

DRAFT

**CITY OF TUKWILA
COMPREHENSIVE LAND USE PLAN
CAPITAL FACILITIES ELEMENT BACKGROUND REPORT**

**2024 GROWTH MANAGEMENT ACT
UPDATE to the COMPREHENSIVE PLAN**

September 2024

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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, densities, and associated 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 levels of service in their public facilities that they will provide.

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, and transportation, facilities¹.

In addition to what must be contained within a 20-year comprehensive plan, the State mandates how often that comprehensive plans must be updated at least every ten years. Tukwila's Plan was last update in 2015, and the next update is scheduled for no later than December 31, 2024.

The overall Tukwila **Capital Facilities Plan** (CFP) includes: 1) the goals and policies of the **Capital Facilities Element** of the Comprehensive Plan; 2) projects listed in the biennial **Capital Improvement Program and Financial Planning Model (CIP/FPM)**, which demonstrates the financial support for the capital program; 3) the **Capital Facilities Element 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; identifying the public facilities and services provided to Tukwila by other public and private entities. The Capital Facilities Plan (CFP) 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 adopted targets for Tukwila's share of future household and employment growth. The Capital Facilities Element includes topics that are required by the GMA, and regional plans including the Puget Sound Regional Council's Vision 2050 (adopted 2020), and King County's Countywide Planning Policies (ratified 2023.)

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.

¹ TMC 14.36 and TMC 9.48, respectively.

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(20)) "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. These are all items that have a 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 \$100,000 (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; last amended 2018).

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 Justice Center and the West Valley Highway/Longacres Way 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, draft City Facilities plan²), 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 (Updated in 2018) - *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 have informed 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 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

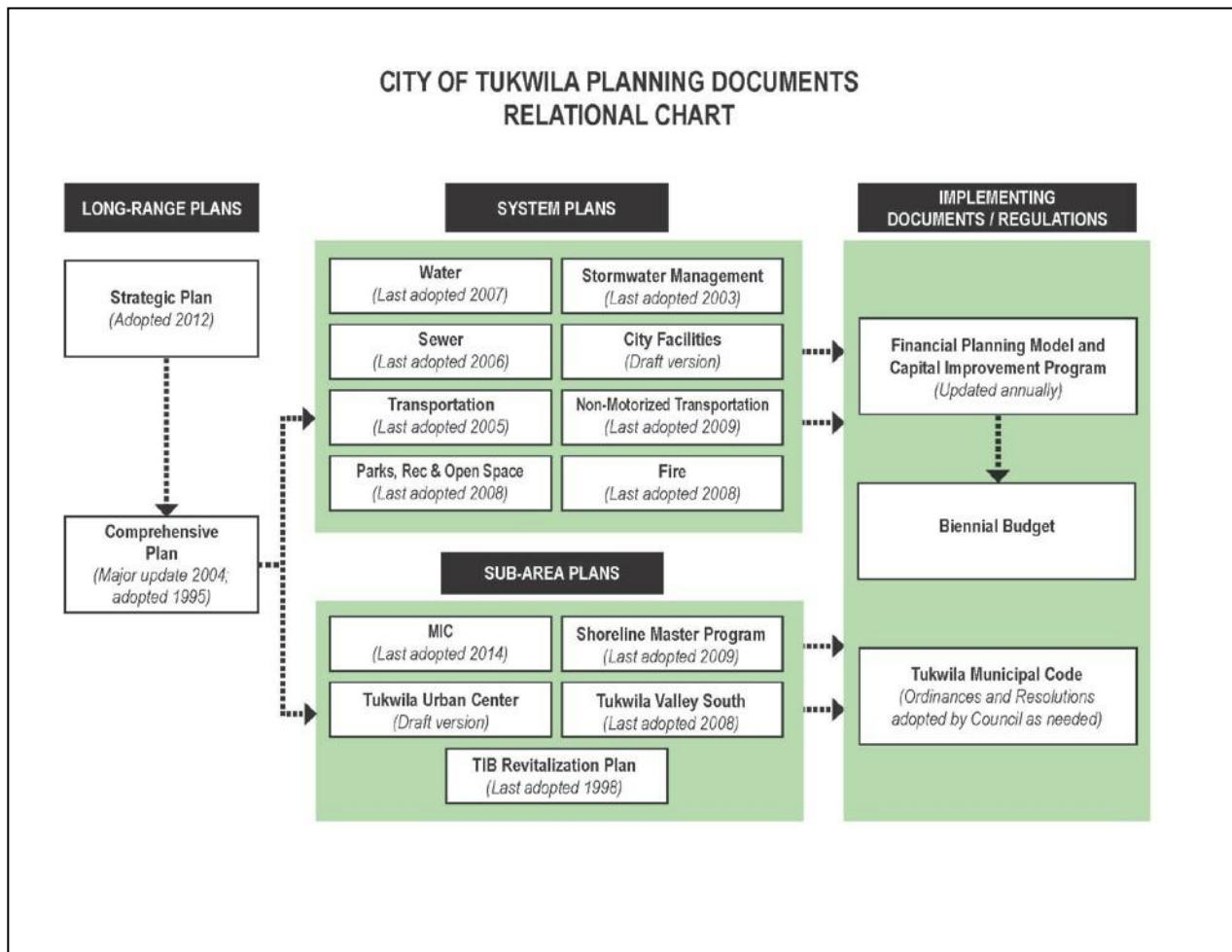
² Fire facilities are addressed through the City’s annexation to the Kent Fire Department Regional Fire Authority.

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. One such project to emerge from the strategic plan was the development of the 2016 [Public Safety Plan](#), and a voter approved bond that was used, in part, to construct a new Justice Center.

In 2018, the City began implementing a new budgeting method called Priority Based Budgeting. An important step in Priority Based Budgeting is to score the City’s programs and services against the City’s goals identified in the adopted Strategic Plan. Staff conducted outreach to the community in 2018 to determine if the Strategic Plan still reflected the Community’s priorities and values. That exercise identified what items had been accomplished, what still needed to be worked on, and what items might be missing from the plan that the City should include in its priorities.

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

The following table will be updated with current adoption dates:



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 responsibility 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 has established 15 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 seven 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 Comprehensive Plan's land use element³;
- 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:
 - Other elements of the Comprehensive Plan (such as the Utilities, Transportation, and Parks, Recreation, and Open Space elements)
 - Systems Plans that deal with other City utilities
 - Plans for capital facilities for the state or other regional governments, such as King County
 - Plans for other adjacent cities, and
 - 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, Comprehensive plans—Mandatory elements Chapter (RCW 36.70a.070) the Capital Facilities Element shall include:

- a) An inventory of existing capital facilities owned by public entities, including green infrastructure, 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

³ This plan is creating a single land use element, vs. having land use information located throughout the Plan.

- 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; ⁴and Surface Water Management. A generalized discussion and listing of public facilities are discussed in a later section of the Report. Fire capital facilities are addressed through the Kent Fire Department Regional Fire Authority.
- 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 biannually and describes capital projects that are funded and that will occur over the six-year period. The 2023-2028 CIP/FPM was adopted in November, 2022.
- 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 Urban Growth Capacity Report, 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 biennial review and 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 some or all 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; and/or
4. Changing the timeframe for providing the service.

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.

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, and 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.

⁴ This is being incorporated into the Transportation Plan

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 2050 Regional Growth Strategy and multi-county policies were prepared by the Puget Sound Regional Council and adopted in 2020. Based on Washington's GMA, VISION 2050 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. The Regional Growth Strategy is a way to distribute growth coming to the region—a forecast of 5.8 million people and 3.4 million jobs by the year 2050. The Plan sets an ambitious goal of attracting 65% of anticipated population growth to the region's centers and near high-capacity transit. This includes metropolitan and core cities, including Tukwila, that have designated regional growth centers, such as the Tukwila Urban Center and Tukwila Manufacturing/Industrial Center.

VISION 2050 calls for cities and counties to support building more diverse housing types, especially near transit, services, and jobs. The plan also calls for more housing that's affordable to low- and very low-income households. VISION 2050 works to address current and past inequities, particularly among communities of color, people with low incomes, and historically underserved communities. Growth puts pressure on communities. VISION 2050 also seeks to reduce the risks of displacement of lower-income people and businesses by elevating social and racial equity in regional planning and encouraging local jurisdictions to include equity in their plans.

VISION 2050 addresses public services with a goal to have sufficient and efficient public services and facilities provided in a manner that is healthy, safe, and economically viable. VISION 2050 supports a comprehensive transportation system for all modes of travel. The region's light rail, commuter rail, fast ferry, and bus rapid transit lines will expand into one of the country's largest high-capacity transit networks. VISION 2050 includes a goal to reduce greenhouse gas emissions to 80% below 1990 levels. The plan promotes compact growth patterns, low-carbon travel choices, forest and open space protection, and other strategies that help mitigate greenhouse gas emissions and prepare for the impacts from climate change.

Multicounty planning policies serve three key roles: implementing the Regional Growth Strategy, creating a common planning framework for local plans, and providing policy structure for other regional plans. They address wastewater and storm water systems, solid waste, energy, tele-communications, emergency services, and water supply. As Tukwila and the region plan for growth, conservation and improved efficiencies in providing services and facilities are essential.

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 2050'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 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. The current CPPs have a guiding principle of centering social equity and health by explicitly countering and remedying disparities in determinants of equity.

