



INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhood Committee

FROM: Jack Pace, Director Community Development

BY: Minnie Dhaliwal, Planning Supervisor

CC: Mayor Ekberg

DATE: April 17, 2018

SUBJECT: Zoning Code amendments to adopt residential development standards and guidelines for Tukwila South Overlay zone.

ISSUE

Should the Zoning Code be amended to adopt residential development standards and guidelines for Tukwila South Overlay Zone?

BACKGROUND

Segale Properties LLC, the applicant, requests amendments to Title 18, Zoning Code of the Tukwila Municipal Code (TMC) to set standards for residential uses. The proposed amendments are to adopt development standards and guidelines for residential uses in that portion of the Tukwila South Overlay District (TSO) which immediately adjoins land located in the City of SeaTac to the east of Interstate 5.

The entire Tukwila South Project area consists of approximately 400 acres generally bounded by S 180th Street on the north, S. 204th Street on the south, Orillia Road and I-5 on the west and the Green River on the east. The property owner, Segale Properties, intends to develop the property consistent with the Tukwila South Master Plan (Ordinance 2234) as adopted with the Development Agreement (Ordinance 2233). The plan calls for approximately ten million square feet of development that would be accommodated in a combination of a campus style research and office environments with a mix of other supporting uses such as retail, residential, commercial, hotel and flex tech. The property owner is constructing the first phase of the Master Plan, which involves clearing and grading the developable areas of the site and constructing infrastructure necessary to serve any future development.

The Tukwila South area contains several zoning designations, which include: Low Density Residential (LDR); Tukwila Valley South (TVS); Heavy Industrial (HI); and Mixed-Use Office (MUO). The entire Tukwila South area includes an overlay which supersedes the underlying zoning (TMC 18.41.010). As referenced in TMC 18.41.010, "the [overlay) may be applied by the City Council to any property lying within the Comprehensive Plan's Tukwila South Master Plan. Residential development is anticipated in the area zoned LDR with TSO overlay, which adjoins City of SeaTac. See Attachment A and B for the location and the underlying zoning.

DISCUSSION

When TSO zone and standards were adopted in 2009, it was expressly contemplated that development standards regarding residential uses would be adopted in the future.

At this time the property owner has filed an application for Zoning Code text amendments to adopt residential standards and design guidelines for the portion of Tukwila South Project area that is zoned LDR with TSO overlay and adjoins City of SeaTac. It is anticipated that multi-family development will straddle both cities. Currently Tukwila has standards and design guidelines that apply to multi-family development in the High Density Residential (HDR) zone. The current proposal is to adopt Tukwila's Multi-family Design Manual and development standards such as setback, height, density, landscaping, and development area similar to those in the HDR zone. The property owner is working with the developer to come up with parking and recreation space standards that would be more applicable for this area.

See Attachment C for the development standards of the HDR zone. Multi-family Design Manual for development in HDR zone is available online at <http://www.tukwilawa.gov/wp-content/uploads/DCD-Planning-Multi-Family-Design-Manual.pdf>

Amendments to TMC Title 18, (development regulations/Zoning Code) are legislative decisions, reviewed by the Planning Commission, which makes a recommendation to the City Council after holding a public hearing. The City Council will then hold a public hearing, and decide to approve, approve with modifications, or deny the amendments. Currently staff is asking the Committee to forward the proposed amendments to the Planning Commission for their review and recommendation. Staff would then come back to the Committee with the Planning Commission's recommendation.

FINANCIAL IMPACT

None

RECOMMENDATION

Forward the proposed changes to the Planning Commission for consideration and review. After Planning Commission review and hearing staff will return to the Committee with the Planning Commission's recommendations.

