

Local Comprehensive Plans Certification Report

City of Tukwila comprehensive Plan

August 28, 2025



The Puget Sound Regional Council conducted a certification review of the City of Tukwila comprehensive plan. Tukwila adopted its 2024 comprehensive plan update on December 16, 2024. PSRC staff provided comments on the draft plan in August and November 2024 to inform the final plan adopted by the city.

This document is organized into two primary parts: a statement of certification and any applicable conditions to certification; and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

Certification Action

The Puget Sound Regional Council certifies that the transportation-related provisions in the City of Tukwila 2024 comprehensive plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.¹ Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050, or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

Conformity with Growth Management Act Transportation Planning Requirements and Consistency with Regional Plans and Policies

OVERVIEW

This section discusses conformity with the Growth Management Act (RCW 36.70A.070(6)) and the transportation-related requirements for local comprehensive plans. It also discusses consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2050 and the Regional

¹ The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in [VISION 2050: Implementation](#).



Transportation Plan. In addition to the multicounty planning policies, VISION 2050 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as several implementation actions for local governments to carry out. Each policy area addressed in VISION 2050 is discussed in turn below. More information about the requirement to review and certify local plans is provided in the [Adopted Policy and Plan Review Process](#).

Plans are reviewed using PSRC's [VISION 2050 Consistency Tool](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or Growth Management Act planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of local comprehensive plans.

Regional Collaboration

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) and VISION 2050 call for local comprehensive plans to:

- **Coordinate** with other jurisdictions, agencies, tribes, ports, military installations, and special purpose districts.
- Prioritize **access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Address opportunities and challenges related to **military installations** when applicable.
- Prioritize investments in **centers**.
- Explore **funding sources** and fiscal tools to meet infrastructure and other needs.

Certification Findings

The Tukwila comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan includes policies to collaborate with jurisdictions, agencies, Tribes, and other organizations on planning issues. The plan includes goals to expand engagement efforts and strengthen collaboration with partner organizations and businesses to support community education and involvement in advancing parks planning, environmental stewardship, and housing goals. The plan includes goals and policies to advance equity, including prioritizing transportation investments that address systematic barriers to accessing livable places and jobs.



Regional Growth Strategy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Incorporate **housing and employment targets**.
- Use **land use assumptions** substantially consistent with countywide growth targets.
- Demonstrate sufficient zoned **development capacity** to accommodate targets.
- Use consistent **land use assumptions** throughout plan.
- Maintain a **stable urban growth area** with densities that support the Regional Growth Strategy.
- Support growth in designated **centers and high-capacity transit station areas**.
- Manage and reduce **rural growth** and protect natural resource lands.

Certification Findings

The Tukwila comprehensive plan effectively addresses the Regional Growth Strategy policies in VISION 2050. The plan demonstrates that the city has the capacity to meet growth targets of 6,500 additional housing units and 15,890 new jobs through 2044. The city is directing much of this future growth to redevelopment efforts in the Southcenter/Tukwila urban center and North Tukwila manufacturing/industrial center.

Environment

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Ensure **air quality standards** are met and reduce emissions of air toxics and greenhouse gases.
- Protect **critical areas and habitat** through coordination and environmental stewardship.
- Plan for **park, trail, and open space** resources and needs.
- Protect and enhance **tree canopy and native vegetation**.
- Protect and restore **water quality**, including actions to restore shorelines and estuaries, remove fish-passage barriers, reduce toxic products, and manage stormwater.
- Ensure **access to healthy environments** for all residents, prioritizing the reduction of impacts for vulnerable residents.

Certification Findings

The Tukwila comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan cites a study by the Puget Sound Clean Air Agency, which found that air quality near major roadways in the Tukwila/Allentown and Tukwila/Kent areas are highly



impacted. The plan addresses this finding through environmental policies such as preserving and enhancing the urban tree canopy to provide shade, improve air quality, and enhance placemaking by including vegetation where feasible. Tukwila has been a “Tree City, USA”, certified by the National Arbor Day Foundation, since 2002, and continues to protect and enhance its tree canopy. New developments are required to implement green stormwater infrastructure and comply with water quality treatment standards to minimize environmental impacts and protect local ecosystems.

