



City of Tukwila

Washington

Resolution No. 2136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ADOPTING THE TUKWILA HAZARD MITIGATION PLAN; AND REPEALING RESOLUTION NOS. 1734 AND 1995.

WHEREAS, the City of Tukwila and surrounding areas are subject to various hazards, including flooding, earthquakes, landslides, severe windstorms and other natural and technological/man-made hazards; and

WHEREAS, the City of Tukwila is committed to strengthening the City's resilience to the effects of natural and technological/man-made hazards; and

WHEREAS, the Federal Disaster Mitigation Act of 2000, specifically Section 322, addresses local mitigation planning and requires local governments to develop Local Hazard Mitigation Plans as a condition of receiving Hazard Mitigation Grant Program funding, Flood Management Assistance, and Pre-Disaster Mitigation funding from the Federal Emergency Management Agency (FEMA); and

WHEREAS, FEMA is completing a pre-adoption review of the City's Hazard Mitigation Plan Annex and will approve the Plan upon receiving documentation of its adoption by the City; and

WHEREAS, the City Council of the City of Tukwila adopted the Tukwila Hazard Mitigation Plan via Resolution No. 1734 on February 7, 2011 and Resolution 1995 on July 20, 2020;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council approves participation in the hazard mitigation planning process, development of a City-wide Hazard Mitigation Plan Annex and adoption of the proposed Hazard Mitigation Plan Annex subject to FEMA approval, hereby incorporated by reference as "Attachment A."

Section 2. Repealer. Resolution Nos. 1734 and 1995 are hereby repealed.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 2nd day of March, 2026.

[signatures to follow]

ATTEST/AUTHENTICATED:


Andy Youn-Barnett, CMC, City Clerk


Armen Papyan, Council President

APPROVED AS TO FORM BY:


Office of the City Attorney

Filed with the City Clerk: 02/23/26
Passed by the City Council: 03/02/26
Resolution Number: 236

Attachment A: Tukwila Hazard Mitigation Plan ("City of Tukwila Plan Annex")



City of Tukwila Plan Annex

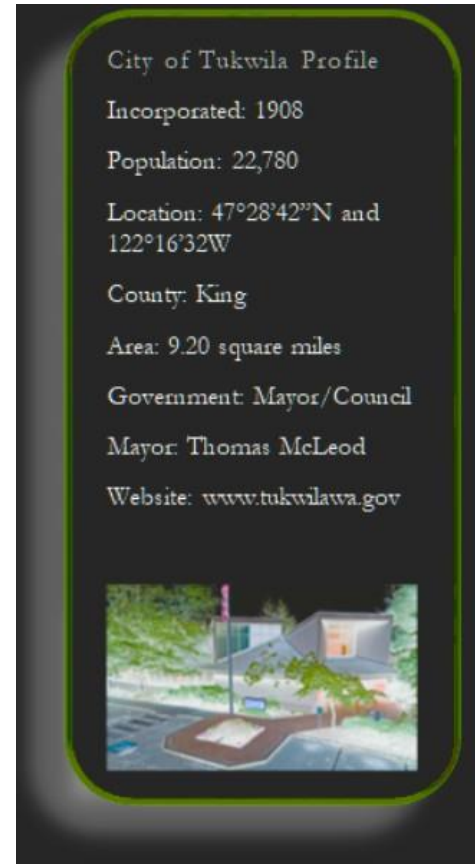
Introduction

Tukwila Snapshot (Using data from the U.S. Census Bureau, Washington State Office of Financial Management, Puget Sound Regional Council, and other sources):

- Tukwila is located in the heart of the Puget Sound region, approximately 12 miles south of downtown Seattle, 17 miles north of Tacoma, and just east of Seattle-Tacoma International airport.
- Tukwila is 9.2 square miles in size (2020), with a population of 2,373 persons per square mile.
- Tukwila had an estimated population of 22,780 in 2023 and had an estimated employment of around 45,825 in 2022. Between 2018 and 2022, more than 82 percent of those 25 years and older reported being a high school graduate, and 26 percent had a bachelor's degree or higher.
- Tukwila is an increasingly diverse city, with more than 69 percent of its population identifying as nonwhite in 2023, and 40 percent born outside of the United States or Puerto Rico. Approximately 47 percent of the residents speak a language other than English at home.
- As of 2023, Tukwila had estimated 8,098 households with an average of 2.64 persons per household.
- Tukwila's 2023 median household income was \$76,331, and the Census Bureau estimates that 13.3 percent of the city's residents live in poverty.
- In 2023, 18 percent of the population was under 18 years old, and 11 percent were over 65 years old.
- Tukwila has more than 2,000 businesses, which comprise over 40,000 jobs. Businesses cover multiple sectors with concentrations in retail, manufacturing, services, and distribution and specialties in entertainment and aerospace.
- Between 2018 and 2022, 72 percent of the population age 16 and up participated in the civilian labor force.

Governing Format

- Tukwila, incorporated on June 23, 1908, is a non-charter, optional code city operating under a Mayor-Council form of government, which includes a full-time Mayor, seven-member City Council elected at large, and a City Administrator. All elected official terms are for a period of four years. Mayor McLeod is the chief executive officer, and the Council is the legislative branch and governing body. City management includes a City Administrator, Deputy City Administrator, nine department heads, 269 full-time employees and 91 part time employees. The current operating budget of the city for 2025 is \$163,747,027



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Development Trends

Since 1990, the City of Tukwila has experienced modest but steady population growth (not including annexations). While Tukwila's residential population remains relatively small, the city functions as a major regional employment and activity center, resulting in development patterns that differ from those of primarily residential jurisdictions.

Tukwila's nighttime population is approximately 22,780 residents as of 2023 and is expected to grow gradually as additional housing is delivered. In contrast, the city's daytime population remains significantly larger - estimated between 150,000 and 170,000 people on a typical weekday - reflecting the concentration of employment, regional retail, industrial uses, and transportation facilities. This daytime population, roughly seven to eight times greater than the residential population, has important implications for infrastructure demand, emergency response, and hazard mitigation planning.

Development activity in Tukwila is generally grouped into five areas: the Tukwila Urban Center/Southcenter area, the Manufacturing/Industrial Center, the Tukwila International Boulevard corridor, Tukwila South, and the city's remaining residential and commercial neighborhoods.

Tukwila Urban Center (TUC)/Southcenter Area – A high-density, regionally oriented mixed-use urban center that includes major retail, employment, entertainment, and an expanding residential base. Development in this area is primarily vertical, with mid-rise and high-rise buildings, and is supported by substantial transportation infrastructure. The concentration of activity and critical facilities as well as the proximity to the Green and Duwamish River makes this area a focal point for emergency preparedness and infrastructure resilience planning.

