding is not available to bring the service back to the established level, then there are a number of actions that can be taken. LOS can be reexamined to determine if it reflects the desired community service level or development can be curtailed, or the City may shift its resources and change the service levels among the various "products" that the City provides.

In the context of development and capital facilities planning, "concurrency" means that adequate public facilities, services or strategies are in place to serve new development at the time the development is ready to be occupied. Washington's GMA (Comprehensive plans — Mandatory elements ([RCW 36.70A.070\(6\)\(b\)](#) and [.108](#))) requires that facilities such as transportation and utilities are to be in place at the time development is completed - or that a commitment has been made to complete the facilities within six years.

The GMA does not specifically require concurrency for facilities other than transportation facilities. However, GMA goals, the Washington Administrative Code (WAC), subdivision statutes, and case law encourage or require provision of a broader range of facilities and system improvements prior to development approval. For instance, the subdivision statute requires local jurisdictions to find that "appropriate provision" is made for "open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks and other facilities," prior to subdivision approval ([RCW 58.17.110.](#)) Building code statutes require evidence of an adequate water supply before a building permit may be issued ([RCW 19.27.097.](#))

Currently, there are four types of services that Tukwila provides, or coordinates with other service providers to provide, and that are subject to the requirement of the City's concurrency management ordinance. They are streets, water, sanitary sewer and surface water facilities. For facilities subject to concurrency, LOS standards are used to determine the need for such facilities, test the adequacy of such facilities to serve proposed development concurrent with the impacts of the development, and ensure that appropriate levels of capital resources are allocated.

For facilities not subject to concurrency, LOS standards are helpful as a management tool to see what facilities and services may be needed in the future and to measure overall performance of City provided services and facilities.

Tukwila has chosen to not require parks facility and fire emergency staffing and response standards to be subject to concurrency. That means that development will not be stopped should the City not be able to maintain those levels of services as the City grows.

Impact fees are collected from applicants proposing new development, proportionate to its impact. Fees are collected to pay for motorized transportation facilities, fire and emergency response and parks. Impact fees may not be used to correct deficiencies, and must be applied to a scheduled project from which the new development could reasonably benefit.

The following are Parks and Fire service levels for City of Tukwila that are codified for purposes of impact fee assessment and or concurrency:

Parks Level of Service Standards

Parks Level of Service Standards							
				2008 Population: 17,930		2022 Population: 24,719 (est.)	
Park/Facility Type	Service Area	Current Inventory	Unit of Measurement	LOS Demand	Surplus (deficit)	LOS Demand	Surplus (deficit)
Mini Park	Up to ½ mile	1.2 acres	0.07 acres per 1,000 pop.	1.20	0	1.65	(0.45)
Neighborhood Park	½ to 1 mile	50.4 acres	2.81 acres per 1,000 pop.	50.40	0	69.48	(19.08)
Community Park	1 to 5 miles	25.0 acres	1.39 acres per 1,000 pop.	24.97	0	34.43	(9.46)
Regional Park **	5 to 20 miles	132.0 acres	7.36 acres per 1,000 pop.	131.99	0	181.97	(49.98)
Open Space	•	33.5 acres	1.87 acres per 1,000 pop	33.50	0	46.18	(12.68)
Neighborhood Connector	•	1.9 miles	0.90 miles of trail per 1,000 pop.	16.11	(14.20)	22.21	(20.30)
Regional Trail	•	11.4 miles	0.64 miles of trail per 1,000 pop.	11.40	0	15.72	(4.32)
Community Center	•	One center	1 per 15,000 pop.	1.20	(0.20)	1.65	(0.65)

Fire Level of Service Standard

1. Establish a goal of response to calls for service within the City in 5 minutes 33 seconds 90% of the time.

2. Operate four fire stations distributed throughout the City.
3. Provide the following fire services: prevention, suppression, aid, rescue, hazmat response, and public education.
4. Maintain equipment level of three front line engines, one front line aerial fire engine, and one front line aid car.
5. Maintain personnel level of three shifts of professional firefighters per day.

Surface Water Facilities Level of Service Standard

Surface Water facility designs that meet the requirements of the Sewer and Water Chapter of the Tukwila Municipal Code (TMC 14.30 - Surface Water Management.) All developments that meet the Code's design requirements are considered to meet the concurrency standards for Surface Water.

Water Level of Service Standard

Water rights and the water system capacity, including water mains, pump stations and other facilities as may be necessary, to provide

- For Residential uses: 1,500 gallons per minute;
- For commercial/industrial uses: 4,500 gallons per minute; or
- that such capacity will be available by the time a certificate of occupancy is issued.

Sewer Level of Service Standard

An on-site sewage system design from the Seattle- King County Department of Environmental Health in accordance with the rules and regulations of the King County Board; or the necessary sewer system capacity, including sewer mains, pump stations and other facilities as may be necessary to preclude sewerage that rises to the surface; or that such capacity will be available by the time a certificate of occupancy is issued.

Transportation Facilities Level of Service

The **Tukwila Urban Center corridor** average is not to exceed LOS E, except for the Strander Boulevard and a portion of the Andover Park E corridor. Methodology for computing the average LOS is described in the Comprehensive Transportation Plan and is updated annually in the Concurrency Ordinance.

The **Strander Boulevard** corridor average is not to exceed LOS F with an average delay not to exceed 120 seconds. The Andover Park E, between Tukwila Parkway and Strander Boulevard, is not to exceed LOS F with an average delay not to exceed 120 seconds.

All other non-residential arterial intersections are not to exceed LOS E.

The LOS of minor and collector arterials in predominantly residential areas is not to exceed LOS D for each specific arterial.

West Valley Highway (SR 181), as a state highway of regional significance, is not to exceed LOS E/Mitigated, as defined by PSRC.

SR 599, as a state highway of regional significance, is not to exceed LOS E/Mitigated, as defined by PSRC.

VII PUBLIC FACILITIES AND SERVICES INVENTORY SUMMARY

The following is a summary inventory of providers furnishing public facilities and services within the City of Tukwila. The involvement of public service providers and private service providers results in a complicated planning process for public services and capital facilities.

There are three different types of service providers serving the City of Tukwila:

1. Facilities and services owned by the City: streets, sewerage collection, water storage and distribution, surface water conveyance and treatment, parks and recreation programming, police and fire service, local judicial system, local government administration/buildings;
2. Facilities and Services Provided by Other Public Agencies and Private Corporations: electricity, gas, telecommunications, schools, libraries, solid waste landfill, freeways, transit, air transportation; and
3. Facilities and services provided by a consortium of public agencies: emergency dispatch, jail.

Facilities and Services Provided by the City of Tukwila:

Tables with inventories and maps of City owned Facilities are attached (Appendix D.)

Transportation

By far the largest capital facility in the City in terms of acreage, cost and overall impact are the City streets. The street network is described in detail in the Transportation Element of the Comprehensive Plan along with the goals and policies regarding this subject

Municipal Buildings and Non-Park Land

City services are provided to the citizens of the City in structures that are owned and leased by the City. Among the necessary facilities are general office space, fire stations, a court, a regionally shared jail, and utility and vehicle maintenance and storage facilities. There are also a number of miscellaneous properties that are either vacant or provide a current or anticipated future public service. Among these miscellaneous properties are three houses where temporary emergency housing is provided through a City contract with a non-profit.

Parks, Recreation and Open Space

The City of Tukwila provides a variety of recreational opportunities to its citizens and visitors. In addition, Tukwila owns and operates Foster Golf Links, and the Tukwila Community Center. A Recreation, Parks and Open Space Master Plan, adopted on a revolving six year schedule provides more detailed information.

Water Storage and Conveyance

Water service to the City of Tukwila is by the city's own water utility as well as, Highline Water District, Water District #20, Water District #125 and the City of Renton. The main source of the water used by the providers comes from Seattle Public Utilities (SPU), which obtains its water from the Cedar River watershed and the Tolt River watershed. The water is sold by SPU to the Districts by direct contract or

through the Cascade Water Alliance. Highline and the City of Renton also have water rights for ground water withdrawn to supplement (SPU) water.

Common issues facing the City's five water purveyors are:

- Declining water consumption due to increased water conservation thereby causing customer water rates to increase to cover the providers fixed costs of providing service.
- The changes in regulations from the Washington State Dept. of Health requiring providers to increase the storage of water in reservoirs for emergency use.
- The Federal Government Safe Drinking Water Act requiring additional testing for various substances which may be present in drinking water sources.
- The threatened species regulations for Puget Sound Chinook Salmon and Bull Trout affect source water system operations thereby increasing costs to the water purveyors.
- The costs of replacing aging infrastructure because most of the piping is coming up on the end of its design life.

