



STAFF REPORT TO THE PLANNING COMMISSION

Prepared April 12, 2021

- FILE NUMBERS:** L19-0115 Comprehensive Plan/Zoning Code Amendment
E19-0011 SEPA Checklist
- REQUEST:** Zoning Code amendments to TMC 18.41 and new design guidelines for multifamily development in the Tukwila South Overlay (TSO) district.
- Planning Commission (PC) will hold a future public hearing on the proposed amendments and make recommendations to the City Council for review and adoption.
- PUBLIC HEARING:** The April 22, 2021 PC meeting is a continuation of the public hearing that commenced on March 18, 2021.
- LOCATION:** Lands within the Tukwila South Overlay district.
- STAFF:** Max Baker, Senior Planner
- ATTACHMENTS:**
- A. 2.25.2021 PC Work Session Staff Report (without attachments)
 - B. 3.18.2021 PC Meeting – Public Hearing Staff Report (without attachments)
 - C. Proposed Tukwila South Residential Design Guidelines with PC Revisions, Strikeout/Underline
 - D. TMC 18.41 Tukwila South Overlay District Existing and Proposed Development Standards, Strikeout/Underline

BACKGROUND

Segale Properties LLC, the applicant, requests amendments to Title 18, Zoning Code of the Tukwila Municipal Code (TMC) to set development standards and design guidelines for residential uses. The proposed amendments are to adopt development standards and guidelines for all residential uses on parcels within the Tukwila South Overlay district (TSO). These standards and guidelines would apply to all lands and underlying zoning within the TSO district, and would replace those standards adopted in 2018 for the underlying Low Density Residential (LDR) zone.

Per 18.80.050, the Tukwila City Council will consider proposed amendments to the Tukwila Zoning Code and take action. Prior to deliberating on an amendment, the Council may forward the proposed amendments to the City Planning Commission for review and a recommendation. The City Planning Commission began review of the proposed amendment at a work session on February 25, 2021 and opened a public hearing at the March 18, 2021 Planning Commission meeting; this meeting is a continuation of that public hearing.

At the time of the March 18, 2021, public hearing, staff and the applicant had not yet finalized discussions on potential development standards, including but not limited to recreation space standards and street circulation. The primary focus of this staff report and the April 22nd Planning Commission meeting is to consider the outcome of those discussions.

DISCUSSION OF PROPOSED CHANGES

Planning Commission Review of the Proposed Development Standards and Design Guidelines

At the February 25, 2021, Planning Commission work session, the following revisions to the Design Guidelines were recommended by the Planning Commission:

- Provide additional clarification for who has authority to approve modifications from design guidelines.
- Revise Figure 2.4.B to better clarify between individual and common recreation spaces.
- Revise Utility Screening section and Figure 2.6.B to require screening of rooftop utilities from above if potentially visible from future adjacent developments projects.
- Provide option for 100% glazing for bathrooms facing public spaces.

These revisions have been incorporated into the Proposed Tukwila South Residential Design Guidelines, Attachment C.

The entirety of the proposed code amendments to the TMC 18.41 Tukwila South Overlay District Development Standards are provided in strikeout/underline form as Attachment D. Subject areas requiring additional explanation are provided in the following sections.

1. Onsite and Offsite Recreation Space Square Footage

Several zones, including TSO within the City of Tukwila, require provision of recreation space and/or open space on-site. TMC 18.06.665 defines Recreation Space to mean “covered and uncovered space designed and intended for active and/or passive recreational activity including, but not limited to, tennis courts, swimming pools, cabanas, playgrounds, playfields or wooded areas, and specifically excluding any parking area, driveway or rockery.” Existing TSO standards are prescribed at a ratio per residential unit and itemized in Table 3 below.