Updated CPPs were adopted by the King County Council in December, 2021. The guiding principles for the most recent update are based on the following:

- 2021 Countywide Planning Policies
- Centering social equity and health
- Integrating regional policy and legislative changes
- Providing clear, concise, and actionable direction for comprehensive plans
- Implementing the Regional Growth Strategy with 2044 growth targets that form the land use basis for periodic comprehensive plan updates

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.

Under the Growth Management Act, King County, in coordination with the cities in King County, adopts growth targets for the ensuing 20-year planning period. Growth targets are policy statements about the amount of housing and employment growth each jurisdiction is planning to accommodate within its comprehensive plan. Growth targets are adopted for each jurisdiction and unincorporated urban King County in the Countywide Planning Policies. Data on development activity, land supply, and capacity is collected, analyzed, and summarized in the Urban Growth Capacity 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

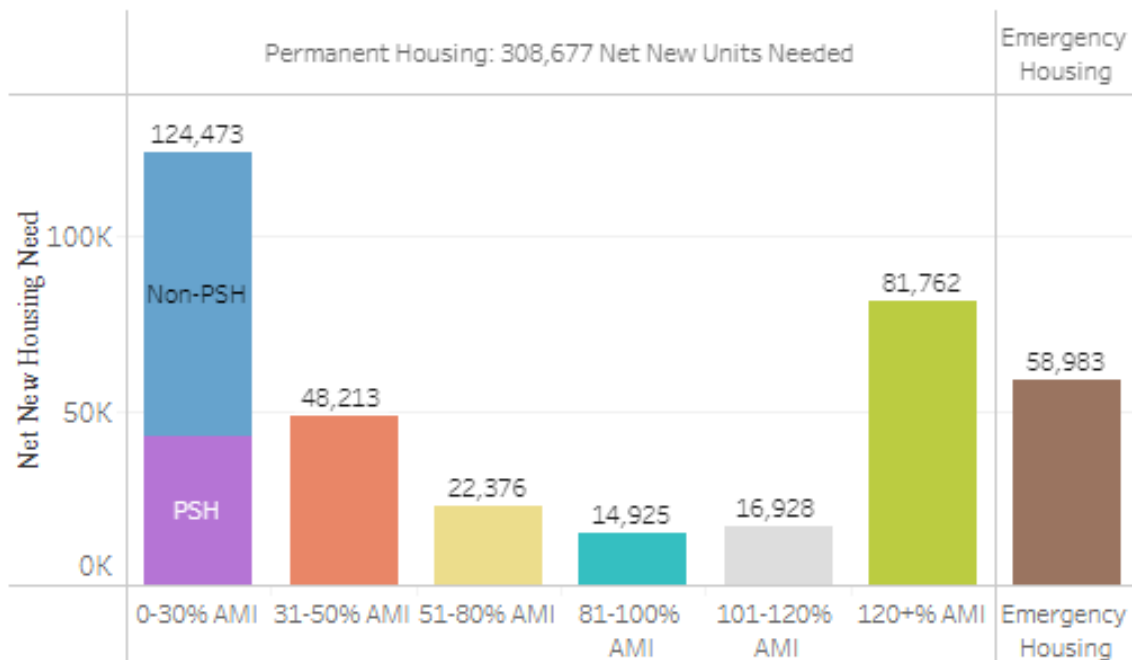
As directed by the GMA, every five years, the Washington State Office of Financial Management (OFM) prepares a range (low, medium, and high) of possible population growth for the next 20-year period for each of the counties planning under GMA. (Determining population — Projections Chapter (RCW 43.62.035))

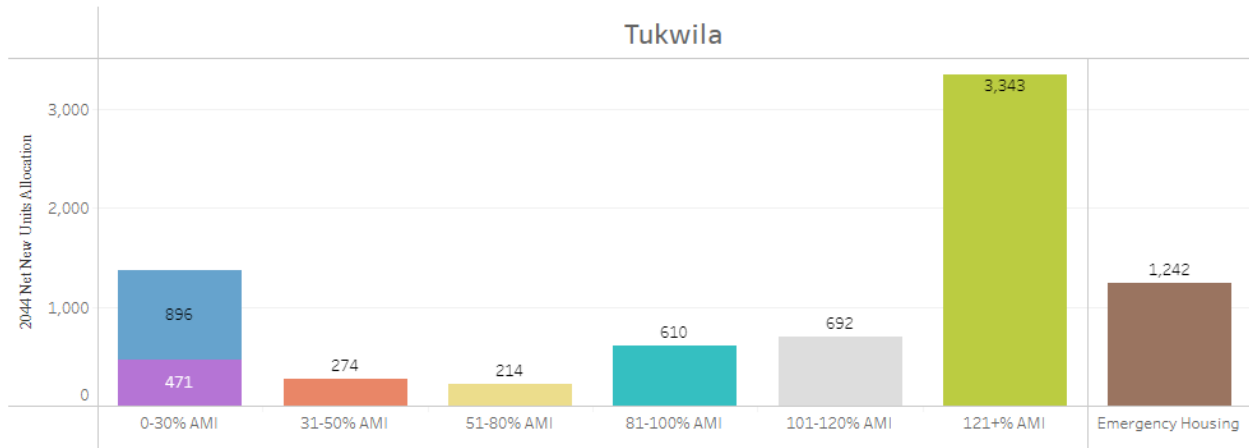
County officials, also by law, must select a 20-year GMA planning target from within the range of high and low prepared by OFM. King County’s Growth Management Planning Council (GMPC) a formal body consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, 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 Table DP-1 and are included in Appendix C.

When taken together, all the comprehensive plans of King County jurisdictions must “plan for and accommodate” the existing and projected housing needs of the county (RCW 36.70A.020 and 36.70A.070). The King County CPPs contain the assigned targets for each of the cities and unincorporated areas for 2019-2044. The housing target for Tukwila and its Potential Annexation Areas (PAA) is 6,500 new net units over the planning period. The employment target is 15,890 net new jobs for Tukwila.

In addition to the overall need for housing units, jurisdictions must plan for the countywide need for housing affordable to households with low-, very low-, and extremely low-incomes, including those with special needs, at a level that calibrates with the jurisdiction’s identified affordability gap for those households.

Countywide Net New Housing Needed: 2019-2044





Data Notes: See Appendix 1 for Local Factors used.

Produced by King County Department of Community and Human Services, Performance Measurement and Evaluation, March 3, 2023

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 2021, demonstrated that there was the potential for 8,219 additional dwelling units and the potential for an additional 14,012 jobs, which means there is a surplus of available land for 2,723 housing units.

2033 Housing capacity

The 2021 Urban Growth Capacity Report was calculated at the allowable density within Tukwila’s Low Density Residential Zone of 5-7 housing units per acre. However, as Tukwila comes into compliance with recent state laws mandating a greater variety of housing types within residential low density neighborhoods additional capacity will become available. The remaining zoned housing capacity is within higher density zoned districts, either multi-family zones or mixed use districts that allow multi-family and commercial uses combined. The Housing Background Report provides additional information regarding the City’s housing capacity.

Annexation – Additional Capacity

Two areas remain within the City’s potential annexation area. In recent years, there has been little action by the City to pursue annexation.

- 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, although it is also likely that this area will be annexed by another jurisdiction. 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 acre⁵ to the remaining 39 acres provides a potential capacity for 254 new housing units. Realistically, however, this area is very encumbered by critical areas and may have limits to its future capacity.

⁵ 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 2021 King County Urban Growth Capacity Report shows that Tukwila has available zoned capacity to meet its housing and growth targets.