Sanitary Sewer Collection

Wastewater services to the City of Tukwila is by the City's own wastewater utility as well as the City of Renton and the Valley View Sewer District. King County Wastewater Treatment Division (WTD) provides treatment of wastewater to the three providers. The wastewater treatment plant is at King County's Renton facility located off Monster Road. Common issues facing the three wastewater providers to the City are:

- The costs of replacing aging infrastructure because most of the piping is coming to the end of its design life.
- Increased costs for the treatment of the wastewater.
- Finding uses for reclaimed treated wastewater.
- Disposal of solid material removed from the wastewater.
- Meeting the new and higher requirements of the Environmental Protection Agency and the Washington State Department of Ecology.

Surface Water Management

The City of Tukwila Surface Water Utility provides storm water conveyance and treatment facilities throughout the City of Tukwila. The Surface Water Management (SWM) program includes a comprehensive maintenance program, watershed planning, engineering, public information, and financial management. The program was designed to address existing and future stormwater quality and quantity issues facing the City of Tukwila. As a specific function of government, SWM addresses non-point source pollution, rainfall-related erosion and sedimentation, rainfall runoff management, and flood control.

Facilities and Services Provided by Other Agencies:

Non-Tukwila providers furnish public services and facilities to Tukwila residents and businesses. The City of Tukwila, as a governing agency, is involved in these services through formal or informal agreements, through franchise or contractual agreements or development permits, but has no direct involvement in their operations and capital investments. The City of Tukwila's involvement in capital planning may occur during comprehensive system planning, environmental review, or on the project level via development review and permitting. With the exception of schools, most of the providers are regional in nature. Most of

the facilities and services are utilities such as sewer, water, electricity, telecommunications, etc., and are described and discussed in the Utilities Element.

Two of the most visible services that are equated with place/geography are schools and libraries. There is a strong link between quality of life and the level of service received through schools and libraries. The Tukwila community relies heavily on its schools and libraries and there is a strong collaboration between the City of Tukwila and the Tukwila School District and the King County Library System.

Schools

Most of the City's residents are served by the Tukwila School District. Approximately 15% of the residents are served by the Highline School District. Approximately five Tukwila students attend schools in the Renton School District, whose District includes a large area and assessed valuation within Tukwila's boundaries including a large portion of the Southcenter area (Tukwila's urban center,) and most of the Tukwila South area. The Highline, Kent and Seattle School Districts also each have some portion of the City of Tukwila within their district boundaries. Other than the Tukwila School District, only the Highline District has a school within the municipal boundaries of Tukwila. See the Attached School District Boundary Map in Appendix D.

Most of Tukwila's low density residential neighborhoods are "built out," that is, there is no more vacant land for new homes at the current density. Future household and residential population growth is expected to occur through redevelopment within portions of Tukwila International Boulevard, the Tukwila Urban Center and Tukwila South. Student growth is expected to be very modest during the planning period. Specific information on school district facilities including, but not limited to, enrollment, classroom size, service standards, and financing, is contained in each school district's CFP.

Issues:

- Tukwila School District anticipates their capital facilities needs can be met through use of portables, and selected upgrades as specified in the 2008 State Study and Survey, which is a requirement of the State (WAC 180-25-025,) and prepared by NAC Architecture.
- Highline School District has adopted a CFP and within that document shows a forecast and need to build an additional elementary school and expand the number of portables. Most of the growth is anticipated to occur within the unincorporated areas of White Center/Boulevard Park and in the City of Kent. In order to meet that capital need they have calculated an impact fee of \$7,912 for new single family homes and \$3,101 for each new multi-family housing unit.
- Renton School District--Future housing development is expected in the Tukwila Urban Center and possibly in Tukwila South, which would impact Renton Schools enrollment. However, growth is expected to be slow and delayed. This District is supported by significant property taxes from within the City of Tukwila. The District also has an impact fee of \$1, 308 (2012) for multi- family housing units, which could potentially stymy the Tukwila goal of housing within its urban center.
- Seattle School District – The Seattle school system encompasses Tukwila's industrial center and the Ryan Hill neighborhood. Tukwila's Manufacturing/Industrial Center is home to the new Aviation High School, a Highline School District Facility. The undeveloped portions of the Ryan Hill neighborhood do not have sewer and water service and therefore have limited growth potential within this planning period.

- Kent School District – A small segment of the Tukwila South and in the Orillia Road PAA are within the Kent District. The District has an impact fee system to assist in paying for its facilities. During the environmental review for the Segale Properites' Tukwila South Development, there were no comments from either the Renton or Kent School systems about the estimated impact to their facilities from the possible projected student growth.

Library Services

Tukwila's library needs are provided for by the King County Library System (KCLS) which has a small branch located in Tukwila, as well as the Library Connection@Southcenter, also considered to be a "small" library per King County's Library system. Due to KCLS's special services such as the Traveling Library Center (TLC), Tukwila residents have access to a greater service area (larger than the city boundaries).

Planned and recent improvements include:

- Library Connection@Southcenter-- Storefront improvements and interior enhancements at the Library Connection @ Southcenter were completed in January 2012. In addition to increasing square footage, interior enhancements include new furniture, carpet and paint.
- Foster Library The planning and design process is underway for a new 10,000 square foot library to be located in Tukwila Village. The new library will be twice the current size and include more materials, computers, space for children and teens and a community meeting room.

Transit

Transit services for the City of Tukwila is provided by King County and Sound Transit. The role of transit services is discussed in greater detail in the Transportation Element.

River Flood Protection

All King County property tax payers are assessed a tax to support the flood protection measures of the King County Flood Control District. There are four river basins within the County. Specific measures are built and maintained along each of these rivers to protect property from river floods. This function/facilities and service is an integral part of the public safety and economic health of Tukwila. The Green River is one of the major environmental features and assets of the City yet the flooding protection facilities are managed and certified by other agencies.

Issues:

- Coordination on flood prevention facilities is primarily through the City's Surface Water program. All of the City's surface water that is not recharged into ground water, flows into the Green River.
- A significant amount of City resources are spent coordinating flood protection measures. The City assumes a role of advocating for City health and benefit as well as supplementing when the District's efforts are not sufficient.
- With global climate change, warmer and wetter will mean the potential for bigger costs and higher potential flooding impacts from this environmental feature of the City or from the surface water features in the City that flow into the river.

Facilities and services provided by a consortium of public agencies

Jail

SCORE (South Correctional Entity) is a misdemeanor jail in Des Moines, Washington serving the confinement needs of seven member cities, including Tukwila, and a number of contract agencies with a total capacity of 813 inmates. The facility opened in September 2011 and will provide long-range capacity needs for the next 20 years. The jail provides programming space for education, community transition and job training.

Emergency Dispatch

Valley Communications Center is the regional 9-1-1 Center for South King County. It is located in Kent, Washington and provides emergency communications services to communities of South King County. Valley Com, as it is commonly known, is responsible for answering emergency 9-1-1 calls and dispatching resources such as police officers, firefighters and paramedics to citizens requiring assistance. Its service area spans the area from Seattle's southern border to a few blocks south of the Pierce County line and from Vashon Island to the foothills of the Cascade Mountain Range. In 1976, the mayors of the Cities of Auburn, Kent, Renton and Tukwila entered into an Interlocal Agreement to consolidate their police and fire dispatching services into one organization. In 2000, the City of Federal Way was added as a partner/owner and on August 23, 2000, the Valley Communications Center Public Development Authority was created for the purpose of financing the construction of a new state-of-the-art 24,000 square foot facility. On June 23, 2002, Valley Com moved into the new facility with planned space for 20 years of operations.

VIII APPENDIX

A. Capital Facilities Definition:

For the purpose of the Capital Facilities Element and Planning, a capital facility is a major improvement, maintenance, replacement, or acquisitions that costs at least \$40,000 (including the cost of new equipment necessary to make a project operational), and must meet the following criteria:

- Have a life expectancy of ten years or more,
- Result in an addition to the City's fixed assets, and/or
- Extend the life of an existing City-owned capital asset

Not all capital projects are included in the Capital Facilities Program. Temporary projects are excluded as are small projects, unless several can be bundled together to add up to \$40,000.

Examples of capital facilities are:

- Land or site purchases or development
- Building or structure purchases and/or construction
- Purchase and/or construction of infrastructure such as streets, roads, highways, sidewalks, street/road lighting systems, traffic signals, storm and sanitary sewer systems, solid waste facilities such as landfills or recycling centers, parks and recreational facilities
- Major remodeling or maintenance of infrastructure
- Major design, professional consulting, engineering, and construction services associated with a capital project
- Purchase of major computer systems.

Capital projects do NOT include rolling stock, routine maintenance, routine computer purchases, or environmental cleanup.