Existing TSO Recreation Space Requirements for Underlying LDR Zone			
Standard	TSO Townhouses & Lowrise (3 stories or less)	TSO Midrise (4-7 stories)	TSO Highrise (8 or more stories)
Recreation Space per Unit, Minimum			
<u>Existing TMC 18.41.090.A</u>	<i>Must meet the requirements of TMC Section 18.14.030, subparagraphs 2, 3 and 4.</i>		
<ul style="list-style-type: none"> • Studio • 1 bedroom • 2 or more bedrooms 	<ul style="list-style-type: none"> • 120 SF • 160 SF • 200 SF 		

Several zones within the City limits require provision of recreation space and/or open space on-site as well, a selection of examples for comparison are as follows:

Recreation Space Requirements for Other Tukwila Districts	
Standard	All Residential Building Types, Per Unit
Recreation Space per Unit, Minimum	
• Medium Density Residential (MDR)	• 400 sf/unit, 1,000 sf minimum
• High Density Residential (HDR)	• 400 sf/unit, 1,000 sf minimum
• Neighborhood Commercial Center (NCC)	<ul style="list-style-type: none"> • 200 sf/unit, 1,000 sf minimum • 100 sf/unit – senior living units
• Tukwila Urban Center	<ul style="list-style-type: none"> • No recreation space req., measured instead as “open space.” • 10% of residential floor area

The following table proposes a consistent rate of recreation space required per residential unit, rather than number of bedrooms (per unit), and which is not specific to the housing typology (Townhouse/Lowrise, Midrise and Highrise).

Proposed TSO Recreation Space Requirements			
Standard	TSO Townhouses & Lowrise (3 stories or less)	TSO Midrise (4-7 stories)	TSO Highrise (8 or more stories)
Recreation Space per Unit, Minimum^{1,2}			
<i>Proposed</i>	Residential development must provide on-site ³ and off-site ⁴ recreation space at the following standard: <ul style="list-style-type: none"> • 200 SF total. • 75 SF per unit, on-site. • 125 SF per unit, off-site. 		
<ol style="list-style-type: none"> 1. <i>Senior citizen housing must provide 100 square feet of recreation space per unit.</i> 2. <i>Developments with 10 or more dwelling units must provide a children’s play area in the on-site recreation space. A children’s play area is not required for senior citizen housing or if the proposed structure, or related development project, is within ¼ mile, measured along constructed sidewalks and/or trails, of the perimeter of a recreation facility for children that is open to residents of the proposed structure.</i> 3. <i>Recreation area provided on-site must be functional space for active and passive recreation purposes and located within the same parcel or tract as the proposed development.</i> 4. <i>The Director may approve the required off-site recreation area to be located on-site provided that the recreation space meets the design guidelines set forth in this chapter. If off-site recreation space is approved to be located on-site, that space must be active, outdoor recreation space. As part of any proposal to allow off-site recreation area to be constructed on-site, the applicant shall demonstrate why off-site recreation space is impractical to be provided, due to geography, accessibility, or costs.</i> 			

2. Off-Site Recreational Area Requirements

The following requirements would apply to Off-Site Recreational Areas within the TSO district:

A. Off-Site Recreational Area Conditions

Off-site recreation areas must be accessible within ¼ to ½ mile¹ of the majority of the proposed residential units, measured along constructed sidewalks and/or trails and located within the Tukwila South Overlay District.

A recreation area constructed in fulfillment of this requirement should be designed to serve the neighborhood in which it is located. The space may be privately-owned, provided residents living in the area have access. New improvements must be located adjacent to, and highly visible from, a street (public or private) or public trail.

The exact facilities to be located will be evaluated during the design review and/or platting process and will be scaled appropriately to the overall size of the recreation area provided.

¹ This is a standard adopted in the City’s Parks Recreation and Open Space Plan.

B. Minimum Off-Site Recreational Area Design

Minimum size requirements apply: ¼ acre of usable off-site recreation space must be provided to meet the standard. This qualifies as the minimum size for an off-site recreation area. These quarter-acre spaces should provide active and passive recreational facilities such as those depicted in the list below:

- Children’s play equipment
- Picnic areas and/or tables
- Benches
- Pea patch/other specialized community garden
- Grassy area for active recreation
- Trails
- Other amenities the Director determines meets the goal of providing active recreation opportunities.

C. Larger Off-Site Recreational Areas

Should a larger, consolidated recreation area of 2 ½ acres or more be provided, the improvements can be used to fulfill current development proposal requirements. See “Timing of Recreation Space Provision” below for more information.

If a project constructs a recreation area of less than 2 ½ acres but greater than a development’s required offsite recreation amount, the area developed in excess may be banked only if the offsite recreation area is constructed at the same time as the residential project.

Any offsite recreation area developed in excess of the offsite recreation area requirement for a given development may be banked toward future development for an indefinite period.

