TMC 18.09.010, Table 18-6, note 14

14. ~~Allowed after residential design manual with criteria for approval is adopted by ordinance~~ Allowed on those lands located in the TSO with underlying zoning of LDR, which immediately adjoin lands located in the City of SeaTac to the east of Interstate 5. Allowed on all other lands in the TSO after residential design manual with criteria for approval is adopted by ordinance.

18.41.80 Design Review

E. All design review applications for development within the Tukwila South Overlay district shall be reviewed in accordance with the following criteria. When two or more of the criteria listed below conflict, the Director shall evaluate the applicability and importance of each based on the intent of the Tukwila South Master Plan and reasonably balance any conflicting criteria in reaching a design review decision.

1. Substantial conformance with the Tukwila South Master Plan, including but not limited to, fostering the vision and guiding principles of the Master Plan.
2. Compliance with the applicable district standards in this title, and other applicable City regulations. Modifications to the development standards may be requested as part of design review per TMC Section 18.41.100.
3. Substantial consistency with Tukwila Comprehensive Land Use Plan goals and policies.
4. Substantial conformance with the provisions of any applicable development agreement.
5. Substantial conformance with all applicable mitigation measures identified in the associated EIS or other SEPA documents.
6. Adequate public services and facilities necessary to accommodate the proposed use and density are or will be made available.
7. The site is physically suitable for the type of development and for the intensity of development proposed.
8. Approval of the application will not be significantly detrimental to the public health, safety or welfare, or be injurious to the property or improvements of adjacent properties and public facilities.
9. Substantial conformance with the criteria contained in the Tukwila South Design Manual or other Design Manual as stipulated by TMC 18.60~~.~~
10. Substantial conformance with the Master Open Space and Trails Plan, if applicable

18.41.90 Basic Development Standards

A. Residential Uses: ~~Standards for residential uses will be developed at a later date.~~

1. Residential development on those lands located in the TSO with underlying zoning of LDR, which immediately adjoin lands located in the City of SeaTac to the east of Interstate 5 shall conform to the following development standards:

BASIC DEVELOPMENT STANDARDS

Lot area, minimum	9,600 sq. ft.
Lot area per unit (multi-family, except senior citizen housing)	2,000 sq. ft.
Average lot width (min. 20 ft. street frontage width), minimum	60 feet
Setbacks, minimum:	
• *Front - 1st floor*	15 feet
• *Front - 2nd floor*	20 feet
• *Front - 3rd floor*	30 feet
• *Front – 4th floor*	45 feet
• *Second front - 1st floor*	7.5 feet
• *Second front - 2nd floor*	10 feet
• *Second front - 3rd floor*	15 feet
• *Second front – 4th floor*	22.5 feet
• *Sides - 1st floor*	10 feet
• *Sides - 2nd floor*	20 feet
• *Sides - 3rd floor*	20 feet
• *Sides – 4th floor*	30 feet
• *Rear - 1st floor*	10 feet
• *Rear - 2nd floor*	20 feet
• *Rear - 3rd floor*	20 feet
• *Rear – 4th floor*	30 feet
Height, maximum	45 feet
Development area coverage	50% maximum (except senior citizen housing)

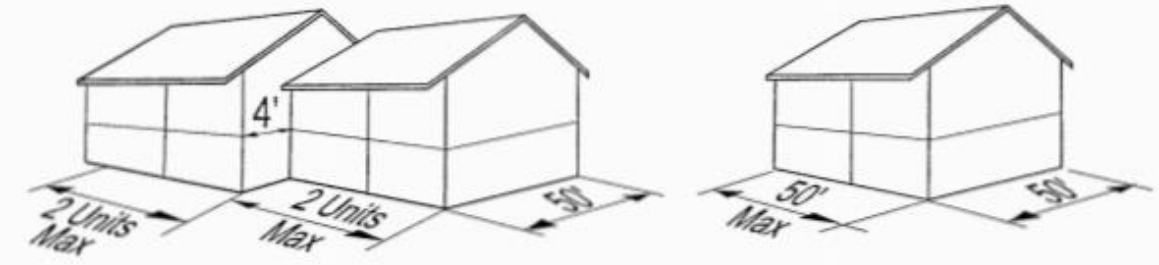
Landscape requirements (minimum): *See Landscape, Recreation, Recycling/Solid Waste Space requirements chapter for further requirements*	
• Front(s)	15 feet
• Sides	10 feet
• Rear	10 feet
Recreation space	120 square feet for a studio, 160 sf for a 1 bedroom, 200 sf for 2 or more bedrooms.
Maximum building length	50 feet; 200 feet if modulated, 125 feet for townhomes. See TMC 18.50.083 for modulation requirements
Off-street parking:	
• Residential	1 stall per studio unit, 1.5 stalls per 1-bedroom unit, and 2 stalls per 2 or more bedrooms.
• 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.	