Manufacturing/Industrial Center – A large employment district along the Duwamish River characterized by manufacturing, warehousing, logistics, and industrial uses. This area supports a significant share of the city's employment base and includes critical freight and utility infrastructure. Portions of the area are located near flood-prone or liquefaction-susceptible lands, requiring careful consideration of hazard exposure and continuity of operations.

Tukwila International Boulevard (TIB) Corridor – A transitioning corridor anchored by Link light rail service and characterized by mid-rise residential, mixed-use, and commercial development. Ongoing redevelopment is increasing residential density and activity levels, particularly near station areas, while older commercial uses remain interspersed along the corridor. Proximity to major transportation infrastructure and variable site conditions present both redevelopment opportunities and hazard planning considerations.

Tukwila South – A large area at the southern end of the city along the Green River identified for long-term redevelopment and intensification. The area includes extensive environmental constraints and infrastructure needs, and development is expected to occur incrementally over time. Past and future site preparation, including grading and floodplain management, play an important role in reducing flood risk and shaping long-term development potential.

More broadly, the city continues to see strong market interest in mid-rise residential development, driven by limited land availability and proximity to transit and services. Recently completed or soon-to-be completed projects such as Prose Tukwila in the Tukwila Urban Center and Village at 47th in the Ryan Hill area illustrate this trend. These developments reflect a continued shift toward compact, multi-story housing forms that align with Comprehensive Plan goals to concentrate growth in designated centers and corridors.

Recent state-required regulatory changes implementing middle housing provisions under HB 1110 have also begun to influence development patterns. In Tukwila, this shift is reflected in the transition from the former Low Density Residential (LDR) zoning designation to the new Community Residential (CR) zone, which combines elements of the former LDR and Medium Density Residential (MDR) zones. Early development interest indicates growing consideration of duplexes, triplexes, fourplexes, and other middle housing types on lots that were historically developed with single-family homes. Over time, these changes are expected to incrementally increase housing capacity while maintaining neighborhood-scale development patterns.

Overall development capacity remains constrained by limited land availability and existing development patterns. As a result, most residential growth is likely to occur through middle housing infill on CR lots and the occasional mixed-use/multi-family project in the TIB and TUC subareas. At the same time, continued development pressure increasingly affects parcels encumbered by critical areas, including steep slopes, wetlands, and streams. While the city regulates development to avoid direct impacts to these areas where feasible, their presence introduces additional environmental risk and development challenges. These constraints require careful site design, mitigation, and long-term monitoring and remain an important consideration from an environmental and hazard mitigation perspective as Tukwila continues to grow.

Jurisdiction Point of Contact:

Name: Pete Mayer

Title: EM Director/Deputy City
Administrator

Entity: City of Tukwila

Phone: (206)767-2305

Email: pete.mayer@tukwilawa.gov

Plan Prepared By:

Name: Mindi Mattson

Title: Emergency Manager

Entity: City of Tukwila

Phone: (206)673-7480

City of Tukwila Risk Summary

Hazard Risk and Vulnerability Summary

HAZARD	HAZARD SUMMARY	VULNERABILITY SUMMARY	IMPACT SUMMARY	PROBABILITY OF FUTURE OCCURRENCE (INCLUDE EFFECTS OF CLIMATE CHANGE)
Avalanche	Tukwila is not within an avalanche zone.	NA	NA	NA
Dam Failure	Flood protection for much of Tukwila that is in the valley is provided by the Howard Hanson dam. The dam is a USACE project built in 1962 and located approximately 35 miles upriver from Tukwila. The King County Flood Control District assists with downstream management of flood protection.	This likelihood of a complete dam failure is very low due to diligent, competent management of the project by the US Army Corps of Engineers. However, an event such as a major earthquake or terrorist attack could result in dam failure.	The total release of water stored at the dam would result in extensive flooding to all downstream communities including Tukwila. Being the furthest community downstream, Tukwila would have the most time for response efforts including evacuations and hardening of buildings in the flood plane. However, being further downstream may result in larger levels of debris and hazardous material deposits from upstream communities.	To date the USACE have been able to accommodate for changing weather patterns resulting in variations to the water storage needs at the project. Predictability of a total dam failure is very low because the most likely causes are either less predictable hazards (earthquakes) and man-made hazards (terrorism).
Earthquake	Like most of the Pacific Northwest, earthquakes are likely the	Tukwila has a significant amount of structures and infrastructure	An earthquake in or near Tukwila could result in outcomes	While earthquakes are not predictable, the historic intervals and

	highest impact disaster for Tukwila. We are susceptible to crustal, intraplate, and subduction zone quakes.	that were built prior to current standards, including concrete tilt-up buildings, unreinforced masonry, and bridges. Bridges are of high concern due to the potential isolation of some or many of our communities, as well as the large volume of traffic that passes through Tukwila.	ranging from inconvenient to catastrophic depending on the severity. A quake could impact much of the critical infrastructure making it difficult to provide essential services. It would greatly overwhelm regional services and significantly impact both residents and visitors.	years since the last major quake in this region could be interpreted as the region being “overdue” for a major occurrence. While the impacts of climate change are anticipated to be significant for our region, there is not currently data correlating earthquake outcomes and climate change.
Flood	The city is bisected by the Green and Duwamish River which runs the entire city from north to south.	There are multiple residential and commercial properties including a professional rugby/soccer complex and a golf course that may be affected by a 100 year event.	With climate change, population and development growth, impacts from flooding will remain impactful.	There is a plan to reinforce the levees throughout the City to lessen flood impacts.
Landslide	Landslides typically occur when the earth is unstable and the slope is excessive. There is often a triggering event such as excessive rain or earthquake.	There is one known area prone to landslide in the city adjacent to Interurban Ave South at the 15200 block. Canyon Estates Condos sit above the potential slide area. The area is marked and slope	A landslide in the known area could cause life safety issues, traffic issues, and property damage to public and private property.	Climate change may increase rainfall amounts to slide-prone areas. The city recently hired a Geotech consultant to provide detailed landslide information and mapping. The report will be available Q1 2026 and

