



City of Tukwila  
**Planning and Community  
 Development Committee**

- ◆ Kathy Hougardy, Chair
- ◆ Verna Seal
- ◆ Thomas McLeod

<b>Distribution:</b> K. Hougardy V. Seal T. McLeod K. Kruller	Mayor Ekberg D. Cline R. Bianchi C. O'Flaherty A. Youn L. Humphrey
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# AGENDA

**MONDAY, AUGUST 16, 2021 – 5:30 PM**  
 HAZELNUT CONFERENCE ROOM  
 (At east entrance of City Hall)

**THIS MEETING WILL NOT BE CONDUCTED AT CITY FACILITIES  
 BASED ON THE GOVERNOR’S PROCLAMATION 20-28.**

**THE PHONE NUMBER FOR THE PUBLIC TO LISTEN TO THIS  
 MEETING IS: 1-253-292-9750, Access Code 292841299#**

**Click here to: [Join Microsoft Teams Meeting](#)**  
**For Technical Support during the meeting call: 1-206-433-7155.**

Item	Recommended Action	Page
<b>1. BUSINESS AGENDA</b>		
a. An ordinance to implement code amendments related to House Bill 1220 relating to emergency, supportive and transitional housing. <i>Nancy Eklund, Long Range Planning Manager</i>	a. Forward to 9/13 C.O.W. for Public Hearing and 9/20 Regular Mtg.	<b>Pg.1</b>
b. An update on the Wadajir Project. <i>Brandon Miles, Business Relations Manager</i>	b. Discussion only.	<b>Pg.35</b>
<b>2. MISCELLANEOUS</b>		

**Next Scheduled Meeting:** *September 20, 2021*



The City of Tukwila strives to accommodate individuals with disabilities.  
 Please contact the City Clerk’s Office at **206-433-1800** ([TukwilaCityClerk@TukwilaWA.gov](mailto:TukwilaCityClerk@TukwilaWA.gov)) for assistance.





## **INFORMATIONAL MEMORANDUM**

**TO: Planning and Community Development**

**FROM: Nora Gierloff, DCD Director**

**CC: Mayor Ekberg**

**DATE: August 10, 2021**

**SUBJECT: Zoning Code Updates to Address HB 1220 Requirements**

### **ISSUE**

The recently enacted State law HB 1220 requires cities to permit indoor emergency shelters and indoor emergency housing in any zones where hotels are allowed. Additionally, it requires permanent supportive housing and transitional housing to be permitted in all zones that allow residences or hotels.

### **BACKGROUND**

The State legislature has passed House Bill 1220 which addresses additional housing analysis in comprehensive plan updates, homeless shelters, supportive housing, and easing accessory dwelling unit (ADU) regulations. We will address the comprehensive plan requirements when we begin our periodic update of our plan next year. We had begun discussion of updates to ADU regulations in 2019 but that was put on hold during the pandemic. When we restart that project we can review the suggested policies. The ordinance currently under review responds to the sections that state cities may not prohibit:

- Indoor emergency shelters and indoor emergency housing from locating in any zones where hotels are allowed as of September 30, 2021, or
- Transitional housing or permanent supportive housing from locating in any zone that allows hotels or dwellings as of July 25, 2021.

The zones where residential dwelling units or hotels are allowed encompass nearly every zone in Tukwila, see use table in Attachment A. The bill does allow cities to develop reasonable occupancy, spacing, and intensity of use requirements to protect public health and safety so long as the conditions do not prevent the siting of a sufficient number of facilities to accommodate the cities' projected needs. There is currently no guidance about how to calculate the number of facilities or residents served required to meet this need.

Here is the bill as passed by the legislature: - <http://lawfilesextra.leg.wa.gov/biennium/2021-22/Pdf/Bills/House%20Passed%20Legislature/1220-S2.PL.pdf?q=20210510101723>

The Planning and Community Development (PCD) Council Committee was briefed on these changes and potential local regulatory requirements on June 7, 2021. They forwarded the issue on to the Planning Commission to develop a recommendation. The Planning Commission held a public hearing, amended the draft ordinance language, and recommended the Zoning Code changes shown in Attachment B.

### **DISCUSSION**

In addition to adding the new uses to our Zoning Code definitions and use table, the Planning Commission recommended that we adopt local regulations controlling occupancy, spacing, and intensity of use to proactively address potential concerns and conflicts with these uses.

**Shelter Type**

The PCD Committee supported the requirement for shelters to use a residential model where clients are screened, admitted and assigned a space for the duration of their stay rather than a day or night shelter model where people must leave with their belongings each day. On-site services would be limited to residents and not offered for drop in use. The stability offered by this model has better outcomes for the clients and fewer impacts on the surrounding neighborhood.

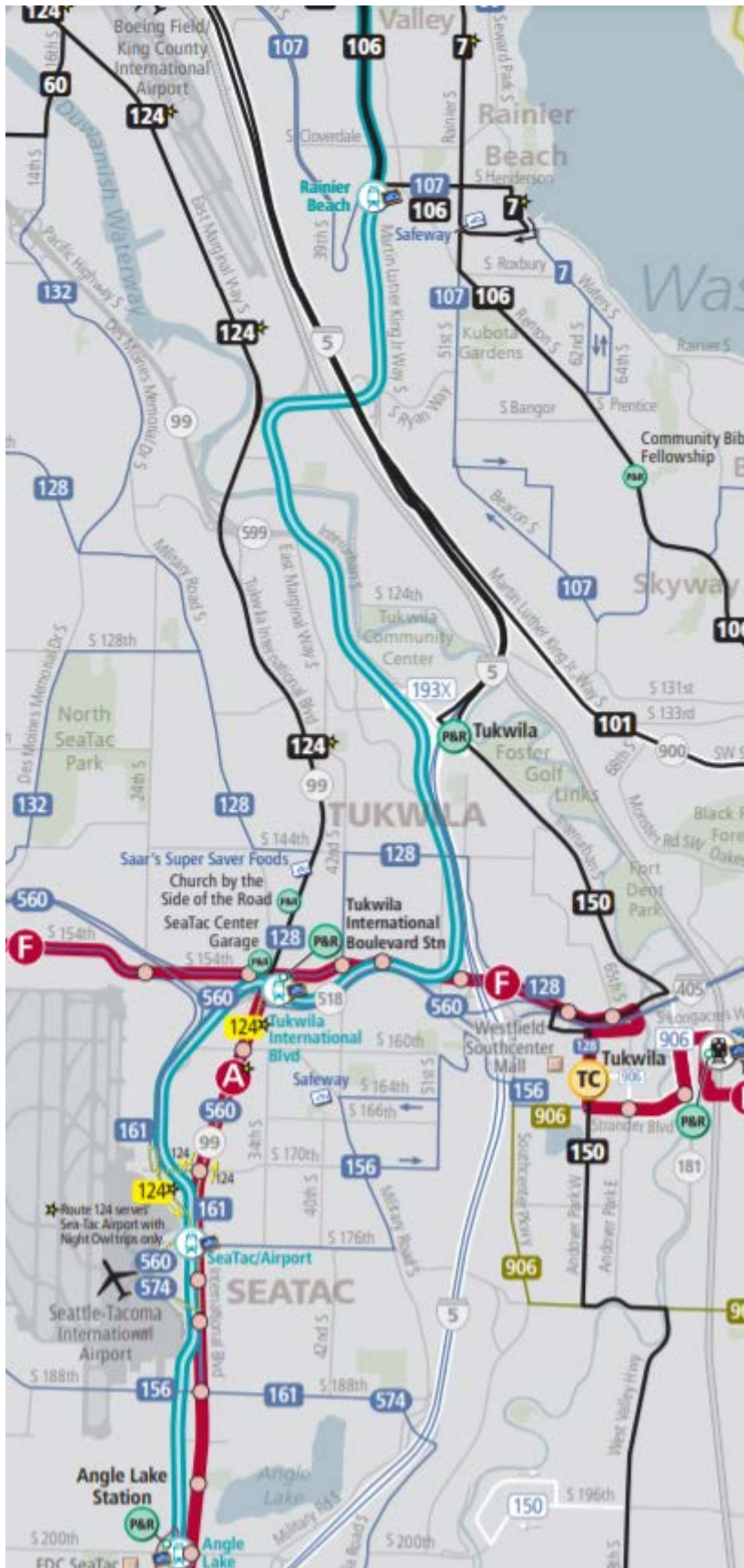
The Planning Commission added a requirement that buildings must have secure entrances staffed 24/7 with individual units only accessible through interior corridors.

**Transit Access**

The PCD Committee supported the requirement that shelters and housing be located within a half mile walking distance of a bus or rail transit stop so that these transit dependent populations can reach services and employment. The Planning Commission concurred.

Below is a transit system map showing the bus and rail service in Tukwila.



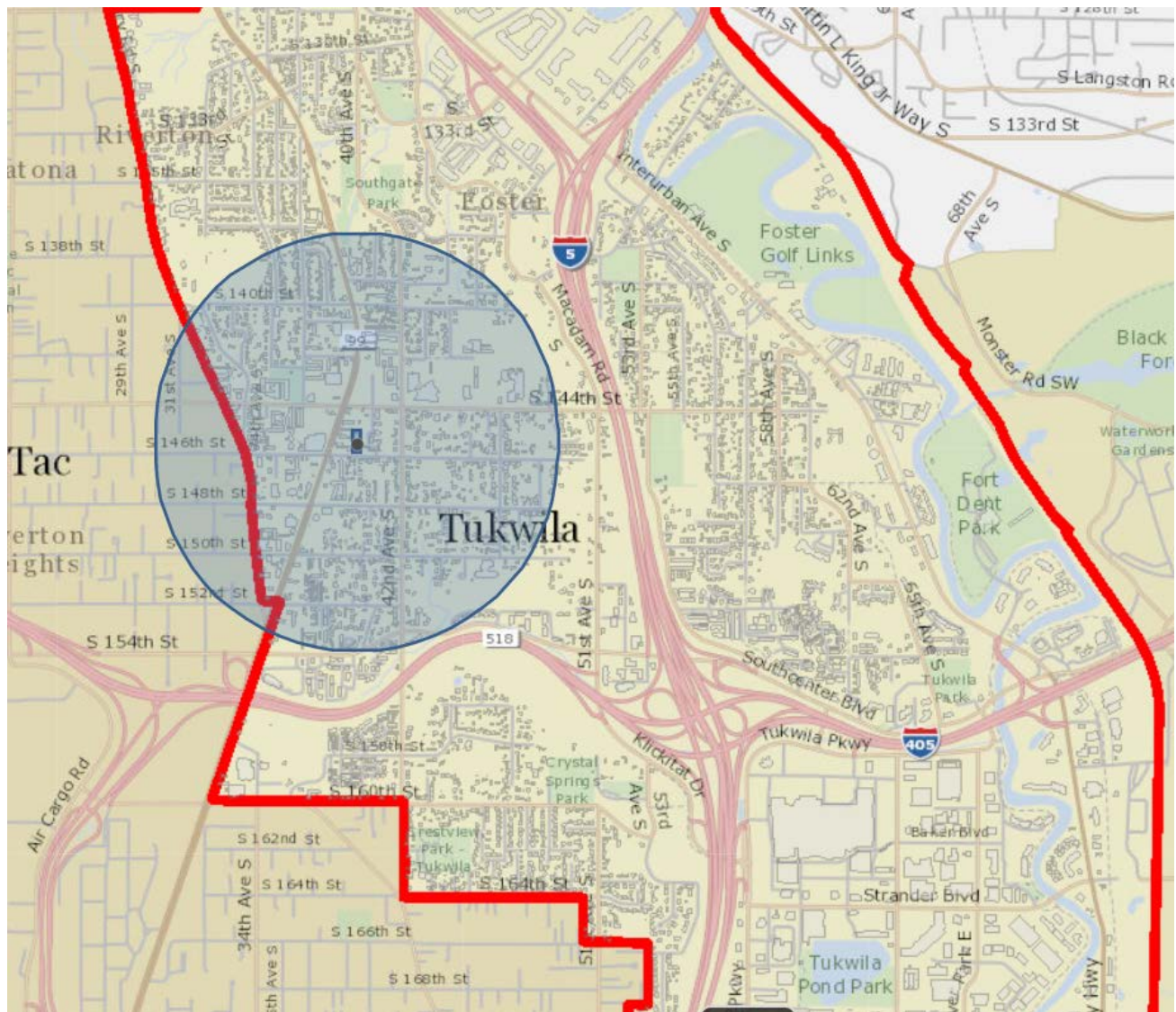


**Facility Spacing**

Staff recommended that, to avoid a concentration of uses, we require that shelters be at least a half mile from any other shelters, and supportive or transitional housing be at least a half mile from any other supportive or transitional housing. At PCD we discussed a one mile spacing but that would likely not allow an adequate number of sites in Tukwila.

The map below shows a half mile radius from Pacific Court, Tukwila's only permanent supportive housing. Tukwila does not currently have any emergency shelters or emergency housing. There are four Way Back Inn units (two single family homes and one duplex) that serve as domestic shelters but under the draft language they would not be subject to the proposed spacing requirements. The Conquest Center transitional housing has moved out of Tukwila. Group homes and adult family homes are regulated differently and would not be subject to the proposed regulations.

The Planning Commission discussed different spacing alternatives, such as using the rental housing inspection quadrants to limit the number of facilities, but ultimately retained the half mile spacing language.



### **Maximum Size**

The number of residents in a facility would be required to comply with life safety regulations in the building and fire codes. In addition, the Planning Commission recommended a maximum facility size of 45 residents for shelters and a maximum size that varies by zone for transitional/supportive housing.

- 15 in LDR,
- 30 in MDR, and
- 45 in HDR or other zones.

These sizes are within the range of existing shelters and transitional/supportive housing developments in King County, see list of King County facilities in Attachment C. Pacific Court in Tukwila has 32 units with a maximum number of 50 residents.

### **Good Neighbor Agreement**

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing be required to work with the City and adjacent residents and businesses to develop a set of standards covering quiet hours, smoking areas, security procedures, litter, landscaping, and screening. The Planning Commission concurred.

### **Code of Conduct**

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing work with the City to develop a set of standards and expectations that residents must agree to follow. The Planning Commission concurred.

### **Parking Plan**

Staff recommends that operators of shelters and supportive or transitional housing work with the City to develop a parking plan showing that the facility has adequate parking to meet the expected demand from residents, staff, service providers, and visitors. There are no parking requirements for these uses in the Zoning Code and as facility types and operations may vary it would be more accurate to set individualized requirements. Residents will not be allowed to park off site and all vehicles would have to be operational. The Planning Commission concurred.

### **Emergency Services**

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing develop coordination plans with both the Police and Fire Departments including protocols for response to the facility and to facility residents throughout the City.

The Planning Commission added a cross reference to the thresholds for increased security measures contained in the Safety in Overnight Lodging Chapter 5.60.040-060 when calls for law enforcement services exceed a semi-annual per-room number. If calls for law enforcement services exceed the agreed upon threshold in any given quarter, the facility operator would work with the City to reduce calls below the threshold level.

### **Communication**

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing provide regular reports to the Human Services Program Coordinator on how facilities are meeting performance metrics such as placement of residents into permanent housing or addiction treatment programs. The content and frequency of these reports would be specified in a Memorandum of Agreement between the City and operator. The Planning Commission concurred.

**FINANCIAL IMPACT**

Passage of the ordinance would not result in any direct costs to the City.

**RECOMMENDATION**

The Council is being asked to hold a hearing on this item at the September 13, 2021 Committee of the Whole meeting and approve the ordinance at the subsequent September 20, 2021 Regular Meeting.

**ATTACHMENTS**

- A. Excerpt of Zoning Code Use Table
- B. Draft Ordinance
- C. List of King County Shelters and Transitional/Supportive Housing



# Exhibit A – Table 18-6: Land Uses Allowed by District

**See Table 18-2 for uses allowed in TUC and Figure 18-1 for uses allowed in Shoreline.**

For properties zoned LDR, MDR and HDR that are designated as Commercial Redevelopment Areas (see figure 18-9 or 18-10), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in TMC 18.60.060

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use) ; C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)																	
Dwelling – Detached single family (Includes site built, modular home or new manufactured home). One detached single family dwelling per existing lot permitted in MUO, O, RCC, NCC, TVS.	P	P	P	P	P	P	P								P	P14	
Dwelling- Detached Zero-Lot Line Units		P															
Dwelling- Duplex, triplex or fourplex or townhouse up to four attached units		P														P14	
Dwelling- Townhouses			P													P14	
Dwelling –Multi-family			P					P15								P14	
Dwelling – Multi-family units above office and retail uses				P		P	P		P						C16 22/ ac	P14	
Dwelling – Senior citizen housing, including assisted living facility for seniors *see purpose section of chapter, uses sections, and development standards		P meeting density and all other MDR standards	P 60/ac	P 60/ac			P 60/ ac	P 60/ac	P 60/ac						C16 100/ ac	P14	
Dwelling unit – Accessory <sup>17</sup>	A	A	A														
Hotels								P35	P	P	P	P	C	C	P	P	
Motels									P	P	P	P	C	C	P	P	
Shelter	P	P	P	P													



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING TUKWILA MUNICIPAL CODE (TMC) TITLE 18 TO COMPLY WITH ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1220; ADDING DEFINITIONS, ALLOWED LOCATIONS, AND CRITERIA FOR VARIOUS TYPES OF EMERGENCY, SUPPORTIVE AND TRANSITIONAL HOUSING; AMENDING ORDINANCE NO. 1976, AS CODIFIED AT TMC CHAPTER 18.06; AMENDING TABLE 18-6, "LAND USES ALLOWED BY DISTRICT;" PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, in July 2021 the Washington State Legislature enacted House Bill 1220, supporting emergency shelters and housing through local planning and development regulations with an effective date of July 25, 2021; and

**WHEREAS**, Section 3 of HB 1220 contains the following preemption of local zoning authority:

A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.; and

**WHEREAS**, the City of Tukwila's municipal code currently contains limited regulations related to the types of housing and shelter activities established in HB 1220; and

**WHEREAS**, the bill does permit cities to impose reasonable occupancy, spacing, and intensity of use requirements on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety; and

**WHEREAS**, the City Council desires to develop reasonable occupancy, spacing, and intensity of use requirements for these types of housing to protect public health and safety so long as the conditions do not prevent the siting of a sufficient number of facilities to accommodate the City's projected needs; and

**WHEREAS**, on July 6, 2021, the City's State Environmental Policy Act (SEPA) Responsible Official issued a Determination of Non-Significance on the proposed amendments; and

**WHEREAS**, no comments were received on the City's Determination of Non-Significance on the proposed amendments; and

**WHEREAS**, on July 22, 2021, the Tukwila Planning Commission, following adequate public notice, held a public hearing to receive testimony concerning amending the Tukwila Municipal Code and at that meeting adopted a motion recommending the proposed changes; and

**WHEREAS**, on July 29, 2021, the City was informed by the Washington State Department of Commerce that it had met the Growth Management Act notice requirements under RCW 36.70A.106; and

**WHEREAS**, on September 13, 2021, the Tukwila City Council, following adequate public notice, held a public hearing to receive testimony concerning the recommendations of the Planning Commission; and

**WHEREAS**, based on careful consideration of the facts and law including, without limitation, the public testimony received, the Planning Commission's recommendation dated July 22, 2021 and the Staff Report dated August 10, 2021, the City Council finds that the proposed amendments attached and incorporated herein should be approved as presented;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:**

**Section 1. Findings of Fact.** The Tukwila City Council finds as follows:

A. The above recitals, set forth as "WHEREAS" clauses, are hereby adopted as Findings of Fact in support of the adoption of this ordinance.