2. Standards for residential uses on lands not included in the scope of TMC 18.41.090 (A)(1) above shall be developed at a later date.

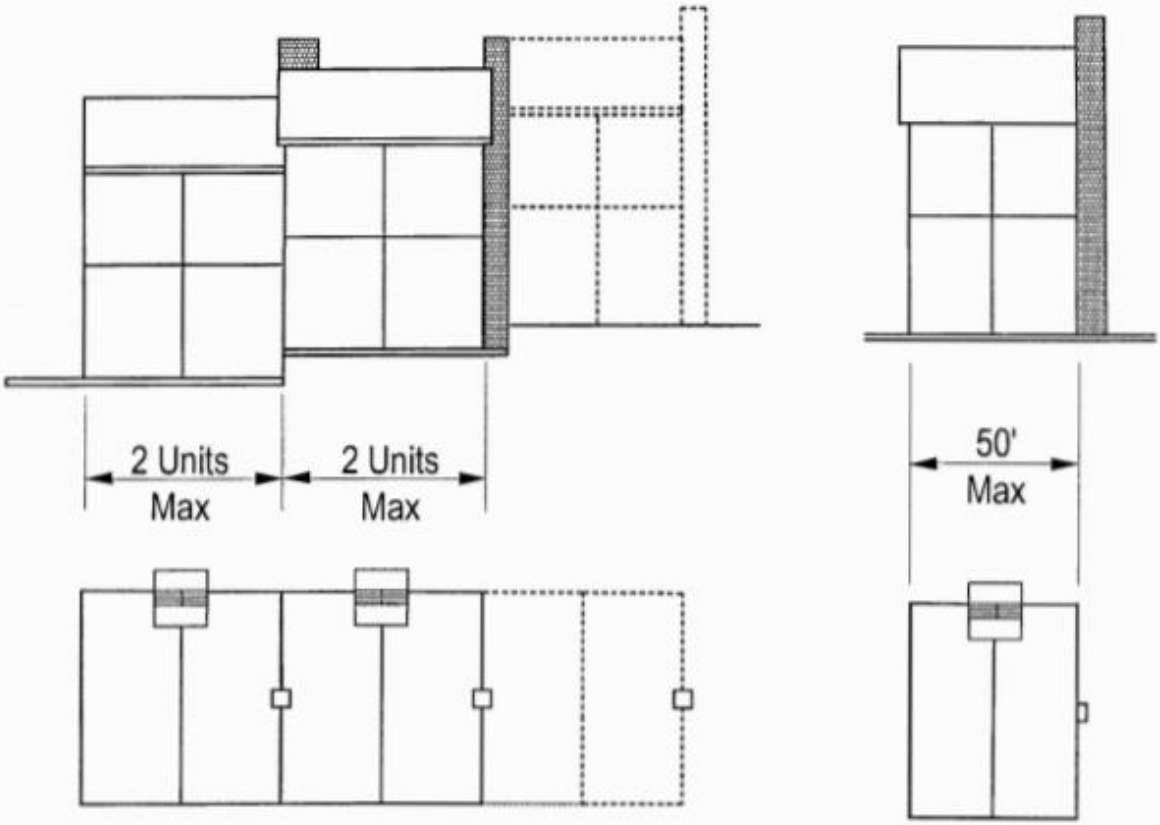
18.50.083 Maximum Building Length in the MDR, ~~and~~ HDR and TSO zone with underlying zoning of LDR on land that adjoins City of SeaTac, the maximum building length shall be as follows:

