

COMMUNITY IMAGE

PURPOSE

This element is intended to enhance the Community Image to which every element of the Plan contributes in some degree. The citizens of Tukwila in numerous public meetings have expressed a strong interest in strengthening this image, and both Vision Tukwila and Tukwila Tomorrow have concerned themselves with community character and identity. These goals and policy recommendations reflect this concern. They are based on the image of the community as seen not only by the citizens of Tukwila but also by visitors and those who come here to work.



The existing dominant and positive aspects of the community's overall image and of its residential areas should be preserved, but they are threatened by development. These goals and policies provide guidelines for a balance between the need to retain these existing qualities and to further the improvement and development of the City. They provide clear directions for future developments and changes in the physical environment, preserve the positive and often intangible characteristics of the community, and serve as a basis of support for decisions regarding specific regulations and improvements associated with both public and private development. In addition, and most importantly, they provide direction for funding and budgetary actions such as the City's Capital Improvement Plan (CIP).

A central feature of this element is an open space network of visual and/or physical links between recreation and other significant community facilities. The visual links are bands of preserved vegetation demarcating important physical features of the Tukwila environment such as the valley walls, river and important transportation corridors. The physical links are the physical connections available to the public for accessing and enjoying the amenities of the City.

ISSUE

Tukwila is a unique community. It has a large proportion and expanse of commercial and industrial development compared to residential development. It is divided into distinct areas by freeways and crisscrossing arterials, with the Duwamish/Green River winding throughout its length. The hillsides and valleys in the area further contribute to dividing the City into numerous, almost disconnected segments. Local streets and major arterials interweave in a fashion that does not follow a predictable grid pattern, contributing confusion as to where parts of the City actually are within the landscape.

Community Image

Relatively large structures containing industrial and commercial development, together with associated parking, tend to dominate the City's image as perceived from freeways and major arterials. This persists as the overall image of the City despite the fact that the community has many areas of quiet residential streets and abundant vegetation.

The topography of the community is another unique characteristic. From many hillsides around the City, spectacular views of Mount Rainier, the Cascade Mountains, and even the Seattle skyline are available. In addition, numerous streets run along the hillsides and afford sweeping vistas of land and greenery. And finally, the Duwamish/Green River offers a unique natural amenity whose potential as a prominent and dramatic element of the community image has yet to be fully recognized.



While Tukwila has a rich history that has involved farming, rail transportation, and the evolution of industry, especially aircraft, there are few visible indications of its earlier days. With the exception of the Museum of Flight and the interpretive markers along the Duwamish/Green River, there are no explanations or celebrations of the major features of the community's heritage, such as the Interurban rail line. Only a few places are given any degree of commemoration with respect to their role in the growth of Tukwila.

There is little sense of entering either the community as a whole or individual neighborhoods, largely because the City limits have expanded so dramatically in recent years. Now that major boundary changes have essentially come to an end, Tukwila's size and expanse will be more evident in people's minds. Providing identifiable boundaries becomes feasible.

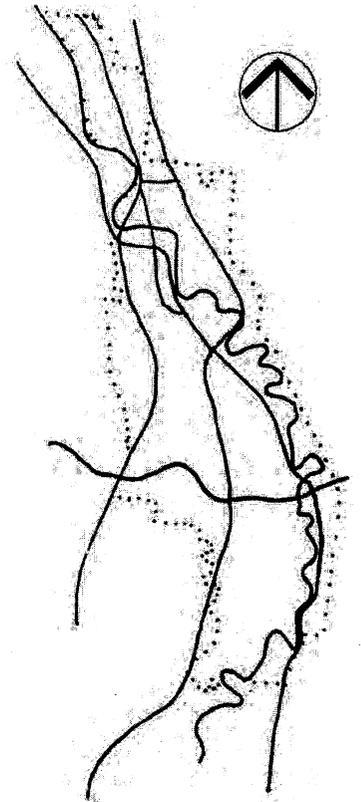
The State requires that all cities planning under the Growth Management Act identify "open space corridors" useful for recreation, wildlife habitat, trails, and connection of critical areas (or, as defined in Tukwila, sensitive areas). The word "corridors" tends to imply a passageway, whereas Tukwila recognizes that movement through the entire open space corridor is not necessary; therefore, the City chooses to identify an "open space network" that consists of public and privately owned lands.

