

RESIDENTIAL NEIGHBORHOODS

PURPOSE

This component of the Comprehensive Plan establishes land use and development policies for Tukwila's residential neighborhoods. (Figure 10) It will serve as the basis for zoning, and will play a key role in the establishment of development standards, design guidelines, and display of public capital improvement projects.

*Figure 10 –
Residential
Neighborhoods*

These goals and policies propose land use patterns and physical development policies that protect and enhance the sense of community in Tukwila's residential neighborhoods. They give the highest priority to achieving the image of neighborhood quality described in the Tukwila Tomorrow Committee goals and strategies, while satisfying regional commitments and providing emergency services.

ISSUES

Tukwila's residential neighborhoods are a mix of dense, small-town residential areas and newer suburban areas. Its citizens are relatively active in ad-hoc neighborhood groups concerned about neighborhood quality. These residential neighborhoods are distinct geographic areas within an urban setting that is becoming increasingly crowded, with all the challenges of urban living.

A strong sense of community is the key to maintaining neighborhood quality as Tukwila grows. Without it, Tukwila's residential neighborhoods will lose many of their most valued characteristics and the public investment will not achieve its goals. Public and private development design can enhance or inhibit this sense of community.

Standards to which public facilities such as schools, parks, and streets are designed should support neighborhood quality, in addition to filling their specific roles. Additional minor improvements are needed to weld the community's facilities into a contiguous, recognizable system, with anticipated system-wide benefits far exceeding the relatively small improvement costs.

Amendments to private development regulations are needed to better support communication among neighbors, increase housing design

options, and ensure that housing size is consistent with smaller lot sizes as infill continues throughout the City. Changes in zoning densities and firm code enforcement are needed in some neighborhoods to combat their increasing transient nature that causes the loss of the sense of community so vital to maintaining the neighborhoods.

GOALS AND POLICIES

Goal 7.1 Neighborhood Quality

Urbanization and development that fosters a sense of community and replaces lost vegetation and open spaces with improvements of at least equal value to the community.

Policies

7.1.1 Maximize neighborhood quality through City actions that help define the City and neighborhoods as specific “places.”

IMPLEMENTATION STRATEGIES

- High quality public facility and private development design for neighborhood quality
- Emphasis on public health and safety concerns
- Provide infill assistance for short plats or smaller developments

7.1.2 Improve the public infrastructure in all neighborhoods to an equivalent level of quality.

IMPLEMENTATION STRATEGY

- Create or modify regulations that allow neighborhood infill to continue while infrastructure needs are being addressed by the City.

7.1.3 Include human services as one of several bases for evaluating capital and programmatic needs.

Goal 7.2 Noise Abatement

Residential neighborhoods protected from undue noise impacts, in order to ensure for all residents the continued use, enjoyment and value of their homes, public facilities and recreation, and the outdoors.

Policies

- 7.2.1 *Prevent community and environmental degradation by limiting noise levels.*
- 7.2.2 *Discourage noise levels which are incompatible with current or planned land uses, and discourage the introduction of new land uses into areas where existing noise levels are incompatible with such land uses.*
- 7.2.3 *Require building contractors to limit their construction activities to those hours of the day when nearby residents will not be unreasonably disturbed.*

IMPLEMENTATION STRATEGY

- Noise regulations

- 7.2.4 *Discourage noise levels incompatible with residential neighborhoods.*

IMPLEMENTATION STRATEGIES

- Coordinate with the Washington Department of Transportation
- Noise reduction and buffering regulations
- Berming, landscaping, setbacks, tree planting
- Building construction and siting methods
- Home occupations standards

- 7.2.5 *Encourage the reduction of noise from Seattle-Tacoma International Airport and King County Airport, by promoting the development of new or the retrofit and modification of existing aircraft engines which are quieter, and operational procedures that help reduce aircraft noise emission levels.*

- 7.2.6 *Work with the Port of Seattle, King County Airport and the Federal Aviation Administration to promote the*

development and implementation of airport operational procedures that will decrease the adverse noise effects of airport operations on Tukwila and its residents.