ATTACHMENTS

- A. Zoning map of the area
- B. Map showing city boundary and proposed area for residential development
- C. HDR development Standards



Tukwila South Overlay area that abuts City of SeaTac to the east of I-5

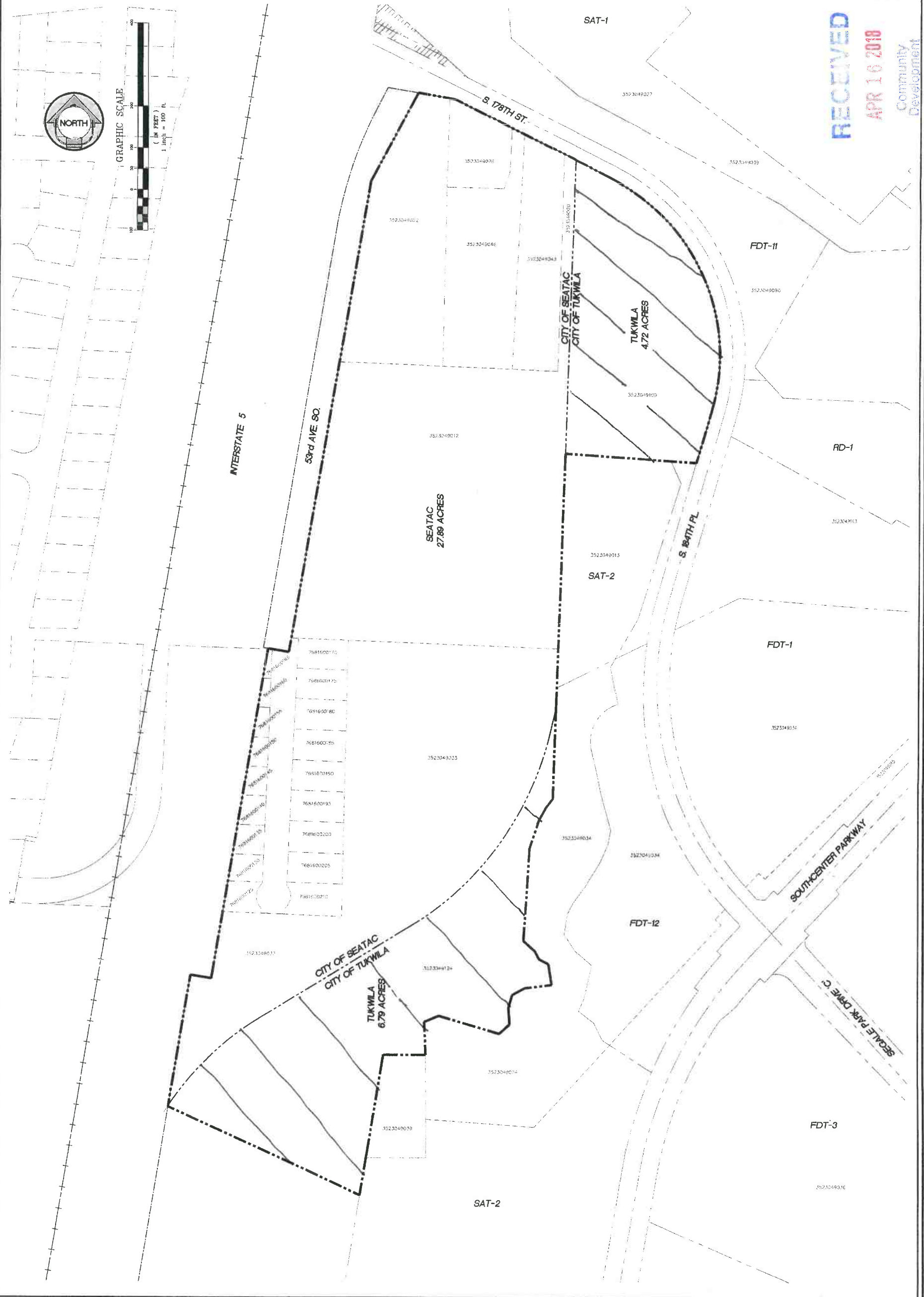
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Community Development