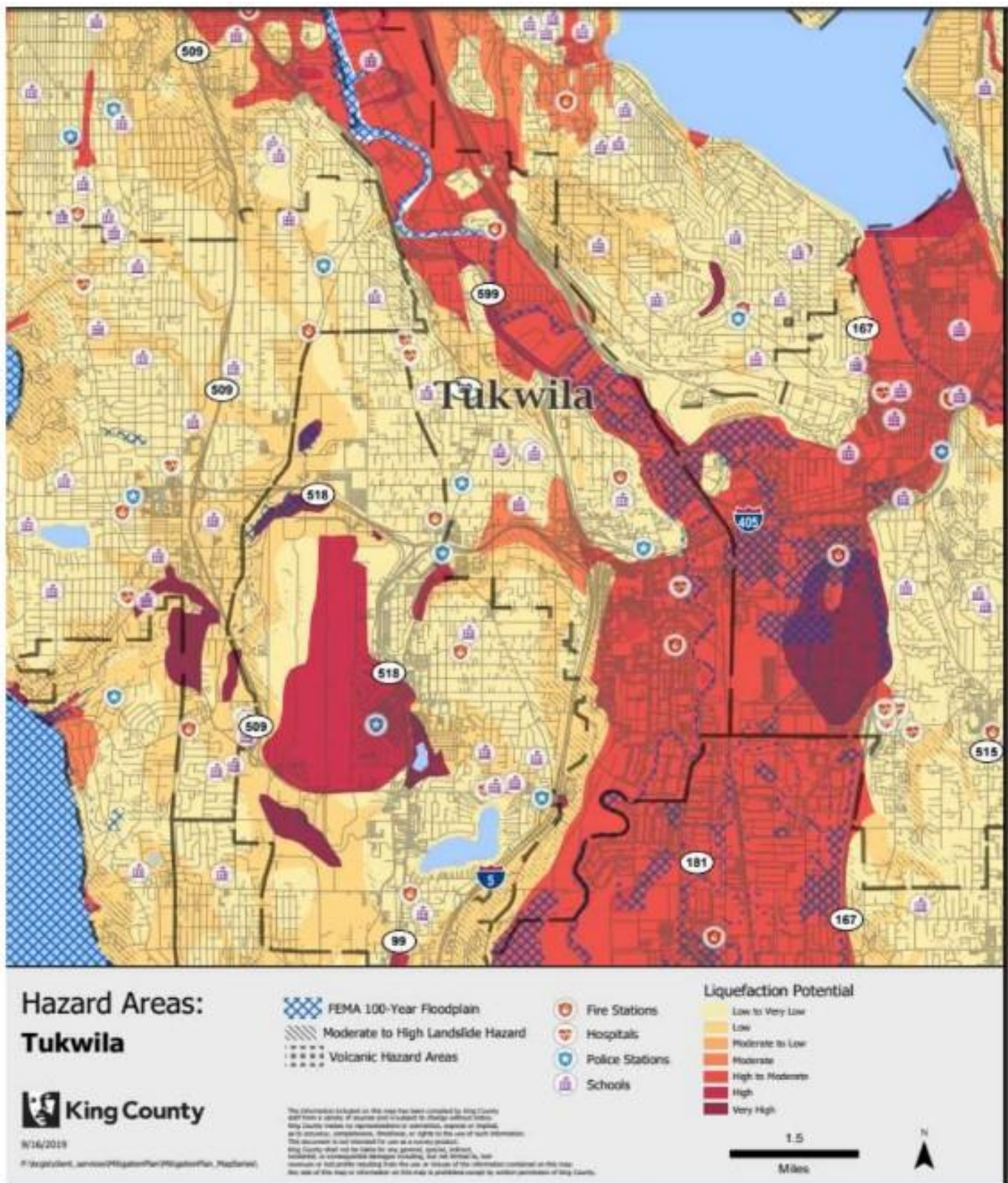
		stabilization and debris mitigation measures have been implemented.		findings will be incorporated in this annex in the future.
Extreme Weather	Tukwila experiences extreme weather in the form of wind, rain, snow, ice, and heat.	Due to demographics, geography and topography, Tukwila is prone to extreme weather events and their outcomes.	The 2021 Heat Dome was an example of an extreme weather event. There have also been significant rain, snow, and ice events causing localized flooding, accidents, damage to property, loss of power and disruption of 911 services.	Occurrences of extreme weather will continue to be impactful to the city. Climate change may bring more frequent, extreme events.
Tsunami	A tsunami is most likely to occur from an earthquake creating wave activity that reaches land/shore.	Any tsunamic activity that reached the city would come through Puget Sound and up through the Duwamish river resulting in tidal surge.	Based on tsunami modeling for Puget Sound, the likelihood of impacts in Tukwila is considered to be low.	See Earthquake information above. While the modeling gives us a good indicator of impacts, prediction of an earthquake is very imprecise.
Volcano	The Cascade mountain range contains multiple active volcanos that could impact the city.	While lahars are not likely to reach the city, debris and ash flows could be significant depending on wind and other weather conditions.	A large ash deposit can pose significant health risks for humans and animals. It would cause significant impacts to agriculture, transportation and infrastructure including emergency services.	Predictions of Volcanic activity are imprecise, although often activity will be detected prior to a large eruption. The city would rely on existing geotechnical monitoring and notification of a pending event.
Wildfire	While the city is bordered by mostly urban areas, there	Since the city is largely built out in terms of business and	Fires in these areas are adequately covered by	While wildfire risk in Tukwila is considered low, fire activity due

	are several green belts, power easements, and undeveloped areas that could be prone to fire.	residential structures, there aren't large tracts of forested land.	existing firefighting resources.	to climate change is a rapidly changing body of science. Much is being learned about urban interface wildfires in communities with similar building density.
Civil Disturbance	While civil disturbance is not a common occurrence in Tukwila, the city regularly draws visitors in large numbers to our shopping, commercial, retail, dining, and recreation offerings.	The Department of Homeland Security has a facility in Tukwila that has been the location of repeated protests in 2025. These have been manageable by existing law enforcement and mutual resources. The Mall and surrounding commercial area are a gathering spot for hundreds of thousands of visitors, especially during the holiday season.	A large civil disturbance could result in significant disruption to residents, businesses, emergency services, transportation and communications.	Current political conditions have caused an increase in protests/marches in the area which have been mostly peaceful and not rising to the level of civil disturbance. Future occurrences are difficult to predict.
Cyber Attack	Cyber Attacks on government occur every day including DDOS and ransom demands.	While no agency is 100% immune from cyber attacks, Tukwila is proactive in it's actions to prevent being victimized.	A large cyber attack could disable city government and disrupt all city services.	As cyber criminals become more evolved, city defenses need to keep pace with new and novel attacks. This will be a continual cycle of finding vulnerabilities and blocking them.

