

S U M M A R Y

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ENTITY	City of Tukwila	Date Distributed:	08/12/09
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ACTION	Petition for Land Annexation	Expiration 45 Days:	09/21/09
TITLE	Tukwila South Annexation	Board Meeting:	09/10/09

Introduction: The City of Tukwila proposes annexation of a portion of the Tukwila South Area. The annexation has been proposed by the petition method (RCW 35A.14).

Location The Tukwila South Annexation Area northern boundary is contiguous to the southern boundary of the City of Tukwila.
The Tukwila South Annexation Area's southern boundary is formed by South 204th Street. The western boundary of the area is variously formed by Orillia Road South and Interstate 5. The eastern boundary of the area is formed by the Green River.

Land Area 259 acres

Land Use: Agricultural Uses; Residential Uses; Vacant Land

Population Estimate Approximately 12 persons

Assessed Valuation \$8,631,400.

County Comprehensive Plan Designation/Zoning Industrial Use

City Comprehensive Plan Designation/Zoning Proposed: Office Use, Light Industrial Use (e.g., research and development) Commercial Use (e.g., retail, services), Residential Uses

District Comprehensive Plan Not applicable.

District Franchise Not applicable

Urban Growth Area (UGA) The Tukwila South Area is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Tukwila Comprehensive Plan.

SEPA Declaration The proposed Tukwila South Annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Julia Patterson; Dow Constantine; Larry Gossett

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Kent, Renton, SeaTac

Fire Districts: City of Tukwila; King County Fire Protection District No. 24

Water Districts: Highline Water District; King County Water District No. 125

Sewer Districts: City of Tukwila; Valley View Sewer District

School District: Renton School District No. 403; Kent School District No. 415

SUMMARY (File No. 2303)

The City of Tukwila proposes annexation of 260 acres known as the Tukwila South Area. Annexation is proposed in response to property owner interest in joining the City of Tukwila. The Tukwila South Area Annexation Notice of Intention is based upon a Resolution by the Tukwila City Council approving a plan to incorporate this territory. This Resolution was approved in June 2009.

The Tukwila South Annexation Area northern boundary is contiguous to the southern boundary of the City of Tukwila. The Tukwila South Annexation Area's southern boundary is formed by South 204th Street. The western boundary of the area is variously formed by Orillia Road South and Interstate 5. The eastern boundary of the area is formed by the Green River.

With the Notice of Intention based upon the Resolution, the City of Tukwila has invoked jurisdiction at the Washington State Boundary Review Board for King County. The City is seeking a public hearing in order to provide an opportunity for citizens and government jurisdictions to comment upon the proposed annexation before Boundary Review Board as this body is an independent, quasi-judicial agent established by statute (RCW 36.93) to ensure logical, orderly growth of urban communities.

The Tukwila South annexation is proposed in conjunction with a Development Agreement between Mario Segale on behalf of La Pianta LLC and by Mayor Haggerton on behalf of the City of Tukwila on June 10, 2009. The Development Agreement allows for future mixed use (commercial and residential development) to be established over approximately 15 years. More specifically, the Tukwila South Area (and adjacent area that is presently within the City of Tukwila) is planned for approximately 10 million square feet of development under a Master Plan – i.e., a campus style design including offices, commerce, residences, and other similar, supporting uses. The Master Plan also calls for environmental enhancements to Johnson Creek, wetlands, and Green River shorelines. Pedestrian and bicycle trails will also be provided as public amenities.

This action is also proposed in conjunction with a City of Tukwila Resolution No. 1561 (adopted in November 2004) in which the City Council ensures King County of the intent to commence negotiations and the accomplishment of an expedited agreement with King County to ensure annexation of a residential community located adjacent to the Tukwila South Area (and within the Tukwila Potential Annexation Area) immediately upon completion of the Tukwila South Annexation.

City officials report that annexation of the Tukwila South Area to this community is consistent with the State Growth Management Act (GMA.) Cited in support of Tukwila's annexation of Tukwila South are: RCW 36.70A.020 (1), and RCW 36.70A.020 (12) that encourage the efficient provision of public facilities and services to developed areas by appropriate government units. Also cited in support of Tukwila's annexation of the Tukwila South Area are RCW 36.70A.110 (4) and RCW 36.70A.210 (1) which support cities as providers of local services and counties as providers of regional services.

Tukwila representatives report existing and pending plans, programs, and resources necessary to serve the Tukwila South Area in keeping with the State Growth Management Act (GMA.)