B. The amendments that are established below comply with the requirements of the Washington State Growth Management Act and the City of Tukwila's Municipal Code.

**Section 2. TMC Section Adopted.** A new section is hereby added to Tukwila Municipal Code (TMC) Chapter 18.06, "Definitions," as follows:

### **Emergency Housing**

"Emergency housing" shall have the meaning listed in RCW 36.70A.030.



**Section 3. TMC Section Adopted.** A new section is hereby added to TMC Chapter 18.06, "Definitions," as follows:

### **Emergency Shelter**

"Emergency shelter" shall have the meaning listed in RCW 36.70A.030.

**Section 4. TMC Section Adopted.** A new section is hereby added to TMC Chapter 18.06, "Definitions," as follows:

### **Permanent Supportive Housing**

"Permanent supportive housing" shall have the meaning listed in RCW 36.70A.030.

**Section 5. TMC Section Adopted.** A new section is hereby added to TMC Chapter 18.06, "Definitions," as follows:

### **Transitional Housing**

"Transitional housing" means a facility that provides housing, case management, and supportive services to homeless persons or families and that has as its purpose facilitating the movement of homeless persons and families into independent living.

**Section 6. TMC Chapter 18.06, "Definitions," Amended.** Ordinance No. 1976 §16, as currently codified at TMC Section 18.06.743, "Shelter," or as hereafter re-numbered, is hereby amended to read as follows:

#### **18.06.743 Domestic Shelter**

"Domestic Shelter" means a one- or two-unit residential building ~~or use~~ providing ~~residential~~ housing on a short-term basis for victims of abuse and their dependents, ~~or a residential facility for runaway minors~~ (children under the age of 18).

**Section 7. Regulations Established.** TMC Section 18.50.250, "Emergency Housing and Emergency Shelter Criteria," is hereby established to read as follows:

#### **18.50.250 Emergency Housing and Emergency Shelter Criteria**

Emergency housing and emergency shelter facilities are allowed subject to the following criteria:

1. It must be a 24-hour-a-day facility where beds or rooms are assigned to specific residents for the duration of their stay.
2. On-site services such as laundry, hygiene, meals, case management, and social programs are limited to the residents of the facility and not available for drop-in use by non-residents.
3. The facility must be located within a half mile walking distance of a bus or rail transit stop.

4. Facilities must be at least a half mile from any other emergency housing or emergency shelter, calculated as a radius from the property lines of the site. This distance may be reduced upon the applicant submitting documentation that there is a barrier such as a river or freeway preventing access between the facilities, and the path of travel between them on public roads or trails is at least half a mile.

5. The maximum number of residents in a facility is limited to the general capacity of the building but in no case more than 45.

6. Buildings must have secure entrances staffed 24/7, with individual units only accessible through interior corridors.

**Section 8. Regulations Established.** TMC Section 18.50.260, "Permanent Supportive Housing and Transitional Housing Criteria," is hereby established to read as follows:

#### **18.50.260 Permanent Supportive Housing and Transitional Housing Criteria**

Permanent supportive housing and transitional housing facilities are allowed subject to the following criteria:

1. On-site services such as laundry, hygiene, meals, case management, and social programs are limited to the residents of the facility and not available for drop-in use by non-residents.

2. The facility must be located within a half mile walking distance of a bus or rail transit stop.

3. Facilities must be at least a half mile from any other permanent supportive housing or transitional housing, calculated as a radius from the property lines of the site. This distance may be reduced upon the applicant submitting documentation that there is a barrier such as a river or freeway preventing access between the facilities, and the path of travel between them on public roads or trails is at least half a mile.

4. The maximum number of residents in a facility is limited to the general capacity of the building but in no case more than 15 in LDR, 30 in MDR, and 45 in HDR or other zones.

5. Buildings must have secure entrances staffed 24/7, with individual units only accessible through interior corridors.

**Section 9. Regulations Established.** TMC Section 18.50.270, "Memorandum of Agreement for Emergency Housing, Emergency Shelter, Permanent Supportive Housing or Transitional Housing," is hereby established to read as follows:

#### **18.50.270 Memorandum of Agreement for Emergency Housing, Emergency Shelter, Permanent Supportive Housing or Transitional Housing**

Prior to the start of operation, the City and facility operator shall develop and execute a Memorandum of Agreement containing, at a minimum, the following items:

1. A Good Neighbor Agreement addressing the following items:
  - a. Quiet hours,
  - b. Smoking areas,
  - c. Security procedures,
  - d. Litter, and
  - e. Adequacy of landscaping and screening.
2. A Code of Conduct establishing a set of standards and expectations that residents must agree to follow.
3. A parking plan approved by the City showing that the facility has adequate parking to meet the expected demand from residents, staff, service providers and visitors. Residents may not park off-site and all vehicles must be operational.
4. A coordination plan with both the Police and Fire Departments, including protocols for response to the facility and to facility residents throughout the City and a maximum number of responses threshold for law enforcement services as established by calls for services in TMC Sections 5.60.040 through 5.60.060. If calls for law enforcement services exceed the agreed upon threshold in any given quarter, the facility operator will work with the City to reduce calls below the threshold level.
5. A requirement to provide regular reports to the City's Human Services Program Coordinator on how facilities are meeting performance metrics such as placement of residents into permanent housing or addiction treatment programs.

**Section 10. Table 18-6, "Land Uses Allowed by District," Amended.** "Table 18-6: Land Uses Allowed by District," as codified in Tukwila Municipal Code Title 18, is hereby amended to add four additional uses and modify the name of one existing use ("Shelter") as set forth below. The amended Table 18-6 is attached as Exhibit A.

**Exhibit A – Table 18-6: Land Uses Allowed by District**

See Table 18-2 for uses allowed in TUC and Figure 18-1 for uses allowed in Shoreline.  
For properties zoned LDR, MDR and HDR that are designated as Commercial Redevelopment Areas (see figure 18-9 or 18-10), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in TMC 18.60.060

P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use); C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
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<u>Domestic Shelter</u>	P	P	P	P	P													
<u>Emergency Housing</u>									P38	P38	P38	P38	P38	P38	P38	P38	P38	
<u>Emergency Shelter</u>									P38	P38	P38	P38	P38	P38	P38	P38	P38	
<u>Permanent Supportive Housing</u>	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	
<u>Transitional Housing</u>	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	

38. Subject to the criteria and conditions at TMC Sections 18.50.250 and 18.50.270.
39. Subject to the criteria and conditions at TMC Sections 18.50.260 and 18.50.270.

**Section 11. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

**Section 12. Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

**Section 13. Effective Date.** This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Christy O'Flaherty, MMC, City Clerk

\_\_\_\_\_  
Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: \_\_\_\_\_

Passed by the City Council: \_\_\_\_\_

Published: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Ordinance Number: \_\_\_\_\_

\_\_\_\_\_  
Office of the City Attorney

Attachment: Exhibit A, Table 18-6: Land Uses Allowed by District

# Exhibit A – Table 18-6: Land Uses Allowed by District

See Table 18-2 for uses allowed in TUC and Figure 18-1 for uses allowed in Shoreline.

For properties zoned LDR, MDR and HDR that are designated as Commercial Redevelopment Areas (see figure 18-9 or 18-10), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in TMC 18.60.060

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use) ; C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)																	
Adult day care	A	A	A	A	A			A	A							P	
Adult entertainment (subject to location restrictions <sup>1</sup> )										P	P	P	P	P	P	P	
Airports, landing fields and heliports (except emergency sites)										U	U	U	U	U	U	U	
Amusement Parks								C	C	C	C	C			C	P	
Animal rendering											U					P	
Animal shelters and kennels, subject to additional State and local regulations (less than 4 cats/dogs = no permit)								C	C	C	C	C					
Animal Veterinary, including associated temporary indoor boarding; access to an arterial required	P	P	P	P			P	P	P	P							
Automobile, recreational vehicles or travel trailer or used car sales lots <sup>2</sup>								P33	P	P	P	P			P	P	
Automotive services, gas (outside pumps allowed), washing, body and engine repair shops (enclosed within a building), and alternate fueling station (not wholesale distribution facilities).							P34	P34	P	P	P	P	P	P	P	P	
Beauty or barber shops								P	P	P	P	P	C3	C4	P	P	
Bed and breakfast lodging for not more than twelve guests <sup>5</sup>	C	C	C														
Bed and breakfast lodging (no size limit specified)				C												P	
Bicycle repair shops				P	P	P	P	P	P	P	P	P	P	P	P	P	
Billiard or pool rooms				P			A	P	P	P	P	P			P	P	
Boarding Homes		C	C														
Brew Pubs				P	P	C	P	P	P	P	P	P	P	P	P	P	
Bus stations							P	P	P	P	P	P	P	P	P	P	
Cabinet shops or carpenter shops employing less than five people							P	P	P	P	P	P			P	P	
Cargo containers (*see also TMC 18.50.060)	A&S	A&S	A&S					A&S	A&S	A&S	P	P	P	P	P	P	
Cement manufacturing										U	U	U	U	U	U	U	
Cemeteries and crematories	C	C	C	C	C			C	C	C	C	C			C	C	

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use); C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)																	
Colleges and universities				C	C		C	C	C	C	C	C	C6	C6	C6	P	
Commercial laundries								P	P	P	P	P	P		P		
Commercial Parking (Commercial parking is a use of land or structure for the parking of motor vehicles as a commercial enterprise for which hourly, daily, or weekly fees are charged. TMC Section 18.06.613)				P7	P7		P7	P7	P7	P7	P8	P8			P8		
Computer software development and similar uses				P	P		P	P	P	P	P	P	P9 C10	P	P	P	
Contractor storage yards										P	P	P	P	P	P		
Continuing care retirement facility				C	C		C	C	C	C					C	P	
Convalescent & nursing homes & assisted living facility for not more than twelve patients		C	P	P	P	C	P	P	P	P					P	P	
Convalescent & nursing homes & assisted living facility for more than twelve patients				C	C		C	C	C	C					C	P	
Convention facilities								P	P	P	P	P			P	P	
Correctional institutes					U11						U	U		U			
Daycare Centers (not home-based)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Daycare Family Home (Family Child Care Home) <sup>12</sup>	A	A	A	A	A	A	A	A	A	A					A	A	
Diversion facilities and diversion interim services facilities south of Strander Blvd										U							
<u>Domestic Shelter</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>												
Dormitory	C	C	C	A13	A13	A13	A13	A13	A13	A13	A13	A13			A13	A13	
Drive-in theatres								C	C	C	C	C			C		
Dwelling – Detached single family (Includes site built, modular home or new manufactured home). One detached single family dwelling per existing lot permitted in MUO, O, RCC, NCC, P14, TVS.	P	P	P	P	P	P	P								P	P14	
Dwelling- Detached Zero-Lot Line Units		P															
Dwelling- Duplex, triplex or fourplex or townhouse up to four attached units		P															
Dwelling- Townhouses		P	P													P14	
Dwelling – Multi-family			P					P15								P14	
Dwelling – Multi-family units above office and retail uses				P		P	P	P	P						C16 22/ ac	P14	
Dwelling – Senior citizen housing, including assisted living facility for seniors *see purpose section of chapter, uses sections, and development standards		P meeting density and all other MDR standards	P 60/ac	P 60/ac	P 60/ac	P 60/ac	P 60/ac	P 60/ac	P 60/ac						C16 100/ ac	P14	
Dwelling unit – Accessory <sup>17</sup>	A	A	A														

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
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Electrical Substation – Distribution	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	P
Electrical Substation – Transmission/Switching												U		U	U	U	
Electric Vehicle Charging Station – Level 1 and Level 2	A	A	A	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electric Vehicle Charging Station – Level 3, battery exchange stations, and rapid charging stations. (TMC 18.50.140)	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	
<a href="#">Emergency Housing</a>								<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	
<a href="#">Emergency Shelter</a>								<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	<a href="#">P38</a>	
Essential public facilities, except those uses listed separately in any of the other zones								U	U	U	U	U	U	U	U	U	
Extended-stay hotel								P35	P	P	P	P				P	P
Farming and farm-related activities																P	P
Financial, banking, mortgage, other services				P	P		P36	P36	P	P	P	P	P9/ C3	C4	P	P	P
Fire & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Fix-it, radio or television repair shops/rental shops						P	P	P	P	P	P	P				P	P
Fraternal organizations				P	P	C	P	P	P	P	P	P				P	P
Frozen food lockers for individual or family use							P	P	P	P	P	P				P	P
Garage or carport (private) not exceeding 1,500 sq.ft. on same lot as residence and is subject to the regulations affecting the main building.	A	A															
Greenhouses (noncommercial) and storage sheds not exceeding 1,000 Greenhouses or nurseries (commercial)	A	A	A	A					P	P	P	P				P	P
Hazardous waste treatment and storage facilities (off-site) subject to compliance with state siting criteria (RCW Chapter 70.105) (See TMC 21.08)												C		C			
Heavy equipment repair and salvage										P	P	P	P	P	P	P	
Helipads, accessory																	C
Home Occupation *see definition and accessory use	A	A	A	A	A	A	A	A	A							A	A
Hospitals				C	C			C	C	C	C	C				C	P
Hospitals, sanitariums, or similar institutes																C	
Hotels								P35	P	P	P	P	C	C	C	P	P
Hydroelectric and private utility power generating plants								U	U	U	U	U	U	U	U	U	
Industries involved with etching, film processing, lithography, printing and publishing								P	P	P	P	P	P	P	P	P	
Internet Data/Telecommunication Centers								C		P	P	P	P	P	P	P	
Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Laundries; self-serve, dry cleaning, tailor, dyeing				P	P	P	P	P	P	P	P	P	P	P	P	P	P
Libraries, museums, or art galleries (public)	C	C	P	P	P	C	P	P	P	P	P	P	P	P	P	P	P

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Manuf./Mobile home park <sup>18</sup>	C	P															
<i>Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution:</i>																	
A) Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs							P19	P	P	P	P	P	P	P	P	P	
B) Manufacturing, processing and/or packaging previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood							P19	P	P	P	P	P	P	P	P	P	
C) Manufacturing, processing, assembling, packaging and/or repairing electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment							P19	P	P	P	P	P	P	P	P	P	
D) Manufacturing, processing, packaging of foods, such as baked goods, beverages, candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods, and meats (no slaughtering)											P	P	P	P			
i) Fermenting and distilling included																	
ii) No fermenting and distilling							P19	P	P	P					P	P	
<i>Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts:</i>																	
A) Manufacturing, processing and/or assembling chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering)										C	C	C	C	P	C	C	
B) Manufacturing, processing and/or assembling of previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses										C	C	C	C	P	C	C	
C) Manufacturing, processing and/or assembling of previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand forging								C	C	C	C	P	P	P	C	C	