IMPLEMENTATION STRATEGIES

- Lobbying the Federal Aviation Administration to develop and implement airport operational procedures to reduce noise impacts.
- Coordinate with other jurisdictions surrounding airports to ensure common purpose and implementation strategies.
- Work with King County International Airport/Boeing Field to establish an appropriate noise monitoring system, including better identification of noisy flight events, counseling/education of pilots about quieter flying techniques, flight patterns that avoid noise-sensitive areas and other strategies.

7.2.7 *Ensure that urbanization and development do not negatively impact current neighborhood noise levels or E.P.A. standards.*

IMPLEMENTATION STRATEGIES

- WSDOT coordination in advance of roadway improvements
- City-wide study on current noise levels
- Establish City program and standards

Goal 7.3 Overall Land Use Pattern

A land use pattern that encourages a strong sense of community by grouping compatible and mutually supportive uses and separating incompatible uses.

Policies

7.3.1 *Maintain a comprehensive land use map that supports the preservation and enhancement of single-family and stable multi-family neighborhoods; eliminates incompatible land uses; and clearly establishes applicable development requirements through recognizable boundaries.*

IMPLEMENTATION STRATEGY

- Clear definition of Land Use Map zoning codes

7.3.2 *Utilize appropriate zoning to combat increasing short-term rentals that increase the transient nature of specific neighborhoods.*

IMPLEMENTATION STRATEGY

- Zoning Map

Goal 7.4 Streetscape Development

Streetscapes that enhance neighborhood quality and a strong sense of community.

Policies

7.4.1 *Provide pedestrian and other nonmotorized travel facilities, giving priority to sidewalk improvements that connect public places, such as parks, the river, open spaces, and neighborhood gathering spots.*

7.4.2 *Emphasize a network of residential local access through-streets, minimizing cul-de-sacs.*

IMPLEMENTATION STRATEGIES

- A street network that serves growth
- Acquisition of needed right-of-way

7.4.3 *Provide standards and guidelines for front yards, structures, and public areas that encourage conversation among neighbors (as illustrated in Figure 11).*

7.4.4 *Design residential local access streets to provide the minimum capacity for emergency access and for slow traffic.*

Figure 11 – Residential neighborhoods streetscape

IMPLEMENTATION STRATEGIES

- Require sidewalk and landscape planter for both sides of residential streets

Residential Neighborhoods

- Street design criteria
- Traffic calming program
- Require sidewalk and landscape planter in front of all multi-family developments
- Priority for neighborhood quality design features (e.g, removal of one lane or parking before removal of sidewalk) when reducing street facilities
- Rights-of-way incorporating desired design features
- Encourage sidewalks and planters where appropriate on 2-lane street improvements
- Emergency vehicle purchasing criteria that accommodate street design standards
- Alternatives to circular cul-de-sacs to minimize paved area
- Sidewalks can be included within the required emergency vehicle turning radius
- Sidewalks which include handicap cutouts for handicap access

7.4.5 *Design collector arterials for slow but steady speeds.*

IMPLEMENTATION STRATEGIES

- Use a two travel lane, local access road design as the basic collector arterial design to encourage safe speeds
- New minor and principal arterials routed around residential neighborhoods
- Traffic calming program

7.4.6 *Incorporate proportionately greater neighborhood-enhancing elements in collector, minor, and principle arterial design. These elements include collector lanes, wider sidewalks, separated sidewalks, and curblin trees.*

7.4.7 *Underground utility distribution lines as each street is improved or constructed, in accordance with rates and tariffs applicable to the serving utility.*

Goal 7.5 Neighborhood Gathering Spots

Neighborhood gathering spots that provide a social focal point for supporting and enhancing neighborhood communication and quality.

