

COMPREHENSIVE LAND USE MAP LEGEND

The Land Use map included in the Plan reflects the goals and policies within the Comprehensive Plan elements. It conveys the long-term plan for the primary-use character of the various city neighborhoods. All areas of the City have distinct characters, some established many years ago and some currently evolving. There are ~~a few parcels of land that are remnants of the City's history as a farming community, natural areas being preserved and enhanced~~ but most land is now ~~suburban~~ residential, commercial, and industrial.

Changes in existing land use patterns are proposed in some areas such as the Southcenter Subarea and the Tukwila International Boulevard District to reflect the community's goals. Such change is expected to occur gradually, as strategic plans for specific areas are developed, as the plans are implemented and promoted, and as public and private investment is made.

The land use designations employed on the map are defined below.

LAND USE DESIGNATIONS

Low-density residential: Areas primarily characterized by detached single-family residential structures and their accessory uses along with educational, institutional and recreational uses. ~~Density may vary by neighborhood and for projects proposing innovative housing types such as cottage housing. 0 to 6.7 units per net acre; except that LDR areas within the overlay for the Tukwila South Master Plan Area shall be governed according to the terms of that overlay zone along with the corresponding master plan.~~ These uses and densities are modified where covered by the Commercial Redevelopment, Urban Renewal, Tukwila South and Public Recreation Overlays. (See Housing, Residential Neighborhoods, and Tukwila South and Annexation elements in Plan text.)

Commented [NG1]: I am responding to policy 3.1.2 Explore adopting smaller lot sizes in neighborhoods where the historical lot pattern is smaller than the established 6.7 dwelling units per acre.

Medium-density residential: Areas characterized by residential duplexes, triplexes, and fourplexes and their accessory uses along with educational, institutional and recreational uses. ~~MDR areas are intended to provide a transition between high-density residential or commercial areas and low density residential areas. 6-8 to 14.5 units per net acre.~~ These uses and building types are modified where covered by the Commercial Redevelopment and Urban Renewal Overlays. (See Housing and Residential Neighborhoods elements in Plan text.)

High-density residential: Areas characterized by larger and higher density multi-family buildings and their accessory uses along with educational, institutional and recreational uses. ~~15-21.8 units per net acre, with senior citizen housing allowed up to 60 units per net acre.~~ These uses and densities are modified where covered by the Commercial Redevelopment and Urban Renewal Overlays.

Commented [NG2]: This would allow future higher densities in HDR Zoning without a comp plan change. Sunwood is about 16 units per acre, the Samara Apts (west side of TIB) is 53 units per acre, Tukwila Village is about 57 units per acre, condos in Burien Town Square are 82 units per acre.

Office: Areas characterized by professional and commercial office structures mixed with certain complementary retail.

Mixed-Use Office: Areas characterized by professional and commercial office structures, mixed with certain complementary retail, and residential uses ~~and senior citizen housing allowed up to 60 units per net acre.~~ These uses and densities are modified where covered by the Tukwila South Overlay, except that MUO areas within the overlay for the Tukwila South Master Plan Area shall be governed according to the terms of that overlay zone along with the corresponding master plan.

Commented [NG3]: References to the Tukwila South Master Plan are replaced with the Tukwila South Overlay.

Residential Commercial Center: Pedestrian-friendly areas characterized and scaled to serve a local neighborhood, with a diverse mix of uses. Uses include certain commercial uses mixed with residential at second story or above, ~~with a maximum density of 14.5 units per acre~~; retail; service; office; and recreational and community facilities. (See *Residential Neighborhoods in Plan text.*)

Neighborhood Commercial Center: Pedestrian-friendly areas characterized and scaled to serve multiple residential areas with a diverse mix of uses. Uses include ~~certain commercial; uses mixed with residential including at second story or above~~ (senior citizen housing ~~allowed up to 60 units per net acre~~); retail; service; office; and recreational and community facilities, generally along a transportation corridor. ~~These uses are modified where covered by the Urban Renewal Overlay.~~ (See *Tukwila International Boulevard District element in Plan text.*)

Regional Commercial: Areas characterized by commercial services, offices, lodging, entertainment, and retail activities with associated warehousing and accessory light industrial uses, along a transportation corridor and intended for high-intensity regional uses. Residential uses are also allowed in appropriate areas off of the principal arterial with a maximum density determined by code standards and design review criteria. (See ~~Transportation Corridors~~ *Tukwila International Boulevard District element in Plan text.*)

Regional Commercial Mixed Use: Areas characterized by commercial services, offices, lodging, entertainment, retail activities and associated warehousing, and certain accessory light industrial uses. Residential uses mixed with certain commercial uses are also allowed, at second story or above levels, subject to special design standards, ~~and with a maximum density of 14.5 units per acre (senior citizen housing allowed up to 60 units per net acre).~~

Tukwila Urban Center: ~~The Southcenter Urban Center subarea is intended to develop as a high-density, regionally oriented, mixed-use center. Residential development is encouraged in proximity to water amenities or within walking distance of the Sounder commuter rail/Amtrak station or the bus transit center, subject to design standards and incentives. It contains five sub-districts differentiated through uses and development standards – Regional Center, Transit Oriented Development, Pond, Commercial Corridor and Workplace. A specific area characterized by high-intensity regional uses that include commercial services, offices, light industry, warehousing and retail uses, with a portion covered by the TUC Urban-Center Mixed-Use Residential Overlay. TUC areas within the overlay for the Tukwila South Master Plan Area shall be governed according to the terms of that overlay zone along with the corresponding master plan.~~ (See *Southcenter – Tukwila’s Urban Center Tukwila South element in Plan text.*)

Commented [NG4]: Description revised to match Southcenter element.