A network of open space is a concept that comes from Tukwila's past land use planning, from the Tukwila Tomorrow process as well as from the State's Growth Management Act. The presence of a high quality natural system – interconnected and accessible for recreation, where appropriate – is part of the overall quality of life goal for the City of Tukwila and is a county-wide goal for all urban areas within Puget Sound.

Identification of lands as part of the open space network does not restrict the use of the land to public recreation. Identification means that these lands have value to the network. Private use would preserve that value whether it's a sensitive area (critical area as defined by the State) has an identified public access function, or has a significant vegetative/topographic function. In addition, land identified within the network shall have first priority for future public purchase of lands for recreation/open space.

The following goals and policies address the opportunities and challenges presented by this unusual urban setting. They focus on:

- Overall community image
- Residential areas
- Transportation corridors such as Pacific Highway and Interurban Avenue
- Tukwila Urban Center
- Open space network
- Commercial districts



GOALS AND POLICIES

Overall Community Image

Goal 1.1

A community where residents stay because they feel a strong emotional attachment, including:

- ▲ **Opportunities for interaction with neighbors and public servants**
- ▲ **An image consistent with neighborhood identity, pride and long-term residency**

Policies

- 1.1.1 *Ensure that the community's "small town" characteristics, physically evident throughout the City, are reinforced in new development and redevelopment.*
- 1.1.2 *Encourage the creation of locations and facilities that residents can appreciate collectively.*
- 1.1.3 *Find ways to strengthen the image and character of Tukwila's separate and distinct areas.*

IMPLEMENTATION STRATEGIES

- ◆ Neighborhood focal points
- ◆ Public spaces
- ◆ Design guidelines
- 1.1.4 *Regulate the location and operation of adult entertainment establishments.*

IMPLEMENTATION STRATEGIES

- ◆ Design standards and guidelines
- ◆ Regulate proximity to churches, schools, libraries, parks, playgrounds, daycare facilities, and community centers
- ◆ Land use zoning
- ◆ Permitting and operations regulations.

Goal 1.2 Historic Preservation

A heritage conserved and interpreted so that Tukwila's citizens can be aware of connections with the past.

Policies

1.2.1 Identify sites and structures of historic importance.

IMPLEMENTATION STRATEGIES

- ◆ Landmarks Board
- ◆ Landmark designation procedure
- ◆ Certified Local Government status (for historic preservation)

1.2.2 Install interpretive markers that describe the importance of buildings, sites, events, or persons.

IMPLEMENTATION STRATEGY

- ◆ Commemorative sign program

1.2.3 Establish a process for providing incentives and designating certain structures as landmarks.

IMPLEMENTATION STRATEGIES

- ◆ Landmarks Board
- ◆ Landmark designation procedure

1.2.4 Include consideration of features that reflect characteristics of Tukwila's history in the design review of commercial, public, and multiple-family buildings.

