



## INFORMATIONAL MEMORANDUM

**To:** Planning and Economic Development Committee

**From:** Jack Pace, DCD Director

**CC:** Mayor Ekberg

**By:** Lynn Miranda, AICP, Planning Manager  
Nancy Eklund, AICP, Senior Planner

**Date:** February 25, 2020

**Subject:** Zoning Changes to Support Tukwila International Blvd (TIB) Element Implementation

### Issue

Should the City Council adopt zoning code modifications to prohibit certain land uses in the Tukwila International Blvd (TIB) district study area prior to adopting a comprehensive set of revised development regulations, in order to eliminate the need to extend the moratorium?

### Background

A key goal of the Comprehensive Plan's *Tukwila International Boulevard Element* is to transition TIB from a region-serving highway to a safer, walkable "main street" with housing and neighborhood-serving commercial services. Implementation of the Comprehensive Plan started in February 2017 with a community workshop hosted by the City and the Congress for New Urbanism (CNU). The workshop resulted in a final report presented to Council that recommended revisions to permitted uses, development standards, design guidelines, and a roadway cross-section for TIB.

The current zoning code regulations were adopted prior to the 2015 Comprehensive Plan update and allow uses that do not support the community's vision. In July 2017 Council adopted a moratorium prohibiting auto-oriented uses to prevent the expansion of these types of existing uses or the development of new ones. This action was intended to allow staff time to develop design alternatives for TIB roadway as well as revised development standards that would fully implement the Comprehensive Plan and community vision for the TIB neighborhood. The moratorium also included certain types of lodging that have contributed to serious crime in the City. The purpose of the moratorium was also to prevent developers from investing in these uses as they were likely not going to be allowed under the proposed zoning code. Council has been continuing to renew the moratorium since its adoption.

Specific uses affected by the moratorium include the development, expansion, intensification or establishment of any auto-oriented commercial uses including but not limited to gas stations; car washes; vehicular repair or services; vehicular sales or rentals; vehicular storage; commercial parking and drive-throughs; battery, tire, engine body repair shops; vehicular sales or rentals; and hotels, motels, and extended-stay facilities.

### Discussion

The TIB planning process, including public review and Council adoption of the comprehensive set of development regulations and design guidelines implementing the Comprehensive Plan, is anticipated to be completed by the end of the 3<sup>rd</sup> Quarter in 2020, after the current moratorium is set to expire in July. (Attachment A). Revising *Table 18-6: Land Uses Allowed by District* in the TMC to prohibit the development, expansion, intensification or establishment of the uses

identified in the moratorium within the TIB district study area would eliminate the need to extend the moratorium in July. This action would also serve as a placeholder for the more comprehensive revisions to the development regulations that will come before Council in the 3<sup>rd</sup> Quarter in 2020.

Within the TIB district study area, all of these uses are currently permitted in the Regional Commercial (RC) zone, while some uses are permitted in the Neighborhood Commercial Center (NCC) zone (Attachment B). A map showing the businesses currently located within these zones and affected by the proposal are shown in Attachment B. If the proposed modifications are adopted, these businesses would become legal non-conforming uses and subject to the provisions of TMC 18.70.040. They would not be allowed to expand or intensify, and if the use ceases for a period of more than six consecutive months, or a total of 365 days in a three year period, any subsequent use must conform with the regulation of the zoning district. Over time, it is intended that these uses will be replaced with uses that are more neighborhood-serving and contribute to a walkable streetscape.

It should also be noted that the proposed action will not change the densities, heights, parking standards or other development regulations affecting building size or lot design. These modifications to the development standards are anticipated to be brought forward in the more comprehensive package to the public, Planning Commission, and City Council for review and adoption later this year.

If these placeholder zoning changes are not adopted or the moratorium is not renewed, redevelopment could occur that does not support the vision and Comprehensive Plan goals and policies.

