

**18.28.000 ORIENTATION**

This section contains the Development Code that will be used to evaluate development projects or improvement plans proposed on properties within the Southcenter Plan Area. The Code contains regulations governing Use, Height, Building Placement, Public & Private Frontage, Parking, Streets, Blocks, Open Space, Landscaping, and Architecture.

**18.28.001 APPLICABILITY**

The provisions of this chapter shall be used to evaluate new construction, expansions, exterior alterations, changes in use, tenant improvements, land division, and site modifications proposed for properties within the Tukwila Urban Center Plan Area Map described in Section i.2 Plan Area.

The provisions of this chapter shall modify the regulations and other provisions in TMC Title 18 Zoning; provided that the regulations and provisions of Tukwila Municipal Code (TMC) shall apply when not specifically covered by this chapter; and, further, provided that where Title 18 and the goals of the Southcenter Plan and this chapter are found to be in conflict, the provisions of this chapter shall apply.

**18.28.002 CLASSIFICATION OF PROJECT PERMIT APPLICATIONS**

Any land use permit or approval issued by the City is a Type 1 permit decision, unless specifically categorized as a Type 2, 3, 4, or 5 decision by TMC 18.104. Architectural Design Review requires a Type 2 or 4 decision.

**18.28.003 THRESHOLDS FOR CONFORMANCE WITH THE DEVELOPMENT CODE**

As part of the permit decision procedure, project permit applications shall be reviewed for conformity with the standards and guidelines contained in this chapter, as set forth below and summarized in Figure 18.28.003 Conformance with the Development Code (see Section 18.28.006 for definitions of standards, regulations, and guidelines):

**1) New Construction**

**a) Applicable Standards & Regulations**

- i) All new construction shall comply with all of the standards and regulations of this chapter.

**2) Expansions of Existing Structures**

**a) Applicable Standards & Regulations**

- i) Expansions of existing structures (new floor area) shall comply with all of the standards and regulations of this chapter.
- ii) Compliance with new street regulations and maximum block size is required when the traffic impacts generated by new development triggers the need for mitigation, as determined by the DCD Director.

**3) Exterior Alterations (does not include additions)**

**a) Applicable Standards & Regulations**

- i) Exterior alterations to a structure meeting the thresholds for “Typical Projects” and “Major Retail Centers,” defined in Section 18.28.003.3.b below, shall comply with the following standards and regulations and strive to meet the intent of the associated guidelines:
  - (1) Scale Standards and Regulations
    - Maximum Building Height
    - Maximum Tower Bulk
  - (2) Frontage and Building Placement Regulations
    - Building Orientation
    - Private frontage types
    - Side yard setbacks
    - Rear yard setbacks
    - Alley setbacks
  - (3) Landscaping Regulations
  - (4) Site Component Regulations
  - (5) Architectural Regulations (see section 18.28.004 Architectural Design Review)
    - Building Massing
    - Architectural Elements

**b) Exterior Alteration Thresholds.**

- i) Typical Projects. Compliance with the above regulations is required when the combined costs stated on all submitted City permit applications for exterior alterations to a structure within any rolling 2 year period equals or exceeds 5% of the structure’s Assessed Value (unless the work is covered under the exception section below, or the work occurs within a “major retail center”). This threshold shall also be applied to exterior alterations to a stand-alone pad development in a major retail center.

- ii) Major Retail Centers. Compliance with the above regulations is required when the combined costs stated on all submitted City permit applications for exterior alterations to an individual tenant space in major retail centers within any rolling 2 year period equals or exceeds \$100,000 (unless the work is covered under the exception section below). Major retail centers are defined as a collection of retail stores, restaurants, services, and parking areas constructed and maintained as a unit by a management firm; with a total building square footage greater than 50,000 square feet and located on a parcel greater than 5 acres in size. Lots created as part of a binding site plan shall be considered as one parcel. Examples of a major retail center include Southcenter Plaza, Westfield Mall, Parkway Supercenter, and Southcenter Square.

- (1) Exterior alterations of individual tenant spaces that meet the exterior alteration threshold shall trigger a review of the following landscaping requirements for the site: public and private frontage, setbacks, parking lots, and screening. If the associated premise does not comply with the landscape requirements, the DCD Director will determine the degree of compliance, including limiting required improvements to a smaller area of the premise which is more equivalent to the percentage of total building being altered.

Required improvements may be made as part of the alteration that triggers the required improvements. The cost of the landscaping standards that shall be met is limited to 10% of the value of the proposed alterations. It is the responsibility of the applicant to document to the DCD Director the value of the required improvements. Additional costs may be required to comply with other applicable requirements associated with the proposal.

**c) Exceptions to Exterior Alterations Value Calculations**

- i) The following ordinary maintenance shall not be included in the value calculations for the exterior alteration to any structure: Sign installation, painting, roof repair and replacement, plumbing, wiring, mechanical equipment repair/replacement, and weatherization.

**4) Substantial Alteration**

a) Applicable Standards & Regulations

- i) Substantial alteration of an existing structure shall require compliance with all of the standards and regulations of this chapter.

b) Substantial Alteration Threshold

- i) Substantial alteration occurs when the combined costs stated on all submitted City permit applications for any repair, reconstruction, rehabilitation, demolition, tenant improvements or other improvements to a structure within any rolling 2 year period exceeds 50% of the replacement value of the structure. Replacement values before the start of construction activity or before damage had occurred (if the structure was damaged and is being restored) shall be used.
- ii) Replacement value shall be evaluated using the current Building Evaluation Data charts published annually by the International Conference of Building Officials (ICBO) on file with the Building Official. Any valuations not specified in that publication will be determined by the Building Official.

**5) Change in Use / Intensification**

a) Applicable Standards & Regulations

- i) Any application involving a change in use to an existing structure or premises, as determined by the DCD Director, shall comply with the following regulations:
  - (1) Use Standards and Regulations
    - Use
  - (2) Scale Regulations
    - Maximum Block Size, if applicable
  - (3) Frontage and Building Placement Regulations
    - Public Frontage Improvements
  - (4) Street Regulations
    - New street requirements, if applicable
  - (5) Open Space Regulations, if applicable
  - (6) Landscaping Regulations
  - (7) Site Component Regulations
  - (8) Parking Standards and Regulations
    - Provision of Parking
    - General parking requirements and guidelines

b) Change in Use/Intensification Threshold

- i) As redevelopment of the urban center occurs, the existing use of land or structure may change to a different, more intensive use, necessitating additional improvements to serve the level of development not accommodated in the original site design or layout.
- ii) The DCD Director shall consider the following to determine if a change of use is proposed:
  - (1) The difference in trips generated between the proposed use and the current or previous use, or
  - (2) The difference in required parking stalls between the proposed use and the current or previous use, or
  - (3) The likelihood that the proposed use shall increase pedestrian activity and the need for pedestrian-oriented improvements.
  - (4) A structure is demolished to provide parking.

**6) Tenant Improvements**

a) Applicable Standards & Regulations

- i) Tenant improvements, when total cost is less than 50% of the replacement value of the structure, are exempt from the standards and regulations contained in this chapter.
- ii) Tenant improvements are defined as changes made to the interior of a commercial or industrial property by its owner to accommodate the needs of a tenant, such as floor and wall coverings, ceilings, partitions, air conditioning, fire protection, and security.

**7) Land Division**

a) Applicable Standards & Regulations

- i) Any short plats and binding site plans shall comply with the following standards and regulations:
  - (1) Scale Regulations
    - Maximum Block Size, if applicable
  - (2) Frontage and Building Placement Regulations
    - Public Frontage improvements
  - (3) Street Regulations
    - New streets requirements, if applicable
  - (4) Landscaping Regulations
  - (5) Site Component Regulations

**8) Site Modification**

a) Applicable Standards & Regulations

- i) Any project proposing only landscaping alterations or paving of additional area shall comply with the following regulations:
  - (1) Landscaping Regulations
  - (2) Site Component Regulations

**9) Nonconforming Uses and Development**

a) Applicable Standards & Regulations

- i) Nonconforming uses and development may continue as set forth in TMC Chapter 18.70, unless specifically limited by other regulations of this chapter.

**10) Shoreline Master Program**

a) Applicable Standards & Regulations

- i) All actions on parcels or parts of parcels under Shoreline Master Program jurisdiction shall be consistent with the goals, policies and actions as laid out in the Shoreline Master Program.
- ii) Development in these areas shall be regulated by the Tukwila Urban Center Regulations as well as by the Shoreline Master Program provisions as set forth in Chapter 18.44 of the Tukwila Municipal Code.
- iii) Where there is a conflict between these subarea regulations and the Shoreline regulations, the more stringent regulations shall apply.

FIG. 18.28.03 CONFORMANCE WITH DEVELOPMENT CODE

Standards and Regulations that will be used to evaluate the project	Use	Scale				Frontage & Building Placement											Street	Open Space	Land scape	Site	Parking			Architecture		
	Use	Minimum Building Height	Maximum Building Height	Maximum Tower Bulk	Maximum Block Size **	Building Orientation	Public Frontage Improvements	Private Frontage Types	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Alley Setback	Frontage Coverage	Build to Corner	Special Corner Location	Building Length	New Street Regulations **	Open Space Regulations ***	Landscaping Regulations	Site Component Regulations	Provision of Parking	Parking Types & Location	General Parking Requirements & Guidelines	Building Massing Regulations	Architectural Elements Regulations	
<b>Type of Development</b>																										
NEW CONSTRUCTION	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
EXPANSION OF EXISTING STRUCTURES - applies only to new floor area	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
EXTERIOR ALTERATIONS - Typical Projects. Any exterior alteration (not additions) to a structure when the combined costs stated on all submitted City permit applications within any rolling 2 year period, equals or exceeds 5% of the structure's assessed value (unless the work is covered under the exception section of the chapter ** or the work occurs within a "major retail center"). This threshold shall also apply to exterior alterations to a stand-alone pad development in a major retail center.			X	X		X	X		X	X	X							X	X				X	X		
EXTERIOR ALTERATIONS - Major Retail Centers. Any exterior alteration of an individual tenant space in major retail centers when the combined costs stated on all submitted City permit applications within any rolling 2 year period equals or exceeds \$100,000 (unless the work is covered under the exception section of the chapter *)			X	X		X	X		X	X	X							X	X				X	X		
SUBSTANTIAL ALTERATIONS - Any repair, reconstruction, rehabilitation, or other improvements to a structure (unless the work is covered under the exception section of the chapter**) when the combined costs stated on all submitted City permit applications within any rolling 2 year period exceeds 50% of the replacement value of the building or structure either before the start of construction or, if the structure has been damaged and is being restored, before the damage occurred, shall require compliance with all of the regulations of this chapter.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
CHANGE IN USE - in Building or premises	X				X		X										X	X	X	X	X		X			
TENANT IMPROVEMENTS		Not applicable																								
LAND DIVISION - Short Plat or Binding Site Plan					X		X										X		X	X						
SITE MODIFICATIONS - Any changes to landscaping or paving additional area.																			X	X						

\* Exceptions: Construction work that shall not be included within the value calculations shall include: *Installation of signs, roof repair and replacement, plumbing, wiring, mechanical equipment repair/replacement, and weatherization*

\*\* Compliance with requirements for new, pre-located street regulations or maximum block size is required when the traffic impacts generated by new development triggers the need for mitigation, as determined by the DCD Director.

\*\*\* Compliance with provision of open space is required when there is a significant intensification of a use or premises from new development, redevelopment, or a change in use, as determined by the DCD Director.

**LEGEND**

**X:** Conformity with the indicated standards and regulations may be required depending on the proposed development.

## 18.28.004 ARCHITECTURAL DESIGN REVIEW

### 1) Architectural design review is required for the following projects:

- New construction over 1,500 square feet
  - Expansions (over 1,500 square feet) to existing structures
  - Exterior alterations
- a) Applicable Standards & Regulations
- i) Projects meeting the thresholds for architectural design review shall be evaluated using the architectural design standards and guidelines set forth in this chapter.
- b) Type of Review
- i) Projects meeting any one of the following criteria shall be reviewed administratively as a Type 2 decision (see TMC Chapter 18.60):
- New non-residential structures less than 50,000 square feet in size (total on premises)
  - New residential projects providing up to 20 units (total on premises)
  - Exterior alterations when the cost exceeds ten percent of the building's current assessed valuation
  - Exterior expansions less than or equal to 50,000 square feet in size (total on premises)
- ii) Projects meeting the following criteria shall be reviewed by the Board of Architectural Review (BAR) as a Type 4 decision (see TMC Chapter 18.60):
- New non-residential structures greater than 50,000 square feet in size (total on premises)
  - New residential projects with more than 20 units (total on premises)
  - Exterior expansions greater than 50,000 square feet in size (total on premises)

## 18.28.005 ENVIRONMENTAL REVIEW – PLANNED ACTION

To be added when plan is finalized.

## 18.28.006 DEVELOPMENT CODE ORGANIZATION

The Development Code is organized into two primary sections, as described below – zone and corridor based standards, and general development regulations. The organization of the Code is displayed in the diagram on the following page.

### 1) Zone and Corridor Based Development Standards

Development standards are specifications for new development that the community considers essential to the creation and preservation of a high quality, sustainable and coherent city. These standards are applied by zone or by corridor. Conformance with Development Standards is mandatory. Such provisions are indicated by the use of the words “shall,” “must,” “is required,” “is/is not permitted.”

Development standards are organized as follows:

**Use Standards.** Use standards govern the use of a building or site. These requirements are organized by *Use Zone*.

**Scale Standards.** Scale standards govern the scale of the built environment. Scale Regulations are set forth to ensure that the height of new buildings and the scale of new blocks are consistent with the scale of each Southcenter Zone, and help establish a finer grained network of blocks and streets. These requirements are organized by *Scale Zone*.

**Form Standards.** Form standards contain specifications that govern the form of the urban center, such as frontage conditions, building placement, street configuration, open space, landscaping, parking, site design, and architecture. Form standards are set forth to ensure that the configuration, location, orientation and design of new development matches the envisioned character of the public realm along all streets and open spaces in the Plan Area. These requirements and guidelines are organized by *Corridor Type*.

### 2) General Development Regulations

General Development Regulations contain regulatory definitions, requirements, and guidelines. They are common for all properties in Southcenter. They are the detailed municipal policies that establish the specific rules and performance measures upon which community Development Standards are based.

**Definitions & Regulations.** The rules and performance measures that define regulations and establish how requirements apply to properties.

**Requirements.** Requirements are specifications for new development that the community considers essential to the creation and preservation of a high quality, sustainable and coherent city. Conformance with Requirements is mandatory. Such provisions are indicated by the use of the words “shall,” “must,” “is required,” “is/is not permitted.”

**Guidelines.** Guidelines provide additional information to assist the designers of new development to conform with the intent of the

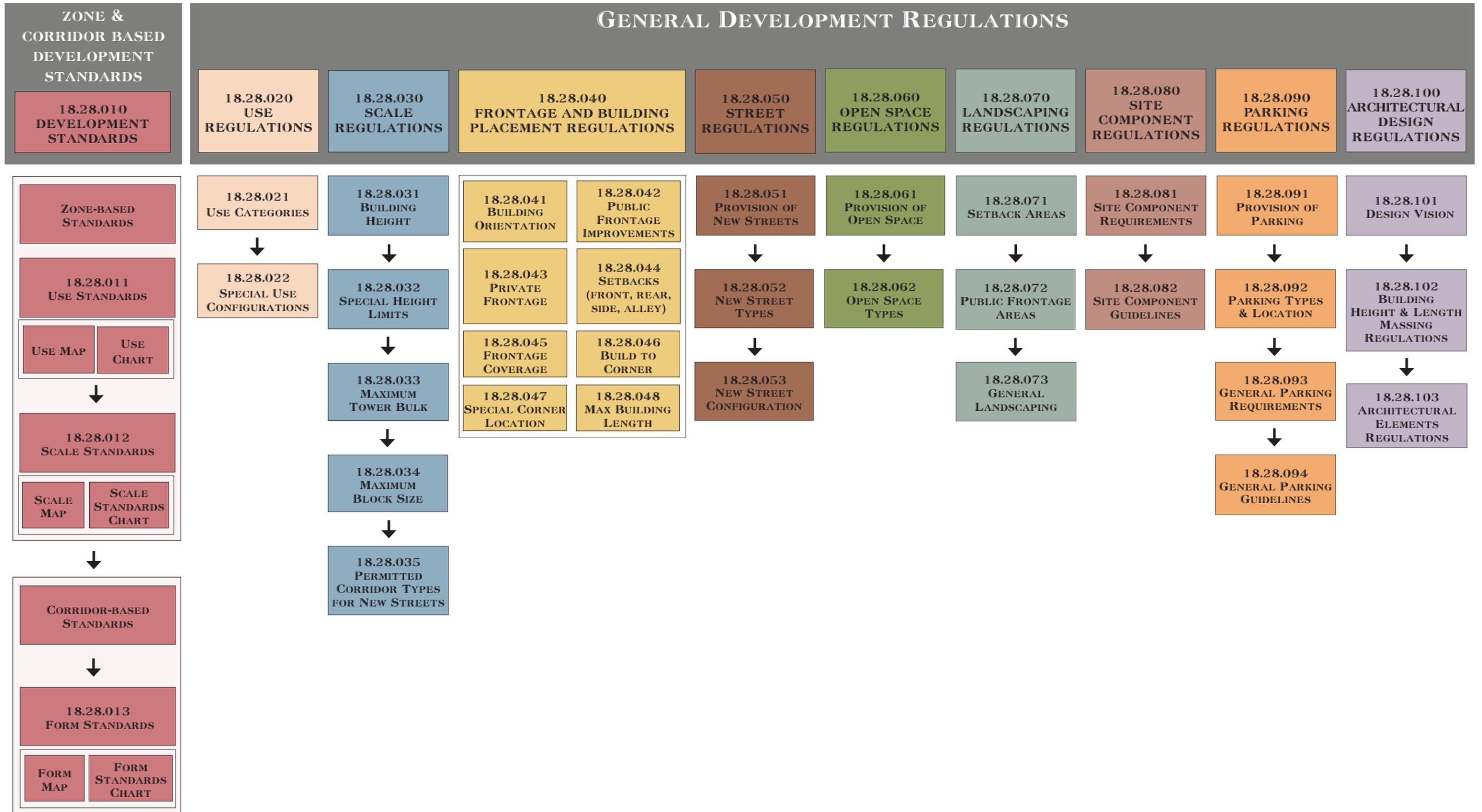
Southcenter Plan. Guidelines pertain to issues of visual character and aesthetics. Conformance with Guidelines is recommended, especially to insure the swiftest possible approval. Although conformance with Guidelines is recommended, developers are permitted to propose alternative design solutions to these aspects of the development if they are able to show that such design solutions meet the overall objectives of the Plan. Guidelines are indicated by the use of the words “should,” “may,” “is/are encouraged.”

## 18.28.007 HOW TO USE THE DEVELOPMENT CODE

Following are instructions on how to locate and review the Development Regulations that apply to a specific property:

- i) Locate the property on the Use Map (Figure 18.28.011), Scale Map (Figure 18.28.012), and Form Map (Figure 18.013). Identify which Use Zone, Scale Zone, and Corridor Type apply to the property.
- ii) Review the Use Standards, Scale Standards, and Form Standards in the accompanying Charts and identify the specific standards for the applicable Zones and Corridor Types. Note that the Charts are intended as a summary and do not encompass all mandatory requirements presented throughout the Development Regulations.
- iii) To learn more about the specific Development Regulations in the Use, Scale and Form Standards Charts, turn to the corresponding Regulation number and name in the subsequent sections (Sections 18.28.020 through 18.28.100).
- iv) Review each Development Regulation's specific Requirements and Guidelines. These requirements and guidelines are common to all properties in the Plan Area and can be found in most sections of the Development Regulations.

# BOOK II: DEVELOPMENT CODE ORGANIZATION



# 18.28.010 DEVELOPMENT STANDARDS

## 18.28.011 USE STANDARDS

### 1) Use Zones Established

- i) 7 Use Zones are hereby established in the specific locations and with the specific names indicated in the Figure 18.28.011 Use Map.
- ii) The uses permitted for all development shall be governed by the standards and regulations for the applicable Use Zone.

### 2) Use Standards Chart

- i) The Use Standards Chart lists:
  - (1) All Use Zones - these appear in the top row of the chart.
  - (2) The Use Categories and Land Uses in the order that they appear in Section 18.28.020 – these appear in the left-most column of the chart.
  - (3) The Use Standards that apply to each Use Zone – these can be reviewed by cross referencing a Regulation with a Use Zone.

### 3) Use Regulations & Guidelines

- i) Use regulations and guidelines can be found in Section 18.28.020 Use Regulations

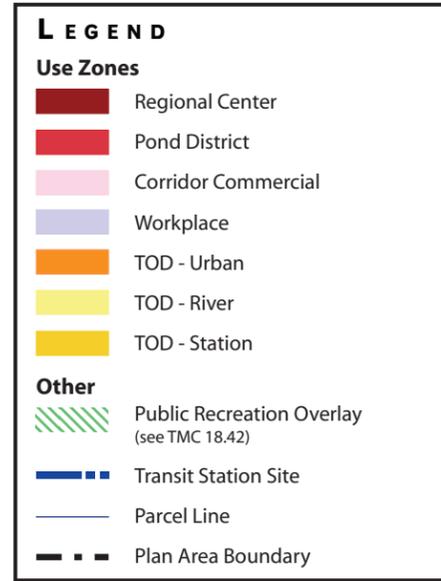
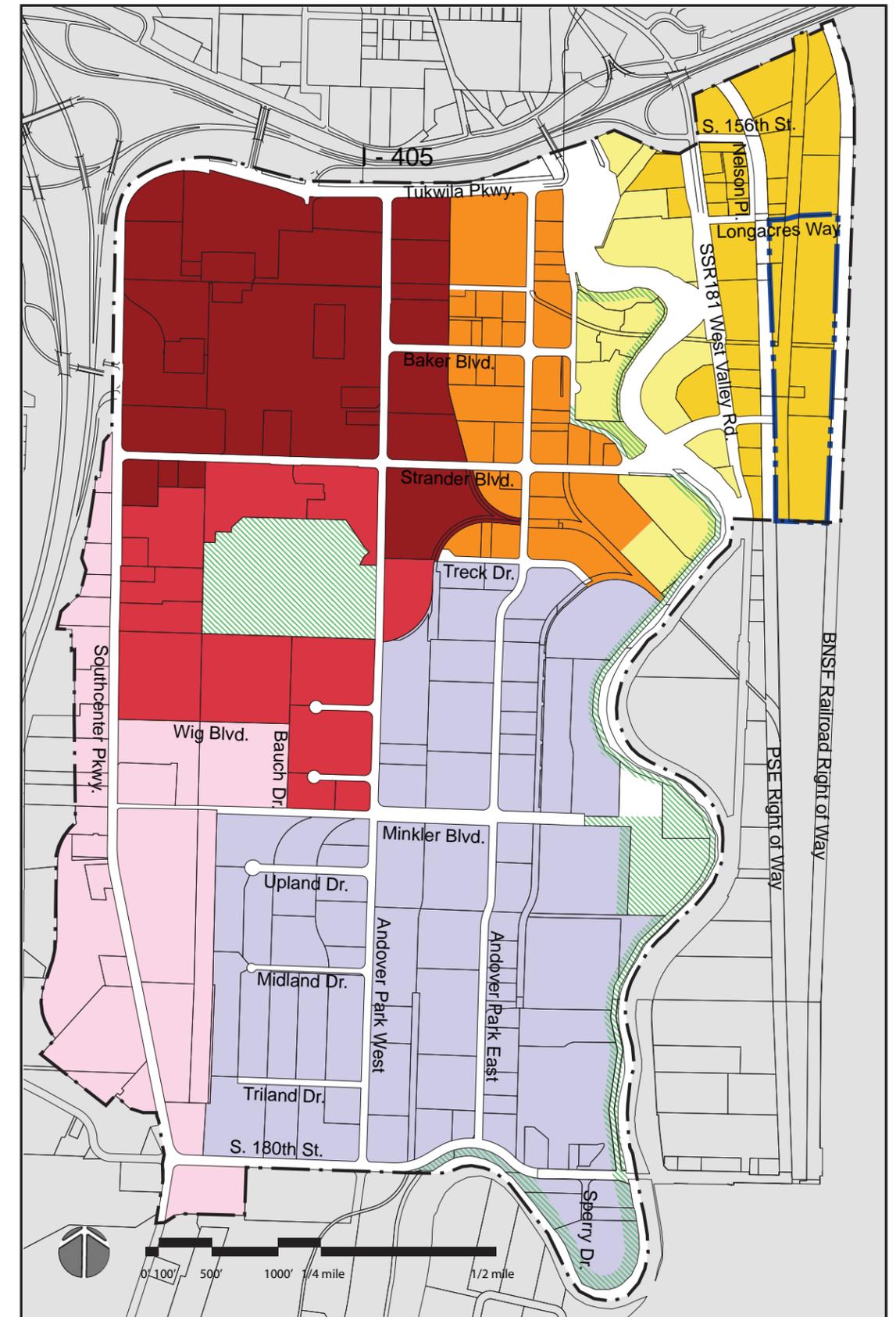


FIG. 18.28.011 USE MAP



# USE STANDARDS CHART

Use Zone	Regional Center	Pond District	Corridor Commercial	Work-place	TOD Urban	TOD River	TOD Station
<b>RETAIL</b>							
<b>Specialty Goods &amp; Foods</b>							
Pharmacy / Grocery Anchors (over 15k sf)	P (C2)	P (C2)	---	---	P	P (L3)	P
Department & Variety Store Anchors (over 30k sf)	P	P	P	---	P (C1)	---	---
Small Scale Specialty Goods & Foods (not anchor)	P	P	P	---	P (C1)	P (L2 & L5)	P (L2)
Large Scale Specialty Goods & Bulk Foods	P	P	P	P (S2)	---	---	---
<b>Eating &amp; Drinking Establishments</b>							
Bars, cocktail lounges, and nightclubs	P	P	---	---	---	---	---
Restaurant	P	P	P	P (S1)	P (C1)	P (L1 & L5)	P (L1)
<b>Entertainment &amp; Recreation</b>							
Theaters, except "adult entertainment"	P	P	---	---	P	P	P
Recreation facilities (commercial-indoor)	P	P	P	P	P	P	P
Recreation Facilities (commercial-outdoor)	---	---	P	P	---	---	---
<b>Business &amp; Personal Services</b>							
Business services	P	P	---	P	P	P (L2)	P (L2)
Banks, Financial, insurance, and real estate services	P	P	---	---	P	P (L2)	P (L2)
Personal services	P	P	P	---	P	P (L2)	P (L2)
Athletic or health clubs	P	P	P	P	P	P	P
Repair shops (small scale goods: bicycle, appliance, computer, watch, shoe)	P	P	P	P	P	P (L2)	P (L2)
Veterinary clinic (incl. associated temporary indoor boarding), animal grooming, and doggy daycare	P-U	P	P	P	P	P (L2)	P (L2)
<b>Commercial Goods</b>							
Large Scale Commercial Goods	---	---	P	P	---	---	---
Vehicle rental or sales office	P (C5, C6)	P (C5, C6)	P (C6)	P (C6)	P (C5, C6)	P (C5, C6)	P (C5, C6)
<b>Commercial Services</b>							
Animal kennels and shelters	---	---	C	C	---	---	---
Funeral homes, morticians, and crematoriums	---	---	---	P	---	---	---
Repair Shops (commercial / automotive)	---	---	P (C9)	P (C9)	---	---	---
Gas stations, including car wash	---	---	P	P	---	---	P (L4, C3)
<b>OFFICE</b>							
Professional	P-U	P	P	P	P	P	P
Medical and dental (outpatient only)	P-U	P	P	P	P	P	P
Research	P-U	P	P	P	P	P	P
Governmental services	P-U	P	P	P	P	P	P
<b>LODGING (hotel, extended stays, inns, B&amp;Bs)</b>							
Hotel, extended stays, inns, bed and breakfasts	P-U	P	---	---	P	P	P
<b>CIVIC &amp; INSTITUTIONAL</b>							
Cultural facilities, including libraries, performing art centers, museums, and art galleries.	P	P	---	---	P	P	P
Education & Instructional Facilities, public and private, including colleges and universities	P-U	P	---	---	P	P	P
Convention/Exhibition facilities	P-U	P	---	---	P	P	P
Religious institutions	C-U	C	C	C	C	C	C
Fire & Police Stations	C	C	P	P	C	C	C
Post Office	P	P	---	P	P	P	P
Daycare center	P-U	P	P	P	P	P	P
Parks, trails, picnic areas, playgrounds, and public community centers.	P	P	P	P	P	P	P

Use Zone	Regional Center	Pond District	Corridor Commercial	Work-place	TOD Urban	TOD River	TOD Station
<b>RESIDENTIAL</b>							
Multifamily	P-U	P	---	---	P	P	P
Attached Single Family	P-U	P	---	---	P	P	P
Residential care facilities for not more than 12 patients (except those meeting the definition of correctional institution)	---	P	---	---	P	P	P
Home Occupation	---	A	---	---	A	A	A
Dormitory	---	A	---	---	A	A	A
<b>TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE</b>							
Public transit (bus) facilities & stations	P	P	P	P	P	P	P
Commercial parking	P (C4)	P (C4)	P	P	P (C4)	P (C4)	P (C4)
Parking areas	A	A	A	A	A	A	A
Essential public facilities, except those specifically listed as a permitted, conditionally permitted or unclassified use in any of the other zones	UUP	UUP	UUP	UUP	UUP	UUP	UUP
High capacity transit facilities, and public transit (bus) terminals and centers	UUP	UUP	UUP	UUP	UUP	UUP	UUP
Park and ride lots	UUP	UUP	UUP	UUP	UUP	UUP	UUP
Utility Facilities	C	C	C	C	C	C	C
Radio, television, microwave, or observation stations and towers	C	C	C	C	C	C	C
Internet data/telecomm centers, including telephone exchanges	---	---	---	P	---	---	---
Wireless communication facilities	Subject to TMC Chapt. 18.58.						
<b>INDUSTRY, MANUFACTURING AND WAREHOUSING</b>							
Industrial commercial services	---	---	---	P	---	---	---
Light industrial: manufacturing, processing and assembling	---	---	---	P (C7, C8)	---	---	---
Warehouse storage and wholesale distribution facilities	---	---	---	P	---	---	---
Self-storage facilities	---	---	---	P	---	---	---
Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to Chapter 18.52, as accessory to a permitted use	---	---	---	A	---	---	---
Cargo containers (subject to TMC 18.50.060)	---	---	---	A	---	---	---
<b>SPECIAL USE CONFIGURATION</b>							
Drive-in or Drive-thru facilities or services	---	---	P	P	---	---	P (L4)
Neighborhood Center	P	P	---	---	P	P (L3)	P
Corner Store	P	P	---	---	P	P	P

**LEGEND**  
P: permitted  
C: Conditional  
A: Ancillary to other permitted uses  
UUP: Permitted with unclassified use permit  
- U : Upper floors only  
--- : not permitted

**Location / orientation**  
L1: Only in a Neighborhood Center (see section 18.28.022 for definitions and regulations for these use configurations).  
L2: Only in a Neighborhood Center or Corner Store (see section 18.28.022 for definitions and regulations for these use configurations).  
L3: Building Orientation to West Valley Highway required (see section 18.28.041)  
L4: Building Orientation to the east side of West Valley Highway required (see section 18.28.041)  
L5: Building Orientation to the Green River required (see section 18.28.041)

**Size**  
S1: 3,500 sf max per use  
S2: over 100,000 sf per use

**Conditions**  
C1: with residential  
C2: w/ over 100 DU of residential  
C3: only 1 in the district  
C4: day use only, and must be located within a structure having substantial ground floor retail or commercial activities.  
C5: excluding vehicle storage or maintenance lot  
C6: excluding vehicles requiring a commercial driver's license  
C7: uses must be generally contained within buildings  
C8: activities do not generate external emissions such as smoke, odor, noise, vibrations or other nuisances outside the building.  
C9: Enclosed w/in a building

**Note**  
Other uses not specifically listed in this Title are permitted should the Director determine them to be:  
a) similar in nature to and compatible with other uses permitted outright within a District; and  
b) consistent with the stated purpose of a district; and  
c) consistent with the policies of the Tukwila Urban Center Plan

### 18.28.012 SCALE STANDARDS

#### 1) Scale Zones Established

- i) Three Scale Zones are hereby established in the specific locations and with the specific names indicated in the Figure 18.28.012 Scale Map.
- ii) The scale of all development shall be governed by the standards and regulations for the applicable Scale Zone.

FIG. 18.28.012 SCALE MAP

**LEGEND**

**Scale Zones**

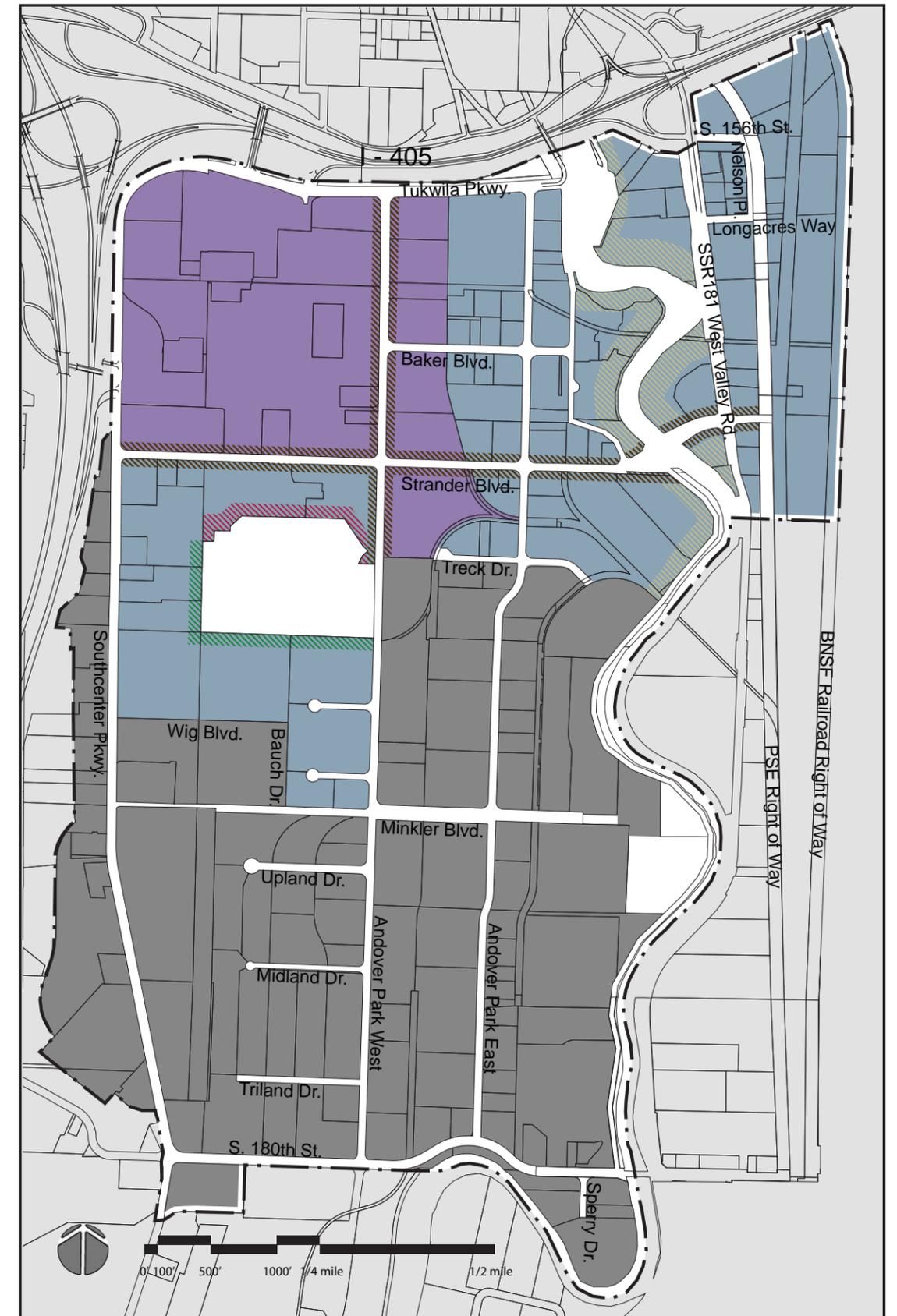
- Urban Core
- General Urban
- Sub-Urban

**Special Height Limits  
(see Section 18.28.032.)**

- TUC Boulevard Edge
- Urban Pond edge
- Natural Pond Edge
- Urban River Edge

**Other**

- Parcel Line
- Plan Area Boundary



## SCALE STANDARDS CHART

Scale Zone	Urban Core Standards	General Urban Standards	Sub-Urban Standards
REGULATIONS			
<b>18.28.031. Building Height</b>			
minimum height	2 floors & 25 ft (A1) min	2 floors & 25 ft (A2) min	1 floor & 20 ft min
maximum height	12 floors & 142 ft max	8 floors & 98 ft max	3 floors & 43 ft max
<b>18.28.032. Special Height Limits</b>			
TUC Blvd Edge (within 65 feet)	4 floors & 54 ft max	4 floors & 54 ft max	n/a
Urban Pond Edge (within 100 feet)	n/a	5 floors & 65 ft max	n/a
Natural Pond Edge (within 100 feet)	n/a	3 floors & 43 ft max	n/a
<b>Urban River Edge</b>			
1) within 125 feet of OHWM	n/a	15 ft max	n/a
2) between 125 and 200 feet of OHWM	n/a	See Shoreline Master Program Section 9.3 for height standards	n/a
Urban Core (within 300 feet of either Tukwila Parkway or Southcenter Parkway)	18 floors & 214 ft max (A3)	n/a	n/a
<b>18.28.033. Maximum Tower Bulk</b>			
Maximum Diagonal	300 ft max	250 ft max	n/a
<b>18.28.034. Maximum Block Size</b>			
1) Provision of New Street	2,000 ft max	1,500 ft max	2,500 ft max
<b>18.28.036. Permitted Corridor Types for New Streets</b>			
1) Urban Corridor	permitted	-	
2) Primary City Corridor	permitted	permitted	-
3) Secondary City Corridor	permitted	permitted	-
4) Sub-Urban Corridor	-	-	permitted

Legend	
(A1)	1 floor & 25 ft (only for anchor)
(A2)	1 floor & 25 ft (only for pharmacy / grocery store anchor)
(A3)	Floors above 12 must be residential uses or housing, or, residential uses or housing equal in area to the total non-residential square footage on floors 13 through 18 must be constructed in the Urban Core or General Urban zones. If affordable or senior housing is constructed, the required area may be reduced by up to 1/3 by the DCD Director as a special permission decision.
OHWM	ordinary high water mark

### 2) Scale Standards Chart

- i) The Scale Standards Chart lists:
  - (1) All Scale Zones - these appear in the top row of the chart.
  - (2) The Primary Scale Regulations in the order that they appear in Section 18.28.030 – these appear in the left-most column of the chart.
  - (3) The Scale Standards that apply to each Use Zone – these can be reviewed by cross referencing a Regulation with a Scale Zone.

