



INFORMATIONAL MEMORANDUM

TO: Mayor Haggerton
COMMITTEE OF THE WHOLE

FROM: JACK PACE, COMMUNITY DEVELOPMENT DIRECTOR 

DATE: OCTOBER 5, 2009

SUBJECT: ANNUAL COMPREHENSIVE PLAN AMENDMENTS

ISSUE

This memo discusses and summarizes the Planning Commission's recommendations for two Comprehensive Plan and two accompanying Zoning Code/Map amendments under review this year.

On October 12, 2009, the Committee of the Whole will hold a public hearing and take comments on the recommended amendments. On October 19, 2009 the City Council will make its final decision on whether or not to adopt individual amendments.

BACKGROUND

Process to date:

The Washington Growth Management Act allows a jurisdiction's Comprehensive Plan to be amended once each year, except in case of emergency, per RCW 36.70.

The City of Tukwila is considering two proposed Comprehensive Plan amendments and two accompanying Zoning code and map amendments during 2009. They were reviewed by the City Council at a public meeting in May, 2009, and passed along to the Planning Commission for staff review, public hearing and recommendation.

The Planning Commission held hearings on July 23 and August 27, 2009, recommended approval of the amendments, and referred the matter back to the City Council. The Community Affairs and Parks Committee met on September 14, 2009, and forwarded the Planning Commission's recommendations to the City Council for a public hearing and final action. (Exhibit 1)

At each stage in the review process, staff has tried to encourage public involvement. All public meetings and hearings were advertised in the newspaper, and the City's website. Sites were posted with notices of applications and meetings. Staff exceeded statutory notification requirements in providing mailings to owners and occupants within 500' of the proposed map and zoning changes.

Council Consideration and Options:

After taking comments from the public at the hearing, the Council may take one of the following actions for each amendment:

- Adopt the proposed amendment by ordinance;
- Adopt a modified version of a proposed amendment by ordinance; or
- Reject the amendment.

Consideration of a site-specific amendment is a quasi-judicial decision. Consideration of a policy amendment and area-wide zoning code changes is a legislative decision.

Organization of Informational Materials

Exhibits 1-4 provide basic information to accompany the informational memo. Attachment tabs 1 and 2 include complete Planning Commission staff reports, minutes of Planning Commission hearings and draft ordinances that reflect the Planning Commission recommendations for each of the Comprehensive Plan amendment/Zoning code amendment requests respectively.

DISCUSSION**1. Osterly Park Townhomes--Redesignate property from Medium Density Residential (MDR) to High Density Residential (HDR)**

- File #108-077—Comprehensive Plan Amendment
- File #L09-002-- Rezone

The applicant, Mike Overbeck, is requesting to redesignate one parcel from Medium Density Residential (MDR) to High Density Residential (HDR) at 3421 S. 144th. (Exhibit 2) The .25 acre property had been the subject of a long-term code enforcement action, and is the site of a former meth house that was demolished earlier in 2009.

The recommended Comprehensive Plan amendment/Rezone area is part of a multi-parcel proposal for a townhome project which will be developed in phases, and is now under staff review. The rezone would allow the property to be developed with two additional units, a more efficient site plan, and better access.

The recommended HDR designation is appropriate for the property under any development scenario, as the block is almost entirely zoned HDR already, and is developed in large apartment buildings. The site is on a bus route, with Cascade View Community Park is within one block. Amenities including shopping, schools, library and a swimming pool are nearby. The impacts of the change from MDR to HDR would be minimal on the neighborhood, as the site is already well-equipped to handle greater density.

~~Planning Commission Recommendation—Comprehensive Plan (L08-077):~~

- ~~• Approve amending the Comprehensive Plan Land Use Map from Medium Density Residential (MDR) to High Density Residential (HDR) at S. 3421 S. 144th (Tax#00040000088)~~

~~Planning Commission Recommendation--Zoning (L00-002):~~

- ~~• Approve amending the Zoning Map from Medium Density Residential (MDR) to High Density Residential (HDR) at S. 3421 S. 144th (Tax#00040000088)~~

2. Urban Renewal Overlay District

- File #L08-081—Comprehensive Plan Amendment**
- File# L08-082—Zoning Code Amendment**

The City of Tukwila's Economic Development Administrator Derek Speck has proposed:

- a new Comprehensive Plan policy,
- new optional development standards for the Zoning Code (TMC 18) and
- changes to the Zoning map.

