

Urban Renewal Overlay District--Planning Commission Hearing
July 23, 2009 hearing

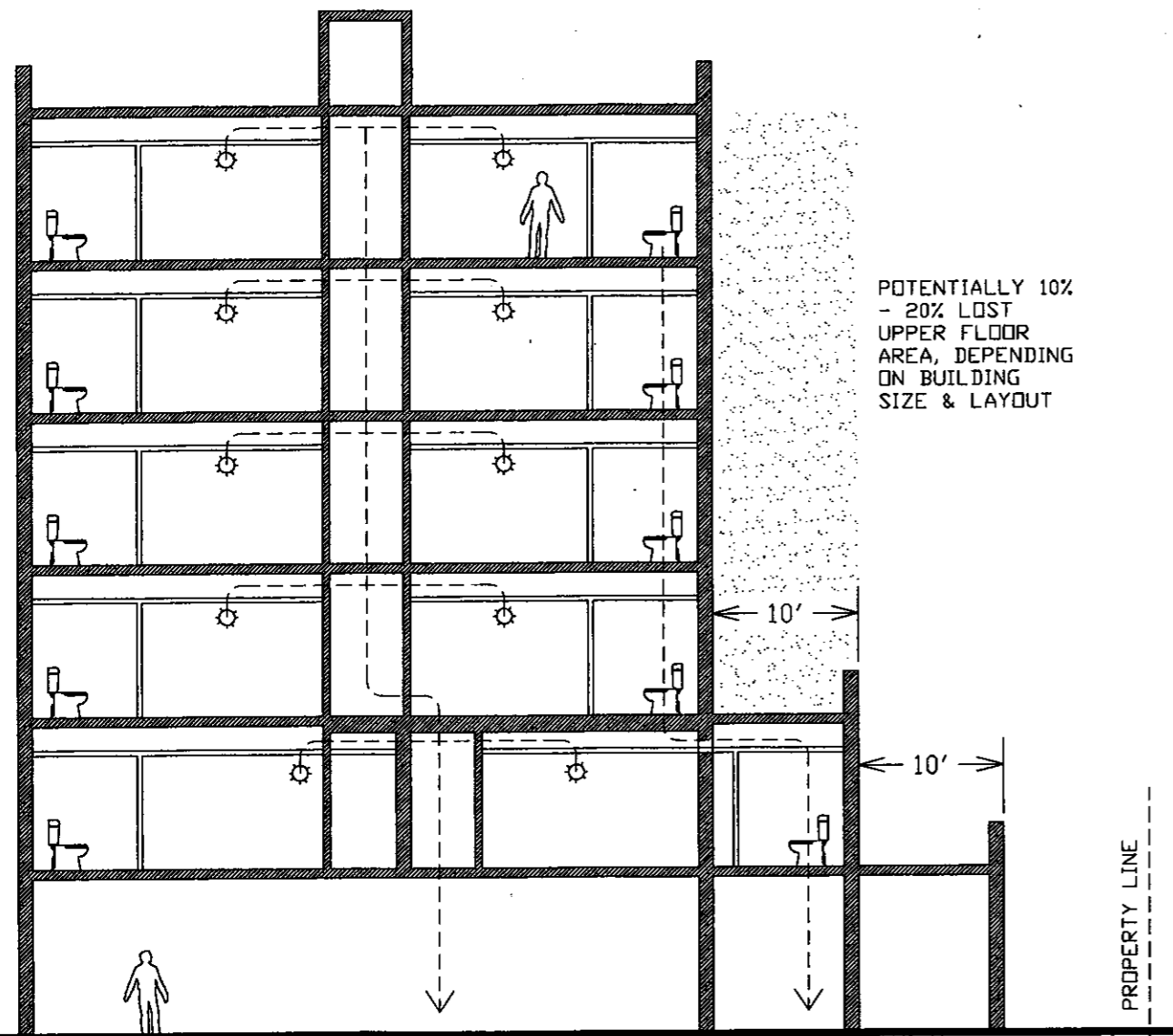
Issue <i>(highlighted in underline where possible)</i>	Comment Date/Source	Staff/consultant comment/analysis/options	PC Direction (date)
Issue Area			
Active Uses-- Provide definition	7/23/09 hearing-- Peterson	Staff proposes the following: Active uses comprise uses such as retail, restaurant, office, live-work or other uses of a similar nature that encourage pedestrian activity, and feature some design and amenities to create a sense of interest such as doors, windows, clear glass display windows, wide sidewalks, etc.	
Affordable Housing-- 1) Would more setbacks eliminate opportunities for affordable housing from buildings? Affordable Housing-- Even if added building volume not used for affordable housing, wouldn't overall housing costs in the units be lower w/less need for transportation	7/29/09 Lynn Peterson--email 7/29/09 Lynn Peterson--email	Greater setbacks reduce developable area for all uses. Overall development costs would be lower with less parking provided. This may result in lower housing costs, but is a market issue.	
Urban Renewal--Would "carve outs" lessen urban renewal and contradict the intent of urban renewal?	7/29/09 Lynn Peterson--email	There is a fine balance between zoning regulations that protect the community from the negative impacts of development, and zoning that is a disincentive to all development. The City of Tukwila has placed a high priority on and is committed to redevelopment along Tukwila International Boulevard.	
Potential impacts of Taller Buildings to LDR--1) Lessen visual impacts of tall buildings on LDR w/new design guidelines (materials, exterior detailing, etc.) 2) Mixed-use development w/in walking distance would benefit LDR residents; 3) New development would increase property values, while no new development would degrade values	7/29/09 Lynn Peterson--email	The "Tukwila International Boulevard" Design Manual expresses architectural concepts and design features appropriate to development along TIB.	
Potential Impacts of Taller Buildings to LDR-- Mixed-use development w/in walking distance would benefit LDR residents;	7/29/09--Lynn Peterson--email	New residents and businesses will add liveliness and interest to the neighborhood.	
Potential Impacts of Taller Buildings to LDR-- New development would increase property values, while no new development would degrade values	7/29/09--Lynn Peterson--email	New construction will generally raise property values in the area.	
Solar/Alternate Energy Impacts to LDR--Tall buildings could negatively impact potential for passive solar (shading) or active solar collection (water collection, wind turbines. What's the likelihood for adjacent LDR to consider alternative energy? What effect could taller buildings have on this potential?	7/29/09--Lynn Peterson--email	This topic is not directly considered in the zoning decision. These concerns may be addressed in individual building and site design.	
Issue Area			