Background

Why does the City need a definition of a capital facility? The State of Washington requires that Tukwila prepare a capital facility plan. Public facilities and services² are listed; however, within those categories, a monetary and definitional boundary is not provided. In order to manage the decision making process, agreement on scope is helpful.

² *RCW 36.70A.030 (12) "Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.*

(13) "Public services" include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

The City makes thousands of purchases over the course of a year and over the course of its existence. The primary purpose of the Capital Facility Plan is to ensure that the City is planning and budgeting to meet its adopted level of service standards.

The State has defined capital facilities³ for cities planning under the GMA when levying an additional tax on the sale of real property.

The definition of a capital facility is diverse even among our surrounding cities.

Issaquah: \$5,000 (structure or equipment that generally cost at least \$5,000 and has a useful life of five years or more)

SeaTac: \$25,000 (minimum cost of and a useful life of at least 10 years)

Renton: as a general definition, structures, improvements, pieces of equipment or other major assets, including land. City capital facilities are provided by and for public purposes and services.

A wide range of public facilities and equipment should be considered in capital planning. While there are no hard and fast rules, **capital planning deals with the purchase or construction, major repair, reconstruction or replacement of capital items such as: buildings, utility systems, streets, bridges, parks, and heavy equipment which are of high cost and have a useful life of many years.**

Capital expenditures are sometimes difficult to identify. A fire truck or a new computer, thought of as a very costly capital item in a small community, may be considered in the operating budget in a larger jurisdiction. **In contrast, operating activities** generally have a low cost per unit and recur on a frequent or regular basis.

Capital expenditures are usually determined based on their projected life span and initial cost estimates. In some jurisdictions a capital expenditure may be an item that has an initial cost greater than \$2,500 and a useful life of five or more years. Other communities might set initial cost limits at \$20,000 and life span expectations at a minimum of ten years.

Capital expenditures can be considered costs other than those covered in regular operating budgets for the following three major categories:

1. Infrastructure (roads, bridges, parks, facilities [including building systems and remodeling], sewers, solid waste, water systems);
2. Heavy equipment and vehicles; and
3. Office equipment (computers, calculators, furniture).

³**RCW 82.46.035(5)** "capital project" means those public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, and planning, construction, reconstruction, repair, rehabilitation, or improvement of parks.

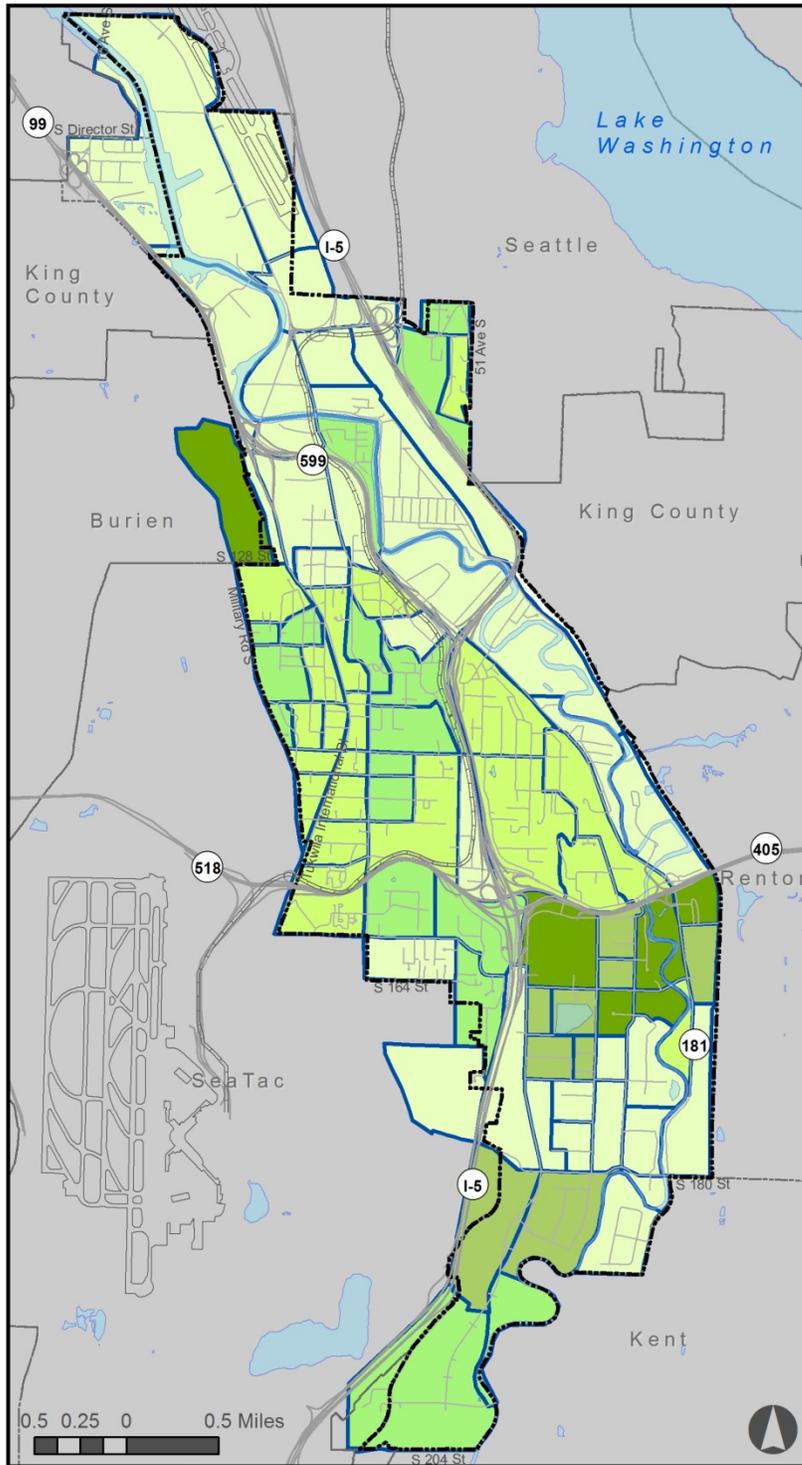
There can be a further distinction between capital outlays and capital projects;

Capital Outlay. Any non-major capital expenditure having a service life of two years (for example) or more and a value of \$150 (for example) or more that is not physically dependent on or affixed to a particular stationary fixed asset. Examples: office equipment and vehicles.

Capital Projects. A major capital expenditure exceeding \$1,000 in value, (for example) with a fixed life of one year (for example) or more; a separate, discrete improvement that has a specific purpose in developing, upgrading, replacing or maintaining the existing infrastructure. Examples: upgrades to facilities, roads, sewers.

<p>These ARE Capital Improvements:</p> <ul style="list-style-type: none"> City Halls Land Purchases Courthouses Street Lighting Systems Fire and Police Stations Storm Sewers Libraries Major Building Additions & Remodeling Park Land & Development Airports Streets, Roads, & Sidewalks Disposal Sites & Equipment Parking Lots & Buildings Jails Sewer & Water Mains Recreation Buildings Schools Tennis Courts Hospitals Swimming Pools Water & Sewage Treatment Plants 	<p>These MAY BE Capital Improvements:</p> <ul style="list-style-type: none"> Fire Trucks Road Graders & Similar Equip. Police Cars Computer Systems Pickup Trucks Police & Fire Radio System Street & Road Repairs Trash Compactor Trucks Playground Equipment Minor Building Remodeling or Additions
<p>These ARE USUALLY Operating Expenses:</p> <ul style="list-style-type: none"> Office Furniture Pothole Repairs Fire Hoses Lawn Mowers Road Gravel 	

B. 2030 Housing and Job Growth Distribution in Tukwila



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Projected Household Growth by TAZ 2010-2030

Legend

- CityLimits
- Household Growth**
- 0 - 15
- 15 - 50
- 50 - 100
- 100 - 200
- 200 and above
- Traffic Analysis Zones

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C. KC GMPC 2031 Targets by City and Unincorporated Areas

King County Growth Targets Update: Revised Table LU-1 (2006-2031)*
Table for inclusion in Countywide Planning Policies, as adopted 2009

	Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
		Net New Units 2006-2031	Net New Units 2006-2031	Net New Jobs 2006-2031	Net New Jobs 2006-2031
Metropolitan Cities	Bellevue	17,000	290	53,000	
	Seattle	86,000		146,700	
	Total	103,000		199,700	
Core Cities	Auburn	9,620		19,350	-
	Bothell	3,000	810	4,800	200
	Burien	3,900		4,600	
	Federal Way	8,100	2,390	12,300	290
	Kent	7,800	1,560	13,200	290
	Kirkland	7,200	1,370	20,200	650
	Redmond	10,200	640	23,000	
	Renton	14,835	3,895	29,000	470
	SeaTac	5,800		25,300	
	Tukwila	4,800	50	15,500	2,050
	Total	75,255		167,250	
Larger Cities	Des Moines	3,000		5,000	
	Issaquah	5,750	290	20,000	
	Kenmore	3,500		3,000	
	Maple Valley**	1,800	1,060	2,000	
	Mercer Island	2,000		1,000	
	Sammamish	4,000	350	1,800	
	Shoreline	5,000		5,000	
	Woodinville	3,000		5,000	
Total	28,050		42,800		
Small Cities	Algona	190		210	
	Beaux Arts	3		3	
	Black Diamond	1,900		1,050	
	Carnation	330		370	
	Clyde Hill	10		-	
	Covington	1,470		1,320	
	Duvall	1,140		840	
	Enumclaw	1,425		735	
	Hunts Point	1		-	
	Lake Forest Park	475		210	
	Medina	19		-	
	Milton	50	90	160	
	Newcastle	1,200		735	
	Normandy Park	120		65	
	North Bend	665		1,050	
	Pacific	285	135	370	
	Skykomish	10		-	
Snoqualmie	1,615		1,050		
Yarrow Point	14		-		
Total	10,922		8,168		
Urban Unincorporated	Potential Annexation Areas	12,930		3,950	
	North Highline	1,360		2,530	
	Bear Creek UrbanPlannedDev	910		3,580	
	Unclaimed Urban Unincorp.	650		90	
	Total	15,850		10,150	

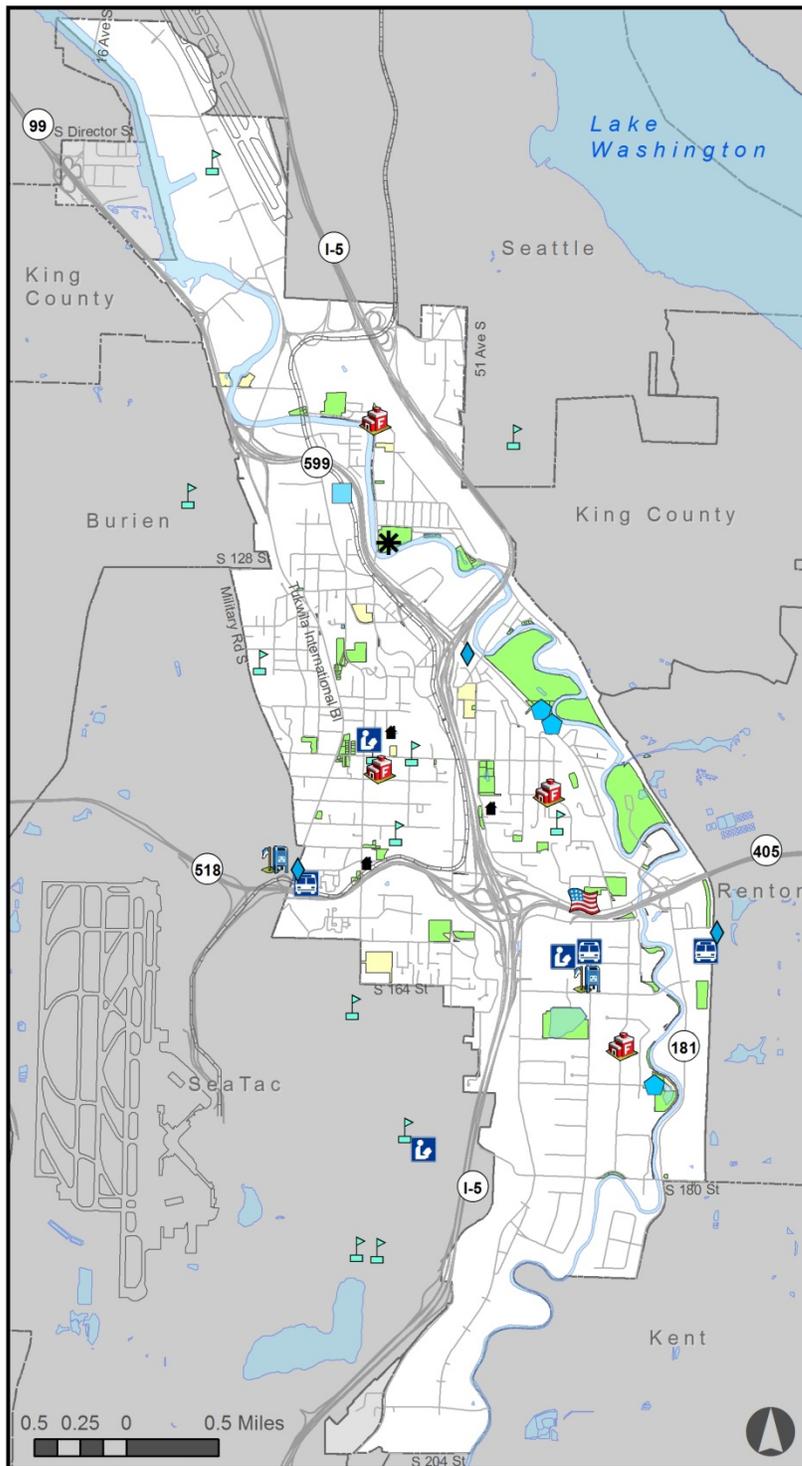
* Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through 2008.

** Target for Maple Valley PAA is contingent on approval of city-county joint plan for Summit Place.

King County Growth Targets Committee, Growth Management Planning Council, Oct 2009 and ratified 2010

D. Facility Inventory Maps and Tables

Government Building/Facilities/Land



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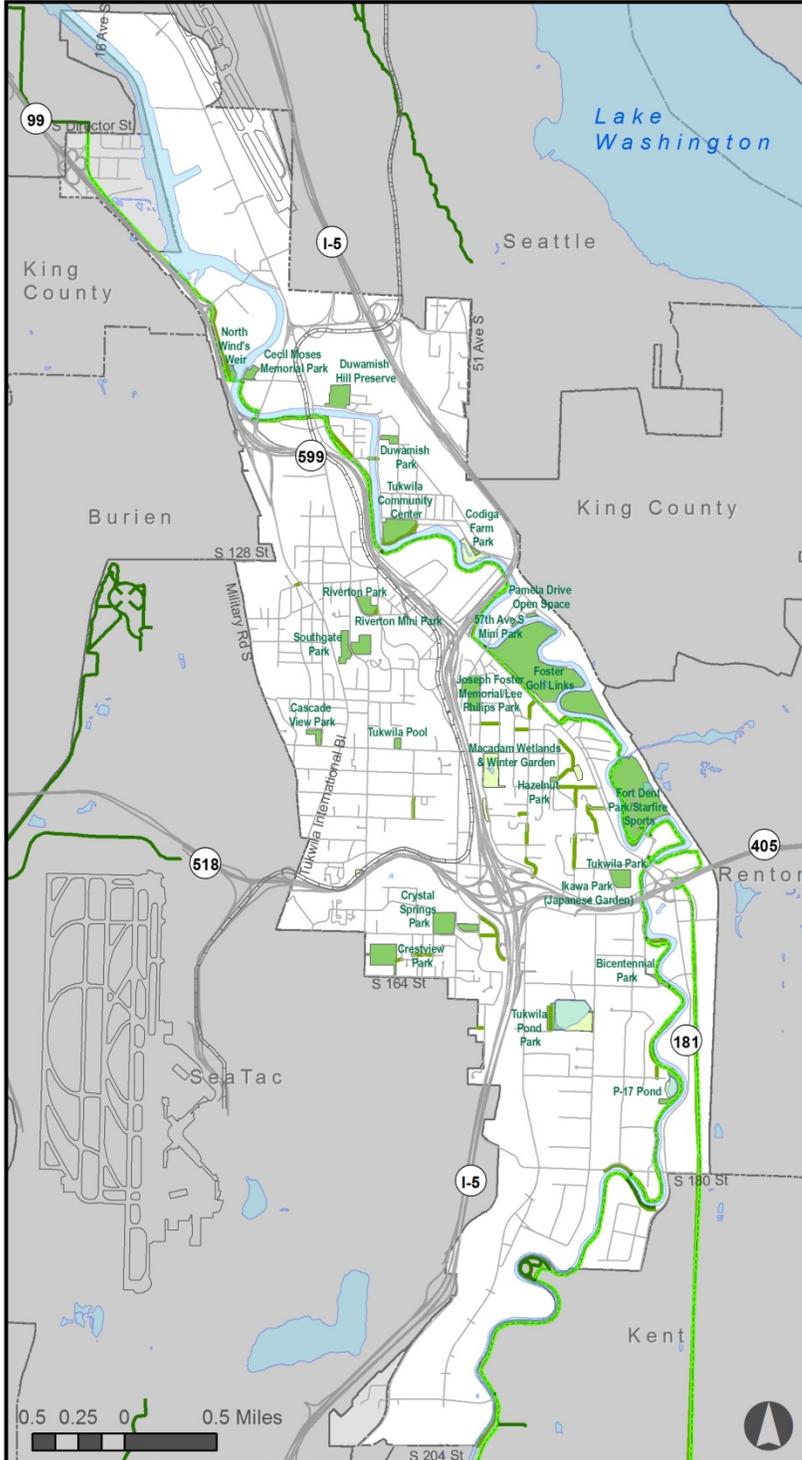