### 3) Scale Regulations & Guidelines

- i) Scale regulations and guidelines can be found in Section 18.28.030 Scale Regulations

## 18.28.013 FORM STANDARDS

### 1) Corridor Types Established

- i) Eight Corridor Types are hereby established in the specific locations and with the specific names indicated in the Figure 18.28.013 Form Map.
- ii) The form of all development along a street, primary open space, or water body right-of-way shall be governed by the standards and regulations for the applicable Corridor Type.

### 2) Corridor Type Definition

- i) A Corridor consists of (see Figure 18.28.013.2 Corridor Definition of Terms):
  - (1) All portions of the public right-of-way of a street, open space, or water body (the thoroughfare and public frontage).
  - (2) Portions of a property between the back-of-sidewalk and the primary building façade along the street or open space.
  - (3) Portions of all primary building façades up to the top of the first or second floor, including building entrances, located along and oriented toward the street or open space.

### 3) Applicability - Existing & New Corridor Types

- i) All existing & new streets, primary open spaces, or water body rights-of-way shall be designated as a Corridor Type as follows:
  - (1) Existing streets, primary open spaces, or water body rights-of-way shall be designated as the Corridor Type indicated on the Figure 18.28.013 Form Map.
  - (2) New streets built to satisfy Pre-located Street requirements (Section 18.28.051) shall be designated as the Corridor Type indicated on the Figure 18.28.013 Form Map.
  - (3) New streets built to satisfy Maximum Block Size requirements (Section 18.28.034) shall be designated by the developer as one of the Corridor Types permitted by Scale Zone (Section 18.28.012).
  - (4) New streets or open spaces that do not fall into one of the preceding categories shall be designated by the developer as one of the Corridor Types permitted by Scale Zone (Section 18.28.012).

### 4) Form Standards Chart

- i) The Form Standards Chart lists:
  - (1) All Corridor Types - these appear in the top row of the chart.
  - (2) The Primary Form Regulations in the order that they appear in the Sections 18.28.040 through 18.28.100. - these appear in the left-most column of the chart.
  - (3) The Form Standards that apply to each Corridor Type - these can be reviewed by cross referencing a Regulation with a Corridor Type.

FIG. 18.28.013.2 CORRIDOR DEFINITION OF TERMS

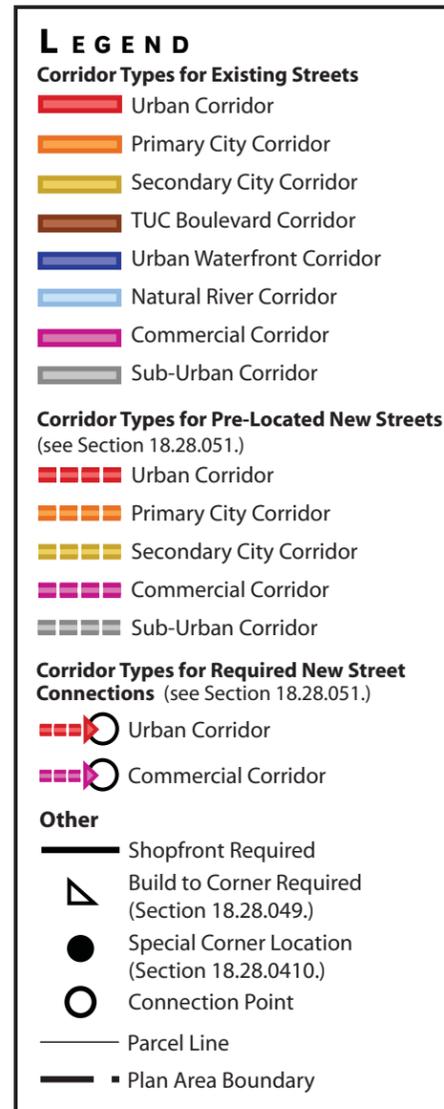
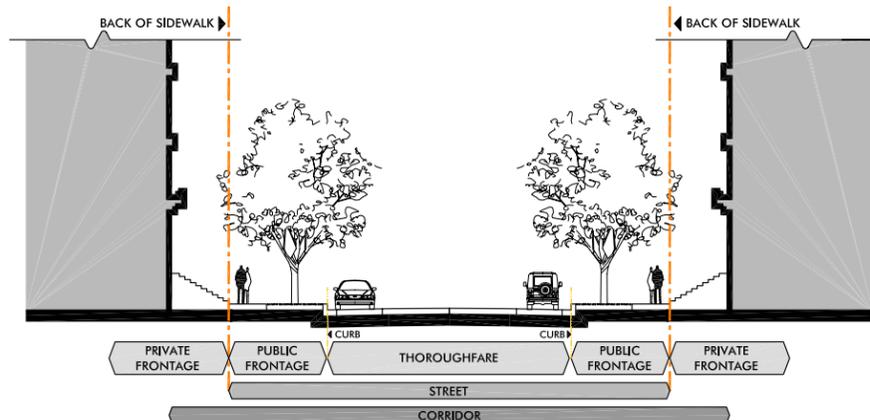
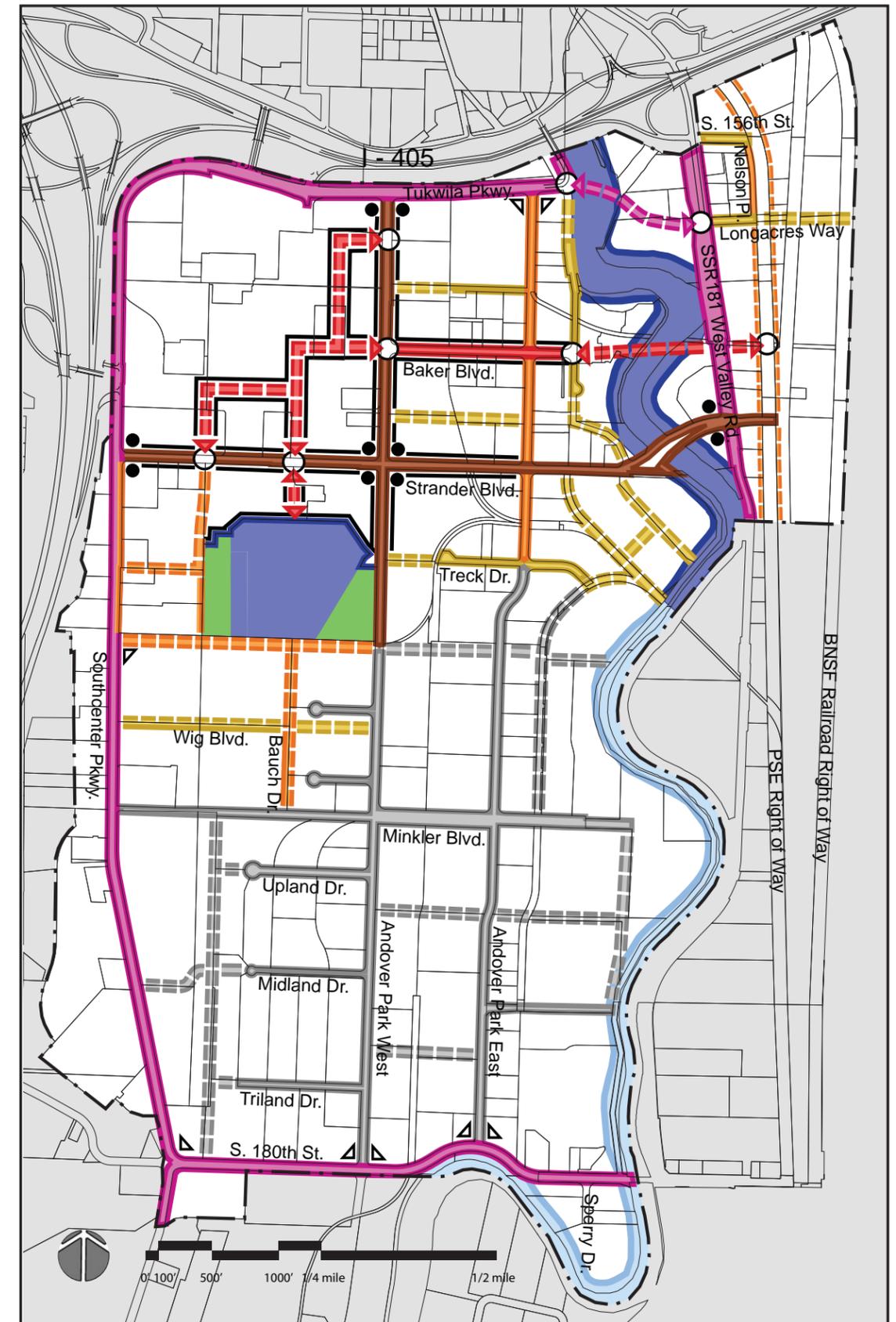


FIG. 18.28.013 FORM MAP



# FORM STANDARDS CHART

	Urban Corridor Standards	Primary City Corridor Standards	Secondary City Corridor Standards	TUC Boulevard Corridor Standards	Urban Waterfront Corridor Standards	Natural River Corridor Standards	Commercial Corridor Standards	Sub-Urban Corridor Standards
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## REGULATIONS

18.28.040 FRONTAGE & BUILDING PLACEMENT								
<b>18.28.041 Building Orientation to Streets/Open Spaces</b>								
required or not required	required	required	required	required	required	not required	not required	not required
<b>18.28.042 Public Frontage Improvements</b>								
required or not required	required	required	required	required	required	not required	required	required
<b>18.28.043.9 Private Frontage Types</b>								
a) Shop-Front	permitted; required (L1)	permitted	permitted	permitted; required (L1)	permitted; required (L1)	permitted	permitted	permitted
b) Corner Entry	permitted	permitted	permitted	permitted; required (L5)	---	permitted	permitted	permitted
c) Arcade	permitted (C5)	permitted	permitted	permitted	permitted except (L1)	---	---	---
d) Grand Portico	---	permitted (C2)	permitted (C2)	permitted (C2)	permitted (C2)	---	permitted (C2)	permitted
e) Forecourt	permitted except (L1)	permitted	permitted	---	permitted except (L1)	permitted	---	permitted
f) Grand Entry	permitted (C1)	permitted	permitted	permitted (C1)	permitted (C1)	permitted	permitted	permitted
g) Stoop	permitted except (L1)	permitted	permitted	---	permitted	permitted	---	---
h) Porch	---	permitted (L2)	---	---	---	permitted	---	---
i) Front Door	---	---	---	---	---	---	---	---
j-l) Edge Treatments	flush edge required	required	required	required	required	required	required	required
<b>18.28.044.1 Front Yard Setback</b>								
minimum/maximum	0 ft min/10 ft max; 5ft max (L1)	0 ft min / 10 ft max; 10 ft min / 20 ft max (L2)	0 ft min / 10 ft max	5 ft min / 15 ft max	5 ft min / 15 ft max; 0 ft min/ 0 ft max (L1)	10 ft min	15 ft min.	15 ft min.
<b>18.28.044.2 Side Yard Setback</b>								
minimum with living space windows	15 ft min	15 ft min	15 ft min	15 ft min	15 ft min	15 ft min	15 ft min	15 ft min
minimum without living space windows	5 ft min	5 ft min	5 ft min	5 ft min	5 ft min	10 ft min	10 ft min	10 ft min
<b>18.28.044.3 Rear Yard Setback</b>								
minimum setback	10 ft min	10 ft min	10 ft min	10 ft min	10 ft min	10 ft min	10 ft min	10 ft min
<b>18.28.044.4 Alley Setback</b>								
minimum setback	5 ft min	5 ft min	5 ft min	5 ft min	5 ft min	10 ft min	10 ft min	10 ft min
<b>18.28.045 Frontage Coverage</b>								
minimum percentage covered	90% min	75% min	50% min	50% min	90% min	no min.	no min; 50% (L4)	no min.
<b>18.28.046 Build to Corner</b>								
required or not required	required	required	required	required	required	not required	required (L6)	required (L6)
<b>18.28.047 Special Corner Location</b>								
required or not required	n/a	required (L5)	n/a	required (L5)	n/a	n/a	required (L5)	n/a
<b>18.28.048 Building Length</b>								
maximum	120 ft max; 240 ft max (L1)	180 ft max	180 ft max	300 ft max	120 ft max; 180 ft max (L1)	n/a	n/a	n/a

18.28.050 STREET REGULATIONS								
<b>18.28.051 Provision of New Streets</b>								
	See Section 18.28.051.							
<b>18.28.052.3 New Street Types</b>								
1) Urban Street	required (L1)	permitted	permitted	n/a	n/a	n/a	n/a	---
2) City Street	---	permitted (L3)	permitted	n/a	n/a	n/a	n/a	---
3) Sub-Urban Street	---	---	---	n/a	n/a	n/a	n/a	permitted
4) Pedestrian Way	permitted	permitted (C4)	permitted (C4)	n/a	n/a	n/a	n/a	---

18.28.060 OPEN SPACE REGULATIONS								
<b>18.28.061 Provision of Open Space</b>								
	See Section 18.28.061.							

18.28.070 LANDSCAPING REGULATIONS								
<b>18.28.071 Setback Areas</b>								
	See Section 18.28.0XX.							
<b>18.28.072 Public Frontage Areas</b>								
	See Section 18.28.0XX.							

18.28.090 PARKING REGULATIONS								
<b>18.28.091 Provision of Parking</b>								
	See Section 18.28.071.							
<b>18.28.092 Parking Types &amp; Location</b>								
1) Surface Lot - Front	---	---	---	---	---	permitted	permitted; --- (L4)	permitted
2) Surface Lot - Side	---	---	permitted	permitted	---	permitted	permitted	permitted
3) Surface Lot - Rear	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
4) Structure - Exposed	---	---	permitted	permitted	---	permitted	permitted	permitted
5) Structure - Wrapped: Ground Level	permitted	permitted except (L2)	permitted	permitted	---	permitted	permitted	permitted
6) Structure - Wrapped: All Levels	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
7) Structure - Partially Submerged Podium	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
8) Structure - Underground	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted

18.28.100 ARCHITECTURAL DESIGN REGULATIONS								
<b>18.28.102.1 Building Height Massing</b>								
Top	required	required	required	required	required	not required	required	required
Base	required	required	required	required	required	not required	required	not required
<b>18.28.102.2 Building Length Massing</b>								
Street Façade Increment	80 ft maximum	80 ft maximum	80 ft maximum	100 ft maximum	60 ft maximum	80 ft maximum	100 ft maximum	140 ft maximum

## 5) Form Regulations & Guidelines

Form regulations and guidelines can be found in Sections 18.28.040 Frontage & Placement Regulations, 18.28.050 Street Regulations, 18.28.060 Open Space Regulations, 18.28.070 Landscaping Regulations, 18.28.090 Parking Regulations, and 18.28.100 Architecture Regulations.

**Legend**

Permitted: these elements are allowed by right unless otherwise specified.

---: not permitted

required: these are required elements of all new development as indicated.

n/a: not applicable as indicated

not required: these elements are not required as indicated.

**Location**

L1: Along

L2: Along Tukwila Pond

L3: Special configurations are required along the southern edge of Tukwila Pond and the PS&E right-of-way

L4: Along West Valley Highway

L5: ● - as indicated on the Form Map

L6: ▲ - as indicated on the Form Map

**Conditions**

C1: For Upper Floor Uses

C2: Civic Only

C3: only with shopfront

C4: only for Green River access (18.28.035)

C5: shall be combined with shopfront along

## 18.28.020 USE REGULATIONS

For the purposes of this Plan, all permitted, conditional, accessory, and unclassified uses have been grouped into Use Categories. Descriptions for each category are established in the text below. All permitted uses for a single Use Zone are allowed either alone or in combination with any other permitted uses within a parcel. Other uses not specifically listed in this Title are permitted should the DCD Director determine them to be similar in nature to and compatible with other uses permitted outright within a Use Zone; consistent with the stated purpose of a Use Zone; and consistent with the policies of the Southcenter Plan.

### 18.28.021 USE CATEGORY DEFINITIONS

#### 1) Retail

Description: Shopping including specialty goods/foods, eating & drinking establishments, entertainment & recreation, services, and commercial goods.

##### i) Definitions

- (1) Anchor: A large store that generates significant pedestrian traffic and that increases the traffic of shoppers at or near its location. Consumers, attracted by the anchor store, are likely to visit the location, and thus nearby stores' sales and profits are increased by the presence of the anchor.
- (2) Cluster: A cluster is made up of two or more abutting retail establishments.
- (3) Small Scale Goods: Goods which can be carried around in shopping bags while shopping on foot.
- (4) Large Scale Goods: Goods which are too large to carry around while shopping on foot and must be placed in a car or shipped to the customer.

##### ii) Special Conditions

- (1) Minimum interior height for ground level retail of all types is 15 feet from floor to dropped ceiling, and 18 feet from floor to floor plate. Use conversions in an existing building are not required to meet this requirement.

#### a) Specialty Goods & Foods

Description: Businesses selling goods which can be for personal use including small scale items such as apparel and accessories, as well as large scale items such as furniture/home furnishings, appliances and electronics, bulk food, and miscellaneous retail.

- i) Temporary (daytime) outdoor displays are permitted.

#### b) Eating & Drinking Establishments

Description: restaurants and drinking/entertainment establishments, including brew pubs.

#### c) Entertainment & Recreation

Description: Establishments providing commercial resources or activities for exercise, relaxation, or enjoyment.

#### d) Business & Personal Services

Description: Small to medium sized businesses providing services to local businesses and households.

- i) Business Services includes uses such as copy, photo processing, fax & mailing centers.
- ii) Personal Services includes uses such as barber and beauty salons, spas, laundry and drycleaning, and travel agencies.

#### e) Commercial Goods

Description: Businesses whose primary activity is the sale of goods typically for commercial use or that are otherwise not compatible with urban, pedestrian oriented districts such as vehicle sales & rental, construction supply, restaurant supply, automobile parts & accessories.

#### f) Commercial Services

Description: Businesses providing services to industry, services that are industrial in nature, or services that are otherwise not compatible with urban, pedestrian oriented districts.

#### 2) Office

Description: Workplace uses including professional, administrative, medical, research and development, financial and educational activities for businesses, individuals and non-profit organizations.

#### 3) Lodging

Description: Commercial lodging facilities including hospitality uses, such as hotels and bed & breakfasts.

#### 4) Civic & Cultural

Description: Services including education, cultural institutions, and recreational facilities made available to the general public.

#### 5) Residential

Description: Owner- and renter-occupied dwelling units.

##### a) Multi-Family with Multi-Family Lobby Entry

Description: Buildings designed as residence for multiple households.

##### b) Attached Single Family

Description: Attached buildings designed as a residence for one household with a dedicated entrance accessed directly from the sidewalk or publicly accessible open space.

##### c) Residential Care Facilities

Description: A building or group of buildings designed as a temporary residence where residents receive nursing or other support services from facility employees.

- i) Residential care facilities are limited to 12 patients (except those meeting the definition of correctional institutions)

##### d) Home Occupation

Description: An occupation or profession which is customarily incidental to or carried on in a dwelling place, and not one in which the use of the premises as a dwelling unit is largely incidental to the occupation carried on by a resident.

- i) There shall be no change in the outside appearance of the surrounding residential development.
- ii) Home occupation shall not be conducted in an accessory building.
- iii) The maximum number of employees not including the owner/occupant is limited to one per unit.
- iv) Conditional: Work activities that require hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking

##### e) Dormitory

Description: A building designed as a temporary residence for multiple students of an associated school, university, or other educational facility.

#### 6) Transportation, Communication, and Infrastructure

Description: The basic installations and facilities that enable the continued function of transportation, data, and other utilities networks.

#### 7) Industry, Manufacturing, and Warehousing

Description: A business involved in the storage, manufacture, research, or testing of goods and products

## 18.28.022 SPECIAL USE CONFIGURATIONS

### 1) Drive-in or Drive-thru Uses or Facilities

Description: A vehicular driveway and associated window or microphone which allows an establishment to serve customers, take orders, and provide goods or services while the customers remain in their vehicles.

### 2) Corner Store

Description: A small store or cluster of stores integrated into a larger building on the corner of a block. Corner Stores consist of (permitted) convenience uses, small-scale shopping, and personal services that serve the immediate community.

- i) Limited to a maximum size of 2,500 square feet per use.
- ii) Limited to a maximum size of 5,000 square feet total per cluster.
- iii) Individual uses larger than 2,500 square feet are permitted provided that the use is unique and not already provided within 1 mile trade area.
- iv) Corner Stores must be located on the corner of a block, and the entrance must face a public street, square, or plaza space.
- v) There is no minimum parking requirement for Corner Store Retail.
- vi) Corner Store Retail shall not provide any off street parking.

### 3) Neighborhood Center

Description: A cluster of stores consisting of (permitted) food sales, convenience uses, business and personal services, or small-scale specialty goods to serve nearby residential neighborhoods.

- i) Limited to a maximum size of 5,000 square feet per non-anchor tenant.
- ii) Limited to a maximum size of 2,500 square feet per Eating and Drinking establishments.
- iii) Limited to a maximum size of 25,000 square feet total per unanchored cluster.
- iv) Limited to a maximum size of 65,000 square feet per grocery store or similar community-oriented anchors.
- v) Size exceptions. One of the following thresholds may be exceeded, provided it is approved by the DCD Director as a Type 2 special permission decision:
  - (1) non-anchor tenants exceeding 5,000 square feet in size.
  - (2) Unanchored clusters exceeding 25,000 square feet in size.
  - (3) Community-oriented anchors exceeding 65,000 square feet in size.

The criteria for approval for a size exception are that; 1) the proposed development is in keeping with the goals and policies of the Southcenter Plan; and 2) that it will meet or exceed the requirements and performance standards of the applicable zone/corridor.

## 18.28.030 SCALE REGULATIONS

This section contains the Regulations that govern district scale such as building height and block size. Scale Regulations are set forth to ensure that the height of new buildings and the scale of new blocks are consistent with the scale of each Southcenter district and help establish a finer grained network of blocks and streets.

### 18.28.031 BUILDING HEIGHT

#### 1) Definition

- i) Height means the height of a building as calculated by the method in the Washington State Building Code (TMC 18.06.100).

#### 2) Regulation

- i) Height for buildings is regulated by both the number of floors permitted and by vertical dimension permitted, measured in feet.
- ii) New structures must meet the minimum and maximum for both floor and dimension requirements.
- iii) The number of floors shall include all floors located above the finished grade. Portions of the building such as basements or podiums that are substantially or partly submerged shall not be counted as a floor as long as they do not extend more than 6 feet above the grade plane. Floors that extend more than 6 feet above the grade plane shall be counted as a floor.
- iv) The minimum and maximum number of floors and feet permitted for new structures shall be as specified by Scale Zone.

#### 3) General Requirements

- i) Habitable attics, inhabited spaces located above a roof's eave line, are not permitted.
- ii) Portions of a building that are not part of the primary building mass, such as entrance porticos, bays and stoops, are not required to meet minimum height requirements.
- iii) Parking podiums are not required to meet minimum height requirements.
- iv) Portions of the building that extend above the primary building mass, such as dormers, roof-top cupolas, elevator and mechanical equipment enclosures, roof deck trellises, gazebos, and other special features, shall not exceed the maximum height requirement by more than 20 feet, provided they are set back 10 feet from the edge of the roof.
- v) Accessory buildings, including non-dwelling units such as freestanding garages for individual residential units, service structures and tool sheds, shall not exceed one and one-half stories or 14 feet.
- vi) Corner Entry Private Frontages (see Section 18.28.043.2) shall not exceed the permitted maximum height by more than 20 feet.

### 18.28.032 SPECIAL HEIGHT LIMITS

#### 1) Definition

- i) A Special height limit restricts the maximum height of structures to establish a special scale in the following locations. See Figure 18.28.032 Special Height Limits.

#### 2) TUC Boulevard Edge Limit

- i) This Special Height limit applies to all development located within 65 feet of the back-of-sidewalk indicated on Figure 18.28.012 Scale Map.
- ii) The maximum height in this location shall be as specified by Scale Zone.

#### 3) Urban Pond Edge Limit

- i) This Special Height limit applies to all development located within 100 feet of the Tukwila Pond property lines indicated on Figure 18.28.012 Scale Map.
- ii) The maximum height in this location shall be as specified by Scale Zone.

#### 4) Natural Pond Edge Limit

- i) This Special Height limit applies to all development located within 100 feet of the Tukwila Pond property lines indicated on Figure 18.28.012 Scale Map.
- ii) The maximum height in this location shall be as specified by Scale Zone.

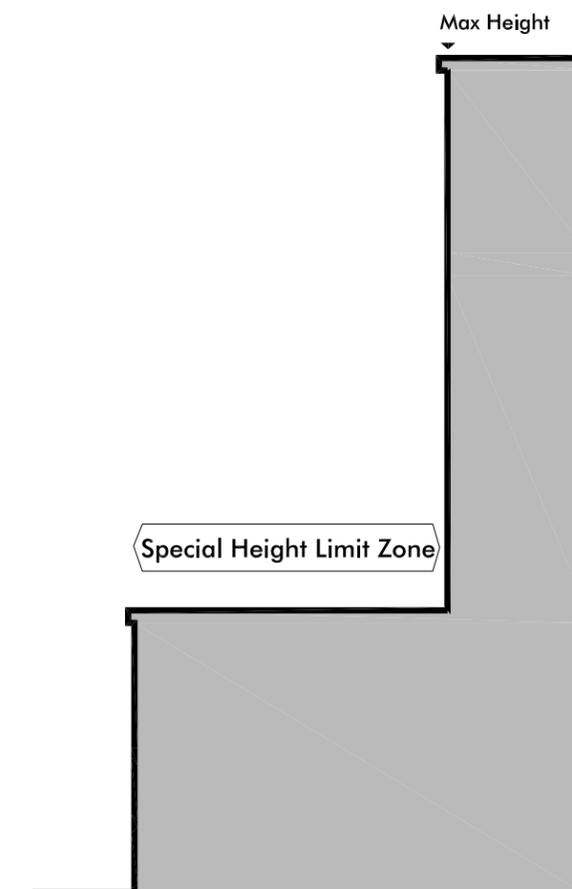
#### 5) Urban River Edge Limit

- i) This Special Height limit has two zones.
  - (1) Zone 1: All development located within 125 feet of the Ordinary High Water Mark (OHWM) Setback lines indicated on Figure 18.28.012 Scale Map.
  - (2) Zone 2: All development located between 125 feet and 200 feet from the OHWM Setback lines indicated on Figure 18.28.012 Scale Map.
- ii) The maximum height within these zones shall be as specified by Section 9.3 of the Shoreline Master Plan. (Current proposal is 15 feet in the first 125 feet and 45 feet from 125 to 200 feet from OHWM, with some bonus height for provision of public access.)

#### 6) Urban Core Limit

- i) This Special Height limit applies to any development located within 300 feet of Tukwila Parkway or Southcenter Parkway within the Urban Core Scale Zone Floors, as indicated on Figure 18.28.012 Scale Map.
- ii) The maximum height in this location shall be as specified by Scale Zone.
- iii) Development may only be allowed to apply the Urban Core Height limit provided that floors above 12 must be residential uses or housing, or, residential uses or housing equal in area to the total non-residential square footage on floors 13 through 18 must be constructed in the Urban Core or General Urban zones.
- iv) If affordable or senior housing is constructed, the required area may be reduced by up to 1/3 by the DCD Director as a special permission decision.

FIG. 18.28.032 SPECIAL HEIGHT LIMITS



### 18.28.033 MAXIMUM TOWER BULK

#### 1) Definition

- i) A Tower is defined as a building mass that exceeds 4 floors and 58 feet in height. See Figure 18.28.033 Maximum Tower Bulk.
- ii) Tower Bulk is defined as the length of the diagonal line connecting the farthest corners of the plan footprint of a tower. See Figure 18.28.033.

#### 2) Regulation

- i) Tower building masses shall not exceed the Maximum Tower Bulk as specified by Scale Zone.

### 18.28.034 MAXIMUM BLOCK SIZE

#### 1) Definition

- i) Block size is a measure of the total length of all street-fronting property lines enclosed within the nearest surrounding publicly accessible streets.

#### 2) Regulation

- i) Development increments (properties or assemblages of contiguous properties) with a perimeter that exceeds the specified Maximum Block size standard must construct new publicly accessible streets in locations that result in the creation of city blocks that do not exceed the Maximum Block size.
- ii) New streets must be designed, configured, and located in accordance with Section 18.28.051 Provision of New Streets.
- iii) Maximum Block size standards shall be as specified by Scale Zone.
- iv) For the purposes of determining block size, alleys are considered as part of the interior of a block. In no case do alleys qualify as defining the edges of a block.
- v) For development increments bounded by rivers or ponds, property lines along the adjacent water body and pedestrian ways providing waterfront access may qualify as defining the edge of a block. In no other case shall pedestrian ways qualify as defining the edge of a block.

### 18.28.035 PERMITTED CORRIDOR TYPES FOR NEW STREETS

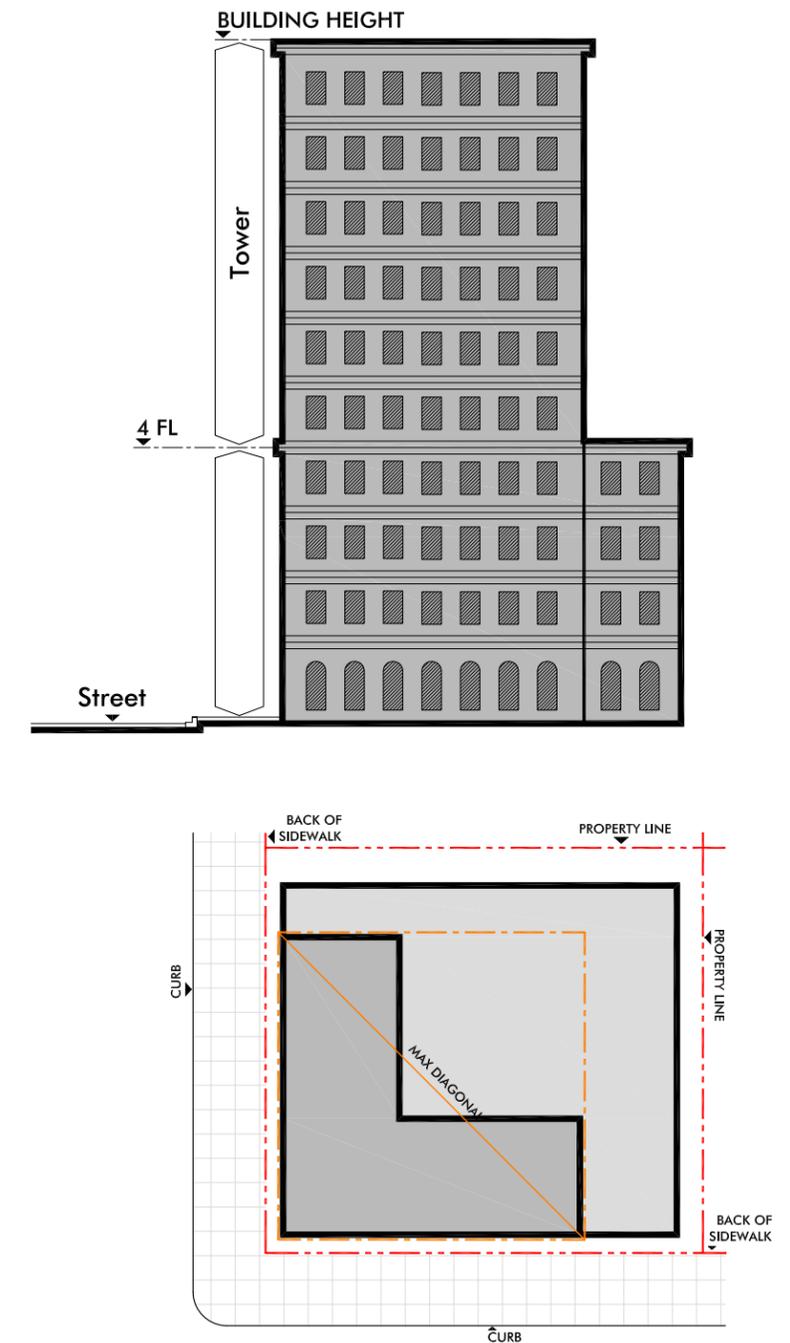
#### 1) Definition

See Section 18.28.013 Form Standards for the definition and applicability of Corridor Types.

#### 2) Regulation

- i) All new streets that are built shall be designated as a Corridor Type.
- ii) Pre-located Corridors have a pre-designated Corridor Type as established in Section 18.28.013 Form Standards and the Form Map.
- iii) The corridor type designation for all other new streets shall be selected by the developer from those corridor types that are permitted within the Scale Zone that the street will be built as indicated in 18.28.012 in the Scale Standards Chart.
- iv) All development along the new corridor shall be regulated by this Corridor Type designation as established in Section 18.28.013 Form Standards.
- v) New streets built to satisfy the Permitted Corridor Types shall be designed, configured and located in accordance with Section 18.28.051 Provision of New Streets.

FIG. 18.28.033 MAXIMUM TOWER BULK



## 18.28.040 FRONTAGE & BUILDING PLACEMENT REGULATIONS

This section contains Regulations that govern building placement/disposition, and each development's frontage conditions. Frontage & Building Placement Regulations are set forth to ensure that the configuration, location, and orientation of new development matches the envisioned character of the public realm along all streets and open spaces.

### 18.28.041 BUILDING ORIENTATION

#### 1) Definition

- i) A building is oriented to a street or open space if it has a building entrance that is part of a Private Frontage Type which opens directly on to that street or open space.

#### 2) Regulation

- i) Where Building Orientation to Streets/Open Spaces is required, all buildings shall be located along and oriented towards new or existing street(s) or public open spaces, excluding alleys.
- ii) Parking structures, garages, and accessory buildings are permitted and encouraged to be located along alleys in lieu of streets or open spaces.
- iii) Building Orientation is required or not required, as specified by Corridor Type.

#### 3) Corner Parcels

- i) Buildings on Corner Parcels in Districts where Building Orientation is required shall have an entrance(s) oriented towards at least one street to be determined by the developer.

### 18.28.042 PUBLIC FRONTAGE IMPROVEMENTS

#### 1) Definition

- i) Public Frontage is the area between the thoroughfare curb face and the back-of-sidewalk line, including the sidewalk and any sidewalk landscape areas as shown in Figure 18.28.042 Public Frontage Improvements – 1) Definition.

#### 2) Public Frontage Types

- i) A Public Frontage Type is a specific configuration of Public Frontage improvements that match the configuration and design of existing streets.
- ii) The definition and physical configuration of each Public Frontage Type is established by the text, plan, and section graphics in Section 18.28.042.4.a-f) Public Frontage Types.

#### 3) Regulation

- i) The installation of new Public Frontage Improvements is required as specified by Corridor Type along all parcel frontages, except where the public frontage area already contains the required features.
  - (1) In instances where existing public frontage areas already contain features that are sufficiently similar to those required in the Plan, all or part of the required Public Frontage Improvements may be waived by the DCD Director.
  - (2) In instances where new streets must be constructed – that is, in instances where there are no existing public frontage conditions – the public frontage will be installed as part of the required new street standards specified in Section 18.28.052 New Street Types.

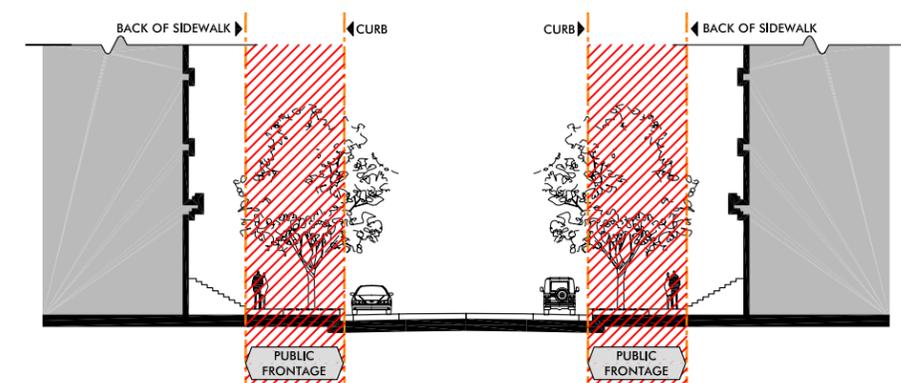
#### ii) Locating Back- of-Sidewalk:

- (1) Along Streets, all public frontage improvement diagrams assume that the existing face-of-curb remains in its current location. Therefore, the location of the back of the newly installed sidewalk (the back of the sidewalk is furthest from the curb) is determined by adding up the cross-section dimensions of the required Public Frontage Improvements as measured from the existing face-of-curb.