Studio Unit Size-- Please clarify selection criteria for 500 s.f. units? (Concern over ever smaller units...)	7/29/09--Lynn Peterson--email	Applicant reviewed recent apartment development. Scott and Dupre report indicated that average studio size was 519 s.f.	
# Studio Units-- Please clarify the rationale for specifying 50% maximum studio units.	7/29/09 Chuck Parrish--meeting	Applicant reviewed recent development patterns, and developer proposal.	
Intent of step-back--What is intent of setback--defend out of scale development adjacent to actual LDR property and not public ROW-->?	7/31/09--Peterson email	Current NCC set-backs and tiering increase the distance between buildings and LDR (as well as MDR and HDR) to buffer residential uses, if any portion of the yard is located within 50' of a residential zone. The issue of rights of way is not specifically addressed. Clearly, a road provides additional separation and protection for the LDR zone.	
Current street widths across street from LDR?	7/31/09--Peterson email	See below.	
Likely future for streets across from LDR? Vacation? Widening for parking?	7/31/09 Peterson email	No street widening is planned at present.	
Stepback intended for LDR as well as multi-family?	7/30/09 Peterson email	As codified in the current NCC zoning, building tiering/stepbacks can be used to provide separation between mixed-use development, and residential zones.	
Maximum Units--Provide an estimate of maximum expected residential buildout for the overlay district	7/31/09 & 8/6/09 Peterson email & Chuck Parrish meeting w/staff	With an optimistic redevelopment scenario, we can assume that a maximum of 1, 150 units will be developed in the mid-term (i.e. within 25 years) Assumptions--a total of 46 acres in the overlay w/approximately 21 acre (approximately 50%) redevelopment w/in medium term...w/50 units/acre (i.e. density proposed for Tukwila Village), there would be 1, 150 units maximum, including 25% studio, 50 % one-bedroom, 25% two bedroom or more.	
Maximum # Studio Units @ 50% maximum--estimate for overlay	7/31/09 Peterson email and Chuck Parrish meeting w/staff	575 studio units (1, 150 max. redevelopment (above) @ 50% studios) If 25% of units developed as studio (per Dupre and Scott study) there could be a total of 288 studio units.	
Studio dwellers--How many will select this type of housing due to financial need vs. lifestyle preference?	7/31/09 Peterson email	There is no way to know or estimate this figure.	
Studio dwellers--How many will require social services?	7/31/09 Peterson email	There is no way to know or estimate this figure.	
Displacement of existing social service clients--How many users of Tukwila social services are likely to be displaced by new development?	7/31/09 Peterson email	There is no way to know or estimate this figure.	
"No net loss" of "fair share" special needs residents? Is this the expectation for new development within the Overlay District?	7/31/09 Peterson email	This issue is not considered as part of a zoning code change. New development is generally considered positive for the community	