IMPLEMENTATION STRATEGY

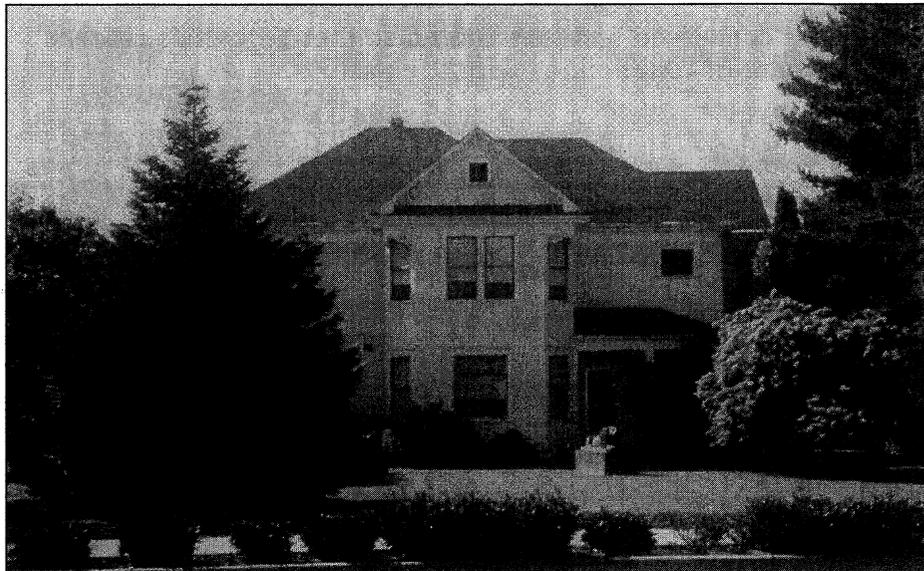
- ◆ Design guidelines

1.2.5 Develop and implement plans, projects, and programs to protect and promote the historical legacy of the Green River Valley and its natural and built environment.

IMPLEMENTATION STRATEGIES

- ◆ A local historic preservation program
- ◆ Educational programs and interpretive facilities
- ◆ Funding resources to develop programs and facilities

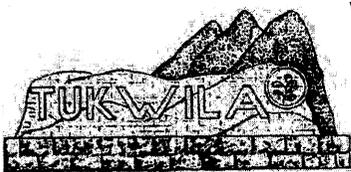
- ◆ Public art that incorporates local historical references



→ **Goal 1.3**

Identifiable boundaries for Tukwila so that residents, workers, and visitors know they are entering the City.

Policies



- ✓ 1.3.1 *Develop a set of distinctive physical features or gateways to be located at freeway off-ramps and at City limit lines where they cross major arterial streets; use graphics, orientation maps, informational signage, lighting, specimen trees, plantings with seasonal color, artwork, monument forms, or combinations thereof.*

IMPLEMENTATION STRATEGIES

- ◆ Gateway design plan
- ◆ City graphics program
- ✓ 1.3.2 *Locate identification such as signage with landscaping at City limits where they cross minor arterial streets.*
- 1.3.3 *Provide residential neighborhoods within the City with a simple but attractive sign that highlights its name, after City-wide gateways have been identified.*
- 1.3.4 *Work with the Washington Department of Transportation to develop a planting plan distinctive to Tukwila for the freeways and limited-access state routes.*

→ Goal 1.4

Vegetated hillsides and freeway corridors.

Policies

- ✓ 1.4.1 *Require that new development along hillsides and bluffs retain substantial amounts of significant trees.*

IMPLEMENTATION STRATEGY

- ◆ Tree preservation regulations

- ✓ 1.4.2 *Coordinate a planting program with the Washington Department of Transportation to introduce major trees along the freeway corridors within Washington State Department of Transportation right-of-ways.*

IMPLEMENTATION STRATEGY

- ◆ Highway corridor planting plan

Goal 1.5

A riverfront that is accessible, developed, and appreciated as a major amenity of the community and region.

Policies

- 1.5.1 *Continue to develop the riverfront trail system and create “nodes” of public space for civic functions, art festivals, and seasonal events. Include, in some places, hard-surfaced areas with a more formal appearance, such as textured paving, lighting, seating, and pavilions. (Figure 1)*
- 1.5.2 *Install interpretive displays to inform the public of the river’s environmental role in the community and the region.*
- 1.5.3 *Commission representative art reflecting local history, wildlife, vegetation, or climate for the pedestrian spaces along the river.*
- 1.5.4 *Provide more convenient public access and connections to the river so that it becomes more integral to City life.*