- (2) Along Tukwila Pond, all public frontage improvement diagrams assume that the property line surrounding Tukwila Pond and the adjacent park remains in its current location. Therefore, the location of the back of the newly installed sidewalk (the back of the sidewalk is furthest from the pond) is determined by adding up the cross-section dimensions of the required Public Frontage Improvements as measured from the pond property line.
- (3) Along the Green River, the back of the newly built sidewalk (the back of the sidewalk is furthest from river) shall be installed along a line located a maximum of 125 feet from the river's ordinary high water mark (OHWM) on the western and eastern shores, as determined by the DCD Director.
- (4) The exact location of the new back-of-sidewalk may or may not coincide with the front property line. As a result, newly installed Public Frontage improvements may be partially located on private property.

- iii) In instances where installation of required public frontage improvements as part of on-site construction are found to be impractical - for example in instances where the private frontage is particularly narrow or fragmented, the property owner may pay an in-lieu fee covering the construction cost to install the required public frontage improvements when they can be combined with those on adjacent properties or as part of a city-sponsored street improvement program with the approval of the DCD Director.

FIG. 18.28.042 PUBLIC FRONTAGE IMPROVEMENTS -  
1) DEFINITION



**A) Urban Corridor**

- i) Purpose:
  - (1) Organize the primary public realm to create an environment suitable for shopping and strolling along active retail, eating, and entertainment uses.
- ii) Pedestrian Zone
  - (1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 15 feet as indicated in the diagram below.
  - (2) The Pedestrian Zone shall be wide and unobstructed to provide ample room for pedestrians to walk, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls.
  - (3) Special paving patterns should be used to emphasize the Urban Street pedestrian realm.
- iii) Landscape / Furniture Zone
  - (1) The sidewalk shall include a Landscape / Furniture Zone between the Pedestrian Zone and the Curb to buffer pedestrian from the adjacent roadway.
  - (2) Each block shall have a single species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be planted with deciduous trees at a maximum spacing of 30 feet on center. The trees, when mature, shall be large, open canopy species selected from the City's recommended street tree planting list established for each corridor.
  - (3) Trees shall be located in landscaped wells or in planting wells with flush mounted tree grates, a minimum of 24 square feet in size, at the back of curb. Low lying ground covers and shrubs may be located within planting strips. See Section 18.28.070 Landscaping Regulations for additional standards and guidelines regarding general landscaping and landscaping public frontages.
  - (4) Pedestrian-scale decorative street lighting shall be installed with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). The light source shall be located 12 to 14 feet above finished grade.
- iv) Landing Zone
  - (1) The sidewalk shall include a 1 foot wide, paved auto passenger landing located between the landscape / furniture zone and the curb where on street parking is present.

**TYPICAL IMPROVEMENTS**



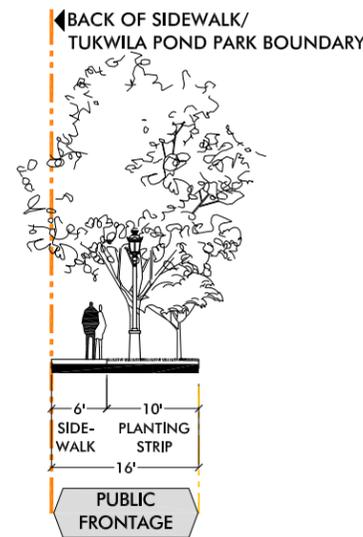
**B) Primary & Secondary City Corridor**

- i) Purpose:
  - (1) Provide an intimately-scaled pedestrian environment within northern Southcenter neighborhoods.
- ii) Pedestrian Zone
  - (1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 6 feet or 12 as indicated in the diagrams below.
- iii) Landscape / Furniture Zone
  - (1) The sidewalk shall include a Landscape / Furniture Zone between the Pedestrian Zone and the Curb to buffer pedestrian from the adjacent roadway
  - (2) Each block shall have a single species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be planted with deciduous trees at a maximum spacing of 25 feet on center. The trees shall be selected from the City's recommended street tree planting list established for each corridor.
  - (3) Trees shall be located at the back of curb in landscaped wells or in planting wells with flush mounted tree grates, a minimum of 25 square feet in size, or in continuous planting strips a maximum of 6 feet wide located along the back of curb as indicated in the sections below. Low lying ground covers and shrubs may be located within planting strips. See Section 18.28.070 Landscaping Regulations for additional standards and guidelines regarding general landscaping and landscaping public frontages.
  - (4) Pedestrian-scale decorative street lighting shall be installed with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). Light source should be located 12 to 14 feet above finished grade.
- iv) Landing Zone
  - (1) The sidewalk shall include a 1 foot wide, paved auto passenger landing located between the landscape / furniture zone and the curb where on street parking is present.

**TYPICAL IMPROVEMENTS**



**IMPROVEMENTS ALONG TUKWILA POND PARK**



**C) Boulevard Corridor**

- i) Purpose:
  - (1) Organize the primary public realm to create a grand-scaled streetscape environment along the northern urban center's primary corridors.
- ii) Pedestrian Zone
  - (1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 8 feet as indicated in the diagram below.
- iii) Landscape / Furniture Zone
  - (1) The sidewalk shall include a Landscape / Furniture Zone between the Pedestrian Zone and the Curb to buffer pedestrian from the adjacent roadway
  - (2) Each block shall have a single species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be planted with deciduous trees at a maximum spacing of 25 feet on center. The trees shall be selected from the City's recommended street tree planting list established for each corridor.
  - (3) Trees shall be located in a continuous, 10 foot wide planting strip located along the back of curb. Low lying ground covers and shrubs may be located within planting strip. See Section 18.28.070 Landscaping Regulations for additional standards and guidelines regarding general landscaping and landscaping public frontages.
  - (4) Pedestrian- and vehicular-scale decorative street lighting shall be installed with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). Light source shall be located 12 to 14 feet above finished grade for pedestrian-scale and 20 to 25 feet above finished grade for vehicular-scale lighting.
- iv) Landing Zone
  - (1) The sidewalk shall include a 1 foot wide, paved auto passenger landing located between the landscape / furniture zone and the curb where on street parking is present.

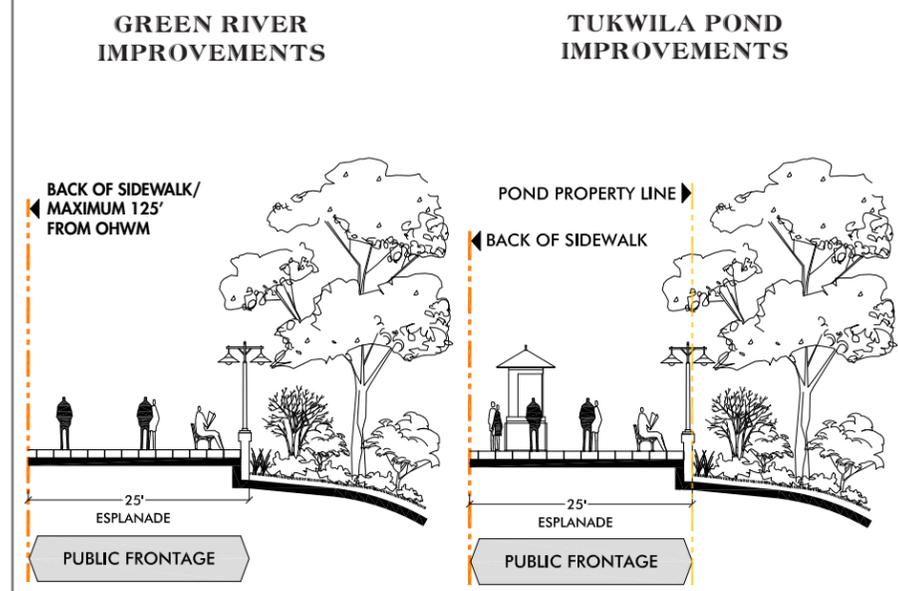
**TYPICAL IMPROVEMENTS**



# 18.28.042.4 PUBLIC FRONTAGE TYPES

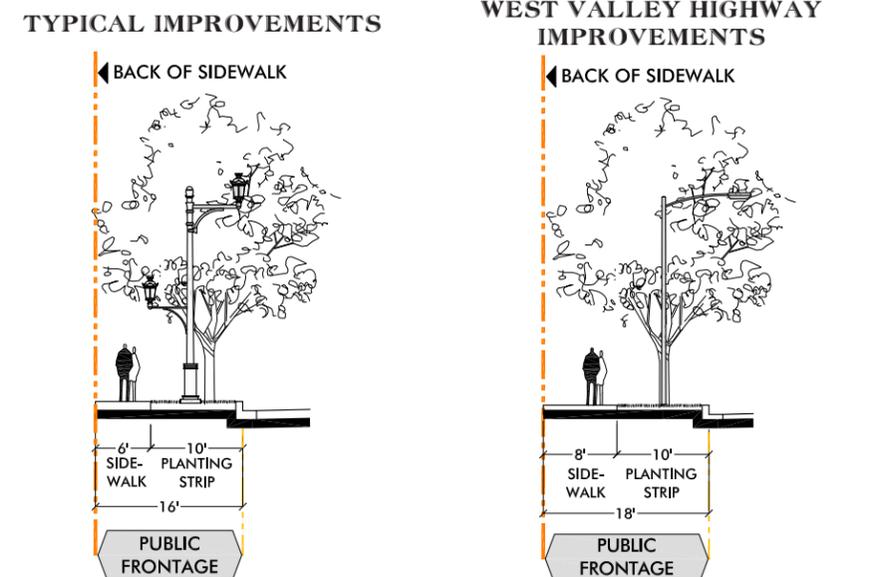
## D) Urban Waterfront Corridor

- i) Purpose:
  - (1) Create a public esplanade environment suitable for shopping or strolling along Tukwila Pond and the Green River.
- ii) Pedestrian Zone
  - (1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 25 feet as indicated in the diagrams below.
  - (2) The Pedestrian Zone shall be wide to provide ample room for pedestrians to walk, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls.
  - (3) Special paving patterns shall be used to emphasize the Urban Waterfront pedestrian realm.
- iii) Landscape / Furniture Zone
  - (1) The sidewalk shall include a Landscape / Furniture Zone on the waterfront side of the esplanade.
  - (2) Street furnishings such as benches and trash receptacles should be provided.
  - (3) Pedestrian-scale decorative street lighting with a maximum spacing of 40 feet on-center. The light source shall be located 12 to 14 feet above finished grade.
  - (4) Landscaping between the Green River and the Riverwalk esplanade shall consist of native groundcover, shrubs, and trees. See the City of Tukwila's Shoreline Master Plan for further guidance.



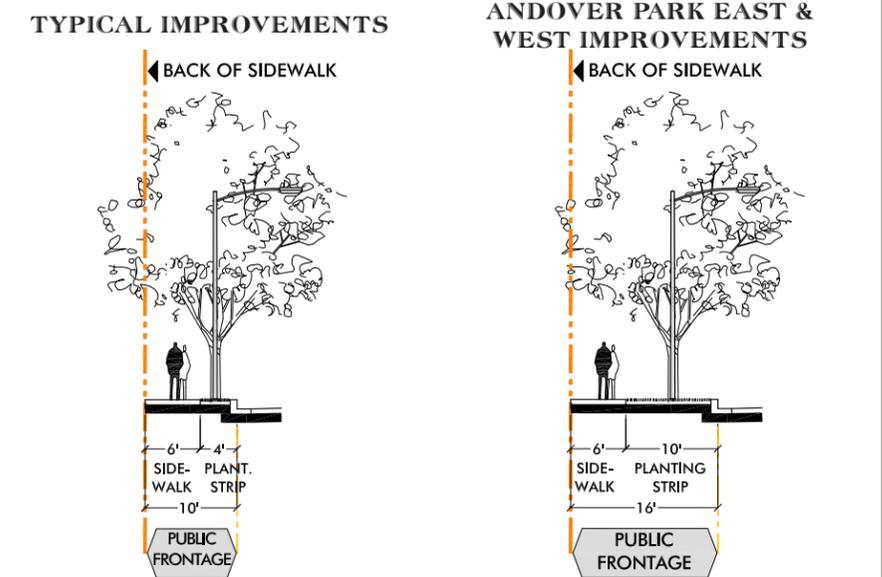
## E) Commercial Corridor

- i) Purpose:
  - (1) Organize the primary public realm to create a grand-scaled streetscape environment along the urban center's major commercial corridors.
- ii) Pedestrian Zone
  - (1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 6 feet or 8 feet as indicated in the diagrams below.
- iii) Landscape / Furniture Zone
  - (1) The sidewalk shall include a Landscape / Furniture Zone between the Pedestrian Zone and the Curb to buffer pedestrian from the adjacent roadway.
  - (2) Each block shall have a single species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be planted with deciduous trees at a maximum spacing of 30 feet on center. The trees shall be selected from the City's recommended street tree planting list established for each corridor.
  - (3) Trees shall be located in a continuous, 10 foot wide planting strip located along the back of curb. Low lying ground covers and shrubs may be located within planting strip. See Section 18.28.070 Landscaping Regulations for additional standards and guidelines regarding general landscaping and landscaping public frontages.
  - (4) Vehicular-scale street lighting shall be installed along West Valley Highway with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). Light sources shall be located 20 to 25 feet above finished grade.
  - (5) Pedestrian- and vehicular-scale decorative street lighting shall be installed along all other streets with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). Light source shall be located 12 to 14 feet above finished grade for pedestrian-scale and 20 to 25 feet above finished grade for vehicular-scale lighting.
- iv) Landing Zone
  - (1) The sidewalk shall include a 1 foot wide, paved auto passenger landing located between the landscape / furniture zone and the curb where on street parking is present.



## F) Sub-Urban Corridor

- i) Purpose:
  - (1) Organize the primary public realm to create an attractive streetscape environment throughout the southern Southcenter area.
- ii) Pedestrian Zone
  - (1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 6 feet as indicated in the diagrams below.
- iii) Landscape / Furniture Zone
  - (1) The sidewalk shall include a Landscape / Furniture Zone between the Pedestrian Zone and the Curb to buffer pedestrian from the adjacent roadway.
  - (2) Each block shall have a single species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be planted with deciduous trees at a maximum spacing of 25 feet on center. The trees shall be selected from the City's recommended street tree planting list established for each corridor.
  - (3) Trees along Andover Park East and Andover Park West shall be located in a continuous, 10 foot wide planting strip located along the back of curb.
  - (4) Trees along all other streets shall be located in continuous planting strips a maximum of 4 feet wide located along the back of curb. Low lying ground covers and shrubs may be located within planting strip. See Section 18.28.070 Landscaping Regulations for additional standards and guidelines regarding general landscaping and landscaping public frontages.
  - (5) Vehicular-scale street lighting shall be installed along all other streets with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). Light sources shall be located 20 to 25 feet above finished grade.
- iv) Landing Zone
  - (1) The sidewalk shall include a 1 foot wide, paved auto passenger landing located between the landscape / furniture zone and the curb where on street parking is present.



## 18.28.043 PRIVATE FRONTAGE

### 1) Private Frontage Definition

- i) Private frontage includes both:
  - (1) Portions of a property between the back-of-sidewalk line and the primary building façade along any Street (see Section 18.28.042.3.ii) to determine how to locate back-of-sidewalk)
  - (2) Portions of all primary building facades up to the top of the first or second floor, including building entrances, located along and oriented toward streets as shown in Figure 18.28.043 Private Frontage – 1) Definition.

### 2) Private Frontage Types Definition

- i) A Private Frontage Type is a specific configuration of a building's Private Frontage elements that result in a unique type. The range of Private Frontage Types established is derived from the potential range of uses, scales, and forms of new development.
- ii) The definition and physical configuration of each Private Frontage Type is established by the text, plan, and section graphics in Section 18.28.043.A-L) Private Frontage Types. The "x" in each section graphic represents the front yard setback distance.

### 3) Private Frontage Type Regulations

- i) All buildings shall be designed to incorporate a Private Frontage Type designed in compliance with this regulation.
- ii) Private Frontage Types regulate the configuration of a building's primary entrance, the treatment of its front and side setback areas, and the type of features permitted to encroach into the required setback areas (as shown in Section 18.28.042.A-L Private Frontage Types).
- iii) A property's permitted and/or required Private Frontage Types shall be limited to those frontage types specified for each Corridor Type within the Form Standards Chart.
- iv) All permitted frontage types for a single Corridor Type are allowed either alone or in combination with any other permitted frontage type within a single building.
- v) Private frontage regulations apply along the full length of the property frontage, even where there is no building façade.

### 4) Building Orientation

- i) Where building orientation is not required, buildings must still satisfy Edge Treatment requirements (Section 18.28.043.8) but are not required to locate an entrance that opens directly on to that street.

### 5) Corner Parcels

- i) On corner parcels, frontage treatment shall extend along the entire length of the back-of-sidewalk line for both street frontages as shown in Figure 18.28.043. Private Frontage – 5) Corner Parcels.

### 6) Access

- i) The configuration of any Private Frontage Type shall not create a hallway configuration for entry to any ground floor unit, in which the sole access path for that entry has a wall or railing that requires walking past one or more other entry doors.
- ii) Ground floor multi-family residential units shall have dedicated entrances wherever possible.
- iii) Grand Portico, Stoop, and Porch Types are defined as having the sidewalk grade connect via a stair to the higher elevation finished floor grade at the entry, for reasons of privacy separation.

### 7) Weather Protection

- i) Non-residential private frontages shall provide pedestrian weather protection along adjacent sidewalks or open spaces, such as awnings, canopies, or building overhangs.
- ii) Weather protection shall create a covered pedestrian space a minimum of 5 feet in depth, with an overhead clearance between 8 and 12 feet. See Section 18.28.103 Architectural Elements Regulations for additional design standards and guidelines related to awnings, canopies and weather protection.
- iii) A zero-setback areas, building overhangs such as trellises, canopies and awnings may extend horizontally into the public frontage up to a maximum of 6 feet and no closer than 2 feet from the back of the curb.

### 8) Edge Treatments

- i) Fenced Edge, Terraced Edge, and Flush Edge are edge treatments that are combined with other Private Frontage Types and establish a desirable relationship between front setback areas and the public sidewalk. When landscaping Grand Portico, Forecourt, Grand Entry, Stoop, Porch, and Front Door setback areas, an edge treatment must be selected from those permitted for the given Use Zone and applied to the setback area in accordance with the specified edge treatment's regulations.

FIG. 18.28.043 PRIVATE FRONTAGE - 1) DEFINITION

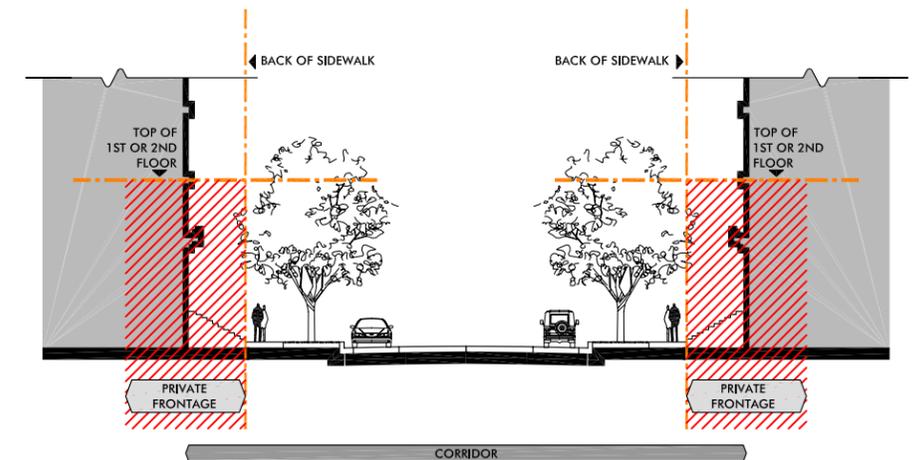
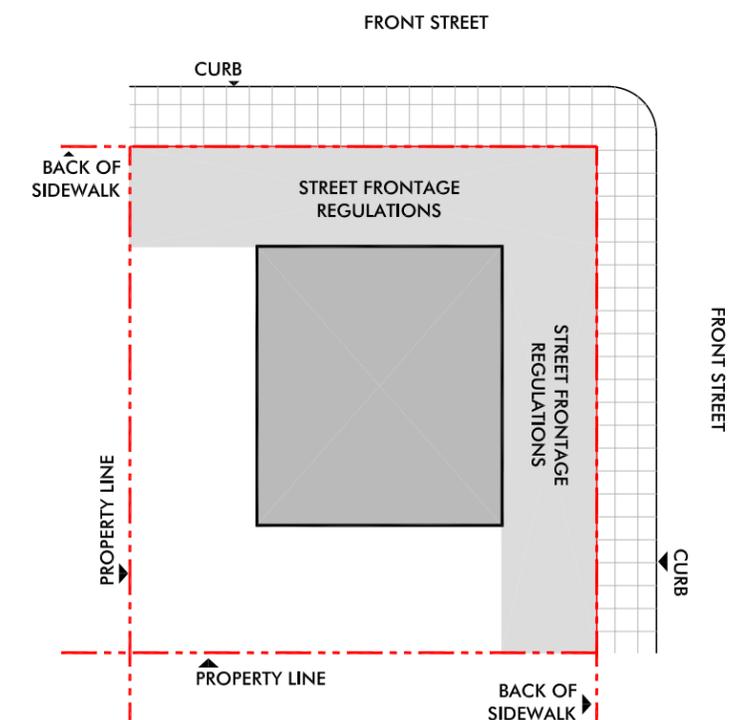


FIG. 18.28.043 PRIVATE FRONTAGE - 5) CORNER PARCELS



# 18.28.043.9 PRIVATE FRONTAGE TYPES

## A) SHOPFRONT

The Shopfront Frontage Type defines the primary treatment for ground-level commercial uses oriented to display and access directly from public sidewalks. Each Shopfront must contain at least one primary building entrance. It shall have clear glass display windows framed within storefront pilasters and base. Shopfront massing regulations include a minimum transparency requirement for the area between the height of 2 and 7 feet along the length of the building façade facing the street or public sidewalk. A minimum 3 foot zone behind the window glazing must provide an unobstructed view of the establishment's goods & services. Entrances are constructed at sidewalk grade (see Section 18.28.103 Architectural Elements Regulations for additional standards and guidelines for entrances). Shopfront composition should include projecting signs, as well as window signs and awning signs. Close proximity to high volumes of pedestrian traffic make attention to craft and visual interest within the storefront façade important. Shopfront and awning design should vary from shopfront to shopfront (see Section 18.28.043.7 Weather Protection for additional standards and guidelines on awnings and canopies). Shopfronts are built up to the back of the public sidewalk, and any setback areas must be treated as extensions of the sidewalk space. Recessed entrances are permitted with a maximum width of 15 feet. Restaurant shopfronts may set back a portion of the shopfront façade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep. The set back portion of façade that is oriented towards the street must have display windows. The alcove must also have columns along the sidewalk at a maximum spacing of 15 feet on center. The alcove may not rely on adjacent buildings for enclosure. The Shopfront frontage type is specifically intended to provide block frontages with a multiplicity of doors and display windows – so Shopfront width must generally be kept to a minimum and shall not exceed the lengths shown in the Shopfront Regulations Chart.

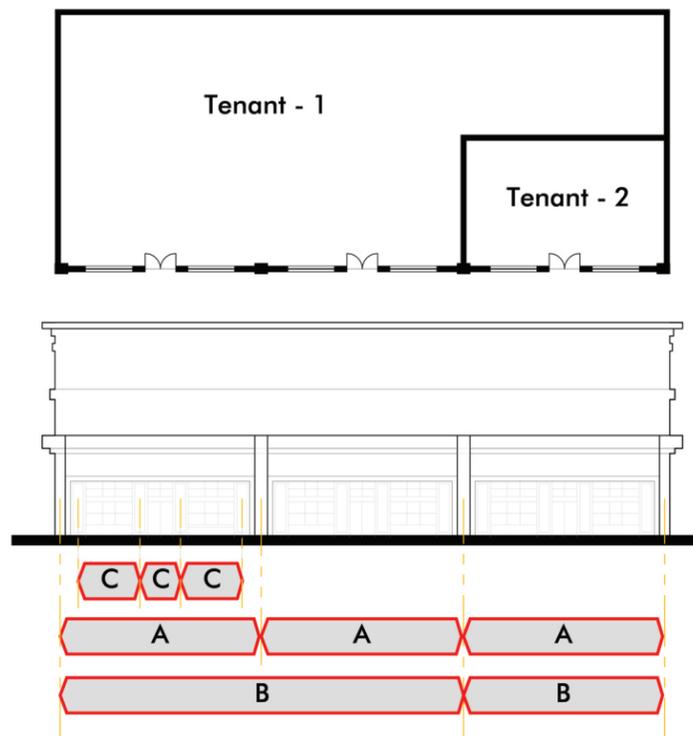
### SHOPFRONT REGULATIONS CHART

Corridor Type	Urban Corridor & Urban Waterfront Corridor	Primary City, Secondary City & Natural River Corridors	TUC Boulevard & Commercial Corridor	Sub-Urban Corridor
<b>REGULATIONS</b>				
<b>18.28.043.1 Shopfront Massing (include as part of shopfront frontage type)</b>				
<b>Shopfront Length - maximum</b>	50 ft	80 ft	160 ft	320 ft
<b>Tenant Length - maximum</b>	50 ft	80 ft; 160 ft conditional	320 ft	n/a
<b>Articulation Increment - maximum</b>	30 ft	40 ft	80 ft	120 ft
<b>Shopfront Transparency (2 to 7ft)* - minimum</b>	80%	70%	50% - 70%	no min / 50% (along APE&W)

(APE&W): Andover Park East & West

\* Applies to the area between the height of 2 to 7 feet. Darkly tinted windows shall not qualify as transparent.

### ILLUSTRATION OF REGULATION TERMS

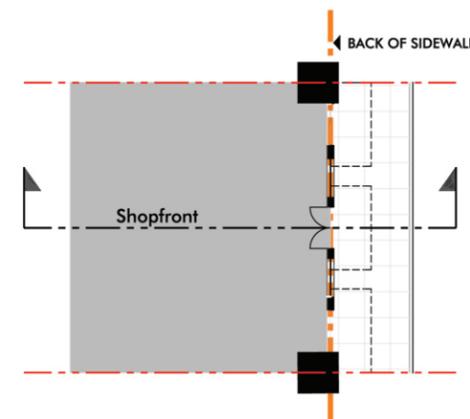


**A-** Shopfront Length is the length of each Shopfront Frontage Type segment as measured from centerline to centerline of the articulation elements at either edge of the Shopfront segment.

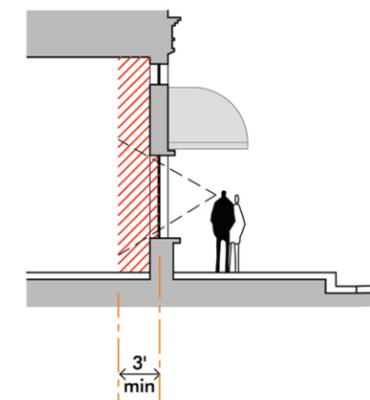
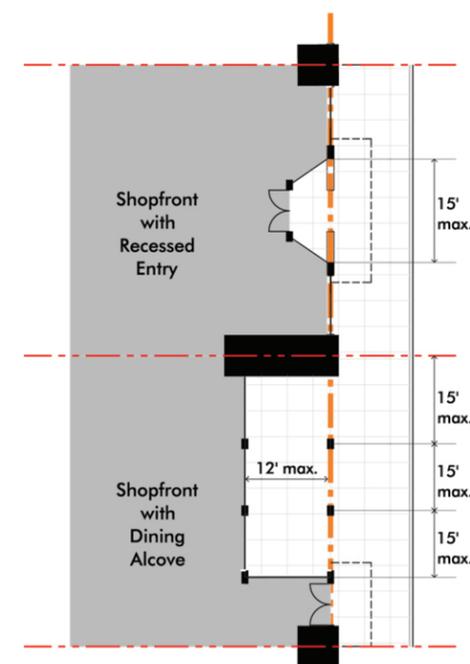
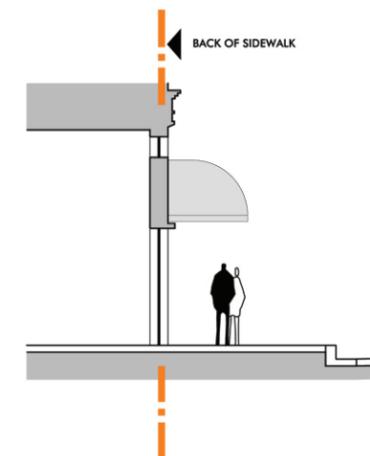
**B-** Tenant Length is the length of each Tenant Frontage that faces directly onto a Street.

**C-** Articulation Increment is the length between each Articulation Element in a Shopfront segment as measured from centerline to centerline of permitted Shopfront Length Articulation Elements (see 18.28.102.2. Building Length Massing Regulations)

### PLAN



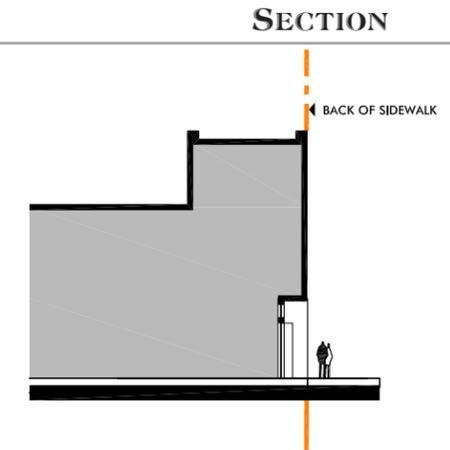
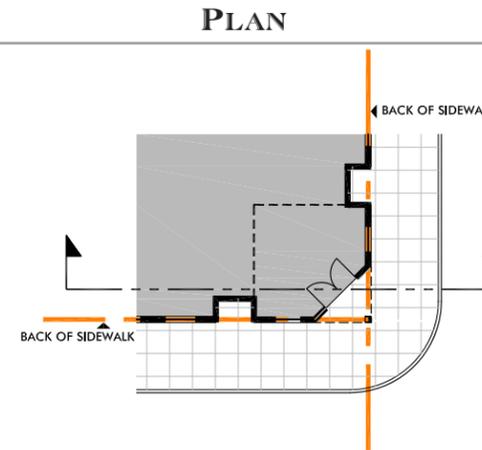
### SECTION



**Unobstructed View Required**

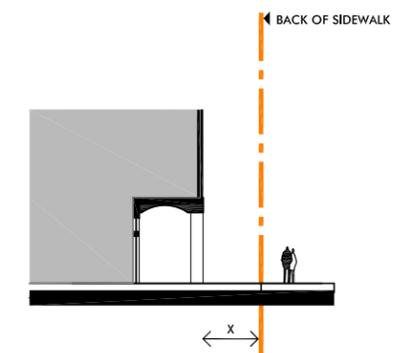
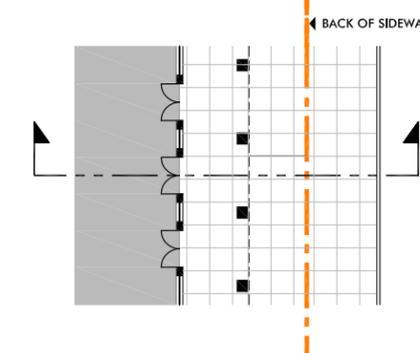
**B) CORNER ENTRY**

A Corner Entry is a distinctive building entry element to emphasize the corner of a building. This frontage differentiates the corner of the building primarily through vertical massing and articulation with elements such as a corner tower, which is created by articulating a separate, relatively slender mass of the building, continuing that mass beyond the height of the primary building mass, and providing the top of the mass with a recognizable silhouette. A corner entry mass may encroach into the required setback areas but may not encroach into the public right-of-way. Corner entry features may also exceed the permitted height limit by 20 feet. Other elements can be used to create a Corner Entry but must place a similarly significant emphasis on the corner. Such elements include façade projections/recessions, balconies, roof articulation, and changing repetitive façade elements such as window type.



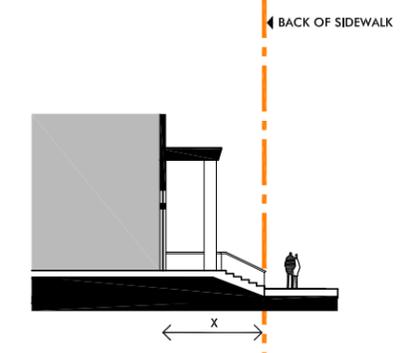
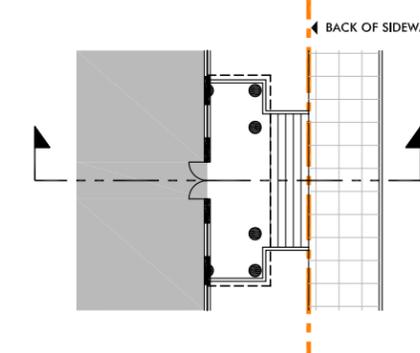
**C) ARCADE**

An arcade is a colonnaded space at the base of a building running along the sidewalk resulting in a covered sidewalk space. This frontage type requires the ground floor to be constructed at or close to sidewalk grade, and so is not appropriate for buildings with ground-level residential use. Minimum arcade width is 12 feet, and maximum column spacing along the street is 15 feet. Ceiling beams and light fixtures that are located within the column spacing greatly enhance the quality of the space and are recommended. Setback areas must be treated as an extension of the sidewalk space.



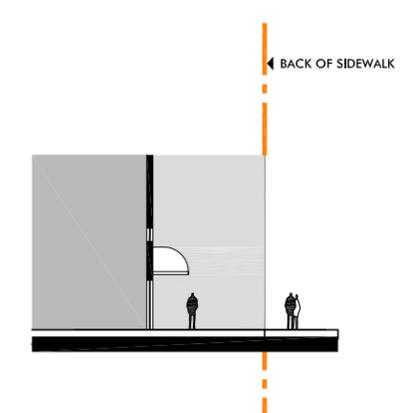
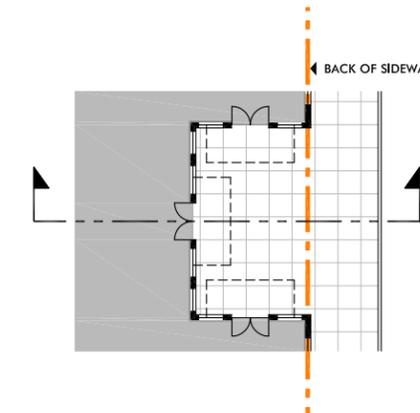
**D) GRAND PORTICO**

A portico is a roofed entrance supported by columns appended to the primary plane of the building's front façade. The portico may encroach into the front setback area. A "Grand Portico" is a portico expressed at a civic scale, meant to project the image of an important community building. A Grand Portico is an appropriate frontage for civic buildings such as city halls, libraries, post offices, as well as for quasi-civic buildings such as hotels with ground level convention facilities, or movie theaters. This frontage type is not typically appropriate for residential buildings. A "grand stair" makes an excellent appendage to a grand portico frontage. Setback areas must be landscaped for non-commercial buildings and may be paved for commercial buildings.



**E) FORECOURT**

A forecourt is a courtyard forming an entrance and lingering space for a single building or several buildings in a group, and opening onto the public sidewalk. The forecourt is the result of setting back a portion of the primary building wall. It must be enclosed on three sides by building masses on the same property, and therefore cannot be built on corners, or adjacent to a building already set back from the sidewalk. The forecourt opening shall be a maximum of 30 feet wide. It may feature a decorative wall or fence on the sidewalk side that creates a gateway into the forecourt. A forecourt can be appropriate for ground floor or upper floor residential uses when combined with stoops or flush single entries, or can be combined with shopfront frontage types for retail and office developments. When combined with stoops, the courtyard may be slightly raised from sidewalk grade and landscaped or paved, with a decorative wall along the sidewalk edge. When combined with retail, restaurant and service uses, all three sides of the courtyard must feature shopfront entrances and display windows and the forecourt must be treated as an extension of the sidewalk space. Any setback area treatment is determined by the development's primary frontage type.