	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
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D) Manufacturing, processing, assembling and/or packaging of electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment										P	P	P	P	P	C		
E) Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering													C	P			
<i>Manufacturing, refining or storing highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides; except for accessory storage of such materials</i>												U	U	U	U	U	
Marijuana producers, processors, or retailers (with state issued license)												P			P	P20	
Mass transit facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Medical and dental laboratories				P	P			P	P	P	P	P			P	P	
Minor expansion of an existing warehouse <sup>21</sup>																	S
Mortician and funeral homes								P	P	P	P	P			P	C	
Motels									P	P	P	P	C	C	P	P	
Movie theaters with three or fewer screens <sup>22</sup>																	P
Movie theaters with more than 3 screens																	S
Offices including: medical, dental, government (excluding fire & police stations), professional, administrative, business, e.g. travel, real estate & commercial				P23	P	P23	P24	P	P	P	P	P	P9 C10	P25 C26	P	P	
Office or sample room for wholesale or retail sales, with less than 50% storage or warehousing								P									
Outpatient and emergency medical and dental services													C3	C4			
Park & ride lots					C	C	C	C	C	C	C	C	C	C	C	C	
Parking areas	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Parking areas, for municipal uses and police stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses, or commercial recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawnbroker/Payday lender									C	P	P	P			P	P	
<a href="#">Permanent Supportive Housing</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	<a href="#">P39</a>	
Planned Shopping Center (mall)								P	P	P	P	P			P	P27	
Plumbing shops (no tin work or outside storage)							P	P	P	P	P	P			P	P	
Radio, television, microwave, or observation stations and towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Railroad freight or classification yards												U	U	U	U		
Railroad tracks (including lead, spur, loading or storage)										P	P	P	P	P	P	P	
Recreation facilities (commercial – indoor) – athletic or health clubs				P	P	P	P	P	P	P	P	P	C3	P	P	P	
Recreation facilities (commercial – indoor), including bowling alleys, skating rinks, shooting ranges							C	P	P	P	P				P	P	

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
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Recreation facilities (commercial – outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields										C	C	C			C		
Recreation facilities (public), including, but not limited to sports fields, community centers and golf courses	C	C	C	C	C		C	C	C	C	C	C	C	C	C		P
Recreational area and facilities for employees				A	A	A	A	A	A	A	A	A	A	A	A	A	
Religious facilities with an assembly area less than 750 sq.ft.				P	P	P	P	P	P	P	P	P			P	P	
Religious facilities with an assembly area greater than 750 sq.ft. and community center buildings				C	C	C	C	C	C	C	C	C			C	C	
Religious facility and community center buildings	C	C	C														
Removal and processing of sand, gravel, rock, peat, black soil and other natural deposits together with associated structures										U	U	U	U	U	U		
Rental of vehicles not requiring a commercial driver's license								P37	P	P	P	P	P	P	P	P	
Rental of commercial trucks and fleet rentals requiring a commercial driver's license										P	P	P	P	P	P	P	
Research and development facilities																P	P
Residences for security or maintenance personnel				A	A	A	A	A	A	A	A	A	A	A	A	A	
Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant								P36	P	P	P	P	P	P	P	P	
Restaurants including cocktail lounges in conjunction with a restaurant				P	P	C	P										
Retail sales of furniture appliances, automobile parts and accessories, liquor, lumber/bldg. materials, lawn & garden supplies, farm supplies							P	P	P	P	P	P			P	P	
Retail sales, e.g. health/beauty aids/prescription drugs/food/hardware/notions/crafts/supplies/housewares/electronics/photo-equip/film processing/ books/magazines/stationery/clothing/shoes/flowers/plants/pets/jewelry/gifts/rec. equip/sporting goods, and similar items				P	P	P	P36	P36	P	P	P	P	C3	C4	P	P	
Retail sales as part of a planned mixed-use development where at least 50% of gross leasable floor area development is for office use; no auto-oriented retail sales (e.g., drive-ins, service stations)				P	P												
Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble works, and the assembly of products from the above materials										C	C	P	C	P	C	C	
Sales and rental of heavy machinery and equipment subject to landscaping requirements of TMC Chapter 18.52*										P	P	P	P	P	P	P	
Salvage and wrecking operations												P		P	C		
Salvage and wrecking operations which are entirely enclosed within a building										P	P	P	P	P	P		
Schools and studios for education or self-improvement				P	P	P	P	P	P	P	P	P	P9	P28	P	P	
													C10				

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Schools, preschool, elementary, junior & senior high schools (public), and equivalent private schools	C	C	C	C	C	C	C	C	C						C	C	P
Secure community transition facility <sup>29</sup>														U			
Self-storage facilities	U	U	U	U	U	U	U	P	P	P	P	P	P	P	P	P	
Sewage lift station																	
<b>Shelter</b>	P	P	P	P	P												
Stable (private)	A30	A30	A30													P	
Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to TMC Chapter 18.52								P	P	P	P	P	P	P	P	P	
Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 2.5 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required												P	P	P	C	C	
Storm water - neighborhood detention + treatment facilities	U	U	U	U	U	U	U										P
Storm water pump station	U	U	U	U	U	U	U										
Studios – Art, photography, music, voice and dance				P	P	P	P	P	P	P					P	P	
Taverns, nightclubs								P	P	P	P	P	P31	P31	P	P	
Telephone exchanges				P	P		P	P	P	P	P	P	P	P	P	P	
Theaters, except those theaters which constitute “adult entertainment establishments” as defined by this Zoning Code							P	P	P	P	P	P			P	P32	
Tow-truck operations, subject to all additional State and local regulations										P	P	P	P	P	P	P	
Transfer stations (refuse and garbage) when operated by a public agency												U	U	U	U	U	
<b>Transitional Housing</b>	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	
Truck terminals										P	P	P	P	P	P	P	
Utilities, regional																	C
Vehicle storage (no customers onsite, does not include park-and-fly operations)																	P
Warehouse storage and/or wholesale distribution facilities								P	P	P	P	P	P	P	P	P	
Water pump station	U	U	U	U	U	U	U										P
Water utility reservoir and related facilities	U	U	U	U	U	U	U										
Wireless Telecommunications Facilities (*see TMC Ch. 18.58)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

**Note: The Director of Community Development will make a determination for uses not specifically listed in the Zoning Code. The Director will consider whether the proposed use is:**

- Similar in nature to and compatible with other uses permitted out right within a similar zone; and
- Consistent with the stated purpose of the zone; and
- Consistent with the policies of the Tukwila Comprehensive Plan.

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
  - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
    - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;
    - (2) In or within one-half mile of:
      - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and
      - (b) Care centers, preschools, nursery schools or other child care facilities;
    - (3) In or within 1,000 feet of:
      - (a) public park, trail or public recreational facility; or
      - (b) church, temple, synagogue or chapel; or
      - (c) public library.
  - b. The distances specified in TMC Section 18.30.020.1.a shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
  - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. No dismantling of cars or travel trailers or sale of used parts allowed.
3. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, outpatient and emergency medical/dental services, and recreation/health clubs. Retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.
4. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, financial services, outpatient and emergency medical/dental services, and recreation/health clubs. Retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.
5. Bed and breakfast facilities, provided:
  - a. the manager/owner must live on-site,
  - b. the maximum number of residents, either permanent or temporary, at any one time is twelve,
  - c. two on-site parking spaces for the owner and permanent residents and one additional on-site parking space is provided for each bedroom rented to customers,
  - d. the maximum length of continuous stay by a guest is 14 days,
  - e. breakfast must be offered on-site to customers, and
  - f. all necessary permits or approvals are obtained from the Health Department.
6. Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use.
7. Commercial parking; provided it is either:
  - a. a structured parking facility located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or
  - b. a surface parking facility located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
8. Commercial parking subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.

9. Offices including, but not limited to, software development and similar uses, financial services, schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use, less than 20,000 square feet. This category does not include outpatient medical and dental clinics.
10. Offices including, but not limited to, software development and similar uses, financial services, schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use, 20,000 square feet and over.
11. Correctional institution operated by the City of Tukwila.
12. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
13. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
14. 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 a residential design manual with criteria for approval is adopted by ordinance.
15. Dwelling - multi-family units on a lot that does not front on Tukwila International Boulevard South, subject to the HDR requirements of TMC Section 18.50.083, Maximum Building Length, and TMC Section 18.52.060, 2-4, Recreation Space Requirements.
16. Dwelling - Multi-family units (Max. 22.0 units/acre except senior citizen housing which is allowed to 100 units/acre, as a mixed-use development that is non-industrial in nature); must be located on property adjacent to and not greater than 500 feet from the Green River, Tukwila Pond, or Minkler Pond.
17. See TMC Section 18.50.220 for accessory dwelling unit standards.
18. Manufactured/mobile home park, meeting the following requirements:
  - a. the development site shall comprise not less than two contiguous acres;
  - b. overall development density shall not exceed eight dwelling units per acre;
  - c. vehicular access to individual dwelling units shall be from the interior of the park; and
  - d. emergency access shall be subject to the approval of the Tukwila Fire Department.
19. NCC allows businesses that include a retail component in conjunction with their manufacturing operation and meeting other performance standards of Chapter 18.22. These businesses may manufacture, process, assemble and/or package the following:
  - a. foods, including but not limited to baked goods, beverages, candy, canned or preserved foods, dairy products and by products, frozen foods, instant foods and meats (no slaughtering);
  - b. pharmaceuticals and related products such as cosmetics and drugs;
  - c. bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paints, paper, plastics, rubber, tile and wood;
  - d. electronic, mechanical, or precision instruments;
  - e. other manufacturing and assembly of a similar light industrial character;
  - f. industries involved with etching, lithography, printing, and publishing, meeting the City's performance standards and offering their services to the local populace on a walk-in basis;
  - g. businesses that service and repair the above products, that are entirely enclosed within a building, offering their services to the local populace on a walk-in basis and meeting the City's performance standards.
20. Where the underlying zoning is HI or TVS.

21. Minor expansion of an existing warehouse if the following criteria are met:
  - a. The area of the proposed expansion may not exceed 5% of the floor area of the existing warehouse;
  - b. The proposed expansion will not increase any building dimension that is legally non-conforming;
  - c. Only one minor expansion may be permitted per warehouse in existence as of the date of adoption of the Tukwila South Project Development Agreement;
  - d. The proposed expansion must be constructed within two years of the date of approval;
  - e. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
  - f. All measures have been taken to minimize the possible adverse impacts the proposed expansion may have on the area in which it is located.
22. Movie theaters with more than three screens if the following criteria are met:
  - a. The applicant must demonstrate through an economic analysis that the theater will not have a significant financial impact on any other theater in Tukwila;
  - b. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
  - c. The proposed theater must demonstrate substantial conformance with the goals and policies of the Comprehensive Land Use Policy Plan and the Tukwila South Master Plan;
  - d. All measures have been taken to minimize the possible adverse impacts the proposed theater may have on the area in which it is located.
23. Offices, when such offices occupy no more than the first two stories of the building or basement and floor above.
24. Offices, when such offices occupy no more than the first two stories of the building, or basement and floor above, or three stories, in the Urban Redevelopment Area along Tukwila International Boulevard.
25. Offices; must be associated with another permitted use (e.g., administrative offices for a manufacturing company present within the MIC).
26. Offices not associated with other permitted uses and excluding medical/dental clinics, subject to the following location and size restrictions:
  - a. New Office Developments:
    - (1) New office developments shall not exceed 100,000 square feet of gross floor area per lot that was legally established prior to 09/20/2003.
    - (2) No new offices shall be allowed on lots that abut the Duwamish River and are north of the turning basin. The parcels that are ineligible for stand-alone office uses are shown in Figure 18-12.
  - b. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) that exceeds the maximum size limitations may be recognized as a conforming Conditional Use under the provisions of this code. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) may convert to a stand-alone office use subject to the provisions of this code.
27. Planned shopping center (mall) up to 500,000 square feet.
28. Schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use.
29. Secure community transition facility, subject to the following location restrictions:
  - a. No secure community transition facility shall be allowed within the specified distances from the following uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
    - (1) In or within 1,000 feet of any residential zone.

(2) Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity/facility" as defined in RCW 71.09.020 as amended, that include:

- (a) Public and private schools;
- (b) School bus stops;
- (c) Licensed day care and licensed preschool facilities;
- (d) Public parks, publicly dedicated trails, and sports fields;
- (e) Recreational and community centers;
- (f) Churches, synagogues, temples and mosques; and
- (g) Public libraries.

(3) One mile from any existing secure community transitional facility or correctional institution.

- b. No secure community transition facility shall be allowed on any isolated parcel which is otherwise considered eligible by applying the criteria listed under TMC 18.38.050-12.a, but is completely surrounded by parcels ineligible for the location of such facilities.
- c. The distances specified in TMC 18.38.050-12.a shall be measured as specified under Department of Social and Health Services guidelines established pursuant to RCW 71.09.285, which is by following a straight line from the nearest point of the property parcel upon which the secure community transitional facility is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
- d. The parcels eligible for the location of secure community transition facilities by applying the siting criteria listed above and information available as of August 19, 2002, are shown in Figure 18-11, "Eligible Parcels for Location of Secure Community Transition Facilities." Any changes in the development pattern and the location of risk sites/facilities over time shall be taken into consideration to determine if the proposed site meets the siting criteria at the time of the permit application.

30. Private stable, if located not less than 60 feet from front lot line nor less than 30 feet from a side or rear lot line. It shall provide capacity for not more than one horse, mule or pony for each 20,000 square feet of stable and pasture area, but not more than a total of two of the above mentioned animals shall be allowed on the same lot.

31. No night clubs.

32. Theaters for live performances only, not including adult entertainment establishments.

33. Automotive sales must have an enclosed showroom with no outdoor storage of vehicles. Pre-existing legally established uses in the TIB Study Area, as set forth in Figure 18-60, on December 15, 2020, are exempt from the enclosed showroom requirement, provided the use is limited to the existing parcel(s) currently occupied on that date. Pre-existing legally established automotive sales where existing parking lots abut the public frontage must provide effective visual screening of the parking lot from sidewalks (or street if no sidewalk currently exists) using Type II landscaping when any of the following occurs: an expansion or alteration of the structure, a change of ownership, or when the business is vacated or abandoned for more than 24 consecutive months and a new business is proposed.

34. Allowed; however, if in the TIB Study Area, as set forth in Figure 18-60, the following conditions apply: Outdoor storage of vehicles, tires, or other materials used for service is not permitted. Gas stations are permitted if the pumps and parking are located behind the building, the pumps meet the setback requirements, and the pumps comply with building and fire codes. Queuing lanes are not permitted between buildings and back of sidewalk. Wholesale distribution and storage of fuel (e.g. natural gas, propane, gasoline) are not permitted in the TIB Study Area. Pre-existing legally established automotive service uses with outdoor storage or parking abutting the public frontage must provide effective visual screening of the parking and outdoor stored materials from sidewalks (or street if no sidewalk currently exists) using Type II landscaping when any of the following occurs: an expansion or alteration of the structure, a change of ownership, or when the business is vacated or abandoned for more than 24 consecutive months and a new business is proposed.

35. Allowed if the following are provided: a full-service restaurant and a Class A liquor license, 24-hour staffed reception, all rooms accessed off interior hallways or lobby, and a minimum 90 rooms.

- 36. Allowed, however if in the TIB Study area, as set forth in Figure 18-60, the following conditions apply: Drive-through facilities are permitted when located behind a building. Queuing lanes are not permitted between buildings and public frontage sidewalks. Where the use is located on a corner or with access to an alley, drive-throughs must exit to a side street or an alley that connects to a side street, where feasible.
- 37. Automotive rentals must have an enclosed showroom with no outdoor storage of vehicles. Pre-existing legally established uses in the TIB Study Area, as set forth in Figure 18-60, on December 15, 2020, are exempt from the enclosed showroom requirement, provided the use is limited to the existing parcel(s) currently occupied on that date.

| [38. Subject to the criteria and conditions at TMC 18.50.250 and 18.50.270.](#)

| [39. Subject to the criteria and conditions at TMC 18.50.260 and 18.50.270.](#)



APPENDIX 5: PROJECTS INCLUDED IN THE SEATTLE/KING COUNTY ANALYSIS

<b>Emergency Shelter</b>		
<b>Organization Name</b>	<b>Project Name</b>	<b>Beds/Units</b>
Auburn Youth Resources	Arcadia Shelter	6 beds (youth)
Catholic Community Services (CCS)	ARISE (Renton)	25 beds; 2 overflow beds
Catholic Community Services (CCS)	HOME for Women (Kent)	12 overflow beds
Catholic Community Services (CCS)	HOME Program (Kent)	25 beds; 1 overflow bed
Catholic Community Services (CCS)	Reach Out (Federal Way)	40 seasonal beds
Congregations for the Homeless	Congregations for the Homeless Shelter	30 beds
Congregations for the Homeless	Eastside Winter Response Shelter - Men	50 seasonal beds
DAWN	Confidential Shelter	7 units; 2 beds
Downtown Emergency Service Center (DESC)	Crisis Respite	20 beds
Friends of Youth	The Landing	20 beds (14 youth); 5 seasonal beds
Hopelink	Avondale Park	8 units
Hospitality House	Hospitality House (Burien)	9 beds
Multiservice Center (MSC)	MSC Family Shelter (Kent)	15 units
The Sophia Way	Eastside Winter Response Shelter - Women & Children	30 seasonal beds
The Sophia Way	The Sophia Way	21 beds
YWCA Seattle - King - Snohomish	YWC34.621 Auburn Emergency	7 units
YWCA Seattle - King - Snohomish	YWCA14.623 East Cherry Emergency	12 units
<b>City of Seattle Funded Emergency Shelter</b>		
Abused Deaf Women Advocacy Services (ADWAS)	A Place of Our Own - ES - C	3 beds; 6 units
Archdiocesan Housing Authority (AHA)	Noel House / St. Mark's - C	72 beds
Catholic Community Services (CCS)	Sacred Heart - C	9 units; 4 overflow beds
Compass Housing Alliance	FASC / Operation NightWatch - C	80 beds; 1 overflow bed
Compass Housing Alliance	First United Methodist Church - C	60 beds
Compass Housing Alliance	Hammond House - C	40 beds; 1 overflow bed
Compass Housing Alliance	Roy Street - C	40 beds; 1 overflow bed

