

SUMMARY

FILE NO. 2358

Thomas Guide Map No. 625

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ACTION Resolution by Seattle City Council
for Land Annexation via Election Method

Expiration 45 Days: 10/15/12

TITLE Duwamish Annexation Area

Board Meeting: 09/11/14

Introduction:

The City of Seattle has submitted this Notice of Intention to Annex the Duwamish Annexation Area to the City of Seattle, as required by Chapter 36.93 of the Revised Code of Washington (RCW) and the Notice of Intention procedures promulgated by the Washington State Boundary Review Board for King County. The proposed annexation area consists of two separate Seattle Potential Annexation Areas, as defined by the City of Seattle's Comprehensive Plan, originally adopted in 1994: the Duwamish Industrial Area (North Highline Area 'Q'), designated in 1996, and the South Park 'Sliver,' designated in 2012.

More specific information about these territories and the history attached thereto is provided in the below "Summary."

Location

The Duwamish Annexation Area is located adjacent to and south of Seattle's South Park neighborhood between the Duwamish River and State Route 99. More specifically, the Duwamish Area Annexation is located immediately south of the existing City of Seattle. The northern boundary of the entire Duwamish Area Annexation is formed by the southern boundary of the City of Seattle at Kenyon Street (if extended) and the Duwamish Waterway. The western boundary of the site is variously formed by the City of Seattle (generally east of Dallas Avenue South and by West Marginal Way. The eastern boundary is formed by the Duwamish Waterway and the City of Tukwila. The southern boundary is located at South 101st Street.

The proposed annexation would unite the unincorporated areas into Seattle's South Park Residential Urban Village.

Land Area

Approximately 220 acres

Land Use:

Residential Uses – land units and on-board living water units; Industrial Uses; Open Spaces; Vacant land.

Population Estimate

177 persons

Assessed Valuation

\$104,405,315.00.

**County Comprehensive
Plan Designation/Zoning**

Residential Uses (4 units per acre), Industrial Use

**City Comprehensive Plan/
Zoning**

Proposed: Single Family Residential Uses (SF 9600 -4.5 units per acre);
General Industrial 2

Zoning Classification	No. Lots	Acres
R-4 – Residential, 4 DU per Acre	42	54
I – Industrial	14	166

(Note: The City of Seattle reports a commitment to adopt for the Duwamish Area, at annexation, land use designations and zoning requirements that are essentially equivalent to land use designations and zoning requirements currently in place under the jurisdiction of King County. Land use designations and regulations are also consistent with the City of Seattle's approved Shoreline Master Program.)

District Comprehensive Plan Not applicable.

District Franchise A franchise is required to provide services in the proposed annexation area. The proposed annexation area is not within Seattle's current franchise agreement area and negotiations will be required for the continued provision of the following services: solid waste (Waste Management); natural gas (Puget Sound Energy); and cable television / internet (Comcast).

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

SEPA Declaration The proposed Duwamish Area Annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Joe McDermott; David Upthegrove

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Permitting and Environmental Review (DPER), 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: Burien, SeaTac, Tukwila

Fire Districts: City of Seattle Fire Department; King County Fire Protection Districts No. 2, No. 11; No. 20

Water Districts: King County Water Districts No. 20; No. 45, No. 49, No. 54, and No. 125; Highline Water District; Seattle Public Utilities

Sewer Districts: Valley View Sewer District; Southwest Suburban Sewer District, Soos Creek Water & Sewer District; Cedar River Water and Sewer District

School District: Seattle School District #001

SUMMARY (File No. 2358)

The City of Seattle has submitted a Notice of Intention proposing annexation of properties identified as the Duwamish Area at 220 acres. The Duwamish Area consists of two separate Seattle Potential Annexation Areas, as defined by the City of Seattle's Comprehensive Plan, originally adopted in 1994: the Duwamish Industrial Area (North Highline Area 'Q'), designated in 1996, and the South Park 'Sliver,' designated in 2012, the City of Seattle's Comprehensive Plan, originally adopted in 1994: the Duwamish Industrial Area (North Highline Area 'Q'), designated in 1996, and the South Park 'Sliver,' designated in 2012.