For all buildings except as described below:	MDR.....50 ft HDR .....50 ft TSO with underlying LDR zone on land that adjoins City of SeaTac.....50 ft
Maximum building length with bonus for modulating off-sets:	
• For structures with a maximum building height of 2 stories or 25 ft., whichever is less, and having horizontal modulation or a minimum vertical change in roof profile of 4 feet at least every two units or 50 feet, whichever is less	MDR....100 ft HDR.....200 ft TSO with underlying LDR zone on land that adjoins City of SeaTac.....200 ft
• For structures with a building height over 2 stories or 25 ft., whichever is less, with a horizontal & vertical modulation of 4 ft. or an 8 ft. modulation in either direction	MDR....100 ft HDR....200 ft TSO with underlying LDR zone on land that adjoins City of SeaTac.....200 ft
• For townhouse structures with horizontal modulation or a minimum vertical change in roof profile of 4 feet at least every two units or 50 feet, whichever is less	MDR.....80 ft HDR....125 ft

Maximum building length with bonus for modulating off-sets: Modulation shall be required for every 2 units or 50 feet, whichever is less, as measured along the building's length. Grouping of offsets in maximum four unit modules may be permitted only with BAR approval (see Figure 18-5).



Vertical Modulation



Horizontal Modulation

Figure 18-5
Multi-Family
Design Guideline

18.52.030 Perimeter and Parking Lot Landscaping Requirements by Zone District

In the various zone districts of the City, landscaping in the front, rear and side yards and parking lots shall be provided as established by the various zone district chapters of this title.

These requirements are summarized in the following table (Table A), except for Tukwila Urban Center (TUC) requirements, which are listed in TMC Chapter 18.28.

TABLE A – Perimeter and Parking Lot Landscaping Requirements by Zone District

ZONING DISTRICTS	FRONT YARD (SECOND FRONT) (linear feet)	LANDSCAPE TYPE FOR FRONTS	LANDSCAPE FOR SIDE YARD (linear feet)	LANDSCAPE FOR REAR YARD (linear feet)	LANDSCAPE TYPE FOR SIDE/REAR	LANDSCAPING FOR PARKING LOTS (square feet)
LDR (for uses other than residential)	15[2]	Type I	10	10	Type I	20 per stall for non-residential uses; 15 per stall if parking is placed behind building
MDR	15[1, 2, 11]	Type I	10	10	Type I	Same as LDR
HDR	15[1, 2, 11]	Type I	10	10	Type I	Same as LDR
MUO	15 (12.5)[2, 11]	Type I[7]	6[4]	6[4, 11]	Type I[7]	20 per stall adjacent to street; 15 per stall if parking is placed behind building
O	15 (12.5)[2]	Type I[7]	6[4]	6[4]	Type I[7]	Same as MUO
RCC	20 (10)[2, 3]	Type I[7]	6[4]	10[11]	Type II	Same as MUO
NCC	10[4, 11]	Type I[7, 13]	0[4]	0[4, 11]	Type II	Same as MUO
RC	10	Type I[13]	6[4]	0[4]	Type II[8]	Same as MUO
RCM	10	Type I	6[4]	0[4]	Type II[8]	Same as MUO
C/LI	15	Type I[6]	6[5, 12]	0[5, 12]	Type II[8]	15 per stall; 10 per stall for parking placed behind building
LI	15[2]	Type II	0[4, 12]	0[4, 12]	Type III	15 per stall; 10 per stall for parking placed behind building
HI	15[2]	Type II	0[4, 12]	0[4, 12]	Type III	15 per stall
MIC/L	10[5]	Type II	0[5, 12]	0[5, 12]	Type III	10 per stall
MIC/H	10[5]	Type II	0[5, 12]	0[5, 12]	Type III	10 per stall
TUC – See TMC Chapter 18.28						
TVS	15[2, 3]	Type II	0[4]	0[4]	Type III	Same as C/LI
TSO	15[2, 9]	Type I	0[10,]	0[10]	Type III	Same as C/LI for non-residential uses; Same as LDR for residential uses.