Policies

7.5.1 *Neighborhood gathering spots shall reflect neighborhood height, bulk, and scale and a small-town residential style of architecture.*

7.5.2 *Link neighborhood gathering spots with an enhanced nonmotorized trail and sidewalk system before providing linkages with the neighborhoods.*

IMPLEMENTATION STRATEGIES

- “Parks and Open Space” site-specific recommendations
- Trails visible from the roadway, as appropriate

7.5.3 *Reflect the highest standard of design quality in public developments to enhance neighborhood quality and set a high design standard for other development.*

7.5.4 *Within one-quarter-mile of residential areas, provide a recreational facility or enhanced trail linkage to a neighborhood park. Provide a neighborhood park within one-half-mile of residential areas.*

7.5.5 *Maintain a minimum of 400 square feet of neighborhood recreational facilities per household.*

IMPLEMENTATION STRATEGIES

- Require a minimum of 400-square-foot-per-household recreational area requirement
- Provide recreational space through on-site locations in new multi-family developments.

7.5.6 *Acquire and design parks and recreational facilities to maximize responsiveness to changing community needs.*

Goal 7.6 Private Sector Development

Residential neighborhoods with a high-quality, small-town, pedestrian character.

General Policies

- 7.6.1 *Encourage resident identification with the neighborhood through physical improvements and programs including neighborhood gathering spots, landmark designation and improvement, and streetscape improvements.*
- 7.6.2 *Ensure that residential development reflects high design quality in harmony with identified, valued natural features and with a small-town orientation.*
- 7.6.3 *Allow Planned Residential Developments (PRD's) for multi- and single-family use on properties with wetlands or watercourses, or within the Tukwila South Master Plan Area in conjunction with the City Council's approval of a master plan.*

IMPLEMENTATION STRATEGY

- Design criteria, standards and guidelines for PRD's that assure adequate mitigation of the potential impacts of such projects

Single-Family Residential Development Policies

- 7.6.4 *Support single-family residential in-fill housing that is in harmony with the existing neighborhood as a means of achieving adequate, affordable, and/or diverse housing.*

IMPLEMENTATION STRATEGIES

- Standard minimum lot size of 6,500 square feet
 - Maximum 0.5 Floor Area Ratio (FAR) (not to include basement in calculating FAR)
 - Accessory dwelling units with special standards
 - Allow expansion or replacement of existing manufactured and mobile homes
- 7.6.5 *Encourage single-family residence design to foster a sense of safety and security.*

IMPLEMENTATION STRATEGY

- Site design providing transition between public and private places

7.6.6 *Develop single-family regulations that encourage compatibility with the existing scale of residential structures in the neighborhood, provide an appropriate relationship of lot area, building scale, and building siting, and maintain a sense of community (e.g. mature trees, pedestrian scale, sensitive transition between public and private spaces).*

IMPLEMENTATION STRATEGIES

- Minimum 20-foot lot width at street access point with an average lot width not less than 50 feet
- Minimize building setbacks to facilitate neighborhood communication, and friendly transition areas between street, sidewalks, and dwellings
- Encourage off-street parking and garage and carport standards that reduce auto dominance
- Encourage pitched roofs

7.6.7 *Support a residential rehabilitation program that provides assistance and inducements for residents to upgrade and maintain safe, attractive homes and yards.*

IMPLEMENTATION STRATEGIES

- Survey of specific assistance needs
- City assistance program to address maintenance needs, regulatory revisions and provide technical experience and financial assistance
- Funding and technical assistance for neighborhood tree planting
- Financial assistance generally limited to low-income households
- Improvements and additions shall meet current codes; minimize the necessity to bring entire building up to code
- Code enforcement

Residential Neighborhoods

- 7.6.8 *Allow home occupations as accessory uses if they have a level of activity compatible with single-family structures and residential neighborhood goals.*

Multi-Family Residential Development Policy

- 7.6.9 *Support a multifamily residential rehabilitation program that provides assistance and inducements to owners to upgrade and maintain safe, clean and attractive facilities.*