Increasing number of "special needs" residents? Assuming a constant percentage of "special needs" residents, would Tukwila be required to accommodate additional special needs residents as additional housing was built?	7/31/09 Peterson email	
Target # of studios--If Tukwila has a set percentage of low-income/special needs population, what is our target, in order to set the % of allowed studios?	7/31/09 Peterson email	
26' required spacing between buildings per fire code?	8/03/09 Allan Ekberg email	This is a fire code/building code issue, rather than a zoning code topic. The Fire Department is aware of this. It will be fully addressed for each building and development during project review, and must always be resolved prior to issuance of a building permit.
Studio Units-- Are studio units equally good candidates for conversion from rental to owner occupied as larger units?	7/29/09 Chuck Parrish--meeting	Informal talks w/leasing agents in Seattle indicate that "target" units may be the best candidates for sale/eventual conversion to owner occupancy. This could include "target" studio or open one bedroom units. Ownership issues are outside the parameters of zoning decisions.
Setbacks--Existing RCM and O require specific step-backs--Prepare a proposal that incorporates these features for the Urban Renewal Overlay	Allan Ekberg--email	Refer to discussion in staff memo, Option A or B. Existing O and RCM zones require 10', 20', 30' setbacks for 1st, 2nd, and 3rd floors. Tiers at these intervals would be required up to a maximum 30' setback at the third floor. Option B would require tiers on the first floor only.
Streets across from LDR?--Vacation? Widening for parking?		Per PW, there is no current plan or funding for street vacation or widening for parking in this area. If funds were available, PW would be amenable to additional on-street parking on some streets.
Parking--Maximum envelope volume of buildings constructed if all parcels are assembled under single ownership? Living space? Unit Mix? Maximum Parking under new zoning? Maximum parking provided under current zoning?	Peterson, email, 8/6/09.	A simplified approach to determining the maximum number of units to be constructed and parking provided--With an optimistic redevelopment scenario, we can assume that a maximum of 1,150 units will be developed in the mid-term (i.e. within 25 years) Assumptions--a total of 46 acres in the overlay w/approximately 21 acre (approximately 50%) redevelopment w/in medium term...w/50 units/acre (i.e. density proposed for Tukwila Village), there would be 1,150 units maximum, including 25% studio, 50 % one-bedroom, 25% two bedroom or more. This would result in approximately 1,300 parking stalls.
Parking-- Amount of Parking likely to be available through street upgrades?	Peterson, e-mail 8/6/09	Public Works has no immediate plans for street upgrades to purchase right of way, and install additional on-street parking.
Parking-- What are the extra costs of additional on-street parking spaces? Installation, maintenance, surface water management? Global warming? Who would bear these costs? Offsets from mitigation fees?	Peterson, e-mail 8/6/09	Costs of improvements would be determined at the time of development.
Residential Parking Zone--If needed, how would permits be issued fairly?	Peterson, e-mail 8/6/09	Several cities have established Residential Parking Zone programs that could be used as a model, if Tukwila desired to institute this type of program in the future.
High probability for parking problem?	Peterson, email 8/6/09	The reduced parking standard is considered important in developing more concentrated, urban-style development. It was requested by developers who were interested in the Tukwila Village project. It is not exactly known what effect it will have on parking in the neighborhood.
Possible mitigation options if problem develops?	Peterson, e-mail 8/6/09	1) Residential Parking Zone; 2) Residents share use of commercial parking in off-peak hours; 3) "guest" parking space if auto sharing program is not available; 4) purchase additional right of way for on-street parking improvements.
Staff recommendation for revised requirements if problem develops?	Peterson, e-mail 8/6/09	Staff suggests a "wait and see" approach to determine if a problem develops. Requiring a Residential Parking Zone would be a likely requirement.
Project Phasing-- Is there a specific threshold to allow project phasing?	Peterson, email 8/11/09	There is no specific threshold. Project success is the goal. Developers prepare project plans based on market factors. Projects would be evaluated individually, based on individual characteristics.