These amendments would create and implement a new Urban Renewal Overlay District for commercial, commercial redevelopment and multifamily zoned properties within the existing the Urban Renewal Area in the vicinity of Tukwila International Boulevard.

The Tukwila International Boulevard Plan—Revitalization and Urban Renewal (January, 2000) originally designated an "Urban Renewal Area" as the focus of redevelopment. The Urban Renewal Overlay District that is now being recommended is located in the same area that has been the focus of long-time planning efforts and public improvements. It generally lies between S. 140th Street, 37th Avenue South, S. 146th Street and 42nd Avenue S., and includes the future Tukwila Village site. (Exhibit 3) The intent of establishing the Urban Renewal Overlay District is to encourage a compact, transit-oriented development pattern with neighborhood-oriented services, redevelopment of distressed property, and more lively and pedestrian-friendly site design.

Current zoning standards have not fostered the type of development that has been desired along Tukwila International Boulevard. The development regulations that are recommended for the new Urban Renewal Overlay District are intended to address deficiencies in existing zoning, stimulate redevelopment and provide desired amenities for the neighborhood. While market and site conditions will continue to be major factors in determining the pace and extent of redevelopment in the neighborhood, this proposal is intended to provide additional tools help the community achieve its vision for a mixed-use center and strengthened commercial district.

During the process of expressing their interest in the Tukwila Village project, developers submitted proposals review of proposals that showed more intensive development than is

allowed by the current zoning code. Certain concepts for the recommended zoning changes, such as greater maximum building height and reduced parking requirements, were suggested by developers considering the future Tukwila Village center project.

However, it is important to note that the recommended development regulations and requirements encourage the type of development that is desired for the entire Urban Renewal Overlay District (not just the Tukwila Village project), and would apply equally to any future development and redevelopment projects in the whole Urban Renewal Overlay District provided they are requested by the developer and the criteria are met.

The recommended Urban Renewal Overlay District leaves the underlying zoning in place, but provides optional alternative development standards that may be applied to developments within the District upon the property owner's request, and if certain qualifying criteria are met. In exchange for meeting criteria that provide benefits to the community and encourage transit use (such as pedestrian amenities, provisions for car-share, increased residential bicycle parking, significant covered parking for residential units), development may have increased density, building heights up to 65' and reduced residential parking.

The recommended Urban Renewal Overlay District zoning regulations tend to focus development along Tukwila International Boulevard by requiring at least 100' of frontage along the street. Street interest and liveliness are encouraged by requiring that the ground floor along TIB include active uses, which can be a combination of activities and architectural features intended to enhance the streetscape. Development must provide pedestrian features such as wide sidewalks, street furniture, etc. Significant covered parking for residences is also required, as are secure bicycle and car-share parking spaces. These features will make it easier for people to walk, use bicycles, or car share.

The Planning Commission's recommendations take into account several topics of special interest.

Building setbacks near single-family homes:

The Planning Commission expressed concern over the potential visual impact of a row of tall buildings in the vicinity of single-family homes. The Planning Commission recommendation addresses this issue by requiring a one or two story building tier on development located adjacent to or across the street from single-family dwellings that are outside of the Urban Renewal Overlay. Tiers would start at 10' from the property line, with the remainder of the building height set back 30'. (Exhibit 4) This would apply whether the building's front, second front or side faced the single-family dwelling.

Requiring only one tier that is one or two stories in height maintains the same scale as nearby housing. Some design flexibility, and systems economies are retained for the building, while loss of developable space is limited. Limiting the tier's setback to ten feet from the property line provides interest along the street, and begins to establish a somewhat more urban feel, as is desired by the community. Setting the tallest part of the building back from the street provides additional visual break for nearby single-family residences, in addition to the separation that is already achieved with the width the right-of-way, and existing single-family home setbacks.