IMPLEMENTATION STRATEGIES

- Survey of specific assistance needs
- City assistance program to address maintenance needs, regulatory revisions, and provide technical experience and financial assistance as appropriate
- Financial assistance generally limited to low-income households or buildings serving low-income households
- Improvements and additions shall meet current codes; minimize the necessity of bringing entire building up to code
- Code enforcement

- 7.6.10 *Ensure that all multi-family residential developments contribute to a strong sense of community through site planning focused on neighborhood design integration; building design architecturally linked with the surrounding neighborhood and style; streetscapes that encourage pedestrian use and safe transition to private spaces, with trees reducing the effects of large paved areas; with recreational spaces and facilities on site; creative project design that provides a diversity of housing types within adopted design criteria, standards, and guidelines; and operational and management policies that ensure safe, stable living environments.*

IMPLEMENTATION STRATEGIES

- Multi-family design criteria, standards and guidelines
- Tukwila crime-free multi-family housing program

Commercial Area Development Policies

- 7.6.11 *Link commercial areas to residential areas within approximately one-quarter-mile with high-quality nonmotorized access facilities.*
- 7.6.12 *In neighborhood commercial developments, harmoniously reflect the scale and architectural details of surrounding residential structures, and encourage nonmotorized access. (Figure 12)*

Figure 12 – Residential Commercial Center architectural character

- 7.6.13 *Encourage neighborhood commercial structures to incorporate residential units at medium densities. (Figure 13)*

Figure 13 – Residential Commercial Center mixed use

Goal 7.7 Residential Commercial Center

Residential Commercial Centers that bring small commercial concentrations into existing residential neighborhoods to improve existing residential areas while providing products and services to nearby residents.

Policies

- 7.7.1 *Allow a diverse mix of uses, including above-street residential, retail, service, office and recreational and community facilities.*

IMPLEMENTATION STRATEGY

■ Zoning Code

- 7.7.2 *Through public and private project design and regulation, create a recognizable, compact, pedestrian Residential Commercial Center.*
- 7.7.3 *Encourage new construction rather than the conversion of existing residential structures to commercial uses.*
- 7.7.4 *Combine parking placement and build-to standards to achieve compactness and pedestrian orientation, creating a focal point emphasis in the Residential Commercial Center.*

IMPLEMENTATION STRATEGY

- Parking along the street front, behind or beside buildings
- 7.7.5 *Achieve pedestrian transition between buildings, streets and adjacent properties.*
- 7.7.6 *Allow up to three-story buildings within the Residential Commercial Center to emphasize its importance and desired activity level, limiting commercial uses to the lower two stories.*
- 7.7.7 *Ensure appropriate structural transitions between commercial and residential zones.*

IMPLEMENTATION STRATEGIES

- Multi-family and commercial design guidelines
- Maximum 0.5 Floor Area Ratio (FAR) (not to include basement in calculating FAR)
- 7.7.8 *Require developments to incorporate small-scale pedestrian amenities such as benches and canopies in order to convey the impression of a residential center and community focal point.*
- 7.7.9 *Employ appropriate design elements to blend in with the character of the residential neighborhood.*

Goal 7.8 Neighborhood Vitality

Continuing enhancement and revitalization of residential neighborhoods.

Policy

- 7.8.1 *Utilize both City and non-City funding to directly promote revitalization of residential neighborhoods.*

IMPLEMENTATION STRATEGIES

- Emphasis on existing land use patterns
- Investment in public works and infrastructure improvements
- Infrastructure fund support for residential area buffering improvements

- Subdivision and replatting of large residential lots
- Infrastructure fund incentives for residential rehabilitation and new construction
- Capital Improvement Plan
- Residential Street Program in the CIP
- Development of new single-family homes
- Redevelopment encouragement through an informed business and real estate community
- Investment in public facilities and improvements to encourage neighborhood identity and private property improvements
- Identification and elimination of counterproductive or inappropriate regulations