COMPARISON OF SETBACK OPTIONS

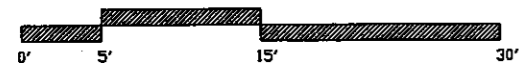
Line	Category	Option 1 –Two required tiers	Option 2 (Combination of Tiers and/or Setbacks)	Option 3 (One Required Tier)
	Setbacks to yards, minimum/max:			
1	• <i>Front</i>	6 feet (12 feet if located along Tukwila International Blvd. S.)	6 feet (12 feet if located along Tukwila International Blvd. S.)	6 feet (12 feet if located along Tukwila International Blvd. S.)
2	• <i>Front, if any portion of the yard is adjacent to, or across the street from, LDR zoning that is developed with a single-family dwelling and that is outside of the Urban Renewal Overlay District</i>	1 st Fl—10 ft. Min/Max 2 nd Fl—20 ft. 3 rd Fl and higher—30 ft. Note: Buildings over three floors must have at least two tiers. To achieve tiers, setbacks will be both minimum & Maximum	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—30 ft. Note: Setbacks may be met by tiers, whole building setback or a combination of tier and setback	1 st Fl—10 ft. min/max 2 nd Fl—10 ft. to 30' 3 rd Fl and higher—30 ft. Note: Buildings over two floors must have at least one tier. To achieve tiers, setbacks will be both minimum and maximum
3	• <i>Front, if any portion of the yard is within 50 feet of MDR, HDR</i>	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.
4	• <i>Second front</i>	5 feet	5 feet	5 feet
5	• <i>Second front, if any portion of the yard is adjacent to, or across the street from, LDR zoning that is developed with a single-family dwelling and that is outside of the Urban Renewal Overlay District</i>	1 st Fl—10 ft. Min/Max 2 nd Fl—20 ft. 3 rd Fl and higher—30 ft. Note: Buildings over three floors must have at least two tiers. To achieve tiers, setbacks will be both minimum & Maximum	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—30 ft. Note: Setbacks may be met by tiers, whole building setback or a combination of tier and setback	1 st Fl—10 ft. min/max 2 nd Fl—10 ft. to 30' 3 rd Fl and higher—30 ft. Note: Buildings over two floors must have at least one tier. To achieve tiers, setbacks will be both minimum & Maximum
6	• <i>Second front, if any portion of the yard is within 50 feet of MDR, HDR</i>	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.
7	• <i>Sides</i>	10 feet	10 feet	10 feet
8	• <i>Sides, if any portion of the yard is adjacent to, or across the street from, LDR zoning that is developed with a single-family dwelling and that is outside of the Urban Renewal Overlay District</i>	1 st Fl—10 ft. Min/Max 2 nd Fl—20 ft. 3 rd Fl and higher—30 ft. Note: Buildings over three floors must have at least two tiers. . To achieve tiers, setbacks will be both minimum & Maximum	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—30 ft. Note: Setbacks may be met by tiers, whole building setback or a combination of tier and setback	1 st Fl—10 ft. min/max 2 nd Fl—10 ft. to 30' 3 rd Fl and higher—30 ft. Note: Buildings over two floors must have at least one tier. To achieve tiers, setbacks will be both minimum and maximum
9	• <i>Sides, if any portion of the yard is within 50 feet of MDR, HDR</i>	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.
10	• <i>Rear</i>	10 feet	10 feet	10 feet
11	• <i>Rear, if any portion of the yard is adjacent to, or across the street from, LDR zoning that is developed with a single-family dwelling and that is outside of the Urban Renewal Overlay District</i>	1 st Fl—10 ft. (Min/Max 2 nd Fl—20 ft. to 20') 3 rd Fl and higher—30 ft. Note: Buildings over three floors must have at least two tiers. To achieve tiers, setbacks will be both minimum & Maximum	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—30 ft. Note: Setbacks may be met by tiers, whole building setback or a combination of tier and setback	1 st Fl—10 ft. min/max 2 nd Fl—10 ft. to 30' 3 rd Fl and higher—30 ft. Note: Buildings over two floors must have at least one tier. To achieve tiers, setbacks will be both minimum and maximum
12	• <i>Rear, if any portion of the yard is within 50 feet of MDR, HDR</i>	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.	1 st Fl—10 ft. 2 nd Fl—20 ft. 3 rd Fl and higher—20 ft.