Catholic Community Services (CCS)	St. Martin de Porres - C	212 beds; 34 seasonal beds
Downtown Emergency Service Center (DESC)	Main Shelter - C	184 beds; 14 overflow beds
Downtown Emergency Service Center (DESC)	Kerner Scott Women's Shelter - C	25 beds
Immanuel Community Services	Recovery Program / Transitional Housing - C	15 beds
Mary's Place	Bianca's Place - C	22 units
New Beginnings	Emergency Shelter - C	5 units; 3 beds
Salvation Army	City of Seattle Winter Response Shelter - C	76 beds; 3 overflow beds
Salvation Army	King County Admin Building - Winter Response - C	50 seasonal beds
Salvation Army	Pike Street - C	20 beds; 7 overflow beds
Salvation Army	William Booth (lower level) - C	91 beds; 16 overflow beds
Salvation Army	Catherine Booth House - C	9 units; 3 beds
Shalom Zone Nonprofit Association	ROOTS Young Adult Shelter - C	45 beds (youth)
SHARE	All SHARE shelters - C	258 beds; 25 overflow beds
Solid Ground	Family Shelter - C	14 units
Solid Ground	Broadview Shelter - C	10 units
YouthCare	Orion Shelter - C	15 beds (youth); 5 overflow beds
YWCA Seattle - King - Snohomish	SIS Late Night Shelter - C	44 overflow beds
YWCA Seattle - King - Snohomish	YWC13.120 Angeline's Enhanced Night Shelter - C	80 beds; 5 overflow beds
YWCA Seattle - King - Snohomish	YWC14.621 Downtown Emergency - C	12 units; 14 beds
YWCA Seattle - King - Snohomish	YWC14.625 Willow Street Enhanced Emergency - C	35 units; 11 overflow beds
Transitional Housing		
Organization Name	Project Name	Beds/Units
Archdiocesan Housing Authority (AHA)	Spruce Park Apartments	4 units
Archdiocesan Housing Authority (AHA)	Traugott Terrace TH	12 beds
Auburn Youth Resources	Severson House	11 beds (youth)
Catholic Community Services (CCS)	Alder Crest	8 units
Catholic Community Services (CCS)	FUSION	16 units

Catholic Community Services (CCS)	GPD Michael's Place	18 beds
Catholic Community Services (CCS)	Harrington House (Bellevue)	8 units
Catholic Community Services (CCS)	Katherine's House	6 beds
Catholic Community Services (CCS)	Rita's House (Auburn)	6 beds
Community Psychiatric Clinic (CPC)	El Rey	16 beds
Community Psychiatric Clinic (CPC)	The Willows	15 units
Community Psychiatric Clinic (CPC)	Cedar House	8 beds (youth)
Compass Housing Alliance	GPD - Renton Regional Veteran's Program	10 units; 26 beds
Compass Housing Alliance	GPD - Veterans Program (Shoreline)	25 beds
Compass Housing Alliance	Othello House	4 beds
Elizabeth Gregory Home	Elizabeth Gregory Home at Maple Leaf House	7 beds
Friends of Youth	New Ground Avondale Park	24 units
Friends of Youth	New Ground Bothell	14 units (youth)
Friends of Youth	New Ground Kirkland	9 beds (youth)
Hopelink	Avondale Park II (Redmond)	27 units
Hopelink	Heritage Park/ Alpine Ridge (Bothell)	15 units
Hopelink	Hopelink Place	20 units
Kent Youth and Family Services	Watson Manor (Kent)	7 units (youth); 2 child only beds
KITH	Petter Court Transitional	4 units
Low Income Housing Institute (LIHI)	Cate Apartments / GPD-Cate Apartments	11 units
Low Income Housing Institute (LIHI)	Columbia Court	13 units
Low Income Housing Institute (LIHI)	Denny Park	8 units
Low Income Housing Institute (LIHI)	GPD - Arion Court	16 beds
Low Income Housing Institute (LIHI)	Martin Court	13 units; 28 beds
Low Income Housing Institute (LIHI)	Meadowbrook View	15 units
Low Income Housing Institute (LIHI)	Tyree Scott - TH	6 units
Multiservice Center (MSC)	Family Transitional Program - S. King county	6 units

Multiservice Center (MSC)	Men's Transitional Housing (Federal Way)	11 beds
Multiservice Center (MSC)	Titusville Station	15 beds
Pioneer Human Services	GPD - Mark Cooper House	38 beds
Salvation Army	GPD - Veterans Transitional Program	30 beds
Salvation Army	William Booth Center (upper floor)	48 beds
Solid Ground	Bethlehem House	1 unit
Solid Ground	Rent Assistance at SandPoint	18 beds
Solid Ground	SandPoint Family Program	26 units
St Stephen Housing Association	City Park Townhouses Transitional Housing (Auburn)	11 units
St Stephen Housing Association	Nike Manor Transitional Housing	8 units
The Sophia Way	The Sophia Way Transitional Housing	7 beds
Valley Cities Counseling and Consultation	Valley Cities Transitional Housing	3 units
Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Bennett House	6 beds
Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Burien	6 beds
YMCA	YMCA Shared Homes	24 beds (youth)
YouthCare	Straley House	12 beds (youth)
YWCA Seattle - King - Snohomish	Auburn Transitional Housing	12 units
YWCA Seattle - King - Snohomish	Central Area Transitional Housing	42 units
YWCA Seattle - King - Snohomish	Family Village - Case Managed Units	5 units
YWCA Seattle - King - Snohomish	Family Village (Redmond)	20 units
Catholic Community Services (CCS)	Aloha Inn - CS	66 beds
<b>City of Seattle Funded Transitional Housing</b>		
Compass Housing Alliance	Cascade Women's Transitional - CS	32 beds
Compass Housing Alliance	Pioneer Square Men's Program - CS	78 beds
Compass Housing Alliance	Scattered Sites (Bryant, Cedar, Evanston, Phinney) - CS	22 beds (5 youth)
Compass Housing Alliance	HomeStep / Transitions / Transitions 2 - CS	14 units
Compass Housing Alliance	Cesar Chavez House - CS	5 beds
Compass Housing Alliance	Magnolia House - CS	5 beds
Compass Housing Alliance	Mary Witt / Rosa Parks House - CS	10 beds

Compass Housing Alliance	Miracle Manor - CS	6 beds
El Centro de la Raza	Transitional Housing Program Ferdinand/Shelton Houses - CS	2 units
First Place School	Housing Stabilization Program - CS	6 units
Friends of Youth	New Ground - SandPoint (Harmony House) - CS	6 units (youth)
Muslim Housing Services	Muslim Housing Services Transitional Housing - CS	15 units
Salvation Army	Bridges to Housing - CS	11 units; 30 beds
Solid Ground	Santos Place - CS	42 beds
United Indians of all Tribes	United Indians Youth Home - CS	25 beds (youth)
Urban League of Seattle	MJ Harder House - CS	7 beds (youth)
YMCA	Young Adults in Transition - CS	20 beds (youth)
YouthCare	Home of Hope - CS	18 beds (youth)
YouthCare	Passages (Sand Point) - CS	8 beds (youth)
YouthCare	Ravenna House - CS	10 beds (youth)

Permanent Supportive Housing		
Organization Name	Project Name	Beds/Units
Archdiocesan Housing Authority (AHA)	Frederic Ozanam House (Westlake 2)	56 beds
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Sta. Teresita del Nino Jesus	25 units
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Parke Studios (at the Josephinum)	15 beds
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Westlake	53 beds
Archdiocesan Housing Authority (AHA)	Bakhita Gardens	70 beds
Archdiocesan Housing Authority (AHA)	Dorothy Day	41 beds
Asian Counseling and Referral Services (ACRS)	HOPES	15 beds
Asian Counseling and Referral Services (ACRS)	The Beacon	6 beds
Catholic Community Services (CCS)	Palo Studios	17 beds
Catholic Community Services (CCS)	The Cedars	10 beds
Catholic Community Services (King County)	Monica's Place	5 beds
Community Housing Mental Health	Leighton Apartments	15 beds

Congregations for the Homeless	Congregations -Permanent Housing Program	69 beds
Downtown Emergency Service Center (DESC)	Aurora Supportive Housing	87 beds
Downtown Emergency Service Center (DESC)	Evans (415 10th)	75 beds
Downtown Emergency Service Center (DESC)	Kerner Scott - OPH	15 beds
Downtown Emergency Service Center (DESC)	Lyon Building	64 beds
Downtown Emergency Service Center (DESC)	Morrison Hotel	190 beds
Downtown Emergency Service Center (DESC)	Rainier Supportive Housing	50 beds
Downtown Emergency Service Center (DESC)	Scattered Site for MI Adults	60 beds
Downtown Emergency Service Center (DESC)	Union Hotel	52 beds
Downtown Emergency Service Center (DESC)	1811 Eastlake	75 beds
Downtown Emergency Service Center (DESC)	Cottage Grove Apartments	20 beds
Evergreen Treatment Services	REACH Respite Case Management	40 beds
Friends of Youth	FOY Permanent Housing with Supports	16 units
Hopelink	Duvall Place	8 units
Imagine Housing	Francis Village	15 units
Imagine Housing	Johnson Hill / Chalet Apartments	12 units
Imagine Housing	Rose Crest Apartments	8 units
Imagine Housing	Velocity Housing Stability Program	12 units
Plymouth Housing Group (PHG)	Shelter Plus Care \ Shelter Plus Care HIV	74 units; 706 beds
Low Income Housing Institute (LIHI)	Frye Hotel	48 beds
Low Income Housing Institute (LIHI)	Glen Hotel	37 beds
Low Income Housing Institute (LIHI)	Greenwood House	9 beds
Low Income Housing Institute (LIHI)	Broadway House	7 beds
Low Income Housing Institute (LIHI)	White River Gardens	8 beds
Plymouth Housing Group (PHG)	Gatewood	74 beds
Plymouth Housing Group (PHG)	Humphrey	81 beds
Plymouth Housing Group (PHG)	Pacific Hotel \ Pacific Hotel HIV	74 beds
Plymouth Housing Group (PHG)	Plymouth on Stewart	84 beds
Plymouth Housing Group (PHG)	Plymouth Place	70 beds

Plymouth Housing Group (PHG)	Scargo	45 beds
Plymouth Housing Group (PHG)	Simons Building (3rd and Blanchard)	92 beds
Plymouth Housing Group (PHG)	St. Charles	61 beds
Plymouth Housing Group (PHG)	Williams Apartments	81 beds
Solid Ground	Brettler Place	51 units
Solid Ground	P.G. Kenney Place	15 beds
Sound Mental Health	Homestead Family Housing	25 units
Sound Mental Health	Kasota	45 beds
Sound Mental Health	Kenyon Housing	18 beds
Sound Mental Health	Pacific Court	48 beds
Sound Mental Health	South County Pilot	50 beds
Sound Mental Health / Low Income Housing Institute	Ernestine Anderson Place	45 beds
Sound Mental Health / Low Income Housing Institute	Gossett Place	9 units; 27 beds
Sound Mental Health / Low Income Housing Institute	McDermott Place / VASH McDermott Place	75 beds
The Sophia Way	Sophia's Home	29 beds
Transitional Resources	Avalon Place	15 beds
Valley Cities Counseling and Consultation	Coming Up	22 beds
Valley Cities Counseling and Consultation	Families First	24 units
Valley Cities Counseling and Consultation	Homeless Services Enhancement Program	12 units; 8 beds
Valley Cities Counseling and Consultation	Pathways First	14 units
Valley Cities Counseling and Consultation	Valley Cities Landing	24 beds
YMCA	Home At Last	8 units; 7 beds
YWCA Seattle - King - Snohomish	Family Village Issaquah-Project Based	26 beds
YWCA Seattle - King - Snohomish	Opportunity Place	29 beds
YWCA Seattle - King - Snohomish	Summerfield Apartments	13 beds
YMCA	YMCA Permanent Housing	9 units; 4 beds
<b>City of Seattle Funded Permanent Supportive Housing</b>		
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Wintonia - C	92 beds
Compass Housing Alliance	Nyer Urness House - C	75 beds
Downtown Emergency Service Center (DESC)	Canaday House - C	83 beds

<b>Rapid Rehousing</b>		
<b>Organization Name</b>	<b>Project Name</b>	<b>Beds/Units</b>
Catholic Community Services (CCS)	CCS RRH Pilot	15 units
<b>City of Seattle Funded Rapid Rehousing</b>		
El Centro de la Raza	El Centro Rapid Rehousing - C	3 units
Wellspring Family Services	Wellspring RRH Pilot - C	6 units
YWCA Seattle - King - Snohomish	YWCA Rapid Rehousing - C	2 units
Solid Ground	SGO RRH Programs - C	27 units





## INFORMATIONAL MEMORANDUM

TO: Planning and Community Development  
FROM: Brandon J. Miles, Business Relations Manager  
CC: Mayor Ekberg  
DATE: August 10, 2021  
SUBJECT: Wadajir Development Agreement Update

### ISSUE

Forterra is requesting the City enter into a Development Agreement (DA) for the old Knight's Inn property at 14110 Tukwila International Blvd. Staff would like to provide a briefing on the various issues related to the DA and discuss next steps.

### BACKGROUND

In September of 2020 the Department of Community Development (DCD) was provided an overview of the Wadajir project to the Planning and Economic Development committee. Wadajir will be a 154,500 square foot mixed use project on the old Knight's Inn motel property, focused on supporting the environmental, social, and economic sustainability of Tukwila's East African immigrant community. A total of 100 owner occupied units will be constructed.

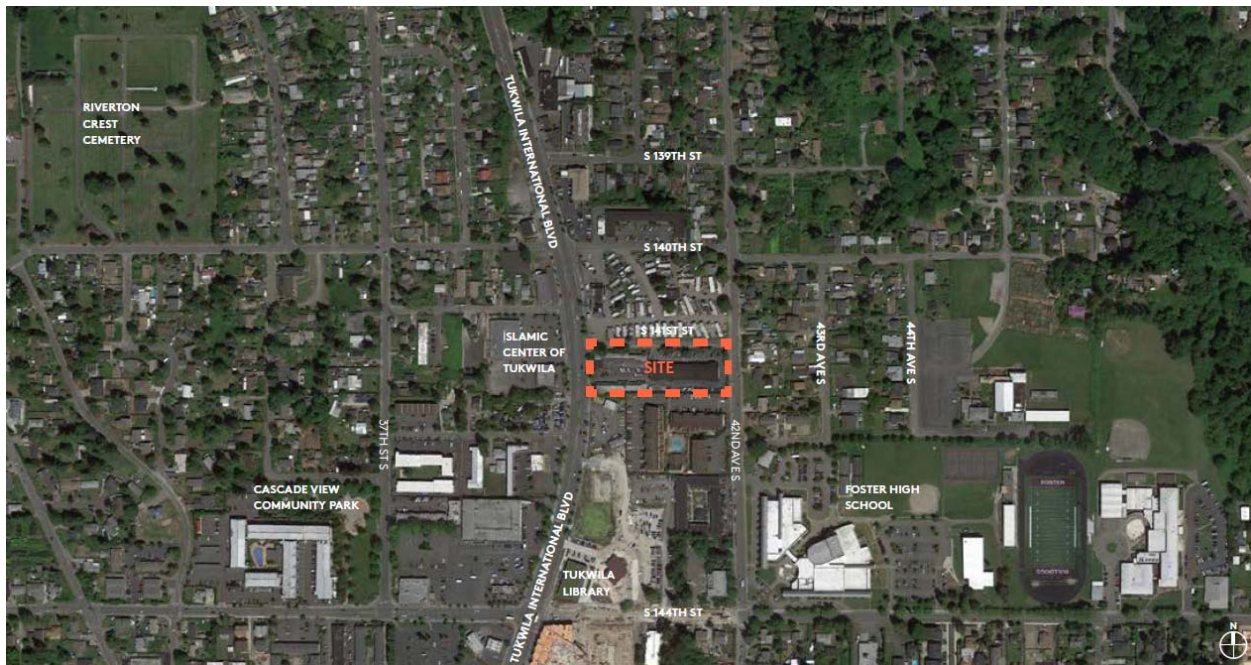


Figure 1, Project Site and Surrounding Area.

The project aims to provide affordable, cooperatively owned, housing for community members having annual income levels below the area median income. To achieve this affordability goal, the project proposes to use Cross Laminated Timber (CLT) technology and prefabricated modules created as a standardized set of building units. In addition to building construction

technology, the applicant is also requesting certain deviations from the City's design and zoning standards to improve the projects financial feasibility.

DA's are permitted under Tukwila Municipal Code 18.86 and are discretionary, legislative acts of the City Council. Major development and zoning issues requested to be modified by the applicant as part of a DA for the Wadajir project include:

1. Structured Parking. The applicant is asking that the requirement to provide structure parking for the residential uses be waived.
2. Minimum Required Parking. The applicant is requesting that the required number of parking stalls required for the development be reduced from 203 total spaces to a total of 69 stalls on site and 32 spaces in adjacent city right of way.
3. Building Setbacks. The construction method of CLT and prefabricated modules creates issues with modulation. The project would not be able to meet the tiered setbacks required for the upper floors of the project.
4. Recreation Space. To meet the recreation space requirements, the applicant is requesting that they be allowed to count the required setback areas into the square footage requirement for recreation space.
5. Design Review Process. Staff is requesting that the design review process be amended for this project, should it move forward.

Note, there are other minor issues that will also need to be addressed as part of the DA. Staff wanted to highlight the major issues for the council discussion since they impact project feasibility.

The applicant has also requested that the City reenact its Multi-Family Tax Exemption (MFTE) project to accommodate the project. The MFTE cannot be reenacted via a DA and would require a separate City Council action.

## **DISCUSSION**

Wadajir provides an opportunity to expand the number of owner, occupied affordable housing units in south King County. As outlined above, the applicant is requesting deviations from several development standards for the project. Additional context on the request is provided below.