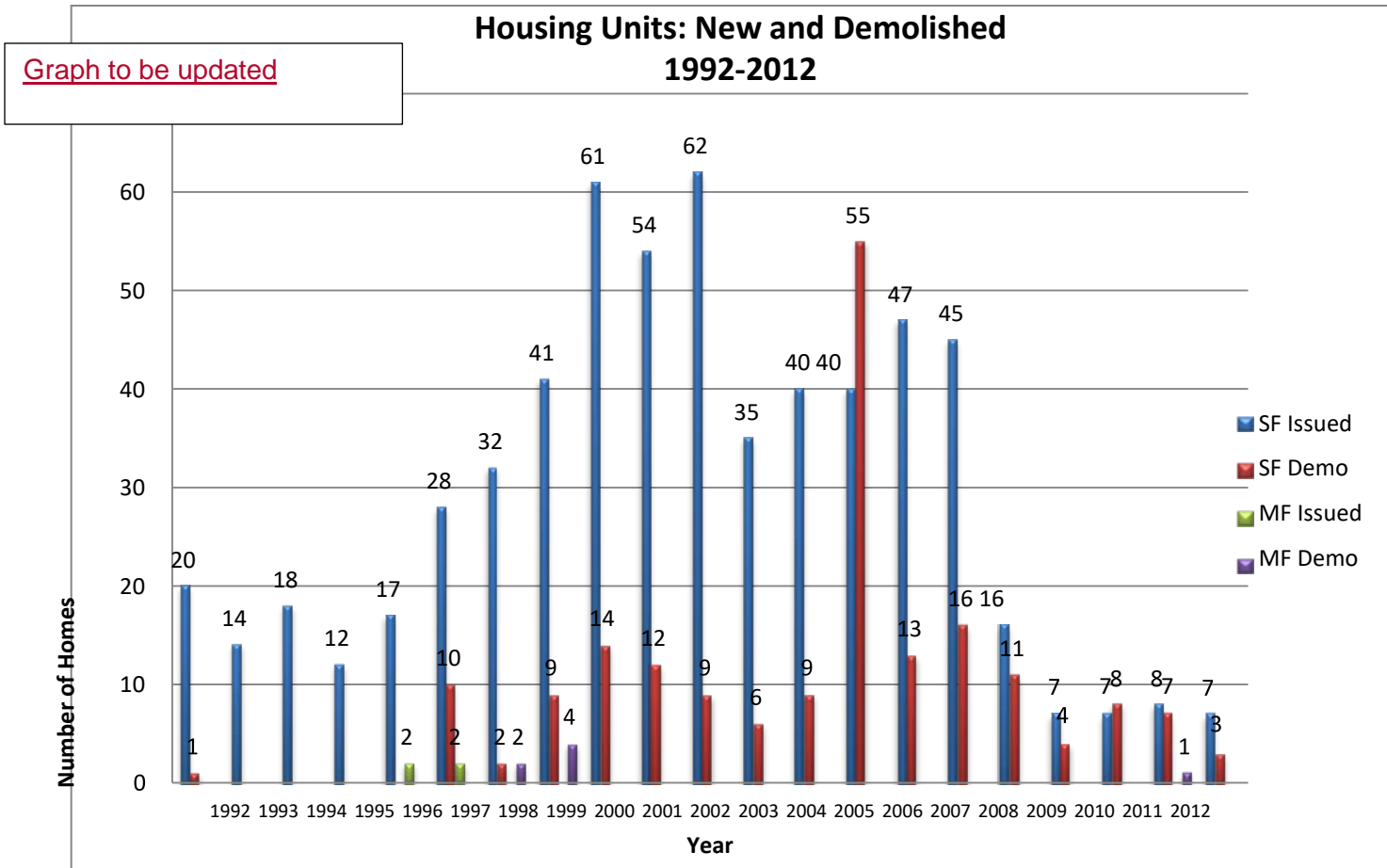
Historic Growth Trends

Housing

Over the past 116 years Tukwila has transitioned from a rural area to a traditional suburb with an emerging urban center. The residential neighborhoods that have grown slowly through infill with additional housing as transportation improved and sewers were installed. Between 2006 and 2018, Tukwila added only 130 new units. While most of Tukwila’s low density residential neighborhoods have little remaining vacant land for new homes at the current density, recent changes to State law will allow for creation of additional housing through addition of accessory dwelling units, land division, or redevelopment to small multi-family buildings.

Multi-family housing developments came in the latter half of the twentieth century and are interspersed along the edges of the single family neighborhoods, separating the lower density housing from commercial and freeway transportation corridors. No multi-family building larger than a fourplex was built between 1998 and 2018, though since then we have seen the construction of nine new buildings totaling 1,333 units in the Southcenter and TIB Districts. Additional growth is expected in these areas as well as Tukwila South.

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 total number of housing units in Tukwila in 2021 was 8,255, according to American Community Survey

data. There were 7,755 households with an average of 2.8 persons per household, which is about 10% higher than surrounding areas.

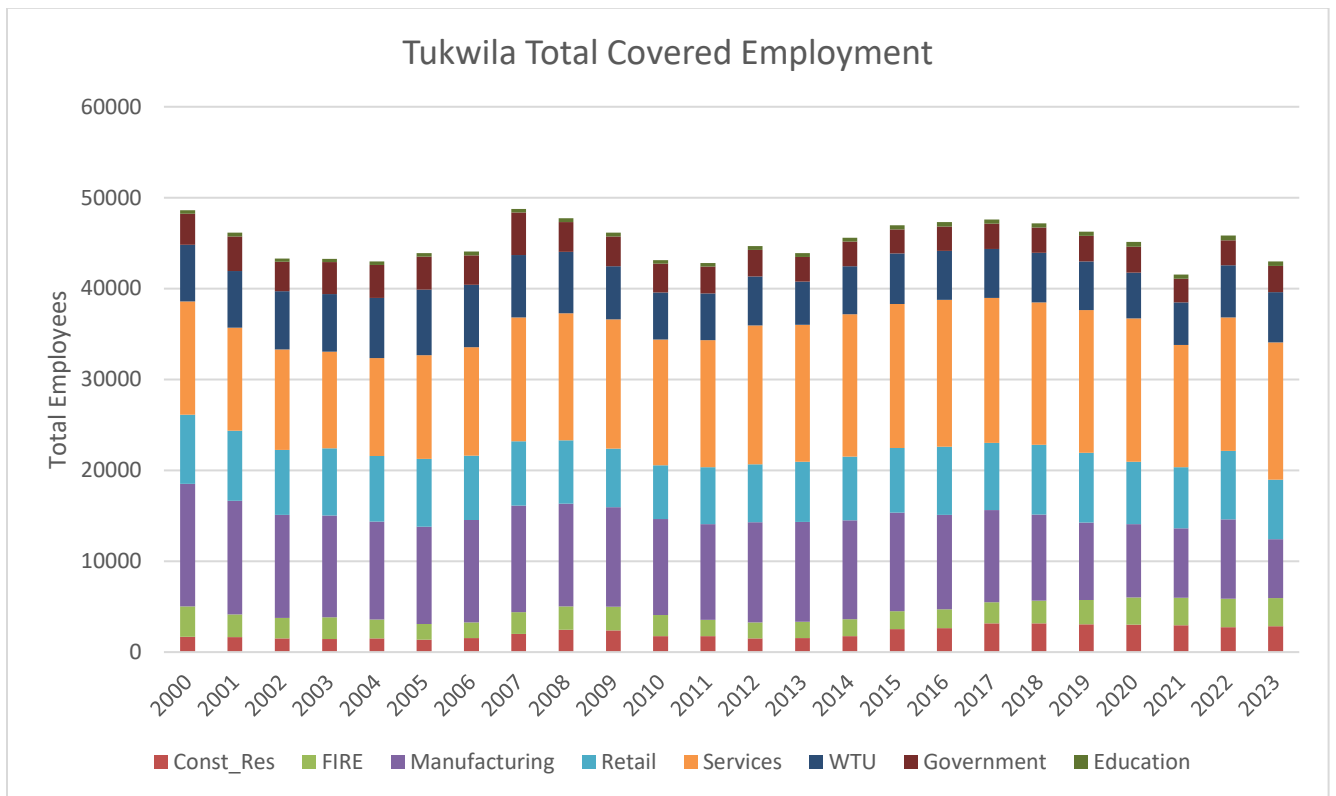
While Tukwila has zoning and infrastructure in place that allows denser development, market forces ultimately determine what and when new housing is built.

Jobs

With its emphasis on both commercial and industrial development, Tukwila has a significant job base, with more than 46,000 covered jobs in 2023. The city contains two regional centers: the Tukwila regional growth center, which contains the Westfield Southcenter Mall area, and the North Tukwila manufacturing/industrial center, located at the north end of the city adjoining the Duwamish manufacturing/industrial center in the City of Seattle. More than 70% of the city’s jobs are located within the city’s regional growth center and manufacturing center.

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



The data fluctuate by jobs over the years, fluctuating between 40,000 and 50,000 total jobs. The most consistent trend seen is a continuous shrinking of jobs within the manufacturing industry, consistent with broader regional trends.

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 2024-2044 planning period, the housing and employment targets for Tukwila are respectively 6,500 and 15,890. 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 International Boulevard and Tukwila South districts. The jobs will primarily be dispersed among the Tukwila Urban Center, Manufacturing/Industrial Center and new development within Tukwila South. The maps in 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 for Tukwila's housing and job targets. The goals and policies of the existing Comprehensive Plan are designed to accommodate this additional housing at a variety of affordability levels through the continued implementation of the Southcenter Subarea Plan, the zoning redevelopment along the TIB corridor, and the development of Tukwila South.

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 2044. 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 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 modified, 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 three 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 transportation⁶, water, and sanitary sewer 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 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. As of 2025, fire staffing and response will be addressed through the City's agreement to annexation into the Kent Fire Departments Regional Fire Authority.

Impact fees are collected from applicants proposing new development, proportionate to its impact. Fees are collected to pay for transportation facilities 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.

⁶ With this update to the Comprehensive Plan, the City is transitioning to a multimodal level of service.

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

Parks Level of Service Standards

Tukwila Parks and Recreation has two LOS standards, one as outlined in the 2014 PROS Plan based on access, and one included in the proposed amended version of the 2014 PROS Plan based on the per capita investment.

- Parks LOS 1: All residents and visitors should be within ¼ to ½ mile of a City-owned park.
- Parks LOS 2: The investment per capita of the City's park systems including land and facilities commensurate with the current level of investment as growth occurs.