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Area Facilities

- City Hall, Police, Court
- City Housing
- Metro South Base
- City Maintenance Facility
- Community Center
- Fire Station
- Library
- Transit Center
- Park and Ride
- Post Office
- Schools
- Tukwila Property
- Non-Tukwila Parks

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- Open Space
- Parks
- Trail Owner**
- Other City
- King County
- Tukwila

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Government Buildings and Land Inventory

Type Of Facility	Property Size - sqft	Location	Parcel#	Capacity/Comments Facility size - sqft
City Hall	117,774	6200 Southcenter BL	3597000282	25,159
City Hall Annex	67,417	6300 Southcenter BL	0003200005	33,230
City Hall Parking	108,904	Front/access to 65 Av. S.	3597000320	55 parking stalls
Tukwila Historic and Cultural Center (Original City Hall)	50,530	14475 59 AV S	3365901275	2,304
Minkler Shop	484,823	600 Minkler BL	2523049070	7,480; Site includes P-17 Pond surrounding adjacent King County pump station/parcel.
George Long Shop	166,439	14000 Interurban AV S	3365900925 3365901015 3365900975 3365901016	17,700 bldg. Straddles and encompasses S. 140 Street right of way, Riverfront
Parks Maintenance Facility		13450 Interurban AV S	Located on Golf Course parcel	2,900
Tukwila Community Center	557,568	12424 42 AV S	0179003239	35,260 – Gym, raquet courts, fitness facility, locker rooms, kitchen, meeting rooms,
North Hill Reservoir	43,565	15345 57 AV S	1157200193	X gallon potable water storage
Retired Fire Station No. 1 With detached garage	21,042	12026 42 AV S	3347400300	4,608; garage used for Police evidence storage.
Fire Stations #51	81,000	444 Andover Park E	223400080	15,519
Fire Station #52	50,530	14475 59 AV S	3365901275	3,300
Fire Station#53	111,064	4202 S 115 ST	3351400825	5,264
Fire Station #54	38,860	4237 S 144 ST	0040000365	5,390
Streets and Surface Water Divisions Storage Facility	138,382	Bounded by BNSF RR, I-405, Longacres Way, and UP RR.	2423049034	No structure
Gilliam Creek Regional Detention Facility	130,644	4250 Southcenter BL	0042000362 0042000355 2223049058 0042000346	

Storm water facility	7,596	~ 4805-4815 S. 144 Street	0040000509	
Cascade Glen Storm water facility	9,653	~ 13230 40 Av S	1422600230	
Single family home	15,561	15421 42 Av S	0043000270	1,020 sq. ft. w/2 bed & 1 bath
Single Family home	6,500	14239 42 AV S	1523049208	990 sq ft. w/3 bed & 1 bath
Single family home	204,781	14688 53RD AV S	7661600270	1,800 house; lot contains south end of Macadam Wetland
Vacant Land (not designated Open Space)				
Left over from purchase for S 180 th Street Project	5,400		0000200003	TUC zoning district
Levy and unimproved pedestrian path	30,492	Intersection of Andover Park East and S 180 Street	3523049002, 3523049003	TUC Zoning district
Adjacent to W. Valley HY	9,633	2140 SW 43 ST & W Valley HY	3623049037	Lease to Clear Channel; TUC Zoning district
Easement to City of Renton Strander BL storm water facility and right of way	243,350	Bounded by UPRR and BNSFRR and south of Strander BL when extended	2523049006	Southern portion contains wetlands and wetland mitigation TUC Zoning District
Gilliam Creek	44,874	b/w Tukwila Parkway, I-405, and the S and T line bridges	0003200022	TUC Zoning district
Northbound I-405 off ramp to Interurban/W. Valley HY	1,742	South side of off-ramp	0005800010	TUC Zoning district
NE corner of S 130 Street and TIB - single family lot	8,500	Northeast corner of intersection	7359600230	Slope easement for TIB & S. 130 Street improvement, LDR Zoning district
2 Vacant lots	58,396	Located between Macadam Road and I-5	8733000005; 7661600212	Shallow wide lots, LDR Zoning district
Black River/UPRR property	11,808	14299 Beacon Coal Mine Road S. (Should be Monster Rd.)	1323049080	Zoned IM (City of Renton) Vacant; Could be of use for regional Lake to Sound Trail

Parks and Open Space Inventory				
TYPE OF FACILITY	SIZE	LOCATION	PARCEL#	CAPACITY
Mini Parks				
57th Avenue S.	.3	57 AV S & S 133 ST	2172000232 & 2172000225	Riverfront
Ikawa	.2	6200 Southcenter BL	3597000282	Japanese Sister City garden, Koi pond, waterfall, trail
Riverton (Mini Park)	.1	S 133 St & S 134 Pl, City Row	City Row	Picnic tables
Lookout Park	.2	NE corner 56 Av S and Interurban AV intersection	0003000039	Wooden platform overlooking river, adjacent to Green River Trail
Regional Trail Crossing	.4	Southeast intersection of Interurban Av and Fort Dent Way	2954900421	Northern terminus of Interurban Trail; links here with Green River trail; includes a sign kiosk
Mini Parks Total	1.2 acres			
Neighborhood Park				
Cascade View Community	2.0	37 AV S & S 142 ST	1523049259	Play equipment, gazebo, picnic tables
Crestview	7.5	16200 42 AV S, 42 AV S & S 162 ST	5379800008	Play equipment, picnic tables, shelter, basketball court, t-ball field, trail, maze artwork
Crystal Springs	11.0	51 AV S & S 153 ST	2223049009	Play equipment, picnic tables, shelter, horseshoes, basketball & tennis courts, trails, restroom
Duwamish	3.0	42 AV S & S 137 ST	3347400580	Play equipment, picnic tables, shelter, basketball court, baseball fields, sani-can restroom, maze artwork
Hazelnut	.7	59 AV S & S 147 ST	3365901275	Play equipment, picnic tables, artwork
Joseph Foster Memorial	7.0	13919 53 AV S	1670400115	Play equipment, picnic tables, shelter, basketball & tennis courts, youth baseball fields, restrooms
Tukwila	6.5	15460 65 AV S	3597000500	Play equipment, picnic table, horseshoes, gazebo, basketball & tennis courts,