The annexation is proposed in response to a Resolution reflecting the interest of the community in joining the City of Seattle. The Duwamish Area Annexation Notice of Intention is based upon Resolution No. 31502 adopted by the Seattle City Council in February 2014 approving a plan to annex this territory.

The Duwamish Annexation Area is located adjacent to and south of Seattle's South Park neighborhood between the Duwamish River and State Route 99. More specifically, the Duwamish Area Annexation is located immediately south of the existing City of Seattle. The northern boundary of the entire Duwamish Area Annexation is formed by the southern boundary of the City of Seattle at Kenyon Street (if extended) and the Duwamish Waterway. The western boundary of the site is variously formed by the City of Seattle (generally east of Dallas Avenue South and by West Marginal Way. The eastern boundary is formed by the Duwamish Waterway and the City of Tukwila. The southern boundary is located at South 101st Street.

The proposed annexation would unite the unincorporated areas into Seattle's South Park Residential Urban Village.

With the Notice of Intention, the City of Seattle 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 Duwamish Area citizens and other stakeholders to comment upon the proposed annexation before Boundary Review Board. The Boundary Review Board is an independent, quasi-judicial agent established by statute (RCW 36.93) to conduct such public review for the purpose of ensuring logical, orderly growth of urban communities.

City of Seattle officials report that the entirety of the Duwamish Area is currently described as a Potential Annexation Area for the City of Seattle. In addition the southern portion of the Duwamish Area is also designated within the Potential Annexation Area of the City of Tukwila.

More precisely, in 1996, the City of Seattle adopted a PAA that overlapped with Tukwila's PAA in the southern portion of the Duwamish Annexation Area. Discussions between King County, and the cities of Burien, Tukwila and Seattle were initially started in 1997. An agreement was reached between the cities of Seattle and Burien that led to Burien's annexation of the southern portion of the North Highline Unincorporated Area (Area X) in 2009. In April 2011, the City of Seattle initiated the County required formal mediation process (under Countywide Planning Policies DP-25) with King County, and the City of Tukwila using the services of the King County Alternative Dispute Resolution program. The latest mediation process, including non-mediated discussions, was conducted over a 26 month period and ended on June 27, 2013 with no resolution on the overlap issue with the City of Tukwila.

In addition, the City of Seattle has entered into discussions with the North Highline Fire District (NHFD #11) regarding measures to mitigate the financial impacts that the proposed annexation would have on the ability of the North Highline Fire District to provide fire and medical response services to the remaining portions of the fire district. Seattle's proposed agreement would provide revenues to the fire district equal to the amount of property tax revenues lost as a result of the proposed annexation. This proposal would allow the fire district to maintain its current staffing levels and maintain the ability to operate the required three shifts. At this time negotiations are expected to be finalized within the next 30 to 60 days.

As a result of overlapping Potential Annexation Areas, King County, the City of Seattle and the City of Tukwila have been required to comply with the provisions of King County Comprehensive Plan/Countywide Planning Policy LU-32 prior to either jurisdiction pursuing annexation of the Duwamish Area

King County Comprehensive Plan/Countywide Planning Policy LU-32 states that:

- “1. The City proposing annexation has, at least 30 days prior to filing a Notice of Intention to annex with the Boundary Review, to contact in writing the cities with the Potential Annexation Area overlap and the county to provide notification of the city's intent to annex and to request a meeting or formal mediation to discuss boundary alternatives, and:
2. The cities with the Potential Annexation Area overlap and the county have either:
 - a. Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or
 - b. Declined to meet or failed to respond in writing within 30 days of receipt of the notice.)”

