



FINAL STAFF EVALUATION 2024 COMPREHENSIVE PLAN ADDENDUM TO THE ENVIRONMENTAL IMPACT STATEMENT

File: E24-0001

I. SUMMARY OF PROPOSED ACTION

The City of Tukwila is proposing amendments to the Comprehensive Plan to address changes in the Growth Management Act (GMA) and desired revisions. Comprehensive Plan amendments can be adopted by the City Council once per year, except in cases of emergency, as authorized by the Growth Management Act (RCW 36.70A) and the Tukwila Municipal Code Chapter 18.80. The amendments discussed in this Addendum will be adopted prior to December 31st, 2024. This is a nonproject Environmental Impact Statement (EIS) Addendum.

II. GENERAL INFORMATION

Project Name: Comprehensive Plan Environmental Impact Statement: Addendum Addressing 2024 Update to the Comprehensive Plan.

File Number: E24-0001

Associated Files: L24-0014 (Comprehensive Plan Amendment)

Applicant: City of Tukwila

Location: Citywide

SEPA Determination: This project has been determined not to be exempt from SEPA review in accordance with TMC Title 21.

SEPA Responsible Official: Nora Gierloff, AICP, Director, Tukwila DCD

Location of Documents: City of Tukwila Department of Community Development
6300 Southcenter Boulevard, Suite 100, Tukwila, WA 98188
Building hours: Monday-Thursday, 8:30 a.m. to 4 p.m. or call 206/431-3670 on Friday

- Comprehensive Plan Elements (draft 11-18-24):
<http://records.tukwilawa.gov/WebLink/1/edoc/415744/Reg%202024-11-18%20Item%206A%20%207A%20-%20Attachment%20B%20-%20Comprehensive%20Plan%20Update%20Elements.pdf>
- Comprehensive Plan Background Reports (draft, 11-18-24):
<http://records.tukwilawa.gov/WebLink/1/edoc/415746/Reg%202024-11-18%20Item%206A%20%207A%20-%20Attachment%20C%20-%20Comprehensive%20Plan%20Update%20Background%20Reports.pdf>
- For any other documents, please contact the Department of Community Development

III. FINDINGS

SEPA COMPLIANCE:

The Draft EIS (DEIS) for the Comprehensive Land Use Plan was issued on June 27, 1995 (File # L92-0053). It was circulated to adjacent jurisdictions, affected agencies and other interested parties. Comments were due on August 11, 1995 (extended from July 27, 1995). After comments were reviewed, the Final EIS (FEIS) was issued on October 9, 1995. An addendum to the FEIS addressing Zoning Code amendments was issued on November 15, 1995. Both the Comprehensive Land Use Plan and Zoning Code were adopted on December 4, 1995.

In 2004, an addendum to the FEIS was prepared. The addendum addressed: 1) revisions to the sensitive areas ordinance incorporating Best Available Science; and 2) limited technical revisions to several other elements to reflect changes to the Growth Management Act. The addendum to the FEIS was issued on April 4, 2004.

From 2013 through 2014, subsequent addendums to the FEIS were issued. They dealt with changes to the Comprehensive Plan that were being adopted that year as part of the 2015 Comprehensive Plan update.

ENVIRONMENTAL ELEMENTS:

This is a nonproject action. All environmental impacts were adequately addressed by mitigations identified in the 1995 Draft and Final Environmental Impact Statement for the City of Tukwila Comprehensive Plan and its associated Addendums. Further, subsequent “project” actions will require the submittal of separate environmental review. These will be analyzed for consistency with the original mitigating conditions and could require new mitigation based on specific conditions.

SUMMARY OF AMENDMENTS:

Changes to Comprehensive Plan policies addressed by this Addendum reflect requirements of the Washington Growth Management Act (GMA) and regional policies that are contained in documents (Vision 2050 and King County Countywide Policies). Overall, the City's Vision from the 1995 Plan and the Comprehensive Plan's priorities remain unchanged. Structurally, some elements have been consolidated, policies have regrouped, and the document has been streamlined and edited for greater utility and clarity.

The changes in this update of the Plan are as follows:

- A. The Plan "Introduction" identifies how the plan was shaped by regulations and public input. Changes to this chapter reflect the current regulatory environment and the community engagement process used to update the Plan.
- B. In an effort to consolidate the Plan, the "Community Character" element was developed from portions of the "Community Image and Identity" element, the "Roles and Responsibilities" element, and the "Residential Neighborhoods" element. The focus of the Element remains as before: identifying the goals and desires of Tukwila's residents regarding their relationship with the natural world, their desired qualities in the built environment, and their support for the breadth of individuals who live and work in the City.
- C. In order to adhere to GMA requirements, a new "Land Use" element was developed to consolidate land use data in one place rather than having it located in numerous elements in the Plan. Changes include updates required to comply with state and regional policy updates. The Land Use element also absorbed the "Tukwila International Boulevard District" and "Tukwila South District" elements.
- D. The "Regional Centers" element consolidated the "Southcenter – Tukwila's Urban Center" and "Manufacturing/Industrial Center" elements and updated policies as required by state and regional policy guidance.
- E. The "Housing" element includes some information previously found in the "Residential Neighborhoods" element that was deleted. The "Housing" element continues to provide an inventory of City housing targets, plans for housing affordability, and addresses statewide requirements regarding middle housing.

- F. The “Natural Environment” element was revised to: update out-of-date information; incorporate new processes and environmental management nomenclature; and amend policies pertaining to climate change, as required by state and regional policy documents.
- G. The “Economic Development” element has been updated to incorporate the goals and policies that emerged from the development of the City’s Economic Development Strategy, developed in 2022-2023.
- H. The “Shoreline” element was updated in 2020 and is not proposed for significant change.
- I. The “Parks, Recreation, and Open Space” (PROS) element was updated with one or two new policies in response to state and regional policies addressing equity. Otherwise, the PROS element is parallel to the PROS Plan updated by the City in 2020.
- J. The “Transportation” element establishes Tukwila’s transportation goals and policies for the next 20-year planning period. Changes with this update focus on updating data and the transportation projects list, along with inclusion of a new multi-modal level of service standard and a greater focus on equity and safety.
- K. The “Utilities” element inventories the services provided by and to the City, and defines how the City prioritizes provision of those services and coordinates with non-City providers. The updated element includes minor new climate change and sustainability policies, augmenting existing policies addressing the practices and principles used in the management of City utilities.
- L. The “Capital Facilities” element provides an update of City infrastructure and provides a plan for how public services will be provided and financed, and how the City manages limited funds to provide the greatest value to City residents. Limited updates of policies were completed, except to incorporate the previously mentioned focus on equity and climate change.
- M. As noted, all elements, and associated background reports (for those with such reports) were updated with current information and statistics and modified to comply with new laws and regulations.

IV. CONCLUSIONS

1. The City of Tukwila Draft and Final EIS provided extensive analysis of the environmental impacts associated with implementing the 1995 Comprehensive Plan. The nature of the proposed changes is such that none results in significant impacts, some reduce

potential environmental impacts, and all remain within the range of alternatives examined in the DEIS and FEIS.

2. The proposed amendments are consistent with the scope of the EIS and will not create additional or significant environmental impacts.
3. The action does not warrant separate environmental review as outlined in the State Environmental Policy Act (SEPA).

Prepared by: Nancy Eklund, AICP Long Range Planning Manager
Date: December 2, 2024