Residential Units—Size and Type

The Planning Commission had an extended discussion over balancing the importance to a healthy neighborhood of having a mix of residential unit types and sizes with no single dwelling unit type predominating, and a future developer's economic need to allow market conditions to determine the specific mix of unit types and sizes that are constructed. It was recognized that market forces generally determine the mix of residential units in a development, and that unit mix is not regulated elsewhere in City codes.

The Planning Commissioners were especially interested that studio units not predominate in any development, that they should be of high quality construction and of sufficient size to attract good tenants and that the option of eventual conversion to ownership not be precluded. The Planning Commission recommendation addresses this concern by limiting the number of studio units in any development, and by setting both a minimum size for individual units and minimum average size for studio units. The recommendation requires that no more than 40% of the residential units could be studio units, and the average size studio unit is at least 500 s.f. or greater, with no individual unit smaller than 450 s.f.

Planning Commission Recommendation (Comprehensive Plan Amendment) Urban Renewal Overlay District—File #L08-081):

Approve amending the Comprehensive Plan to add new Policy 8.2.22, establishing an Urban Renewal Overlay District as follows:

Policy 8.2.22 *Establish an overlay district in the designated urban renewal area, generally between S. 140th, 42nd Avenue South, S. 146th Street and 37th Avenue South, that may allow increased building heights, reduced residential parking requirements, and other alternative development standards, subject to specific criteria, in order to encourage well-designed, compact, transit-oriented and pedestrian-friendly redevelopment to activate the community along Tukwila International Boulevard.*

Planning Commission Recommendation (Zoning Code Amendments—File #L08-082): Adopt development standards and criteria for the proposed Urban Renewal Overlay District as follows:

Note: The Planning Commission's recommendations are formatted in the draft ordinance as new TMC Chapter 18.43, Urban Renewal Overlay District, with the substance of the recommendations unchanged. See Notebook Attachment 2 F for the complete draft ordinance.

Below is a summary of the key points:

- The purpose of the Urban Overlay District 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.

1. **Development Standards**--The 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 with the exception that: 1) development adjacent to or across the street from single-family dwellings in Low Density Residential zones lying outside of the Urban Renewal District shall be set back 10' from the property line with a required building tier of either one or two stories in height; and 2) floors three and above shall be set back 30' from the property line. This shall apply whether the front, second front, side or rear yard faces or is adjacent to the single-family dwelling.

b) Multi-family parking standards shall 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) The maximum number of dwelling units will be set by the building envelope as in the NCC zone, rather than a numeric density.

d) The developer may determine the unit mix with the limitation that studio 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 not more than 40% of the dwelling units to be studios.

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

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

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

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

b) At least 75% of required residential parking shall be provided in an enclosed structure (garage or podium) that is 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 are uses such as retail, restaurant, live-work or other of a similar nature that encourage pedestrian activity, and feature a combination of design and amenities to create a sense of interest with features such as doors, windows, clear glass display windows, wide sidewalks.

d) The property owner/manager shall prepare a Transportation Management Plan that encourages alternatives to automobile use, and that provides residential and commercial tenants with materials such as information about transit and bicycle options or providing transit tickets and passes.

e) Residential development shall provide opportunities for tenants to use a car sharing program, with one parking space for car share 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 equal number of guest parking spaces shall be provided, and converted to dedicated car-sharing spaces when the program becomes available.

f) One secure, covered, ground-level bicycle parking space shall be provided for every four residential units in a mixed-use or multi-family development

g) Development shall 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, street furniture.

RECOMMENDATION

The Council is being asked to approve ordinances with recommended changes to the Comprehensive Plan and Zoning Code and consider this item at a public hearing during the October 12, 2009 Committee of the Whole meeting and at the subsequent October 19, 2009 Regular Meeting.