To that end, the background/history of events leading to this Notice of Intention to the Washington State Boundary Review Board for King County is as follows:

- Since 2008, the city of Seattle has engaged in formal mediation, through King County's Inter-local Conflict Resolution Group (ILCRG), to determine the potential annexation boundaries of all or portions of the North Highline Area (Area X, Area Y and Duwamish Annexation Area). The mediation process led to an agreement giving the city of Burien first opportunity to annex Area X and later Area Y. In 2010, the city of Burien successfully annexed Area X.
- In 2010, residents in the northern portion of the Duwamish Annexation Area begin contacting Seattle City Council members expressing their interest in being annexed into the City of Seattle. At that time, the northern portion of the area was not designated a Seattle Potential Annexation Area.
- In 2012, Seattle City Council designated the northern portion of the Duwamish Annexation Area as a Seattle Potential Annexation Area. The southern portion of the Duwamish Annexation Area was designated as a Seattle Potential Annexation in 1996 (overlapping designation with city of Tukwila).
- In February 2013, the city of Seattle once again engaged the services of King County's ILCRG in a formal mediation process with King County, cities of Burien and SeaTac, King County Library System, Burien-Normandy Park Fire Department (Fire District #2), and North Highline Fire District (Fire District #11). The purpose of the mediation was to identify service and boundary issues associated with a potential annexation of the Duwamish Annexation Area. The mediation process did not result in an agreement between the parties and was formally ended in June 2013.
- On February 3, 2014, Resolution No. 31502 was introduced calling for the annexation, by election, of the Duwamish Annexation Area.
- On February 5, 2014, the Seattle City Council's Education and Governance Committee held a public meeting and received testimony regarding the potential annexation of the Duwamish Area using the election method. The committee members voted to approve the resolution.
- On February 10, 2014, the Seattle City Council adopted Resolution No. 31502, calling for the annexation, by election, of the Duwamish Annexation Area and authorizing the submittal of a Notice of Intention to the Washington State Boundary Review Board for King County.
- On March 25, 2014, the city of Seattle initiated discussions with representatives of the North Highline Fire District (Fire District #11) for the purposes developing an agreement to mitigate the financial impact of the proposed Duwamish Annexation Area on the Fire District's ability to provide fire protection services in the remaining portions of its territory. A detailed discussion of the proposed agreement is outlined in the Notice of Intention.

City of Seattle officials report that the Duwamish Annexation Area contains mainly single family residences in the area located north of the South Park Bridge and located between the Duwamish River and Seattle's South Park neighborhood. The area south of the South Park Bridge and located between State Route 99 and the Duwamish River contains a marina, industrial/manufacturing uses, a Seattle City Light electrical transfer station, and large wildlife refuge area located between the electrical transfer station and the southern boundary of the proposed annexation area that abuts the northern tip of the City of Tukwila.

City of Seattle officials report that annexation of the Duwamish Area to this community is consistent with the State Growth Management Act. Cited in support of Seattle's annexation of Duwamish Area are: RCW 36.70A.020 (1), encouraging development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner:

- RCW 36.70A.020 (11), encouraging citizen participation and coordination in the planning process and ensuring coordination between communities and jurisdictions to reconcile conflicts; and
- RCW 36.70A.020 (12) calling for public facilities and services to be consistent with provisions of GMA (e.g. RCW 36.70A.210 (3) (b) policies that promote contiguous and orderly development and provision of urban services to such development).

Seattle representatives report that the municipality has in place plans, programs, and resources necessary to serve the Duwamish Area as presented in the State Growth Management Act (GMA). In keeping with the provisions of the GMA, Seattle representatives report a plan to establish governance and services for Duwamish Area citizens that are equivalent to – or greater than -- those benefits enjoyed under the aegis of King County. Governance and services for the Duwamish Area would be equivalent to benefits provided within the existing City of Seattle.

More specifically, the proposed annexation includes an unincorporated urban area with existing urban-level public facilities and services. Seattle will address any localized deficiencies in an efficient manner building upon the area's existing infrastructure and services, where applicable. The proposed annexation area is currently served by many King County services, including law & code enforcement, building & planning, transportation, others. Other local services are provided by special purpose districts that include fire, library, water and sewer. Upon annexation, services provided by King County and special purpose districts will be provided by the City of Seattle.

