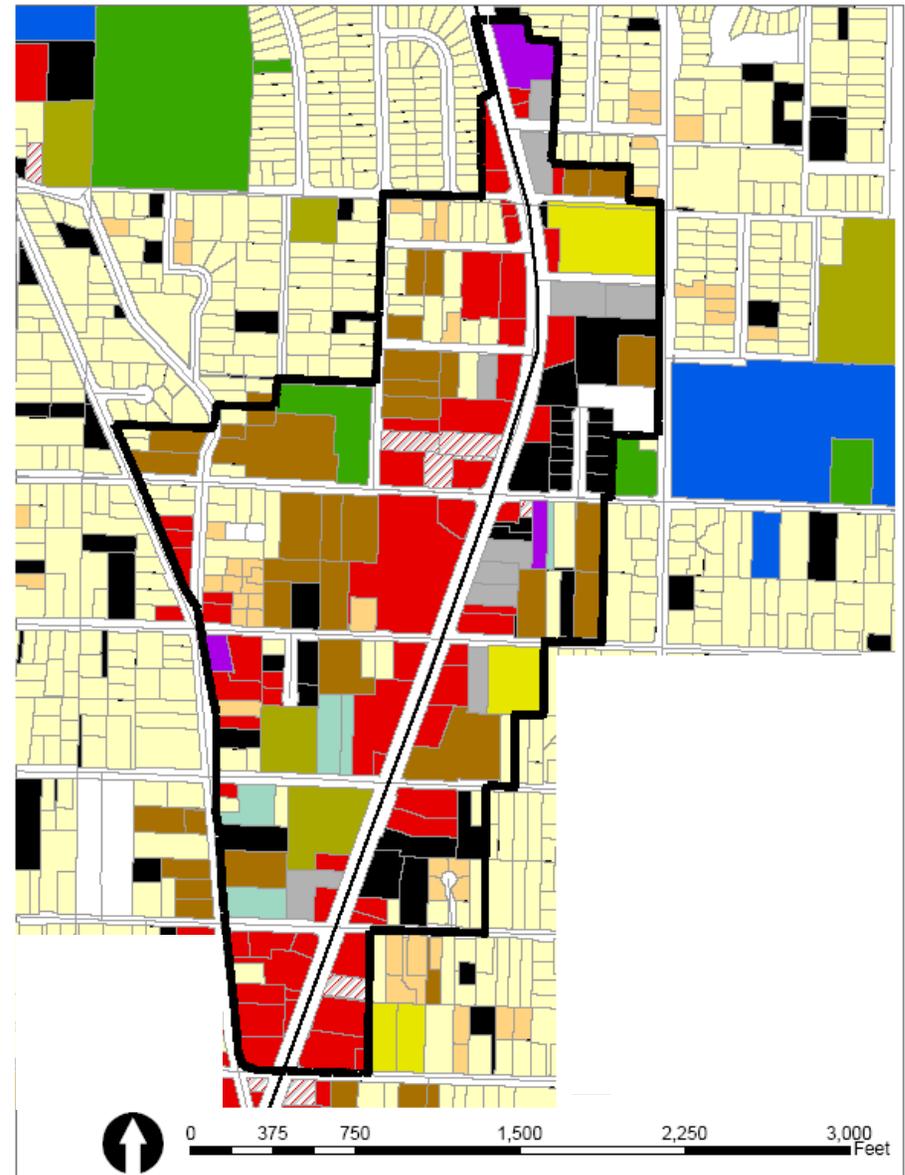




# Current Land Use

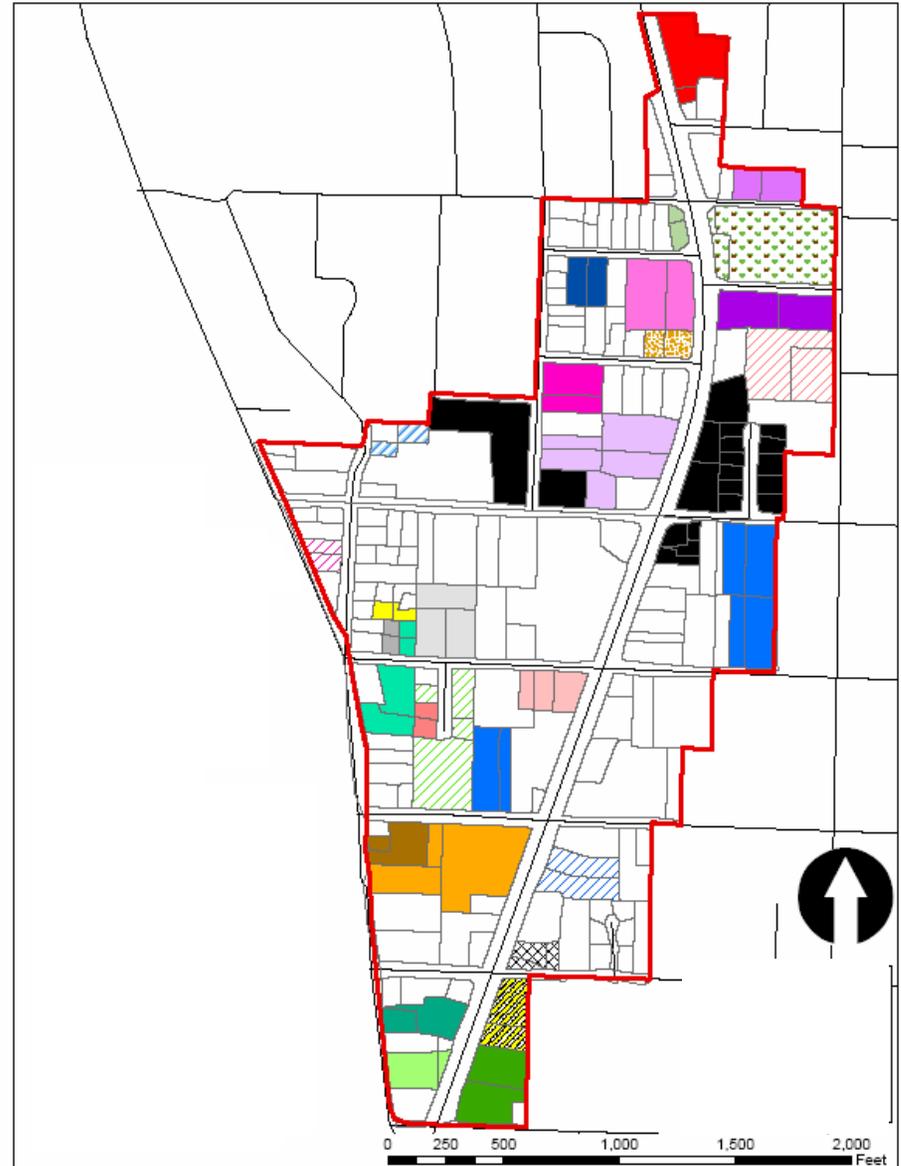
-  Retail/Commercial
-  Travel-Related (Hotel/Motel, Resorts, Campgrounds)
-  Office/Neighborhood Business
-  Industrial/Manufacturing
-  Institutional/Public/Governmental
-  Parks/Recreation
-  Group Quarters
-  Vacant/Undeveloped
-  Cultural/Entertainment
-  Transportation/Utilities
-  Parcels Devoted to Parking
-  Manufactured Home/Mobile Home Park
-  Single Family Residential
-  Multifamily Residential (Medium Density)
-  Multifamily Residential (High Density)
-  Use Unknown/Null





# Land Ownership

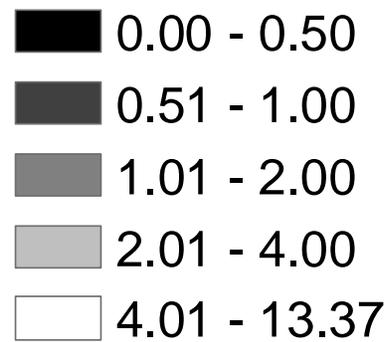
- 1+ parcels with the same owner





## Redevelopable Parcels (Improvement to Land Value Ratio)

### Improvement to Land Value Ratio









# Zoning: Uses in the NCC and RC Zones

Uses	NCC Zone	RC Zone
General retail sales (food, housewares, electronics, clothing, books, flowers, appliances, building materials, lawn and garden, liquor, hardware, sporting goods, nurseries, greenhouses etc.)	Permitted	Permitted
Offices (medical, dental, government, professional, software, administrative, business, veterinary, travel, real estate, etc.)	Permitted	Permitted
Libraries, schools, health clubs, athletic facilities.	Permitted	Permitted
Beauty shops, barber shops, repair shops, rental shops, plumbing shops, daycare centers, fraternal organizations, self-serve laundry, dry cleaning, tailor.	Permitted	Permitted
Financial services (banking, mortgage, etc)	Permitted	Permitted
Multi-family housing	Permitted above office and retail	Permitted except lots fronting TIB
Single-family home	Permitted	Not permitted
Gas stations, car wash, engine repair shops (enclosed)	Permitted	Permitted



