

TIB District, Housing, and Residential Neighborhoods Elements & Land Use Map Legend

Council Reviewed Draft Version 8.24.15

Revision Matrix 9.22.15

TUKWILA INTERNATIONAL BOULEVARD DISTRICT				
Row #	Page #	Comment	Exhibit #/Date/Source	Staff comment/analysis/options
1	16	Third Implementation Strategy on page 16 under Goal 8.2- TOD Node overlay zone within 1/2 mile walking distance of the TIB Station should be reduced to 1/4 mile walking distance. The proposed 1/2 mile radius extends east of 42nd Avenue S, an area that is predominantly single-family homes.	CM Ekberg, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads: "In the interim before a master plan is prepared for the TOD Node, define and establish a TOD Node overlay zone within ½ mile walking distance of the Tukwila International Boulevard Station. However, this overlay should not include areas east of 42nd Avenue South, except those parcels currently zoned for higher density along Southcenter Boulevard. (Sound Transit's definition for TOD states "TOD is generally focused on land within approximately one-half mile, or 10-20 minute walk, of a transit facility and along corridors that provide key connections to the regional system.") Consider amending the development regulations to allow an increase in height and density in the area to the north of SR 518, similar to that already permitted to the south (10 stories), to attract jobs and commercial redevelopment. <u>Ensure the preservation of existing single family neighborhoods.</u>
HOUSING				
Row #	Page #	Comment	Exhibit #/Date/Source	Staff comment/analysis/options
2	4	Revise Policy 3.1.2 to be more general in regards to housing development. Remove language on smaller lot sizes.	CM Quinn, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Policy 3.1.2 now reads " Work with residents and property owners to consider housing options that meet current and future needs Explore adopting smaller lot sizes, especially in neighborhoods where the historical lot pattern is smaller than the established 6.7 dwelling units per acre (6,500-square foot lots). "
3	4	Add to outreach efforts in Implementation Strategies under Goal 3.1 to increase accountability of the City, help to ensure residents will have the opportunity to be involved in the process.	CM Quinn, Discussion, 9.21.15/ CM Hougardy, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. First Implementation Strategy under Goal 3.1 now reads " With Council feedback, develop and implement an outreach program to receive public input from residents and property owners regarding housing development in residential neighborhoods. Outreach may include but is not limited to: citywide and neighborhood specific mailings, online and in-person surveys, flyers, open houses and other events Meet with residents and property owners at the neighborhood level to receive input to help establish desired lot area minimums for the individual neighborhoods. "
4	5	Add to outreach efforts in Implementation Strategies under Goal 3.1 to increase accountability of the City, help to ensure residents will have the opportunity to be involved in the process.	CM Quinn, Discussion, 9.21.15/ CM Robertson, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Second Implementation Strategy under Goal 3.1 now reads "Following the neighborhood outreach public input process, consider flexible zoning standards to promote housing options that meet current and future needs to allow prevailing lot size to remain and smaller lot sizes to be allows, as decided by Council decision. Establish parameters for design characteristics such as height, lot coverage, home design features, and setbacks."
5	6	Remove language on duplexes and townhomes in Implementation Strategies for Goal 3.2	CM Quinn, Discussion, 9.21.15/ CM Kruller, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. First Implementation Strategy under Goal 3.2 now reads " Following the neighborhood outreach process, consider Explore allowing an attached or a detached accessory dwelling unit, a duplex or a two-unit condominium/townhouse in the Low Density Residential zone on all lots that meet the minimum lot area when various appearance and performance criteria related to impacts on adjacent properties are satisfied.
6	6	Third Implementation Strategy under Goal 3.2 - Reference neighborhood outreach process	CM Robertson, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Third Implementation Strategy under Goal 3.2 now reads "Using lessons learned and input from the neighborhood outreach process , reinstate the limited demonstration projects for clustered or cottage housing and allow limited demonstration projects for innovative housing types not currently supported in the code."

7	6	Fourth Implementation Strategy under Goal 3.2 - Reference neighborhood outreach process	CM Robertson, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Fourth Implementation Strategy under Goal 3.2 now reads " Using input from the neighborhood outreach process , explore increasing density in areas supported by transit to enhance transit-oriented development, and/or in proximity to higher-employment areas."
8	10	First Implementation Strategy under Goal 3.5 - Add language to support expanding the Community Connector program. In the future, possibility to expand program to other groups - geographic, language, etc.	CM Seal, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. First Implementation Strategy under Goal 3.5 now reads "Continue to support and expand the Community Connector/Community Liaison program."

RESIDENTIAL NEIGHBORHOODS

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9	8	First Implementation Strategy on page 8, under Goal 7.3 - reference neighborhood outreach process in addition to working with neighborhood groups.	CM Robertson, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads "When possible, create flexible development standards to provide creative solutions to infill challenges for short plats or smaller developments when development meets or exceeds the goals established by the code, and neighborhood groups and the neighborhood outreach process but may no exactly conform to the written standards."
10	8	Sixth Implementation Strategy on page 8, under Goal 7.3 - clarify intent of Implementation Strategy to protect residential areas from share economy uses such as Air BNB.	CM Robertson, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads "Explore zoning code updates to limit address the negative impacts of sharing economy uses in residential areas, including but not limited to short-term vacation rentals."
11	12	Remove language on smaller lot sizes in third Implementation Strategy under Goal 7.5	CM Quinn, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Third Implementation Strategy under Goal 7.5 will be removed "Explore code revisions to maintain standard minimum lot size of 6,500 square feet but allow smaller lot areas subject to design standards that mitigate the potential negative impacts of smaller lots."
12	13	Third Implementation Strategy on page 13, under Goal 7.5 - clarify intent of Implementation Strategy to allow types of home occupations that are currently allowed under the Zoning Code. The current types of home occupations that are allowed have uses and levels of activities compatible with residential areas.	CM Hougardy, Discussion, 9.21.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads "Explore code revisions to allow existing permitted types of home occupations in detached garages."

LAND USE MAP LEGEND

Row #	Page #	Comment	Exhibit #/Date/Source	Staff comment/analysis/options
13	1	Medium Density Residential Land Use Designation- add language to clarify that areas designated Medium Density Residential are intended to act as a transition between single-family (Low Density Residential) areas and high density residential and commercial areas.	CM Robertson, Discussion, 9.21.15	Staff Recommendation: Keep as is. The proposed Medium Density Residential designation includes language that explicitly states the intent of the area to act as a transition between lower and higher density areas. "MDR areas are intended to provide a transition between high-density residential or commercial areas and low density residential areas."