To qualify, the proposed recreation area must be located adjacent to, and highly visible from, a street (public or private) or trail and provide a range of active and passive recreational opportunities (as outlined above) for multiple ages and physical abilities. Only those areas that are usable may count towards the off-site recreation space requirement. The following areas are excluded: parking lots, utility sheds, inaccessible natural/planted areas, any landscaped area required by code, and steep slopes.

Larger off-site recreational areas are typically characterized by recreational activities that serve a range of individuals and groups, such as field games, court games, crafts areas, playground apparatus, picnicking, and space for quiet/passive activities. Neighborhood recreation areas may contain active recreational facilities such as softball, basketball, volleyball, handball, tennis, children’s play structures, trails, grass areas for activities and/or picnic facilities. The exact facilities to be located will be determined during the design and/or platting process and will be scaled appropriately to the overall size of the recreation area provided.

D. Timing of Recreation Space Provision

Off-site recreation space construction permits must be applied for within two years of the associated residential project(s) having received certificate(s) of occupancy. However, offsite

recreation projects less than 2 ½ acres in size, but greater than a development’s required offsite recreation amount, must be constructed concurrently with a residential project in order for the excess recreation space to qualify for banking.

For offsite recreation space in excess of 2.5 acres, that will not be constructed at the time a project claiming at least a portion of said offsite recreation area to satisfy its recreation space requirement is approved, the City will require a financial guarantee (bond, assignment of account, irrevocable standby letter of credit, or cash), acceptable to the Director, for the off-site recreation improvements, which will provide a legal mechanism for the City to acquire property, at no cost, to allow the City to construct the improvements. It is assumed construction of the recreation improvements would follow within a timely manner from permit approvals. If adequate provisions, as determined by the Director, cannot be put in place to ensure the future construction of the off-site recreation space, then the space shall be constructed prior to the issuance of any certificate of occupancy for any developments using the off-site area to meet recreational space requirements.

E. Sensitive Area Tracts

Off-site recreation space credit can be given for any trails, lookouts, or other passive recreation activities constructed within sensitive area tracts, subject to compliance with the City’s Sensitive Area Master Plan for Tukwila South and the City’s Environmental Areas Ordinance. The sensitive areas tracts would need to meet the locational requirements outlined above (¼ to ½ mile from a majority of the units where the credit would apply). Only the areas of improvement within a sensitive area tract would count towards the recreation space requirement, not the entire tract.

3. Parking Standard

The following parking ratios are proposed for residential developments within the TSO, based upon a bedrooms/unit ratio.

Parking spaces per dwelling unit, minimum ¹			
Standard	TSO Townhouses & Lowrise (3 stories or less)	TSO Midrise (4-7 stories)	TSO Highrise (8 or more stories)
Studio	1	1	1
1 bedroom	1	1	1
2 bedroom	1.5	1.5	1.5
3 bedroom	2	2	2

¹Senior Citizen Housing: 1 space per unit for the first 15 units, .5 space per unit for additional units.

These standards are equivalent to those set for the adjacent Tukwila Urban Center in TMC 18.28 Table 5 and are considered by staff to be appropriate for the Tukwila South District’s location within the City.

A parking requirement deviation may be approved by Director when transit level of service expectations set forth in the U.S. Green Building Council’s LEED – Neighborhood Development Guide are met:

- Fifty percent of proposed dwelling units must be located within ¼ mile of a bus stop; a qualifying bus stop is one that provides at least 60 trips/weekday and 40 trips/weekend day (i.e., minimum weekday and weekend transit trips).

4. Connectivity and Circulation

In addition to the development standard revisions discussed above, staff recommends an additional section setting forth requirements related to multi-modal connectivity and circulation for a residential project in the TSO. The recommendations are as follows:

A. *Add a Multi-Family Residential Locational Requirement*

Any development with a residential component shall front a roadway that meets City approved street standards.

B. *Multi-Modal Access*

Access to development sites needs to include provisions for non-motorized circulation, including dedicated pedestrian access that separates pedestrians from motorized traffic via curb and/or landscaped planter strip. Development along public rights-of-way should not preclude bus stops and bike infrastructure. Private street development may be required to include shared and/or dedicated bike lanes, on-street parking, and/or drop-off/loading zones.