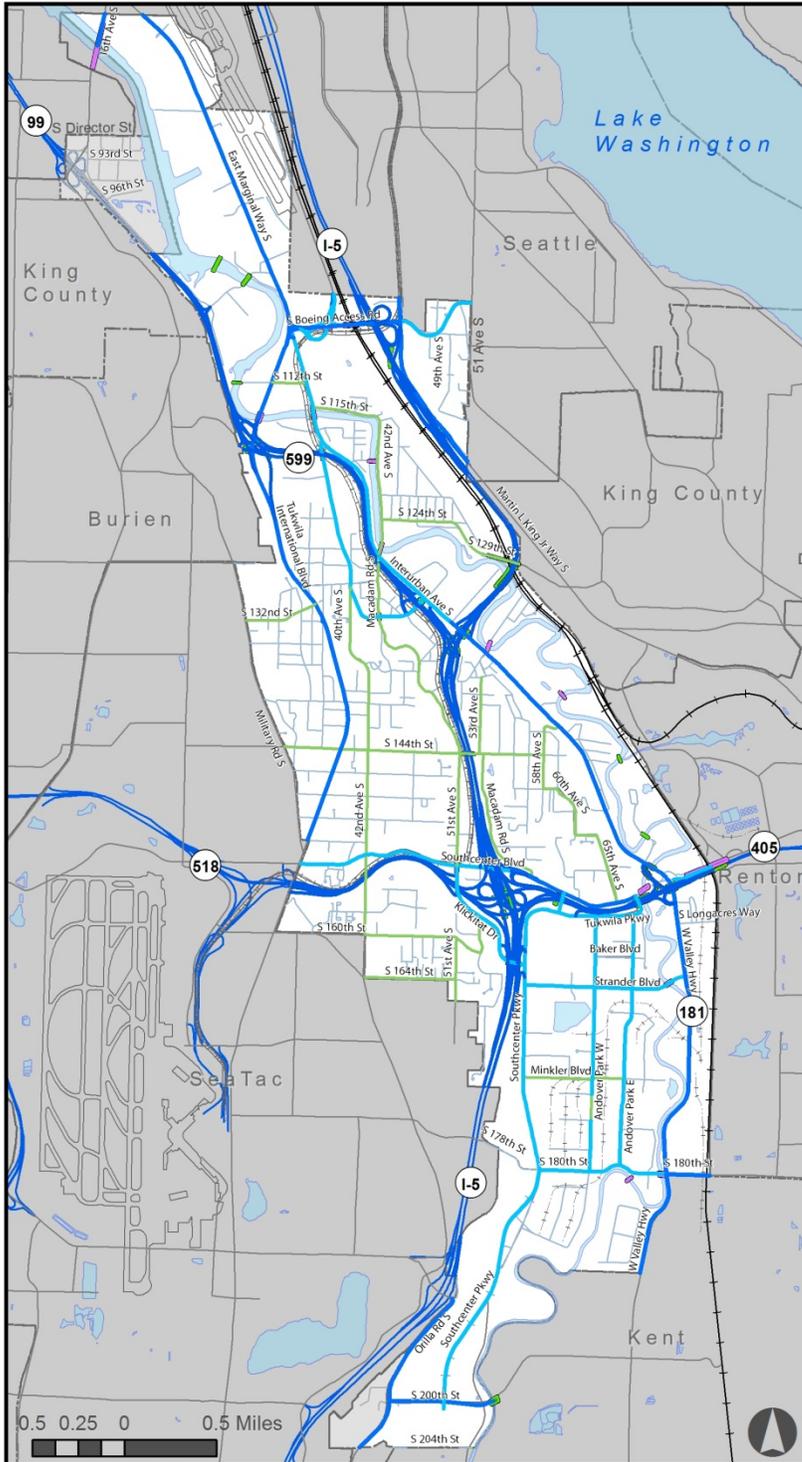
				restroom, artwork
Riverton Park	4.8	4101 S 131 ST	7340600884	Play equipment, picnic shelter, trail, portable restroom
Neighborhood Park Total	42.5 acres			
Community Park				
Duwamish Hill Preserve	9.7	3800 S 115 ST	1023049057	Trails, gathering places, amphitheater, riverfront
Tukwila Pond	24.7	299 Strander Blvd	7340600884	Picnic tables, viewing platforms, trails, interpretive center, restroom
Community Park Total	34.4			
Special Purpose Park				
Bicentennial	1.0	Christensen Rd & Strander Bl	2523049028	Trailhead, log house/cabin, play equipment, restroom, riverfront
Codiga	3.0	Lots 37-52 On 50 Pl S, Allentown	0179002950	Picnic table, shelter, portable restroom, riverfront
Macadam Wetland	4.2	53 AV S & S 144 ST	1276300025, 1276300045, 1276300065, 1276300005	Winter garden, trail, benches
Duwamish Gardens	2.1	11269 East Marginal Way S	1023049060 1023049055 1023049071	New Duwamish River side channel habitat improvement, path and parking
Grandview Off-Leash (Ownership Consortium)	37.0	Military Road and S 222 ST	Outside of city	
Special Purpose Park Total	47.3 acres			
Regional				
Fort Dent	51.5	Fort Dent Wy & Interurban Av S	2323049001	Play equipment, picnic tables, basketball court, soccer fields, baseball fields, restrooms. Also home to Starfire Sports
Foster Golf Links Enterprise Fund Facility	67.0	13500 Interurban Av S	3779200255 & 0003000049	Driving range, 18-hole course, pro shop, club house, restaurant, lounge, meeting rooms

Tukwila Pool Metropolitan Park District Facility/Tukwila School District property	.4	4414 S 144 ST	1523049106 – 57,000 sq.ft. Tukwila School District property	Competition lap pool, water slide, lockers, restrooms
Regional Park Total	118.9 acres			
Open Space				
Riverview Plaza riverfront	1.5	15700 68 Av S	2523049080	Riverfront, Green River Trail access, picnic tables
Green River Lot	.1	South of I-405, east of Green River, west of hotel	0003200025	Riverfront
Tukwila Hill	1.7	North side, East end of S 152 ST cul-de-sac; ~ 5800 S 152 ST	1157200387	Steep slopes
Interurban Hill Lot	1.6	West Of Interurban, B/W 144 St & 147 St	3365901380	Hillside
Pamela Drive Lots	.6	North Bank Of Duwamish River, Off Pamela Dr, Across From Golf Course	7344000060, 70, 80, 90	Riverfront
South end of Macadam Winter Gardens	.9	Linear parcel between Macadam Rd and 56 AV S S 147 Street extension	7661600241	South of Way Back Inn lease home; includes wetlands and stream
Southgate Greenbelt	11.0	40 Av S & S 135 St	7340601026 & 7340601011	
Tukwila Parkway	1.0	South of I-405, north of Tukwila PY, b/w S-Line and T-line bridges	0003200022	Gilliam Creek
Vacant lot b/w SR 518 and Southcenter BL	.4	Behind 15421 42 AV S	0043000271	Bisected by Gilliam Creek
Open Space Total	18.8 acres			
Community Center				
Tukwila Community Center	12.0	12424 42 AV S	0179003239	Play equipment, picnic tables, shelter, skate park, basketball & tennis courts, multi-use field, spray park, trail. Indoor facilities-meeting rooms, kitchen, banquet rooms, restrooms, fitness room, basketball & racquetball courts

Community Center total	1			
Neighborhood Connector	Linear Ft.			
Path 1	960	S 147 Street ROW		B/W 59 Av S. and Interurban Av. S
Path 2	534	62 AV S ROW		B/W S 149 and 147 Streets
Path 3	1,325	65 AV S ROW		B/W S 151 ST and Interurban Av. S.
Path 4	972	62 AV S ROW		B/W S 151 and 153 ST
Path 5	338	57 Av. S.		B/W S 141 ST and Interurban AV S
Path 6	528	52 AV S ROW		B/W 55 and 53 AV S
Path 7	370	57 AV S ROW		B/W S 151 and S 152 Streets
Path 8	634	57 AV S and Macadam RD S ROW	Concrete stairs and unpaved path	B/W S 152 PL to Southcenter BL
Path 9	486	S 159 Street		B/W 53 Av S. and Klickitat
Path 10	562	S 142 Street		B/W 53 and 55 AV S
Path 11	586	S. 162 Street ROW		B/W 48 and 46 Avenue S.
Path 12	137	S 163 Place		45 AV S to Crestview
Path 13	113	46 Avenue S. ROW		B/W S 150 and S 148 Streets
Path 14	~200	S 164 Street????		BW 51 AV S and 53 AV S
Path 15	222	S 150 Street - Dedicated tract in Junction subdivision	Concrete stairs	B/W 57 AV S. and end of S 150 ST cul-de sac.
Path	12	S 130 Street	Concrete stairs	B/W TIB and 34 AV S
Klickitat Way	1,632	53 Avenue S to I-5 Bridge	Elevated wooden walkway with chainlink fence	
Neighborhood Connector Total	9,611 linear feet			
Regional Trail	Miles			
Green River	7.76	Northern City limits to southern city limits		Generally – 8-10 feet wide asphalt path with trail amenities such as signs
Interurban	5.30	Intersection with Green River Trail on north end, city limits south of S. 180 Street/43 Av. S. on south end.		8-10 feet wide asphalt path.
Regional Trail Total	13.06 miles			

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Transportation Infrastructure