Hazardous Materials Incident	The use and transport of hazardous materials through Tukwila via road and rail allows for the potential of an accidental discharge or spill that could impact the community. Several gas pipelines also run through the city.	Tukwila is home to transportation infrastructure that regularly carries hazardous materials (primarily rail and major highways). The City also has businesses within the city that use and store hazardous materials.	Depending on the size, location, and material spilled/released, a hazmat incident in Tukwila could significantly disrupt government, commerce, and public safety.	The City relies on the transporters and users of hazardous materials to comply with all safety standards, as well as the Puget Sound Regional Fire Authority to maintain response capability. The city is also reliant on users, transporters, and spillers to work with us to mitigate, respond to, and recover from a hazmat incident.
Public Health Emergency	Tukwila is vulnerable to the effects of a variety of public health emergencies ranging from food/water contamination to rat infestation to pandemic.	Tukwila doesn't have large health care providers in the city. However, we do experience large public gatherings for shopping, recreating, and sporting and community events.	The primary impacts from a public health emergency would be to government, our residents, businesses, and economy (as evidenced by COVID).	Leadership for management of a public health emergency rests with Seattle King County Public Health. The city looks to them for forecasting, prevention, mitigation, response, and recovery guidance.
Terrorism	The potential for terrorism is ever-present.	Tukwila's proximity to SeaTac Int'l Airport and location in the greater Seattle/Tacoma metropolitan area make it vulnerable to a variety of terrorism threats, both large and small	Depending on the type of attack, the city anticipates impacts to government, public safety, physical security, and the environment.	Tukwila PD meets all standards for terrorism interdiction for a LE organization of it's size. The city is reliant on the Washington State Fusion Center, as well as other state and federal partners, to provide

		in scale. Much of Tukwila lies in the floodplain below the Howard Hanson Dam.		information regarding terrorism threats and support in responding.

Hazard and Asset Overview Map(s)



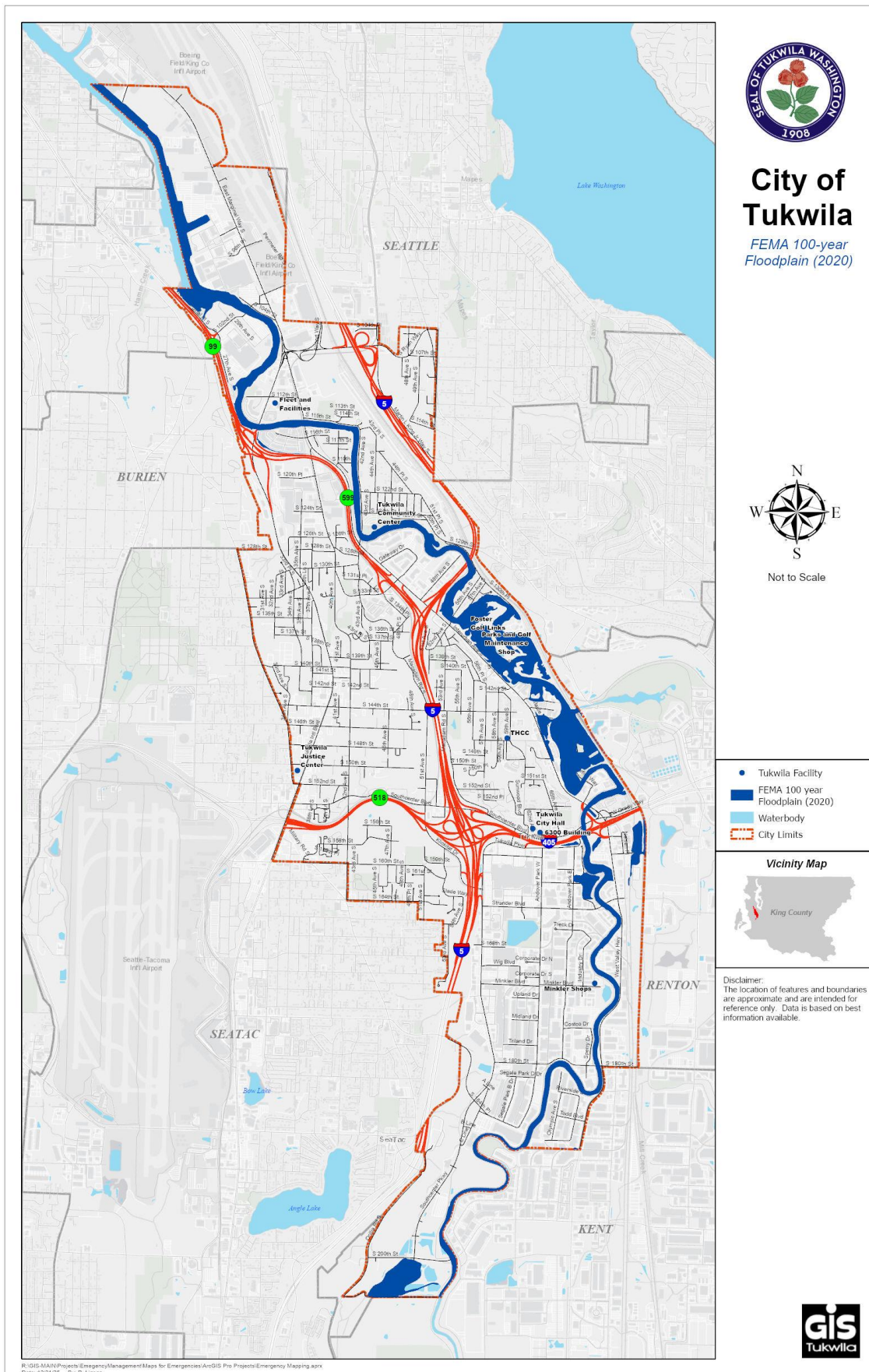
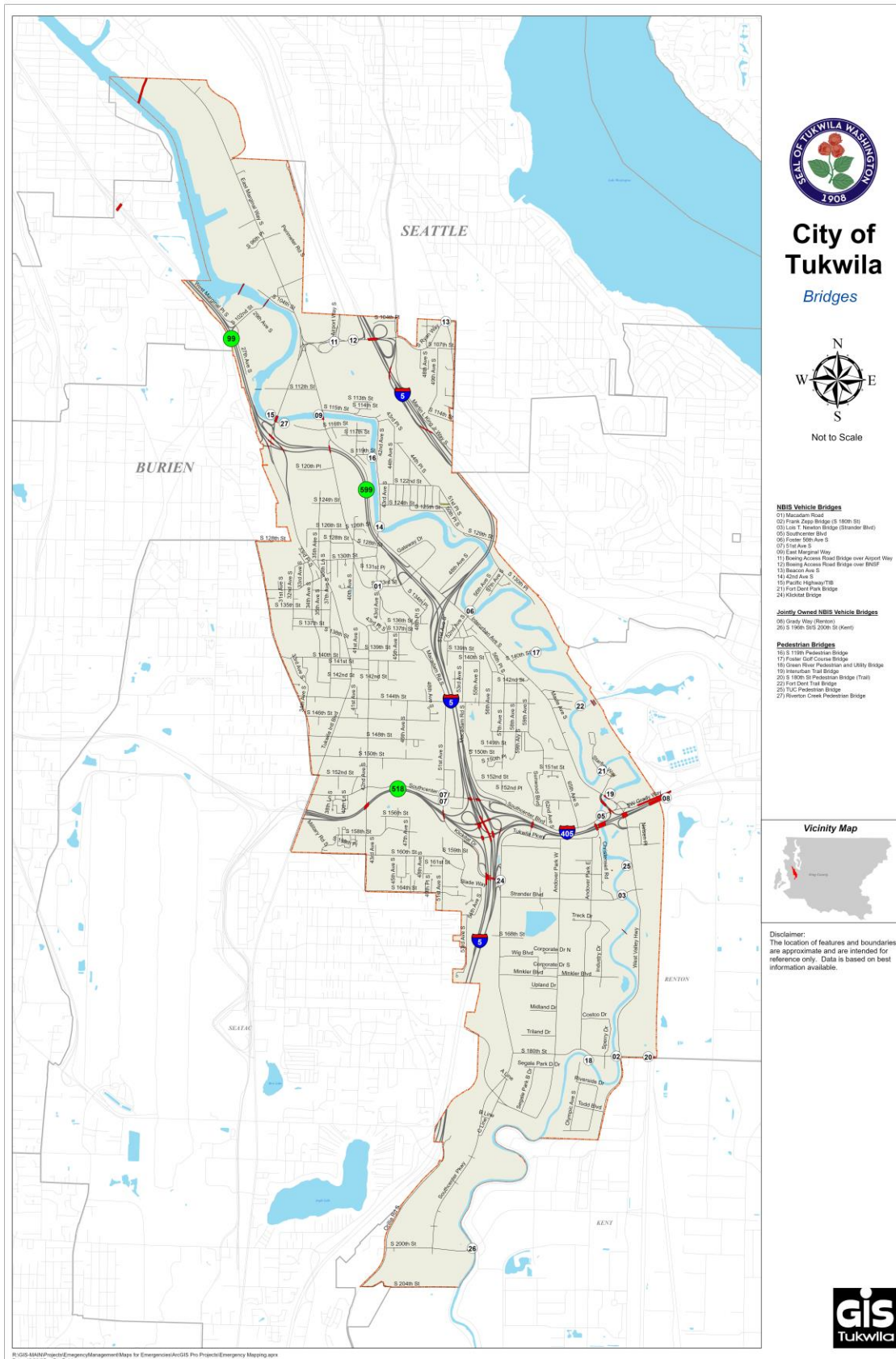