City of Seattle representatives report that the proposed Duwamish Area Annexation complies with King County Comprehensive Plan/Countywide Planning Policies (2013.) Seattle representatives report that the North Highline annexation would specifically be consistent with numerous Comprehensive Plan goals and policies. Selected goals and policies include:

- Chapter – Regional Planning: Section II Policy Framework (RP 204)
- Chapter - Urban Communities: Sections I-III (U-102; U-106, U-201; U-202; U-203; U-205 – U-207)
- Chapter– Transportation (T-212);
- Chapter – Services, Facilities and Utilities (F-101)

Seattle representatives similarly report that the Duwamish Area annexation would specifically be consistent with numerous Countywide Planning Policies. Selected goals and policies include:

- Chapter – Development Patterns: DP-3; DP-4;
- Chapter – Urban Growth Area: DP-13; DP 23 – DP-25; DDP-27; DP-28
- Chapter – Public Facilities and Services (PF-2; PF-3; PF-11, PF-17

City of Seattle officials report that the Duwamish Area properties north of the South Park Bridge are mainly developed as single-family homes. This development is similar to the nearby Seattle's South Park neighborhood. The area south of the South Park Bridge primarily includes, industrial, manufacturing, and office uses – similar to that development in the South Park neighborhood's industrial areas.

The majority of the Duwamish Annexation Area is built out and there are relatively few vacant parcels within this PAA. The 177 population is from the 2010 U.S. Census. King County does not have population projections for this specific area. However, this area is located within the City of Seattle's Comprehensive Plan as the "South Park Residential Urban Village." As part of the city's comprehensive plan process, the household growth target for the South Park Residential Urban Village, which includes the annexation area, is an additional 250 households by 2024.

City of Seattle representatives report a plan to maintain support for the exiting and for new predominating industrial uses and small residential areas currently in place in Duwamish Area. The City has resources and capacity to permit provision of public utilities, public facilities, and public services to the Duwamish Area, including, but not limited to: land use planning and development, transportation services, water service, wastewater treatment service, storm water management services, fire/emergency medical services, and policing services) to Duwamish Area.

More specifically, upon annexation city regulations will supplant King County regulations in the proposed annexation area, include, but are not limited to:

- The City of Seattle Land Use Regulations and Zoning Regulations
- The City of Seattle's Critical Areas regulations
- The City of Seattle Stormwater Code

The Seattle City Council has not approved pre-annexation zoning agreements for this annexation. While the area is within the City of Seattle's Potential Annexation Area (PAA), the Seattle Comprehensive Plan does not apply land use designations to PAAs. If the annexation is approved, the Seattle City Council will adopt changes to the Future Land Use Map in the Comprehensive Plan to include the annexed area within the City's boundaries. The Future Land Use Map will indicate the generalized land use categories that would apply in the annexed area. The change to Future Land Use Map would occur the next time the City amends the Comprehensive Plan after the annexation of the Duwamish Annexation Area.

Zoning changes within the annexed area could occur any time after changes to the Future Land Use Map are approved and would have to be consistent with the Future Land Use map. It should be noted that changes to zoning and development regulations are not bound by the once-a-year limitation that applies to amendments to the Seattle Comprehensive Plan.

The City of Seattle and King County have reached an agreement (Letter of Understanding) regarding the operation & maintenance of the South Park Bridge.

A fiscal analysis of the Duwamish Annexation Area was prepared by the City of Seattle's Central Budget Office. The report was transmitted to the Seattle City Council on April 5, 2012. An updated fiscal analysis has also been prepared. The results showed that the City would face a first year annual operating cost of \$646,000 to serve the area. The report also identified a number of substantial one-time capital and environmental remediation costs for which there are no supporting revenues, in particular costs to Seattle Public Utilities. These costs could total in excess of \$120 million.

The assumptions are based on estimates provided by City departmental staff with necessary revisions by the City's Central Budget Office. The revenue and cost estimates were adjusted to 2013 dollars.

Note: Other City departments have estimated that most incremental costs to provide services to the Duwamish Annexation Area will be negligible or can be absorbed within existing resources after an annexation (e.g. police, fire, library, human services, housing, economic development, parks & recreation, office for education, finance & administrative services, and municipal courts).

