South Center Sub area Plan

Tukwila Urban Center

TMC 18.28

Aug 23, 2012

Requested changes needed to promote mixed use development with residential dwelling growth.

1. Increase the stated walking distance from transit center in transit zone only from 600 to 1320 feet as currently allowed. This will allow for reduced parking requirements for residential development and encourage new housing to locate in close proximity to transit center.
2. Increase the design review threshold on residential units from 20 to 50 units to encourage the development of small cluster of residential units near transit center.

Continue the most of the current permitted uses in the TUC to give flexibility and not create new nonconforming uses.

3. Add back permitted uses such as Bars, lounges, night clubs, Billiard Halls, Brew pubs, Restaurants with drive thru, internet data centers, bulk retail.

Increase allowable building height limit in the TOD zone to 70 feet within the 100 foot distance of the high water mark on properties adjacent to the river in the TOD zone that do not flood and have no need for dykes.

4. By allowing smaller parcels along the river within the TOD zone to develop mixed use residential up to 70 feet within 100 feet of the high water mark will encourage residential development. These areas are not prone to flooding and pose not public risk environmental impacts.

EXHIBIT 9 DATE 8.23.12
PROJECT NAME TUC Plan
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