Commercial/Light Industrial: Areas characterized by a mix of commercial, office or light industrial uses. (See the following elements in Plan text: *Economic Development, Shoreline-Residential Neighborhoods, Transportation Corridors, Tukwila South.*)

Light Industrial: Areas characterized by distributive and light manufacturing uses, with supportive commercial and office uses. (See ~~Manufacturing/Industrial Center and~~ *Economic Development elements in Plan text.*)

Heavy Industrial: Areas characterized by heavy or bulk manufacturing uses and distributive and light manufacturing uses, with supportive commercial and office uses, ~~These uses are modified where covered by the Tukwila South Overlay except that HI areas within the overlay for the Tukwila South~~

~~Master Plan Area shall be governed according to the terms of that overlay zone along with the corresponding master plan. (See the following elements in Plan text: Economic Development, Shoreline, Manufacturing/Industrial Center, and Tukwila South Planned Area.)~~

Manufacturing/Industrial Center – Light Industrial: A major employment area containing distributive, light manufacturing, and limited office uses, with supportive commercial and office uses. (See *Manufacturing/Industrial Center* element in Plan text.)

Manufacturing/Industrial Center – Heavy Industrial: A major employment area containing distributive, light manufacturing and heavy manufacturing uses, with supportive commercial and office uses. (See *Manufacturing/Industrial Center* and Shoreline elements in Plan text.)

Tukwila Valley South: A specific area characterized by high-intensity regional uses that include commercial services, offices, light industry, warehousing and retail, with heavy industrial subject to a Conditional Use Permit ~~(except when approved as part of the master plan) and to be governed according to the terms of the Tukwila South Master Plan Area overlay zone along with the corresponding master plan.~~ Mixed use residential is conditionally permitted within 500 feet of the Green River. ~~within this area is subject to special design standards, with a maximum density established through a master plan approved by the City Council. These uses and densities are modified where covered by the Tukwila South Overlay.~~

SPECIAL OVERLAYS

Public Recreation: Areas owned or controlled by a public or quasi-public agency, which are dedicated for either passive or active public recreation use, or public educational uses. (See *Community Image and Residential Neighborhoods* elements in Plan text.)

Shoreline: An overlay area parallel to the banks of the Green/Duwamish River approximately 200' wide on either side of the river (as defined in the Tukwila Shoreline Master Program). (See *Shoreline* element in Plan text.)

Tukwila South Overlay: This master plan overlay area includes lands designated TVS, HI, ~~TUC, LDR and~~ MUO and supersedes the provisions of the underlying zoning districts. It is intended to create a multi-use employment center containing high technology, office, commercial, retail and residential uses at the south end of the City. The overlay area is shown on the Comprehensive Plan Map. ~~(See Tukwila South and Annexation elements in Plan text.)~~

SUB-AREAS

Tukwila International Boulevard District: The district extends along Tukwila International Boulevard and is intended to become a complete neighborhood with places to live, work, shop and play. It will have a distinctive main-street character with an international flavor and excellent transit. (See *Tukwila International Boulevard District* element in Plan text.)

~~Tukwila Urban Center~~Southcenter: A special area of retail and commercial services, residential, industrial development, entertainment, and recreational and cultural amenities connected by an expanded transit system to a regional system of centers, and by adequate motor vehicle and pedestrian facilities. (See ~~Southcenter-~~ *Tukwila's Urban Center* element in Plan text.)

Manufacturing/Industrial Center: A major employment area containing manufacturing and industrial uses and other uses that support those industries. (See the following elements in Plan text: Economic Development, Shorelines, and Manufacturing/Industrial Center.)

Potential Annexation Areas: Areas currently located outside Tukwila city limits, which the City may consider for annexation in the future. Potential land use designations for these areas are shown on the Comprehensive Plan Map. (See Annexation element in Plan text.)

Transportation Corridors: Three corridors that are similar in their planning needs due to their location, land uses, and significance as regional arterials. (See Transportation Corridors element in Plan text.)

—— **Pacific Highway Corridor**

—— **Interurban Corridor**

—— **Southcenter Boulevard Corridor**

Tukwila South Master Plan Area: This area extends generally south of the Southcenter Subarea to South 204th Street special overlay and is based on unique conditions including the presence of significant water features such as wetlands, watercourses and the river, topographic changes that will influence the future development of the land, and a large contiguous area of land in single ownership that will allow for unique planned development opportunities. (See Tukwila South element in Plan text.)

Tukwila South: An area extending generally south of the Tukwila Urban Center to South 204th Street, that includes both City of Tukwila and unincorporated King County parcels, which are expected to be annexed to the City of Tukwila. A portion of the Tukwila South area is covered by the Tukwila South Master Plan Area Overlay. (See Tukwila South element in Plan text.)

Residential Neighborhoods: Residential areas located throughout Tukwila characterized by a mix of single-family residences, multi-family residences and Residential or Neighborhood Commercial Centers. (See Residential Neighborhoods element in Plan text.)

Tukwila Urban Center Mixed Use Residential: Areas adjacent to water amenities (i.e., Tukwila Pond, the Green River, and Minkler Pond) that allow mixed use residential, subject to special design standards, with a maximum density of 22 units per acre (senior citizen housing allowed up to 100 units per net acre). These are the only areas where mixed use residential is allowed in the Tukwila Urban Center.

Tukwila Valley South Mixed Use Residential: Areas adjacent to the Green River that allow mixed use residential, subject to special design standards, with a maximum density of 22 units per acre (senior citizen housing allowed up to 100 units per net acre). These are the only areas where mixed use residential is allowed in the Tukwila Valley South area.

Commented [NG5]: This is covered by the Master Plan Area and the TSO.

Commented [NG6]: This is outdated, no longer in the TUC zoning.

Commented [NG7]: This is covered in the TVS discussion above.