Notes:

1. Minimum required front yard landscaped areas in the MDR and HDR zones may have up to 20% of their required landscape area developed for pedestrian and transit facilities subject to the approval criteria in TMC Section 18.52.100.B.
2. In order to provide flexibility of the site design while still providing the full amount of landscaping required by code, the front yard landscape width may be divided into a perimeter strip and one or more other landscape areas between the building and the front property line if the perimeter strip is a minimum of 10 feet and the landscape materials are sufficient to provide landscaping along the perimeter and screening of the building mass.
3. Required landscaping may include a mix of plant materials, pedestrian amenities and features, outdoor café-type seating and similar features, subject to the approval criteria in TMC Section 18.52.100.B. Bioretention may also be used as required landscaping subject to the approval criteria in TMC Section 18.52.100.E. Required plant materials will be reduced in proportion to the amount of perimeter area devoted to pedestrian- oriented space.
4. Increased to 10 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.
5. Increased to 15 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.
6. Increased to Type II if the front yard contains truck loading bays, service areas or outdoor storage.
7. Increased to Type II if any portion of the yard is within 50 feet of LDR, MDR or HDR.
8. Increased to Type III if any portion of the yard is within 50 feet of LDR, MDR or HDR.
9. Only required along public streets.
10. Increased to 10 feet for residential uses; or if adjacent to residential uses or non-TSO zoning.
11. In the MDR and HDR districts and other districts where multifamily development is permitted, a community garden may be substituted for some or all of the landscaping. In order to qualify, a partnership with a nonprofit (501(c)(3)) with community garden expertise is required to provide training, tools and assistance to apartment residents. Partnership with the nonprofit with gardening expertise is required throughout the life of the garden. If the community garden is abandoned, the required landscaping must be installed. If the garden is located in the front landscaping, a minimum of 5 feet of landscaping must be placed between the garden and the street.
12. To accommodate the types of uses found in the C/LI, LI, HI and MIC districts, landscaping may be clustered to permit truck movements or to accommodate other uses commonly found in these districts if the criteria in TMC Section 18.52.100.D are met.
13. For NCC and RC zoned parcels in the Tukwila International Boulevard District, the front landscaping may be reduced or eliminated if buildings are brought out to the street edge to form a continuous building wall, and if a primary entrance from the front sidewalk as well as from off-street parking areas is provided.

18.60.50 Design Review Criteria

C. Multi-Family, Hotel and Motel Design Review Criteria. In reviewing any application for multi-family, hotel, motel, or non- residential development in a Low Density Residential zone, the following criteria shall be used by the BAR in its decision making, as well as the Multi-Family Design Manual or Townhouse Design Manual. Detached zero-lot-line type of developments shall be subject to the Townhouse Design Manual. Residential development on those lands located in the TSO with underlying zoning of LDR, which immediately adjoin lands located in the City of SeaTac to the east of Interstate 5 shall also use the following criteria as well as the Multi-Family Design Manual.

1. SITE PLANNING.

a. Building siting, architecture, and landscaping shall be integrated into and blend harmoniously with the neighborhood building scale, natural environment, and development characteristics as envisioned in the Comprehensive Plan. For instance, a multi-family development's design need not be harmoniously integrated with adjacent single-family structures if that existing single-family use is designated as "Commercial" or "High-Density Residential" in the Comprehensive Plan. However, a "Low-Density Residential" (detached single-family) designation would require such harmonious design integration.

b. Natural features, which contribute to desirable neighborhood character, shall be preserved to the maximum extent possible. Natural features include, but are not limited to, existing significant trees and stands of trees, wetlands, streams, and significant topographic features.

c. The site plan shall use landscaping and building shapes to form an aesthetically pleasing and pedestrian scale streetscape. This shall include, but not be limited to facilitating pedestrian travel along the street, using architecture and landscaping to provide a desirable transition from streetscape to the building, and providing an integrated linkage from pedestrian and vehicular facilities to building entries.