# Zoning: Uses in the NCC and RC Zones

<b>Uses</b>	<b>NCC Zone</b>	<b>RC Zone</b>
Automobile and recreational vehicle sales, car rentals.	<b>Not permitted</b>	<b>Permitted</b>
Restaurants, brew pubs	<b>Permitted, no drive-thru</b>	<b>Permitted</b>
Hotels, pawn shops	<b>Not permitted</b>	<b>Permitted</b>
Manufacturing, processing and packaging of food products	<b>Permitted in conjunction with retail</b>	<b>Permitted in conjunction with retail</b>
Manufacturing and processing pharmaceuticals, cosmetics, clothing, furniture, tile, electronic goods, precision instruments, etc.	<b>Permitted if secondary to other permitted use</b>	<b>Permitted</b>
Billiards and pool halls	<b>Accessory</b>	<b>Permitted</b>
Churches, colleges, community centers	<b>Conditional</b>	<b>Conditional</b>
Commercial parking (e.g. park-and-fly).	<b>Not permitted</b>	<b>Permitted w/ conditions</b>
Self storage facilities, warehousing and wholesale distribution.	<b>Not permitted</b>	<b>Permitted</b>
Outdoor storage	<b>Not permitted</b>	<b>Permitted w/ conditions</b>



# PACIFIC HIGHWAY REVITALIZATION PLAN

## Implementation Status

Strategy	Status	Notes
<b>Real Property Investment</b>		
Housing Agencies, Partnerships and Code Enforcement	Ongoing	Proactive code enforcement program initiated. Numerous contacts/discussions with quasi-public and non-profit housing agencies. Pacific Crest abatement underway; Mountain View and Victoria Arms renovated.
Improvement Grants & Demonstration Projects	No action	
Aggregation of Redevelopment Sites Incentive Program	Completed	Commercial Redevelopment Areas designated (TMC 18.60.060)
Standards Flexibility	Completed	BAR granted authority to waive/modify landscape/setback requirements in TIB corridor (TMC 18.60.030).
Setback Modification	Completed	Setbacks vary based on building height and residential adjacency. (TMC Title 18 Basic Development Standards).
Property Brokerage and Acquisition	Underway	Tukwila Village.



# PACIFIC HIGHWAY REVITALIZATION PLAN

## Implementation Status

Strategy	Status	Notes
<b>Market Expansion</b>		
Residential Density Modification for NCC Zone and Multi-family allowance in RC Zone	Completed	Eliminated density limitation in NCC (TMC 18.22); Multi-family residential allowed in RC except along TIB frontage (TMC 18.24.020).



# PACIFIC HIGHWAY REVITALIZATION PLAN

## Implementation Status

Strategy	Status	Notes
<b>Community Development</b>		
Neighborhood Improvement Programs: <ul style="list-style-type: none"> <li>• Neighborhood Signs</li> <li>• Tree Planting</li> <li>• Stream Clean-ups</li> </ul>	No action	Street trees planted as part of Pacific Highway Improvements. Ongoing efforts to improve water quality and stream habitat.
Art in Infrastructure	Ongoing	Implemented through Pacific Highway improvements, Cascade View Park and Link light rail station projects.
Code Modifications for Improved Design <ul style="list-style-type: none"> <li>• Pacific Highway Design Manual</li> <li>• BAR review of development in RC</li> <li>• Zoning Code's Landscape Chapter</li> <li>• Sign Amortization</li> </ul>	Completed Completed Completed Completed	Design Manual adopted 1999. BAR review required by TMC 18.24.070. New Landscaping Chapter adopted 1999. Sign amortization program adopted 1998; modified 2002 due to legal concerns.
Public Involvement/Marketing Program	Ongoing	Hired Economic Development Administrator. Numerous contacts with property owners/potential developers.
Ped/Bike/Transit Plan	Completed Underway	Transit Plan adopted 2005. Pedestrian/'Bicycle Plan underway.
TSD Strategic Plan for Education	Ongoing	Ongoing cooperative efforts include Tukwila Community Schools Collaboration, facility sharing, after school recreation programs, etc.



# PACIFIC HIGHWAY REVITALIZATION PLAN

## Implementation Status

Strategy	Status	Notes
<b>Infrastructure and Facilities Investment</b>		
Infrastructure Upgrades <ul style="list-style-type: none"> <li>• Improve water lines and fire hydrants</li> <li>• Improve Telecommunications</li> <li>• Create a Cross Street Improvement Plan</li> <li>• Reconstruct Cross Streets</li> </ul>	Completed Completed Completed	Phases 1 and 2 of Pacific Highway Improvements completed. Phase 3 funded. Phases 1 and 2 of Pacific Highway Improvements completed. Phase 3 funded. Included as part of Pacific Highway Revitalization Plan (see Figure 6). S. 144 <sup>th</sup> rebuilt between TIB and 37 <sup>th</sup> Ave. So.
Neighborhood Resource Center	Ongoing	Has been discussed as part of Tukwila Village project and with Tukwila Trading Post.
Cascade View Park	Completed	
Southgate Park	No action	



# Commercial Redevelopment Areas

 Commercial Redevelopment Areas

## Zoning Designations

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial Center
-  Regional Commercial