The city should address the following comment in future updates to the plan:

- As noted in the plan, Tukwila is divided by significant transportation corridors, including Interstates 5 and 405, as well as Washington 599 and Washington 518. These road systems, as well as proximity to airports, have been found to negatively impact community health. The city is encouraged to continue supporting programs and identifying strategies to reduce impacts to vulnerable populations and communities such as the commuter trip reduction program or other measures to improve air quality.

Climate Change

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Reduce **greenhouse gas emissions** in support of state, regional, and local reductions goals.
- Protect and restore natural resources that **sequester and store carbon**.
- Address impacts to **vulnerable populations** that have been or will be impacted by climate change.
- Retrofit **existing buildings** to reduce building energy use.
- Increase **resilience** by identifying and addressing the impacts of climate change and natural hazards.
- Address **rising sea levels** by siting and planning for relocation out of the floodplain.

Certification Findings

The Tukwila comprehensive plan effectively addresses the climate change policies in VISION 2050. The plan includes goals to adopt and implement policies and programs that support King County’s target of net-zero emissions through carbon sequestration and other strategies by 2050. Policies in the plan include implementing designs that incorporate energy saving strategies and developing regulations that provide extra flexibility or density bonuses to encourage green building construction.

The city should address the following comments in future updates to the plan:



- The city has made important progress on addressing climate change in the comprehensive plan. The Department of Commerce plans to release final guidance on climate planning consistent with House Bill 1181 in 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region. The city should be aware of this upcoming deadline and monitor whether the plan's current state reflects the new requirements.
- In future updates to the plan, the city should include analysis and policies that more specifically address impacts to vulnerable populations and sea level rise.

Land Use/Development Patterns

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Build **thriving urban communities** through inclusive engagement.
- Support **centers** as connections to opportunity.
- Address **healthy environment**, physical activity and well-being, and safety, while reducing disparities.
- Support **annexation and incorporation** by planning for phased growth of communities.
- Preserve **rural areas and natural resource lands**.
- Evaluate potential **residential and commercial displacement** and mitigate impacts.
- Limit **incompatible uses** adjacent to military lands, industrial centers, and tribal reservation lands.

Certification Findings

The Tukwila comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan addresses potential annexation areas that contain significant challenges limiting development potential. The plan also includes a housing background report that evaluates potential residential displacement and encourages mitigation efforts such as preservation of naturally occurring affordable housing. The plan includes goals to direct development to the city's existing regional growth and manufacturing centers.

The city should address the following comment in future updates to the plan:

- While PSRC will complete an in-depth review of all regional centers in 2025, the plan should include the specific growth targets for population and employment for the regional growth center and manufacturing/industrial center. PSRC's [Growth Targets and Mode Split Goals for Regional Centers resource](#) provides guidance on this topic.



Housing

Scope of Review

The Growth Management Act (RCW 36.70A.070) and VISION 2050 call for local comprehensive plans to:

- Provide an **inventory and analysis** of existing housing and housing needs at each income level.
- Document **sufficient land capacity** to accommodate housing for all income levels and emergency shelters.
- Identify **actions** to provide housing for all income levels.
- Identify and address **racially disparate impacts, displacement, or exclusion** in housing.
- Expand housing capacity for **moderate-density housing**.
- Promote **jobs-housing balance**.
- Support the **development and preservation of affordable housing** by considering inclusionary and incentive zoning and promoting affordable housing near high-capacity transit.
- Promote **homeownership** opportunities.

Certification Findings

The Tukwila comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan demonstrates that the city has sufficient capacity to accommodate its allocated share of countywide housing need by income level and documents strategies to address barriers to affordable housing. The plan includes goals to promote homeownership opportunities and develop code to support a variety of housing types.

The city should address the following comments in future updates to the plan:

- The plan does not clearly outline capacity for the required 1,242 emergency housing units. RCW 36.70A.070(2)(c) requires that jurisdictions document sufficient capacity for all housing types, including emergency housing and emergency shelter, in the housing element. Commerce provides [examples](#) of this type of capacity analysis and [guidance](#) on how to complete the work (see p. 43). However, the city updated its development regulations in April 2025, amending siting requirements and buffers, identifying underdeveloped parcels with housing capacity, and increasing maximum occupancy limits for facilities. Through these updates, the city documents sufficient capacity to accommodate its allocation of emergency housing beds. PSRC encourages the city to address capacity for emergency housing and barriers to development as a priority in future plan amendments.
- The region is facing a housing crisis, and jurisdictions should act with urgency to address the housing needs of all residents. PSRC encourages the city to continue to work with regional partners to monitor housing conditions, to implement housing strategies, and to amend the plan periodically to adjust to changing conditions.