### 1. Structured Parking Requirements

TMC 18.43.070 requires that 75% of the required residential parking be in a structure, similar to what occurred at Tukwila Village. The Wadajir is proposing to provide parking via a surface parking lot. As shown in the site plan below, the parking will be located in the rear of the building along 42<sup>nd</sup> Ave South. The applicant has indicated that structured parking could make the project financially unfeasible.

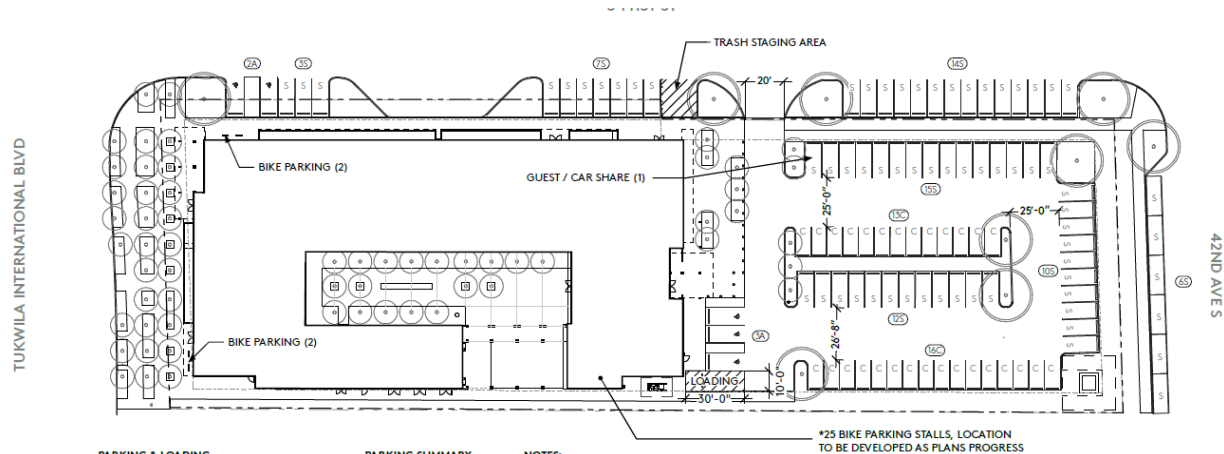


Figure 2. Site Plan and Parking Layout.

Staff Response

Structured parking can add additional development costs to a project, with a rough estimate of the cost being \$30,000 to \$40,000 per stall. Thus, a 100-stall garage adding between \$3 and \$4 million to a projects cost. The goal of the structured parking is to reduce the visual impacts of large surface parking lots on Tukwila International Blvd and to allow more dense development. By locating the building along Tukwila International Blvd. the applicant is screening the parking lot from the street. However, a large parking area would be visible from 42<sup>nd</sup> Ave South.

Through the DA the City could waive 100% of the requirement that the parking be structured or waive a portion of this requirement.

Both Tukwila Village and Bellwether Housing provided structured parking for the residential components of their projects.

2. Minimum Required Parking

Per TMC 18.43 and 18.53, the project is required to meet the following standards for parking:

- 1 stall per dwelling unit per 1 bedroom, plus
- 0.5 spaces for every bedroom in excess of 1 bedroom in a dwelling units.

With 100 units, including a mix of unit types, the Wadajir project is required to have 153 stalls for the residential portion of the project.

In addition to the residential parking requirements, an additional 1 stall is required for each 100 square feet of usable floor area for the proposed restaurant and 2.5 stalls for every 1,000 usable square feet for the retail uses. Thus, the required parking stalls for the commercial uses on site is 50 stalls.

Based upon the proposed project and parking standards outlined above, the project is required to have a total of 203 stalls. The applicant is requesting a reduction of the onsite parking to 69 total on site. In addition, the applicant is requesting to get credit for 32 parking along S. 141<sup>st</sup> Street to the north.

The applicant provided a Parking Study prepared by TranspoGroup, dated March 8, 2021. The Parking Study concluded that 92 vehicle staff would be needed during peak demand, with any

overflow being accommodated by on-street parking. Additional on-street parking is also available within three to four miles of the project site, with a utilization rate of 20% during a typical weekday.

**Staff Response:**

Staff has concerns that a 66% reduction in the onsite parking on the site could significantly impact adjacent uses and the adjacent neighborhoods. While the City has granted parking reductions for other housing projects, such as Washington Place, Tukwila Village, and Bellwether, Wadajir proposed reduction in higher than those projects. Bellwether was required to provide one stall for each unit in the development. This one-to-one requirement would not be met with the Wadajir project. In addition, as the Council is aware, the City has been dealing with addressing significant parking complainants at Tukwila Village since the first phase opened.

Wadijar is also proposing to get credit for on-street parking adjacent to the project. Since on-street parking is not reserved for any specific property or project, the City does not give a project credit for adjacent on-street parking. In addition, Wadijar would require that the owners implement and manage a parking plan for the foreseeable future. This presents concerns with ongoing monitoring and enforcement by the City should the project not be in compliance with the parking management plan.

Staff and the applicant have considered possible mitigation measures to address a reduction in required onsite parking. These are provided for information only and neither the City nor the applicant are proposing any specific mitigation measures at this time.

<b>Proposed Mitigation Measure</b>	<b>Impact</b>	<b>Staff Comments</b>
Vacate S. 141 <sup>st</sup> Street.	This mitigation measure would allow for the on-street parking to be incorporated into the Wadajir property, thus the parking would be considered "onsite." The total onsite parking would now be 101. Additional parking may be able to be installed along the north side of S. 141 <sup>st</sup> Street, providing more parking.	<p>The project's onsite parking would still be reduced 50% from what is required by code. The project could meet the one staff per unit.</p> <p>The property owner to the north, the mobile home park, would likely receive half of any street vacation. The project applicant and the City would need to work with the mobile home park owner to acquire the mobile home park's portion of S. 141<sup>st</sup> Street and to address any access issues to the mobile home park.</p> <p>It may be possible to add additional parking along the north edge of S. 141<sup>st</sup> street once vacated.</p>
Leased parking	The applicant could examine securing an additional 25 long term leased offsite parking spaces near the project. This	Typically, when offsite parking needs to be secured for the project the City requires the parking to be an easement.

	would be an ongoing cost for the future residents and businesses.	This allows the parking to remain indefinitely. A concern with a lease approach is that either party would have the ability to terminate the agreement. Staff has concerns with the enforcement of this provision after the project is completed.
Car share service	Up to five parking spaces would be reserved for a car share service for residential use.	Per code, one ride share stall is required to be on site. Additionally, the code states that the rideshare spaces are to be in addition to the required onsite parking.
Reduce the project scale	Reducing the total number of units and/or square footage of the commercial space would reduce the total parking demand for the project.	Forterra has expressed concerns that any reduction in total unit count could impact the project's feasibility.
Residential Parking Zone (RPZ).	RPZ's are common in parts of Seattle to manage on-street parking in dense neighborhoods, such as Capital Hill and First Hill. Parking permits are provided to residents in the area and parking is time restricted for non-residents. Residents typically pay a fee for their annual permits.	At this time, it does not appear that a RPZ is needed. The Parking Study submitted by the applicant indicates that daytime usage for on-street parking in the area is about 20%. As the area grows the City may want to consider the creation of a RPZ.
Parking Improvement District	Washington State law allows cities to create Parking Improvement Districts to manage and finance parking in neighborhoods. The District generates revenue with a parking tax and/or assessment on businesses. This revenue could be used for the acquisition and management of parking facilities or improvement of existing streets to include better managed parking.	A Parking Improvement District would need to apply to a larger area and could not apply to just one property. This could be a longer term strategy to address parking in the Tukwila International Blvd Neighborhood. It would take a significant amount of time to create a parking improvement district and to use the funds to mitigate any parking impacts associated with the Wadijar project. This would not provide immediate relieve for any parking impacts associated with the project.
Parking Mitigation Fee	Require the applicant to provide a onetime payment to allow the City to better enforce and manage existing on-street	The applicant's Parking Study notes that during the day only 20% of the current on-street parking is utilized. With

	parking in the area.	funding, the City could provide better signage along streets in the area that provide on-street parking, such as 42 <sup>nd</sup> Ave South. This funding could also be used to help with staffing for a limited amount of time and to help set up the RPZ program discussed above.
Structured Parking	The applicant has requested that the requirement for structured parking be waived. The City could choose not to waive this requirement.	Structured parking would allow the project to meet its density goals while ensuring that sufficient parking is available onsite. It would also add a capital cost to the project. Both Tukwila Village and Bellwether housing have structured parking.
<i>Mitigation measures would likely include several of the options listed above.</i>		



Figure 3, Portion of S. 141<sup>st</sup> Street that could be vacated to provide more onsite parking.

### 3. Building Setbacks.

The City's design standards require tiered setbacks to provide modulation for residential projects in the Neighborhood Commercial Center (NCC) zoning. The applicant has noted that the use of modular mass timber construction hinders the ability to meet this requirement.





Figure @, Proposed Massing.

Figure 4 above shows the proposed massing for the building.

Staff response:

No comments at this time. Staff suggest this item be addressed as part of design review.

#### 4. Recreation Space.

The project is required to provide 200 square feet of recreation space per unit. With a proposed unit count of 100 units, this results in a total of 20,000 square feet of recreation space required for the project. The applicant is proposing that just over 20,000 square feet of outdoor recreation space and just over 4,500 of indoor recreation space. Up to 50% of the required recreation space can be indoors.

The City's recreation space requirements do not allow required landscaped areas to count towards the required minimum recreation space requirements. The applicant has requested that this limitation be eliminated.

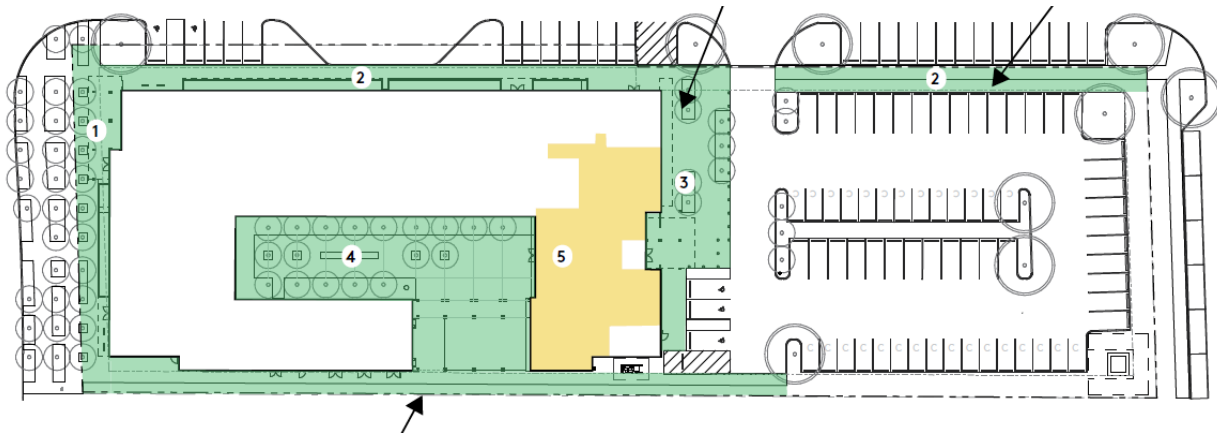


Figure 5, Recreation Space Layout.

Staff Response:

At this time staff does not know if a waiver for the landscaped area to count as recreation space is needed. Based upon the information provide it appears that the combination of both indoor and outdoor recreation space may exceed the minimum standards. If additional recreation space is needed, staff suggest that the City require a fee in lieu of instead of allowing the landscaped areas to count as recreation space. The landscaped areas are not always designed in a manner to accommodate recreation activities.

5. Design Review Process

A project of this size would require a public hearing design review process. However, since the City may approve a DA for this project, staff is requesting that the project be approved at the staff level through administrative design review.

Staff Response:

Many of the design elements such as parking, landscaped, modulation, and recreation space are being addressed through the DA, thus the scope of the design review would be limited. To assist moving this project forward, should the Council choose to approve a DA, staff recommends that design review be administrative. The public would have the opportunity to comment on the project since the DA requires a public hearing before the City Council can take final action.

Multi-Family Tax Exemption (MFTE)

The applicant has requested that the City reenact it's MFTE program in order to help with the financial feasibility of the project. The City had a limited MFTE in place for the Southcenter District in order to encourage housing in the Transit Oriented Development area of the District. The Southcenter MFTE program sunset at the end of 2019 and the City is no longer accepting applications.

MFTE programs can provide either an 8-year property tax exemption on the residential improvements for a property or up to 12 years if an affordability component is provided. The property tax exemption would apply only to the residential portion of the structure, not the commercial portion or the land value. The City has significant flexibility in designing a MFTE and using it to encourage certain development types. For example, in the Southcenter District the City required a minimum average size for units and limited the number of studios in a project



requesting the MFTE. For example, the City could create a program just to apply to owner occupied housing within a specific area of the City.

A MFTE program cannot be created via a DA and would require a separate legislative action by the City Council. The program would also need to be developed that applies to specific development types and/or geographical areas of the City.

**FINANCIAL IMPACT**

N/A.

**RECOMMENDATION**

Discussion only. Staff would like to work with the applicant to begin public outreach in the neighborhood about the project. The outreach would include information about the project, impacts to the neighborhood, and possible mitigation measures.

**ATTACHMENTS**

- Letter, dated August 4, and draft plans from Forterra for the Wadajir project.





Date: August 4, 2021

To: City of Tukwila – City Hall  
6200 Southcenter Boulevard  
Tukwila, WA 98188  
Attn: Nora Gierloff  
Community Development Director

Planning and Economic Development (PED) Committee  
6300 Southcenter Boulevard  
Tukwila, WA 98188

From: Forterra NW  
PO Box 4189  
Seattle, WA 98194

Subject: Development Agreement (L20-0034) Update for 14110 Tukwila International Blvd.

Dear Mayor Ekberg, City Councilmembers, Director Gierloff and PED Staff,

Forterra shares the City of Tukwila’s commitment to increasing the amount of affordable housing stock available in the community while also supporting the type of micro-retail that is desired by residents. That was the only reason Forterra arranged in 2018 for the purchase of the former Knight’s Inn property at 14110 Tukwila International Blvd. by its affiliated social impact fund. Since that time, Forterra has expended over \$500,000 on pre-development work for what has become known as the Wadajir Residences and Souq, trying to find both a design and construction method that would enable this goal to be achieved.

As explained in more detail below, we are now at a crossroads with Wadajir. Proceeding with the project will require a Development Agreement with the City. We know that Mayor Ekberg and the Council will only consider approving a Development Agreement after receiving public input. As we understand the current status, Planning Staff is asking the PED Committee for direction on whether or not to begin the public input process. We encourage the Committee to give Planning Staff that direction.

As you know, Forterra is a Washington-based nonprofit and our mission is to work together with communities to support sustainability in all its dimensions – environmental, social, and economic. Working with our partners, Forterra creates community-led development projects that strive to link equitable urban development to rural employment through building affordably priced housing constructed with innovative and environmentally proactive modular mass timber technology.

The chosen construction method - using sustainable mass-timber modular technology – will enable Wadajir to provide beautiful, attainable and equitable homes and small-business ownership opportunities for the Tukwila community. The current design will provide 100 attainable, co-operative

homeownership units and a 15,000 square feet (sf) marketplace for up to 60 micro-retailers and a small restaurant. Wadajir's homes will be priced to be affordable to households at an average of 80% of Area Median Income (AMI). The Wadajir project will continue the activation and revitalization along Tukwila International Boulevard and create new ownership opportunities for local small business owners and residents.

As noted above, providing attainable homeownership and small business space for Tukwila residents and business owners at risk of displacement is Forterra's reason for taking on this project. To that end, maintaining the attainability of this development is vital both to Tukwila and to Forterra. To achieve our goal requires an efficient design that maximizes land use and the quantity of units provided while minimizing cost. We cannot do that and still meet all of the Tukwila Development Code requirements. In order to make Wadajir a reality with all that it offers to the City and its residents, Forterra requests the Council's consideration of the following critically essential items:

## **1. Parking**

Code parking rules require more stalls than can be accommodated on a surface lot. Above grade or underground parking to meet Code requirements places a significant financial burden on the project and will put our 80% AMI goal, and therefore the Wadajir development, out of reach. However, we aim to reduce the impact of the requested parking reduction on the surrounding community and the future Wadajir residents and businesses, while maintaining the affordability by proposing the following community-focused solution:

**Solution:** Forterra is requesting a reduction of the required parking from the code required 206 combined residential and commercial parking spaces to a parking mitigation strategy. The Wadajir development will provide 101 new parking spaces, of which 69 spaces will be located onsite and 32 spaces will be newly created on the two streets adjacent to the property. See pg. 10 of the Design Package. In addition, Forterra will provide either or both of the following:

- a. Up to 25 long-term leased offsite parking spaces near the project for Wadajir resident/staff use. This would be an ongoing operating expense for future Wadajir residents and businesses.
- b. Wadajir Cooperative Residences will reserve up to 5 parking spaces onsite to a car share service for residents' use.

**Benefit:** The new street parking, created at Forterra's expense, will include new street improvements to 141<sup>st</sup> Street and 42<sup>nd</sup> Avenue and will bring additional inventory of public parking for the community. Providing leased offsite parking would lessen the impact of additional parking on neighboring streets and businesses. The carshare option is a much less expensive and more sustainable option for those who use their car only sporadically. Additionally, studies show that each carshare vehicle leads to a decrease of 9-13 privately owned vehicles and reduces up to 18% of greenhouse emissions by replacing less efficient vehicles with more fuel-efficient vehicles.

