



## CITY OF TUKWILA PLANNING COMMISSION AGENDA AUGUST 22, 2024 - 6:30 PM

This meeting will consist of a tour of recent middle housing development sites around Burien, SeaTac, and Tukwila in preparation for an upcoming code update.

The tour will leave from City Hall at **6:30 p.m. (6200 Southcenter Blvd, Tukwila, WA 98188)**. Transportation will be provided.

This in-person meeting will not be available online and will not be recorded.

- I. Roll Call
- II. Minutes - The PC did not hold a meeting in July, so there are no minutes to approve. The minutes from the June meeting will be available for review and approval at the September meeting.
- III. Agenda - Middle Housing Tour - Tukwila will soon begin the process of drafting an update to the municipal code to integrate new middle housing and design regulations to comply with HB 1110 and HB 1293, respectively. Developers and/or local staff have been invited to meet the Commission at several stops to talk about their projects. The tour will visit the following locations:
  1. The Southard - 13843 32<sup>nd</sup> Ln S, Tukwila
  2. 11551 19<sup>th</sup> Pl S, Burien
  3. 1925-1959 S 116<sup>th</sup> St, Burien
  4. 13251 8<sup>th</sup> Ave S, Burien
  5. 3058 S 152<sup>nd</sup> St, SeaTac
  6. 15250 30<sup>th</sup> Ave S, SeaTac
  7. 3246 S 161<sup>st</sup> St, SeaTac
- IV. Adjournment - The van will return to City Hall by 8:30-8:45 p.m.

**Commissioners:** Please contact staff if you have any questions. Please call or email PC Secretary Wynetta Bivens, at 206-431-3654 or [Wynetta.Bivens@TukwilaWA.gov](mailto:Wynetta.Bivens@TukwilaWA.gov) to be connected with a staff member. Thank you!





**TO:** Tukwila Planning Commission  
**FROM:** Nora Gierloff, AICP, DCD Director  
**BY:** Nancy Eklund, AICP, Long Range Planning Manager; Neil Tabor, AICP, Senior Planner; & Adin Romano, Assistant Planner  
**DATE:** August 22, 2024  
**SUBJECT: Tour of Recent Middle Housing Developments**

## ISSUE

Tukwila will soon begin the process of updating the municipal code to integrate new middle housing and design regulation to comply with HB 1110 and HB 1293 respectively.

## BACKGROUND

In the Spring of 2023, the State Legislature passed HB 1110, which was intended to increase middle housing in areas traditionally dedicated to single-family detached housing, and HB 1293, which was intended to streamline development regulations.

HB 1110 requires expansion of allowances for middle housing types, and associated considerations for regulations, parking, affordable units and proximity to transit. The nine middle housing types addressed in the bill are:

- Duplexes;
- Stacked Flats;
- Triplexes;
- Fourplexes;
- Fiveplexes;
- Sixplexes;
- Townhomes;
- Cottage Homes; and
- Courtyard Apartments

HB 1293 requires cities to adopt “clear and objective” design criteria in the interest of ensuring predictable expectations for architects and developers when designing residential or commercial projects. Current City Standards do not comply with the clear and objective criteria and will be modified for middle housing, as well as all other development where design review is required as part of the overall project scope.

**DISCUSSION**

To provide the Planning Commission with examples and context for infill middle housing development in similar development markets, staff has selected eight sites across Burien, SeaTac, and Tukwila. At each stop, commissioners will have opportunities to view the site, discuss, and ask questions. Further information on each site is available in the attachment.