**Recommendation**

Request that the Planning Commission hold a public hearing on March 26, 2020 to consider zoning code revisions prohibiting the development, expansion, intensification or establishment of any auto-oriented commercial uses including but not limited to gas stations; battery, tire, engine body repair shops; vehicular sales or rentals; commercial parking; and hotels, motels, and extended-stay facilities in NCC and RC zoning districts located within the TIB study area.

**Attachments:**

- A. TIB Neighborhood Plan Workprogram
- B. TIB District Study Area Map, Zoning and Affected Businesses

**Attachment A  
Tukwila International Boulevard (TIB) Neighborhood Plan  
Work Program**

**Work program – 2020**

**1st Quarter**

- PED forwards zoning code changes prohibiting auto-oriented and hotel/motel uses to the Planning Commission for review and public hearing
- Planning Commission hearing and recommendation on zoning code changes prohibiting auto-oriented and hotel/motel uses
- PED considers Planning Commission recommendations re: zoning code revisions prohibiting auto-oriented and hotel/motel uses and forwards to COW
- PED considers final TIB rechannelization evaluation report

**2<sup>nd</sup> Quarter**

- Council hearing and decision on zoning code changes prohibiting auto-oriented and hotel/motel uses
- Council selects preliminary TIB rechannelization alternative
- Staff finalizes draft comprehensive set of TIB zoning code revisions (incorporating rechannelization alternative) and Design Manual guidelines for public review
- TIB zoning code revisions & design manual outreach to TIB area property owner, resident and development community
- Prepare Draft Environmental Checklist (SEPA)
- Issue SEPA Determination

**3<sup>rd</sup> Quarter**

- City Council/Planning Commission joint work sessions on comprehensive set of TIB zoning code revisions and design manual guidelines.
- Planning Commission and City Council public hearings, deliberation, and decision on TIB zoning code revisions and design manual.

**Products:**

- Comprehensive Plan Map Amendment
- Zoning Code and Map Amendments
- TIB Design Manual
- Environmental Checklist and Determination

**Work completed**

**2017**

- CNU Legacy Workshop in Tukwila – February
- CNU Final Report Presentation to City Council Meeting - May
- Refined household and employment Yr. 2031 forecasts for TIB neighborhood for traffic analysis on the street modification
- Selected a consultant for the SEPA analysis of the proposed TIB Plan
- Contracted for additional transportation professional services on design standards for TIB neighborhood street standards

- Reviewed draft Land Use Chart and Zoning Map amendments with Planning Commission - August 24, 2017
- Council adopted a moratorium on certain uses in the TIB study area in September
- Briefed TIBAC on above draft amendments – October 10, 2017
- Briefed Transportation and Infrastructure Committee (11/14/17) on traffic analysis and associated capital improvement costs and obtained direction for additional analysis
- Reviewed consultant's draft street circulation improvements
- Contracted for an update to the Tukwila International Boulevard Design Manual

#### **2018**

- Contracted for additional engineering services analyzing TIB on-street parking impacts and cost
- Began creation and modification of alternative Zoning District boundaries and zoning standards based upon Planning Commission land use discussion, street designations and designs
- Drafted new street cross-sections for TIB streets and a new circulation network based on CNU engineering consultant recommendations and anticipated land uses
- Council extended moratorium on certain uses in the TIB study area in July and December.
- Updated Council on current direction and schedule for implementing TIB zoning changes and possible TIB on-street parking options. Recommended further analysis of TIB on-street parking options.
- Consultants delivered draft TIB zoning code revisions and draft of updated TIB Design Manual to staff
- Circulated draft Zoning revisions for internal review

#### **2019**

- Contracted for additional TIB rechannelization and mitigation options.
- Worked on revisions to the TIB Design Manual
- Council renewed moratorium on certain uses in the TIB study area in May and December.
- Planning Commission and City Council Field Trip to view on-street parking options

# TIB Study Area Zoning and Affected Businesses

- LDR
- MDR
- HDR
- NCC
- RC