The Seattle Central Budget Office analysis shows that City general fund revenues would increase by \$1.1 million as a result of the annexation. The largest contributors to this increased revenue would be Business & Occupation Taxes (\$594,000) and property tax (\$374,000). The \$374,000 in property tax would replace the County Road, Fire District #11 and King County Rural Library District levies that are currently collected in the Duwamish Annexation Area and would result in lower overall property taxes for taxpayers in the Duwamish Annexation Area.

The Duwamish Annexation Area currently receives general governmental services from King County. General services after annexation including police and development services will be provided by the City of Seattle. The following table provides a summary of services and service providers prior to and after an annexation:

The proposed Duwamish Annexation Area is urbanized and nearly fully developed. King County currently provides services at lower levels than the City of Seattle provides within its existing boundaries. Upon annexation, residents and businesses within the annexed area will see an immediate increase in the levels of service for police, fire, parks and recreation, library and other urban services. As additional development occurs within the overall South Park Residential Urban Village, which includes the annexed area, demand for services will increase. It is assumed that the cost for these additional services will largely be offset by property taxes, sales taxes, service charges, and other population-based revenues. It should be noted that many residents in the annexation area currently avail themselves of Seattle's services including park & recreation programs and library services.

The net effect of this annexation on owners of residential properties in the proposed annexation area will be positive. At annexation, the property tax rate and amount will be reduced. Based on 2013 assessed values, the taxpayer in the annexed area would receive a net reduction annually of approximately \$277 on a house valued at \$250,000. Owners of industrial or commercial properties will see a larger reduction in their property tax bills (e.g. property valued at \$1,000,000 will receive a net reduction annually of approximately \$1,110). Business owners will also see a reduction in their property tax bill, but will see an increase in non-property tax related expenses. The City of Seattle imposes a Business & Occupation (B&O) tax on the business operations. This will be an additional expense to businesses in the proposed annexation since state law does not allow counties to impose a B&O taxes.

The City of Seattle officials report that the proposed Duwamish Area Annexation is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, City of Seattle representatives report that:

A. RCW 36.93.170 Factors to be considered by Boundary Review Board

1. Population and territory; population density; land area and uses; comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A; applicable service agreements entered into under chapter 36.115 or 39.34 RCW; applicable interlocal annexation agreements between a county and its cities; per capita assessed valuation; topography, natural boundaries and drainage basins, proximity to other populated areas; the existence and preservation of prime agricultural soils and productive agricultural uses; the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years; location and most desirable future location of community facilities.

The existing population in the proposed Duwamish Area is less than one person per acre. It is a developed area that consists of residential and industrial land uses. This area is in the City of Seattle's PAA. There are a total of 56 parcels -- \$104,405,315 in total assessed valuation. According to the South Park Business Association, businesses and uses within the proposed annexation area includes: Delta Marine; Duwamish Yacht Club; Seattle City Light substation; limousine business; and various multi-tenant buildings primarily light industries, some office and retail businesses; and a wildlife refuge area. The 2010 Census listed the population at 177. The vast majority of the population in the annexation area resides north of the South Park Bridge. The proposed annexation area is zoned Residential and Industrial by King County.

The proposed annexation area is characterized as a vertical panhandle with the South Park 'Sliver' between the city's South Park neighborhood on the west and the Duwamish River on the east and the southern portion that is roughly triangular in shape and is bordered by the Duwamish River on the east, State Route 99 on the west, and South Director Street (City of Seattle) on the north.

The majority of the Duwamish Area is flat with an average elevation of approximately 20 feet above sea level. The annexation area is essentially fully built. There may be opportunities for limited growth as a result of redevelopment in the residential areas over the next 10 years.

The City of Seattle reports that the proposed annexation does not create a severe impact on service providers in the remaining North Highline Area "Q" area. The proposed annexation will connect the linked built communities, common infrastructure and connected natural environments with these elements in Seattle's South Park Residential Urban Village. Seattle has proposed to provide financial mitigation to the North Highline Fire District to eliminate the financial impact resulting from the proposed annexation.

2. Municipal services; need for municipal services; effect of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; prospects of governmental services from other sources; probable future needs for such services and controls; probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area; the effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units.