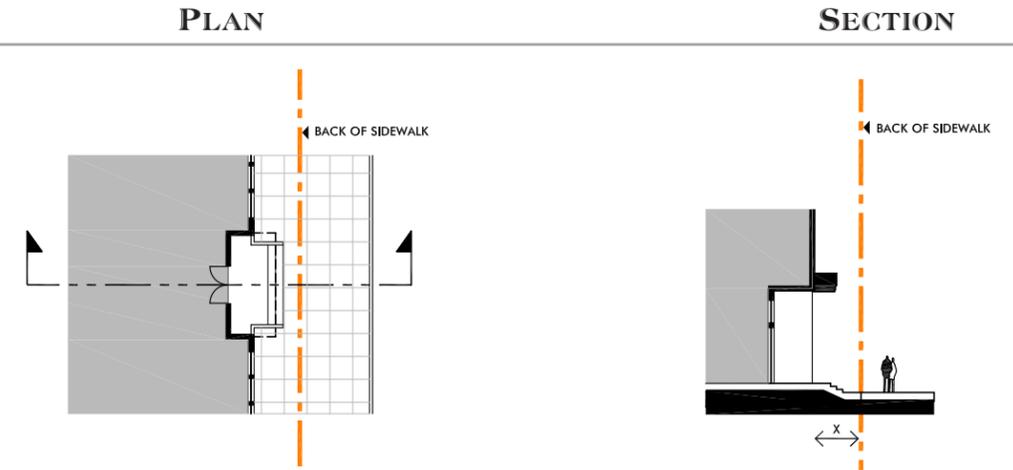


# 18.28.043.9 PRIVATE FRONTAGE TYPES

## F) GRAND ENTRY

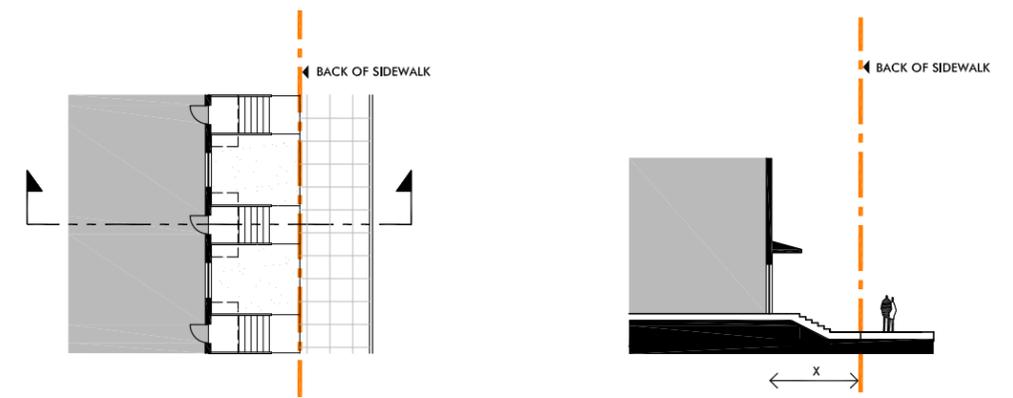
A grand entrance is an entrance with a grand architectural expression that typically provides access to building lobbies. A grand entrance should be prominent and easy to identify. Entrances may be inset up to 5 feet from the primary building wall and are typically raised above the sidewalk. This frontage type is appropriate for office and multi-family residential uses accessed from a shared lobby. Setback areas may be landscaped, paved, or be a combination of landscaping and paving.

Where use of a grand entrance is limited it is intended to provide access to upper level residential, office or hotel uses within Commercial and Mixed Use Buildings featuring ground level shopfronts. When used in this way, the setback area treatment is determined by the shopfronts' requirements.



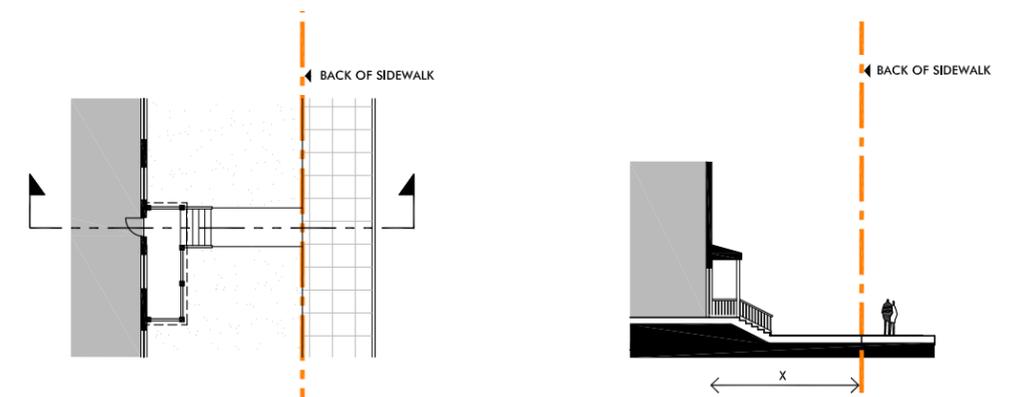
## G) STOOP

A stoop is an entrance stairway to a residence typically constructed close to the sidewalk. Stoops may feature a portico entrance at the top of the stair, and may encroach into the front setback area. Multiple stoops may be combined to increase the scale of the entrance. This frontage type is suitable only for residential use. Setback areas must be landscaped.



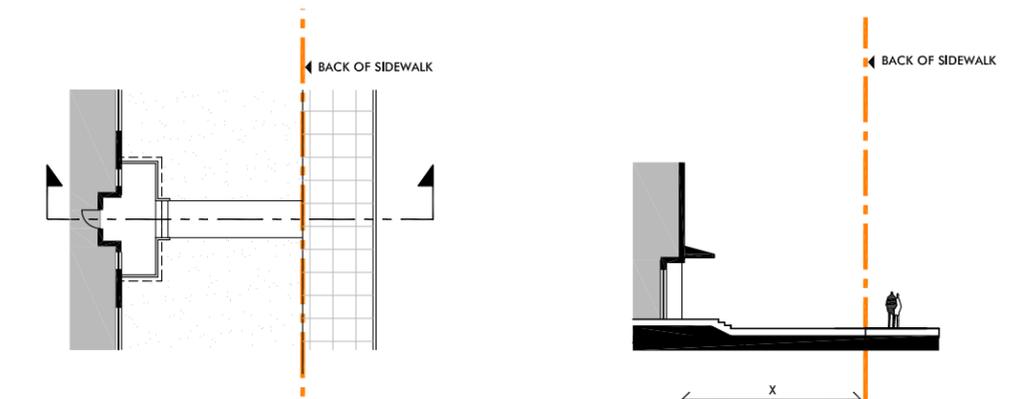
## H) PORCH

A porch is a roofed space, open along two or more sides and adjunct to a building, commonly serving to shelter an entrance and provide a private outdoor space appended to a residence. Porches may serve multiple entrances. When expressed as a separate mass appended to the primary front building plane, the porch may encroach into the front setback zone. This frontage type is appropriate for residential use only. Setback areas must be landscaped.



## I) FRONT DOOR

A front door features a residence's main entrance with a deep setback, creating a gracious open space along the property frontage. This frontage type is appropriate for residential use only. Setback areas must be landscaped.

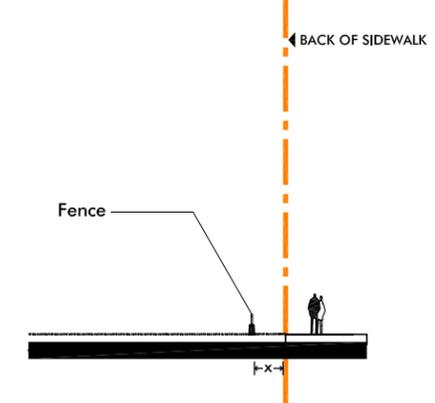
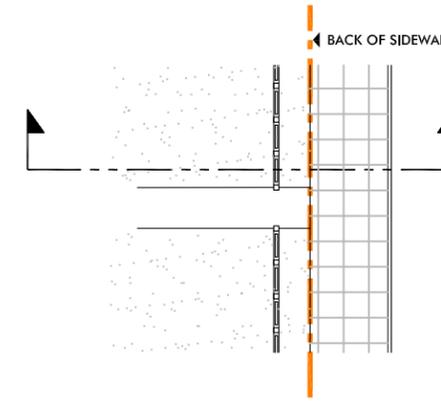


**PLAN**

**SECTION**

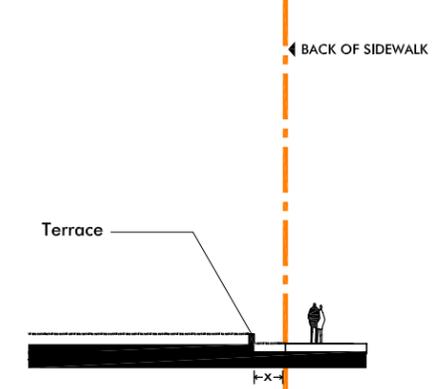
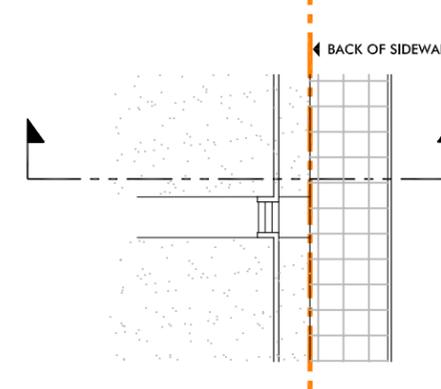
**J) EDGE TREATMENT: FENCED**

A fenced edge is an edge treatment characterized by a low decorative fence constructed at or very close to the edge of the public sidewalk. A low masonry base makes an excellent addition to the decorative fence. The fence may be located along the public sidewalk or setback as shown.



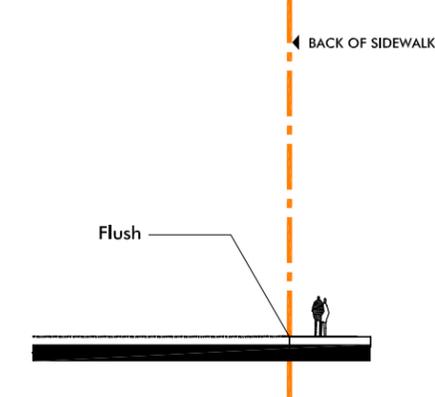
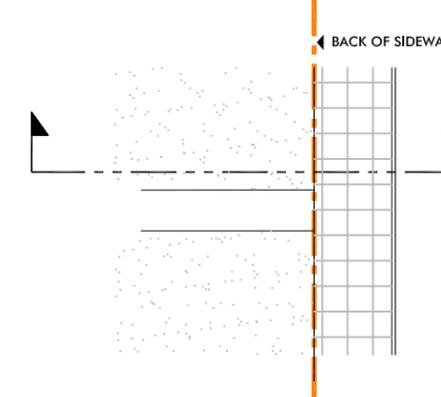
**K) EDGE TREATMENT: TERRACED**

A terraced edge is an edge treatment characterized by a raised planted front yard and decorative low retaining wall at or very close to the edge of the public sidewalk. The retaining wall may be located along the public sidewalk or setback as shown.



**L) EDGE TREATMENT: FLUSH**

A flush edge is an edge treatment characterized by a landscaped front yard which is built at sidewalk grade and extends to the edge of the public sidewalk.



## 18.28.044 SETBACKS

### 1) Front Yard Setback

#### a) Definition

- i) Front Yard Setback is defined as the distance from the back-of-sidewalk line to the primary building façade as shown in Figure 18.28.044 Front Yard Setback (see Section 18.28.042.3.ii to determine how to locate back-of-sidewalk)

#### b) Regulation

- i) All development shall be sited such that minimum and maximum Front Yard Setback dimensions are met.
- ii) The minimum and maximum required setback dimension shall be as specified by Corridor Type.
- iii) The front yard setback for each Private Frontage Type shall be measured as depicted by the Private Frontage Type illustrations.

#### c) General Requirements

- i) Front Yard setback areas must be landscaped per Section 18.28.071 Setback Areas except where exceptions are noted within the Private Frontage Type descriptions.
- ii) At required setback areas, arcades, awnings, entrance porticos, porches, stoops, stairs, balconies, bay windows, eaves, covered and entrance overhangs, are permitted to encroach within the required front street setback as shown in the frontage type illustrations. Encroachments may extend up to a maximum of 6 feet into the private frontage.
- iii) At zero-setback areas, building overhangs such as trellises, canopies and awnings may extend horizontally into the public frontage up to a maximum of 6 feet and no closer than 2 feet from the back of curb. These overhangs must provide a minimum of 8 feet clear height above sidewalk grade.

### 2) Side Yard Setback

#### a) Definition

- i) Side Yard Setback is defined as the distance from the side property line to any building as shown in Figure 18.28.044.2 Side Yard Setback.

#### b) Regulation

- i) All development shall be sited such that minimum Side Yard Setback dimensions are met.
- ii) The minimum required setback dimension to structures with living space windows and structures without living space windows shall be as specified by Corridor Type.

#### c) General Requirements

- i) The side yard setback area must be landscaped per Section 18.28.071 Setback Areas.

### 3) Rear Yard Setback

#### a) Definition

- i) Rear Yard Setback is defined as the distance from the rear property line to any building as shown in Figure 18.28.044.3 Rear Yard Setback.

#### b) Regulation

- i) All development shall be sited such that minimum Rear Yard Setback dimensions are met.
- ii) The minimum required setback dimension shall be as specified by Corridor Type.

#### c) General Requirements

- i) The rear yard setback area must be landscaped per Section 18.28.071 Setback Areas.

### 4) Alley Setback

#### a) Definition

- i) Alley setback is defined as the distance from an alley right-of-way to any building as shown in Figure 18.28.044.4 Alley Setback.

#### b) Regulation

- i) All development shall be sited such that minimum Alley Setback dimensions are met.
- ii) The minimum required setback dimension shall be as specified by Corridor Type.

#### c) General Requirements

- i) The alley setback area must be landscaped according to the principles set forth in Section 18.28.071 Setback Areas.

FIG. 18.28.044 FRONT YARD SETBACK

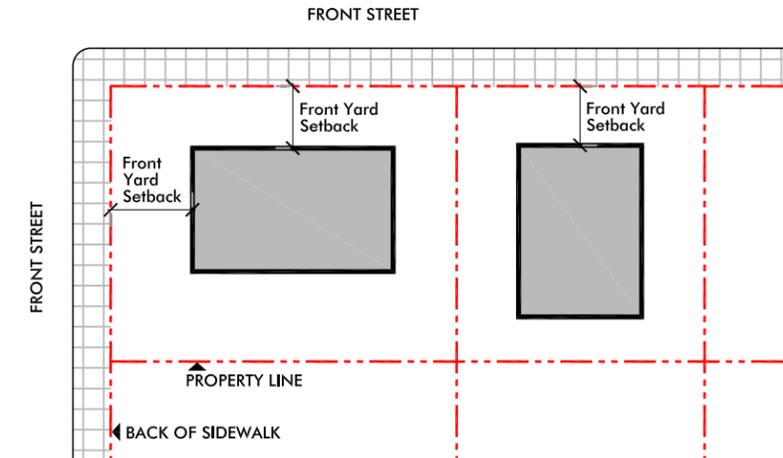


FIG. 18.28.044.2 SIDE YARD SETBACK & FIG. 18.28.044.3 REAR YARD SETBACK

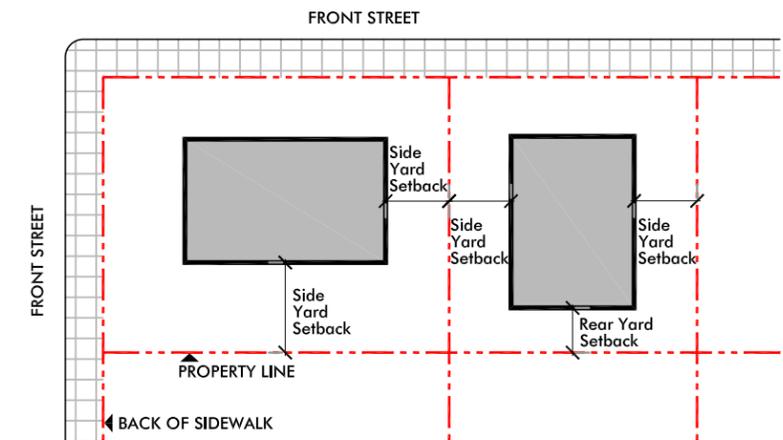
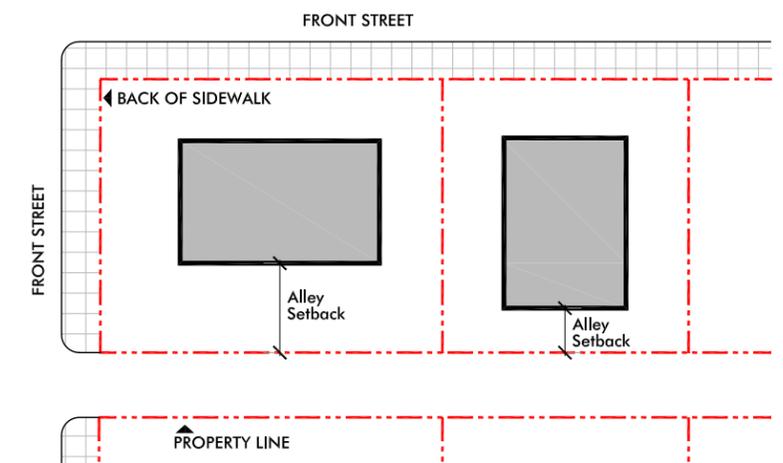


FIG. 18.28.044.4 ALLEY SETBACK



## 18.28.045 FRONTAGE COVERAGE

### 1) Definition

- i) Frontage coverage is defined as the percentage of the length of the frontage coverage zone that is occupied by a primary building façade(s).
- ii) The frontage coverage zone is defined as the space between the minimum and maximum front yard setback lines and the minimum side yard or front yard setback lines as shown in Figure 18.28.045 Frontage Coverage.
- iii) In Districts where there is no maximum front yard setback, the frontage coverage zone shall extend from the minimum front yard setback lines to the furthest side or rear property line.

### 2) Regulation

- i) All development shall include buildings sited within the frontage coverage zone such that minimum frontage coverage requirements are met.
- ii) Minimum Frontage Coverage percentages shall be as specified by Corridor Type.

### 3) Exceptions

- i) In order to provide vehicular access to parking areas in the interior or at the rear of a parcel if no other access is available, vehicular breezeways may count toward frontage coverage requirements:
  - (1) A vehicular breezeway is a covered driveway penetrating the building.
  - (2) The width of a vehicular breezeway shall not exceed the width of the curb cut plus the width of an adjacent pedestrian sidewalk.
- ii) In order to connect the public sidewalk with active open spaces, courtyards, parking areas, and alleys in the interior or at the rear of a parcel, pedestrian breezeways may count toward frontage coverage requirements:
  - (1) A pedestrian breezeway is covered walkway penetrating the building for pedestrian use only.
  - (2) The width of a breezeway shall not exceed 15 feet.

## 18.28.046 BUILD TO CORNER

### 1) Definition

- i) Build to corner is defined as a portion of a building that occupies the build to corner zone at the intersection of two streets.

- ii) The build to corner zone is defined as the space between the required minimum and maximum front yard setback lines for each intersecting streets as shown in Figure 18.28.046 Build To Corner.

### 2) Regulation

- i) All development shall include buildings sited within the build to corner zone such that minimum build to corner requirements are met.
- ii) Build to corner is required on all corner parcels where it is required by Corridor Type.

## 18.28.047 SPECIAL CORNER LOCATION

### 1) Definition

- i) A Special Corner Location is the corner of an important intersection that shall be emphasized using building placement and architectural features.
- ii) Special Corner Locations shall be as shown on the Figure 18.28.013 Form Map.

### 2) Regulation

- i) Development at Special Corner Locations shall include buildings that satisfy Section 18.28.049. Build To Corner requirements.
- ii) Special Corner Location buildings shall incorporate a Special Corner Feature (see 18.28.047.3).

### 3) Special Corner Feature

- i) A Special Corner Feature is a distinctive building element to emphasize the corner of a building primarily through:
  - (1) Vertical massing and articulation with elements such as a corner tower, which is created by articulating a separate, relatively slender mass of the building, continuing that mass beyond the height of the primary building mass, and providing the top of the mass with a recognizable silhouette.
  - (2) Other elements can be used to create a Special Corner Feature but must place a similarly significant emphasis on the corner. Such elements include façade projections/recessions, balconies, roof articulation, and changing repetitive façade elements such as window type.
- ii) Special Corner Feature masses may encroach into the required setback areas but may not encroach into the public right-of-way.
- iii) Special Corner features may exceed the permitted height limit by 20 feet.

FIG. 18.28.045 FRONTAGE COVERAGE

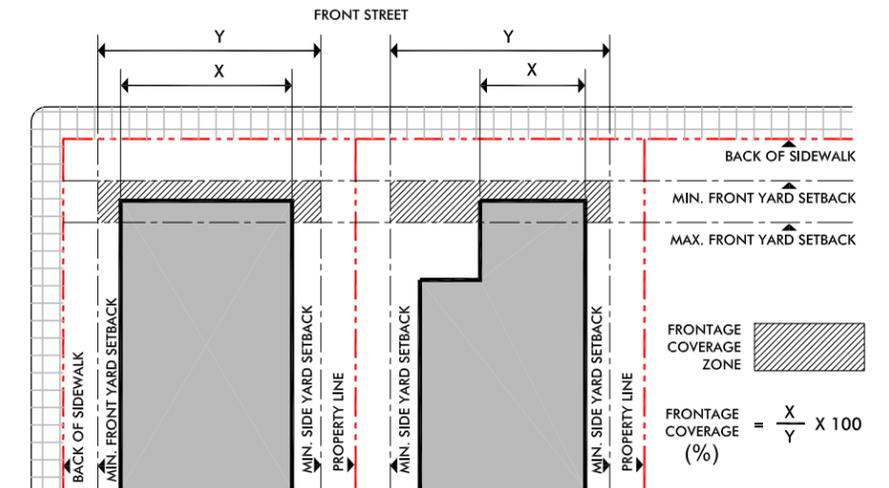
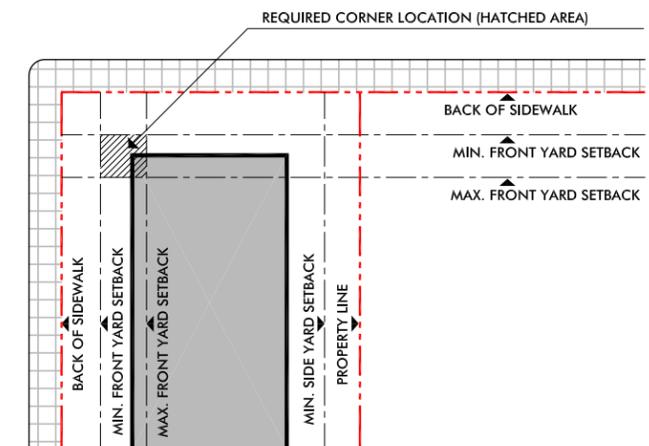


FIG. 18.28.046 BUILD TO CORNER



## 18.28.048 MAXIMUM BUILDING LENGTH

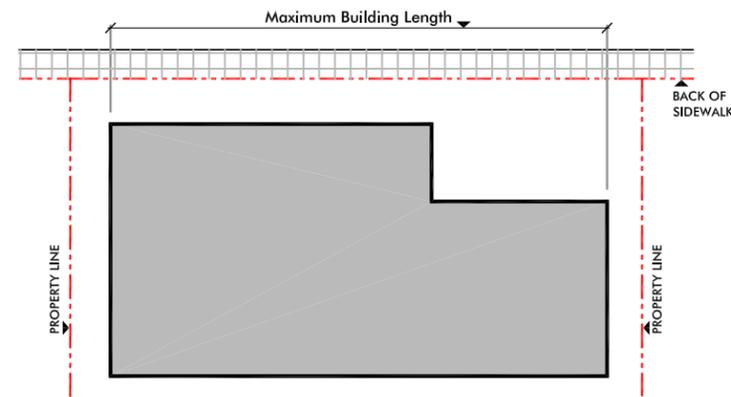
### 1) Definition

- i) Maximum building length is defined as the total length of a primary building mass fronting a street or open space as shown in Figure 18.28.048. Maximum Building Length.

### 2) Regulation

- i) Buildings shall not exceed this maximum length
- ii) Maximum building length shall be as specified by Corridor Type.
- iii) A developer may build multiple buildings, each with an individual length that does not exceed the maximum building length.

FIG. 18.28.048 MAXIMUM BUILDING LENGTH



## 18.28.050 STREET REGULATIONS

This section contains Regulations and Guidelines for the provision, design, and configuration of new streets to ensure that new streets support the type of development desired within each Zone, enhance the connectivity of the street network, create safe and attractive streetscape environments, encourage walking, and provide proper accessibility and circulation as the area intensifies.

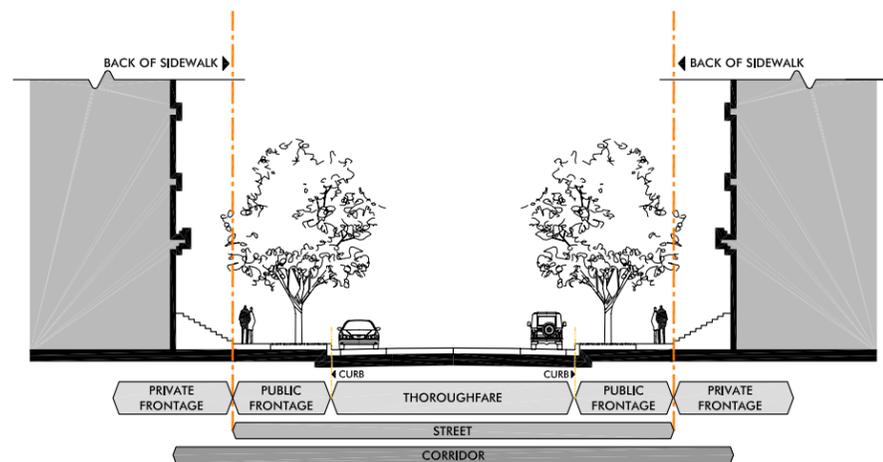
The Street is defined as the area between the back-of-sidewalk lines. It includes the moving lanes, parking lanes and medians as well as the sidewalk and any sidewalk landscape areas. (see Figure 18.28.050 Corridor Definition of Terms).

### 18.28.051 PROVISION OF NEW STREETS

#### 1) Definition

New street regulations are established to ensure the creation of an appropriate sized network of blocks, streets and pedestrian paths that will support the envisioned future development. New streets may be required in order to satisfy Pre-Located Street Requirements or Maximum Block size requirements. In addition, a developer may voluntarily choose to construct a new street on premises.

FIG. 18.28.050. CORRIDOR DEFINITION OF TERMS



#### 2) Regulations

##### a) Pre-Located Streets

- i) Pre-located Streets are required in the locations shown on the Figure 18.28.013 Form Map.
- ii) Pre-located Streets shall be relocated only if the developer can show that the proposed new configuration establishes an equivalent interconnected street network, as approved by the DCD Director.

##### b) Maximum Block Size

- i) New Streets are required per Section 18.28.034 Maximum Block size.

##### c) All New Streets

- i) New Streets that do not fall into one of the preceding categories may be permitted, provided their location meets safety and spacing requirements, as approved by the DCD Director.
- ii) New streets may be publicly or privately owned and maintained, as approved by the Public Works Director.
- iii) New streets shall be designed based on the Street Type. The Street Types permitted on a given property shall be as specified by the Corridor Type in the Forms Standard Chart in Section 18.28.013.
- iv) New alleys and passageways do not satisfy street provision requirements.

#### 3) Determining a New Street's Type

##### a) To satisfy Pre-Located New Streets Requirements

- i) Review Figure 18.28.013 Form Map which shows if a pre-located street is required on a property, and identifies the street's Corridor Type designation.
- ii) Using the Form Standards Chart (Section 18.28.013), select a New Street Type from those permitted for the Corridor Type. New alleys and passages do not satisfy new street provision requirements.
- iii) New streets shall be configured using the corresponding New Street Type requirements (Section 18.28.052.3.a-e).
- iv) New streets must also satisfy General Configuration Requirements and New Street Guidelines in Section 18.28.053.

##### b) To satisfy Maximum Block Size Requirements

- i) Review the Scale Zone Map (Figure 18.28.012) to determine which zone the street will be located within.
- ii) Review the Scale Standards Chart (Section 18.28.012) to select a

Permitted Corridor Type for New Streets.

- iii) Using the Form Standards Chart (Section 18.28.013), select a New Street Type from those permitted for the Corridor Type. New alleys and passages do not satisfy new street provision requirements.
  - iv) New streets shall be configured using the corresponding New Street Type requirements (Section 18.28.052.3.1-5)
  - v) New streets shall satisfy General Configuration Requirements and New Street Guidelines in Section 18.28.053.
- ##### c) Other New Streets
- i) New Streets that do not fall into one of the preceding categories shall follow the process outlined above for satisfying Maximum Block size requirements (Section 18.28.052.b).

### 18.28.052 NEW STREET TYPES

#### 1) Definition

- i) A New Street Type is a specific configuration for the space between the back of sidewalk lines. It includes specifications for the Thoroughfare, including the moving lanes, parking lanes and medians, and Public Frontage, including the sidewalk and any sidewalk landscaped areas (See Figure 18.28.050 Corridor Definition of Terms).
- ii) The purpose and physical configuration of each New Street Type is established by the text and section graphics in Section 18.28.052.3.

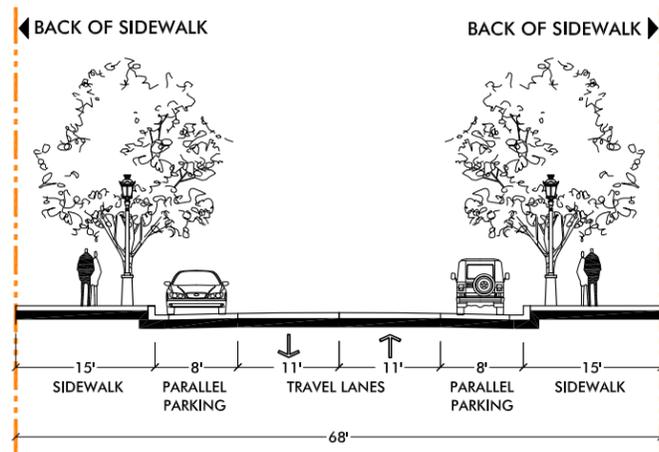
#### 2) Regulations

- i) New streets shall be configured based on the design requirements for the selected New Street Type.
- ii) An applicant may propose modifications to the New Street Types. Modifications must be approved by the DCD Director as a Type 2 decision. The applicant must show that the modified street design satisfies or enhances the streetscape environment, as stated in each New Street Type's *Purpose*, requirements, and description, and is in the context of the design of the site and adjacent development.

# 18.28.052.3 NEW STREET TYPE REQUIREMENTS

## A) Urban Street

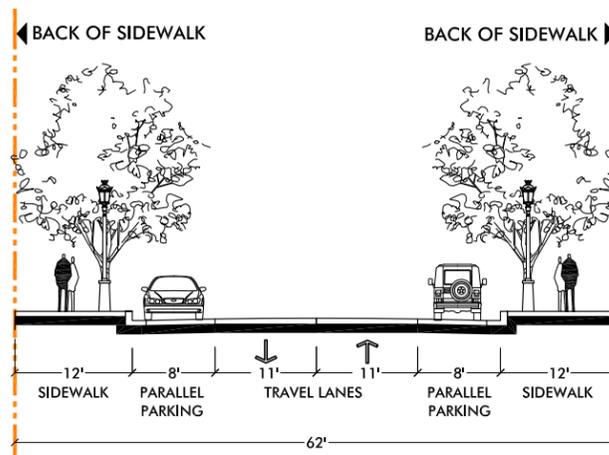
- i) Purpose:
  - 1) Organize the primary public realm to create an environment suitable for shopping and strolling along active retail, eating, and entertainment uses.
- ii) Pedestrian Zone
  - 1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 15 feet as indicated in the diagram below.
  - 2) The Pedestrian Zone shall be unobstructed to provide ample room for pedestrians to walk, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls.
  - 3) Special paving patterns should be used to emphasize the Urban Street pedestrian realm.
- iii) Landscape / Furniture Zone
  - 1) The sidewalk shall include a Landscape / Furniture Zone between the Pedestrian Zone and the Curb to buffer pedestrian from the adjacent roadway.
  - 2) Each corridor shall have a single species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be planted with deciduous trees at a maximum spacing of 30 feet on center. The trees, when mature, shall be large, open canopy species selected from the City's recommended street tree planting list established for each corridor.
  - 3) Trees shall be located in landscaped wells or in planting wells with flush mounted tree grates, a minimum of 25 square feet in size, at the back of curb.
  - 4) Pedestrian-scale decorative street lighting shall be installed with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). The light source shall be located 12 to 14 feet above finished grade.
- iv) Parking Zone
  - 1) The street shall include On-street parking oriented parallel or at a 45 degree angle to the curb.
- v) Landing Zone
  - 1) The sidewalk shall include a 1 foot wide, paved auto passenger landing located between the landscape / furniture zone and the curb.



## B) City Street

- i) Purpose:
  - 1) Provide an intimately-scaled street for internal circulation within a residential neighborhood. The City Street is intended as a narrow street to ensure slow moving vehicular traffic and create a livable environment.
- ii) Pedestrian Zone
  - 1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 12 feet as indicated in the diagrams below.
- iii) Landscape / Furniture Zone
  - 1) The sidewalk shall include a Landscape / Furniture Zone between the Pedestrian Zone and the Curb to buffer pedestrian from the adjacent roadway.
  - 2) Each corridor shall have a single species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be planted with deciduous trees at a maximum spacing of 25 feet on center. The trees, when mature, shall be large, open canopy species selected from the City's recommended street tree planting list established for each corridor.
  - 3) Trees shall be located at the back of curb in landscaped wells or in planting wells with flush mounted tree grates, a minimum of 24 square feet in size, or in continuous planting strips a maximum of six-feet wide located along the back of curb. Low lying ground covers and shrubs may be located within planting strips. See Section 18.28.070 Landscaping Regulations for additional standards and guidelines regarding general landscaping and landscaping public frontages.
  - 4) Pedestrian-scale decorative street lighting shall be installed with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). Light source shall be located 12 to 14 feet above finished grade.

TYPICAL CITY STREET



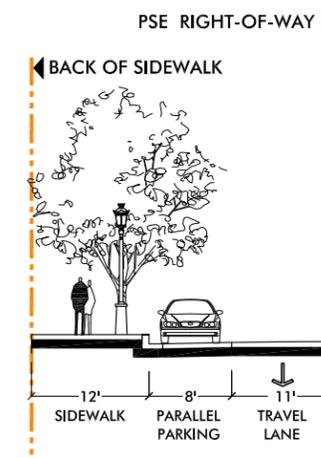
## iv) Parking Zone

- 1) The street shall include on-street parking oriented parallel to the curb.
- 2) Trees may be located in the Parking Zone in planting wells with a maximum spacing of 54 feet on-center.
- 3) Where trees are located in the Parking Zone, trees in the Landscape / Furniture Zone are encouraged to be staggered between the trees in parking lanes and evenly spaced for the length of the street.

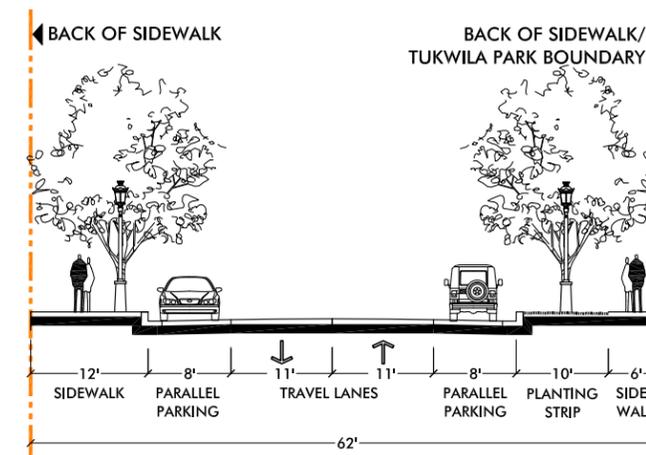
## v) Landing Zone

- 1) The sidewalk shall include a 1 foot wide, paved auto passenger landing located between the landscape / furniture zone and the curb.

CITY STREET BOARDERING PSE RIGHT-OF-WAY



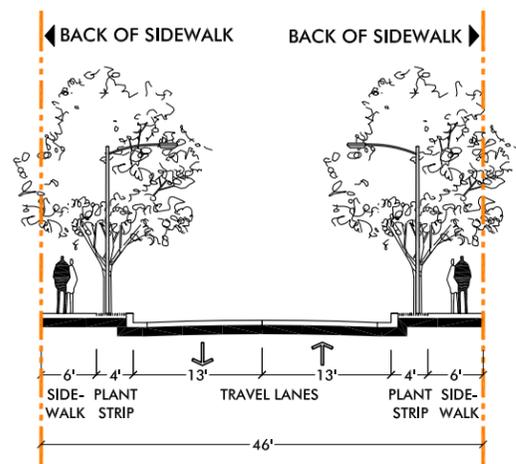
POND STREET



# 18.28.052.3 NEW STREET TYPE REQUIREMENTS

## C) Sub-Urban Street

- i) Purpose:
  - 1) Provide a secondary street for internal circulation to serve truck loading and parking access.
- ii) Pedestrian Zone
  - 1) The sidewalk shall include a Pedestrian Zone that is specifically reserved for pedestrian travel with a minimum width of 6 feet as indicated in the diagram below.
- iii) Landscape / Furniture Zone
  - 1) The sidewalk shall include a Landscape / Furniture Zone between the Pedestrian Zone and the Curb to buffer pedestrian from the adjacent roadway.
  - 2) Each corridor shall have a single species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be planted with deciduous trees at a maximum spacing of 25 feet on center. The trees shall be selected from the City's recommended street tree planting list established for each corridor. See Section 18.28.070 Landscaping for additional standards and guidelines regarding landscaping.
  - 3) Trees shall be located in continuous planting strips a maximum of 4 feet wide located along the back of curb. Low lying ground covers and shrubs may be located within planting strips.
  - 4) Vehicular street lighting shall be installed with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). Light sources shall be located 20 to 25 feet above finished grade.



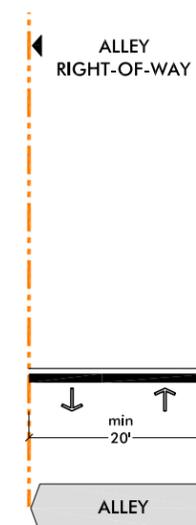
## D) Pedestrian Way

- i) Purpose:
  - 1) New Pedestrian Ways may be constructed to provide pedestrian connections along which housing or shops may be oriented.
- ii) Pedestrian Zone
  - 1) Pedestrian Ways shall include a paved Pedestrian Zone that is specifically reserved for pedestrian travel with a width of 20 to 30 feet as indicated in the diagram below.
- iii) Landscape / Furniture Zone
  - 1) Portions of a Pedestrian Way that are not the Pedestrian Zone shall be considered Landscape / Furniture Zones.
  - 2) Pedestrian-scale decorative street lights compatible with those required on City Streets shall be installed with a maximum spacing consistent with the recommendations of the Illuminating Engineering Society of America (IES). Light source shall be located 12 to 14 feet above finished grade. Lighting fixtures may be freestanding or may be attached to buildings.