We believe our combined parking mitigation strategy of onsite parking, additional street parking, leased offsite parking spaces, and/or onsite carshare, will meet the needs and intent of the Tukwila community and Wadajir's future owners while preserving the critical affordability of the development.

## **2. Multifamily Tax Exemption Program**

Property tax incentives help support the attainability goal of the project. The City of Tukwila, however, has elected to end its State-authorized Multifamily Tax Exemption (MFTE) program.

**Solution:** Forterra is requesting that Tukwila reinstate the MFTE program, which is critical to the goal of providing 100 new homes for Tukwila that will be attainable to households at an average 80% of AMI.

**Benefit:** The Multifamily Tax Exemption ("MFTE") program has been very effective in increasing affordable housing development by incentivizing the private development of affordable housing at a much lower cost to local communities than traditional direct subsidy. Tukwila could utilize this program to increase affordable housing in the community. In addition, Wadajir offers a unique opportunity to use the MFTE program to provide attainable home ownership – which can help stem the flow of displacement of Tukwila residents.

Tukwila may also choose to combine MFTE with LCLIP and thereby receive up to 75% of Tukwila owners' portion of the King County real estate tax on the incremental assessed value for 18 years. LCLIP is a state-level program signed into law in 2011 (RCW 39.108) that gives cities new revenue to pay for infrastructure while simultaneously conserving farms and forest land. This option would offset the MFTE with this additional income to the City. If the Council has interest in this option, Forterra can provide more information about assistance and grant funding that could pay for City Staff time to put the necessary policies in place.

### **3. Building Stepback**

Wadajir is able to provide 100 new attainable homes to Tukwila, including a large number of three-bedroom family units, by utilizing modular mass timber construction. This innovative construction technology will allow for efficient construction, affordability, and faster project delivery. However, this unique type of construction does not allow for a tiered setback without significantly impacting the quantity of homes and the affordability of the remaining homes.

**Solution:** Develop the project without a stepback as shown in the Design Package on pgs. 8 and 9.

**Benefit:** A variance for the upper floors of Wadajir will not detract from the project's overall aesthetic appeal to community members but will significantly improve the ability of the development to achieve the goal of providing as many attainable homes for the community as possible.

### **4. Partial Use of Building Setback for Recreational Space**

Wadajir has been designed to respond to community-requested amenity spaces. In a survey conducted during the Wadajir community meeting in December 2019, community members requested a playground, fitness options, indoor and outdoor places to gather, a formal garden, and a community kitchen.

**Solution:** In response to the community's desires, we have designed the development to include 20,225sf of recreational space, which meets the amount required by Code. A portion of this recreational space is within the building setback area as shown in the Design Package on p11.

**Benefit:** Using the setback space our design increased the available recreational opportunities onsite, including outdoor dining, interactive walking pathways for exercise, play and reflection. This is in addition to a dedicated children's play area, a large courtyard for community gatherings, a formal garden with water feature, an indoor gym and a large community room with kitchen. This creates amenity space requested by the community and that few, if any, attainable developments achieve.

Our goal with this design is to respond to provide to future residents a balance between passive and active spaces, giving unique opportunities for community members of all ages and abilities to enjoy the Wadajir project and improved outdoor amenities.

**Conclusion:**

The goal for Wadajir is to provide a new development for Tukwila and its residents with 100 much-needed attainably priced homes for community ownership priced at an average of 80% of AMI. Wadajir will also provide affordable market space for small and micro businesses. Providing attainable home ownership and small business spaces is the reason Forterra and its Strong Communities Fund have chosen to invest in the development. Achieving this goal requires partnership with the City in balancing development requirements and affordability to achieve the best result for the Community. We believe the creative solutions presented here can advance our shared goal of providing attainable housing in a way allow the project to go forward, while maintaining the purpose and intent of the code.

We understand that any Development Agreement is a big ask and truly appreciate the time that Mayor Ekberg, the Council and City Staff have already spent in connection with Wadajir. Forterra and its social impact fund want to remain involved with this project, which is why we are pursuing a Development Agreement. Without a means to construct an affordable and sustainable development, Forterra's non-profit status would preclude it from continued involvement with the project necessitating a sale of the property to a conventional developer.

Thank you for the opportunity to update the Council and PED Staff on the current design relating to the development of Wadajir located at 14110 Tukwila International Blvd. We look forward to working with Mayor Ekberg, the City Council and PED Staff on Wadajir's Development Agreement. We believe the request for the above terms regarding parking, recreational space, building setbacks, and the tax exemption will help us achieve our goal to provide beautiful, attainable and equitable home and small-business ownership opportunities for the Tukwila community.

Please let us know if you have any questions or if you need additional information.

Sincerely,



Dan Grausz  
Senior Director of Strategic Projects

Attachments: Design Package dated August 4, 2021

cc: Nancy Eklund  
Brandon Miles  
Michelle Connor  
Tobias Levey

# Forterra - Waddajir —

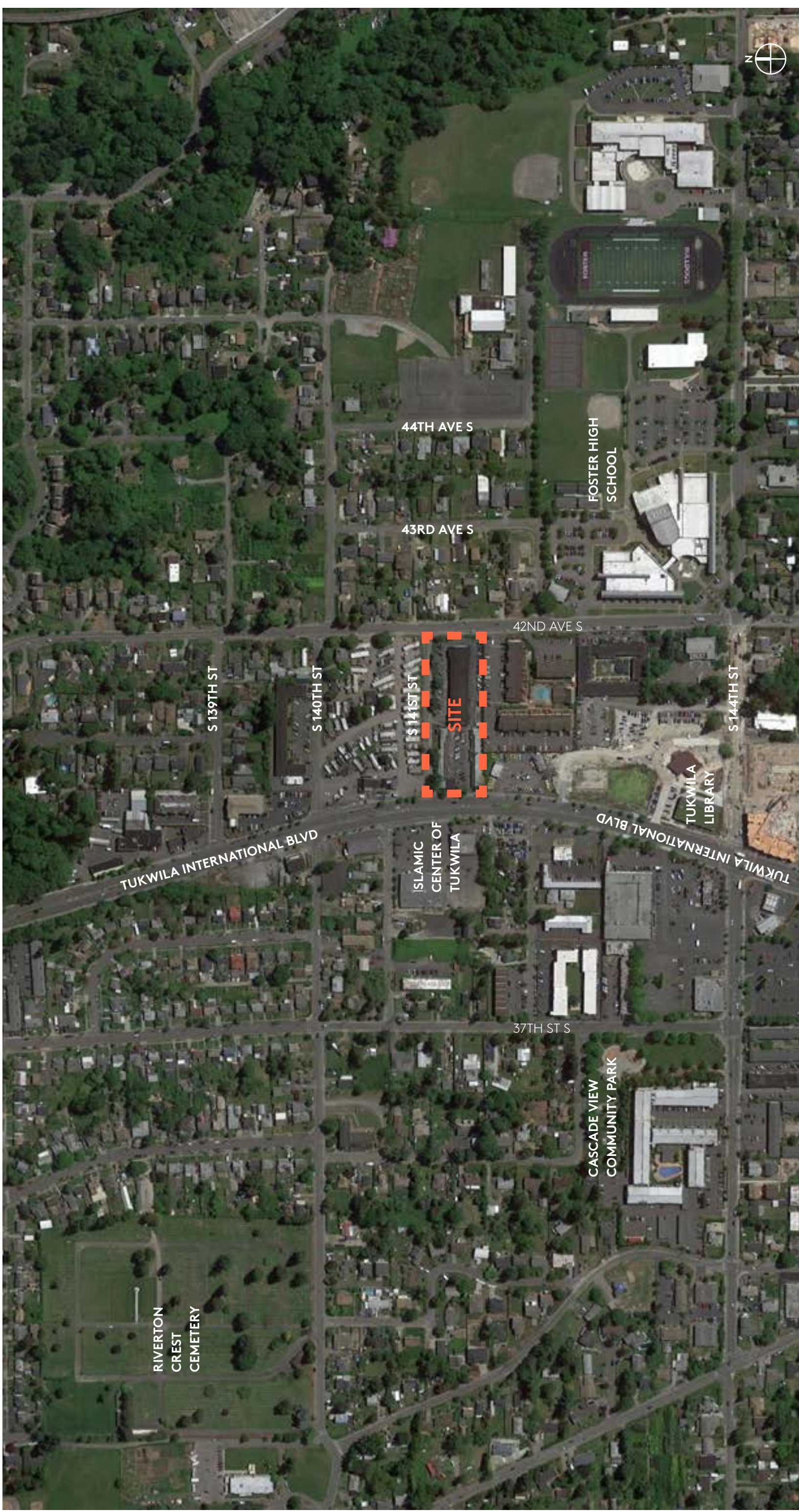
DRAFT DESIGN UPDATE FOR CITY OF TUKWILA

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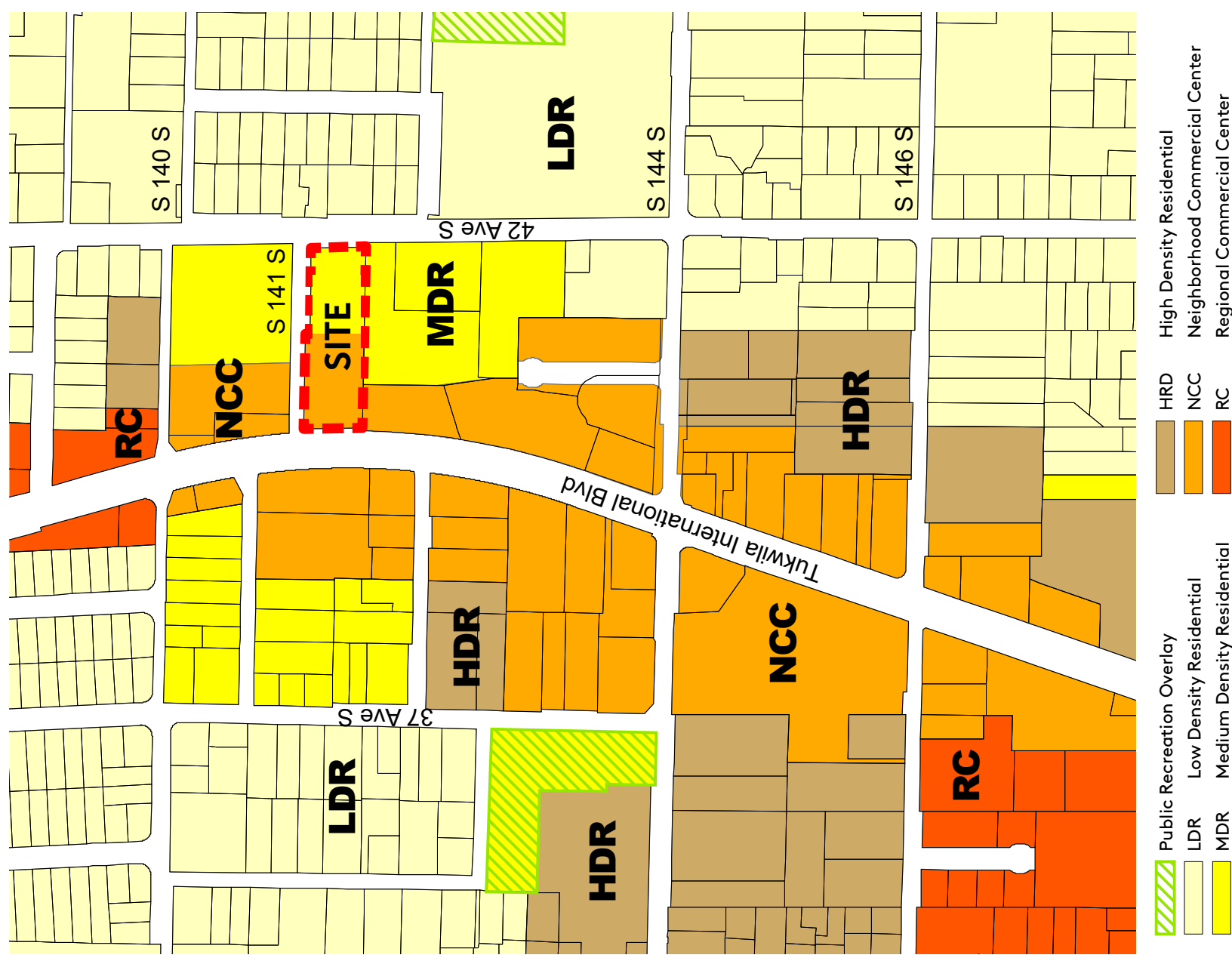
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# AERIAL CONTEXT MAP







# ZONING MAP

## URBAN RENEWAL OVERLAY DISTRICT & COMMERCIAL REDEVELOPMENT AREAS

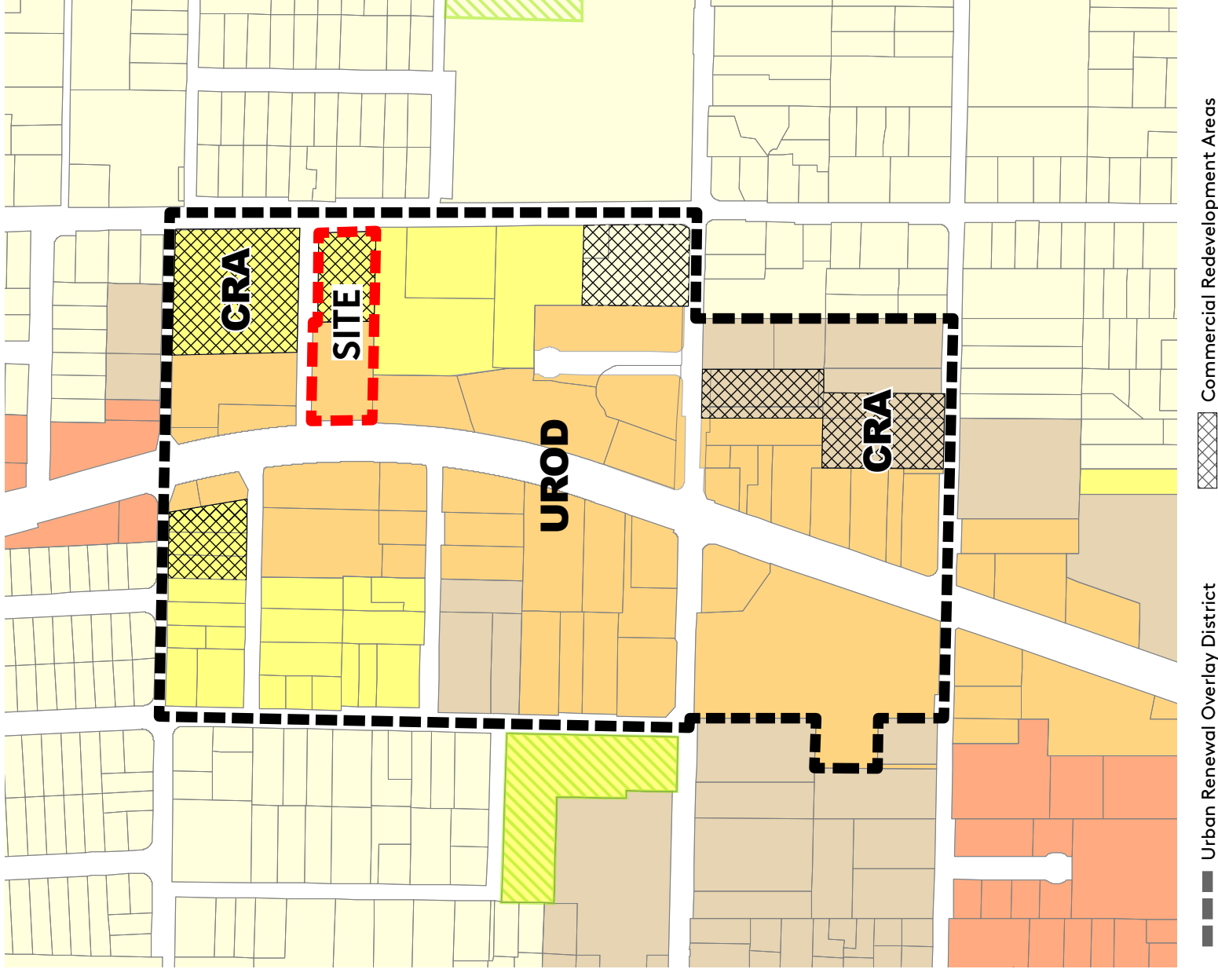
### UROD | URBAN RENEWAL OVERLAY DISTRICT [APPLIES TO NCC SITE]

- For certain NCC properties located in the Urban Renewal Overlay District, the overlay provides additional alternate development standards that may be applied to development within the Urban Renewal Overlay.
- Urban Renewal Overlay district standards would implement the Tukwila International Boulevard Revitalization Plan through more intensive development.

### CRA | COMMERCIAL REDEVELOPMENT AREA [APPLIES TO MDR SITE]\*

- For certain MDR properties located in the Urban Renewal Overlay District, the overlay provides additional alternate development standards that may be applied to development within the Urban Renewal Overlay.
- Urban Renewal Overlay district standards would implement the Tukwila International Boulevard Revitalization Plan through more intensive development.
- The permitted and accessory uses as well as basic development standards of these areas shall be those of the adjacent commercial district to which the residentially zoned properties are being aggregated.

\*Note: Proposed Development Agreement clarifies that underlying NCC zone is to be applied across entire site.



# ZONING ANALYSIS

## PROJECT DATA

### Address & Parcel Number

West Parcel: 14110 Tukwila Int'l Blvd (Parcel# 1610000335)\*

East Parcel: Parcel# 1610000355 \*

\* Note: both parcels to be developed as one site.