The City of Seattle will provide fire, water, sewer, electrical, library, stormwater and road services to the proposed annexation area after an annexation. Garbage and recycling collection in the annexation area is provided by Waste Management, and they will also continue to serve the area after annexation. Telephone, internet, and gas service will continue to be provided by Comcast and Puget Sound Energy.

The proposed annexation will have a minor financial impact on three service providers (fire, water and sewer). However, as previously stated, Seattle is working with the North Highline Fire District to mitigate the impacts of the proposed annexation through a financial arrangement that will allow the fire district to remain financially viable. Seattle will also enter into discussions with Water District 20 and Valley View Sewer District to explore ways to mitigate these impacts.

The City of Seattle reports that this proposal creates a more efficient means of providing services to residents/businesses in unincorporated urbanized areas. The proposal will allow for Seattle to be the single provider of those services thus enabling King County to focus on providing services to rural areas or on a regional basis.

3. The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county.

The effect of the proposed annexation will be to implement the state Growth Management Act, to incorporate an area already within the King County Urban Growth Area, to unify the annexation area to the overall South Park Residential Urban Village, and to complete the process with the area as designated within the City of Seattle's Potential Annexation Area (PAA).

The City of Seattle will continue working with King County to explore options to make a future annexation of North Highline Area "Q" financially feasible. This will include working with the Washington State Legislature to pass legislation to provide greater financial incentives to address the financial "Gap" between the cost of providing governmental services and revenues generated by the area.

B. RCW 36.93.180 Objectives to be considered by the Boundary Review Board

1. Preservation of Natural Neighborhoods and Communities.

The proposed annexation area has been identified as Seattle Potential Annexation Areas (PAAs) and are natural extensions of Seattle's South Park Residential Urban Village as identified in Seattle's Comprehensive Plan. The residents in the northern portion of the annexation area (South Park 'Sliver') have taken an active role in neighborhood business and civic activities in the overall South Park neighborhood. There is a natural link in neighborhood characteristics, land use, and demographics with Seattle's South Park Residential Urban Village. The annexation would also link the South Park industrial area with the industrial area in the southern portion of the annexation area (Duwamish Annexation Area). The sense of community and preservation of a natural neighborhood within Seattle will be heightened as a result of the proposed annexation.

The annexation of North Highline Unincorporated Area (Area "Y") is not part of this annexation proposal. The neighborhoods in Area "Y" are separate and distinct for the areas in the proposed annexation (separated by several miles). We believe that the neighborhoods identified as White Center and Boulevard Park are unique standalone neighborhoods and will not be negatively impacted by the annexation proposal. At the same time, Seattle understands the need for a comprehensive strategy to address the need to incorporate unincorporated urbanized areas into cities. To address this issue, Seattle and King County have made a commitment to continue discussions and work toward a strategy to a future annexation of Area "Y". It should be noted that this strategy will need to involve the State of Washington as a provider of additional financial incentives for this to move forward.

The Duwamish Annexation Area is at the same general elevation as Seattle's South Park neighborhood. It is located adjacent to the boundaries of Seattle's South Park Urban Residential Village. The area is characterized as flat with an average elevation of 20 feet above sea level. The Duwamish Annexation Area is bounded on the west by State Route 99 and on the east by the Duwamish River. Access to the annexation area can be accomplished via State Route 99 and West Marginal Way, via the South Park Bridge which was opened in July 2014.

2. Use of Physical Boundaries, including but not limited to Bodies of Water, Highways and Land Contours.

The proposed annexation area follows appropriate physical boundaries and highways. The Duwamish River provides the east boundary line for the entire annexation area. The Seattle city limits provides the west boundaries for the northern portion and the north boundary of the southern portion of the annexation area. State Route 99 provides the west boundary for the southern portion of the annexation area. Due to the shape of the annexation area, the City of Tukwila provides a southern boundary for a very small portion of the annexation area (approximately 500 feet).