SEAL PROPERTY LLC
MULTIFAMILY PARCEL MAP
SEATAC AND TUKWILA

DATE: 11/20/17
SCALE: AS SHOWN
SHEET: 1 OF 1

SEALE PROPERTIES
A LIMITED LIABILITY COMPANY
COMMERCIAL • INDUSTRIAL • AGRICULTURAL • NATURAL RESOURCES
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www.sealeproperties.com



DATE: 11/20/17
REV: KESON BROTHERS

18.14.070 Basic Development Standards

Development within the High-Density Residential District shall conform to the following listed and referenced standards:

HDR BASIC DEVELOPMENT STANDARDS

Lot area, minimum	9,600 sq. ft. (Applied to parent lot for townhouse plats)
Lot area per unit (multi-family, except senior citizen housing)	2,000 sq. ft. (For townhouses the density shall be calculated based on one unit per 2000 sq. ft. of parent lot area. The "unit lot" area shall be allowed to include the common access easements).
Average lot width (min. 20 ft. street frontage width), minimum	60 feet (Applied to parent lot for townhouse plats)
Setbacks, minimum:	(Applied to parent lot for townhouse plats)
• Front - 1st floor	15 feet
• Front - 2nd floor	20 feet
• Front - 3rd floor	30 feet (20 feet for townhouses)
• Front - 4th floor	45 feet (20 feet for townhouses)
• Second front - 1st floor	7.5 feet
• Second front - 2nd floor	10 feet
• Second front - 3rd floor	15 feet (10 feet for townhouses)
• Second front - 4th floor	22.5 feet (10 feet for townhouses)
• Sides - 1st floor	10 feet
• Sides - 2nd floor	20 feet (10 feet for townhouses unless adjacent to LDR)
• Sides - 3rd floor	20 feet (30 feet if adjacent to LDR; 10 feet for townhouses unless adjacent to LDR)
• Sides - 4th floor	30 feet (20 feet for townhouses unless adjacent to LDR)
• Rear - 1st floor	10 feet
• Rear - 2nd floor	20 feet (10 feet for townhouses unless adjacent to LDR)
• Rear - 3rd floor	20 feet (30 feet if adjacent to LDR; 10 feet for townhouses unless adjacent to LDR)
• Rear - 4th floor	30 feet (20 feet for townhouses unless adjacent to LDR)
Townhouse building separation, minimum	
• 1 and 2 story buildings	10 feet
• 3 and 4 story buildings	20 feet
Height, maximum	45 feet
Development area coverage	50% maximum (except senior citizen housing; 75% for townhouses)
Landscape requirements (minimum): (Applied to parent lot for townhouse plats) See Landscape, Recreation, Recycling/Solid Waste Space requirements chapter for further requirements	

• Front(s)	15 feet
• Sides	10 feet
• Rear	10 feet
Recreation space	400 sq. ft. per dwelling unit (1,000 sq. ft. min.)
Recreation space, senior citizen housing	100 sq. ft. per dwelling unit
Off-street parking:	
• Residential (except senior citizen housing)	See TMC Chapter 18.56, Off-street Parking & Loading Regulations.
• Accessory dwelling unit	See Accessory Use section of this chapter
• Other uses, including senior citizen housing	See TMC Chapter 18.56, Off-street Parking & Loading Regulations
Performance Standards: Use, activity and operations within a structure or a site shall comply with (1) standards adopted by the Puget Sound Air Pollution Control Agency for odor, dust, smoke and other airborne pollutants, (2) TMC Chapter 8.22, "Noise", and, (3) adopted State and Federal standards for water quality and hazardous materials. In addition, all development subject to the requirements of the State Environmental Policy Act, RCW 43.21C, shall be evaluated to determine whether adverse environmental impacts have been adequately mitigated.	

(Ord. 2199 §14, 2008; Ord. 1976 §27, 2001; Ord. 1830 §3, 1998; Ord. 1758 §1 (part), 1995)