PARKS: RESIDENTIAL	SINGLE FAMILY	MULTIFAMILY	TOTAL
Identified Service Area Capital Need from Growth			\$23,531,750
Per Capita Investment Needed to Respond to Growth for Service Area Population			\$1,542
Household Size	2.89	2.51	
Unadjusted per Unit Fee	\$4,448.83	\$3,875.51	
Expected Revenue per Capita			\$13.80
People per Unit	2.89	2.51	
Expected Revenue per Unit	\$39.81	\$34.68	
Adjusted Parks Impact Fee Rates per Unit ***	\$4,409.02	\$3,840.83	

PARKS: COMMERCIAL	RETAIL	OFFICE	INDUSTRIAL	TOTAL
2016 Built Square Feet	7,087,600	7,183,598	13,778,128	28,049,326
Identified Service Area Capital Need from Growth				\$23,531,750
Per Capita Investment Needed to Respond to Growth for Service Area Population				\$1,542
Expected Employees per 1,000 Sq. Ft.	2.47	2.22	1.23	
Expected Employees Adjusted for Population Coefficient	1.32	1.19	.66	
Unadjusted Fee per 1,000 Gross Sq. Ft.	\$2,034.97	\$1,834.56	\$1,017.49	
Expected Revenue per Employee				\$13.80
Expected Employees per 1,000 Sq. Ft.	2.47	2.22	1.23	
Expected Revenue per 1,000 Gross Sq. Ft.	\$34.03	\$30.63	\$16.92	
Adjusted Parks Impact Fee Rates per 1,000 Gross Sq. Ft. ***	\$2,000.94	\$1,803.93	\$1,000.57	

Fire Level of Service Standard

The Puget Sound Regional Fire Authority (PFS) uses two measures for evaluating response - one for Fire Response and one for Medical Response. For Fire, the key is time to Flashover. The need to arrive prior to Flashover (the point at which an entire room bursts into flame, spreading outside of the room involved) is critical to life and property preservation. For Medical, the measure is time to "brain death." The need to arrive prior to brain death is critical to meaningful recovery from a medical event. This is often measured in resuscitation success rates for cardiac events. For medical events involving trauma, the time to delivery at a Trauma Center is key. Essentially, the quicker the response, the better the outcomes.

PSF relies on nationally recognized standards published by the National Fire Protection Association (NFPA).

Fire call

- First-in: = (Alarm = 1:00 + Turnout = 1:20 + Travel = 4:00) = **6:20**
- Full alarm: (Alarm = 1:00 + Turnout = 1:20 + Travel = 8:00) = **10:20**

Medical – Basic & Advanced Life Support Services

- First-in: = (Alarm = 1:00 + Turnout = 1:00 + Travel = 4:00) = **6:00**
- Full Alarm: = (Alarm = 1:00 + Turnout = 1:00 + Travel = 8:00) = **10:00**

PSF also uses several other resources to determine the best industry practices, including the Center for Public Safety Excellence which provides a wide range of standards, and Fire Department Accreditation, Fire and Emergency Services professional Credentialing, and Education Programs on contemporary fire and emergency services "Best Practices."

Surface Water Facilities Level of Service Standard

Surface Water facility designs that meet the requirements of the Water and Sewers 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 (as feasible); or
- For commercial/industrial uses: 4,500 gallons per minute (as feasible).

For additional detail, review the current Water System Plan.

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

Transportation facility designs must meet the level of service standards established in the Transportation Element.

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 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.

The City also receives services resulting from its City's annexation into the Kent Fire Department Regional Fire Authority,

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 is the City street and multimodal network. The transportation 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, a court, and utility and vehicle maintenance and storage facilities. The City receives fire services through facilities provided through the Kent Fire Department Regional Fire Authority, and arrangements made with the City of Tukwila for use of some fire stations in Tukwila. 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 nonprofit.

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. The most recent PROS Plan was adopted in 2020.

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 service to the City of Tukwila is provided 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 addresses all surface waters within the city including built stormwater infrastructure, creeks, and rivers to manage stormwater conveyance and treatment, reduce flooding and restore habitat 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 point and nonpoint 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 th 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. 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 Sou

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. However, recent changes to State law will allow for creation of additional housing through addition of accessory dwelling units, land division, or redevelopment to small multi-family buildings. Larger household and residential population growth is expected to occur through redevelopment within portions of Tukwila International Boulevard, the Southcenter District and Tukwila South.

Representative of other school districts, the Highline School District reported that, between 2010 and 2017, schools experienced steady increases in enrollment, but in 2018 and 2019, enrollment numbers declined. This decline has been attributed to smaller birth cohorts, slower regional population growth, the presence of Charter schools in the area and the reduced rates of new home construction, particularly affordable housing. Enrollment experienced a significant drop beginning in 2020 with the pandemic. This decline is expected to continue for the next 5 years, with enrollment gradually picking up again in 2028.

Once enrollment growth occurs again, it is expected to be modest during the early part of the planning period. Recent housing construction has been in senior housing, however, as a greater variety of housing types come into the market, student growth should accelerate over time. 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.

Issues⁷:

- 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. At present, the undeveloped portions of the Ryan Hill neighborhood do not have sewer and water service and therefore have limited growth potential, however there are plans underway to expand this service to allow greater development in the future.
- Kent School District – A small segment of the Tukwila South and 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 Properties’ 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

King County Library System (KCLS) provides library services at the Tukwila and Southcenter libraries. KCLS is a regional service provider with 50 locations throughout King County

The 10,000 square foot Tukwila Library opened in 2017 on Tukwila International Boulevard and features free computers with internet access, a flexible meeting / study / activity room, and an exterior Book Locker that allows patrons to pick up requested materials 24/7. In 2022, Tukwila Library users logged 20,000

⁷ Updated information was requested from these school districts; not all responded after many attempts.

computer sessions and borrowed 90,000 items.

The 5,000 square foot Library Connection@Southcenter is located in the Westfield Southcenter mall and is one of the busiest KCLS libraries for foot traffic – more than 100,000 visits in 2022. The library was significantly expanded in 2017 with additional space, seating, and computers. Nearly 60% of items borrowed by Southcenter Library users are from KCLS' extensive digital collection of eBooks, films, music, and streaming media.

King County Library System plans to continue its commitment to digital and environmental equity by providing library services and facilities Tukwila residents value. KCLS conducts regular polling of users and commissions research on King County's changing demographics. One result has been the launch of Welcoming Center services for immigrants that provides library ambassadors who assist new arrivals in multiple languages.

Welcoming Centers are currently located in the Auburn, Kent, and Federal Way libraries, with a Welcoming Center at the Tukwila Library planning to open soon.

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 taxpayers 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.

Fire

The City of Tukwila entered in a contractual consolidation with Puget Sound Regional Fire Authority (PSF) in 2023, and then annexed into PSF on January 1, 2024. The PSF service area includes the cities of Covington, Kent, Maple Valley, SeaTac, and Tukwila, as well as unincorporated areas of King County within Fire Districts 37 and 43. Services are delivered 24-hours per day, 365 days per year by career firefighters and support staff. Services delivered by PSF include fire suppression, fire prevention, code enforcement, fire investigation; emergency and non-emergent medical services (medical), hazardous materials response, specialized rescue, emergency management, community risk reduction, and community relations.

Under the GMA, Tukwila requires that new growth and development should pay a proportionate share of the cost of new facilities needed to serve the new growth and development. As such, the City assesses fire impact fees to promote orderly growth and development. The financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; and cannot rely solely on impact fees.

PSF uses state growth projections, along with overall emergency calls for services; housing and population projections; and commercial development in planning for capital resource needs. They evaluate impacts to System Capacity (facility space needs for equipment and staffing) and can re-deploy apparatus or staffing to increase Concentration of service.

Emergency Calls for Services

Emergency incidents continue to increase each year commensurate with growth. Notable increases have occurred in Tukwila, along with Covington and Maple Valley. All PSF areas have experienced a steeper increase in 2021 and 2022 leading to higher overall call volumes. PSF call volume is expected to grow consistent with historical trends identified in this plan. Predicted growth is high in Tukwila, and PSF expects that additional resources may need to be added to fire stations serving the area.

5-Year Annual Incident Count						
	2018	2019	2020	2021	2022	5 year Change
Covington	1,618	1,635	1,644	1,848	2,126	31%
FD37	498	511	516	579	615	23%
FD43	1,096	1,203	1,281	1,229	1,263	15%
Kent	17,844	18,244	17,720	19,402	20,820	17%
Maple Valley	1,508	1,572	1,561	1,859	1,936	28%
Tukwila	5,734	5,979	5,284	6,869	7,527	31%
SeaTac	4,658	4,840	4,690	5,452	5,430	17%
TOTAL	32,956	33,984	32,696	37,238	39,717	21%

Fee Process

Fire Impact and Level of Service fees are assessed, and typically paid, concurrent with the local jurisdiction's permitting process. The fees are paid to the local jurisdiction and then transferred to PSF via interlocal agreements. PSF then uses those funds to maintain the adopted level of service concurrent with growth.

PSF uses two basic land use categories: residential, and commercial. Residential properties include both single family and multifamily (duplex, townhome, apartments) units. Commercial property is those uses that would otherwise be classified as industrial, business, retail sales, services, wholesale sales, storage, assisted care facilities, churches, medical facilities, etc.

PSF's Capital Facilities and Equipment Plan identifies the resources and revenue needed to provide adequate service and maintain public health and safety over a 20-year planning cycle. Each year an updated Six Year Capital Improvement Plan (CIP) is adopted. The CIP updates capital and equipment needs for the PSF. The CIP provides projected costs and data in the next six years to be used in the calculation of Fire Impact and Level of Service fees.

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~~100,000 (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~~100,000.

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 services⁸ 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.

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 facilities⁹ for cities planning under the GMA when levying an additional tax on the sale of real property.

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,**

⁸ 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.

⁹ 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.

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 utility 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).