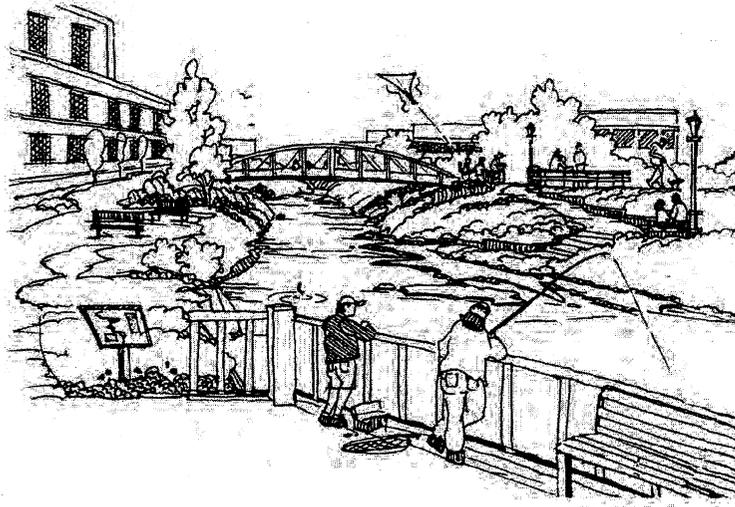


Figure 1 – Riverfront public space

1.5.5 *Limit public access where there are issues of safety, security, or personal privacy or where there is a need to preserve wildlife habitat.*

IMPLEMENTATION STRATEGY

- ◆ River access guidelines, with locations for interpretive displays and artwork

Residential Areas

➔ **Goal 1.6**

Residential neighborhood physical features that are “small town” in character (Figure 2):

- ▲ Residential-scale streets, with on-street parking allowed (in addition to required off-street parking)
- ▲ Lawns, trees, and low-scale fences in front yards
- ▲ Garages located toward the rear or side of the lot
- ▲ Front porches and sidewalks that allow interaction between passing neighbors
- ▲ Shallower front yards consistent with the adjacent pattern of development

Policies

- 1.6.1 *Revise standards to encourage the installation of porches and low-scale fences in the front yard and garages in the side or rear yards.*

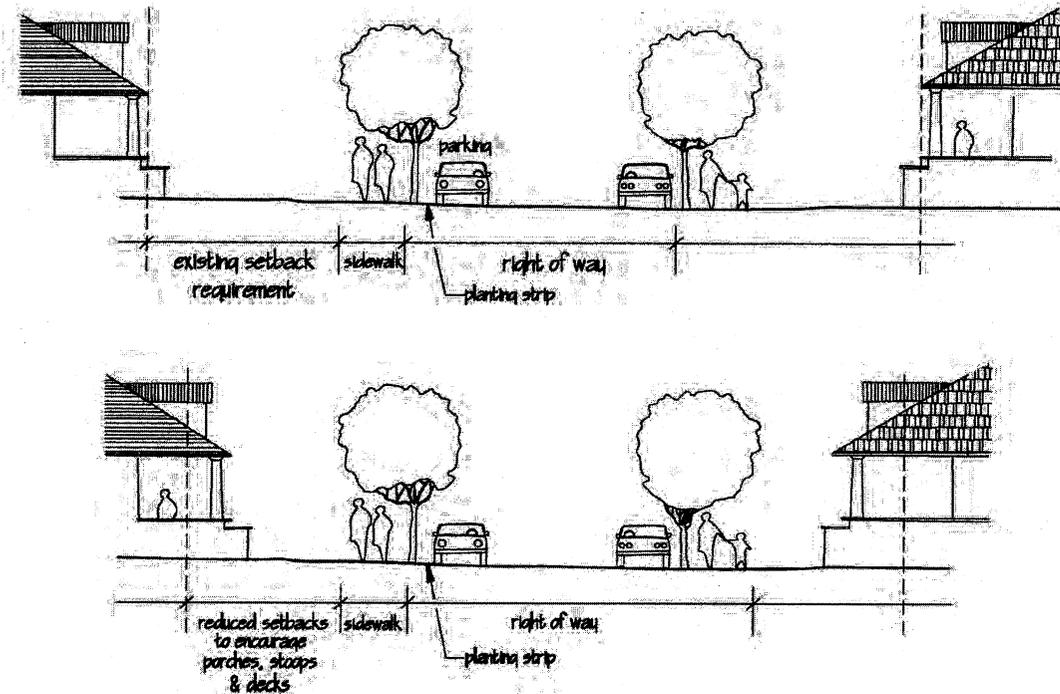


Figure 2 – Residential neighborhood features

- 1.6.2 *Maintain narrow-street-width standards and allowance for on-street parking.*
- 1.6.3 *Require sidewalks for streets in new residential developments. Provide sidewalks for streets in existing residential developments.*
- ✓ 1.6.4 *Install trees along the right-of-way of major residential streets in accordance with guidelines regarding appropriate species, spacing, and planting methods.*