Prepared by Tarragon Development



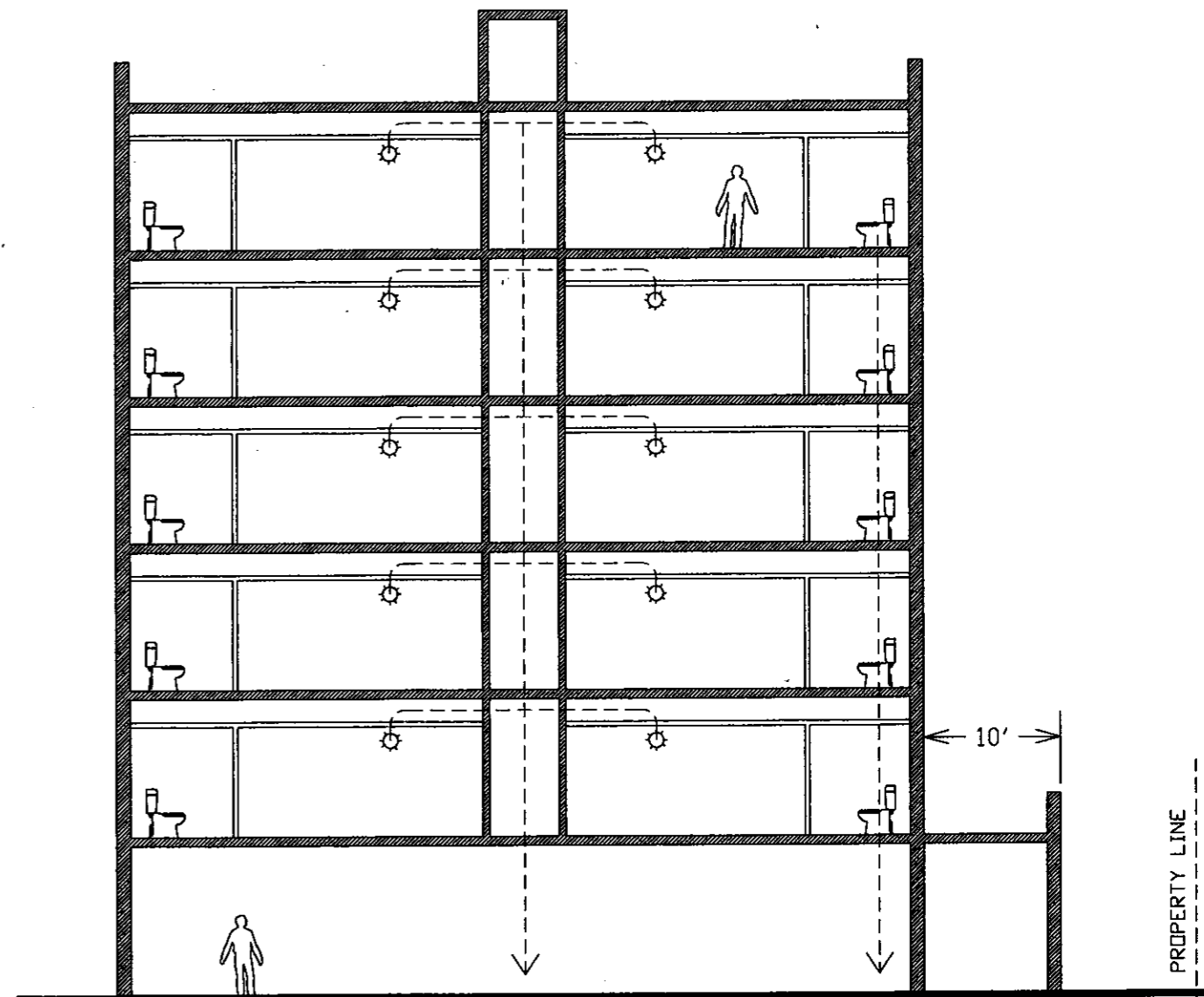
POTENTIALLY 10%
- 20% LOST
UPPER FLOOR
AREA, DEPENDING
ON BUILDING
SIZE & LAYOUT

BUILDING WITH MULTIPLE TIERS



ADDITIONAL TIER CAUSES
INEFFICIENCIES IN:

- BUILDING STRUCTURE
- RENTABLE SQUARE FOOTAGE
- MECHANICAL SYSTEM STACKING
- ELECTRICAL SYSTEM STACKING
- PLUMBING SYSTEM STACKING



BUILDING WITH SINGLE TIER