Tukwila representatives report that the proposed Tukwila South Annexation complies with established King County Comprehensive Plan/Countywide Planning Policies. Of particular note are those policies which address Economic Development and Housing Capacity. City representatives state that the Tukwila South annexation would specifically be consistent with numerous King County Comprehensive Plan/Countywide Planning policies including, but not limited to the following:

- Cities are the preferred governors of urban areas (e.g., PR-202)
- Cities are encouraged to include unincorporated areas within the jurisdiction's comprehensive plan and potential annexation areas (e.g., U-107, U-110, U-112, U-114, U-147, U-148, U-170, U-201, U203-U-205, LU-34, FW 11 – FW-13, LU-25, LU 28, LU-29, LU 32, LU-33, RF-5.)
- Cities are encouraged to annex those lands to provide appropriate development/public services (e.g., F-101, F-201, F-207, F-227, F-245, F-262, F-266, CO-10, FW-33, RF-4.)

- Cities are designated as the governors of environmental protection of annexation areas (e.g., FW-4, FW-5, CA-1, CA-3, CA-4, CA-9 – CA-12, CC-7, CC-8, CC-11.)
- Cities are the designated providers of transportation system for annexation areas (FW-18, T-5, T-7.)

City of Tukwila representatives report that the proposed Tukwila South Annexation is consistent with the provisions of the municipality's Comprehensive Plan. For example:

- The Tukwila Comprehensive Plan includes the Tukwila South Area within its Potential Annexation Area;
- The Tukwila Comprehensive Plan provides a Master Plan for the Tukwila South Area.
- The Tukwila Comprehensive Plan makes provisions for providing public services and facilities to the Tukwila South Area.

More specifically, City of Tukwila representatives report that the jurisdiction plans to support a Master Plan that provides for a diverse array of land uses suitable to the Tukwila South Area. Development at Tukwila South would include a variety of commercial uses, office uses, light industrial uses (e.g., research and development), as well as a range of types of residential uses. Public facilities and amenities would be provided as well, including open spaces, pedestrian trails, and bicycle trails.

City of Tukwila representatives report an intent to comply with regulatory authorities established by the State, as well as by regional and local statutes), together with municipal plans and programs designed to preserve and enhance the existing natural environment (e.g., Johnson Creek, Green River Corridor, wetlands) in conjunction with development and maintenance of the Tukwila South Area.

City of Tukwila representatives also report that the municipality has resources and capacity to permit provision of services (directly or by contract) to Tukwila South. With annexation to Tukwila, all services for the Tukwila South Area reportedly may be coordinated under unified regulatory authorities administered by a single local government unit.

City of Tukwila representatives report that the proposed Tukwila South Annexation is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, City of Tukwila representatives report that:

- The Tukwila South Annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Tukwila by built and natural geographic features including nearby existing and planned commercial uses, residential development, open spaces, and environmental features (e.g., topography, water bodies, trails and open spaces).
- The Tukwila South Annexation would reportedly be consistent with Objective 2 which calls for the use of physical boundaries to determine an annexation area. The borders of the Tukwila South Area follow municipal lines, roadways, property lines and other physical boundaries.
- The Tukwila South Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas.

The City of Tukwila reports available resources and capacity that would permit the City to offer urban services to the area either directly or via agreements between the City and service providers for the full range of commercial uses, industrial uses, residential uses, and public uses anticipated for the Tukwila South Area. The Development Agreement between the property owner and the City of Tukwila provides financial guarantees and technical mechanisms to ensure continuing resources for the provision of those services. More specifically, the Development Agreement establishes that:

- The City of Tukwila will be responsible for policing services to the Tukwila South Area.
- The City will assume responsibility from Fire District No. 24 to provide for fire/emergency services to the Tukwila South Annexation properties.
- The Highline Water District will continue to provide water services to the Tukwila South Area.

- The City of Tukwila will continue to provide wastewater service to the Tukwila South community. Future improvements may be established through formation of a ULID.
- The City will provide stormwater management in accord with regulatory authorities.

In addition the City of Tukwila will provide directly (or by contract) for residents of Tukwila South for public facilities, human services, and law and justice facilities. Local and regional services – e.g., libraries, parks, recreational facilities – would be available to the citizens. Area students would continue to be served by the Renton and Kent School Districts.

- The Tukwila South Annexation would reportedly be consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. Although the Tukwila South Area possesses a rather unusual configuration, the lands within these borders are specifically established for annexation by Tukwila under the City of Tukwila Comprehensive Plan.

Note: As previously stated in this Summary, the City of Tukwila has executed a Resolution expressing the intent to come to an interlocal agreement with King County annex the remaining portion of this Potential Annexation Area directly following ratification of the Tukwila South Annexation.

- The Tukwila South Annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

City of Tukwila representatives state that a fiscal analysis has been conducted with respect to the proposed Tukwila South Annexation. The City reportedly would receive revenue of \$101,746 from Tukwila South. For approximately 10 years following annexation, the City is anticipated to incur expenses of approximately \$170,000 (i.e., \$70,000 per year) in excess of anticipated revenue from the proposed development of the area under the adopted Master Plan. City representatives report that the jurisdiction has addressed the cost/benefit equation, in part, through municipal resources and in part through an agreement for revenue guarantees with LaPianta, the owner and developer of Tukwila South.