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

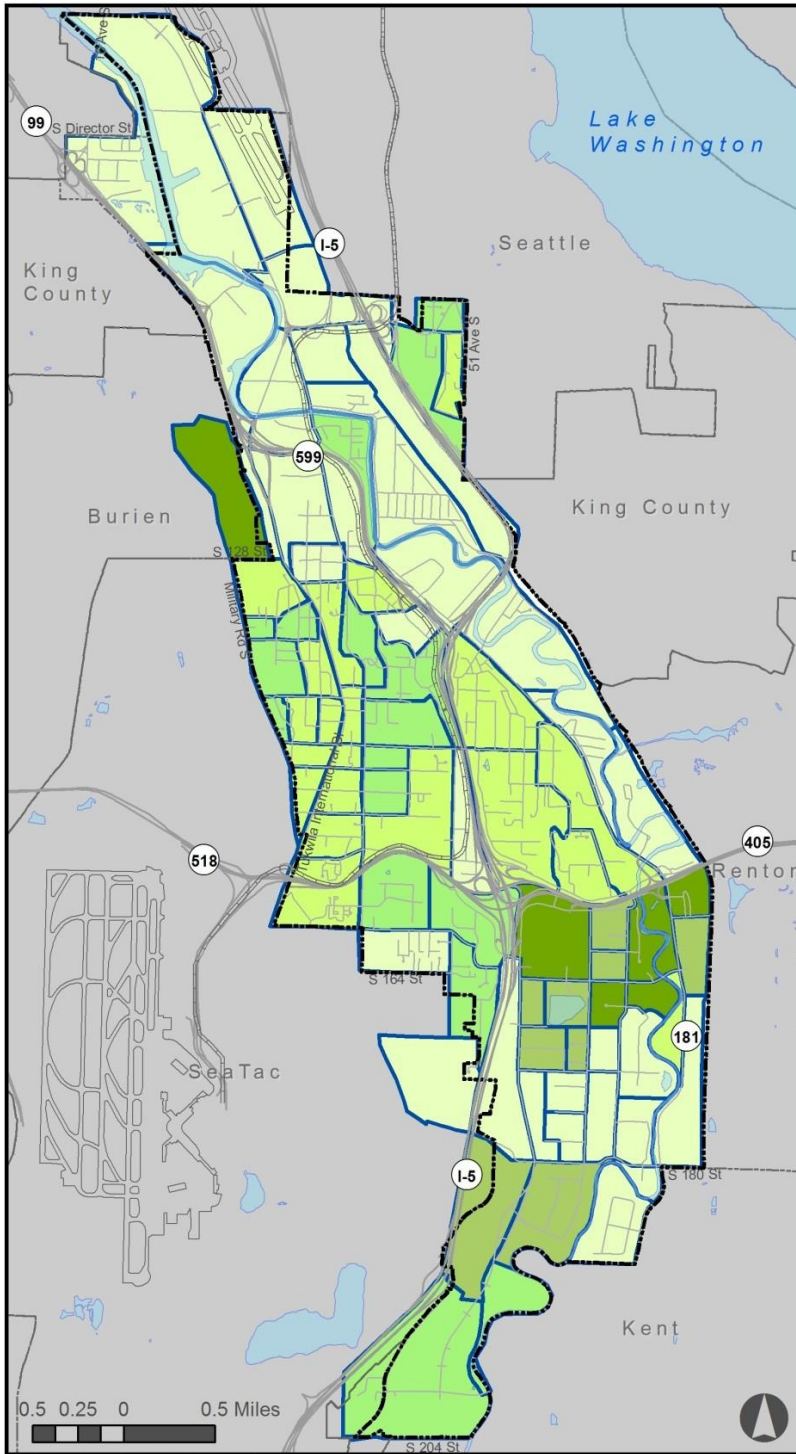
Capital Outlay. Any non-major capital expenditure having a service life of two years (for example) or more and a value of \$150 (for example) or more that is not physically dependent on or affixed to a particular stationary fixed asset. Examples: office equipment and vehicles.

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 • 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"> • 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 • Lawn Mowers • Road Gravel
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B. 2030 Housing and Job Growth Distribution in Tukwila

[THIS MAP WILL BE UPDATED IN THE FINAL PLAN]



Path: W:\Long Range Projects\2014 CompPlanUpdate\Graphics\ElementMaps\HouseholdGrowth.mxd



Projected Household Growth by TAZ 2010-2030

Legend

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

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C. KC GMPC 2044 Targets by City and Unincorporated Areas

Jurisdiction		2019-2044 Housing Target	2019-2044 Jobs Target
Metro Cities	Bellevue	35,000	70,000
	Seattle	112,000	169,500
Metropolitan Cities - Subtotal		147,000	239,500
Core Cities	Auburn	12,000	19,520
	Bothell	5,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	5,900	14,810
Tukwila	6,500	15,890	
Core Cities - Subtotal		112,860	207,170
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA	1,420	1,220
	Renton PAA - East Renton	170	0
	Renton PAA - Fairwood	840	100
	Renton PAA - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
High Capacity Transit Communities - Subtotal		29,942	25,570
Jurisdiction		2019-2044 Housing Target	2019-2044 Jobs Target
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duwall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	2,100	728
	Skykomish	10	0
Snoqualmie	1,500	4,425	
Yarrow Point	10	0	
Cities and Towns - Subtotal		17,583	17,891
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
Unaffiliated Urban Unincorporated	448	400	
Urban Unincorporated - Subtotal		1,292	700
Urban Growth Area - TOTAL		308,677	490,831

D.

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	
	Duval	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

Table DP-1: King County Jurisdiction Growth Targets 2019-2044			
Net New Units and Jobs			
Jurisdiction		2019-2044 Housing Target	2019-2044 Job Target
Metro Cities	Bellevue	35,000	70,000
	Seattle	112,000	169,500
Metropolitan Cities Subtotal		147,000	239,500
Core Cities	Auburn	12,000	19,520
	Bothell	5,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	5,900	14,810
Tukwila	6,500	15,890	
Core Cities Subtotal		112,860	207,170
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA	1,420	1,220
	Renton PAA - East Renton	170	0
	Renton PAA - Fairwood	840	100
	Renton PAA - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
Woodinville	2,033	5,000	
High Capacity Transit Communities Subtotal		29,942	25,570

Table DP-1: King County Jurisdiction Growth Targets 2019-2044

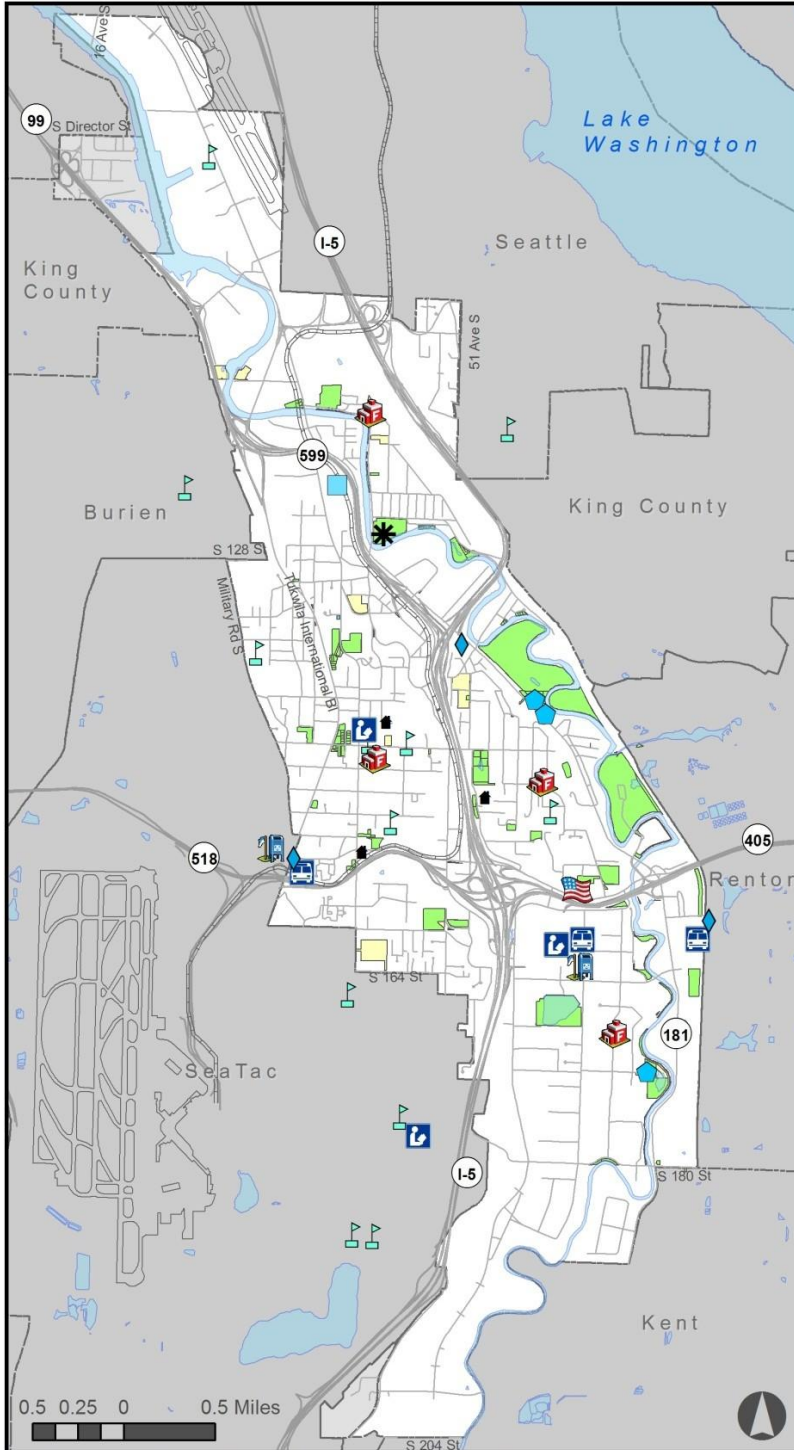
Jurisdiction		Net New Units and Jobs	
		2019-2044 Housing Target	2019-2044 Job Target
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	*	*
	Skykomish	10	0
Snoqualmie	1,500	4,425	
Yarrow Point	10	0	
Cities and Towns Subtotal		15,483	17,163
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
	Unaffiliated Urban Unincorporated	448	400
Urban Unincorporated Subtotal		1,292	700
Urban Growth Area Total		306,577	490,103

* Growth Management Planning Council (GMPC) Motion 21-4 established a process to revise the 2019-2044 growth targets for the City of Sammamish to reflect updated sewer capacity. Sammamish shall submit final growth targets to the GMPC by June 1, 2021 for action by the GMPC and recommendation to the King County Council.