ATTACHMENTS

Exhibits:

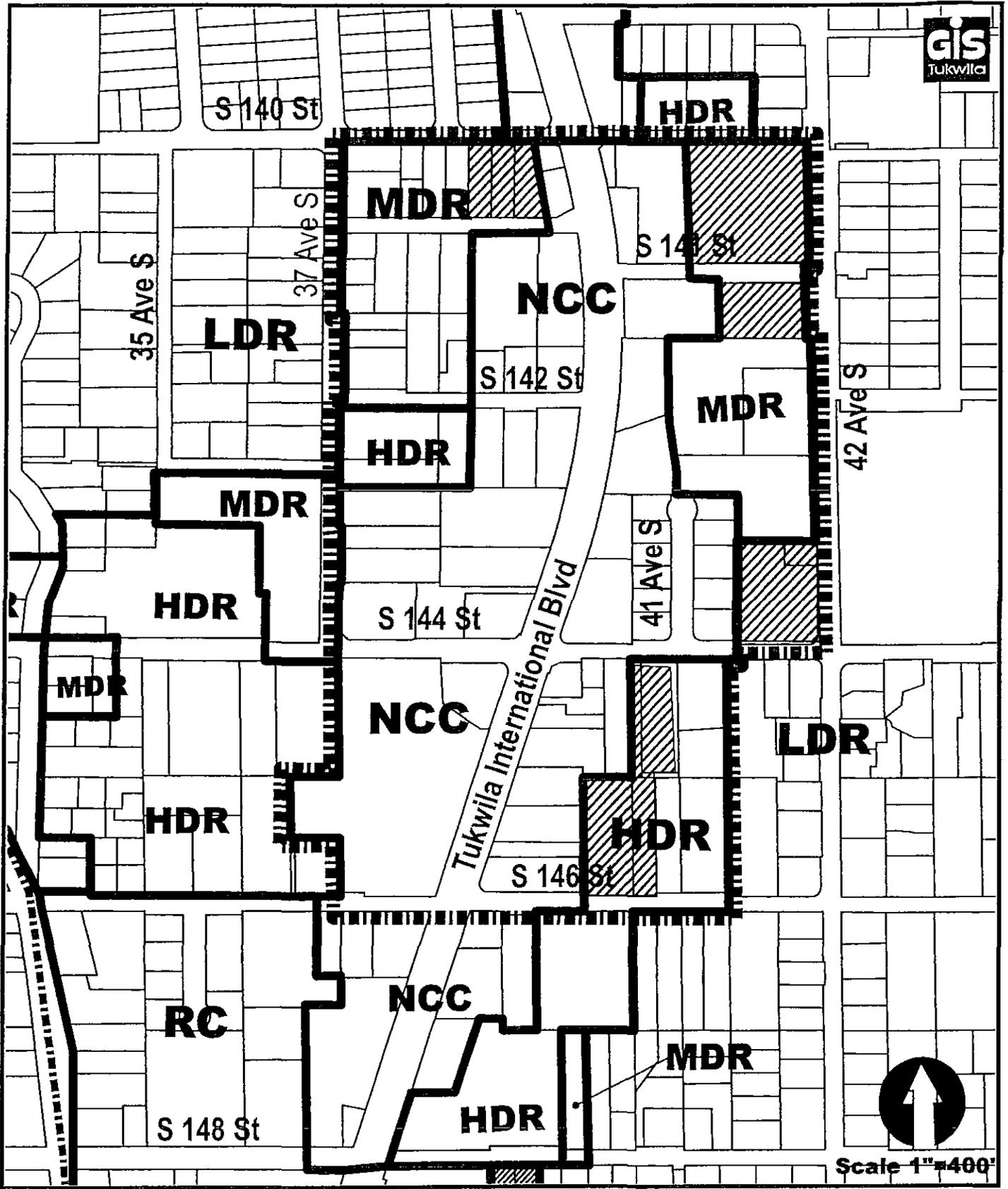
1. CAP minutes (9/14/09)
2. Map—Medium Density Residential to High Density Residential
3. Map—Urban Renewal Overlay District
4. Tiered Buildings

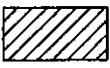
ATTACHMENTS - Continued

Attachments: Draft Ordinances for:

1. #L08-077 and #L09-002—Medium Density Residential (MDR) to High Density Residential (HDR)
 - a. Draft Ordinance—Comprehensive Plan
 - b. Draft Ordinance—Zoning

2. #L08-081 and #L08-082—Urban Renewal Overlay District
 - a. Draft Ordinance—Comprehensive Plan
 - b. Draft Ordinance--Zoning



-  Commercial Redevelopment Areas
-  Urban Renewal Overlay District

**Tukwila International Boulevard
Urban Renewal Overlay District**