## E) Alley

- i) Purpose:
  - 1) New Alleys may be constructed to provide vehicular and pedestrian access to rear yard garages and service areas.
- ii) Components
  - 1) The Alley shall have a minimum width of 20 feet as indicated in the diagram below. The entire width of the Alley right-of-way must be paved.
  - 2) Street lights shall be installed with a maximum spacing consistent with the recommendations of the Illuminating Engineering Society of America (IES). Lighting fixtures may be freestanding, or may be attached to adjacent structures.



## 18.28.053 NEW STREET CONFIGURATION

### 1) General Configuration Requirements

All new streets within the Plan Area shall be configured according to the following requirements.

- a) Access
  - i) Streets and Alleys shall be publicly accessible but may be privately owned and maintained.
  - ii) Pedestrian Ways may be private.
- b) Connectivity
  - i) All new Streets shall connect with existing streets and be configured to allow for future extension whenever possible.
  - ii) Permanent dead end streets shall not be permitted, unless the new street dead ends at a public access point to the Green River.
- c) Bike Lanes.
  - i) Specific new streets are required to incorporate formal bicycle lanes into their configuration, based on The City of Tukwila's Walk and Roll Plan recommended bicycle network for the Southcenter area.
- d) Abandonment
  - i) In order to maintain the accessibility provided by the block structure of the urban center, existing public streets or alleys may not be closed permanently unless the closure is part of the provision of a network of new streets that satisfy all street regulations.

### 2) New Street Guidelines

- a) Configuration
  - i) New Streets are encouraged to be located along side property lines. These new streets may require coordination with neighboring property owners in order to maximize the continuity of the new street network.
- b) Sustainability
  - i) Landscaping. As part of new street construction or sidewalk improvements, landscaped areas within the street right-of-way should be designed to be functional stormwater treatment facilities where appropriate.
  - ii) Paved Areas. The grading of all paved areas and adjacent non-paved areas, the selection of paving materials, and the design of drainage facilities should consider paving permeability and be configured to allow water run-off to percolate back into native soil, where appropriate .

## 18.28.060 OPEN SPACE REGULATIONS

This section contains Regulations and Guidelines for the provision, design, and configuration of new open spaces that may be publicly accessible. Open Space Regulations are set forth to ensure that the provision, design, and configuration of new open spaces contribute to the character of and support the type of development desired within each District. Open spaces may consist of pedestrian spaces for commercial uses, or common and private open space for residential uses.

All new open spaces, whether or not they are required by Provision of Open Space regulations, shall be designed and configured according to the following regulations.

### 18.28.061 PROVISION OF OPEN SPACE

Provision of Open Space regulations set forth requirements for the provision and design of pedestrian, common and private open spaces by Use Zone and Use Type.

These regulations are established to ensure a wide range of public spaces that complement the primary public streets and open spaces in each district as the Southcenter area intensifies.

#### 1) General Open Space Regulations

- i) Provision of open spaces for commercial and residential uses are required as specified in the 18.28.061 Provision of Open Space Chart.

- ii) The amount of area needed to satisfy Pedestrian and Common open space requirements for a development shall not exceed 50% of the lot size.
- iii) Open Space for commercial and residential uses shall be built within the development by developers as development occurs.
- iv) Options for Provision of Open Space:
  - (1) All streets built per Section 18.28.051 Provision of New Streets, may be counted toward meeting Provision of Open Space requirements for Pedestrian Space. They may not be used to satisfy Common and/or Private Open Space Requirements for Residential Uses.
  - (2) In instances where small or awkwardly shaped properties make the provision of on-premises pedestrian space for commercial uses or residential common open space impractical, the DCD Director may permit the in-lieu payment of the cost to construct the required amount of usable open space off-premises. Fees-in-lieu must be used for designated open space within that district or within 1,000 feet of the project premise.
  - (3) At the discretion of the DCD Director, required pedestrian space for commercial uses or residential common open space may be constructed off-premises and/or as part of a larger open

space being provided by the City or other private developments within that district or within 1,000 feet of the project premises.

#### 2) Pedestrian Space for Commercial Uses

##### a) Definition

- i) Provision of pedestrian space for commercial uses means publicly accessible, outdoor landscaped spaces used primarily for active or passive community recreation and civic purposes.
- ii) Pedestrian spaces for commercial uses are privately owned and maintained.

##### b) Pedestrian Space Design Requirements

- i) Pedestrian spaces shall be designed as one of the Pedestrian Space Types defined in Section 18.28.062 Open Space Types.
- ii) Pedestrian spaces shall be connected to public sidewalks and abut public rights-of-way on at least one side.
- iii) Pedestrian spaces shall be located where they are visible and easily accessible to the public from adjacent sidewalks and avoid masses of shrubs around edges. The space shall not be more than 2 feet above or below the adjacent sidewalk.
- iv) Pedestrian spaces shall be comprised of a greater proportion of hardscape (paved areas), than softscape (grass or other landscape material).
- v) Pedestrian spaces shall be a minimum of 500 square feet in size, and not less than 20 feet wide.
- vi) Pedestrian spaces shall be located to take advantage of sunlight to the greatest extent possible.
- vii) Site design features that create entrapment areas in locations with pedestrian activity shall be avoided.
- viii) Development shall incorporate Crime Prevention Through Environmental Design (CPTED) principles into open space site design.
- ix) Pedestrian spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses unless fully screened with an architecturally consistent wall or solid fence (no chain link) and landscaping.
- x) Rooftop utilities shall be adequately screened and separated from rooftop pedestrian spaces.

##### c) Pedestrian Space Design Guidelines

- i) Pedestrian spaces should provide a variety of seating options, including benches, seating steps, planters, landscaping features, or low walls.

18.28.061. Provision of Open Space Chart			
Use Zones	Regional Center	TOD's & Pond District	Workplace & Commercial Corridor
Use Type	Required Type/Amount of Open Space (Minimums)		
<b>Retail</b>	Pedestrian Space: 50 sqft/1000 sqft	Pedestrian Space: 50 sqft/1000 sqft	---
<b>Office</b>	---	Pedestrian Space: 50 sqft/1000 sqft	Pedestrian Space: 100 sqft/1000 sqft
<b>Lodging</b>	---	Pedestrian Space: 50 sqft/room	Pedestrian Space: 100 sqft/room
<b>Civic &amp; Institutional</b>	---	---	---
<b>Residential:</b>	100 sqft/DU: May be provided as common or private space, or a combination.	Common Space: 100 sqft/DU Private Space: 50 sqft/DU	---
<b>Transportation, Communication, and Infrastructure</b>	---	---	---
<b>Industry, Manufacturing, and Warehousing</b>	---	---	---

#### Legend

/1000 sqft: per 1000 sqft of usable floor area

--- : Not Required

- ii) Pedestrian space should provide areas of sun and shade for year-round climatic comfort, and shelter and night lighting to encourage public activity and ensure safety.
- iii) Pedestrian spaces should include specimen trees and seasonal plantings.
- iv) Landscaping should not act as a visual or physical barrier to adjacent sidewalks.
- v) Pedestrian spaces are encouraged to include artwork, water features, trellises or shelters, and decorative paving.
- vi) Public gathering places should be equipped with 115- and 220-volt outlets as appropriate for entertainment or commercial use.
- vii) Public gathering places and other publicly accessible areas should be detailed with decorative, pedestrian-scaled site furnishings and equipment.
- viii) Seating, freestanding planters, ornamental solid waste and recycling receptacles, bike racks, drinking fountains, pergolas, trellises, heaters, umbrellas, wind screening, and decorative bollards are recommended in pedestrian spaces.
  - (1) When designing seat walls with straight edges of more than six feet in length, consider detailing that will prevent skateboard damage.
- ix) Components of site furnishings should be made of durable high quality materials such as painted fabricated steel, painted cast iron, painted cast aluminum, and integrally colored precast concrete. Recycled materials should be used so long as the finish or look of the material is consistent with or similar to the finishes prescribed above. Metal surfaces should be coated with highly durable finishes such as aliphatic polyurethane enamel.
- x) Landscape structures and sculptural objects in pedestrian spaces should reference the human scale in their overall massing and detailing.

### 3) Common Open Space for Residential Uses

#### a) Definition

- i) Common Open Spaces are interior common spaces, such as pools or exercise rooms, and/or outdoor landscaped spaces, such as rooftop decks, ground level open spaces, children's play areas, or other multipurpose green spaces associated with multi-family developments that provide for the recreational needs of the residents of the development and are not publicly accessible.
- ii) Common Open Spaces are privately owned and maintained.

#### b) Common Open Space Design Requirements

- i) Required building setback areas shall not be counted towards Common Open Space.
- ii) No more than 50 percent of the required common space may be indoor or covered space.
- iii) Common open spaces shall be easily visible and readily accessible to multifamily residents.
- iv) The common open spaces for a site shall provide at least three of the following amenities to accommodate a variety of ages and activities:
  - (1) Site furnishings (tables, benches)
  - (2) Picnic and/or barbecue areas
  - (3) Patios, plazas, courtyards, or rooftop terraces
  - (4) Active play areas for children
  - (5) Urban (private/individual) garden plots
  - (6) Pool and/or hot tub
  - (7) Multi-purpose room with cooking facilities
  - (8) Exercise facility
- v) Common open spaces shall not be less than 20 feet wide.
- vi) Adequate fencing, plant screening or other buffer shall separate the common open space area from parking areas, driveways, utility areas, mechanical equipment or public streets. Rooftop utilities shall be adequately screened and separated from rooftop common open spaces.
- vii) Common open spaces shall be located to take advantage of sunlight to the greatest extent possible.
- viii) Site design features that create entrapment areas in locations with pedestrian activity shall be avoided.
- ix) Development shall incorporate Crime Prevention Through Environmental Design (CPTED) principles into open space site design.
- x) Common open spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses, unless fully screened with an architecturally consistent wall or solid fence (no chain link) and landscaping.
- xi) Interior located common space must be:
  - (1) located in visible areas, such as near an entrance lobby and near high traffic corridors

- (2) designed to provide visibility from interior pedestrian corridors and to the outside. Windows should generally occupy at least one-half of the perimeter of the space to make the space inviting and encourage use
- (3) designed to specifically serve interior recreational functions and not merely leftover space used to meet the common space requirement.

### 4) Private Open Space for Residential Uses

#### a) Definition

- i) Private Open Spaces are outdoor balconies, decks, patios, yards, or landscaped areas used for private recreation.
- ii) Private Open Spaces are privately owned and maintained.

#### b) Private Open Space Design Requirements

- i) Private open spaces shall be designed as one of the Private Open Space Types defined in Section 18.28.062.
- ii) Required setback areas shall not be counted towards Private Open Space Provision requirements, unless configured as a private yard.
- iii) Private open spaces shall have primary access from the dwelling unit served.
- iv) Minimum dimensions for private open space in any single direction is 6 feet if provided as a porch or balcony, and 8 feet if provided as a deck, yard, terrace or patio.

## 18.28.062 OPEN SPACE TYPES

### 1) Pedestrian Space Types

Pedestrian Spaces shall be designed as one of the Pedestrian Space Types defined in this section.

#### a) Linear Green

- i) A long, narrow open space available for community recreation and civic purposes.
- ii) A linear green shall be surrounded by streets on all sides.
- iii) Landscaping consists of lawns, paths, plants in pots, fountains, and trees.
- iv) Linear greens shall not exceed the maximum block size.

b) Square

- i) An open space available for community recreation and civic purposes.
- ii) A square shall be spatially defined by building frontages or streets on all sides.
- iii) Landscaping consists of paths, plants in pots, fountains, lawns, and trees.
- iv) Squares shall be located at the intersection of important streets.
- v) Squares shall not exceed the maximum block size.

c) Plaza

- i) An open space available for civic purposes and commercial activities.
- ii) A plaza shall be spatially defined by a street on at least one side and by building frontages with shopfronts or streets on all sides.
- iii) Landscaping is primarily hardscape, including fountains and plants in pots.
- iv) Plazas should be located at the intersection of important streets.
- v) Plazas shall not exceed 2 acres.

d) Courtyard Square

- i) A square located in the “middle” of a block for community recreation.
- ii) A Courtyard Square shall be spatially defined by building frontages on all sides.
- iii) Landscaping consists of paths, plants in pots, fountains, lawns, and trees.
- iv) Courtyard Squares shall connect to a public right of way through a network of Passages/paseos and/or stairways.
- v) Courtyard Squares shall be a minimum of 30 feet along the East-West axis and 20 feet along the North-South axis.
- vi) Courtyard Squares shall not exceed the maximum block size.

e) Courtyard Plaza

- i) A plaza located in the “middle” of a block for community recreation and commercial activities
- ii) A Courtyard Plaza shall be spatially defined by buildings on at least 3 sides.
- iii) Landscaping is primarily hardscape, including fountains and plants in pots.

iv) Courtyard Plazas shall connect to a public right of way through a network of Passages/paseos and/or stairways.

v) Courtyard Plazas shall be a minimum of 30 feet along the East-West axis and 20 feet along the North-South axis.

vi) Courtyard Plazas shall not exceed a size of 1/5 acre.

f) Passage/paseo

i) A pedestrian connector passing between buildings to provide shortcuts through long blocks and access to rear parking areas or courtyards.

ii) Passages/Paseos shall be paved and landscaped, and specifically reserved for pedestrian travel.

iii) Passages/Paseos shall be a minimum of 10 feet wide

iv) Passages/Paseos shall not exceed 30 feet in width.

v) The design of the passage/paseo shall encourage pedestrian circulation. This can be accomplished by:

- (1) Having the walkway meet the public sidewalk in an engaging and identifiable manner;
- (2) Providing pedestrian amenities such as alternative paving methods, seating, and planters.

vi) For properties adjacent to fixed rail transit facilities, a passage may include transit station access.

vii) For properties adjacent to the Green River, a passage may include a pedestrian connection between the Riverwalk/Green River Trail and a publicly accessible street/sidewalk. The passage should be established in an easement allowing for public access through private property.

## 2) Private Open Space Types

Private Open Spaces shall be designed as one of the Private Open Space Types defined in this section.

a) Courtyard

i) A private or privately shared internal open space enclosed by buildings on at least 3 sides.

ii) Courtyards shall be a minimum of 30 feet along the East-West axis and 20 feet along the North-South axis.

iii) Landscaping may consist of hardscape and/or planted areas including lawns, trees, plants in pots, fountains, etc.

iv) Courtyards located over garages shall be designed with ample landscaping.

b) Private Yard

i) A side yard or rear yard (excluding required setback areas) which is accessed by secondary unit entrance(s).

ii) The primary access to a Private Yard shall be from the dwelling(s) served.

iii) The minimum dimensions for a Private Yard in any single direction shall be 8 feet.

iv) Private Yard landscaping shall be consistent with Side, Rear, and Alley Setback Area Landscaping Types per Section 18.28.063.2).

c) Patio

i) A patio, porch, terrace, or other platform extending from or adjacent to a building at the ground floor which is accessed by secondary unit entrance(s).

ii) The primary access to a Patio/Terrace shall be from the dwelling(s) served.

iii) The minimum dimensions for a Patio/Terrace in any single direction shall be 8 feet.

d) Rooftop Deck or Garden

i) A private or privately shared deck or yard on the roof of a building.

ii) The minimum dimensions for a Rooftop Deck or Garden in any single direction shall be 8 feet.

e) Balcony

i) A platform extending from an upper floor of a building which is accessed directly from a secondary unit entrance.

ii) Access to a Balcony shall be limited to the dwelling served.

iii) The minimum dimensions for a Balcony in any single direction shall be 6 feet.

# 18.28.070 LANDSCAPING REGULATIONS

This section contains Requirements and Guidelines governing the provision, design and configuration of landscaping in front, side and rear yards, public frontage areas, and other on-site areas.

## 18.28.071 SETBACK AREAS

### 1) Regulations

- i) Figure 18.28.071 Landscape Requirements Chart sets forth landscaping requirements for front, side, rear, and alley setback areas.
- ii) Landscape Types for setback areas are organized by private frontage type and use zone. Setback areas shall be treated as one of the following landscaping types, as specified in the Landscape Requirements Chart.

### 2) Front Yard Setback Area Landscaping Types

#### a) Paved / Sidewalk Extension

- i) Provide paved pedestrian areas along the back-of-sidewalk that enhance/enlarge the public frontage. Landscaping treatment shall consist of:
  - (1) Front setback areas paved as extensions of the public sidewalk
- b) Visual Softening / Enhancement – Informal
  - i) Cover front yard setback areas with landscaped, pervious surfaces that visually soften and enhance the built environment. Landscaping treatment shall consist of:
    - (1) Pathways connecting the public sidewalk to the front door and to any parking areas
    - (2) Living groundcover on 90% of the landscaped area established within 3 years
    - (3) 1 tree per 500 square feet of landscaped setback area or 1 tree per 30 linear feet of frontage (excluding curb cuts) whichever results in more trees.

- (4) Trees shall be planted in an informal pattern and consisting of a mix of deciduous and evergreens
- (5) 1 shrub per 7 linear feet of frontage, excluding curb cuts
- c) Visual Softening / Enhancement – Formal
  - i) Cover front yard setback areas with landscaped, pervious surfaces that visually soften and enhance the built environment. Landscaping treatment shall consist of:
    - (1) Pathways connecting the public sidewalk to the front door and to any parking areas
    - (2) Living groundcover on 90% of the landscaped area established within 3 years
    - (3) 1 tree per 30 linear feet of frontage (excluding curb cuts).
    - (4) Trees shall be planted in a formal pattern at a maximum average spacing of 30 feet on center.
    - (5) One shrub for each 7 linear feet of frontage, excluding curb cuts, planted in a formal pattern.

### 3) Side, Rear and Alley Setback Area Landscape Types

#### a) Groundcover

- i) Cover side and rear yard setback areas with landscaped, pervious surfaces. Landscaping treatment shall consist of:
  - (1) Living groundcover on 90% of the yard area established within 3 years.

#### b) Moderate Screening

- i) Provide light visual separation along property lines between somewhat incompatible development. Landscaping treatment shall consist of:
  - (1) Landscaping that screens parking/service areas and blank side and rear building facades.
  - (2) Landscaping that maintains views to building entrances and signage
  - (3) 1 tree per 20 linear feet of property line (excluding curb cuts) spaced regularly and consisting of a mix of deciduous and evergreen trees along the applicable property line
  - (4) 1 shrub per 5 linear feet of frontage, excluding curb cuts
  - (5) Living groundcover on 90% of the yard area established within 3 years.

18.28.071 Landscape Requirements Chart			
Front Yard Setback Areas			
Landscaping Types	Paved/Sidewalk Extension	Softening - Informal	Softening - Formal
<b>Private Frontage Types</b>			
Shop-Front	required	---	---
Corner Entry	required	---	---
Arcade	required	---	---
Grand Portico	optional (commercial)	optional	optional
Forecourt	per primary frontage type	per primary frontage type	per primary frontage type
Common Lobby Entry	optional	optional	optional
Stoop	optional	optional	optional
Porch	---	optional	optional
Front Door	---	optional	optional
Side Yard, Rear Yard, Alley Setback Areas			
Landscaping Types	Groundcover	Moderate Screening	Heavy Screening
<b>Use Zones</b>			
Regional Center	optional	---	---
Pond District	required	---	---
TOD - Urban District	required	---	---
TOD - River District	required	optional	optional
TOD Station District	required	optional	optional
Commercial District	required	optional	optional
Workplace District	required	required	

#### Legend

required: these are required elements of all new development as indicated

---: not permitted

optional: these elements are allowed by right unless otherwise specified

c) Heavy Screening

- i) Provide heavy visual separation along property lines between highly incompatible development. Landscaping treatment shall consist of:
  - (1) Landscaping that screens parking/service areas and blank side and rear building facades.
  - (2) 1 tree per 20 linear feet of property line (excluding curb cuts) spaced regularly and consisting of at least 50% conifers along the applicable property line
  - (3) Solid screening up to 5 feet high utilizing: evergreen shrubs, screening walls or fences
  - (4) Living groundcover on 90% of the yard area established within 3 years.

**18.28.072 PUBLIC FRONTAGE AREAS**

**1) Regulation**

- i) Public frontage areas shall be landscaped according to the configuration specified in for each Public Frontage Type (see Section 18.28.042.4).

**2) Landscaping Requirements**

- i) Public frontage areas shall be routinely maintained by the property owner.
- ii) Shrubs shall be pruned down to a maximum height of 3 feet along street frontages and trees shall be limbed up to a minimum height of 6 feet to allow adequate visibility for surveillance.
- iii) When used, tree grates and landscaped tree wells shall be a minimum 24 square feet in size (6'x4').
- iv) Street trees shall be planted to the following standards:
  - (1) 3.5 feet back from the face of the curb.
  - (2) 5 feet back from underground utility lines
  - (3) 10 feet from power poles
  - (4) 7.5 feet from driveways
- v) New trees shall be a minimum 2 inch caliper when installed.

**3) Landscaping Guidelines**

- i) Trees should be selected and located so that they will not obstruct views to showroom windows and building signage as they mature.
- ii) As part of new street construction or sidewalk improvements, landscaped areas should be designed to be functional stormwater treatment facilities, where appropriate.

**18.28.073 GENERAL LANDSCAPING**

General landscaping requirements and guidelines are applicable to setbacks, public frontage areas, and other areas on-premises. These regulations address plant materials and design, visibility, irrigation, landscape plans, utility and service areas, and sustainability.

**1) General Landscaping Requirements**

**a) Plant Materials**

- i) A mix of evergreen trees and evergreen shrubs shall be used to screen blank walls. See Facade Standards and Guidelines in Section 18.28.103 for more detail regarding the screening of blank walls.
- ii) Deciduous trees shall be used to allow visual access to entryways, signage and pedestrian use areas.
- iii) Evergreen trees shall be a minimum of 6 feet in height at time of planting.
- iv) Deciduous trees shall be a minimum 2 inch caliper when installed.
- v) Shrubs shall be at least 18 inches in height at time of planting.
- vi) Existing vegetation may be used to meet the setback area landscaping requirements. All significant trees which are not dead, dying, or diseased and which do not pose a safety hazard as determined by the DCD Director shall be retained.
- vii) New plant materials shall include native species or non-native species that are drought tolerant and have adapted to the climatic conditions of the Puget Sound Region.
- viii) Plant materials shall be selected that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, maintenance needs and growth characteristics.

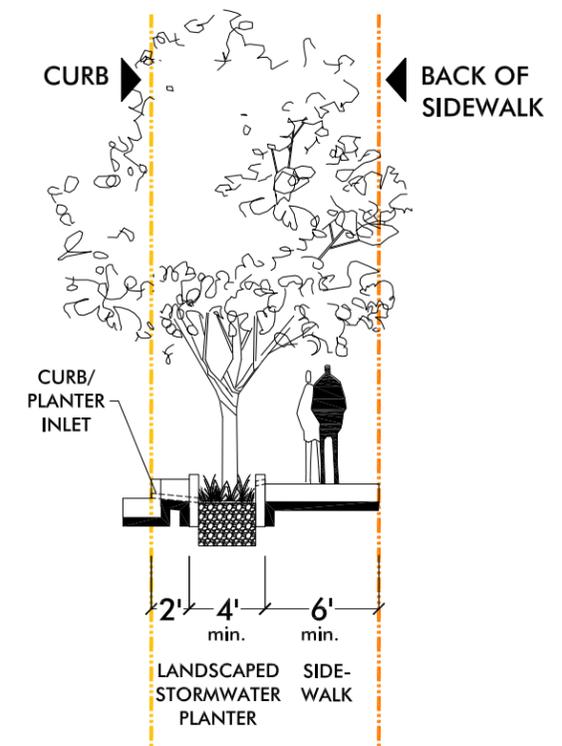
**b) Visibility**

- i) Shrubs shall be pruned down to a maximum height of 5 feet (3 feet along street frontages) and trees shall be limbed up to a minimum height of 6 feet to allow adequate visibility.
- ii) Landscaping shall not obstruct views from or into the driveway, sidewalk or street. Landscape design shall allow for surveillance from streets and buildings and avoid creating areas that might harbor criminal activity.
- iii) Landscaping at crosswalks and other locations where vehicles and pedestrians intersect must not block pedestrians' and drivers' views.

c) Irrigation

- i) All landscape areas shall be served by an automatic irrigation system. Water conservation features such as moisture sensors with automatic rain shut-off devices, automatic timers, pressure regulating devices, backflow prevention devices, separate irrigation zones for grass and planting beds, and sprinkler heads matched to site and plant conditions shall be installed. Irrigation water shall be applied with goals of avoiding runoff and overspray onto adjacent property, non-irrigated areas, and impervious surfaces.
- ii) Trees shall not be planted in locations where they would obstruct existing or planned street or site lighting while maintaining appropriate spacing.

**FIG. 18.28.073.2.C EXAMPLE OF A BIO-SWALE CONFIGURATION FOR URBAN LOCATIONS**



#### d) Landscape Plan Requirements

- i) A Washington State licensed landscape architect shall prepare and stamp the landscape plans in accordance with the standards herein. Detailed plans for landscaping and screening shall be submitted with plans for building and site improvements. Included in the plans shall be type, quantity, spacing and location of plants and materials, typical planting details, and the location of irrigation systems.
- ii) Installation of the landscaping and screening shall be completed and a Landscaping Declaration submitted by the owner or owner's agent prior to issuance of the certificate of occupancy. If necessary due to weather conditions or construction scheduling the installation may be postponed to the next planting season if approved by the DCD Director and stated on the building permit. A performance assurance device equal to 150% of the cost of the labor and materials must be provided to the City before the deferral is approved.
- iii) The property owner shall keep all planting areas free of weeds and trash and replace any unhealthy or dead plant materials for the life of the project in conformance with the intent of the approved landscape plan and TMC 8.28.180.

#### e) Parking Lots

See Standards and Guidelines for parking lot landscaping in Sections 18.28.093 and 18.28.094.

#### f) Utility and Service Areas

- i) Utility easements and other similar areas between property lines and curbing shall be landscaped and/or treated with dust and erosion control planting or surfacing such as groundcover, shrubs, trees, sod, or a combination of similar materials. In areas of overhead transmission lines, no shrubs or trees over 20 feet at maturity will be allowed.

## 2) General Landscaping Guidelines

### a) Plant Materials

- i) Landscape perimeter trees should be selected for compatibility with existing plant material or street trees.
- ii) Plant materials should always be incorporated into new development site design to provide "softening" of hard paving and building surfaces and other environmental benefits.
- iii) Drought resistant species are encouraged, except where site conditions within the required landscape areas assure adequate moisture for growth.
- iv) Mature, existing trees should be preserved whenever possible.
- v) The mature size of selected tree species should be suitable to lot size, the scale of adjacent structures, and the proximity to utility lines.
- vi) For street trees to be installed within paved areas, the use of structural soil planting beds, continuous soil trenches, or root path trenches is strongly recommended in order to maximize the ability of the tree to thrive and perform well in the urban environment.
- vii) Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated - adjacent to walks and recreational areas, or as a frame for building entrances and stairs.
- viii) In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees are recommended in front of private residences.
- ix) Evergreen shrubs and trees should be used for screening along rear property lines, around solid waste/recycling areas and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages.
- x) Evergreen landscaping is appropriate for screening utility vaults, loading docks and some storage areas (Also, see TMC Chapter 18.52.040 screening outdoor storage areas).

### b) Design

- i) Landscaping should provide design continuity between the neighboring properties.
- ii) Trees should not be planted within 10 feet of underground water, sewer, or storm drainage pipes.

### c) Sustainability

- i) Shade trees should be planted to shade buildings' east and west-facing windows to provide a balance between summer cooling and winter heating through solar gain.
- ii) Water conservation through the use of drip irrigation, captured rainwater, or recycled wastewater systems for plant irrigation or other non-potable uses is strongly encouraged
- iii) Plant and landscape materials should be selected from native species as well as non-native/non-invasive species that are drought tolerant and well adapted to the climatic conditions of Tukwila. They should be resistant to local parasites and plant diseases.
- iv) All landscaped areas should be designed to allow aquifer filtration and minimize stormwater run-off utilizing bio-swales, filtration strips, and bio-retention ponds where appropriate.

## 18.28.080 SITE COMPONENT REGULATIONS

This section contains Requirements and Guidelines governing the provision, design and configuration of on-site improvements, including pedestrian circulation, lighting, walls and fences, site furnishings, and sustainability.

### 18.28.081 SITE COMPONENT REQUIREMENTS

#### 1) Pedestrian Circulation

- i) Redevelopment of a superblock site shall strive to create a pedestrian-friendly environment within the internal layout. In addition to providing any required new streets, this can be accomplished by defining a network of pedestrian walkways that serve as a “grid”, connecting these walkways to uses with the site and to the larger street network, and creating smaller parking areas in place of one large parking lot. (See also Section 18.28.093.2.b Parking Lot – Pedestrian Circulation).
- ii) Pedestrian access points shall be provided along property edges at pedestrian arrival points and coordinated with crosswalks, transit stops, trails and paths, and existing and planned adjacent development.
- iii) Pedestrian paths must be provided across landscape areas, where needed, to allow convenient pedestrian circulation and prevent plants from being trampled.
- iv) Walkways shall be provided the full length of any building featuring a customer or residential entrance, and along any façade abutting a parking area.
- v) Internal walkway widths through a parking area shall be a minimum 6 feet in width. High traffic walkways should be wider.
- vi) In the Regional Center, TOD, and Pond Districts, where a walkway crosses a driveway or a paved area accessible to vehicles, the crosswalk shall be distinguished by the use of

durable low maintenance surface materials, such as pavers, bricks, or scored concrete, to enhance pedestrian safety and comfort, as well as the attractiveness of development. Pedestrian refuge islands and “speed tables” may also be used to minimize curb cuts and ramps (speed tables maintain the level of the adjacent sidewalk at identified pedestrian crossings, reversing the situation where a pedestrian must enter the zone of moving vehicles to cross the street).

vii) The pedestrian marking style used shall be consistent throughout the development.

viii) Sidewalks shall be provided on both sides of an enhanced drive-aisle.

#### 2) Lighting

- i) Pedestrian-oriented areas, including building entrances, walkways and paths, plazas, parking lots, and parking structures shall be illuminated to increase safety and provide clear views both to and within the site.
- ii) Pedestrian walkways where stairs, curbs, ramps, and crosswalks occur shall be lit for nighttime safety.
- iii) Lighting and planting plans shall be coordinated to avoid light pole and tree conflicts at tree maturity.

#### 3) Walls and Fences

- i) All fences shall be placed on the interior side of any required setback landscaping.
- ii) Overall height of fences and walls located in the front yard shall not exceed three feet.
- iii) Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.
- iv) Screening walls shall not exceed a height of 6 feet.

#### 4) Utility and Service Areas

- i) Service areas shall be appropriately screened. Garbage and recycling dumpsters visible from the public realm shall be screened from view using durable materials that complement the building, and incorporate landscaping integrated with other on-premises and adjacent landscaping. The opening to the service area shall be located away from the public sidewalk.
- ii) Utility and equipment cabinets shall be placed underground unless the developer locates them inside of a building.
- iii) Solid Waste, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, transformers, and backflow devices, shall be located away from streets and enclosed or screened from view by landscaping, fencing or other architectural means.
- iv) Solid waste facilities and recycling containers must always be within structural enclosures.
- v) Screening of on-site mechanical equipment shall be integrated as part of a project’s site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. Picket fencing, chain-link fencing and exposed sheet metal boxes are not permitted.

## 18.28.082 SITE COMPONENT GUIDELINES

### 1) Pedestrian circulation

- i) Pedestrian walkways should provide relief from the paved expanses of parking lots and streets by designing the walkways as amenity areas with landscaping, benches, lighting, signage and attractive furniture.

### 2) Lighting

#### a) Design

- i) Exterior lighting practices should follow the recommendations of the Illuminating Engineering Society of North America (IES).
- ii) Lighting fixtures should be “dark sky” compliant, i.e. emitted light should be directed downward from the horizontal plane of the light source to preserve a dark sky and prevent unnecessary light pollution. Exceptions may be made for uplit trees and plants and exterior architectural lighting operated on timers to shut off after midnight nightly.
- iii) All on-site and building-mounted lighting fixture design should be architecturally compatible with building design and with the envisioned character of the Southcenter area.
- iv) Unnecessary glare from unshielded or undiffused light sources should be avoided. Commercial buildings and landscaping can be illuminated indirectly by concealing light features within buildings and landscaping to highlight attractive features and avoid intrusion into neighboring properties.

#### b) Material and Color

- i) Color and finish of lighting metalwork should match that of other site furnishings, and/or of the building’s metalwork or trim work.
- ii) A chemically compatible UV-protectant clear coat over paint or powdercoat on metalwork is recommended for prevention of fading of colors.
- iii) Color of lighting source types: in pedestrian-intensive areas, warm white, energy efficient source types (with color temperatures specified as 2700 degrees Kelvin to 3200 degrees Kelvin) such as metal halide, induction lighting, compact fluorescent, and light-emitting diode (LED) are strongly encouraged.

#### c) Luminaire Types

- i) New area lighting fixtures should be of the cutoff type to prevent light from being emitted above a horizontal line relative to the point of light source.
- ii) New fixtures should use a reflector and/or a refractor system for

efficient distribution of light and reduction of glare.

- iii) New fixtures should not cause glare or transmit it to upper stories of buildings. House-side shields and internal reflector caps should be used to block light from illuminating residential windows.
- iv) Small decorative “glow” elements within a luminaire such as bollard mounted lighting or stair lighting are recommended to emit a low amount of light above the horizontal.

#### d) Height

- i) For building-mounted lights, maximum mounting height should be 20 feet above finished grade at Workplace and Corridor Commercial Use Zone; maximum mounting height should be 14 feet above finished grade at all other Zones.
- ii) For pole-mounted lighting at parking lots, a maximum height of 20 feet from grade to light source should be used; lower heights should be used wherever possible.
- iii) For pole-mounted lighting at pedestrian plazas, walkways, and entry areas, a pedestrian-height fixture 12 to 14 feet in height from grade to light source should be used.
- iv) Bollard mounted lighting and stair lighting are also recommended for low-level illumination of walkways and landscaped areas.
- v) Bollard illumination should be shielded or kept at a sufficiently low level to prevent visible glare from impacting passing motorists.
- vi) In general, height of light sources should be kept low to maintain pedestrian scale and prevent spill light from impacting adjacent properties.

#### e) Uplighting

- i) Shielding and careful placement should be used to prevent spill light from being visible to pedestrians, motorists, and nearby residential dwelling windows.
- ii) Adjacent to residential buildings, a combination of lower mounting height and luminaire shields should be used to protect residences from spill-light and glare.
- iii) Illumination levels of façade uplighting, roof wash lighting and landscape uplighting should use lower brightness levels where the illuminated façades, roofs or landscaping face residential buildings, except across wider streets or boulevards with landscaped medians and street trees.

### 3) Walls and Fences

#### a) Frontage Fences and Walls

- i) Front yard fences should employ a combination of thick and

thin structural elements with thicker elements for supports and/or panel divisions. Fence posts and/or support columns should be defined using additional trim, caps, finials, and/or moldings.

- ii) All walls should have a cap and base treatment.
- iii) Frontage walls may occur as garden walls, planter walls, seat walls, or low retaining walls.
- iv) Entrances and pedestrian “gateways” should be announced by posts or pilasters, and may be combined with trellises, special landscaping, decorative lighting, public art or other special features.

#### b) Screening Fences and Walls

- i) Side yards and rear yards may contain landscape features that protect the privacy of the property’s occupants such as landscaping, trees and screening walls.
- ii) Screening fences and walls should be constructed of materials that are compatible with the architecture and character of the site. Natural colors, a cap or top articulation, and related dimensional post spacing increments should be used at screening fences to enhance compatibility.
- iii) Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief.

#### c) Seating Walls

- i) Seating walls should be between 15”-18” in height and a minimum of 18” wide to provide comfortable seating.

#### d) Security Fences

- i) Use of security fences should be minimized, and limited to special locations where additional security is necessary. Such security fences should not exceed 6 feet in height.
- ii) Security fences should be designed to maintain a visually open character to the extent possible. This may be accomplished by using metal picket or open grille fencing or by mounting metal picket or open grille fencing on top of a low masonry wall.

#### e) Piers

- i) Piers are vertical architectural elements of fences or walls that can add interest to and break up long expanses.
- ii) Piers are recommended to have a base, shaft and cap composition. Larger piers may be specially designed for gateway or other

special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and /or light fixtures. Piers may be topped by ornamental finials, light fixtures, or roof caps.

iii) Recommended dimensions for masonry piers are approximately 18 inches per side or diameter, and the maximum spacing between piers should be 20 feet. Metal posts should be a minimum of four inches per side or diameter.

#### f) Materials and Colors

i) All fences and walls should be built with attractive, durable materials that are compatible with the character of Tukwila. Appropriate fence materials include wood, masonry, and metal.

(1) Wood picket fences are only recommended along residential streets. For wood picket fences, a paint finish or vinyl coating should be applied.

(2) For iron or metal fences, recommended materials include wrought iron, cast iron, welded steel, tubular steel, or aluminum. Metal fences should be mounted on a low masonry wall, and/or between masonry piers.

ii) Appropriate wall materials include stone, brick, precast concrete, textured concrete block, or formed concrete with reveals. A stucco finish may be used over a masonry core.

(1) Exposed block walls should be constructed with a combination of varied height block courses and/or varied block face colors and textures (e.g. a combination of split-face and precision-face blocks). Plain gray precision-face concrete block walls are discouraged. Design treatments and finishes previously described should be applied to these walls for improved visual compatibility with building architecture.