C. *Existing Curb Cuts*

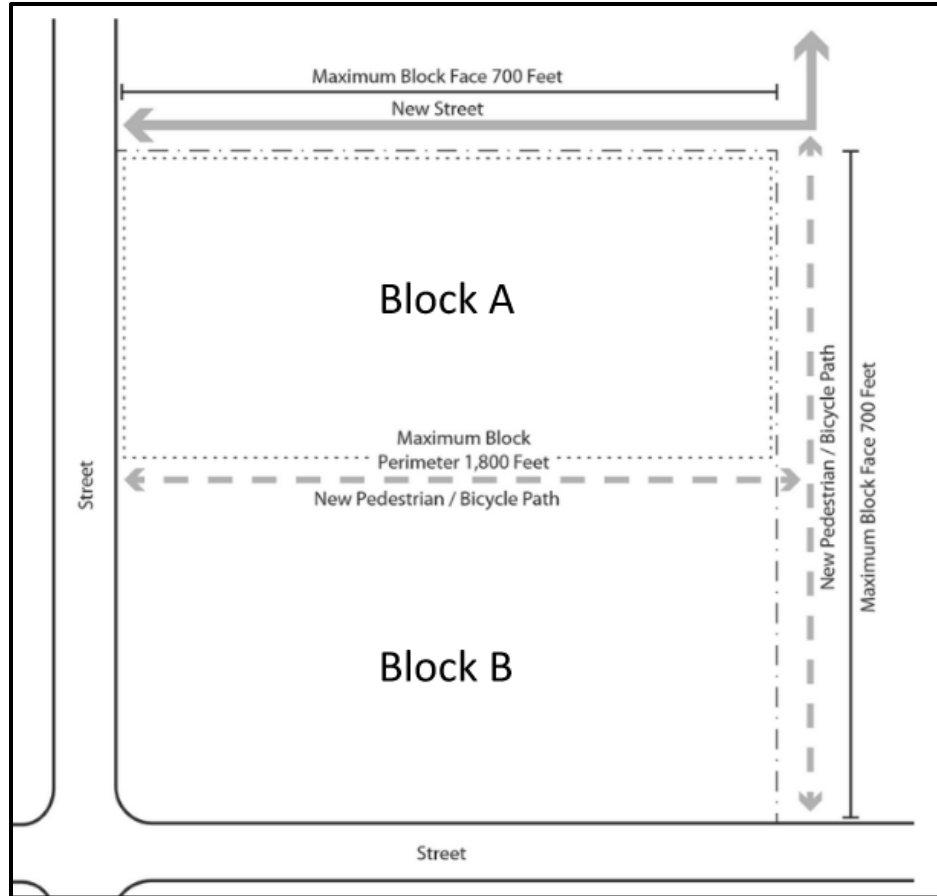
Existing curb cuts from Southcenter Parkway and South 200th Street are to be used for access to the adjacent development sites and to extend private streets, contained within tracts or easements. If no curb cut exists along an existing road fronting a development site, City of Tukwila Public Works will review and approve new curb cut location(s) along such street frontage.

D. *Establish a Maximum Block Face Length*

New streets connect to adjacent parcels at an interval no greater than 700 feet. Where nearby parcels and associated private streets have already been developed, proposed private streets shall align and connect.

E. *Establish a Maximum Block Perimeter*

Future block development is limited to a maximum block perimeter of 1,800 linear feet. The block will be defined with a minimum of two vehicle through connections. The remaining two sides of the block may be pedestrian/bicycle connections only or could accommodate vehicle traffic, see example below.



F. General Design Considerations

- Permanent dead-end streets should be avoided.
- All developments must meet minimum Fire Department and Public Works department access and grade requirements, including but not limited to minimum street clearance, turning radii, and turnaround design.

G. Modifications

The Director may provide exceptions to these guidelines in the event they are unable to be adhered to due to physical/topographical constraints, the creation of an unusable parcel(s) of land, or an inability to fulfill the requirements without significantly interfering with the proposed function(s) of the development given that the overall intent of the guidelines is still fulfilled.

REQUESTED ACTION

Recommend to the Planning Commission that, upon completion of the Public Hearing, they review the proposed development standards and design guidelines and forward a recommendation to the Tukwila City Council that they approve amendment of Chapter 18.41 of the Tukwila Zoning Code.