

## **ZONING—RECOMMENDATION:**

Staff recommends the following action in support of the request:

- 1) Amend the official Comprehensive Plan map and Zoning map to add the “Urban Renewal Overlay District” (Attachment H)
- 2) Amend the Zoning Code to add Figure 18-15 “Urban Renewal Overlay District” (Attachment I)
- 3) Amend the Zoning Code Chapter 18.50—Supplemental Standards to add TMC 18.50.170 establishing the Urban Renewal Overlay District with supplemental development 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;

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 at least 500

square feet of interior floor space and allow no more than 50% 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.
- 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 bus tickets and passes.
- e) Residential development must encourage 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 spaces on site.
- 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 three residential units in a mixed-use or multi-family development. For commercial development, one bicycle parking space shall be provided for every 25 automobile parking stalls.