(2) An anti-graffiti coating is recommended for exposed masonry wall surfaces and should be clean, colorless and without sheen.

iii) Support post or pier materials may differ from fence materials; e.g. metal fence panels combined with masonry piers. Recommended materials include brick, terra cotta, and stone, colored or decoratively treated cast-in-place concrete, precast concrete or concrete block, or stucco-faced concrete or concrete block.

iv) Bollards are recommended to be cast iron, cast aluminum, and precast concrete. An anti-graffiti protective coating is recommended for precast concrete.

v) Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building's material and color scheme.

vi) Street and building-mounted metal furnishings should be powdercoated or painted with Waterborne Acrylic Polyurethane, such as Tnemec Series 1080 or similar product. For powdercoated finishes, a chemically compatible UV-protectant clear coat is recommended for prevention of color fading.

#### 4) Utility and Service Areas

i) Service areas should be located and designed for easy access by service vehicles and for convenient access by each tenant.

#### 5) Sustainability

##### a) Paved Areas

i) The grading of all paved areas and adjacent non-paved areas, the selection of paving materials, and the design of drainage facilities should consider paving permeability and be configured to allow water run-off to percolate back into native soil to the degree practical.

##### b) Heat Island Reduction

i) In order to reduce heat island effects on local microclimate and habitat:

(1) Open grid pavement systems and/or paving materials with a Solar Reflective Index (SRI) of at least 29 are recommended. SRI is a measure of the constructed surface's ability to reflect solar heat, as shown by a small temperature rise. It is defined so that a standard black is 0 and a standard white is 100.

#### 6) Art

i) Art should be integrated into the design of the surface treatments, landscape, street elements and furnishings:

(1) In areas where fencing or screening is required, industrial materials can be used expressively.

(2) Pavement patterning can be used to create visual interest.

(3) Seating, trash receptacles, drinking fountains, newspaper stands and any other street furnishings can be designed by artists as functional, expressive elements.

(4) Reuse brick, tracks, utility poles and other existing materials in art.

ii) Art should reinforce the history and the setting of Southcenter area, and its connections to surrounding uses and neighborhoods.

# 18.28.090 PARKING REGULATIONS

This section contains Regulations and Guidelines for the provision, locations, and design of parking. Parking Regulations are set forth to ensure that the provision of parking, and the design and configuration of parking areas, contribute to the character of and support the type of development desired within each District in the urban center.

## 18.28.091 PROVISION OF PARKING

### 1) Regulations

- i) The minimum parking provision for vehicles required by all new development and those proposing substantial modifications to existing buildings shall be as specified in the 18.28.091 Provision of Parking Chart.
- ii) There is no minimum parking requirement for development within 600 feet of the Sounder transit station
- iii) The maximum surface parking area permitted by all new development and those proposing substantial modifications to existing buildings shall be as specified in the 18.28.091 Provision of Parking Chart. The maximum number of parking spaces may be exceeded if provided in a parking structure.
- iv) Up to a 10% reduction in minimum parking requirements may be requested per TMC 18.56.140 Administrative Variance from Parking Standards.
- v) Parking Spaces shall be provided with one of the Parking Types defined in Section 18.28.092 within 600 feet of the new development, except as follows:
  - (1) New on-street parking spaces provided along adjacent new streets may be counted toward the minimum parking requirement for commercial development on that property.
- vi) All or part of a development's parking requirement may be satisfied through payment of in-lieu fees based on the current real cost of constructing a parking space in an exposed above-ground parking structure, when approved by the DCD Director.
- vii) Bicycle parking standards are specified in TMC 18.56.130 Development Standards for Bicycle Parking. See additional guidelines for bicycle parking under 18.28.094.5 Bicycle Parking.

## 18.28.092 PARKING TYPES & LOCATION

Parking areas shall be designed as one of the Parking Types defined in this section. A property's permitted parking types shall be as specified by Corridor Type. For all parking types, parking shall be connected with the street by a driveway as stated under Vehicular Access in Section 18.28.093.1) and 18.28.094.1).

### 1) Surface Lot - Front

A parking lot that is located between a building and the street. Front Parking Lots may encroach into front yard setback areas.

### 2) Surface Lot - Side

A parking lot that is located in part or entirely along the side of a building, in a side yard, and fully or partially extends toward, but does not encroach into, the Front Yard Setback area.

### 3) Surface Lot - Rear

A parking lot where a building(s) is located between the entire parking lot and the street. A rear parking lot does not extend beyond the rear wall of the primary building into any side yard setback, except where driveway access is provided.

### 4) Structure - Exposed

An above-ground parking structure that is fully or partially exposed to the street on the ground level.

### 5) Structure – Wrapped: Ground Level

A parking structure where non-parking uses are integrated into the ground level of the building along the parcel's entire street frontage(s).

The parking structure may be exposed to the

#### Legend

**ufa:** usable floor area

**DCD Director:** Director of the Department of Community Development

\*\* Up to a 10% reduction in the minimum parking requirements may be requested for shared parking facilities, per TMC 18.56.140 Administrative Variance from Parking Standards.

street on upper levels.

### 6) Structure – Wrapped: All Levels

An above-ground parking structure where non-parking uses are integrated into the building along the parcel's entire street frontage(s) on all levels of the building. The parking structure is totally hidden behind non-parking uses.

### 7) Structure – Partially Submerged Podium

A parking structure built below the main building mass and partially submerged underground.

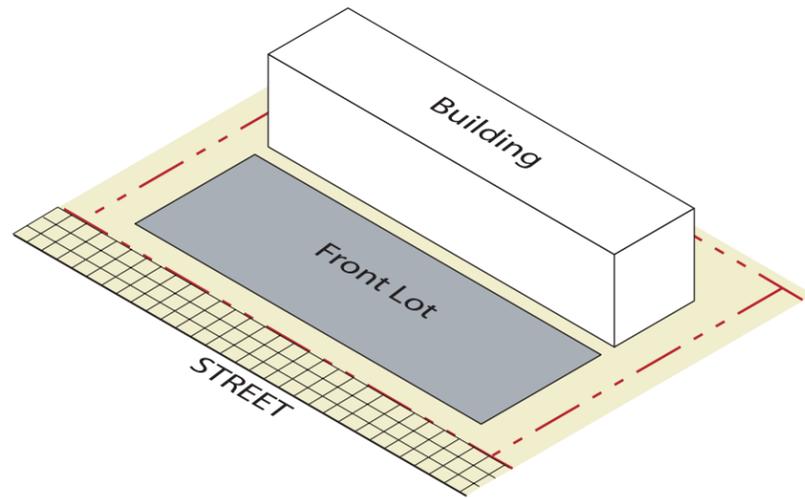
The parking podium may project above the sidewalk or finished grade by a maximum of five feet.

### 8) Structure – Underground

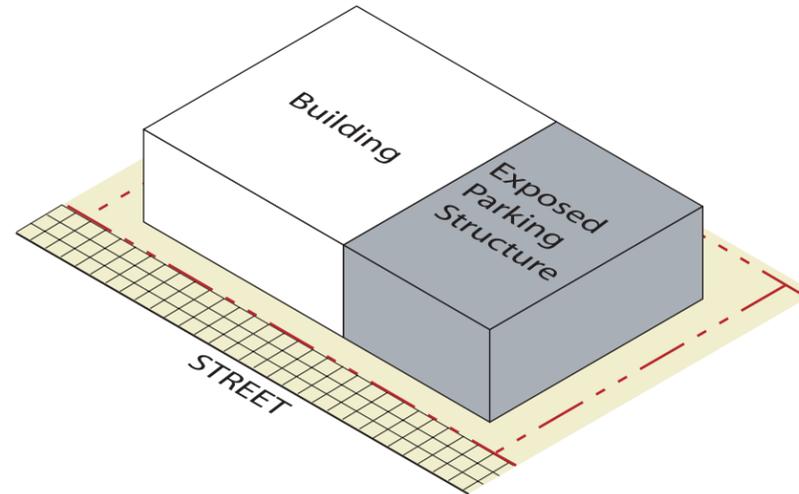
A parking structure that is fully submerged underground and is not visible from the street.

18.28.091 Provision of Parking Chart			
Use Zones	Regional Center		Commercial Corridor
	Pond District		
	TOD - Urban		Work Place
	TOD - River		
	TOD - Station		
Building Use	Required Minimum Parking**	Permitted Maximum Parking with Surface Lot	
<b>RETAIL</b>			
Regional Retail	3.3 spaces/1,000 sqft of ufa;	5 spaces/1,000 sqft of ufa	See TMC Chapter 18.56 Off-street Parking & Loading
Neighborhood Serving Retail	Corner Stores have no minimum requirement		
Specialty Goods & Foods			
Commercial Goods			
Commercial Services			
Eating & Drinking Establishments	6 spaces/1,000 sqft of ufa	12.5 spaces/1,000 sqft of ufa	
Entertainment & Recreation	6 spaces/1,000 sqft of ufa; or as determined by DCD Director	12.5 spaces/1,000 sqft of ufa	
Business & Personal Services	3.3 spaces/1,000 sqft of ufa	4.125 spaces/1,000 sqft of ufa	
<b>CIVIC &amp; CULTURAL USES</b>			
	as determined by DCD Director		
<b>OFFICE</b>			
	3.0 spaces/1,000 sqft of ufa	3.75 spaces/1,000 sqft of ufa	
<b>LODGING</b>			
	1 space/guest room	n/a	
<b>RESIDENTIAL (except for senior housing)</b>			
1br unit	1 space/unit	n/a	
2br+ unit	2 spaces/unit	n/a	
home occupation	1 space/unit + 1 space/employee	n/a	
<b>TRANSPORTATION, COMMUNICATION AND</b>			
	See TMC Chapter 18.56 Off-street Parking & Loading	n/a	
<b>INDUSTRIAL, MANUFACTURING AND WAREHOUSE USES</b>			
	Not permitted		

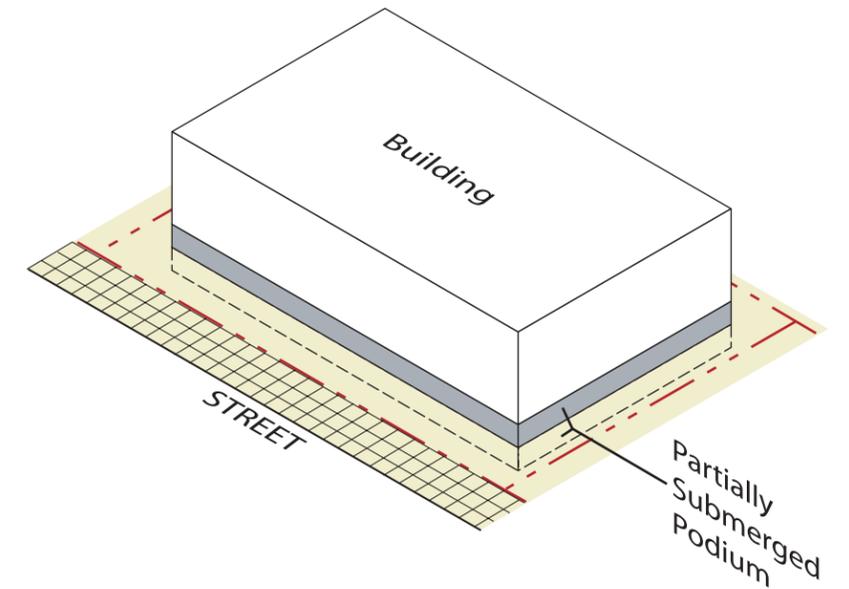
FIG. 18.28.072 PARKING TYPES & LOCATION



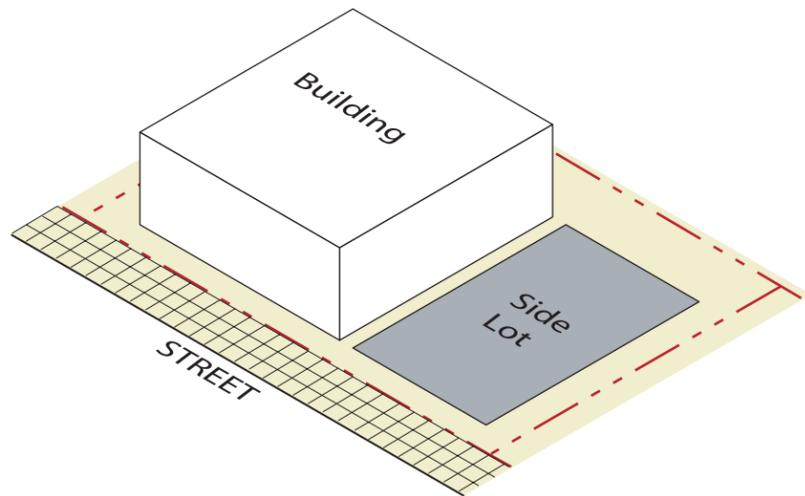
1) SURFACE LOT - FRONT



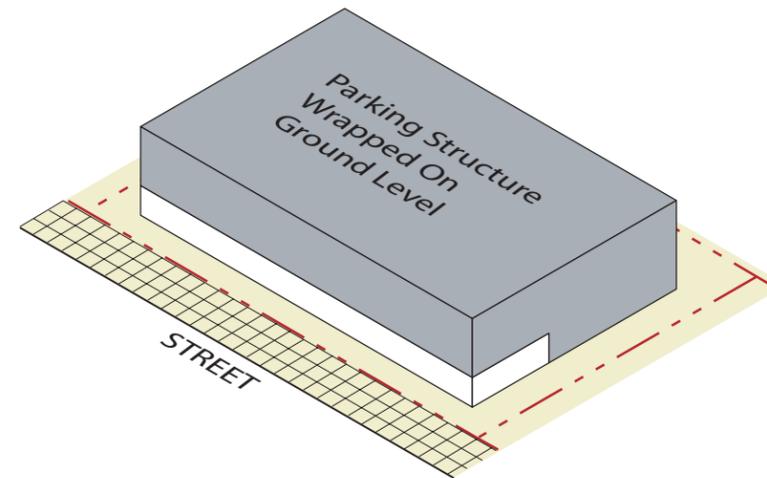
4) STRUCTURE - EXPOSED



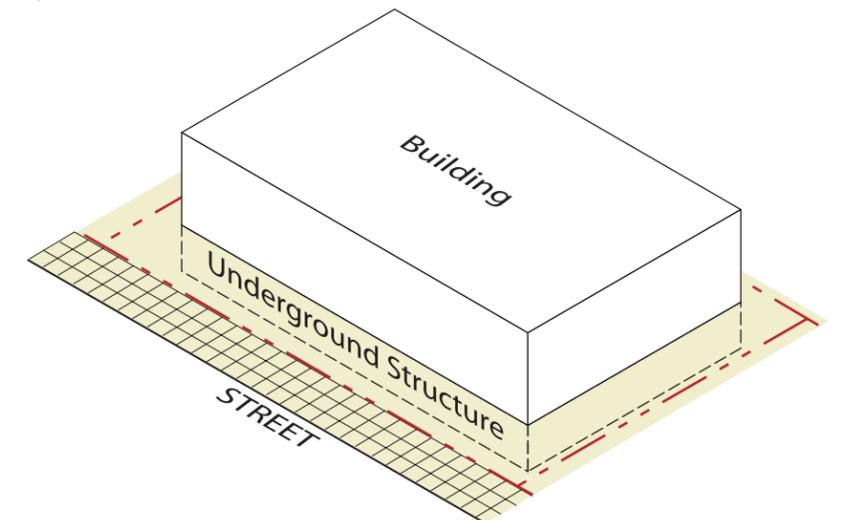
7) STRUCTURE - PARTIALLY SUBMERGED PODIUM



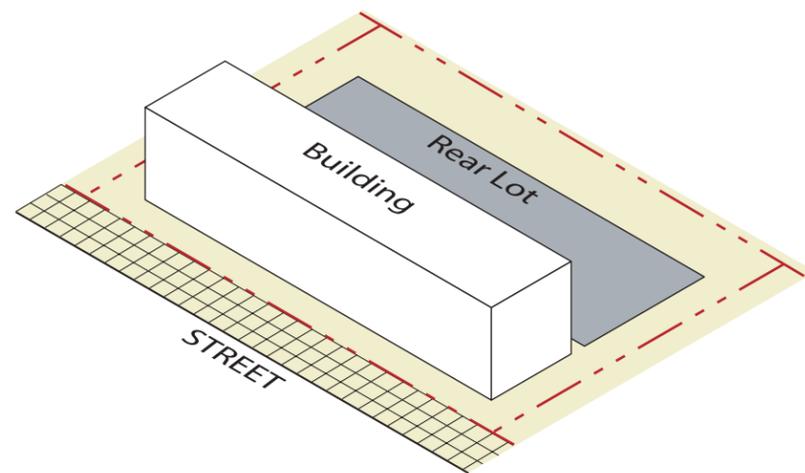
2) SURFACE LOT - SIDE



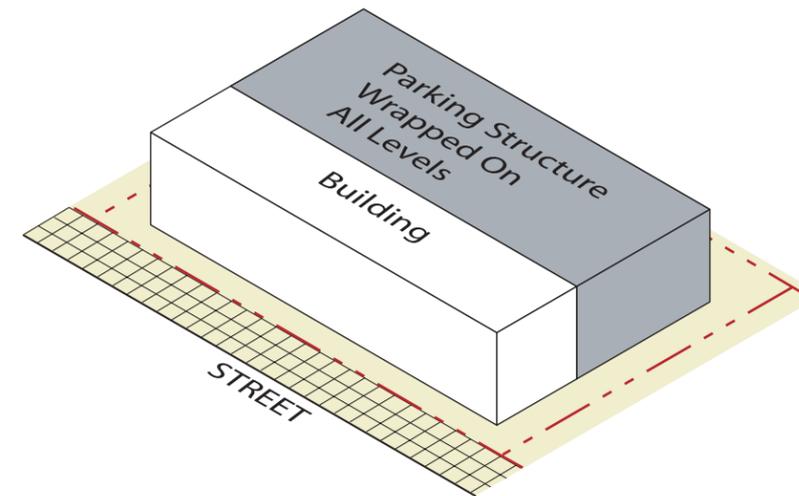
5) STRUCTURE - WRAPPED: GROUND LEVEL



8) STRUCTURE - UNDERGROUND



3) SURFACE LOT - REAR



6) STRUCTURE - WRAPPED: ALL LEVELS

## 18.28.093 GENERAL PARKING REQUIREMENTS

### 1) Vehicular Access

#### i) Location

- (1) Access to parking facilities and loading areas shall be provided from alleys or adjacent parking lots wherever existing or new alleys are available.
- (2) If alleys are not available, access to parking facilities and loading areas shall be provided from side streets wherever side streets are available.
- (3) If neither alleys nor side streets are available, access to parking facilities and loading areas may be provided from front streets.

#### ii) Curb Cuts and Driveways

- (1) When access to parking facilities and loading areas are provided from front or side streets, the maximum number of curb cuts associated with a single development, shall be one two-lane curb cut or two one-lane curb cuts.
- (2) The maximum width of driveways/curb cuts is 12 feet for a one-lane and 24 feet for a two-lane driveway. In the Workplace District, the maximum width of driveways/curbcuts is 35 feet.
- (3) The total width of parking access openings on the ground level of structured parking may not exceed 30 feet.
- (4) Driveways shall be set back a minimum of five feet from adjoining properties (unless the driveway is shared with adjacent premises), and a minimum of three feet from adjacent buildings.

### 2) Parking Lots

#### a) Setbacks & Landscaping

- i) Surface parking lots shall setback a minimum of five feet from any back-of-sidewalk, open space, or building facade. The setback shall be planted with Visual Softening Informal/Formal landscaping, as defined in Section 18.28.071.2 Landscaping.
- ii) Surface parking lots shall be buffered from adjacent commercial development with Moderate Screening (see Section 18.28.071.3 Landscape Types).
- iii) Surface parking lots shall be buffered from adjacent residential development with Heavy Screening in the side and rear setback areas (see Section 18.28.071.3 Landscape Types).
- iv) For surface parking lots adjacent to public or private streets:

- (1) A minimum of 25 square feet of interior parking lot landscaping is required for each parking stall. In the workplace district, a minimum of 15 square feet is required for warehouse and light industrial uses.
  - (2) Landscape islands shall be placed at the ends of each row of parking to protect parked vehicles from turning movements of other vehicles.
  - (3) To subdivide continuous rows of parking stalls, landscape islands shall be placed at a minimum spacing of one island every five parking spaces.
  - (4) Trees shall be planted in curbed landscaped islands or in flush tree wells with tree guards.
- v) For surface parking lots located behind buildings or otherwise screened from public or private streets or public spaces:
- (1) A minimum of 15 square feet of interior parking lot landscaping is required for each parking stall. In the workplace district, a minimum of 10 square feet of interior parking lot landscaping is required for warehouse and light industrial uses.
  - (2) Landscape islands shall be placed at the ends of each row of parking to protect parked vehicles from turning movements of other vehicles.
  - (3) To subdivide continuous rows of parking stalls, landscape islands shall be placed at a minimum spacing of one island every ten parking spaces.
  - (4) Trees shall be planted in curbed landscaped islands or in flush tree wells with tree guards.
- vi) The minimum size for interior parking lot landscape islands is 100 square feet. Landscape islands shall be a minimum of 6 feet in any direction and generally the length of the adjacent parking space.
- vii) A minimum of one evergreen or deciduous tree is required per landscape island with the remaining area to contain a combination of shrubs, living groundcover, and mulch. See also General Landscaping Requirements and Guidelines in Section 18.28.080 under Site Design section).
- viii) Raised curbs or wheel stops shall be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- ix) Rooftop Parking Landscaping. For a parking area on the top level of a parking structure, one planter that is 30 inches deep and 5 feet square must be provided for every 8 parking stalls on the top level of the structure. Each planter must contain a small tree or large shrub suited to the size of the container and the specific

site conditions, including dessicating winds. The planter shall be clustered with other planters near driving ramps or stairways to maximize visual effect.

#### b) Pedestrian Circulation

- i) Parking Lots shall provide clear pedestrian-only circulation routes between main building entrances and sidewalks.
  - (1) Front surface parking lots shall provide such routes at a maximum spacing of every 300 feet.
- ii) Pedestrian circulation routes through surface parking lots shall be a minimum of 6 feet in width and separated from vehicular areas by curbing and landscaping. High traffic walkways should be wider.
- iii) Decorative, contrasting paving, such as pavers, bricks, stamped asphalt, or scored concrete, shall be used where pedestrian circulation routes cross driveways or other paved areas accessible to vehicles.
- iv) Accessible car and van parking with signage and striping for access to the building shall be provided per the Americans with Disabilities Act (ADA).

#### c) Lighting and Safety

- i) Parking and loading areas shall include lighting capable of providing adequate illumination for security and safety, provide clear views both to and within the site, and be in scale with the height and use of the associated structure. See also Lighting Requirements and Guidelines in Section 18.28.080 under site design section.

### 3) Drive-Through Facilities

- i) Stacking lanes shall be located to the rear of a building.
- ii) Stacking lanes shall be designed so as to accommodate expected queuing.

### 4) Parking Structures

- i) Parking Structures shall be located and designed to minimize their impact on public streets and public spaces.
- ii) Parking Structures shall be buffered from adjacent residential development with Heavy Screening (see Section 18.28.071.3 Landscape Types).
- iii) See Section 18.28.100 Architecture Design Regulations and the City of Tukwila's Parking Structure Design Manual (Ordinance 1968, Dec. 2001) for additional requirements and guidelines regulating parking structures, parking podiums, and garages.

## 18.28.094 GENERAL PARKING GUIDELINES

### 1) Vehicular Access

- i) Access to adjacent parking lots should be consolidated and shared to reduce the number of curb cuts.
- ii) Exterior driveway surfaces should be paved with non-slip, attractive surfaces such as interlocking unit pavers or scored and colored concrete.

### 2) Parking Lots

#### a) Landscaping

- i) Trees in parking areas, when mature, should be large and have a high-branching, broad-headed form to create maximum shade.
- ii) Landscaping in parking lot interiors and at entries should not obstruct a driver's clear sight lines to oncoming traffic.
- iii) Evergreen shrubs shall be used to screen parking lots along street frontages.

#### b) Pedestrian Access

- i) The main pedestrian route from a parking lot to a building entrance should be easily recognizable, accessible, and demarcated by special paving or landscaping, such as a shaded promenade, trellis, or ornamental planting.

### 3) Loading Zones

- i) Loading zones should be separated from customer and occupant pedestrian areas.

### 4) Sustainability

- i) Parking lots should utilize permeable paving systems and bio-filtration swales wherever possible.
- ii) The size of surface parking lots should be minimized to reduce surface water runoff and minimize heat island effects.
- iii) Rooftop Gardens or other rainwater capture and recycling systems are encouraged on flat sections of parking structure roofs in order to facilitate storm-water management, as well as add visual interest to the structure.

### 5) Bicycle Parking.

#### i) Short Term Parking

- (1) Recommended bicycle rack types include an inverted "U", a "post and loop", or other type of rack that supports a bicycle upright by its frame in two places. Wave style racks are not recommended.
- (2) Bicycle racks should be easy to find and located no more than 50 feet from the entrance of destinations.
- (3) Racks should be located within sight of gathering places or in busy pedestrian areas that provide constant, informal surveillance of bikes and accessories.
- (4) Racks should be oriented to maximize their efficiency and to aligned to keep obstructions away from pedestrian thoroughfares.
- (5) Clustered arrangements of racks should be set back from walls or street furniture to allow bikes to be parked at both ends or from either side.
- (6) Where more than one rack is installed, the minimum separation between aisles should be 48 inches (the aisle is measured from tip to tip of bike tires across the space between racks). This provides enough space for one person to walk one bike. In high traffic areas where many users park or retrieve bikes at the same time, the recommended minimum aisle width is 72 inches.
- (7) Building overhangs, canopies or other features should be used to provide weather protection.

#### ii) Parking at the Workplace

- (1) Secure bicycle storage areas should be used to park bikes for a full working day.
- (2) Bike storage areas should be located in high visibility areas close to elevators, stairs and entrances.
- (3) Bicycle parking should always be protected from the elements either indoors, covered by building elements, or in a separate shelter.
- (4) Bicycle storage areas should be located as close or closer to elevators or entrances than the closest car parking space, and no more than 200 feet from access points.
- (5) Multiple buildings should be served by many small racks in convenient locations rather than a combined, distant rack area.

# 18.28.100 ARCHITECTURAL DESIGN REGULATIONS

This section contains the vision for the design character of the urban center, and the Regulations and Guidelines that govern building massing, architectural elements, composition, and design. The Design Vision and Architectural Regulations are set forth to ensure that new and renovated buildings in the Plan Area embody architectural characteristics that maintain the desired human scale, rhythm, and urban character appropriate for Southcenter. The goal is to build on the best efforts of previous generations, while allowing for and encouraging creativity on the part of developers and designers.

## 18.28.101 DESIGN VISION: PACIFIC NORTHWEST DESIGN CHARACTER IN ARCHITECTURE, SITE DESIGN, AND LANDSCAPE

This section provides a description of Pacific Northwest Design Character in Architecture, Site Design, and Landscape for the purpose of its recommended application to both private and public development in the Tukwila Urban Center Plan Area. These descriptions of a range of stylistic approaches serve as an extension of the guidelines for architecture, site design, and landscape from preceding sections of the Development Code, with more of a focus on style and character.

The Plan does not mandate a specific architectural or landscape style for new or renovated developments in the Plan Area, in the manner of a historic preservation district or a themed environment. As stated in Book I, however, a goal of this plan is to strengthen the local and regional identity of the Plan Area by providing guidance on the design character of the expressed aspects of architecture, site design and landscaping, as well as through all of the other regulatory tools in this document.

### The visible urban context of the Tukwila Urban Center district

The Tukwila Urban Center (TUC) district's history of development and its relative lack of internal historic design context is outlined in the "Starting Point" section in the Appendix. The building stock of the Tukwila Urban Center district is largely composed of late 20th Century low-rise commercial and industrial buildings, with a handful of lodging and residential buildings. The character of the architecture, site design and landscape, by and large, is modern and utilitarian in nature – most buildings display a minimum of ornament or stylistic features, with the exception of some of the most recent structures. A number of commercial structures manifest the nationally standardized architecture, site design and graphics of chain stores and businesses; little of this is specific to the Puget Sound region. Among Southcenter's predominantly modern architecture buildings, there are several buildings of architectural distinction, such as the King County Central Blood Bank, Southcenter Branch (1970) and the Fatigue Technology Inc. Building (2002). There are almost no "historic" buildings remaining in the district that exhibit recognizable prewar architectural styles, save for one or two older homes and their related outbuildings such as the Victorian-styled James and Mary Nelsen House (1905) at 15643 West Valley Highway.

### The regional design character of the Pacific Northwest

The Tukwila Urban Center's Plan Area does not exist in a vacuum of design context, however. The character of distinctive new development in and around Tukwila draws from the design context of the surrounding Pacific Northwest region. This region extends from Oregon northward to British Columbia, with the Seattle/Tacoma region at its heart.

The area's changes in climate are sharp: cool, wet winters yield to warm, dry summers. The larger landscape is dominated by coniferous and mixed forests, an often hilly topography, an abundance of rivers and lakes, and a backdrop of nearby mountain ranges. Many of its urban areas were first formed by the logging, mining,

and farming industries and the seaports needed to support them. More recently, advanced technological industries related to aerospace, software, and biotechnology have added their influence on the pattern of towns and buildings.

Over the last three decades, a recognizably regional expression of Pacific Northwest Architecture has affected modern architectural design, reinterpretations of prewar historic styles (more typically applied to residential buildings), and in many cases, a blending of these two approaches as well as other influences. This range of expressions is characterized by its responses to its climate, landscape and cultural history. It includes responses to sun and rain of the area's climate through windows and glass expanses that maximize natural light, and overhanging and expressive roof forms that both provide and symbolize shelter.

Materials reinforce buildings' connection to the Northwest landscape and history through frequent use of natural materials, often used informally to reveal how the building is constructed. At larger scaled buildings, industrial materials are sometimes used to emulate the textural character of the historic materials of smaller scaled buildings – for instance, the use of the "corduroy" texture of painted horizontal or vertical metal siding on a multistory building to emulate or refer to the painted wood clapboard siding or vertical board and batten siding of a 19th Century farmhouse.

Building siting often takes advantage of local views and orientation. Building types and massing often reference the simple, utilitarian forms of the region's economy - its lumber mills, fishing centers, and seaports, its forest-fire watchtowers. More modern interpretations of these forms often decorate buildings through structural expression, using visible beams, columns, brackets and structural supports.

Where stylistic approaches incorporate or refer to specific historic styles, recommended reference books include, but are not limited to the following:

What Style is It? A Guide to American Architecture, Poppeliers, John C. & Chambers, S. Allen. Hoboken, NJ: John Wiley & Sons, Inc., 2003.

Shaping Seattle Architecture: A Historical Guide to the Architects, Ochsner, Jeffrey Karl, ed. Seattle, WA and London, UK: University of Washington Press, 1998.

A Guide to Architecture in Washington State, Woodbridge, Sally B. & Montgomery, Roger. Seattle, WA and London, UK: University of Washington Press, 1980.

### Design Guidelines for Pacific Northwest Design Character

While new and renovated buildings in the Southcenter area are recommended to reflect the Pacific Northwest setting, stylistic approaches should also take into account the urban context of district location. The Plan directs development throughout Southcenter according to a series of distinct districts of hierarchical density, scale, and use - from the taller and denser blocks at the Regional Center to the neighborhood-oriented settings to the east and along the riverfront. The stylistic character of building design should reflect this hierarchy - at the more urban core areas, buildings can reflect a more contemporary character, using the kind of built forms and industrial materials appropriate to the denser blocks and more urban network of a built-out center. In more residentially-focused areas, buildings should be more influenced by a more traditional residential scale and character, reflecting the tried-and-true forms of the Pacific Northwest's best neighborhoods.

The following pages are a compilation of visual images to provide guidance on the concepts of Pacific Northwest Design Character, beginning with two sets of photo images of general architecture and landscape, respectively. These are followed by images and photos related to particular building types. In a number of cases, they include conceptual prototypes of building elevations for those building types. These prototypes are an example of one version of incorporating Pacific Northwest Design Character, beyond compliance with the design standards and guidelines.



## 1) Architecture - General

- Sheltering Elements: Overhangs, Porches and Balconies
- Porticos, covered porches, and arcades to provide additional shelter at the edges of buildings from wind and rain.
- Ornamentation of railings and balconies provides opportunity for craftsmanship and decoration.
- Windows: Large Expanses of Glass Across Facades
- Large window openings that let in natural light.
- Oversize window spans to take advantage of views.
- Clerestory windows to provide additional light into storefronts and tall spaces.
- Ornamental framing and hardware to provide utilitarian opportunity for craftsmanship and decoration.
- Roofs: Distinguishable Forms, Steep Slopes and Profiles
- Frequent use of sloped roofs to shed rain and snow and provide shelter.

- Use of shed (single-sloped) and shallow-pitched roofs as drawn from forms of the region's mills and industry.
- Expressive roof profiles at public and residential structures, using gables, dormers and towers.
- Overhanging eaves with visible brackets and corbels reveal the roof support structure.
- Structural expression of supports and beams to reflect utilitarian construction.
- Weather protection: a comprehensive continuous pedestrian weather protection system in the form of awnings, canopies, building recesses and arcades along significant pedestrian-oriented streets and through private development areas.
- Natural materials like stone and local woods like cedar and fir.
- Functional materials relating to the region's industrial history, like concrete, brick, and metal.
- Occasionally, use of functional materials (e.g. horizontal or vertical

- profile metal cladding) to emulate or reference a historic material (clapboard or board-and-batten siding).
- Ornamental finishes, used for decoration and detailing, can be wide-ranging.
- Warm rich colors that reflect and complement the woodlands, water and open sky of the region; weathered wood and oxidized metal colors related to industrial and agricultural influences; for painted cladding in some cases, saturated reds, blues and greens as derived from immigrant Scandinavian farmhouse traditions.

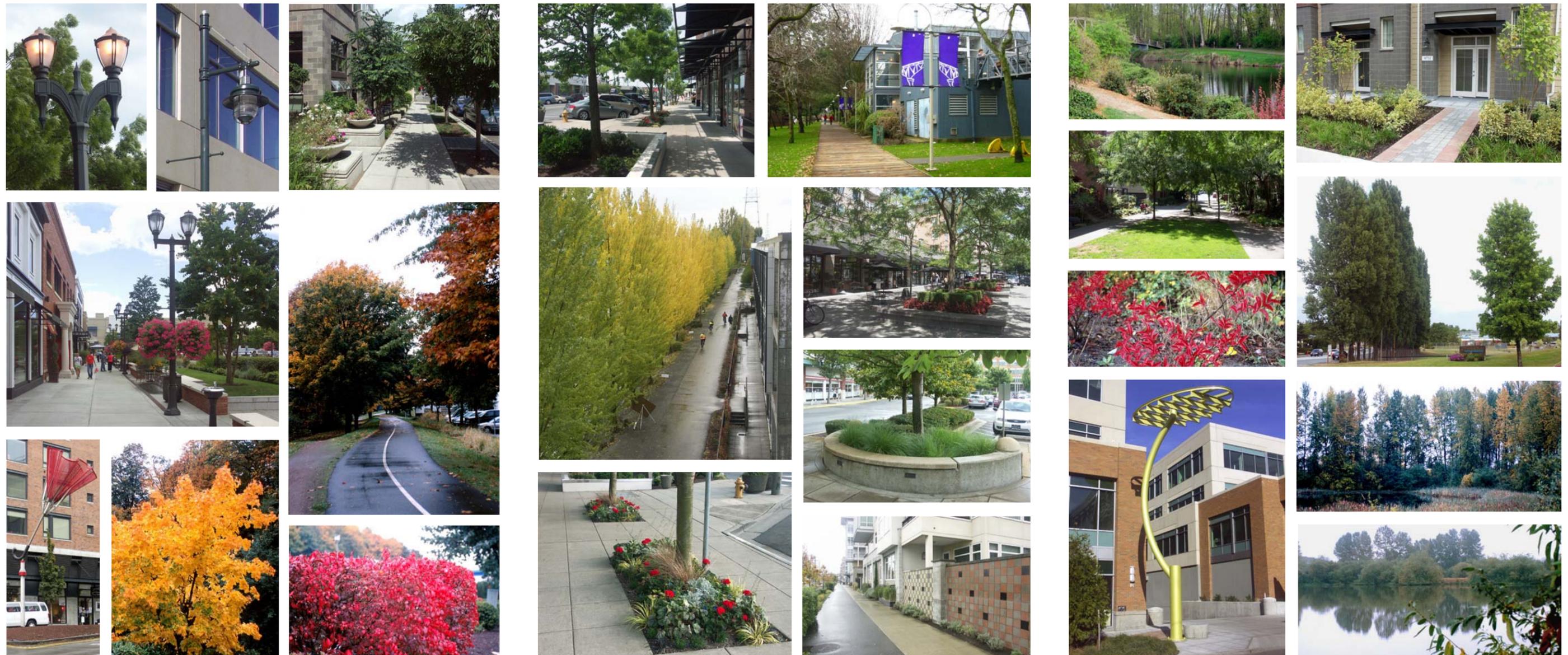


## 2) Landscape - General

- The landscape heritage of the Tukwila Urban Center area is a mix of river valley landscapes – natural and agricultural. The agricultural heritage is the look of fields with windbreaks and occasional groves of trees. River edge trees occur mostly as deciduous trees with some conifers mixed in.
- A place-making design feature recalling the agricultural landscape heritage is the use of rows of trees – poplars along fields and riverbanks recalling their use as windbreaks, and equally-spaced shade trees lining both sides of roads. Trees and plants are often selected for brilliant fall color.
- When landscape is brought into the urban setting (as on a streetscape or plaza), the approach is different. Beneath shade trees, shrub and groundcover plants with different colors and textures are used,

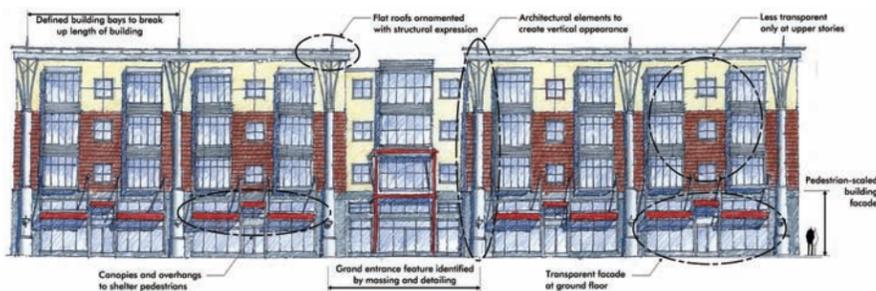
recalling forest floor plants, accented with bright color flowering plants.