Figure 2: This map shows the planned levee work that was proposed by the City along the Green River. Refer to the flood annex on page 16.



Plan Update Process

Updating the Tukwila Annex to the King County Hazard Mitigation Plan took place over the course of about one year. Representatives from Tukwila Emergency Management participated in kick-off and workshop events provided by King County, promoting the county-wide survey conducted, participating in office hours and individual technical assistance provided by the KCOEM Hazard Mitigation staff.

In partnership with Puget Sound Regional Fire Authority (Fire/EMS provider for Tukwila), the city conducted an additional survey to gather feedback more specific to the PSFRA-served cities of Covington, Kent, Maple Valley, Seatac, and Tukwila. The results of both the county's survey and the PSRFA survey are incorporated into this Annex.

An internal staff team was identified with the necessary subject matter expertise to oversee the process and update of the Tukwila Annex. The work began with a comprehensive review of the 2020 Tukwila Annex, as well as the recently adopted King County Hazard Mitigation Plan (2024). Due to staff turnover and governance changes, few of the staff who worked on the 2020 Annex were available to provide history or context for the previous planning efforts. The current Tukwila planning team aimed to understand the intent and provide continuity for the work done in 2020, while setting forth a fresh vision for hazard mitigation in Tukwila moving forward. The work plan was established through a series of meetings with Emergency Management, based on mitigation area and subject matter expertise. Prioritization was done in consultation with department directors and senior city leadership. Other city-wide planning efforts (including the recently completed Comprehensive Plan, Comprehensive Emergency Management Plan, Continuity of Operations Plan, and the Capital Improvement Plan Dashboard) were leveraged to inform this Annex.

As outlined in other sections of this Annex, Tukwila is unique in terms of risk profile, hazards, geography, tax base, budget, development trends, socio-economic factors, and demographics. These factors influenced the final contents of this Annex and the prioritization of the projects identified.

City of Tukwila Planning Team

NAME	TITLE	ORGANIZATION	CONTRIBUTION
Mindi Mattson	Emergency Manager	City of Tukwila Emergency Management	Planning Coordination
Maxwell Baker	Development Supervisor	Dept. of Community Development	Development Trends
Roman Linsao	GIS Coordinator	Technology and Innovation Services	Hazard Maps
Scott Kirby	Admin Support Coordinator	Communications/Mayor's Office	Photographs/Logo
Will Lugo	Emergency Management Administrator	Puget Sound Regional Fire Authority	Fire/EMS/EM Subject Matter Expertise
Sherry Edquid	Levee Project Manager/Flood Plain Manager	Public Works Engineering	Levee/Flood Risk/Landslide Information
Tony Cullerton	Deputy Finance Director	Finance Department	Budget Information

Nancy Eklund	Long Range Planning Manager	Dept of Community Development	Demographics/Comprehensive Planning Expertise
Adam Cox	Transportation Project Manager	Public Works Engineering	Bridges/CIP Expertise
Jen Tetatzin	Department Director	Public Works	Oversight of PW Staff Contributions and Project Prioritization
Mindy Roberts	Fiscal Coordinator	Finance Department	Personnel Information
Shawn Christie	Internal Operations Manager	Public Works Facilities	City-owned Facilities Expertise

Plan Update Timeline

PLANNING ACTIVITY	DATE	SUMMARY	ATTENDEES
King County Kick-off Event, Workshop, Zone 3 Presentation	2023, 2024, 2025	Participated in these events as described in the base plan.	Mindi Mattson
Meetings with internal and external subject matter experts	2025	Identified participants and solicited input for plan update.	See “Planning Team” listed above.
Submission to King County for evaluation of Annex	2025	Submit Tukwila Annex to KCOEM for review and comment	KCOEM Hazard Mitigation Planning Staff
Adoption By Tukwila Council	1 st Quarter 2026	Present Tukwila Annex to City Council for formal adoption	Tukwila City Council

Public Outreach Events

EVENT	DATE	SUMMARY	ATTENDEES
Survey Conducted by King County	2024	As described in King County HM Base Plan	King County Residents
PSRFA Served Cities Public Survey	August through October 2024	Cities of Covington, Kent, Maple Valley, Seatac and Tukwila promulgated a survey through social media to solicit public input on local/regional hazards	Residents of the PSRFA Served Cities
City of Tukwila Targeted Survey	July/August 2024	Hazard survey mailed to every	All Tukwila addresses

		Tukwila address as part of our Hazelnut Newsletter.	
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The city was also involved in the regional Lower Green River Corridor Flood Hazard Management Plan and the Partner Planning Committee led by the King County Flood Control District. This plan is a long-term vision for reducing risks and protecting this vital region. This plan in the future will further outline the capital investment strategy along with project implementation for the region.