IMPLEMENTATION STRATEGIES

- ◆ Zoning standards
- ◆ Street design standards
- ◆ Street tree program

1.6.5 *Examine each neighborhood for the possibility of developing one or more public meeting places for celebrations, civic events, or passive recreation. Such spaces need not be large and could be associated with a public building, neighborhood store, or prominent intersection.*

1.6.6 *In new developments and redevelopments involving higher density multiple-family use, incorporate architectural and site design features reflecting desirable characteristics of nearby single-family areas.*

IMPLEMENTATION STRATEGY

- ◆ Design standards and guidelines

1.6.7 *Allow accessory housing units, subject to design guidelines appropriate to the character of the principal house and the surrounding neighborhood to allow for a broader choice of housing for small households with modest incomes. (Figure 3)*

IMPLEMENTATION STRATEGIES

- ◆ Design standards and guidelines
- ◆ Licensing requirements, requiring owner occupancy for one unit



Figure 3 – Accessory housing units

1.6.8 *Encourage location of small stores within neighborhoods to provide daily access to goods and services.*

IMPLEMENTATION STRATEGY

- ◆ Mixed-use zoning



Goal 1.7

Commercial districts that are visually attractive and add value to the community, are visitor and pedestrian friendly, are designed with pride and constructed with quality workmanship, are secure and safe with adequate lighting and convenient access, are uncongested with smooth-flowing traffic patterns, are well-maintained with adequate streetscape landscaping, and are wholesome and in harmony with adjacent uses.

Policies

1.7.1 *Require design review for significant commercial development.*

1.7.2 *Require sidewalks for all new construction and redevelopment.*

1.7.3 *Require adequate parking and lighting.*

- ✓ 1.7.4 *Require fencing and landscape buffers between commercial and residential uses.*

IMPLEMENTATION STRATEGIES

- ◆ Encourage “welcome signs” and information kiosks
- ◆ Design review guidelines
- ◆ Development standards

Transportation Corridors



Goal 1.8

A more attractive form of commercial development along major streets in the community, in which buildings and plantings are prominent and oriented to pedestrians, transit and automobiles.

Policies

- 1.8.1 *Restructure zoning ordinances to allow mixed uses along designated transportation corridors.*

IMPLEMENTATION STRATEGY

- ◆ Mixed-use zoning

- 1.8.2 *Adopt design guidelines to encourage compatible location and configuration of buildings and parking and pedestrian facilities. (Figure 4)*

- ✓ 1.8.3 *Upgrade the streets that serve principal transport corridors with curbs, gutters, sidewalks, and tree plantings. Plant trees in accordance with a street tree plan and street improvements.*