- In flush and raised planter beds, planter pots, and hanging flower baskets, bright colored floral accents, grasses, and different colored and textured ground plants are used to add visual interest.
- As part of urban open space, constructed and manufactured street furnishing elements include street lights with historic or marine character, public art elements, and graphics on banners, wall textures – all exhibiting creativity and color.



### 3) Mixed Use Buildings

- Multistory mixed-use buildings use flat roofs in many cases; they use sloping roofs less frequently.
- A variety of architectural treatments are applied to the street-facing “cap” of mixed use building to give visual interest to the skyline and to reduce upper story bulk, such as a one- or two-story stepback, curtain-wall glazing of the penthouse level(s), a continuous trellis, and expressive overhanging roof eaves and supports.
- Crafted sheltering elements such as overhanging balconies, canopies, roof eaves, and other façade-attached elements often serve as ways to incorporate expressive structural elements typical to Pacific Northwest design character.
- Primary façade materials are more urban and industrial – concrete, metal, glass, brick, and stucco – though these materials may be used to refer to textures of wood residential and agricultural architecture.
- Glazing and windows openings cover a high percentage of the façade

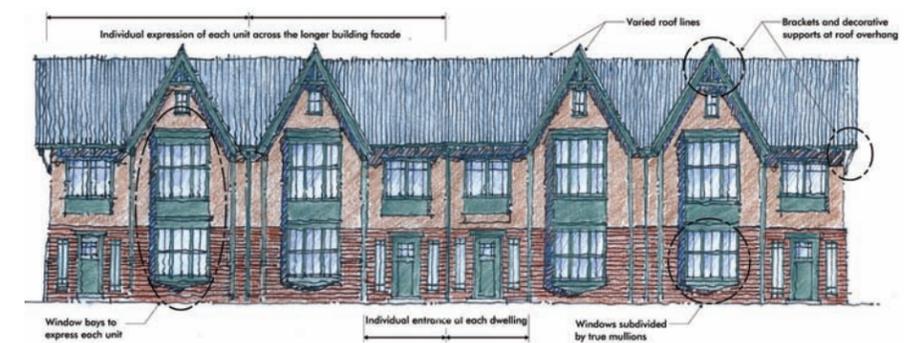


area. Large window areas with curtain-wall or industrial window character may be used.

- The commercial ground floor is architecturally distinct from but related to the design character of upper story uses; it typically is detailed with more permanent materials and a more robust character for retail and public use, while upper story residential and office uses are more architecturally repetitive and private in nature.

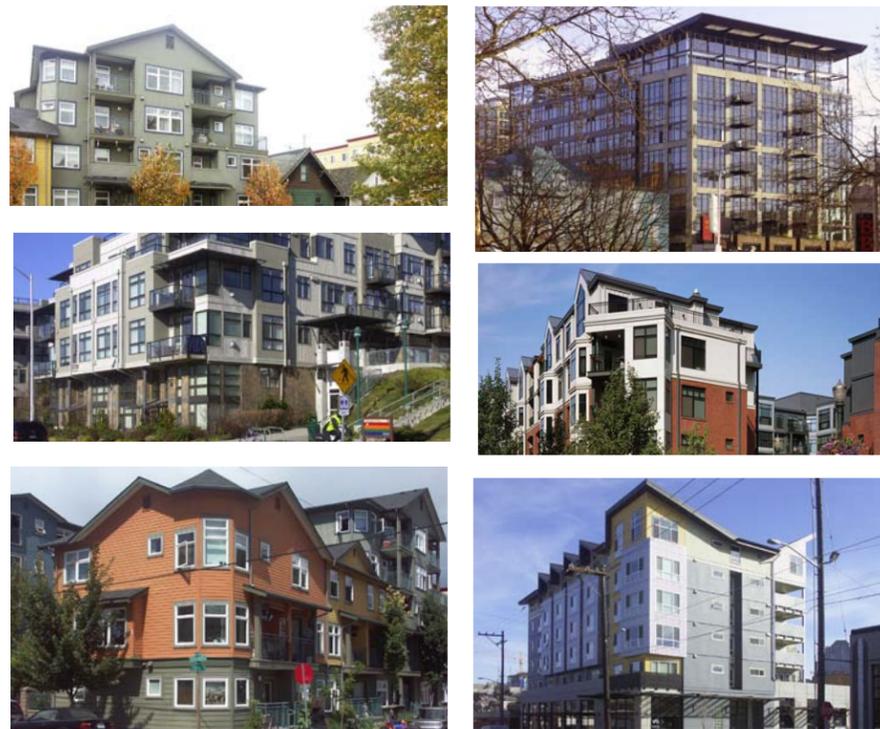
### 4) Townhouse/Attached Residential

- Massing, façade design and expressive roof forms are often used to give emphasis to individual unit identity or to individual house-scaled volumes.
- Symmetrical gable roofed façade forms and shed roof forms are frequently used, as are steep roof slopes, to relate to imagery of forest and agricultural homes and buildings.
- Expressive craft treatments are applied to stoop railings, porch railings, and entrance openings and awnings.
- Facades are distinctively composed with large and small window openings.
- Strong emphasis on wood or wood-inspired façade materials deriving from traditional Northwest residential and agricultural architecture – shingles, clapboard, board and batten, along with trim elements; occasional use of brick or stucco, as well as industrially-inspired elements.



### 5) Multi-Family Residential

- Massing, façade design and expressive roof forms are used to give emphasis to individual unit identity or to individual house-scaled volumes, but within the context of a larger building mass.
- Symmetrical gable roofed forms, shed roofs, and flat roofs, all making use of intermittent or continuous deep overhanging eaves, are frequently used to emulate both residential and industrial forms.
- Expressive craft treatments are applied to stoop railings, porch railings, and entrance openings and awnings.
- Facades are distinctively composed with large and small window openings, with emphasis on creating a pedestrian-scaled base.
- Glazing and window openings may cover a high percentage of the façade area, particularly in loft-style units. Large window areas with curtain-wall or industrial window character may be used at these units.
- Use of wood or wood-inspired façade materials deriving from traditional Northwest residential and agricultural architecture – shingles, clapboard, board and batten, along with trim elements – or industrial materials that emulate their textures; alternatively, use of brick, glass, metal, concrete, or stucco in more industrially-inspired compositions.

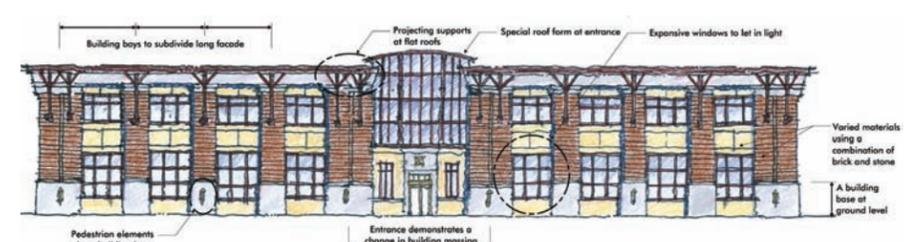
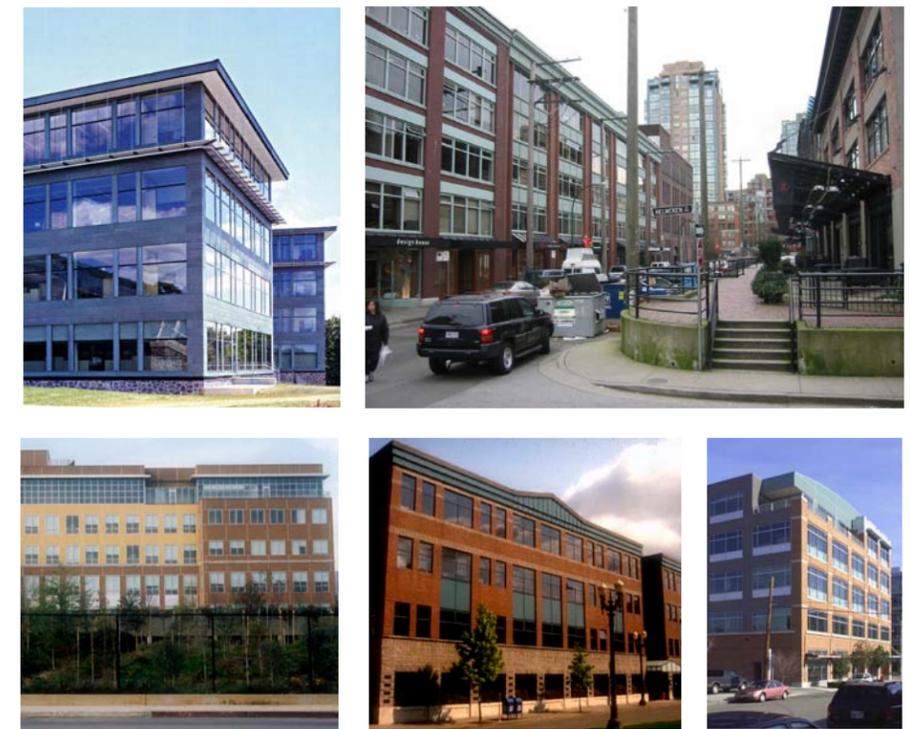


### 6) Transit-Oriented District (TOD) and Workplace District Office Buildings

- Building massing is generally simple, reflecting larger floor plates for workplaces, but well-articulated in length and height for pedestrian scale. Special massing is used to emphasize the entrance given its more public uses.
- Workplace office buildings use flat roofs in many cases; they use sloping roofs less frequently.
- A variety of architectural treatments are applied to the top or “cap” to give visual interest, such as an entry mass, tower, or recess, and expressive overhanging roof eaves and supports.
- Crafted sheltering elements such as overhanging balconies, canopies, roof eaves, and other façade-attached elements often serve as ways to incorporate expressive structural elements typical to Pacific Northwest design character.
- Primary façade materials are more urban and industrial – concrete, metal, glass, brick, and stucco – though these materials may be used to refer to textures of wood residential and agricultural architecture.
- Glazing and windows openings cover a high percentage of the façade area. Large window areas with curtain-wall or industrial window character may be used.



- If present, a retail ground floor base is architecturally distinct from but strongly related to the design character of upper story uses, and contains more pedestrian-oriented detail and scale-making elements. Alternatively, the exterior expression of larger ground floor public rooms (meeting rooms, employee dining rooms, lobbies, etc.) has a similar treatment.



## 7) Regional Retail Center Building

- Building massing is generally simple but well-articulated in length and height for pedestrian scale. Special massing is used to emphasize the entrance given its more public uses.
- Retail Center buildings use flat roofs in many cases; they use sloping roofs less frequently, or as accent elements for corner towers, entry roofs, etc..
- A variety of architectural treatments are applied to the top or “cap” to give visual interest, such as an entry mass, tower, or recess, and expressive overhanging roof eaves and supports.
- Crafted sheltering elements such as overhanging balconies, canopies, roof eaves, and other façade-attached elements often serve as ways to incorporate expressive structural elements typical to Pacific Northwest design character.
- Primary façade materials are more urban and industrial – concrete, metal, glass, brick, and stucco – though these materials may be used to refer to textures of wood residential and agricultural architecture. Elevations at a retail ground floor may include tile, stone, brick and other pedestrian-scale materials.
- Glazing and windows openings cover a high percentage of the ground floor façade area. Large window areas with curtain-wall or industrial window character may be used.
- A retail ground floor base is architecturally distinct from but strongly related to the design character of upper story uses, and contains more pedestrian-oriented detail and scale-making elements.



## 8) Commercial Corridor Building

- Building massing is generally simple but well-articulated in length and height for pedestrian scale. Special massing is used to emphasize the entrance given its more public uses.
- As relatively low-rise structures, Commercial Corridor buildings use both sloping and flat roofs in many cases for primary volumes, accented by smaller volume towers and entrance roofs.
- A variety of architectural treatments are applied to the top or “cap” to give visual interest, such as an entry mass, tower, or recess, and expressive overhanging roof eaves and supports.
- Crafted sheltering elements such as overhanging balconies, canopies, roof eaves, and other façade-attached elements often serve as ways to incorporate expressive structural elements typical to Pacific Northwest design character.
- Primary façade materials are more urban and industrial – concrete, metal, glass, brick, and stucco – though these materials may be used to refer to textures of wood residential and agricultural architecture. Elevations at a retail ground floor may include tile, stone, brick and other pedestrian-scale materials.
- Glazing and windows openings cover a high percentage of the ground floor façade area. Large window areas with curtain-wall or industrial window character may be used.
- A retail ground floor base is architecturally distinct from but strongly related to the design character of upper stories, and contains more pedestrian-oriented detail and scale-making elements.



## 9) Parking Structures

- Building massing is generally simple but well-articulated in length and height for pedestrian scale and avoidance of an excessive emphasis on long-span openings. Vertical elements – columns, pilasters, etc. are used to better relate parking structures to surrounding retail, office and residential structures of similar height. Special massing is used to identify main vehicular entrances and pedestrian vertical circulation.
- Parking Structures use flat roofs in almost all cases. They may have sloping roofs or other roof shapes for corner towers, entry roofs, etc..
- Sheltering elements such as canopies and other façade-attached elements often serve as ways to incorporate expressive structural elements typical to Pacific Northwest design character.
- Primary façade materials are more urban and industrial – concrete, metal, glass, brick. Elevations at a retail ground floor uses may include tile, stone, brick and other pedestrian-scale materials.
- Façade openings cover a high percentage of the façade area. Columns, decorative screening, and other intermediate members are used to break down the scale of parking structure facades.
- A retail ground floor base is architecturally distinct from but strongly related to the design character of upper story uses, and contains more pedestrian-oriented detail and scale-making elements.



## 18.28.102 BUILDING MASS STANDARDS AND GUIDELINES

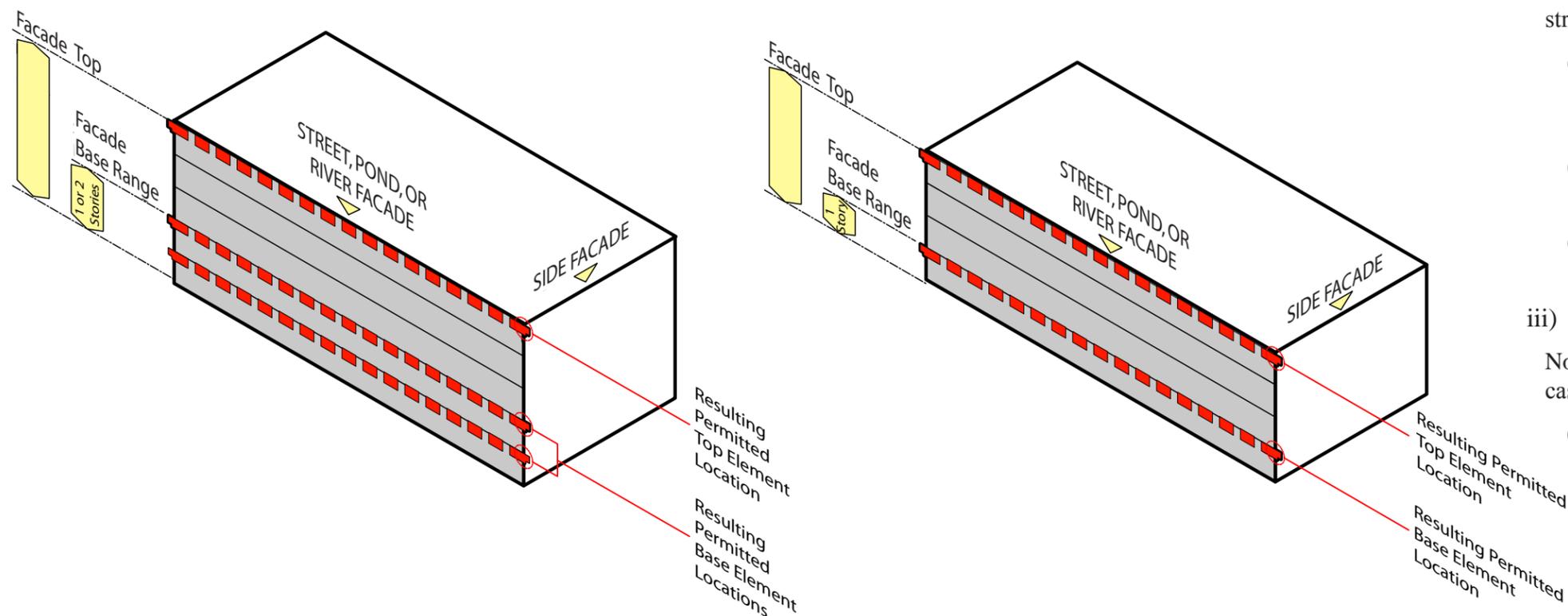
Building Mass regulations control the minimum required articulation of a building's height and length, and are determined by Corridor Type as shown in the Form Standards Charts.

A building's massing may be composed of the following elements:

- **Street Façade.** The plane of a façade that fronts upon a street, extending from the ground up to the street façade eave line.
- **Pond or River Façade.** The plane of a façade that fronts upon the Green River or Tukwila Pond, extending from the ground up to the pond or river facade eave line.
- **Side Façade.** The plane of a façade that fronts upon a side yard or side property line, extending from the ground up to the side wall eave line.
- **Rear Façade.** The plane of a façade that fronts upon a rear yard, rear property line, or alley, extending from the ground up to the rear wall eave line.

### 1) Building Height Massing Regulations

The objective of this section is to ensure that all new or renovated buildings have a well-formed "base" and a "top." A building base provides form and definition to the pedestrian-scale public room of its adjacent street spaces. A building's top or cap contributes to a distinctive skyline and overall massing of the Urban Center district, whether seen immediately looking up from the street below or at a distance from another part of the city.



The requirements that follow outline minimal measures to compose the vertical mass of building façades.

The application of architectural elements and design character such as (but not limited to) those outlined in Section 18.28.103 Architectural Elements Regulations, and Section 18.28.101 Pacific Northwest Design Character in Architecture, Site Design, and Landscape are strongly recommended to create well-integrated and attractive architecture.

### a) Street, Pond, & River Façade Height Massing Elements - Requirements

#### i) Base Element:

As conceptually depicted in the accompanying diagram, a horizontal articulation of street, pond, or river façades shall be applied within the first floor (or in the case of buildings above four stories, optionally within the second floor as well), to form a horizontal "base" of the façade at the building scale. A secondary lower base treatment shall be provided at the pedestrian scale (i.e. within the height of the ground floor, relating to the height of the human body). These treatments strongly define the pedestrian-scale space of the street, pond, or riverfront and shall be well-integrated into the overall façade composition. See Facade Standards and Guidelines in Section 18.28.103 Architectural Elements Regulations for additional guidelines outlining recommended Building Base design.

#### ii) Top Element:

A substantial horizontal articulation of street and river façades shall be applied at the top of the uppermost floor of the façade, to result in a termination of the façade that provides an attractive façade skyline and a completion of the upper façade composition. This "cap" shall be architecturally integrated with any sloping roof volume (if used) that occurs above the eave line.

### b) Side and Rear Façade Height Massing Elements - Requirements

#### i) Full Requirements

Requirements for Side and Rear Façades are the same as those for Street, Pond, or River Façades in the following cases:

- (1) Where building wall to building wall clearance is more than 10 feet.
- (2) Where the side or rear wall faces upon a public open space or active open space such as a plaza or courtyard.

#### ii) Flush Treatments Permitted

The minimum requirement for Height Massing Elements may be satisfied by flush wall height massing treatments where building wall to building wall clearance is more than five feet and no greater than 10 feet.

Flush wall height massing treatments shall consist of one or more of the following elements which match vertical increments used on the street, pond, or river façade(s) of the building:

- (1) Integral color change between increment of base and portion of wall above, and/or between increment of top element and portion of wall below.
- (2) Horizontal score lines matching top, bottom, and/or other lines of street, pond, or river façade horizontal articulation.
- (3) Horizontal façade recess(es) matching top, bottom, and/or other lines of street, pond, or river façade massing elements.

#### iii) No Requirements

No Side or Rear Façade Height Massing is required in the following case:

- (1) Where building wall to building wall clearance is five feet or smaller.

### c) Height Massing Elements - Guidelines

The following are examples of top element types that may be used to satisfy the required street façade height massing requirement:

Note: Fabric awnings are not counted towards a required height massing element.

#### i) Cornice

A Cornice may be applied as the top of street façade or a building base as a built-up material articulation that steps forward from the façade plane into the right-of-way or required setback. This step provides a significant opportunity for shadow lines and façade delineation; to this end, a minimum of three cornice “steps” or layers should be used. This element can be used on a façade independently or can be located atop a series of pilasters which are placed at regular intervals (usually to dictate bay width).

#### ii) Canopy

A Canopy element serves as an intermediate or final height massing element or “lid” at a ground floor façade, or as a street façade cap. Its purpose is to provide shade or cover for pedestrians or sidewalk dining and/or to establish a strong horizontal massing element and “shadowline” in the façade. It can be a continuous horizontal element, a series of repeated elements (typically above shopfront windows), or a single “feature” element occurring at a structure’s main or secondary entrance. A canopy and its related building components should be constructed of an accent building material (such as metal, tempered glass, or roof material used elsewhere on building) that is compatible with the primary building material.

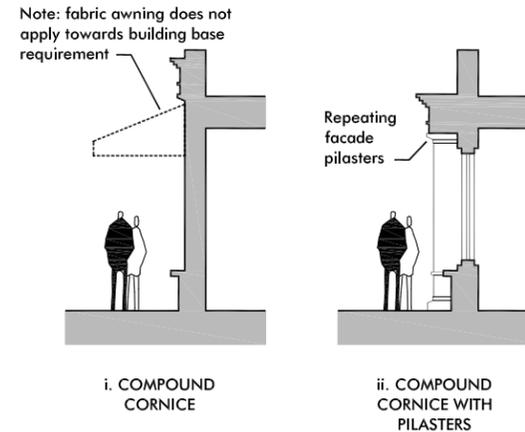
#### iii) Shaped Parapet

A Shaped Parapet is the freestanding upper extension of the street façade extending above the point where the roof intersects behind it. A Shaped Parapet provides visual completion to the top of a building façade and develops a distinct and recognizable skyline for the building. The form of a Shaped Parapet may be unrelated to the roof form behind it. In many cases, the form of a shaped parapet has traditionally been symmetrical. Generally, Shaped Parapets and their related components should be constructed of the primary wall cladding (such as brick, stone, or stucco) or an accent building material (such as wood or metal) that is compatible with the façade composition.

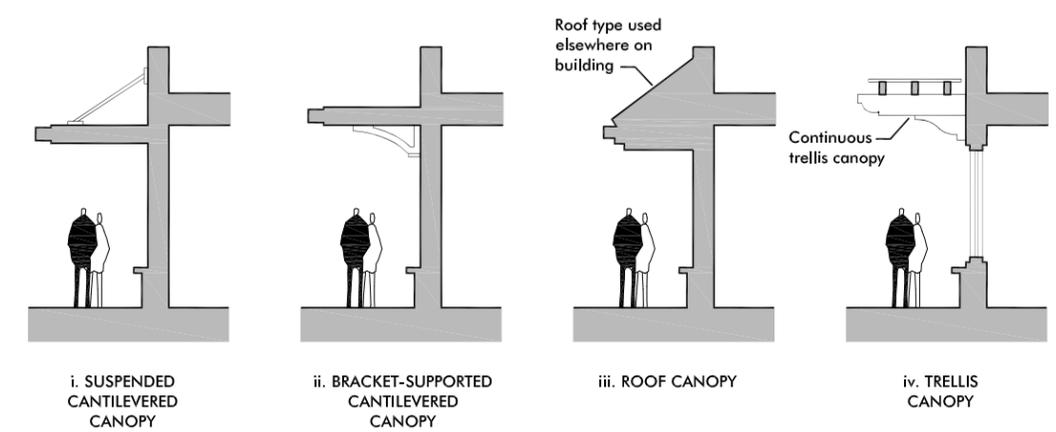
#### iv) Façade Offset

A Façade Offset is a horizontal plane break where a portion of the façade steps back a sufficient distance in order to break the building into smaller volumes. Generally, a Façade Offset (recess line) applies a Cornice, Canopy, or Shaped Parapet along the edge of the offset to add visual interest and appropriately define the resulting building volume.

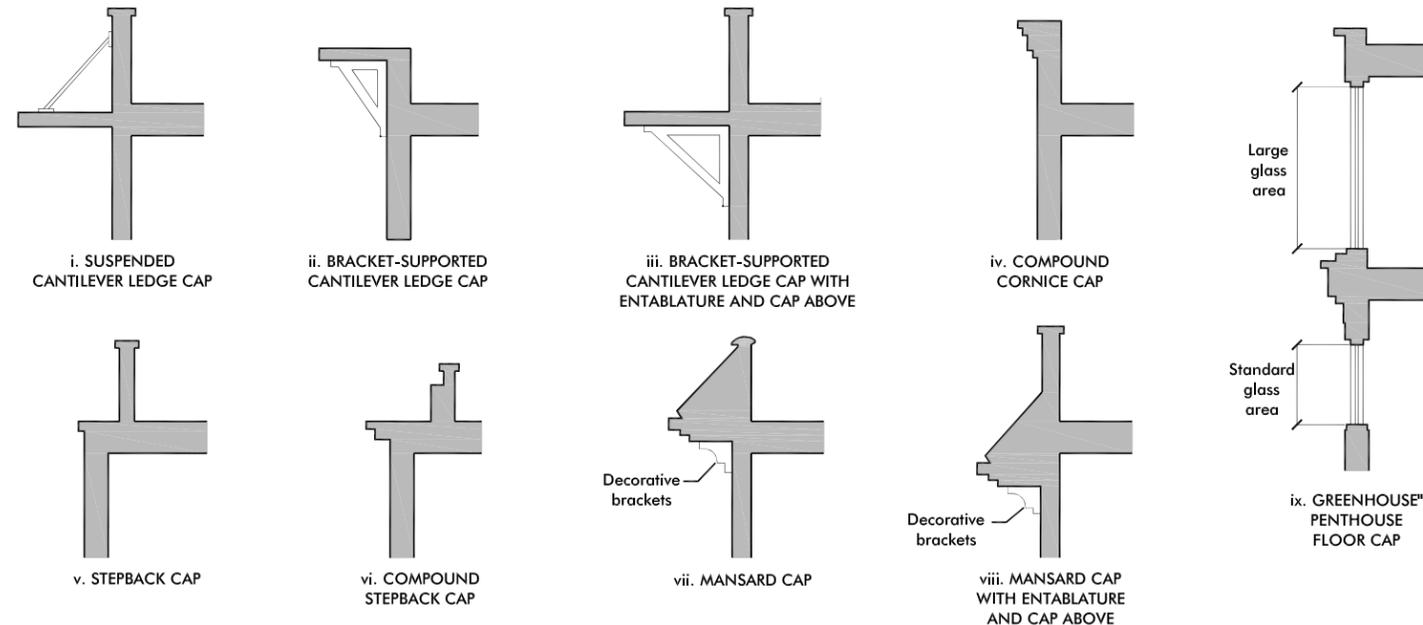
### A) CORNICES



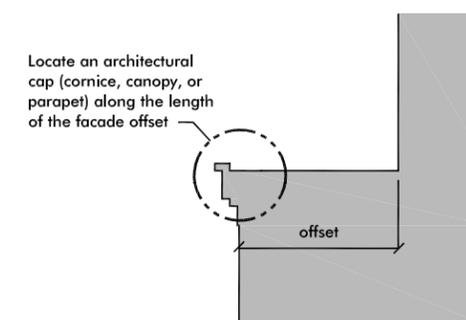
### B) CANOPIES



### C) SHAPED PARAPET



### D) FACADE OFFSET



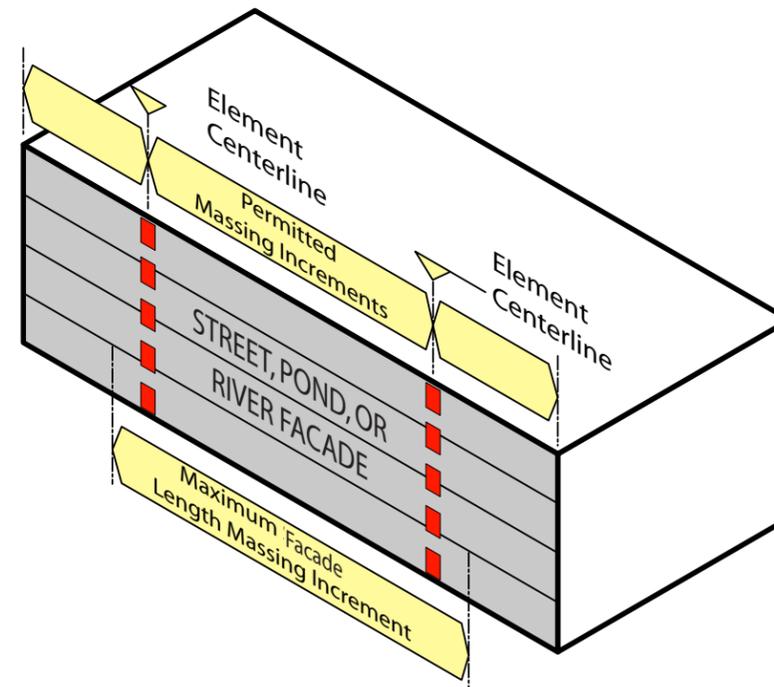
## 2) Building Length Massing Regulations

The objective of this section is to provide minimal requirements to ensure that the length of any new or renovated building façade in the Plan Area maintains the desired human scale and urban character appropriate for the Tukwila Urban Center.

The requirements that follow outline minimal measures to compose the horizontal mass of building façades. Further building articulation as outlined in Section 18.28.103. Architectural Elements Regulations is strongly recommended to create well integrated and attractive architecture.

### a) Street, Pond, & River Façade Length Massing Increment - Requirements

The maximum Street, Pond and River Façade Length massing increment shall be as specified by Corridor Type. When a notch or pilaster/pier is used for the massing element, measurement of the horizontal increment shall be from centerline to centerline of elements.



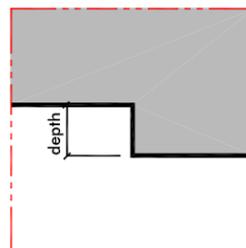
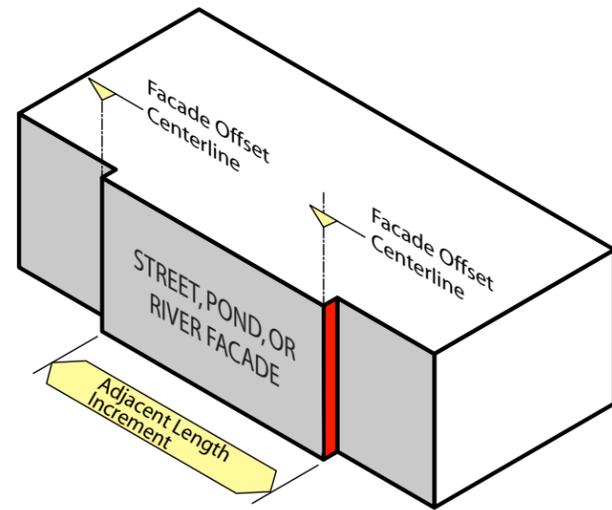
b) Length Massing Elements - Requirements

The following are permitted Length Massing Element types. All permitted element types may be used either alone or in combination with any other permitted element type to satisfy the Street, Pond, or River façade Length Increment requirement.

i) Façade Offset

(1) Street, Pond, or River façade or Shopfront:

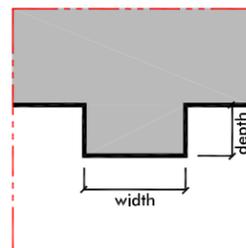
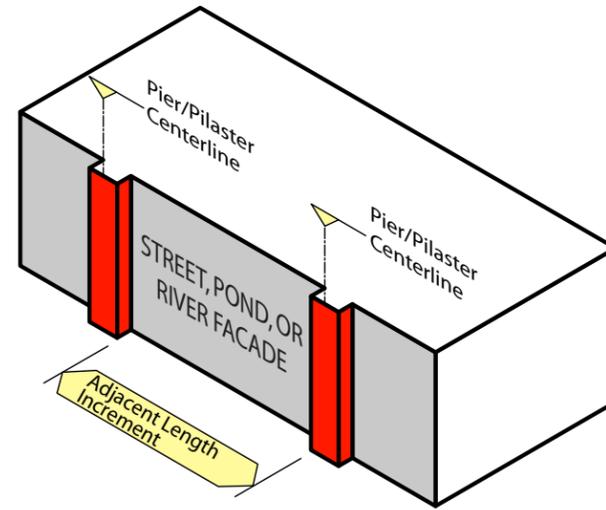
The horizontal depth of a façade offset shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. (see diagram below)



ii) Pilaster/Pier

(1) Shopfront only:

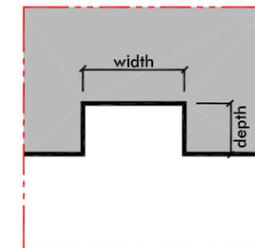
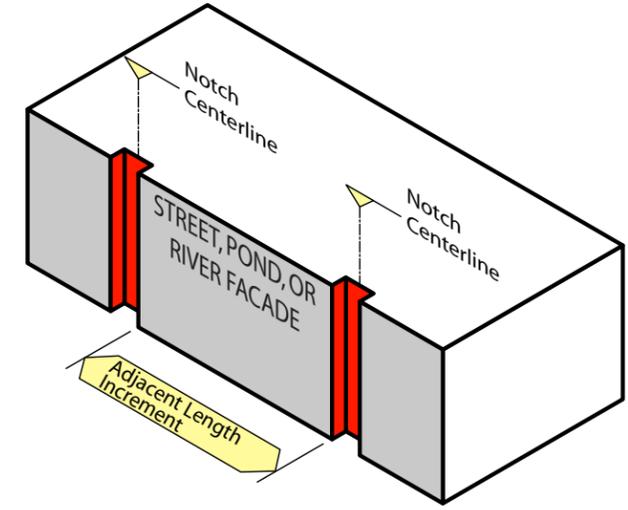
The horizontal width of a protruding pilaster or pier shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. The setback of wall surface from the face of the pilaster or pier shall be a minimum of 1/4 of the pier width (see diagram below). Pilasters/Piers shall not protrude into the public right-of-way.



iii) Notch

(1) Street, Pond, or River façade or Shopfront:

The width of a façade notch shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. The depth of the notch shall be at least 1/4 of the notch width (see diagram below).



## 18.28.103 ARCHITECTURAL ELEMENTS REGULATIONS

This section contains architectural requirements and guidelines to guide the design of architectural elements used within new buildings in the Plan Area. The following regulations and suggestions will ensure that new buildings maintain the quality and character of Tukwila while providing ample opportunities for creativity and choice.

Requirements and guidelines regulating architectural elements are identified as they apply to a particular building type, such as Residential, and noted accordingly.

In addition to the following architectural guidelines, application of sustainable or “Green Building” guidelines, such as those found in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ (<http://www.usgbc.org>), the National Association of Homebuilders Model Green Home Building Guidelines (<http://www.nahbrc.org/greenguidelines>), and future City of Tukwila “green building” ordinances and guidelines, are strongly encouraged.

Note: The guidelines within this document also apply to freestanding parking structures, whether serving municipal, commercial or residential uses.

The regulations in this section are organized according to the building elements described below:

### 1) Façade Standards and Guidelines

#### a. Building Base

A base treatment is a horizontal articulation of the lower part of a building façade’s design that serves to establish a human scale for pedestrian users and passers-by, and aesthetically “ties” a building to the ground.

#### b. Façade Composition

The relationship between individual elements of a façade as they relate to the façade’s overall design, articulation, and organization.

#### c. Wall Cladding

The exposed materials of a façade that primary walls, base, wall accent, trim, and other articulation elements are made of or covered with.

#### d. Windows

Openings in a building façade that allow light and/or air into the building.

#### e – i. Entrances & Doors

Points of access into a building.

### 2) Roof Standards and Guidelines

The top surface that covers a building.

#### a. Roof Types

#### b. Roof Materials

#### c. Roof Equipment and Screening

### 3) Color Guidelines

The visible colors of building facades, roofs, or site elements.