E.D. Facility Inventory Maps and Tables

[THESE MAPS and FACILITY TOTALS WILL BE UPDATED IN THE FINAL PLAN]

Government Building/Facilities/Land



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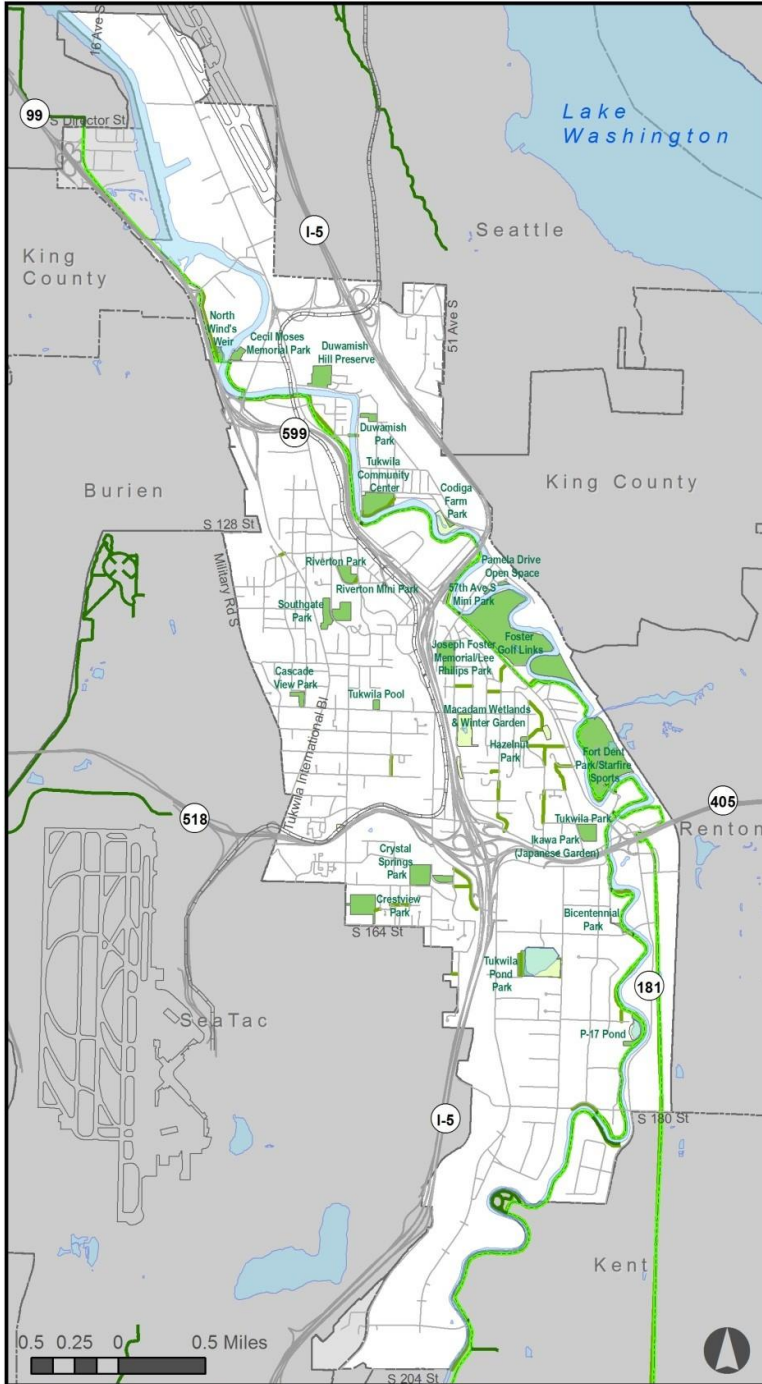
Facilities

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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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Parks, Open Space & Trails

Legend

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

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This table is being updated

Government Buildings and Land Inventory				
Type Of Facility	Property Size - Sq ft	Location	Parcel#	Capacity/Comments Facility size – sq ft
City Hall	117,774	6200 Southcenter BL	3597000282	25,159
City Hall Annex	67,417	6300 Southcenter BL	0003200005	33,230
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.
<u>Fleet & Facilities</u>	<u>172125</u> <u>300623</u>	<u>11210 Tukwila Int'l Blvd</u> <u>1231 East Marginal Way</u> <u>S</u>	<u>0923049152</u> <u>1023049059</u>	
<u>Justice Center</u>	<u>123859</u>	<u>15005 Tukwila International Blvd</u>	<u>0041000480</u>	
George Long Shop (currently vacant)	166,439	14000 Interurban AV S	3365900925 3365901015 3365900975 3365901016	17,700 bldg. Straddles and encompasses S- 440 Street right of way, Vacant 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, racquet courts, fitness facility, locker rooms, kitchen, meeting rooms,
North Hill Reservoir	43,565	15345 57 AV S	1157200193	X <u>2 million</u> 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	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

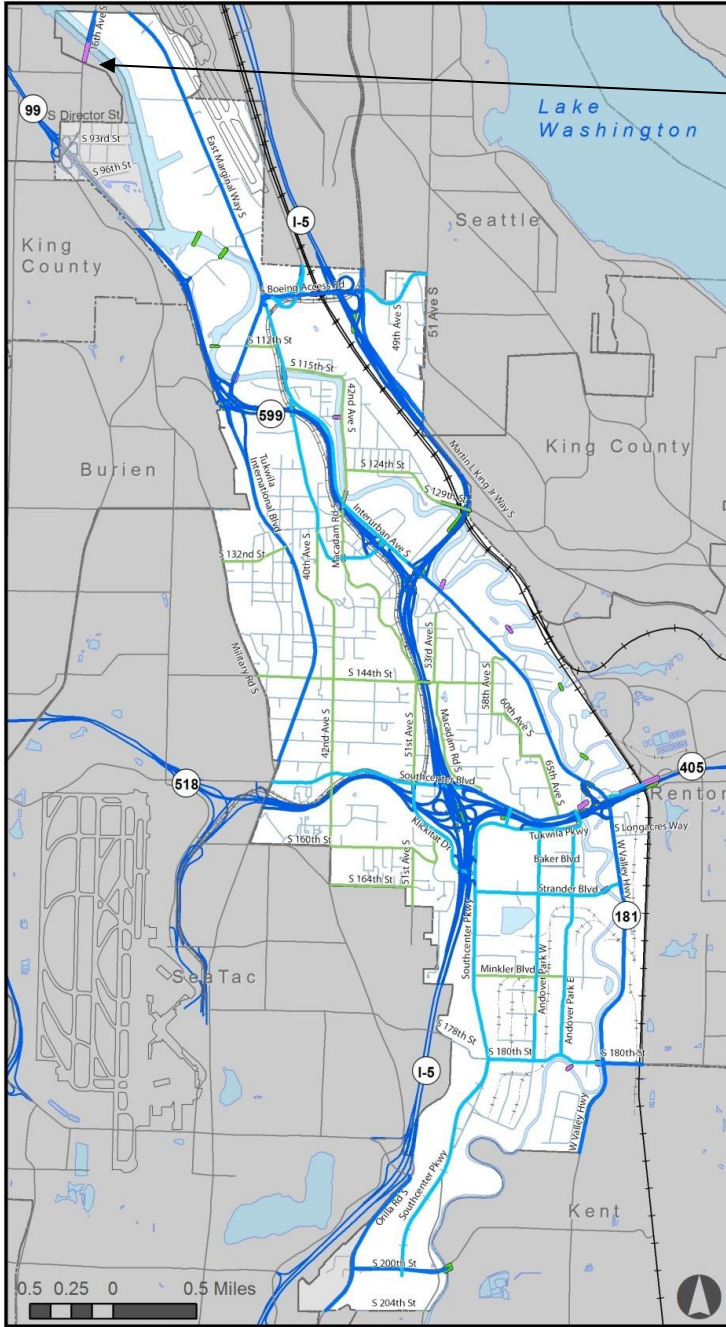
Vacant Land (not designated Open Space)				
Left over from purchase for S 180 th Street Project	5,400		0000200003	TUC zoning district
Levy and unimproved pedestrian path	30,492	Intersection of Andover Park East and S 180 Street	3523049002, 3523049003	TUC Zoning district
Adjacent to W. Valley HY	9,633	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