3. Creation and Preservation of Logical Service Areas.

The proposed annexation area is bounded on one side by the Duwamish River and shares a boundary with the City of Seattle. It is connected to the City of Seattle via several streets in the South Park neighborhood and the South Park Bridge. The proposed annexation area is a logical extension of the City limits and will eliminate the unincorporated South Park 'Sliver' and connect South Park's industrial areas that are located north and south of So. Director Street, the current City limits. The City of Seattle is prepared to provide urban services to the proposed annexation area upon annexation.

4. Prevention of Abnormally Irregular Boundaries.

The proposed annexation will extend the City limits to the south and west, and will eliminate the South Park 'Sliver' and Duwamish Industrial Triangle as unincorporated land, within the Urban Growth Area.

5. Discouragement of Multiple Incorporations of Small Cities and Encouragement of Incorporation of Cities in Excess of Ten Thousand in Heavily Populated Urban Areas.

The official April 2010 City of Seattle population was 608,660 (U.S. Census Bureau). The addition of the proposed annexation area (177 population is from the 2010 U.S. Census Bureau) extends the boundaries of an existing city.

6. *Dissolution of Inactive Special Purpose Districts.*

The annexation proposal does not dissolve inactive or active special purpose districts. It does allow for the efficient provision of services by the City of Seattle as the single service provider to residents and businesses in the proposed annexation area and surrounding South Park Residential Urban Village.

7. *Adjustment of Impractical Boundaries.*

The annexation proposal addresses the 'Sliver' located in the northern portion of the annexation area that is located between the boundaries of the city's South Park Residential Urban Village and Duwamish River.

8. *Incorporation as Cities or Towns or Annexation to Cities or Towns of Unincorporated Areas Which Are Urban in Character.*

This proposed annexation area is within the King County Urban Growth Area (UGA). The City of Seattle has looked into annexing this area since GMA planning of Potential Annexation Areas with King County began in 1994. Annexation of this area is appropriate as it is within the city's Urban Growth Area, includes urban land uses and densities and will be served by the City of Seattle at an urban level of services.

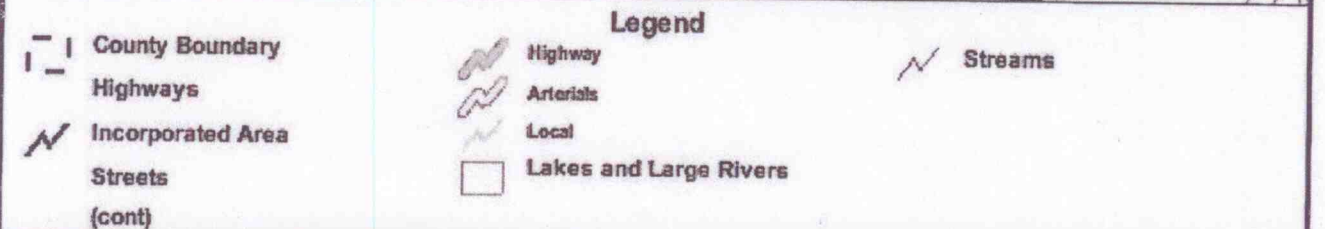
9. *Protection of Agricultural and Rural Lands Which Are Designated For Long Term Productive Agricultural and Resource Use by a Comprehensive Plan Adopted by the County Legislative Authority.*

Not applicable. The annexation area is not designated agricultural and/or rural land, and the current land use within the area is not agricultural.

In conclusion, The Duwamish Annexation Area proposal reportedly addresses the following goals: (1) furthers the transition to city governance of the remaining unincorporated areas in North Highline; (2) reunites the Duwamish Annexation Area into Seattle's South Park Urban Residential Village; (3) allows a local government to provide a higher level of governmental services to residents and businesses in the area; and (4) allows King County to focus its resources as the service provider on a rural and regional basis.

City of Seattle officials report a commitment to taking the necessary steps (e.g., obtaining funding, establishing services, land use/development review, environmental protection) in order to ensure equivalent levels of governance for the Duwamish Area both at current development and at estimated maximum development. The City reportedly supports the Duwamish Area Annexation so that Seattle may serve citizens of the area. Both the citizens of the Duwamish Area and the greater City of Seattle will benefit from the joining of communities.

Duwamish Annexation Area



Date: 3/17/2014 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



King County