

## Overview of Staff Proposed Changes

While the Supplemental EIS for the Southcenter Subarea Plan was underway staff took the opportunity to review the proposed Zoning and Design regulations for opportunities to streamline and make them more user friendly. We had a peer review done by Makers Architecture and Urban Design consultants and tested the regulations against a number of development proposals in the urban center. This resulted in a considerable amount of reorganization, deletion of redundant provisions and addition of new photos and diagrams. The documents being reviewed by the Council reflect these staff recommended changes to the PC recommended documents. The *strikeout/underline versions* with comments about the changes are available at <http://www.tukwilawa.gov/dcd/urbancenterplan.html>

### Southcenter Plan

Only minor edits were made to reflect current station names and existing conditions.

### TMC 18.28 TUC Zoning Regulations

1. The District and Corridor Maps, charts and tables were moved from the front of the document to be next to the sections that contain their standards. The Corridor Charts were reformatted.
2. Some standards were moved into the Zoning Code from the Design Manual and some guidelines were moved into the Design Manual from the Zoning Code.
3. A new section 18.28.020 C Interpretation of the Development Code was added for clarity.
4. The design review section at 18.28.030 D was moved and clarified and a new table added to identify what projects trigger which standards.
5. A new parcel was added to the TOD District. It has been purchased for development by Olympus Spa and the project would not have been permitted in the Workplace District.
6. An additional tier of height incentives (affordable housing and LEED) was added to the TOD District in the standards chart and 18.28.070 D to accommodate potential interest in taller development.
7. The side and rear setbacks and landscape requirements in the District standards chart were streamlined so that they do not vary depending on whether the façade contains windows or not.
8. The orientation of a future neighborhood corridor was changed from E-W to N-S based on the site design of the Washington Place project and the location of an existing through-block easement.
9. The building modulation standards were streamlined to only apply to street facing facades and new diagrams were added for clarity. Much of this section was moved to the Design Manual. The section that remains in the Zoning Code now covers articulation, modulation and transparency.
10. The Shopfront standards were deleted as redundant to the other façade design standards and guidelines.

11. Changes to 18.28.240 General Landscaping reflect Tree Committee recommendations that will be applied to other areas of the City when the Landscape Chapter of the Zoning Code is updated in 2015.
12. Based on review of the Washington Place project the Open Space Regulations at 18.28.250 have been reduced and made more flexible. The original proposal of 100 to 150 square feet per residential unit was unfeasible in a high-rise building type. Pedestrian space requirements for commercial uses have been modified to only apply to the building footprint to incentivize multi-story development.
13. Some additional standards for pedestrian walkways through parking areas were added to 18.28.260 D 5 and 18.28.280 to improve safety and the quality of the pedestrian environment.

#### Southcenter Design Manual

1. The Design Manual was extensively reorganized into two major sections, Site Design Elements and Building Design. Some standards were moved into the Zoning Code from the Design Manual and some guidelines were moved into the Design Manual from the Zoning Code. Many of the criteria were rewritten for clarity and to read more consistently.
2. Walls and Fences – overly specific language was deleted and new examples added.
3. Open Space – a new section that contains guidelines moved from the Zoning Code to the Design Manual.
4. Architectural Concept – removed language that overemphasized continuity, we want to encourage a lively and organic appearance.
5. Entrances and Doors and Building Façade Base and Top – streamlined by removing some overly specific language and diagrams that remained from the earlier “form based code” approach.
6. Building Massing - replaces the original Building Modulation section and is consistent with the proposed approach to Architectural Design standards in the Zoning Code.
7. Building Details and Elements – new section contains a specific menu of choices to create interest, variety and human scale on building facades.