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	4			
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

Legend

Rail Lines

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

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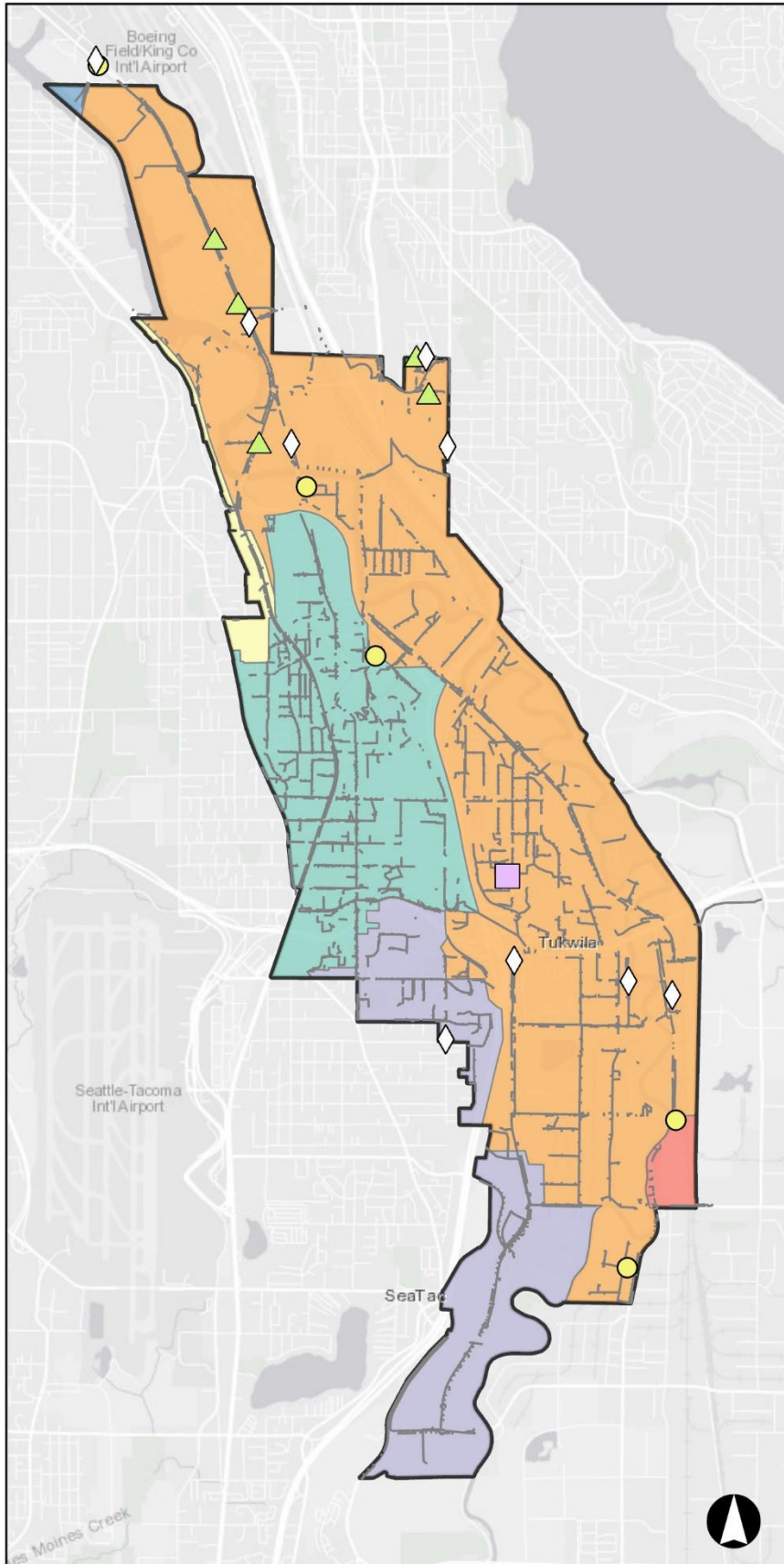
[THIS MAP WILL BE UPDATED IN THE FINAL PLAN]

The Inventory for Transportation facilities will

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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

*Indicates that the facility is not on Inventory Map.

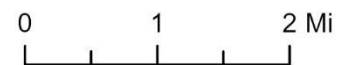


Tukwila Water System

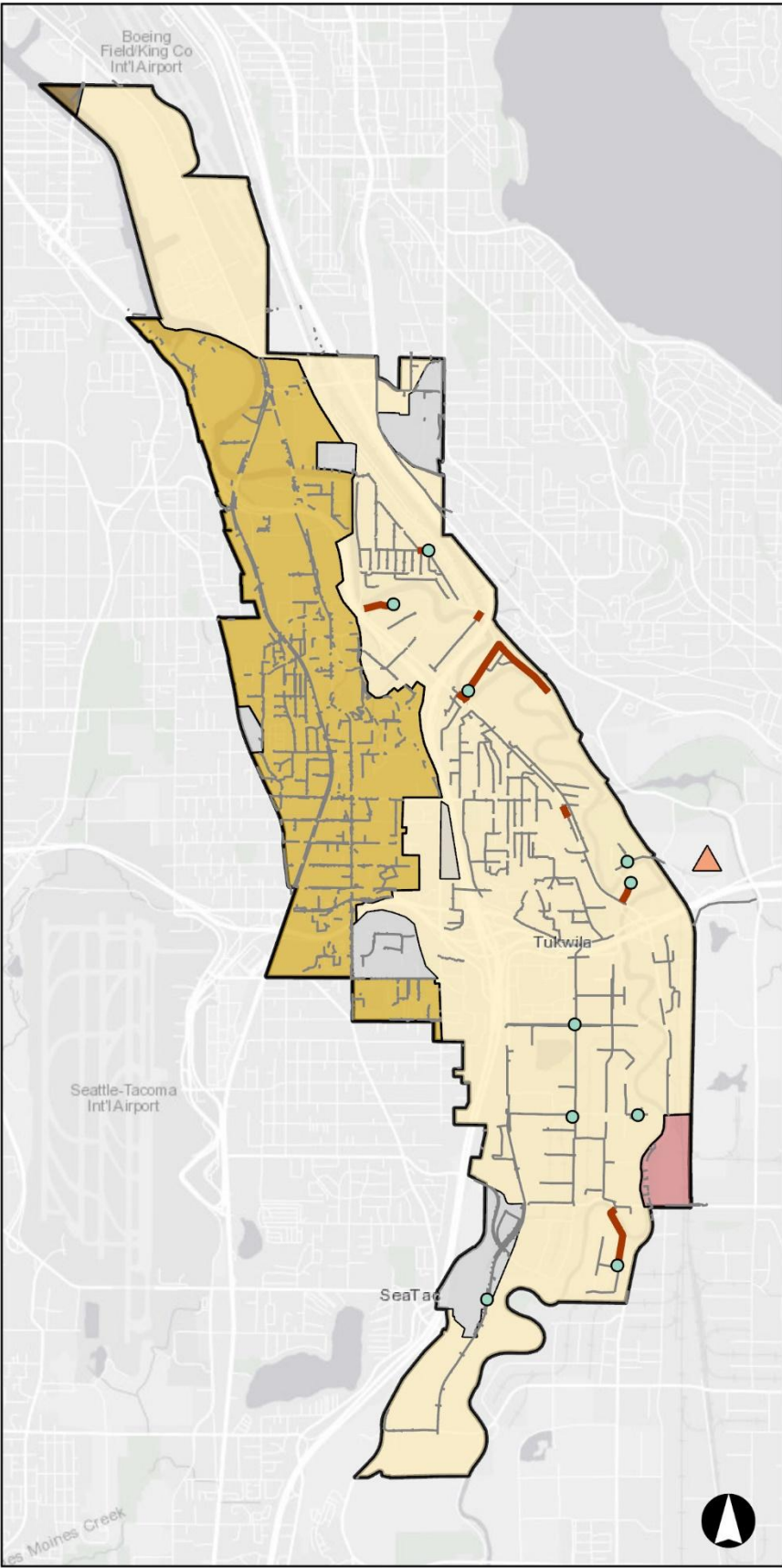
Water Districts

- Tukwila
- Highline
- Renton
- Seattle
- 125
- 20

- Reservoir
- Pressure Relief Valve
- Intertie
- Supply Station
- Closed Pipeline