#### a. Color

### 4) Sustainability Guidelines

A development’s (i.e. a building’s and/or a site’s) physical or design elements that improve its environmental performance, efficiency, and livability to “...meet the needs of the present without compromising the ability of future generations to meet their own needs.” (quotation from Our Common Future, World Commission on Environment and Development, United Nations 1987)

#### a. Solar Access, Daylighting, Passive Solar Heating & Cooling

#### b. Materials

#### c. Urban Island Heat Reduction

#### d. Stormwater Management

## 1. Façade



## 2. Roofs



## 3. Color



## 4. Sustainability

### Standards & Guidelines

Building Base

Facade Compositions

Wall Cladding

Windows

Main Entrance

Secondary Entrances

Loading and Service Entrances

Entrance Doors

Garage Doors

### Standards & Guidelines

Roof Types

Roof Materials

Roof Equipment and Screening

### Guidelines

General Guidelines

### Guidelines

Solar Access, Daylighting,

Passive Solar Heating & Cooling

Materials

Urban Heat Island Reduction

Stormwater Management

## 1. Façade Standards

Overall wall composition for Street, Pond, or River façades shall contain at least 20% glazed area (not including parapet walls or shopfronts) in order to provide daylighting into tenant space and minimize blank walls facing sidewalks. Overall wall composition for Side and Rear facades does not have a minimum glazing requirement.

### a) Building Base

See Section 18.28.102.1 for required Building Base regulations. There are no additional Building Base standards.

### b) Façade Composition

- i) Façade projections into setback areas shall be as permitted within Section 18.28.044.1.c.ii Front Yard Setback.
- ii) Balcony and porch walls shall not be configured as a completely solid barrier. They shall have a minimum of 20% open or glazed area distributed evenly throughout the railing.
- iii) Balconies shall not continue uninterrupted along a facade.
- iv) Weather protection, such as awnings, canopies or building overhangs on facades facing sidewalks, shall be a minimum 5 feet in depth, but should occupy no more than 2/3 of the total sidewalk width. The depth should depend on its function. Canopies or awnings shall have an overhead clearance between 8 to 12 feet. Vinyl or plastic awnings, and translucent awning with interior lighting are not permitted.
- v) Weather protection shall be a permanent architectural element. Materials and details must relate to the building as a whole.
- vi) Blank walls visible from sidewalks, pedestrian walkways and parking areas shall be designed to reduce the negative visual impact of large, undifferentiated exterior building walls and provide visual interest.

### c) Wall Cladding

There are no Wall Cladding standards (see Façade: wall cladding guidelines).

### d) Windows

- i) Reflective glazing shall not be used. See guidelines for solar control glazing alternatives under Façade: window guidelines.
- ii) Where multi-pane windows are utilized, “true divided light” windows or sectional windows shall be used. “Snap-in” muntins (i.e. detachable vertical or horizontal glass plane dividers or glass pane dividers sandwiched between layers of glass) shall not be used.

### e) Main Entrances

- i) To contribute to the public and pedestrian realm, building entrances shall be prominent and easy to identify.
- ii) The main pedestrian entrance shall be easily visible and recognizable, and shall be architecturally treated in a manner consistent with the building style.
- iii) At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.

### f) Secondary Entrances

- i) Secondary entries, such as side or rear building entries shall not be more architecturally prominent or larger than the front entry.

### g) Loading and Service Entrances

- i) Service entrances shall not face primary streets when a side street, rear street, alley, or parking lot entrance location is possible.
- ii) All service entrances and associated loading docks and storage areas shall be located to the side or rear of the building and shall be separated and architecturally screened from any pedestrian entrances
- iii) Portions of the building façade containing service or truck doors visible from the public street shall be designed to include attractive and durable materials and be integrated into the architectural composition of the larger building façade design. Architectural treatments, materials, and colors shall be extended from building façade areas into the façade portion containing truck doors to avoid creating a gap in architectural expression and to maintain a high-quality appearance.

### h) Entrance Doors

There are no Entrance Doors standards (see guidelines).

### i) Parking Structure/Garage Doors

- i) Garage door shall be recessed a minimum of 12” from the face of the façade wall within which it is located.

## 2. Façade Guidelines

### a) Building Base

The guidelines outlined below are intended to supplement and provide additional direction for the street façade base standards set forth in Section 18.28.102.1. Building Height Massing Regulations, as described in the Base Element subsection of Street Façade Height Massing Elements.

- i) Base treatments on additions and accessory buildings should be carried over from the primary building.
- ii) A base treatment should occur at both of the following scales on commercial buildings:
  - (1) At the scale of the pedestrian (i.e. within the ground floor portion of the façade), a base treatment should be created at a height between nine inches and six feet.
  - (2) At the scale of the building, the façade of the entire ground floor (or up to the second floor, depending on the height of the building) should be designed to read as a base that “anchors” the building (i.e., the portion of the façade above) to the ground.
- iii) At nonresidential buildings, the building base should be created by any one or combination of the following treatments:
  - (1) A horizontal projection (or visible thickening) of the wall surface, which may be accompanied by a change of material and/or color; this may be an exterior version of a “wainscot.”
  - (2) A “heavier” design treatment, such as a darker color and/or stronger, more permanent material, for the base portion of the façade than for the portions above.
  - (3) A horizontal architectural line or feature at or below the top of the first story, such as a belt course or secondary cornice (related to or repeating the pattern of an upper cornice) separating the first two floors.
  - (4) A ground level arcade with columns may be used to create a building base. Column spacing should be regular, and related to the structural bay increment of the building.
- iv) At residential buildings, a building base may be created by any one or combination of the following treatments:
  - (1) A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back.
  - (2) A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier (e.g. of darker color and/or a heavier or more permanent material) than portions of the building above.

## 1. Façade Standards (Cont.)

- (3) A horizontal architectural feature at or below the top of the first story, such as an intermediate cornice line or protruding horizontal band.
- v) Parking Podiums: Where parking podiums are part of the design of a residential development, they should be designed as the building's base or part of the building's base, with wall textures, colors, and dimensional modules that are coordinated with the architecture of the residential portion of the building above. Materials, detailing and design elements should be used to break up a monotonous façade.

### b) Façade Composition

- i) Façade massing elements should be located and arranged according to the building's architectural style and respond to its site.
  - (1) Buildings should be "four-sided", meaning that all façades including side and rear façades should be considered visible (unless facing "blind" onto an adjacent party wall) and should be treated with an architectural façade composition.
  - (2) Distinctive building elements, such as a corner tower, are encouraged to accent terminating views within the Plan Area.
  - (3) Covered outdoor spaces such as arcades and galleries are encouraged to protect pedestrians from summer heat and winter rain.
- ii) Façade Wall Composition.
  - (1) The pattern of openings and windows should be based on a module derived from the building's structural bay spacing. Features based on this module should be carried across windowless walls to add visual interest to blank surfaces.
  - (2) Unifying architectural approaches should be used to lay out a window pattern across a façade, such as aligning windows by using common sill or header lines.
  - (3) At attached residential dwellings, façades of attached residences within the same project should be distinct and even different, but also should maintain unifying compositional elements such as a common window header or sill line, and/or aligned vertical centerlines of windows and doors between upper and lower floors.
  - (4) Horizontal ornament such as awnings or belt courses, string courses or cornice lines should be carried across adjacent façades to unify various building masses and convey the sense

of a consistent building wall.

- (5) Blank walls facing sidewalks, open spaces, pedestrian pathways and parking lots should be softened and provide visual interest and human scale by incorporating one or more of the following elements:
  - (a) Install a vertical trellis in front of the wall with climbing vines or plant materials.
  - (b) Provide a planting bed in front of the wall and establish plant materials that will obscure or screen a significant portion of the wall's surface within 3 years.
  - (c) Provide artwork (a mosaic, mural, sculptural relief, etc) over a significant portion of the blank wall surface.
  - (d) Incorporate a change of materials or texture in the wall and/or accent with architectural details.
  - (e) Other methods that meet the intent of this guideline, as approved by the DCD Director.
- iii) Façade Additive Elements.
  - (1) Window Bay Projections are encouraged at upper stories as they create architectural interest. They also serve to increase usable internal floor space for upper story tenants.
    - (a) Window Bay Projections may be used on second and higher stories if the overall projection and encroachment into the required setback conforms to the regulations established in Section 18.28.044. Front Yard Setback.
    - (b) Window Bay Projections may be considered a "primary wall material" or an "accent wall material" and conform to the Wall Cladding guidelines below.
  - (2) Permitted alcoves and balconies are encouraged at upper stories to create architectural interest and to provide outdoor spaces for upper story tenants.
  - (3) Weather Protection:
    - (a) Weather protection may be constructed of any permanent, durable material, but glass or similar transparent surfaces that allow natural light on to the sidewalk are strongly encouraged.
    - (b) Weather protection is encouraged in areas where substantial pedestrian traffic occurs and which function as important pedestrian connector routes.
    - (c) Buildings which, because of their location adjacent to bus zones and street corners where people wait for traffic lights, are encouraged to provide weather protection.
    - (d) Development having a significant part of its frontage as retail display windows, are encouraged to provide

pedestrian weather protection over these areas, so as to assist casual browsing and viewing of merchandise by pedestrian passers-by.

- (e) Continuous weather protection coverage in pedestrian oriented areas is desirable. Different methods can be used to accommodate continuous coverage. For a sequence of storefronts or windows, a sequence of discrete, overlapping awnings or canopies for each storefront or building bay should be used, rather than one continuous run-on awning.
- (f) Canopies are preferred for use on building frontages over 50 feet, along major pedestrian routes having a predominance of existing canopies, and on theaters and other buildings in front of which significant waiting areas occur.
- (g) Awnings:
  - (i) Colored fabric mounted awnings supported by a metal structural frame are recommended.
  - (ii) Awnings should not cover up intermediate piers, pilasters, or other vertical architectural elements.
  - (iii) The form of storefront awnings should not dominate or obscure the storefront or façade.
- (h) Canopies:
  - (i) Canopies should have a minimum vertical clearance of 9 feet, measured from the sidewalk.
  - (ii) Canopies should preferably extend out over the sidewalk at least 8 feet, but should maintain a minimum setback of 2 feet from the outer face of the curb. Deep canopies on building faces subject to heavy shade either because of orientation (north facing) or adjacent building form (blocking sunlight), should incorporate glazing into part of the canopy to allow natural light to penetrate to storefronts and the sidewalk below.
  - (iii) Canopies extending over building frontages greater than 100 feet should be designed to reduce their apparent scale and length, so as to relate better to the pedestrian scale of the street.
  - (iv) The use of landscaping material placed on top of canopies to soften their appearance and provide streetscape variety is encouraged, provided that adequate arrangements are made regarding maintenance, drainage and stability of planting material.
- (v) Architectural glare-free lighting should be

## 2. Façade Guidelines (Cont.)

incorporated into the canopy soffit, which has either a low level light source or one not directly visible to pedestrians.

- (4) Trellises, Marquees and Architectural Canopies: Materials, colors, and form should be derived from the building architecture, e.g. a trellis painted the same color as a building's trim scheme is appropriate.
  - (5) Ornamental wall-mounted outdoor lighting (sconces) may be used to accent entries, mark a sequence of repeating pilasters, or serve as a "centerpiece" for a façade panel. Style and material should be consistent with that of the building.
  - (6) Protrusions such as balconies and porches may be used on second and higher stories if the overall projection and encroachment into the public right-of-way and/or required setbacks conforms to the regulations established in Section 18.28.044.1.c.ii Front Yard Setback. Protrusions of this type should extend no greater than two feet from the face of the building. Alcoves used in conjunction with these elements increases the usability of this element, while providing shadow and visual interest to the façade composition.
  - (7) Balconies or alcoves that are recessed into the building façade may use a low wall with open railing at top.
  - (8) Balconies and porches should be constructed of materials and proportions related to the overall façade composition. A contrasting material to the wall surface should be used.
- c) Wall Cladding**
- i) Descriptive Definitions and usage recommendations:
    - (1) Brick: Red brick is the characteristic brick color in Tukwila and its region, although yellows, tans and browns are occasionally used as well. Full size brick is preferable to thin veneer brick. When used, brick veneers should be mortared to give the appearance of full-depth brick. Detailing should avoid the exposure of sides of veneer tiles; wrap-around corner and bullnose pieces should be used to further minimize the appearance of veneer. Brick wall cladding is frequently complemented by light-colored (white, off-white, light gray) accent materials such as limestone, glazed terra cotta tile, precast concrete, and/or glass fiber reinforced concrete (GFRC). Accent materials are typically used at window and door frames, wall bases, cornices, and as decorative elements. Other accent materials such as granite, river rock or colored glazed terra cotta are also occasionally used.
    - (2) Ceramic tile: Glazed and unglazed tile should be limited in use to a façade cladding or decorative wall accent material. Simple color palettes and design motifs should be used.
    - (3) Fiber-Cement or Cementitious Siding: An exterior siding product available in planks, panels and shingles and composed of portland cement, ground sand, cellulose fiber and sometimes clay, mixed with water and cured in an autoclave. They may be an acceptable substitute for wood siding when used in the formats described below under "Wood." Extra care and training must be taken to ensure proper installation, proper tools are used for cutting, and non-rusting hardware is used for fastening. Earlier generation wood siding substitute products such as hardboard, oriented-strand board and asbestos board should not be used.
    - (4) Fiber-reinforced plastics (FRP), cast glass fiber composites ("fiberglass"): These materials are often used in molded reproductions of carved wooden or cast metal architectural ornamentation such as architectural columns, capitals and bases, cornices, and other trim. They may be used if their appearance closely approximates the type of painted wood element they are simulating, and are coordinated in color and composition with the selected architectural style. They should only be used at locations above the reach of pedestrians.
    - (5) Profile, Corrugated, and Other Sheet, Rolled and Extruded Metal Surfaces: Where used, sheet metal should be detailed with adequate thickness to resist dents and impacts, and should have trim elements to protect edges.
    - (6) Stone (including river stone), stone veneers, cast stone, terra cotta, precast concrete, glass fiber reinforced concrete (GFRC): As well as wall cladding, these materials should be used as a wall base or wainscot materials and for copings, trim, and special decorative elements. Improperly simulated or contradictory finishes (i.e. use of panelized concrete to simulate a riverstone wall appearance with visible straight-line joints cutting across individual stones) should not be used.
    - (7) Stucco or EIFS (Exterior Insulating and Finish Systems): Close attention should be paid to detail and trim elements for a high quality installation. For EIFS, high-density versions should be specified at ground floor level to resist impacts. Very stylized or highly textured surfaces are strongly discouraged. Joint patterns should be architecturally coordinated with overall façade composition. Ground floor level window and door trim elements should not be made from stucco, cement plaster or EIFS; they should instead be made of wood, metal, precast concrete or other contrasting durable materials.
    - (8) Wood: Horizontal sidings such as clapboard and tongue-in-groove; vertical siding such as board and batten; and other horizontal sidings such as smaller wood shingles may be suitable. The larger, more rustic styles of shakes should not be used. Trim elements should be used for all wood siding types. Timber detailing and exposed bracing may be appropriate. "T1-11" plywood panel siding is not recommended unless detailed with additional trim to emulate a board and batten style and must be of a smooth grade to avoid a rustic, textured appearance.
    - (9) Precast Concrete: The location and spacing of panel and expansion joints should be incorporated into the façade composition. Castings should be shaped to form architectural profiles that create bases, cornices, pilasters, panel frames, and other elements contributing to façade composition and human scale. Cement type, mineral pigments, special aggregates and surface textures may be used in precast concrete to achieve architectural texture and variety.
    - (10) Poured-in-Place Concrete: Long surfaces of uninterrupted flat concrete walls should not be used. The use of textured form liners, pigments, stains, and/or special aggregates should be used to create visual interesting surfaces. At a minimum, the design of exposed concrete walls should incorporate the location and spacing of formwork tie-holes, expansion joints and control joints into the façade composition. To the degree possible, formwork should shape architectural profiles of walls that create bases, cornices, pilasters, panel frames, and other elements contributing to façade composition and human scale. Concrete walls may also be clad with other finish materials such as stucco and patterned to match other building walls. The architectural treatment of poured concrete that is used as a building architectural base should be extended to concrete used elsewhere in the project for sitework material.
    - (11) Concrete Block: Where concrete blocks are used, creativity in selecting block sizes, surface textures, stacking/bonding patterns, and block and grout colors should be used. In the case of a building base, façade composition should be coordinated with the architecture of primary building walls above. To avoid an institutional (i.e. "project" or "prison") appearance, a plain stack-bond block pattern of standard size blocks should not be used. Decorative treatments such as alternating block courses of differing heights, contrasting grout colors, alternating surface textures (e.g. precision face and split face) and/or compositions of colored blocks should be used, along with matching cap and trim pieces.

## 2. Façade Guidelines (Cont.)

### ii) Guidelines

- (1) Local and recycled building materials should be used whenever possible.
  - (2) Materials used should be appropriate to the architectural style and building type. Authentic materials and methods of construction should be used to the degree possible. Where simulated cladding materials (e.g. artificial stone to substitute for real stone, or painted fiber reinforced plastics to substitute for painted wood) are used for reasons of economy, they should be durable and closely match proportions, surface finishes, and colors of original materials.
  - (3) Wall cladding materials on additions and accessory buildings should be carried over from the primary building where possible.
  - (4) If the building massing and pattern of windows and doors is complex, a simple palette of wall materials, textures and/or colors should be used. If the building volume and the pattern of wall openings are simple, additional wall materials, textures and articulation may be utilized.
  - (5) For individual buildings or portions of buildings intended to appear as individual buildings, materials used as primary cladding should be limited in number – one or two maximum in most cases.
  - (6) Grout and sealant colors should be coordinated with colors of abutting materials as well as other building colors.
  - (7) An anti-graffiti coating should be applied at the ground floor level and wherever exposed façade surfaces may be accessible from upper floors through wall openings. A clear matte finish is generally recommended for such coatings.
  - (8) Primary Commercial Building Wall Materials:
    - (a) Brick: Red, tan and yellow brick colors are appropriate.
    - (b) Wood: Horizontal sidings such as clapboard and tongue-in-groove may be used. Shingles and shakes should not be used. Heavy timber detailing and exposed bracing may be used where appropriate to the style.
    - (c) Fiber-Cement or Cementitious Siding: Planks are an acceptable substitute for wood siding when used in the formats described above under “Wood.” To match the precedents of real wood siding in the area the spacing of siding should not exceed 8”.
    - (d) Profile and Other Sheet, Rolled and Extruded Metal: As wall cladding, these wall systems should be used as a secondary or accent material. A high quality, durable, fade-resistant coating system or paint such as Kynar, Tnemec, etc. is recommended.
    - (e) Stucco or EIFS: Stucco and EIFS finishes are acceptable finishes for upper stories only at street exposures on commercial buildings. They should not be used at storefronts. They may be used at ground floor portions of rear or side service and parking exposures and in such cases should be specified with high-density materials, with the ground floor street façade cladding materials continuing to be used as a building base and accent material.
  - (9) Primary Residential Building Wall Materials:
    - (a) Brick: Red, tan, and yellow brick colors are appropriate.
    - (b) Stone, stone veneers, cast stone, terra cotta, precast concrete, glass fiber reinforced concrete (GFRC): may be used as a wall cladding material, when detailed appropriately for residential character.
    - (c) Stucco or EIFS: Stucco or EIFS finishes may be used only as a secondary material when combined with a contrasting primary cladding material such as wood siding or shingles, brick, or stone.
    - (d) Wood: Wood should be widely used. Timber detailing and exposed bracing may be used where appropriate to the style.
  - (10) Wall Accent Materials: are recommended to add interest and variety, for example, at architectural elements such as cornices and on portions of buildings or walls. Materials recommended for use as accents include brick, wood, stone, Fiber Reinforced Plastic, ceramic tile as listed above, in keeping with the architectural style of the building.
  - (11) Building Base, Parking Podium or Above Ground Parking Structure Materials: Walls may use cladding, be built with materials that extend down from portions of the building above, or be built with contrasting materials of a more substantial character. Visible façades of Parking Structures, if not clad, should display quality materials of a substantial character that are complementary to surrounding architecture such as Precast Concrete, Poured-in-Place Concrete, and Concrete Block.
- ### d) Windows
- Windows should be designed to be in keeping with the character and the architectural style of the building. Windows throughout a building’s façades should be related in design, operating type, proportions, and trim. They should be used as architectural elements that add relief to the façade and wall surface.
- i) Form:
    - (1) Window openings, operating types (single-hung, casement, etc.) and proportions of window frames and members should be designed in accordance with the building’s architectural style.
      - (a) Where greater privacy is desired for ground floor restaurants or professional services, large storefront windows should be divided into smaller units or panes. An “industrial sash” type of multi-pane window may be used where appropriate with the building’s architectural style.
      - (b) A vertical proportion of window openings (e.g., 3:2 to 2:1 height: width ratio) should typically be used. Openings may be composed of a series of vertically proportioned panes or frames.
      - (c) Commercial clerestory windows are a recommended feature in storefront glazing to provide natural light in conjunction with required height for shopfront.
      - (d) Windows should generally maintain consistency in shape and in location across a façade. Unifying patterns should include a common window header line or sill line, and/or aligned vertical centerlines of windows and doors. The overall effect should create a harmonious pattern across the street wall.
      - (e) Windows on the upper floors should be smaller in size than storefront windows on the first floor, and should encompass a smaller proportion of the façade wall surface area. Exceptions to this may occur when large window openings are used as “penthouse” glazing (top floor of a four or more story building).
      - (f) At freestanding parking structures, long-span façade openings with a height: width ratio that is more horizontal than 1:3 should not be used. Vertically proportioned window-like openings (3:2 to 2:1 ratio) are strongly encouraged, to continue the pattern of pedestrian-scaled building façades. If horizontally proportioned openings are used, vertical pilasters, columns, or other elements should be applied to subdivide the horizontal proportion into smaller vertically proportioned openings.

## 2. Façade Guidelines (Cont.)

- (2) Glazing:
- (a) Window trim: Window frames and sills should be prominent and substantial to enhance openings and add additional relief. The size of elements should be proportional to the glass area framed, as where a larger window may use commensurately wider framing members. Upper story windows and parking structure “window” openings should be detailed with architectural elements such as projecting “lug” sills, and/or lintels.
  - (b) Window accessories such as window boxes for plants, fabric awnings, etc. should be considered for additional articulation and interest, in coordination with the selected architectural style and building use. Decorative grillework is a recommended option for parking structure openings, to add detail and help “break down” the scale.
  - (c) At additions and accessory buildings, windows are recommended to be composed with the same architectural character as the main building, including opening mechanisms and trim.
- (3) Materials:
- (a) At light duty horizontal or vertical aluminum sliding windows, assemblies with extrusions and frame members of minimum one and one-half inches exterior width dimension should be used to avoid an insubstantial appearance common to aluminum sliding windows; these should be accompanied by well-detailed frame and sill elements
  - (b) Clear glass should be used. If tinted glazing is elected, light tints and green, gray or blue hues are recommended.
  - (c) If solar or heat control is desired, low emissivity and nonreflective solar control glass, additive external and internal shade devices, and deep recessing of windows within walls are among the elements that can be used.
  - (d) “Lug sills” (protruding window sills) should not be formed of rigid foam or other substrates sprayed with stucco or other wall finish material. They should instead be constructed with a permanent material such as painted wood, painted FRP, metal, precast concrete, GFRC, terra cotta, or stone.
- e) Main Entrances**
- i) Primary entrances are among the most visible and characteristic features of a building. The location and design of the main

entrance door(s) and the surrounding frame should be easily recognizable and should strongly represent the overall style and architectural character of the building.

- ii) Entrances should incorporate one or more of the following treatments:
    - (1) Marked by a taller mass above, such as a modest tower, or within a volume that protrudes from the rest of building surface.
    - (2) Accented by special architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures.
    - (3) Indicated by a recessed entry or recessed bay in the façade. Recommended treatments include special paving materials such as ceramic tile; ornamental ceiling treatments, such as coffering; decorative light fixtures; and attractive decorative door pulls, escutcheons, hinges, and other hardware.
    - (4) Sheltered by a projecting canvas or fabric awning, or as a permanent architectural canopy utilizing materials from the primary building.
  - iii) Entrances to upper-story uses should incorporate one or more of the following treatments:
    - (1) Located in the center of the façade between storefronts, as part of a symmetrical composition.
    - (2) Aligned with prominent façade elements of upper stories, such as an expressed or embedded entrance tower.
    - (3) Accented by architectural elements such as clerestory windows, sidelights, and ornamental light fixtures, and identified by signage and/or address numbering.
    - (4) Indicated by a recessed entrance, vestibule or lobby distinguishable from storefronts.
- f) Secondary Entrances**
- i) Side or rear building entries should be visible and easy to find, but visually secondary to main entrances
  - ii) Secondary entries should be easy to find, particularly for customers or visitors accessing them from parking lots.
  - iii) The design of the side or rear entry should be architecturally related to the front entry, such as in use of materials and proportions.
  - iv) Secondary entries should be enhanced with detailing, trim and finish consistent with the character of the building.

### **g) Loading and Service Entrances**

- i) Loading and services entrances should not intrude upon the public view or interfere with pedestrian activities.

### **h) Entrance Doors**

- i) Doors are the one part of the building façade that patrons and visitors will inevitably see and touch, and should be well-detailed and made of durable high quality materials.
  - ii) Doors at storefronts should include windows of substantial size that permit views into the establishment.
  - iii) Doors at storefronts should match the materials, design and character of storefront windows. High quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals are encouraged.
  - iv) Detailing such as carved woodwork, metal trim, or applied ornament should be used, to create noticeable detail for pedestrians and drivers. Doors may be flanked by columns, decorative fixtures or other details.
  - v) Doors and doorways leading to upper story uses, such as residential or office uses should be distinguishable from those leading to retail establishments.
  - vi) If utilized at storefront windows, doors, and loading docks, roll-up security doors should be detailed to conceal door housings and tracks and provide an attractive and finished appearance for all exposed components. The roll-up door housing should not protrude more than 6 inches from the building façade plane.
  - vii) Doors at residential mixed-use buildings should match or complement the materials, design and character of the primary building, as well as convey the residential character of the building.
  - viii) Doors at residential uses should incorporate high quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals.
  - ix) At home occupation units, if roll-up security doors are used, they should be detailed to conceal door housings and tracks and provide an attractive and finished appearance for all exposed components. The roll-up door housing should not protrude from the façade plane.
- i) Garage Doors**
- i) For residential garage doors at mixed-use buildings and for all commercial use garage entrance doors, garage doors should avoid projecting an automobile-dominated appearance to the street or alley by using scale-reducing design treatments as follows:

## 2. Façade Guidelines (Cont.)

- 1) Garage doors should be single car width (i.e. up to 10 feet width maximum) wherever possible, rather than double-car width.
- 2) Garage doors that face the public right of way should have window openings or open grillework at the upper portion of the door, or throughout the entire door surface. Where double car width doors cannot be avoided, door width should not exceed 18 feet.
- 3) Door design treatments such as vertically proportioned segmentation and detail should be used to minimize the apparent width of the entrance – in accordance with the selected architectural style.
- 4) Framing elements such as trellises above openings and trim around the edges of openings are recommended.
- 5) At home occupation unit façades, garage or studio doors should be compatible with a residential character. Large featureless doors should be avoided. Glazed multi-panel doors may also be used to impart a residential scale.
- 6) At Parking Podiums and Freestanding Parking Structure, vehicle entrances should be treated with architectural articulation and landscape materials to “mark” important and frequently used common entrances and make them easily recognizable, consisting of one or more of the following treatments, consistent with the architectural style of the building:
  - (a) Indenting or recessing the door at least one foot from the surrounding façade of the structure or podium.
  - (b) Applying architectural framing to the opening.
  - (c) Applying trellises above or around the opening, with or without plant material.
  - (d) Ornamental door grillework,
  - (e) Ornamental lighting and signage.

## 3. Roof Standards

### a) Roof Types

- i) Flat or shallow pitched roofs are permitted to be used and shall be designed with one or more of the treatments outlined in Roof Type Guidelines.
- ii) Mansard roofs (i.e. a flat-topped roof that slopes steeply down on all four sides, thus appearing to sheath the entire top story of the building) shall only be acceptable as follows:

- (1) The height of a building with a mansard roof shall be as defined in Section 18.28.031 Building Height.
- (2) The maximum slope shall be no steeper than three feet of rise for every two feet of run (3:2).
- (3) The minimum height of mansard roofs (from eave to roof peak) shall be one typical building story height or 30% of the building façade height as measured to the eave, whichever is smaller.
- (4) Mansard roofs shall fully enclose the perimeter of a building. Where a break in the horizontal run of mansard roof occurs, an architectural termination is required (e. g. the roof intersects into a tower).
- (5) Mansard roofs shall include a cornice at the eave line where the roof overhang depth is less than two feet, and an edge termination at the peak.

### b) Roof Materials

There are no Roof Materials standards (see guidelines).

### c) Roof Equipment and Screening

- i) All building mechanical equipment located on roofs shall be screened from view - as seen from public streets and sidewalks within 300 feet of the subject property, except from points of view in excess of 10 feet above finished site grade of the subject property.
- ii) Rooftop equipment must be set back a minimum of 10 feet from building walls, screened on all sides, and integrated into the overall building design.
- iii) Roof mounted equipment such as cooling and heating equipment, antennae, and receiving dishes shall be screened by architectural enclosures that are derived from or strongly relate to the building’s architectural expression, or enclosed within roof volumes.
- iv) Roof mounted solar panels which match roof slopes and are flush with roof surfaces, or are incorporated into predominant roofing material (e.g. “solar tiles” or “solar shingles”) shall be permitted.
- v) To reduce glare, light colored roofs (including “cool roofs”) shall be screened from view as seen from adjacent public streets and sidewalks by architectural enclosures that are derived from the building’s architectural expression, such as parapet walls or other screening treatment.

## 4. Roof Guidelines

### a) Roof Types

- i) All pitched and continuous sloping roof forms (i.e. without flat horizontal portions) are encouraged. These include gable, hip, and pyramidal roofs.
- ii) Flat or shallow pitched roofs should be ornamented with shaped parapets, caps, or cornice treatments, using one of the methods below:
  - (1) The primary cornice should be decorated or bracketed with parapets, finials, or simple decorative panels or molding.
  - (2) An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of the parapet wall.
  - (3) Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.
  - (4) Sheet metal parapet caps or coping should provide a formed (compound folded) overhanging edge termination and a heavy gage sheet metal thickness selected to avoid “oilcanning” distortion. Single layer, flush sheet metal parapet caps should not be used. Finish should either be of an unpainted ornamental metal such as copper, or painted to match adjacent wall surface. Unpainted galvanized metal should not be used.
- iii) Roofs on additions and secondary buildings should match the roof of the original building in terms of materials, slope, detailing and style, to the degree possible.
- iv) Smaller, subsidiary roofs may be used at storefronts; these should match the principal building in terms of style, detailing and materials.
- v) Roof overhangs for both flat and sloping roofs are encouraged to add depth, shadow and visual interest, and can be used to create a Street, Pond and River façade Top Element as defined in Section 18.28.102.1. They should be designed as follows:
  - (1) At roof overhangs, vertical roof edge fascia over eighteen inches in height are recommended to be subdivided or accented by additional horizontal layers, stepbacks, trim, and other detailing.
  - (2) Brackets and corbels (i.e. decorative supporting pieces designed to bear the weight of projected overhangs), or other expressed roof overhang supports (whether structural or nonstructural) are encouraged to add richness to detailing. The spacing module of repeating supports should relate to the building’s structural bay spacing or window mullion spacing.

## 4. Roof Guidelines (Cont.)

- (3) The soffit (i.e. the underside surface of the roof overhang) should be designed as a visible feature and incorporated into the overall architectural composition. Soffit beams, coffers, light fixtures and other design articulation are encouraged.
- vi) At Freestanding Parking Structures, the “skyline” at the roof deck should be designed and shaped to create an interesting visual profile, as follows:
  - (1) At stair and/or elevator towers, special roof forms such as sloped or curved roofs are encouraged.
  - (2) Along parapet edges, cornices, shading elements, and/or trellises are encouraged to provide additional visual interest. The height of parapet walls and/or guard railings may be varied in coordination with the overall façade composition but should be tall enough to conceal vehicles.
  - (3) Due to their highly visible location, light poles and fixtures at roof parking decks should be specified or designed as decorative fixtures, architecturally coordinated with the style of the building.
- vii) Variations of the roof and/or eave line should be used to mark main building entrances and also to differentiate between individual units within attached residential buildings.

### b) Roof Materials

- i) Roof materials should match or complement the existing context of the project area.
- ii) Roof materials that should be used include:
  - (1) Metal Seam Roofing: Finishes should be painted or coated. Copper, zinc, and other exposable metal roofs should be natural or oxidized.
  - (2) Slate or slate-like materials such as concrete tile: For simulated materials, exaggerated high-relief surface textures should not be used.
  - (3) Sheet metal shingles, such as copper, zinc, and alloys.
  - (4) Tar and Gravel, Composition, or Elastomeric Roofs (at flat roof locations): Light, reflective colors are recommended to minimize heat gain within the buildings. Roof surfaces utilizing these materials should be screened from view from adjacent buildings and sites by parapet walls.
  - (5) Asphalt shingles: Projects using asphalt shingles should use the

highest quality commercial grade materials, and be provided with adequate trim elements. Lightweight asphalt shingles should not be used.

- (6) Solar (or photovoltaic) roof shingles: Where solar and non-solar shingles are combined in the same roof plane, shingles should be configured to match the visible size and layout of solar and non-solar roof shingles for an unobtrusive appearance.

iii) Roof materials that should not be used include:

- (1) Stamped sheet metal used to simulate Mediterranean or Spanish roof tiles.
- (2) Wood shakes or shingles should not be used in the Regional Center Use Zone.

### c) Roof Equipment and Screening

- i) Roof-mounted equipment such as antennae and receiving dishes should be located behind parapets, recessed into the slope of roof hips or gables, or enclosed within roof volumes.
  - (1) Materials, architectural styles, colors and/or other elements from the façade composition shall be used to integrate the screening into the building’s architecture.
  - (2) In the design of screening enclosures, use dimensional increments of window spacing, mullion spacing, or structural bay spacing taken from the façade composition.
- ii) If freestanding solar panels are not completely concealed from view from public streets or sidewalks, they should be architecturally integrated into form of the roof.
- iii) Where possible, downspouts should be concealed within walls while meeting the requirements of plumbing codes and providing for maintenance. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof; haphazard placement should be avoided. Half round gutters and round downspouts are recommended as a type appropriate for most architectural styles. Corrugated downspouts should not be used.
- iv) Mechanical equipment, including utilities and solid waste enclosures, should be incorporated into the architecture of the building and included as a part of the building proper. Where equipment is not included as a part of the building, architecturally related screening enclosures should be used.

## 5. Color Guidelines

Colors used in new construction and renovations in Tukwila should complement the District zone in which they occur. Colors that reflect the City’s relationship with the surrounding landscape should be considered, especially at in the TOD – River and Pond District locations.

### a) General Guidelines

- i) Primary building colors, used at building walls, freestanding site walls, and other primary building elements, should be saturated colors to complement Tukwila’s forested surroundings and often overcast skies. Extremely bright colors should not be used as primary wall colors.
- ii) Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, brackets, cornices, capitals, and bands; or used as trim on doorframes, storefront elements, windows and window frames, railing, shutters, ornament, fences, and similar features.
- iii) Accent colors may be more saturated in color, or brighter in tone, and used to highlight special features such as doors, shutters, gates, ornament, or storefront elements. Bright colors should be limited to retail establishments, and used sparingly at fabric awnings, banners, window frames, or special architectural details. A restrained use of bright colors allows display windows and merchandise to catch the eye and stand out in the visual field.
- iv) Colors should be compatible with other buildings in the surrounding area. Colors of adjacent buildings should be taken into consideration.
- v) Fluorescent colors should not be used on building materials.
- vi) At attached residential units, primary and secondary building colors may contain variations in color from unit to unit, to further distinguish the individual identity of each residence.

## 6. Sustainability Guidelines

### a) Solar Access, Daylighting, Passive Solar Heating & Cooling

- i) Where possible, massing and orientation of new buildings should maximize south-facing vertical façades.
- ii) Where not in conflict with the design guidelines, shading devices such as building/roof overhangs, latticework and trellises should be incorporated primarily into south-facing façades and designed to balance summer cooling and winter heating by maximizing solar gain during the winter and minimizing solar gain during the summer.
- iii) Window orientation and opening size should also work with shading structures in order to balance summer cooling and winter heating by maximizing solar gain during the winter and minimizing solar gain during the summer.
- iv) Window orientation and opening size should be designed to allow interior spaces to maximize daylighting and minimize artificial lighting. The use of skylights and “light shelves” (façade-mounted horizontal surfaces beneath windows to diffuse sunlight deeply into interior spaces) is also encouraged for this purpose.
- v) Roof forms, shading devices, and façade cladding systems should be designed and oriented to direct airflow that facilitates natural building ventilation by replacing warm indoor air with cooler outdoor air, especially at night.
- vi) Exterior building wall design may incorporate hollow cavities that help insulate the building. These hollow cavities can also be designed to direct airflow that supports natural ventilation.

### b) Materials

- i) Locally produced, manufactured, and recycled building materials should be used whenever possible.

### c) Urban Heat Island Reduction

- i) A “heat island” effect may occur where a concentration of buildings and paved surfaces and relative lack of vegetation increases solar heat gain and results in a hotter district “microclimate.”
  - 1) To aid in reduction of excess solar heat gain, use of roofing materials that have a Solar Reflective Index (SRI) of at least 29 is recommended. Refer to Section 18.28.103.4c) Section 2c “Roof Equipment and Screening” for screening standards for glare. SRI is a measure of the constructed surface’s ability to reflect solar heat, as shown by a small temperature rise. It is defined so that a standard black is 0 and a standard white is 100.
  - 2) Use “Green Roofs” (roofs covered with a layer of vegetation and soil, and waterproofing and structural components beneath) on flat or near flat sections of roof behind parapets, caps, or other cornice treatments, to reduce heat island effects and heating and cooling costs.

### d) Stormwater Management

- i) Green Roofs and Rooftop Gardens are encouraged on flat sections of a roof behind parapets, caps, or other cornice treatments to provide improved insulation and storm-water management, as well as add usable green space and visual interest to the building.