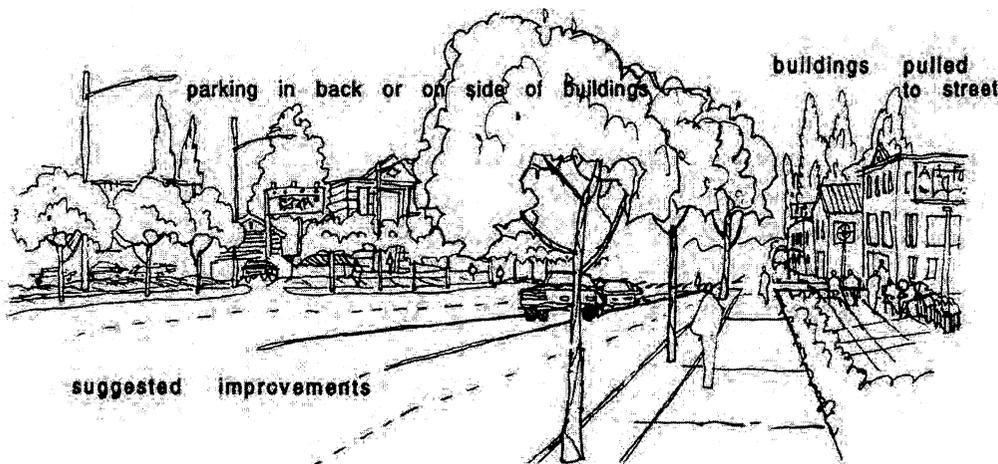


Figure 4 – Transportation corridors streetscape

Community Image

- 1.8.4 *Promote a gradual reduction in the number and size of commercial signs through the adoption of an amortization period for nonconforming signs.*
- 1.8.5 *As major new development or redevelopment occurs, require through-block pedestrian connections that follow adopted guidelines.*

IMPLEMENTATION STRATEGY

◆ Through-block pedestrian guidelines

- ✓ 1.8.6 *In new development and redevelopment, incorporate substantial landscaping both along street frontages and within parking lots.*
- 1.8.7 *In new and redeveloped building facades, provide pedestrian weather protection, see-through glass, and distinctive rooflines. On minor facades adjacent to secondary streets or pedestrian paths, incorporate interesting and pedestrian-friendly features.*
- 1.8.8 *Encourage facilities and improvements that support transit use in new development, redevelopment, and street projects.*

Tukwila Urban Center

Goal 1.9

An economically strong Tukwila Urban Center, with a distinct image and character, of bold architectural form that provides for an intensive mixture of uses along with access to transit, public amenities, and civic facilities.

Policy

- 1.9.1 *The Tukwila Urban Center shall be developed as a high-intensity retail, commercial or light industrial area of regional significance, with mixed use residential uses limited to areas adjacent to water amenities, i.e., Tukwila Pond, Green River and Minkler Pond.*

Open Space Network

→ Goal 1.10

A network of lands, connected where possible with other such regional networks, that includes and connects Tukwila's recreational amenities, historical sites, water resources, and other natural resources and provides visually significant bands of vegetation that contrast with the built environment.

Policies

- ✓ 1.10.1 *Map an open space network using lands that have the potential to provide the following functions:*
- *Active recreation facilities*
 - *Passive recreation areas*
 - *Nonmotorized transportation links between network lands*
 - *Flood control functions and stormwater detention*
 - *Water quality enhancement, such as biofiltration*
 - *Community landmarks including public focus areas, such as the river, historic, archeological, and paleontological sites, and public access to these areas*
 - *A vegetation network that contrasts visually with the built environment and connects the community's natural systems*
 - *Wildlife habitat.*

IMPLEMENTATION STRATEGIES

- ◆ Parks and Open Space Plan
 - ◆ Sensitive areas regulations
 - ◆ Tree regulations
- ✓ 1.10.2 *Maintain and expand the open space network through acquisition, donation, and regulation.*

IMPLEMENTATION STRATEGIES

- ◆ Department of Ecology and Department of Natural Resources acquisition and development grants

- ◆ Sensitive areas regulations
- ◆ Tree regulations

1.10.3 *Maximize revenue opportunities and seek matching funds from other sources for the purchase of open space lands identified for acquisition.*

1.10.4 *Include both an acquisition and development component in the Capital Improvement Plan.*

1.10.5 *Use the following criteria in selecting lands for public purchase or donation:*

- *Provides public access to or along the river, or a trail corridor or network connection elsewhere*
- *When developed, can provide recreation for underserved neighborhoods*
- *Identified on the open space network map*
- *Private use is physically or economically infeasible owing to the application of sensitive area regulations.*

1.10.6 *Work with property owners and encourage non-purchase options, including conservation easements, current use assessment, and development covenants. Accept donations of properties where public benefit is anticipated or planned.*

1.10.7 *Work with public agencies to incorporate public spaces as an important element of major public transportation, utilities, and facilities projects.*

1.10.8 *Design site planning and subdivision standards that offer flexibility and reflect the purpose of open space network areas.*