### Lot Areas

West Parcel: 0.91 acres (39,622 sf)

East Parcel: 0.79 acres (34,234 sf)

### Existing Use

West Parcel: hotel/motel

East Parcel: hotel/motel

### Special District or Overlay

NCC – applies to west parcel (per TMC) and east parcel per Development Agreement

MDR – superseded by provisions of UROD per TMC 18.43.060 and clarified in proposed DA provisions

UROD – applies to entire site

Community Redevelopment Area – applies to east parcel

### Land Use Review

Tukwila International Blvd Corridor per TMC Fig 18-9, applies to entire site

Design Review required by Board of Architectural Review (BAR), see 1999 TIB Design Manual

### Environmentally Designations

None

## ZONE

MDR.....Medium Density Residential

NCC.....Neighborhood Commercial Center

UROD...Urban Renewal Overlay District

## USES

**Table 18-6** (permitted uses listed below)

Beauty or barber shops

Daycare (not home-based)

Dwelling-Multi-family

Dwelling-Multi-family units above office and retail uses\*

Electrical Vehicle Charging Station – Level 1 and 2

Restaurant (sit down, cocktail lounges in conjunction w/restaurant)\*

Retail sales (see tables for specific types)\*

**\*Proposed use, complies.**

**Table 18-6** (accessory uses listed below)

Parking areas

## RECREATION SPACE (PER TMC 18.22)

200 sf/dwelling unit\* [200 sf x 100 units = 20,000 sf recreation area required]

**\* 20,225 sf exterior plus 4,475 sf interior recreation space proposed. Recreation space complies. To clarify, the project will provide the required recreation space with the intent of maximizing this in outdoor areas. If the area cannot be met outdoors, the additional recreation space will be accommodated indoors in resident amenity spaces such as the communal gathering rooms.**

## HEIGHT & SETBACKS (PER TMC 18.43)

### Table: Building Height & Setbacks'

Height: **65 ft max\*** [65 ft height provided]

Front if along Tukwila International Blvd (TIB): **12 ft\*** [setback provided varies from 12'-0" to 16'-11"]

First front if adj. to LDR zone developed w/ single family dwelling (42<sup>nd</sup> Ave S):

1<sup>st</sup> floor: **10 ft min/max**(v) [218'-4" ft setback requested]

2<sup>nd</sup> floor: **10 ft – 30 ft min\*** [218'-4" ft setback provided]

3<sup>rd</sup> floor and higher: **30 ft min\*** [218'-4" ft setback provided]

*Note: Buildings over two floors must have at least one tier. To achieve tiers, setbacks will be both minimum and maximum.*

Second front (S 141<sup>st</sup> St):

1<sup>st</sup> floor: **10 ft min\*** [10'-2" ft setback provided]

2<sup>nd</sup> floor and above: **20 ft min**(v) [20'-6" ft setback provided, except 10'2" setback requested at northwest corner as identified on plan set]

Sides if yard is within 50 ft of MDR zone (south):

1<sup>st</sup> floor: **10 ft min\*** [10'-3" ft approx. setback provided]

2<sup>nd</sup> floor: **20 ft min**(v) [10'-3" ft setback requested]

3<sup>rd</sup> floor and higher: **20 ft min**(v) [10'-3" ft setback requested]

[1]: rooftop appurtenances such as stair overruns, elevator towers, mechanical equipment to comply with requirements of TMC 18.50.080 Exemption of Rooftop Appurtenances.

## PARKING & LOADING (PER 18.56 & 18.43)

### Automobile Standard

Multi-family & mixed use residential

- 1 space per dwelling unit up to 1 bedroom, plus
- 0.5 spaces for every bedroom in excess of 1 bedroom in a dwelling unit. (v) [153 spaces required, see summary below for detailed count]
- 1 car share space for every 50-200 units, additional space if over 200 units, or provide equiv. number of guest stalls\* [1 stall required, 1 guest/car share stall provided]

Summary of required parking count for residential use:

1-bed: 25 units.....25 x 1 = 25 stalls required

2-bed: 45 units.....45 x 1.5 = 68 stalls required

3-bed: 30 units.....30 x 2 = 60 stalls required

**Total: 100 units.....153 stalls required**

Restaurant

- 1 per 100 sf of usable floor area (v) [1,260 sf = 13 spaces required, see below for request]

Retail sales, general

- 2.5 per 1,000 sf of usable floor area (v) [14,669 sf = 37 spaces required, see below for request]

**(v) 203 total spaces required. Request to provide a total of 101 spaces with 32 spaces serving restaurant and retail uses and remaining 69 stalls (onsite) serving residential use.**

# ZONING ANALYSIS

## GARBAGE & RECYCLING (PER TMC 18.50)

### Recycling Storage Space for Residential Uses

- 1-1/2 sf of recycling storage space per dwelling unit\*, which shall be located in collection points as follows:
- No dwelling unit within the development shall be more than **200 ft** from a collection point.<sup>(v)</sup> [distance from upper level dwelling units exceeds 200 ft length, no trash chutes provided]
  - Collection points shall be located so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.<sup>(v)</sup>
  - Collection points shall not be located in any required setback or landscape area.

### Recycling Storage Space for Non-Residential Uses

- 5 sf per every 1,000 square feet of building gross floor area in retail developments.\*
- Outdoor collection points shall not be located in any required setback or landscape area.\*
  - Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.<sup>(v)</sup>

**\* 240 sf total trash & recycling space required for residential and non-residential uses, 605 sf provided. Complies.**

**(v) Variances requested from 200 ft max distance from collection points to dwelling units and for hauling trucks to project into public right-of-way.**

### Design of Collection Points for Garbage and Recycling Containers

Residential and non-residential collection points shall be designed as follows:

- An opaque wall or fence to provide complete screening shall enclose any outside collection point.<sup>(v)</sup>
- Collection points shall be identified by signs not to exceed 2 sf.

**(v) No permanent exterior collection points proposed. A space for intermittent trash staging has been allocated north of the trash room, within the right-of-way.**

### LANDSCAPE REQUIREMENTS (PER 18.43 & 18.52)

#### Table: Landscape Requirements

Fronts (TIB): 12 ft per building setback (Type I and pedestrian improvements)\*

1<sup>st</sup> Front (42<sup>nd</sup> Ave S): 10 ft (Type II and pedestrian improvements)\*

2<sup>nd</sup> Front (S 142<sup>nd</sup> St): 10 ft (Type II and pedestrian improvements)\*

Sides if within 50 ft of MDR zone (south): 10 ft (Type II)<sup>(v)</sup>

**(v) To allow for specific uses within the required building setback for access walkway, Type II landscape will be provided where possible. See Landscape Requirements plan for clarification of proposed quantity and location of landscaping.**

For parking lots:

20 sf/stall adj. to street\* [see Landscape Requirements plan for proposed location and quantity of required landscaping.]

Trees in landscape islands:

Minimum of (1) large stature evergreen or deciduous trees or (2) medium stature trees for every 100 sf of landscaped island, with the remaining area to contain a combination of shrubs, living groundcover, and mulch.<sup>(v)</sup>

**(v) 14 large or 28 medium trees required, 9 large trees proposed.**

### Screening

- Screening of outdoor storage, mechanical equipment and garbage storage areas and fences:
  - Outdoor storage shall be screened from abutting public and private streets and from adjacent properties.\*
  - Ground level mechanical equipment<sup>(v)</sup> and garbage storage areas shall be screened.

**(v) Request to omit screening of utility at transformer located in southeast corner of site. Equipment can only be screened on right-of-way side, but not on side yard.**

**\* Project complies with screening requirements except where noted.**

### Significant Tree Retention

A. All significant trees located within any required landscape area that are not dead, dying, diseased, or a nuisance species, shall be retained and protected, as appropriate to the site and following Best Management Practices for tree protection (see TMC Chapter 18.54).\*

**\* Per the arborist report referencing Andrea Cummins' findings on October 14<sup>th</sup>, 2020, "As this is a redevelopment, trees that are rated poor or even fair, could be replaced if the applicant would like to do so."**

### Tree Replacement

#### Table C

4-6 inches (single trunk) or 2 inches (any trunk of a multi-trunk tree): 3 replacement trees required

Over 6-8 inches: 4 replacement trees required

Over 8-20 inches: 6 replacement trees required

Over 20 inches: 8 replacement trees required

### Per arborist report:

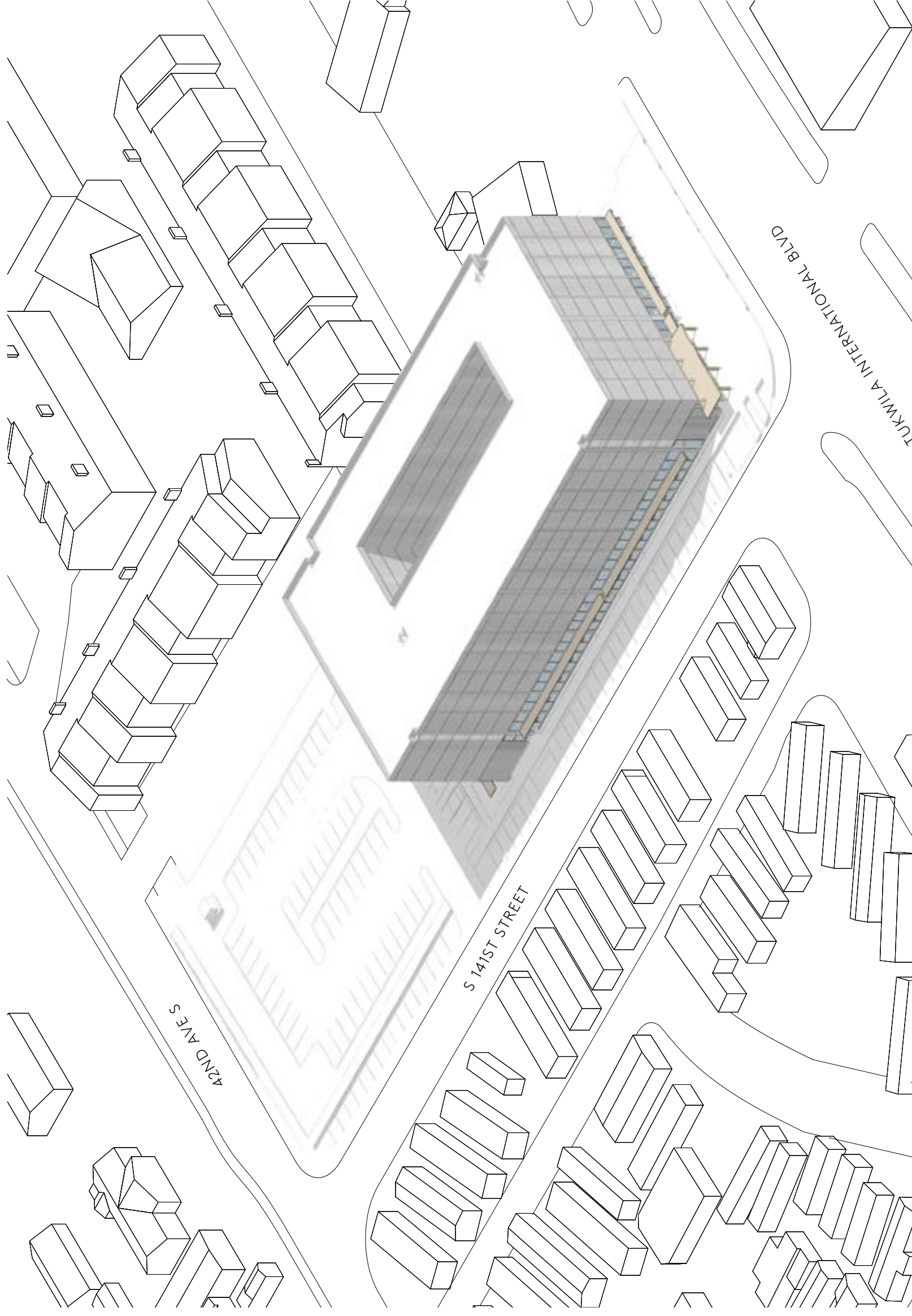
The combined input received leads us to the conclusion that Tukwila tree protection code requires replacement for a total of seven (7) existing trees on the site, as follows:

- Two (2) trees with trunk diameters >12-18 inches (tree IDs 571 and 575)
- Five (5) trees with trunk diameters >6-8 inches (tree IDs AV1 thru AV5)

Based on the new replacement calculation model, **we conclude that 11 replacement trees** will be required for this site, assuming that all existing trees are removed. As stated by Andrea Cummins, additional trees may be replaced at the property owner's discretion.



# PROPOSED MASSING

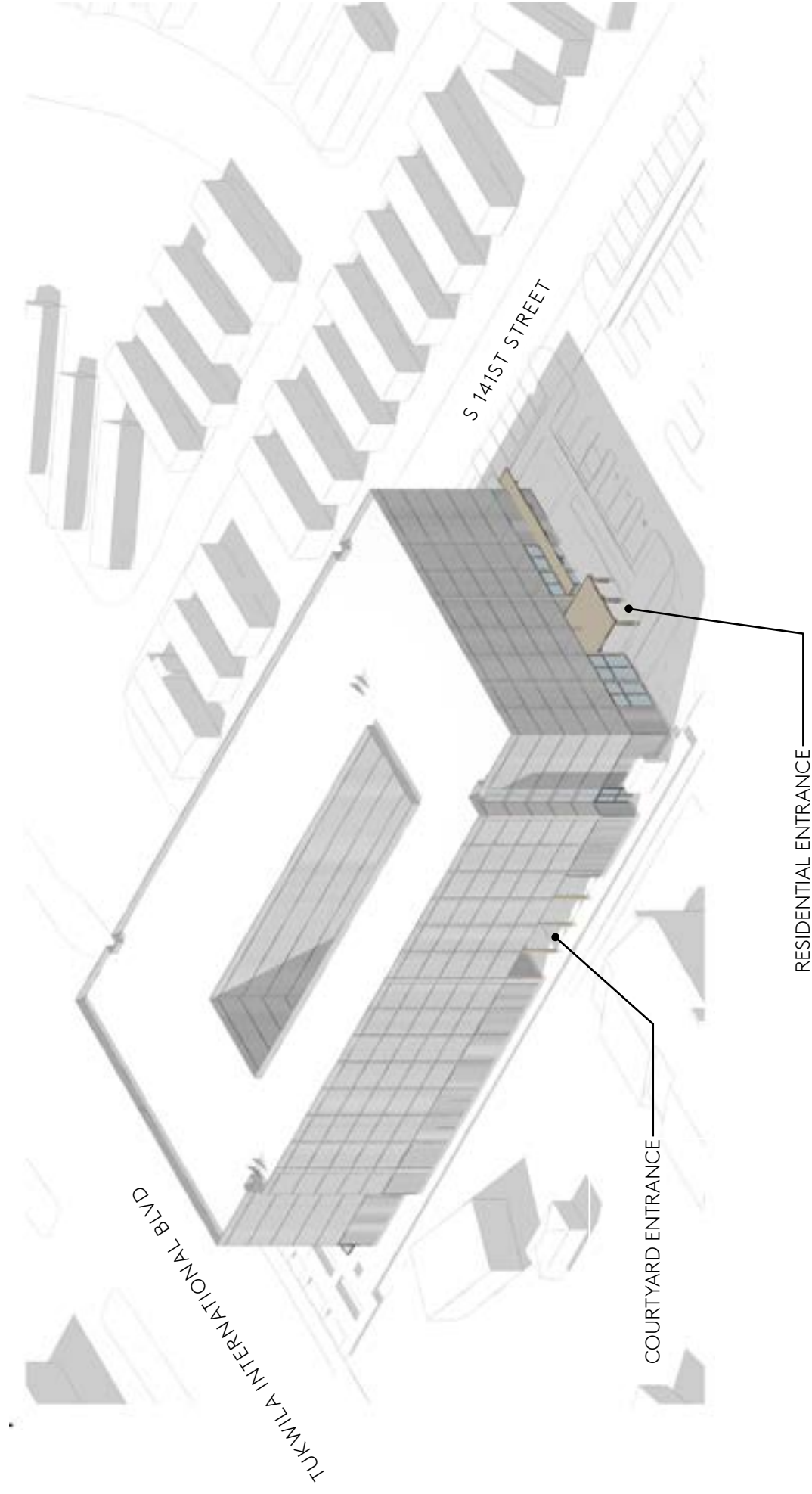


## ZONING SUMMARY

**73,631 SF** SITE AREA  
**150,714** APPROX GSF  
**2.05** FAR  
**6** STORIES  
**65'** BUILDING HEIGHT

VIEW FROM NORTHWEST

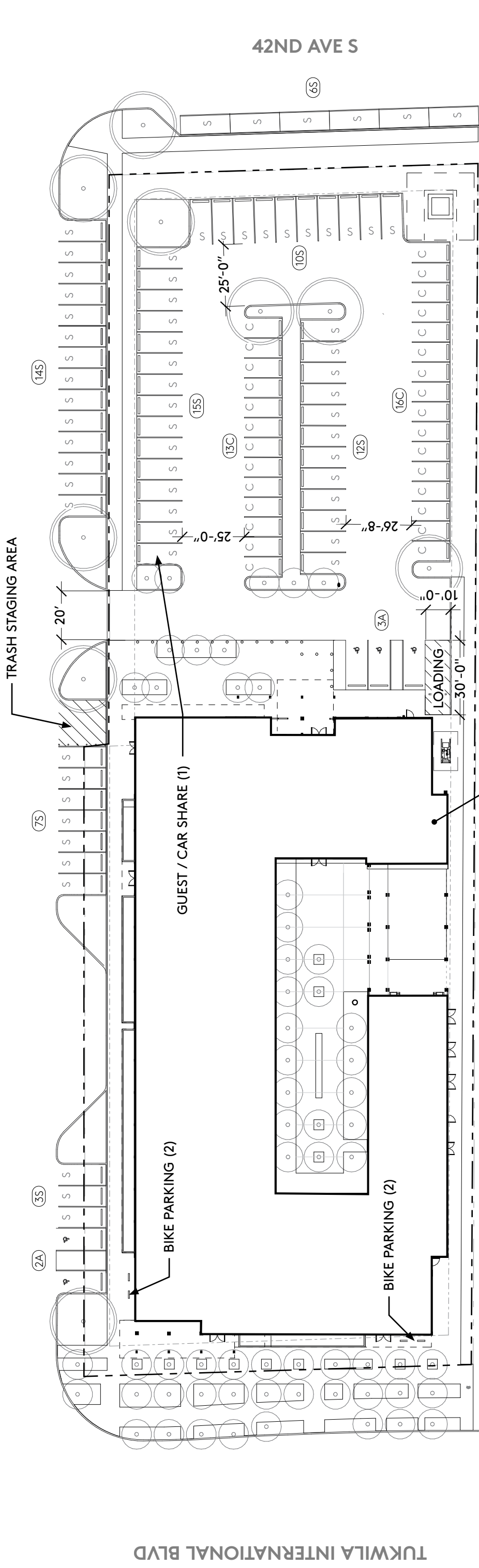
# PROPOSED MASSING



VIEW FROM SOUTHEAST

# PARKING AND LOADING

S 141ST ST



42ND AVE S

TUKWILA INTERNATIONAL BLVD

\*25 BIKE PARKING STALLS, LOCATION TO BE DEVELOPED AS PLANS PROGRESS

**PARKING & LOADING**

**PER 18.56 AND 18.43**

203 TOTAL SPACES REQUIRED

101 PROPOSED (M)

REQUEST TO PROVIDE A TOTAL OF 101

SPACES WITH 32 STALLS OFF-SITE SERVING

RESTAURANT, RETAIL AND RESIDENTIAL, AND

69 STALLS ON-SITE SERVING RESIDENTIAL

USES.