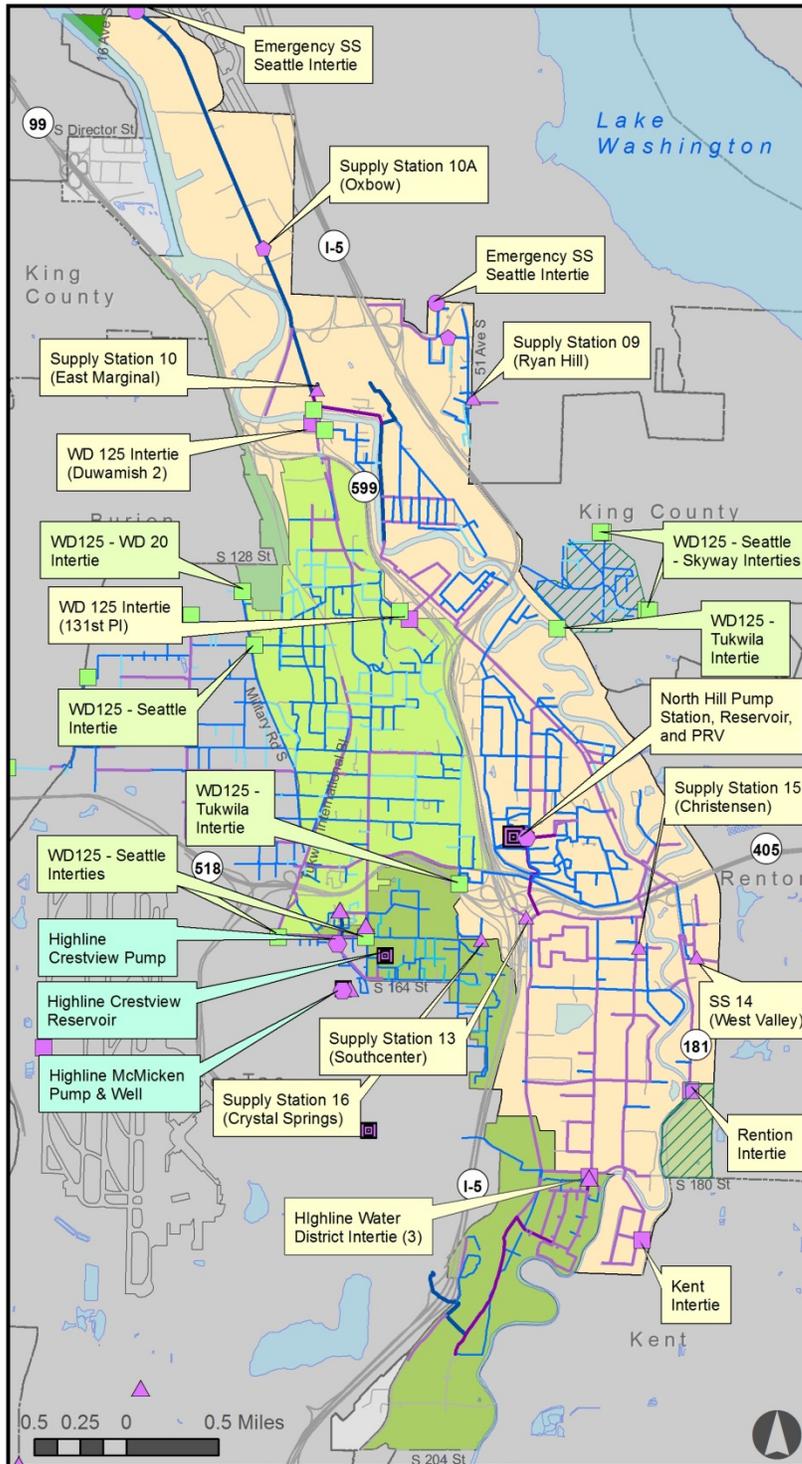
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Rail Lines

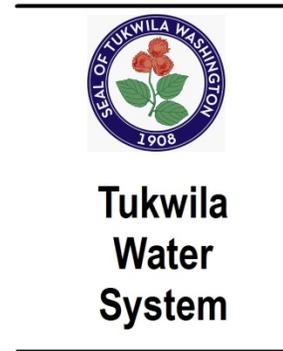
- Heavy Rail
- Spur Tracks
- Light Rail
- Tukwila Bridges
- Other Bridges
- Freeway
- Principle
- Minor
- Collector
- Local

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Transportation				
Facility	Total Quantity	Current Capacity	Condition	Comments
Roadway – arterials	110 lane miles		Good	
Roadway – local access	90 lane miles		good	
Bridges -				
Motorized – (limited Nonmotorized)	12			
Nonmotorized	4			
Traffic Signals*	54		Very good	50 Accessible from Traffic operations center
Street Lights*	1,792	N/A	Low Pressure Sodium and Metal Halide LED	621 in PSE service area; 1,171 in SCL service area
Sidewalks*	57 miles (2009 Walk and Roll Plan)		Fair	
Paved shoulders*			Good	
Bike Lanes*	3.93 miles (2008 condition)			Add E. Marg Way and S. 112



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Legend

Water Districts

- Highline Water Service
- Renton Water Service
- Seattle Water Service
- Tukwila Water Service
- WD 125 Water Service
- WD 20 Water Service
- Future Tukwila

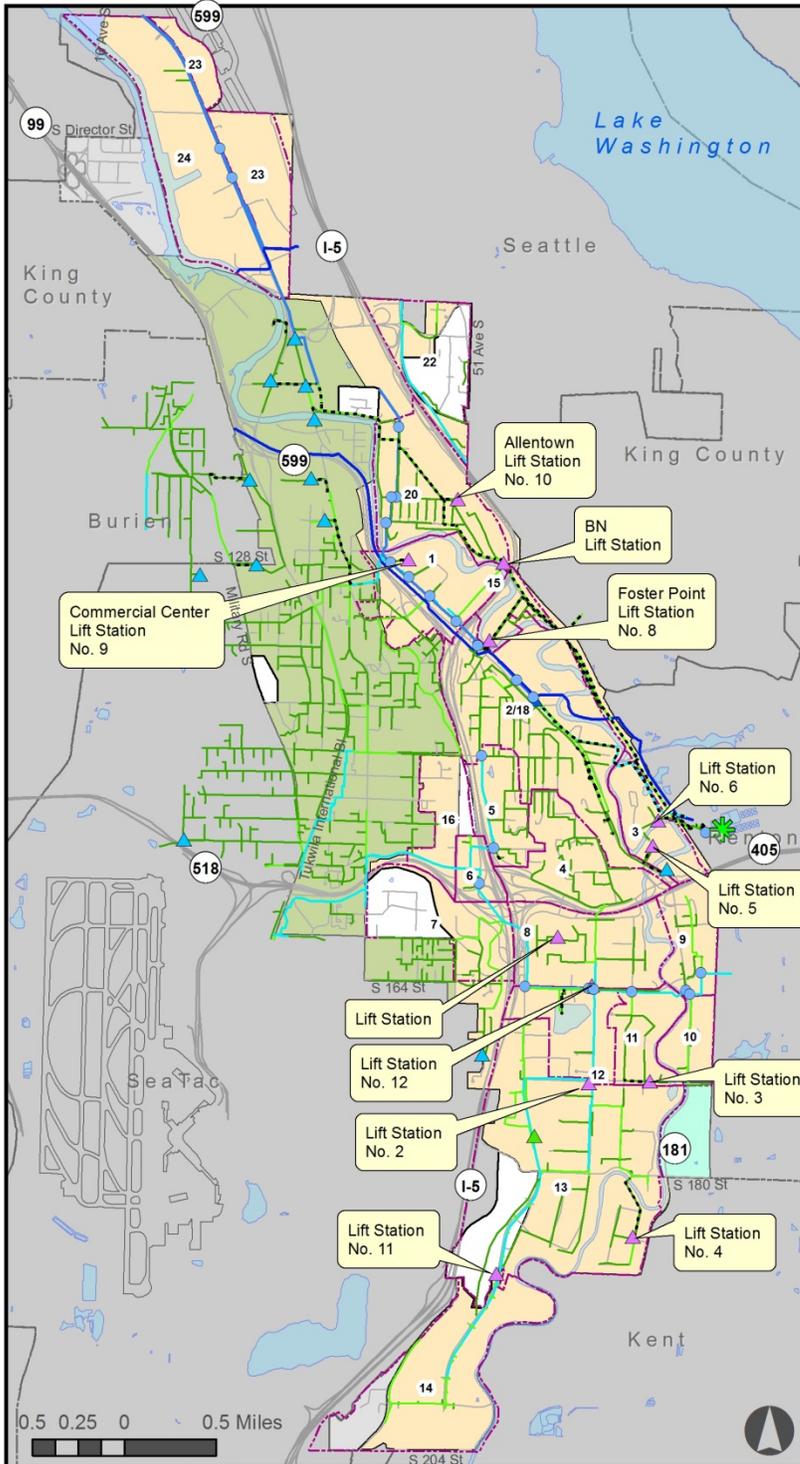
Water Facilities

- Tukwila Interties
- PRV
- PumpStation
- SS Emer PRV
- SS/PRV
- Reservoir
- WD125 Interties

