



City of Tukwila

Department of Community Development

Jim Haggerton, Mayor

Jack Pace, Director

CHAIR, GEORGE MALINA, VICE-CHAIR, BILL ARTHUR; COMMISSIONERS, CHUCK PARRISH, ALLAN EKBERG, MARGARET BRATCHER, LYNN PETERSON AND BROOKE ALFORD

Planning Commission
Public Hearing Agenda
August 27, 2009 - 7:00 PM
Tukwila City Hall Council Chambers

CALL TO ORDER
ATTENDANCE
ADOPTION OF MINUTES 7-23-09

PLANNING COMMISSION PUBLIC HEARING

CONTINUANCE:

CASE NUMBER: L08-082
APPLICANT: Derek Speck/City of Tukwila
REQUEST: Rezone/Zoning Code change - Adopt alternative development standards and criteria for the proposed "Urban Renewal Overlay District" including 65' building height limit, reduced parking requirements, covered parking, pedestrian-oriented design features, and others.
LOCATION: Approximately 7 blocks in the vicinity of Tukwila International Boulevard between S. 140th St., 37th Avenue S., S. 146th St., and 42nd Avenue S.

CASE NUMBER: L09-028
APPLICANT: City of Tukwila
REQUEST: A series of proposed housekeeping code amendments ranging from code clarification to policy decisions about allowed uses and development standards.
LOCATION: City wide

SEPA DETERMINATION (File number E09-007): The City has determined that the proposed code changes do not have a probable significant adverse impact on the environment and based on the review of the environmental checklist a Determination of Non-Significance is issued under WAC 197-11-340(2). Comments on the SEPA Determination must be submitted to the City by August 27, 2009. You can call 206-431-3685 if you need additional information or would like to submit comments on the SEPA determination.

Director's Report
Adjourn

EXCERPT / SUMMARY

ZONING—RECOMMENDATION:

Staff recommends the following action in support of the request:

- 1) Amend the Zoning Code to add Figure 18-15 “Urban Renewal Overlay District” (Attachment K)
- 2) Amend the Zoning Code Chapter 18.50—Supplemental Standards to add TMC 18.50.170 establishing the Urban Renewal Overlay District with supplemental regulations and criteria as follows:

Urban Renewal Overlay District Chapter 18.50.170

18.50.170. Urban Renewal Overlay District

A. Purpose. The Urban Renewal Overlay District is established to implement the adopted Tukwila International Boulevard Revitalization and Urban Renewal Plan. The intent is to promote community redevelopment, and revitalization and to encourage investment that supports well-designed, compact, transit-oriented and pedestrian-friendly residential and business activity to activate the community along Tukwila International Boulevard.

B. Application of Regulations. Property located within the Urban Renewal Overlay District is identified on the official land use maps, including the Comprehensive Plan Map and the Zoning Map, as well as in TMC 18, Figure 18.15, and is subject both to its zone classification regulations and to additional requirements imposed for the overlay district. In any case where the provisions of the overlay district conflict with the provisions of the underlying zone, the overlay district provisions shall apply.

C. Standards and Criteria

1) The Urban Renewal Overlay District’s proposed supplemental development standards are as follows:

- a) Allow building heights up to 65 feet in the Urban Renewal Overlay District. The existing Neighborhood Commercial Center (NCC) setback standards shall be followed per TMC 18.22.080 as amended by Option 3—*(to be put in appropriate format for ordinance)*;

b) Allow multi-family parking standards to be one parking space per each dwelling unit that contains up to one bedroom plus 0.5 spaces for every bedroom in excess of one bedroom in a dwelling unit.

c) Allow the maximum number of dwelling units to be determined by the building envelope as in the NCC zone, rather than a numeric density.. Allow the developer to determine the unit mix with the limitation that the units contain an average size of at least 500 square feet of interior floor space with no units smaller than 450 square feet and allow no more than 40% of the dwelling units to be studios.

d) Allow live/work space on the ground floor to meet the NCC requirement for ground floor retail or office space if the live/work space is built to commercial building code standards with a typical retail store front appearance.

e) Allow ground floor residential uses in the NCC zone in buildings or portions of buildings that do not front on an arterial.

2) The Urban Renewal Overlay District's proposed development standards would apply if the owner/developer requests, and if all the following criteria are met:

a) At least 100 feet of the development parcel's perimeter fronts on Tukwila International Boulevard

b) At least 75% of required parking is provided in an enclosed structure (garage or podium). The structure must be screened from view from public rights of way.

c) The ground floor along Tukwila International Boulevard must contain active uses except for the width of the garage access when site conditions allow. Active uses comprise uses such as retail, restaurant, office, live-work or other uses of a similar nature that encourage pedestrian activity, and feature a combination of design and amenities to create a sense in interest with features such as doors, windows, clear glass display windows, wide sidewalks, etc.

d) The property owner/manager shall prepare a Transportation Management Plan to encourage alternatives to automobile use, and that provides each residential and commercial tenant with materials that may range from offering information about transit and bicycle options to providing transit tickets and passes.

e) Residential development shall provide opportunities for tenants to use a car sharing program and make one space available at no charge to a car sharing program (if available) for every 50 to 200 residential spaces on site. An additional space shall be provided for developments with over 200 parking spaces. All car share spaces are in addition to required residential parking. If car sharing programs are not available when the building is constructed, an equivalent

number of guest parking spaces shall be provided. These shall be converted to dedicated car-sharing spaces when the program becomes available.

- f) Development must provide amenities such as some of the following to enable a high quality pedestrian experience, including retail windows, pedestrian scale design along sidewalks, wide sidewalks, pedestrian access through site, benches, art, landscaping and lighting, quality of materials, etc.
- g) One secure, covered, ground-level bicycle parking space shall be provided for every four residential units in a mixed-use or multi-family development.

Attachments:

- A. Matrix with Planning Commission Comments
- B. Urban Renewal Overlay District Map
- C. Setback Options Comparison Chart
- D-1. Office Zone Development Standards
- D. Option 1
- E. Building Systems with Tiered Buildings (Tarragon)
- F. Option 2
- G. Option 3
- H. Greg Mozek (citizen comment)
- I. Tarragon Letter (Ryan Hitt, 8/19/009)
- J. Dupre & Scott Apartment Analysis (8/14/09)
- K. Figure 18-15

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	• Front	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	• 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	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	• Front, if any portion of the yard is within 50 feet of MDR, HDR	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	• Second front	5 feet	5 feet	5 feet
5	• 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	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	• Second front, if any portion of the yard is within 50 feet of MDR, HDR	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	• Sides	10 feet	10 feet	10 feet
8	• 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	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	• Sides, if any portion of the yard is within 50 feet of MDR, HDR	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	• Rear	10 feet	10 feet	10 feet
11	• 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	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	• Rear, if any portion of the yard is within 50 feet of MDR, HDR	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.