d. Pedestrian and vehicular entries shall provide a high-quality visual focus using building siting, shapes and landscaping. Such a feature establishes a physical transition between the project and public areas, and establishes the initial sense of high quality development.

e. Vehicular circulation design shall minimize driveway intersections with the street.

f. Site perimeter design (i.e., landscaping, structures, and horizontal width) shall be coordinated with site development to ensure a harmonious transition between adjacent projects.

g. Varying degrees of privacy for the individual residents shall be provided, increasing from the public right-of-way, to common areas, to individual residences. This can be accomplished through the use of symbolic and actual physical barriers to define the degrees of privacy appropriate to specific site area functions.

h. Parking and service areas shall be located, designed and screened to interrupt and reduce the visual impact of large paved areas.

i. The height, bulk, footprint and scale of each building shall be in harmony with its site and adjacent long-term structures.

2. BUILDING DESIGN.

a. Architectural style is not restricted; evaluation of a project shall be based on the quality of its design and its ability to harmonize building texture, shape, lines and mass with the surrounding neighborhood.

b. Buildings shall be of appropriate height, scale, and design/shape to be in harmony with those existing permanent neighboring developments that are consistent with, or envisioned in, the Comprehensive Plan. This will be especially important for perimeter structures. Adjacent structures that are not in conformance with the Comprehensive Plan should be considered to be transitional. The degree of architectural harmony required should be consistent with the nonconforming structure's anticipated permanence.

c. Building components, such as windows, doors, eaves, parapets, stairs and decks shall be integrated into the overall building design. Particular emphasis shall be given to harmonious proportions of these components with those of adjacent developments. Building components and ancillary parts shall be consistent with the anticipated life of the structure.

d. The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.

e. Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and siting shall be used to provide visual interest. Otherwise monotonous flat walls and uniform vertical planes of individual buildings shall be broken up with building modulation, stairs, decks, railings, and focal entries. Multiple building developments shall use siting and additional architectural variety to avoid inappropriate repetition of building designs and appearance to surrounding properties.

3. LANDSCAPE AND SITE TREATMENT.

a. Existing natural topographic patterns and significant vegetation shall be reflected in project design when they contribute to the natural beauty of the area or are important to defining neighborhood identity or a sense of place.

b. Landscape treatment shall enhance existing natural and architectural features, help separate public from private spaces, strengthen vistas and important views, provide shade to moderate the effects of large paved areas, and break up visual mass.

c. Walkways, parking spaces, terraces, and other paved areas shall promote safety and provide an inviting and stable appearance. Direct pedestrian linkages to the public street, to on-site recreation areas, and to adjacent public recreation areas shall be provided.

d. Appropriate landscape transition to adjoining properties shall be provided.

4. MISCELLANEOUS STRUCTURES.

a. Miscellaneous structures shall be designed as an integral part of the architectural concept and landscape. Materials shall be compatible with buildings, scale shall be appropriate, colors shall be in harmony with buildings and surroundings, and structure proportions shall be to scale.

b. The use of walls, fencing, planting, berms, or combinations of these shall accomplish screening of service yards and other places that tend to be unsightly. Screening shall be effective in winter and summer.

c. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from view. Screening shall be designed as an integral part of the architecture (i.e., raised parapets and fully enclosed under roof) and landscaping.

d. Exterior lighting standards and fixtures shall be of a design and size consistent with safety, building architecture and adjacent area. Lighting shall be shielded and restrained in design with no off-site glare spill-over. Excessive brightness and brilliant colors shall not be used unless clearly demonstrated to be integral to building architecture.

F. Tukwila South Design Criteria. The criteria listed below and guidelines contained in the Tukwila South Design Manual shall be used whenever the provisions of this title require a design review decision on a proposed or modified development in the Tukwila South Overlay district. Residential development on those lands located in the TSO with underlying zoning of LDR, which immediately adjoin lands located in the City of SeaTac to the east of Interstate 5 shall use the criteria as stipulated under subsection C above.