IMPLEMENTATION STRATEGY

- ◆ Subdivision Code

1.10.9 *Prevent the disposition of public lands when they contribute to the open space network. Develop vacation and review procedures with local public and private agencies.*

IMPLEMENTATION STRATEGY

- ◆ Vacation procedures

1.10.10 *Maintain and protect undeveloped rights-of-way within or adjacent to parks and the open space network.*

1.10.11 *Ensure that public use of open space network lands does not interfere with the private use of surrounding private property.*

IMPLEMENTATION STRATEGY

◆ Appropriate use of materials and site design

✓ 1.10.12 *Develop and implement programs which identify Tukwila's tree resources, establish priorities for protection and planting, and provide guidelines for perpetual maintenance, replacement and planting of trees.*

IMPLEMENTATION STRATEGIES

- ◆ Tree protection and clearing regulations
- ◆ Landscaping standards for trees
- ◆ Urban Forestry program
- ◆ CBD Street Tree Program
- ◆ Pacific Highway South Street Tree Program
- ◆ Technical staff available
- ◆ Tree planting programs and grants

Park System

Goal 1.11

A high quality and safe park system that meets the needs of all its community members

Policies

1.11.1 *Distribute public recreational facilities throughout the City so that they are easily accessible to residents, visitors, and those who come to Tukwila to work.*

IMPLEMENTATION STRATEGIES

- ◆ Parks and Open Space Plan
- ◆ Prioritized site acquisition

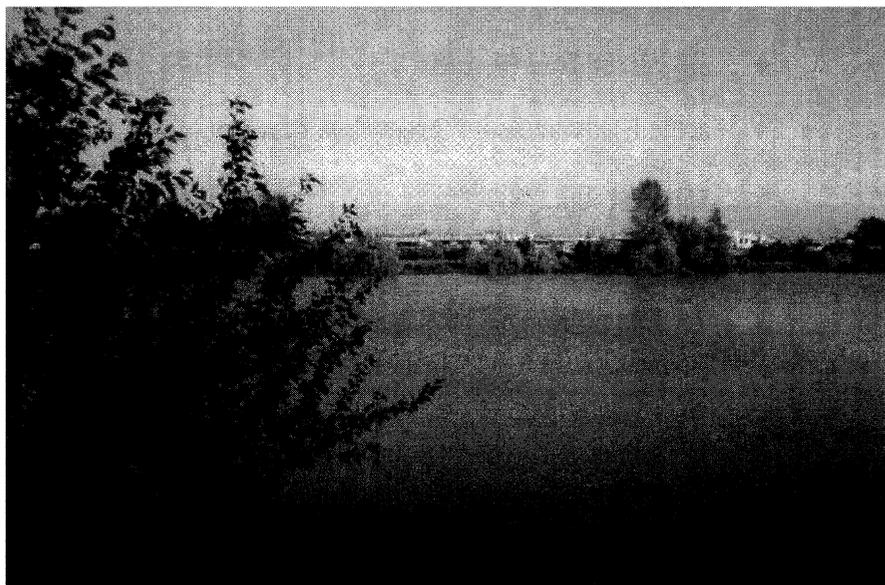
Community Image

- 1.11.2 *Create a trail system that links significant community focal points and links the lowland and upland trails at strategic points.*
- 1.11.3 *Gain trail easements in areas with high natural amenities and incorporate them into a City-wide trail system.*
- 1.11.4 *Connect concentrations of commercial and retail activity with the trail network.*

IMPLEMENTATION STRATEGY

- ◆ Rails-to-trails program

- 1.11.5 *When necessary, consider the street sidewalk system as a link in the connecting network.*
- 1.11.6 *Where no public right-of-way is available for a link in the network, seek trail easements through private property, consistent with private property rights.*
- 1.11.7 *Design the trail system to be safe for all users and adjacent property owners.*



- 1.11.8 *Coordinate with other regional and local plans to complement and enhance the Tukwila open space network.*

IMPLEMENTATION STRATEGY

- ◆ Parks and Open Space Plan