Economy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Identify and enhance **industry clusters**, including those that provide goods and services for export.
- Support retention and recruitment of **family wage jobs** and small businesses that are **locally, women-, and minority-owned**.
- Develop a **range of employment opportunities** to create a closer balance between jobs and housing.
- Address and prevent potential **physical, economic, and cultural displacement** of existing businesses.
- Expand **access to opportunity** and remove barriers for disconnected communities.
- Recognize and empower the contributions of the region's **culturally and ethnically diverse communities**.

Certification Findings

The Tukwila comprehensive plan effectively addresses the economy policies in VISION 2050. The plan includes several policies aligning economic development with compact land use patterns and growth targets for housing and employment. The economic development element in the plan encourages the retention and growth of existing local businesses, particularly for Black, Indigenous, and other People of Color, immigrant, refugee, LGBTQIA+, disabled, and women-owned businesses. The plan also includes policies to promote the local workforce through priority hire programs that create middle-wage employment opportunities in historically disadvantaged communities.



Transportation

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to:

- Use **internally consistent land use assumptions** and forecasts of travel demand and that are consistent with growth targets.
- Provide **inventories of existing facilities**, and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.
- Include a **multiyear financing plan** and reassessment strategy to address potential funding shortfalls.
- Direct **demand management**, including programs to implement the Commute Trip Reduction Act.
- Plan for **pedestrians and bicycles**, including capital investments, education, and safety.
- Discourage **incompatible uses adjacent to airports**.
- Address **air quality** and the reduction of pollutants consistent with WAC 173-420-080.

VISION 2050 also calls for local comprehensive plans to:

- Plan for **system maintenance, safety and emergency management**.
- Support the **Regional Growth Strategy**.
- Provide **alternatives to driving alone**.
- Plan facilities and services for **special needs transportation**.
- Avoid the creation of new and expanded facilities in **rural areas**.
- Identify **racial and social equity** as a core objective when implementing transportation projects.
- Protect the **environment** and reduce stormwater pollution.

Certification Findings

The Tukwila comprehensive plan effectively addresses the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan emphasizes alternatives to driving alone through policies, programs, priorities and investments. It includes a policy to work with the Port of Seattle, King County Airport, and the Federal Aviation Administration to decrease adverse effects of airport operations on Tukwila and its residents.

The city should address the following comments in future updates to the plan:

- The Growth Management Act (RCW 36.70A.070(6)(iv)) requires local comprehensive plans include a multiyear transportation financing plan for how the jurisdiction will meet the mobility needs identified in the comprehensive plan. PSRC encourages the city to include additional analysis to compare anticipated revenue



and expenditures for the 20-year planning period. Further guidance on how to address the financial analysis in the plan in the Department of Commerce's [Transportation Element Guidebook](#), pages 202–212.

- Consistent with VISION 2050, the plan includes multimodal level of service standards to identify system improvements. Please note the Growth Management Act will require multimodal level of service standards in central Puget Sound jurisdictions by 2029, and additional guidance may be available in the future to refine adopted standards.

Public Services

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Promote **coordinated and efficient** use of public services.
- Protect **water quality** by serving urban development with sewer systems and replacing failing septic systems.
- Consider the **impacts of climate change on public facilities** and promote renewable energy.
- Promote **affordable and equitable access to public services**, especially for underserved communities.
- Promote working with school districts on **school siting and design** to support safe, walkable access.

Certification Findings

The Tukwila comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes goals to promote affordable and equitable access to public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities. To improve water quality, the plan calls for coordination with adjoining jurisdictions whose surface waters flow into or through Tukwila.

Conclusion and Next Steps

PSRC found the City of Tukwila comprehensive plan is substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050 and the Regional Transportation Plan.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050 and areas that may be necessary to address prior to the 2029 Growth Management Act Implementation Progress Report.



PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Nancy Ferber at 206-464-6179 and nfebrer@psrc.org.