1. SITE DESIGN.

a. Site Design Concept and Site Relationships:

(1) Organize site design elements to provide an orderly and easily understood arrangement of buildings, landscaping, and circulation elements that support the functions of the site.

(2) Maintain visual and functional continuity between the development and adjacent properties where appropriate.

b. Site Design for Safety:

(1) Reduce the potential for conflicts between drivers and pedestrians.

(2) Provide building, site, and landscape designs that allow comfortable and safe navigation by employees, customers, and visitors.

(3) Provide lighting at building entries, along walkways, parking areas, and other public areas to enhance safety and visibility.

(4) Avoid light trespass beyond the boundaries of the property lines.

c. Siting and Screening of Parking Areas:

(1) Organize site and building designs to deemphasize vehicular circulation and parking.

(2) Use building placement, walls, berms, and/or landscaping to create a distinct street edge.

d. Siting and Screening of Service Areas and Mechanical Equipment:

(1) Reduce the visual, sound, and odor impacts of service areas from adjacent residential properties, public view and roadways through site design, building design, landscaping, and screening.

(2) Ensure that larger pieces of mechanical equipment are visually unobtrusive.

(3) Locate and/or screen roof-mounted mechanical equipment to minimize visibility from streets, trails, and adjacent properties.

e. Natural Features:

(1) Incorporate natural features and environmental mitigation areas such as existing topography, significant wooded areas, wetlands, and/or watercourses into the overall site plan where appropriate.

(2) Provide connections to existing and planned trails, open spaces, and parks per the Master Open Space and Trails Plan.

f. Pedestrian and Vehicular Circulation:

(1) Provide an efficient and comprehensive internal circulation system, including motorized and non-motorized access points, parking, loading, and emergency accessways.

(2) Create on-site pedestrian networks from streets and drives to building entrances, through parking lots to connect buildings to the street, and between sites.

g. Pedestrian Environment:

(1) Incorporate amenities in site design to increase the utility of the site and enhance the overall pedestrian/employee environment.

(2) Ensure that pedestrian amenities are durable and easy to maintain.

(3) Select site furnishings that complement the building and landscape design of the development.

h. Gateways:

(1) Designate gateways at key intersections into district and secondary gateways at major use nodes per the Tukwila South Master Plan.

(2) Provide special treatment at designated gateway locations.

2. BUILDING DESIGN.

a. Architectural Concept:

(1) Develop an architectural concept for structure(s) on the site that conveys a cohesive and consistent thematic or stylistic statement, and is responsive to the functional characteristics of the development.

(2) Reduce the apparent scale of large commercial and industrial buildings located adjacent to low density residential developments.

(3) Provide distinctive building corners at street intersections through the use of architectural elements and detailing and pedestrian-oriented features where possible.

(4) Provide prominent rooflines that contribute to the character of the area and are consistent with the type of building function and uses.

b. Building Elements and Architectural Details:

(1) Utilize durable, high quality building materials that contribute to the overall appearance, ease of maintenance, and longevity of the building.

(2) Buildings and site design should provide an inviting entry orientation.

(3) Colors used on building exteriors should integrate a building's various design elements or features.

3. LANDSCAPE AND PLANTING DESIGN.

a. Landscape Design:

(1) Develop a landscape plan that demonstrates a design concept consistent with or complementary to the site design and the building's architectural character.

(2) Develop a landscape design concept that fulfills the functional requirements of the development, including screening and buffering.

b. Planting Design:

(1) Incorporate existing significant trees, wooded areas and/or vegetation in the planting plan where they contribute to overall landscape design.

(2) Select plant materials that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, maintenance needs and growth characteristics.

4. SIGNAGE DESIGN.

a. Provide signage that is consistent with the site's architectural theme.

b. Manage sign elements such as size, location and arrangement so that signs complement the visual character of the surrounding area and appear in proportion to the building and site to which they pertain.

c. Provide signage that is oriented to both pedestrians and motorists in design and placement.

d. Provide a wayfinding system within the development to allow for quick location of buildings and addresses, that coordinates with other sites and the district, where appropriate.