Tukwila Hazard Mitigation Program

Hazard mitigation is an important part of a comprehensive Emergency Management planning strategy in the City of Tukwila. These efforts require the participation of subject matter experts from multiple departments in the city to properly identify local hazards and develop strategies to mitigate them. These strategies were identified prioritized using the process described in the King County base plan.

The city recently adopted the 2025 Comprehensive Emergency Management Plan, which is the over-arching strategic plan for all facets of emergency management, including Prevention, Protection, Mitigation, Response and Recovery. This Hazard Mitigation Plan Annex addresses with more specificity the mitigation components of Tukwila's full-cycle planning efforts.

Plan Monitoring, Implementation, and Future Updates

King County leads the mitigation plan monitoring and update process and schedules the annual plan check-ins and bi-annual mitigation strategy updates. Updates on mitigation projects are solicited by the county for inclusion in the countywide annual report. As part of participating in the 2025 update to the Regional Hazard Mitigation Plan, Tukwila agrees to convene their internal planning team at least annually to review their progress on hazard mitigation strategies and to update the plan based on new data, recent disasters, changes in legislative requirement, and potential funding sources.

As part of leading a countywide planning effort, King County Emergency Management will send to planning partner any federal notices of funding opportunity for the Hazard Mitigation Assistance Grant Program or any other funding opportunities that may be introduced in the future. Proposals from partners will be assessed according the prioritization process identified in this plan and the county will, where possible, support those partners submitting grant proposals. While the city does take mitigation into account in establishing funding priorities, pursuing available grant funds will be a key strategy to fund implementation of this plan.

The Hazard Mitigation Plan is scheduled to be updated every five years, with the next update anticipated in 2030. The City of Tukwila will submit letters of intent to participate in the 2030 planning process convened by King County.

Continued Public Participation

Public participation is a foundational strategy shared by King County and its partner cities. The information developed through this Hazard Mitigation planning effort will be incorporated into outreach and public education strategies. Any capital improvement projects that are developed from this plan will include appropriate communication with residents about proposed projects, ensuring our public understands and has input into the hazards, mitigation efforts, funding, and community impacts. This will include information about local hazard mitigation efforts, as well as how local projects integrate with County, State and Federal mitigation strategies. The outreach and mitigation teams will also continue to work with media and other agency partners to publicize mitigation success stories and help explain how vulnerabilities are being addressed. When possible, the public will

Plan Goals

The goal of the 2025 King County Regional Hazard Mitigation Plan: Create a framework that reduces the impact and susceptibility of the identified hazards on people, property, and the environment, prioritizing historically underserved communities. This framework takes into account King County's 15 Determinants of Equity and Social Justice:

<https://equity-indicators-kingcounty.hub.arcgis.com/>

These population-level indicators help to better understand disparities and opportunities to make a difference across the communities we serve.

be given access to mitigation projects to allow community members to see the strategies in this plan brought to fruition.

Hazard Mitigation Authorities, Responsibilities, and Capabilities

The Hazard Mitigation Plan is one of a suite of Tukwila plans that address the over-arching needs of the city. While the following list of plans represents “stand alone” documents, they have each been developed to function in support and coordination of a comprehensive planning strategy.

Plans

PLAN TITLE	RESPONSIBLE AGENCY	POINT OF CONTACT	RELATIONSHIP TO HAZARD MITIGATION PLAN
Comprehensive Plan	Department of Community Development	Nora Gierloff, Director	The Comprehensive Plan is the “blueprint” that explains the community’s values and priorities to guide growth and development. The Plan reflects community involvement, technical analysis, state and regional requirements, and the judgment of decision-makers.
Comprehensive Emergency Management Plan	Emergency Management, Mayor’s Office	Pete Mayer, Director	Hazard mitigation is addressed as part of the Prevention, Protection, Mitigation, Response, and Recovery scope of the CEMP.
Capital Improvement Plan	Public Works Department	Jen Tetatzin, Director	The Capital Improvement Program (CIP) is a comprehensive multi-year plan of proposed capital projects. The plan provides an ongoing framework for identifying capital needs, scheduling projects over a period of time, coordinating related projects, and identifying future fiscal impacts. The city recently created a dashboard tracking all CIP projects that is available to the public: https://gisportal.tukwilawa.gov/portal/apps/dashboards/ab03a186bf5b4c799fea7d395c1777cb
Continuity of Operations Plan	Emergency Management, Mayor’s Office	Pete Mayer, Director	Availability, suitability of city facilities and city departments’ ability to function after a disaster/disruption area identified in the COOP.
Surface Water, Water, Sewer, Transportation	Public Works	Jen Tetatzin, Director	Plans for surface water, water, sewer, and transportation.

Programs, Policies, and Processes

PROGRAM/POLICY	RESPONSIBLE AGENCY	POINT OF CONTACT	RELATIONSHIP TO HAZARD MITIGATION PLAN
Building Code/Code Enforcement	Department of Community Development	Nick Wagood, Building Official	Local and international building codes determine the design and

			construction standards for all projects.
Emergency Management Program	Emergency Management, Mayor's Office	Pete Mayer, Director	Creates plans and policies for the administration of all phases of emergency management.
Critical Areas Ordinance	Department of Community Development	Nora Gierloff, Director	Provides regulations for wetlands, waterways, and steep slopes.
Public Works Operations	Public Works Departments	Jen Tetatzin, Director	Engineering, maintenance and operation of all city infrastructure.

Entities Responsible for Hazard Mitigation

AGENCY/ORGANIZATION	POINT OF CONTACT	RESPONSIBILITY(S)
Public Works	Jen Tetatzin	Director of Public Works
Community Development	Nora Gierloff	Director of Community Development
Office of the Mayor	Marty Wine	City Administrator
Emergency Management	Pete Mayer	Emergency Management Director
Puget Sound Regional Fire Authority	Will Lugo	Senior Emergency Manager