Pipeline Diameter

- 2-4
- 6-8
- 10-12
- 14-16
- 18-24

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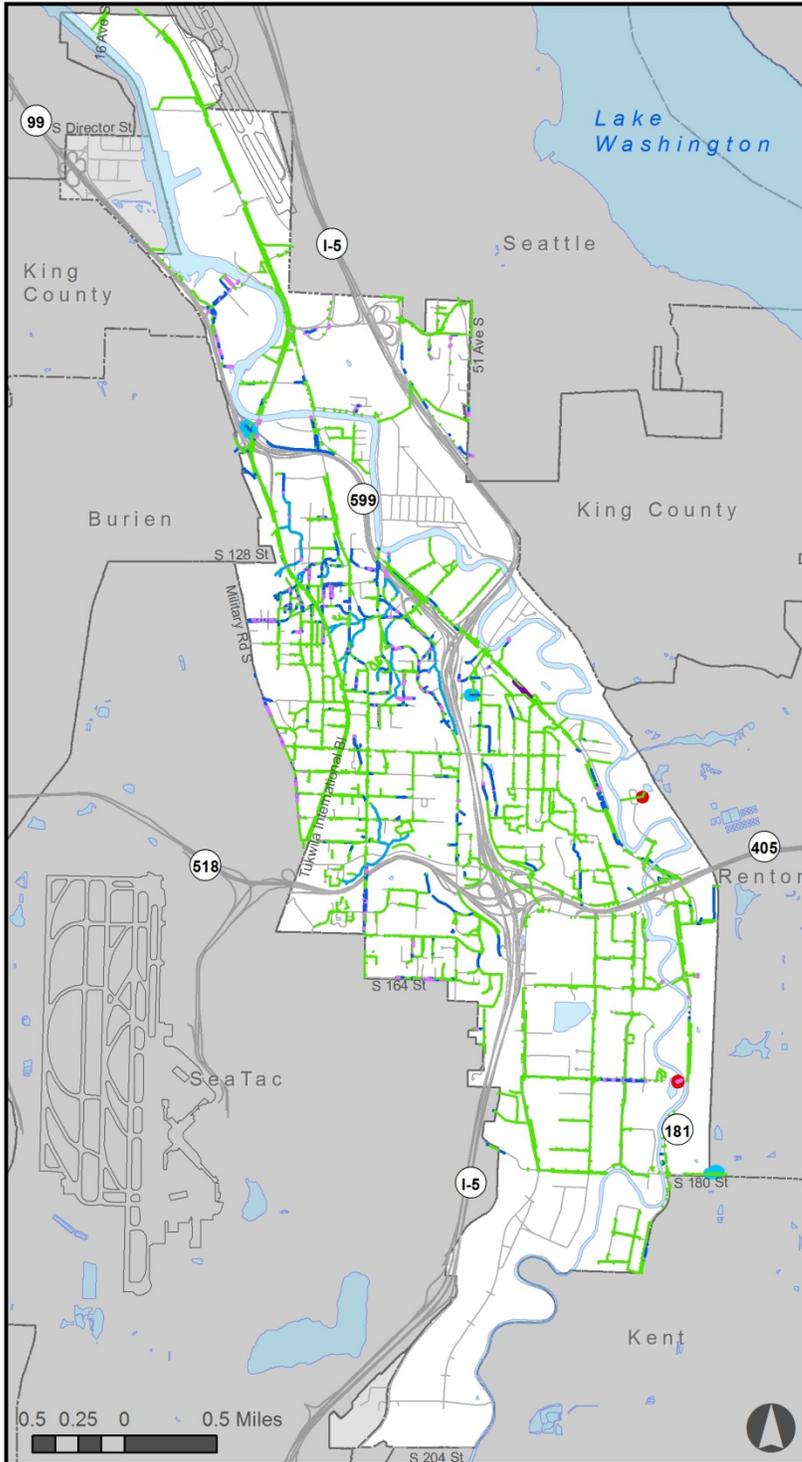


Tukwila Sewer System

Legend

- KC Interties
- Lift Stations**
 - ▲ Metro
 - ▲ Other
 - ▲ Private
 - ▲ Tukwila
- Pipe Type**
 - Force Main
- Pipeline Diameter**
 - 8" and Smaller
 - 10-12"
 - 14-36"
 - 38-54"
 - 56-96"
- ★ KC Treatment Plant
- ▭ Drainage Basins
- Sewer Service**
 - No Sewer
 - Renton Sewer
 - Seattle Sewer
 - Tukwila Sewer
 - Valley View Sewer

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Surface Water Facilities

Pertee is surveying Tukwila South so we won't have info for a few months

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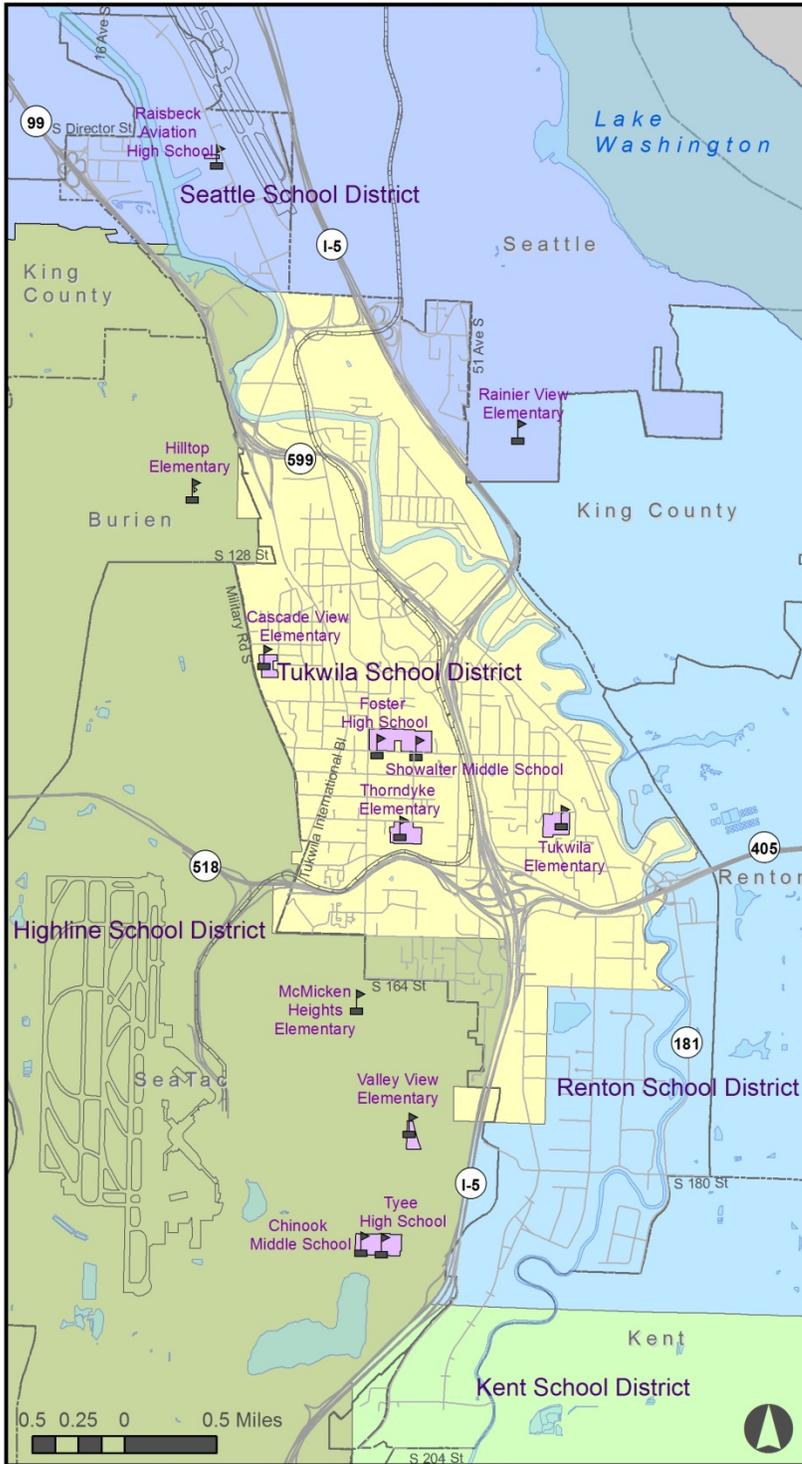
- Closed Pipe
- Culvert
- Ditch
- Stream
- Trench Drain
- Detention Ponds
- Pump Stations
- Waterbodies

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Enterprise Funds Inventory				
Facility	Total Quantity	Current Capacity	Condition	Comments
Water				
Water Mains*	190,000 lineal feet	2 inch to 12 inch		
Reservoir	1	2 million gallons		
Supply Station	7			Seattle Public Utilities
Intertie Stations	4			Renton, Kent, Highline WD, KCWD# 125
Fire Hydrants*	300			
Residential Service Meters*	1040	X inch		
Commercial Service Meters*	660	X inch		
Sanitary Sewer				
City Connections to King County		1,201,780 gallons per day (1998)		
Lift Stations	12			
Sewer lines 8 inches and smaller*	36 miles	Gravity and force		
Sewer Lines 10-12 inches*				
Sewer Lines 14-36 inches*				
Surface Water				
Pipes*	50,000 linear feet			
Type 1 Catch Basin and manhole*				
Type 2 Catch Basin and manhole*				
Outfalls*				
Detention/Water Quality Facility	19			
Tukwila Pump Station	7			
King County Pump Stations	2			

*Indicates that the facility is not on Inventory Map.

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School Districts

Legend

School Districts

- Highline
- Kent
- Renton
- Seattle
- Tukwila
- Schools

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