**PARKING SUMMARY**

**101 TOTAL STALLS**

5 ACCESSIBLE

29 COMPACT

67 STANDARD

**ON-SITE PARKING**

3 ACCESSIBLE

29 COMPACT\*

37 STANDARD\*

**OFF-SITE PARKING**

2 ACCESSIBLE\*\*

30 STANDARD

**NOTES:**

\*AS PER TMC, 18.56.040 2. PARKING DIMENSIONS.

STANDARD AND COMPACT PARKING STALLS

SHALL BE ALLOWED A TWO-FOOT LANDSCAPING

OVERHANG TO COUNT TOWARDS THE STALL

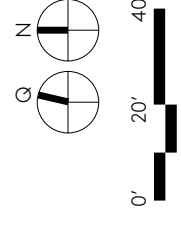
LENGTH.

\*\* (1) VAN ACCESSIBLE SPACE IN THE OFF-SITE

PARKING.

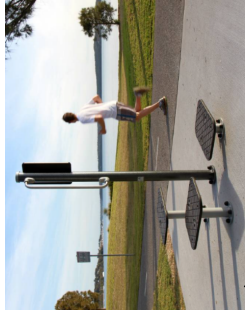
**LEGEND**

- S STANDARD STALL (19'X8'-6", TYP)
- A ACCESSIBLE STALL (20'X9', TYP)
- C COMPACT STALL (16'X8', TYP)
- \* COMPLIANT
- (M) VARIANCE REQUESTED

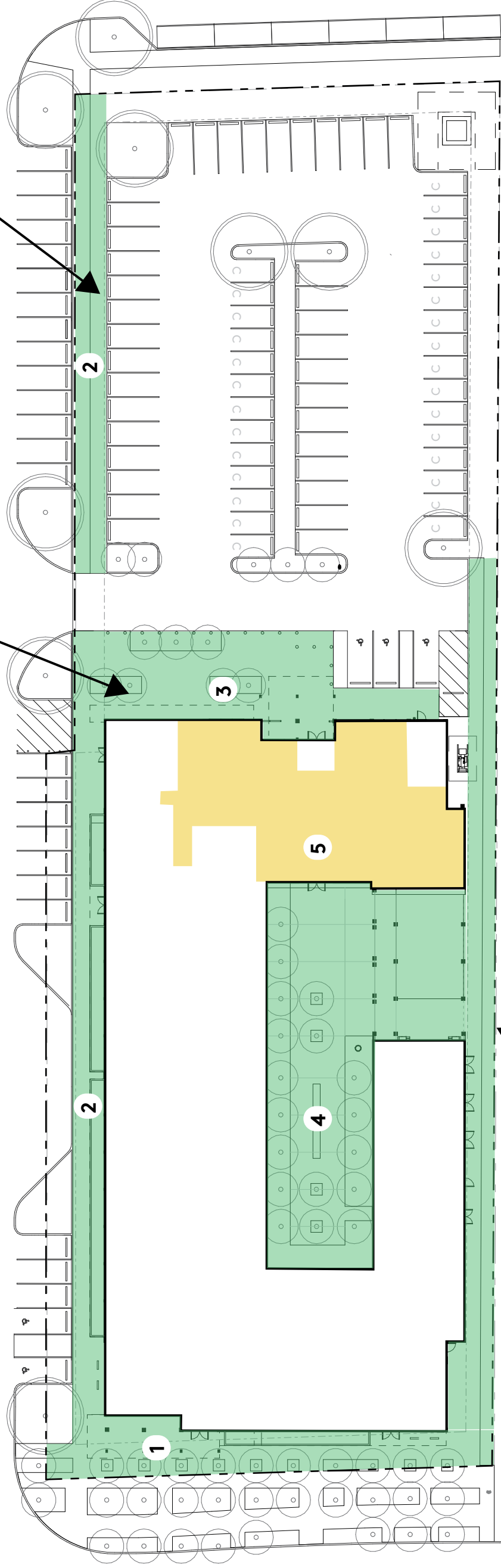




# RECREATION SPACE



S 141ST ST



TUKWILA INTERNATIONAL BLVD

42ND AVE S

## RECREATION SPACE CODE REQUIREMENTS

PER 18.22.080

200 SF / DWELLING UNIT

20,000 SF REQUIRED

20,225 SF EXTERIOR PROPOSED AS SHOWN ON PLAN \*

4,581 SF INTERIOR PROPOSED AS SHOWN ON PLAN \*

\* COMPLIANT

(w) VARIANCE REQUESTED



### 1) TUKWILA INTERNATIONAL BOULEVARD PLAZA (3,200 SF)

RETAIL PLAZA FOR GATHERING AND DINING, A MIX OF HARDSCAPE AND PLANTING AREAS WITH SEATING AND BIKE RACKS.

### 2) ACTIVE STREETSCAPE (4,570 SF)

INTERACTIVE WALKING PATHWAYS CREATING MULTIFUNCTIONAL SPACES FOR EXERCISE, PLAY AND REFLECTION

### 3) EAST PLAZA (3,055 SF)

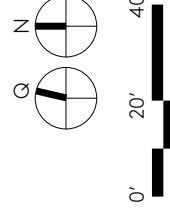
RESIDENT ARRIVAL PLAZA WITH LANDSCAPE AND HARDSCAPE AREAS, MOVABLE FURNITURE AND BENCHES.

### 4) COURTYARD (9,400 SF)

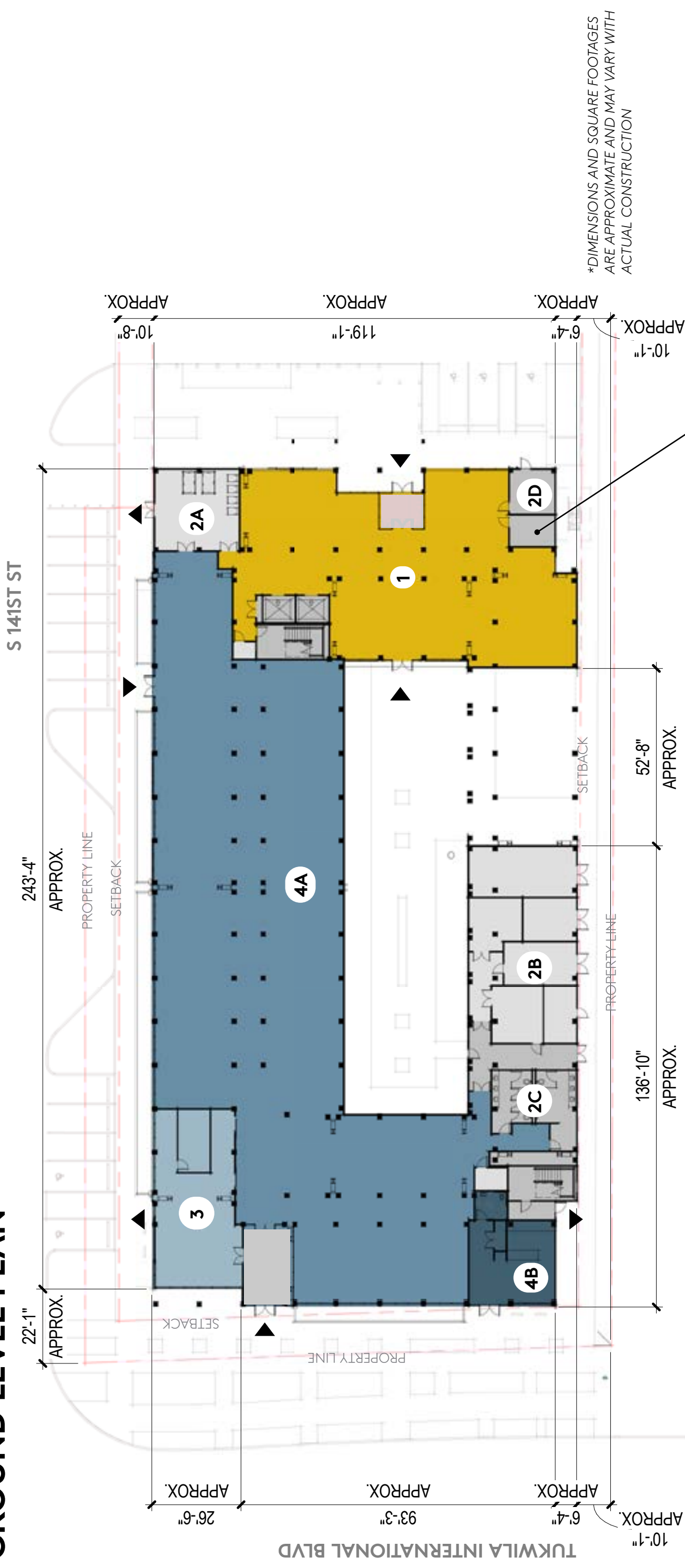
ENCLOSED RESIDENT COURTYARD FOR ACTIVE AND PASSIVE RECREATION ACTIVITIES. A MIX OF HARDSCAPE AND PLANTING AREAS, MOVEABLE FURNITURE, CHILDREN'S PLAY AREA, A WATER FEATURE AND FORMAL GARDEN FOR STROLLING & GATHERING.

### 5) GROUND FLOOR AMENITY SPACE (1,600 SF)

THIS AREA COMBINES BOTH A MULTIFUNCTION COMMUNITY ROOM TO BE USED BY RESIDENTS FOR EVENTS AND ACTIVITIES AND AN INDOOR FITNESS ROOM. THE MULTIFUNCTION GATHERING ROOM IS ADJACENT TO THE COURTYARD TO ALLOW FOR RESIDENTS TO CONNECT TO THE OUTSIDE GATHERING SPACES. AS BUILDING AMENITY PROGRAM IS DEVELOPED, THIS SPACE WILL ADJUST.

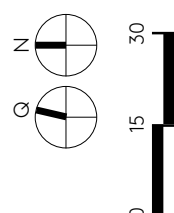


# GROUND LEVEL PLAN

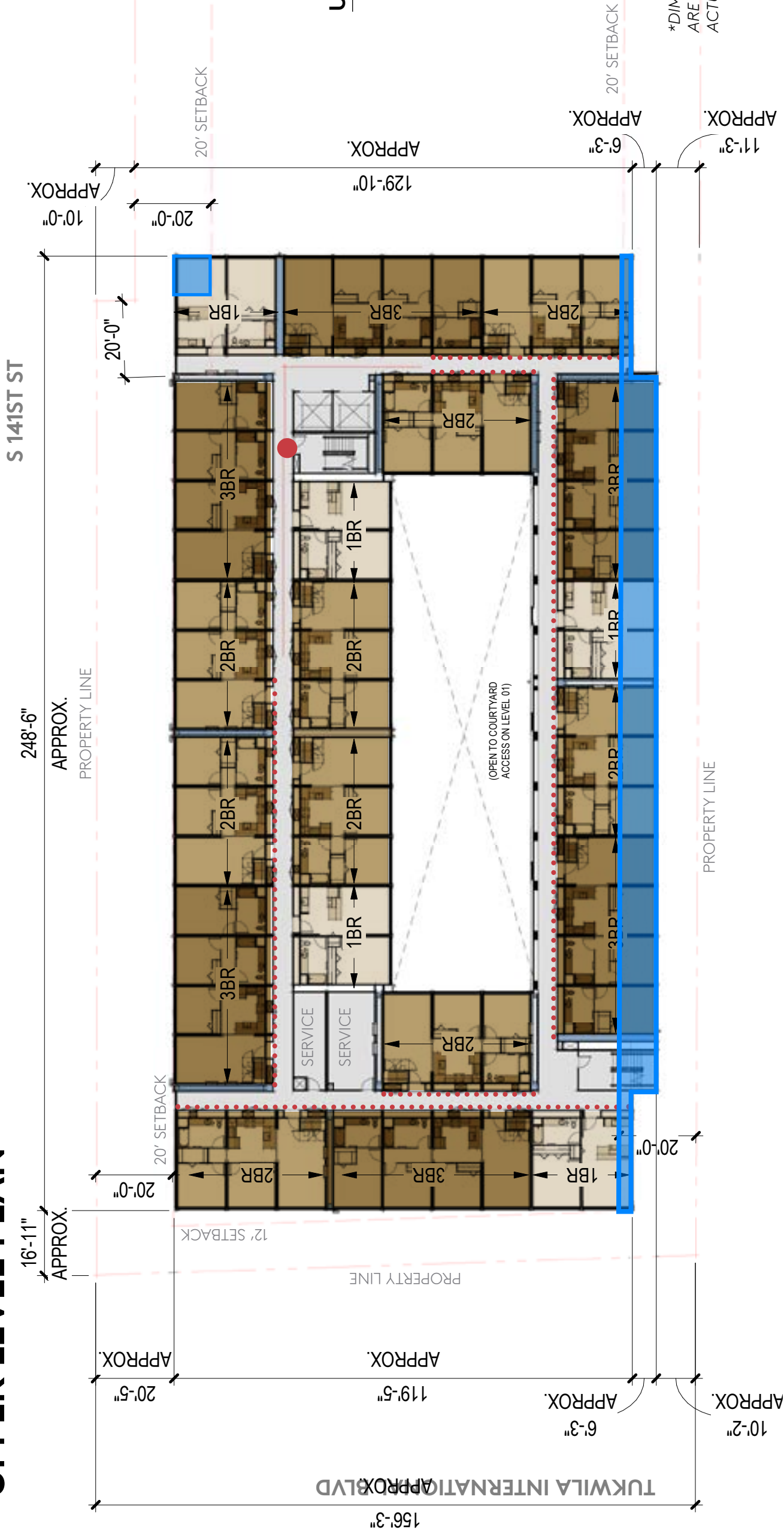


## GROUND LEVEL KEY PLAN

- 1) RESIDENTIAL AMENITY** 4,581 SF
    - A. RECREATION SPACE QUALIFYING AMENITY PROGRAM - COMMUNITY GATHERING SPACE AND FITNESS ROOM (1,600 SF)
    - B. NONRECREATION SPACE AMENITY PROGRAM (LOBBY, MAILROOM, ETC) (2,981 SF)
  - 2) SERVICES** 3,456 SF
    - A. TRASH (605 SF)
    - B. MEP (2,240 SF)
    - C. RESTROOMS (447 SF)
    - D. FIRE (164 SF)
  - 3) RETAIL RESTAURANT** 1,269 SF
  - 4) COMBINED RETAIL** 13,067 SF
    - A. MARKET (12,067 SF)
    - B. COMMERCIAL RETAIL (700 SF)
  - 5) CIRCULATION** 1,470 SF
    - STAIRS, BREEZEWAYS, ENTRIES
- 23,843 TOTAL GROUND LEVEL**



# UPPER LEVEL PLAN



**UNIT SUMMARY** (ENTIRE BUILDING)  
**100 UNITS TOTAL**

\*DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION

## TYPICAL UPPER LEVEL KEY PLAN

### 1) RESIDENTIAL

- A. 3-BEDROOM
- B. 2-BEDROOM
- C. 1-BEDROOM

### 2) SERVICES

## AREA (APPROX. GSF)

25,436 TYPICAL UPPER LEVEL FLOOR PLATE

## NOTES:

\*AS PER TMC, 18.50.185 & 18.50.190 (3):  
 1-1/2 SF X 100 UNITS REQUIRED FOR RECYCLING STORAGE OR 2255SF  
 AND GSF/1000 FOR RECYCLED SPACE, OR 14.6 SF  
**TOTAL REQUIRED SPACE 240 SF**

- COLLECTION POINT (ROUTE TO GROUND LEVEL)
- ..... UNITS NOT WITHIN 200' OF RECYCLING COLLECTION POINT AT THE GROUND LEVEL
- PORTION OF BUILDING NOT COMPLYING WITH SETBACKS