National Flood Insurance Program

National Flood Insurance Program Compliance

What department is responsible for floodplain management in your community?	Public Works
Who is your community's floodplain administrator? (title/position)	Sherry Edquid, Levee Project Manager, Certified Flood Plain Manager
What is the date of adoption of your flood damage prevention ordinance?	2004
When was the most recent Community Assistance Visit or Community Assistance Contact?	May 2022
Does your community have any outstanding NFIP compliance violations that need to be addressed? If so, please state what they are?	No
Do your flood hazard maps adequately address the flood risk within your community? If so, please state why.	No known flooding has happened outside of the identified Special Flood Hazards
Does your floodplain management staff need any assistance or training to support its floodplain management	No

program? If so, what type of training/assistance is needed?	
Does your community participate in the Community Rating System (CRS)? If so, what is your CRS Classification and are you seeing to improve your rating? If not, is your community interested in joining CRS?	No
How many Severe Repetitive Loss (SRL) and Repetitive Loss (RL) properties are located in your jurisdiction?	SRL: no RL: no
Has your community ever conducted an elevation or buy out of a flood-prone property? If so, what fund source did you use? If not, are you interested in pursuing buyouts of flood prone properties?	No No

Hazard Mitigation Strategies

Below are summaries of the strategies from the 2020 Annex, as well as the proposed strategies for 2025 moving forward. These are intended to reduce vulnerabilities to hazards identified for Tukwila. The priorities for these strategies is to reduce the effect of local hazards on all existing and future built environment and infrastructure. These projects have been vetted internally by appropriate subject matter experts and reviewed by any

2020 Hazard Mitigation Strategy Status

STRATEGY	DESCRIPTION	PRIORITY	STATUS
Bridge Maintenance/Improvement	Boeing Access/Airport Boeing Access/I5	Medium	Ongoing
Levee Improvements	Segale-Gunter Gaco-Western Ratolo Christensen Road	High	Ongoing
Seismic Upgrades to Fire Stations	Survey and replace/retrofit all fire stations	High	Completed. Control of Fire Stations transferred to PSRFA per governance change 2023

2025 Hazard Mitigation Strategies

STRATEGY	LEAD AGENCY/POC	TIMELINE	PRIORITY
Facilities Improvements/Relocation	Tukwila Public Works/Jen Tetatzin, Director (Shawn Christie)	As funding comes available	High
Levee Improvement	Tukwila Public Works/Jen Tetatzin, Director (Sherry Edquid)	As funding comes available and partner agencies are willing	High

Bridge Improvements	Tukwila Public Works/Jen Tetatzin, Director (Adam Cox)	As funding comes available and partner agencies are willing	High

Hazard Mitigation Strategy

Lead Points of Contact: · Jen Tetatzin (Public Works Director) · Shawn Christie (PW Internal Operations Manager)	Partner Points of Contact · King County Office of Emergency Management (OEM) – Regional Coordination · Washington State Emergency Management Division (EMD) – Grants & Compliance · Public Health — Seattle & King County – Shelter/ POD coordination · Seattle City Light (SCL) – Utility coordination and interconnection · American Red Cross – Shelter operations support · Tukwila Parks & Recreation – Facility operations (TCC) · Tukwila Technology and Innovation Services (TIS) – Network/Communication continuity	Hazards Mitigated / Goals Addressed: Upgrade Tukwila Community Center HVAC/Generator Operations · Power loss and service interruption due to windstorms, winter storms, earthquakes, and flooding · Continuity of Operations for life safety services (heating/cooling shelter, POD, public health, animal shelter) · Resilience and equity: reliable access to heat/cooling, refrigeration, communications, and charging for community members most impacted	Funding Sources and Estimated Costs · Estimated Total Cost: \$1,750,000 (equipment, design, permitting, installation, commissioning, training) · Potential Funding Sources: FEMA BRIC /HMGP, WA EMD passthrough grants, King County OEM support, Department of Commerce Energy Efficiency Grants, City Capital Improvement Program (CIP), Local City funds
Strategy Vision/Objective The City of Tukwila Community Center is a major hub for community activities, as well as the facility designated as a potential emergency shelter, community point of distribution, public health shelter, animal shelter, and recovery center. A permanently installed generator will ensure uninterrupted power to critical building systems during all phases of an emergency.			

Mitigation Strategy Design, procure, and install a permanent standby generator with automatic transfer switch (ATS) sized to support critical loads: HVAC for occupied shelter areas, refrigeration (medications/food), kitchen equipment, lighting for safe egress, IT/network, radio/charging stations, and life safety systems. Include fuel storage (or natural gas interconnect), sound attenuation, emissions compliance, and secure enclosure; update electrical panels; and integrate with facility emergency operations plans.		
2-Year Objectives · Complete load analysis and generator sizing for critical circuits · Finalize site selection, permitting, and environmental review · Prepare grant applications (i.e. BRIC, HMGP, King County) and secure matching funds · Issue RFP and award design-build or design-bid-build contract	5-Year Objectives · Complete installation, commissioning, and staff training · Prepare and adopt Operations and Maintenance Plan (O&M plan) · Implement a preventive maintenance schedule and vendor support · Conduct annual shelter activation exercise using generator power	Long-Term Objectives: · Maintain $\geq 95\%$ generator readiness (tested monthly/annually) · Establish multi-year fuel supply contracts and parts inventories · Explore renewable integration (solar + storage microgrid) to reduce fuel use and operating cost
Implementation Plan/Actions · Phase 1 (0–12 months): Load study, design criteria, funding strategy, grant submissions, permitting · Phase 2 (12–24 months): Procurement, site prep, electrical upgrades, ATS install · Phase 3 (24–36 months): Generator install, commissioning, O&M plan, staff training, exercise · Partners: Public Works (lead), Parks & Rec/Facilities (site operations), TIS (network loads), SCL (utility), OEM/EMD (grant/admin), Red Cross (shelter), Public Health (clinical operations)		
Performance Measures · Coverage of critical loads: Percent (%) of prioritized circuits powered during outage (target $\geq 90\%$) · Activation time: ATS transfer and shelter spin-up within ≤ 5 minutes · Exercise outcomes: Corrective actions closed within 90 days · Community impact: Number (#) of residents served during activation; satisfaction/after-action feedback		

Lead Points of Contact · Jen Tetatzin (Public Works Director) / Shawn Christie (Internal Operations Manager) · Public Works	Partner Points of Contact The Minkler facility houses Public Works emergency response vehicles and supplies to maintain city infrastructure. Anyone who works, lives, or travels in Tukwila benefits from reliable, coordinated response capacity, and mutual aid partners benefit from a nonfloodprone staging location.	Hazards Mitigated / Goals Addressed Relocate Minkler Shops to a location with 500 year flood protection. · River flooding exposure to critical fleet/equipment and supplies · Continuity of Operations: preserve response capability during flood events · Asset protection: reduce damage, downtime, and replacement costs	Funding Sources and Estimated Costs Estimated Total Cost: \$30,000,000 (planning, design, permitting, construction, maintenance) · Potential Funding Sources: FEMA BRIC / HMGP, WA EMD pass-through grants, King County OEM support, City Capital Improvement Program (CIP), local match/REET
Strategy Vision/Objective Relocate Minkler Shops to higher ground outside the Green River floodplain and construct a resilient Public Works operations center with seismic design, backup power, secure storage, and all-hazards communications, ensuring uninterrupted citywide infrastructure response.			
Mitigation Strategy Design and build a facility that is outside the floodplain with hardened utilities; include permanent generator/ATS, fuel storage, and comms; plan phased move of equipment and inventory; decommission the Minkler site			
2-Year Objectives · Finalize SEPA/NEPA/environmental review and permitting path · Finalize concept design and cost estimate · Submit grant applications and identify local match; begin property due diligence	5-Year Objectives · Demolish old T-force Buildings, complete design development, and obtain permits · Begin construction and phased transition of fleet/equipment	Long-Term Objectives · Commission new facility; achieve full operational readiness · Decommission/repurpose old site, update flood response plans and staging · Maintain preventive maintenance and resilience upgrades over lifecycle	