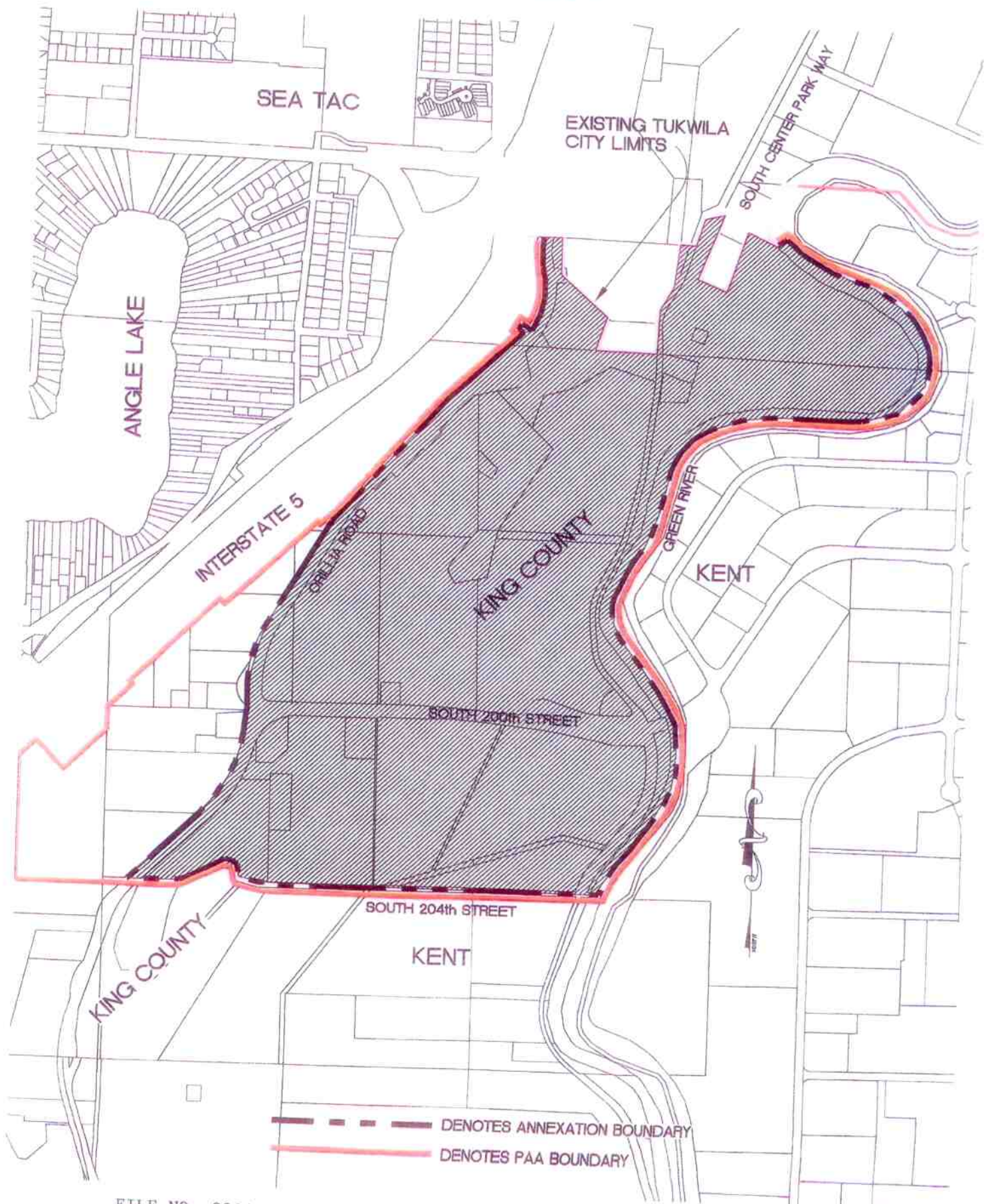
City representatives state that the fiscal analysis finds that the owners of Tukwila South will support the proposed annexation, in part, through standard service fees, as well as regular and special levy rate of the City for capital facilities and public services.

Fire District No. 24 will experience fiscal impacts in conjunction with an annexation of the Tukwila South Area to the City of Tukwila. More specifically, the Fire District (which contracts for service from the City of SeaTac) will lose substantial revenue as a result of this assumption by the City of Tukwila. The City is reportedly working with the Fire District to develop an equitable and timely plan for transition of all services from Fire District No. 24.

City of Tukwila representatives report a commitment to taking the necessary steps (e.g., development planning, administration of funding) to ensure appropriate levels of service for the Tukwila South Area through the entirety of the development process culminating at estimated maximum development.

The City reportedly supports the Tukwila South Annexation so that Tukwila may serve the business and residential communities within the Tukwila South Area.

VICINITY MAP



FILE NO. 2304 - CITY OF TUKWILA - TUKWILA SOUTH ANNEXATION