8/26/24



Tukwila Sewer System

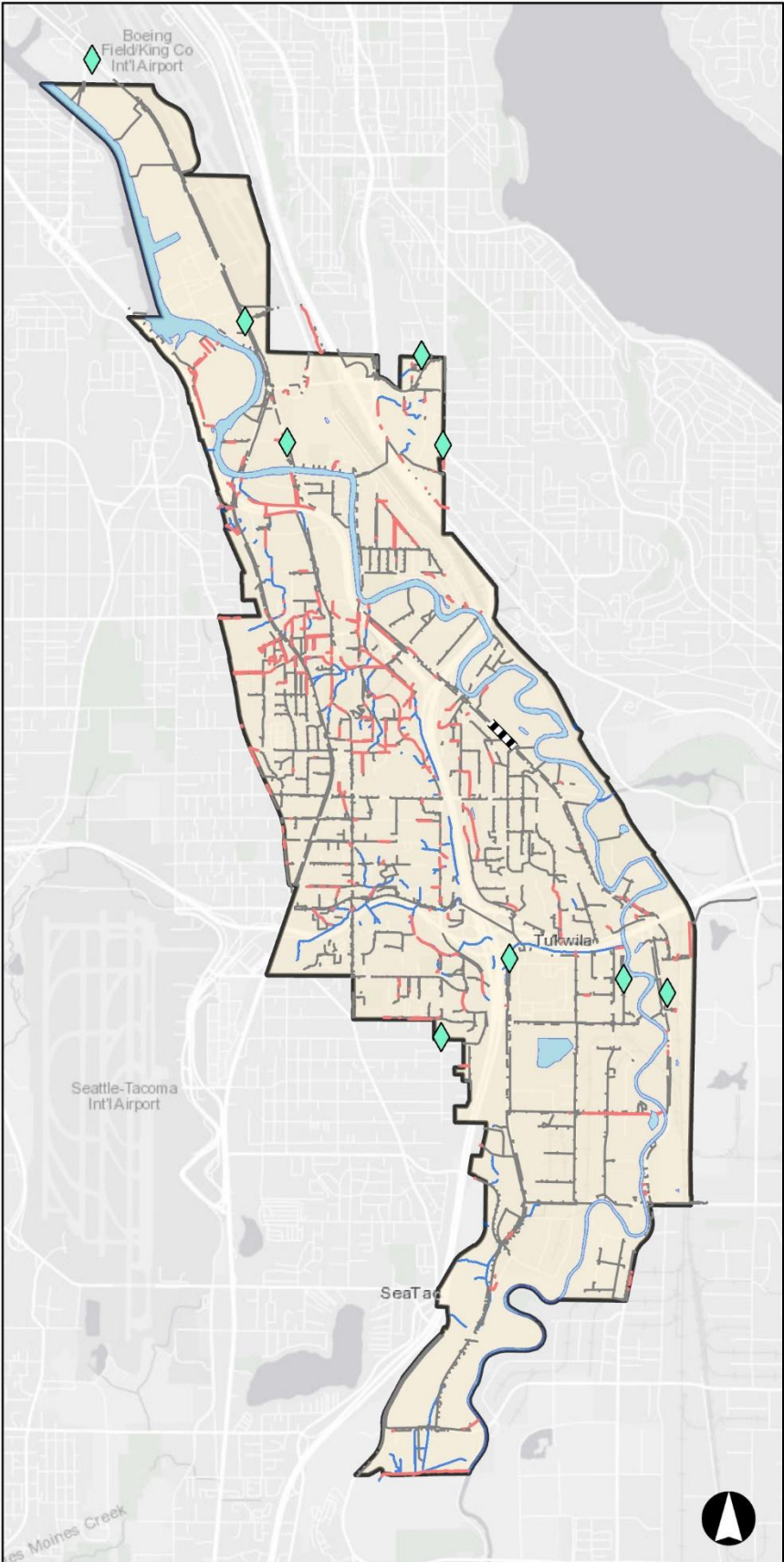
Sewer District

- Tukwila
- Valley View
- Renton
- Seattle
- None

- Treatment Plant
- Lift Station
- Sewer Pipeline
- Force Main Pipeline

0 1 2 Mi

8/26/24



Surface Water Facilities

- ◆ Supply Station
- Trench Drain
- Culvert/Ditch
- Pipe
- Waterbody
- Stream

0 1 2 Mi

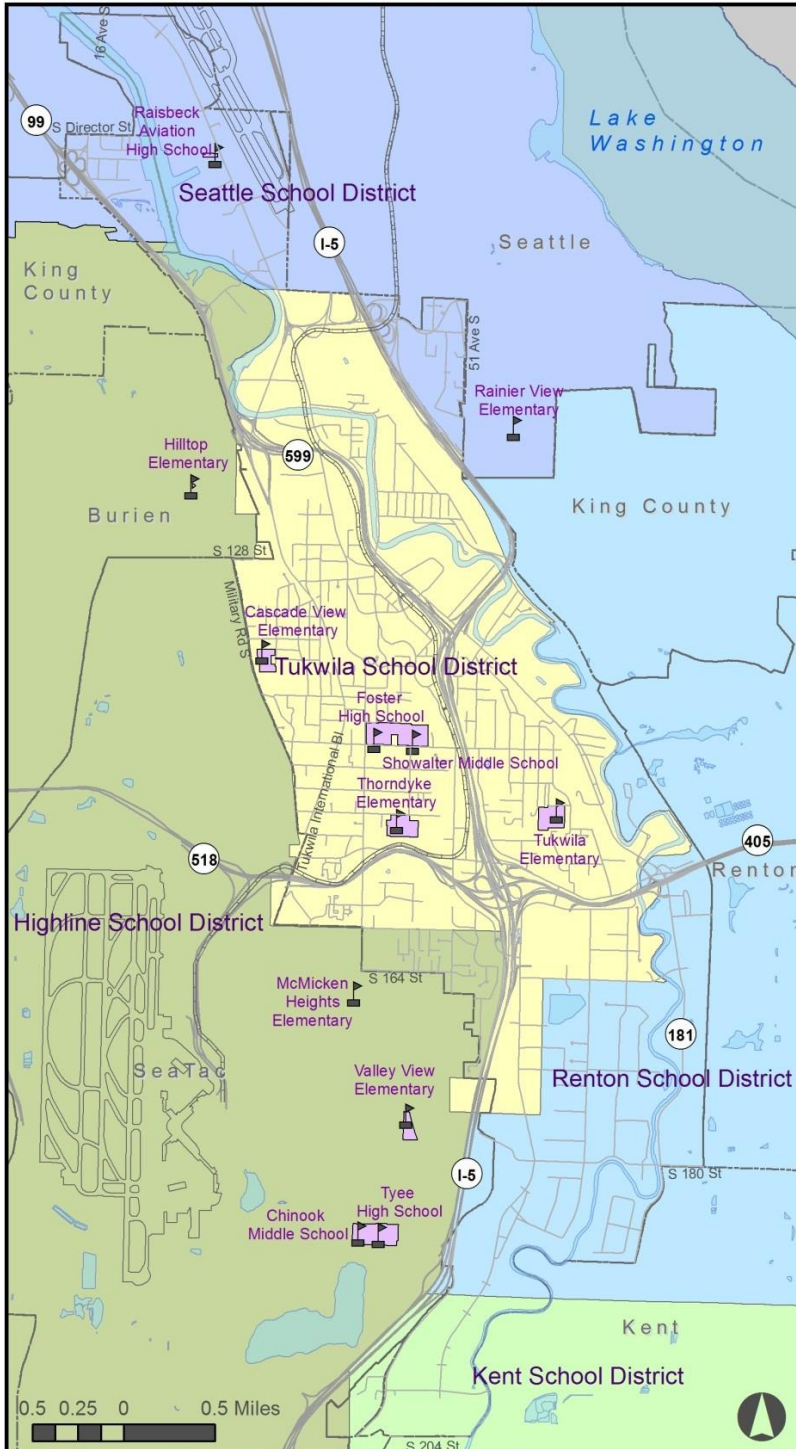


8/26/24

This table is being updated

Enterprise Funds Inventory				
Facility	Total Quantity	Current Capacity	Condition	Comments / (GIS Data Features)
Water				
Water Mains*	190,000 lineal feet	2 inch to 12-18 inch	<u>Varies</u>	
Reservoir	1	2 million gallons	<u>Fair to good</u>	<u>(1 feature)</u>
Supply Station	7	<u>3,030 GPM</u>	<u>Fair to good</u>	Seattle Public Utilities
Intertie Stations	4	<u>Two 6-inch meters, one 8-inch meter, and one 10-inch meter.</u>	<u>Varies fair to good</u>	Renton, Kent, Highline WD, - KCWD# 125 <u>(7 Features)</u>
Fire Hydrants*	300	<u>Unknown</u>	<u>Varies greatly</u>	<u>(975 Features)</u>
Residential Service Meters*	1040	<u>¾" inch to 2 inchesX inch</u>	<u>Varies</u>	
Commercial Service Meters*	660	<u>3"-12"X inch</u>	<u>Varies</u>	
Sanitary sewer				
City Connections to King County	<u>25</u>	1,201,780 gallons per day (1998)	<u>Varies</u>	
Lift Stations	<u>4210</u>	<u>7,170 gpm</u>	<u>Varies</u>	<u>16 Sewer Vaults?</u>
Sewer lines 8 inches and smaller*	<u>129,805 feet36 miles</u>	<u>4" to 8" Gravity and force</u>	<u>Varies</u>	<u>(543 Features)</u>
Sewer Lines 10-12 inches*	<u>38,427 feet</u>	<u>10" to 12"</u>	<u>Varies</u>	<u>(176 Features)</u>
Sewer Lines 14-36 inches*	<u>26,983 feet</u>	<u>14" to 36"</u>	<u>Varies</u>	<u>(105 Features)</u>
Surface Water				
Pipes*	50,000 linear feet		<u>Look for total length of pipe across the city</u>	<u>(7,487 Features)</u>
Type 1 Catch Basin and manhole*				<u>(4,465 Features)</u>
Type 2 Catch Basin and manhole*				<u>(1,800 Features)</u>
Outfalls*				<u>(150 Features)</u> <u>(OTAK/Russel's Comments)</u>
Detention/Water Quality Facility	19			<u>(77 Features; lots of NULL, only 28 if you take them out)</u>
Tukwila Pump Station	7			<u>(7 but possible 8 Features; one is all NULL)</u>
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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