Implementation Plan/Actions

- Phase 1 (0–12 months): Design, environmental scoping, funding strategy
- Phase 2 (12–36 months): Site demolition, design, permits, early works
- Phase 3 (36–60 months): Construction, phased relocation, commissioning
- Partners: Public Works (lead), Finance/Procurement (funding/contracting), King County, WA Ecology/FEMA/EMD (compliance/grants), Facilities/Real Estate, Engineering (design)

Performance Measures

- Flood exposure reduction: % decrease in assets located in 100-year floodplain (target:100% removal)
- Operational continuity: Response KPIs during flood events (downtime hours, missed routes)
- Project delivery: Major milestones met on time/on budget; grant compliance with no findings

Lead Points of Contact:
Adam Cox

Partner Points of Contact
Tukwila Public Works
Maintenance and
Operations and Puget
Sound Fire Authority

Hazards Mitigated / Goals Addressed
Prioritize preventative maintenance to bridge elements.
Monitor and maintain bridge conditions and make improvements as required.

Funding Sources and Estimated Costs
WSDOT Local Bridge Program, PSRC, and Move Ahead Washington are funding agencies for bridge projects

Strategy Vision/Objective

Ensure all 24 bridges in the City have a National Bridge Inventory rating for the substructure, superstructure, and deck be in satisfactory to good condition. There are a total of 16 vehicle and 8 pedestrian bridges in the City of Tukwila with two vehicle bridges being jointly owned with neighboring jurisdictions.

Mitigation Strategy

By studying the required routine bridge inspections, the City has implemented a Bridge Program that conducts an annual report to observe and document the current condition of both vehicle and pedestrian bridges. Results from the annual report will illustrate repair recommendations and future bridge upgrades.

2-Year Objectives Begin the replacement of the 42 nd Ave S Bridge.	5-Year Objectives Monitor bridges that require seismic upgrades and possible repairs/rehabilitation.	Long-Term Objectives Maintain preventative maintenance procedures to extend the design life of the structures.	
Implementation Plan/Actions Analyzing the Annual City Bridge Inspection Report, City owned structures will receive prioritization of replacement, rehabilitation, and repair recommendations. Based on the 2024 report, there are a total of three bridges that require a wearing surface/deck repair/upgrades. The 42 nd Ave S Bridge Replacement project is currently under design and anticipated to start construction in 2027. The project will replace a 75+ year old structure that has structural damage due to an over height freight truck strike resulting in restricting the bridge to one way traffic. The project currently has local, state, and federal funding grants to complete the replacement.			
Performance Measures The bridges in the City will continue to be inspected and analyzed for future repairs to extend the life of the structures.			
Lead Points of Contact Sherry Edquid	Partner Points of Contact <i>King County Flood Control District</i>	Hazards Mitigated / Goals Addressed Upgrading levees to provide 500 year flood protection and repairing the Fort Dent Levee.	Funding Sources and Estimated Costs King County Flood Control District
Strategy Vision/Objective Update and improve the following levees: Tukwila 205, Tukwila South and Desimone through new floodwalls and setback or raising of the existing earthen levees to protect the City of Tukwila by raising these levees to 500-year flood protection plus 3 feet of freeboard. . Repair a portion of the Fort Dent Levee where the bank has eroded and setback the levee. Note: This is just a repair and will not add additional flood protection.			

Mitigation Strategy

By prioritizing the Tukwila 205 Levee improvements in an upstream to downstream direction, the percent of land protected steadily increases over time. If construction were to instead progress downstream to upstream, levee failure could occur upstream of newly raised levees, and therefore flood the land area behind the improved levee section. For alternative analysis, design, and construction prioritization, the Tukwila 205 Levee has been divided into three main segments that correspond with the three Tukwila capital improvement projects identified in the Green River SWIF, then with further subdivision of each of these segments into two or three smaller subsegments. Prioritization is also informed by prior analyses of the existing Tukwila 205 Levee system that evaluated Green River water surface elevations and levee overtopping risk, scour, and geotechnical levee stability. The King County Flood Control District is beginning design on the Desimone Levee which was previously damaged. In the meantime there is an emergency action plan in place should the Auburn USGS gage reach 10,000 cfs.

2-Year Objectives Repair and setback the Fort Dent Levee. Certify the Tukwila 205 Levee with FEMA.	5-Year Objectives Upgrade and setback the Gunter and Desimone Levee	Long-Term Objectives Upgrade the Ratolo upper, middle and lower levees and Christensen Road levee
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Implementation Plan/Actions

The City of Tukwila sent a letter to the King County Flood Control District (FCD) on May 1, 2019 and requested that FCD include budgets to reconstruct the Tukwila 205 levees within the next ten (10) years based on NHC report findings that the majority of the levee system in its current condition cannot be accredited to provide 100-year flood protection. However, the SQRA by the Army Corps of Engineers did recommend accreditation of the levee which the City is currently pursuing certifying the levee with FEMA.

The existing Tukwila 205 Levee must be updated and improved through new floodwalls and setback or raising of the existing earthen levees to protect the City of Tukwila from flooding. The Green River System-Wide Improvement Framework (SWIF) declared the level of protection standard as the 500-year flood event plus three feet of freeboard. As important as the freeboard standard, the levees also must meet factors of safety for geotechnical stability under a variety of conditions including flood induced scour, drawdown, and seismic events.

The proposed priority sequence for construction of these flood protection improvements generally starts at the upstream end of the Tukwila 205 Levee, near river mile 16.7, and then proceeds downstream to near river mile 12.4 (see previous map). Upstream of the Tukwila 205 Levee, near South 200th Street, there are existing levees that currently provide 100-year level of flood protection (this includes the Frager Lowest Levee between the Tukwila 205 Levee and South 200th Street). The Tukwila 205 Levee will tie into these 200th Street levees, which also need to be improved in order to provide 500-year event plus three feet

Performance Measures

Have our levees meet the protection standard.