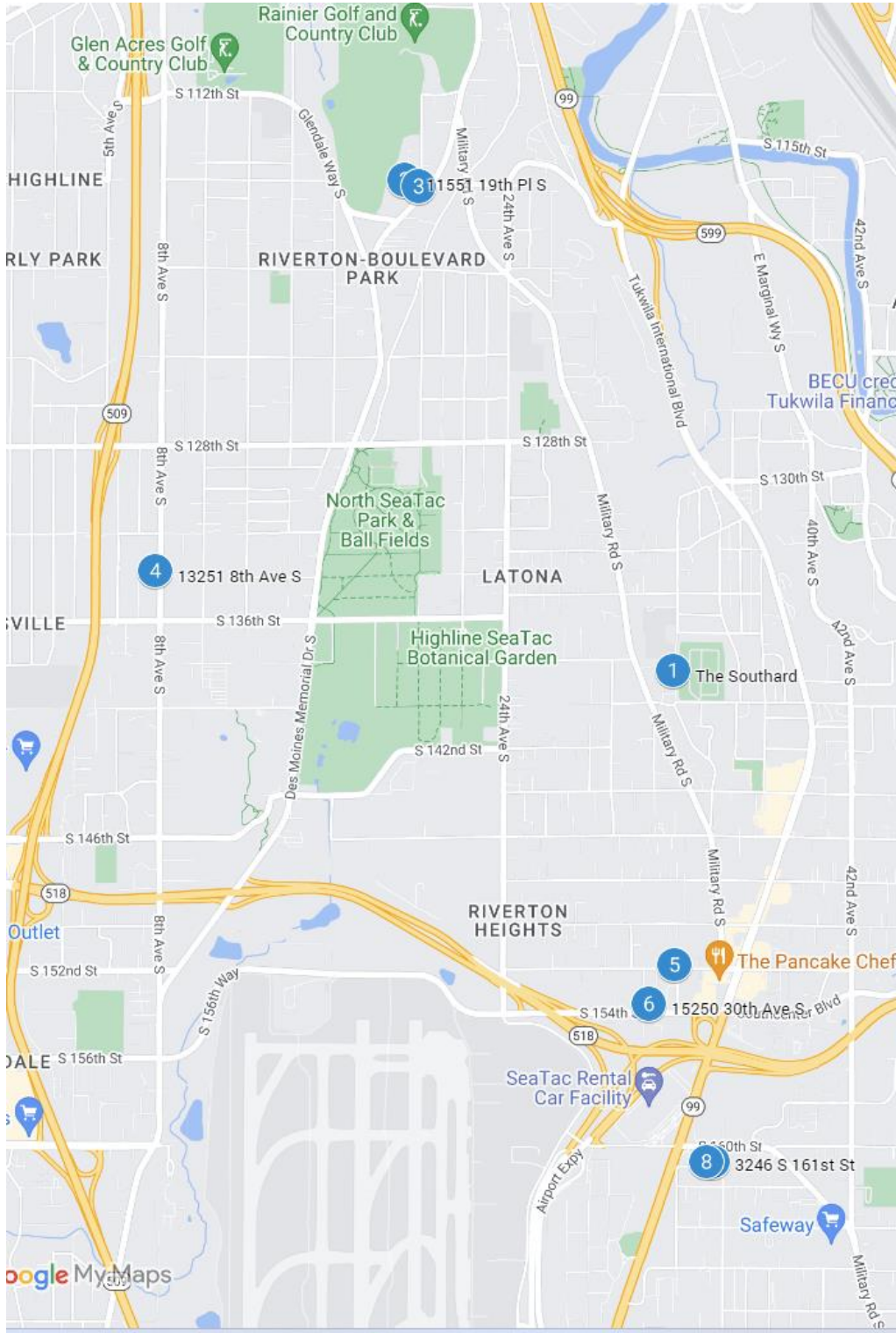
**Attachments:**

- A – Middle Housing Site Information

# August 22, 2024, Planning Commission Tour

## Exhibit A

### Middle Housing Site Information



Project Sites

## August 22, 2024, Planning Commission Tour

Address: The Southard 13843 32<sup>nd</sup> Ln S, Tukwila



Structure Type: Cottage

Renter/Owner (Tenure): Market and Affordable Ownership

Unit Count: 18 total, 11 affordable, 7 market rate

Unit Size/Sizes: 1,400 square feet, 3-4 bedrooms, 2-3 bathrooms

Lot Size: 57,150 square feet

Density: 13.7 units per acre

Zoning: Medium Density Residential

Access: Private easement through adjacent property.

Parking: 38 clustered parking spaces

Year of Construction: 2024

Construction Type (IRC/IBC): IRC

Recent Sales: Market Rate listed between \$627-665 K

Previous Land Use: Former church property used for gardens

Special Considerations: 11 Affordable Homeownership and 7 Market Rate Cottage Homes. Land acquired from adjacent church in interest of meeting affordable housing mission. Developed by Homestead Community Land Trust. Land rezoned and concept approved through development agreement.



## August 22, 2024, Planning Commission Tour

Address: 11551 19<sup>th</sup> Pl S, Burien



Structure Type: Townhouse

Renter/Owner (Tenure): Owner

Unit Count: 6

Unit Size/Sizes: 2,140 square feet, 4 bed, 3.5 bath

Lot Size: 20,408 Square Feet

Density: 12.8 Units/Acre

Zoning: Residential Multi Family 18

Access: Access provide through on-site private access drive (19<sup>th</sup> Pl S)

Parking: 2 spaces + interior garage per unit

Year of Construction: 2021

Construction Type (IRC/IBC): IRC

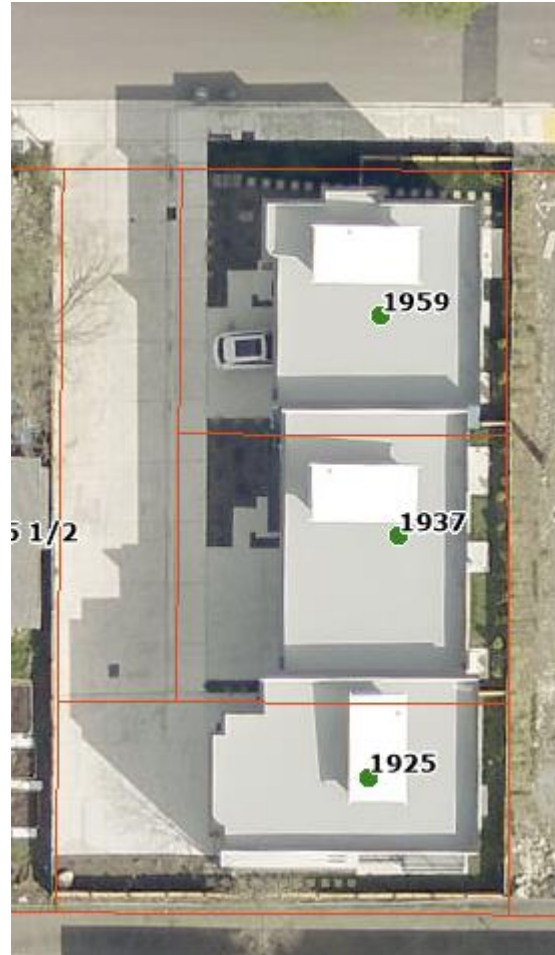
Recent Sales: [Townhome sold on 11/24/21 for \\$674,950](#)

Previous Land Use: Detached Single Family Home

Special Considerations: N/A

## August 22, 2024, Planning Commission Tour

**Address: 1925-1959 S 116<sup>th</sup> St, Burien**



Structure Type: Townhouse

Renter/Owner (Tenure): Owner

Unit Count: 3 units

Unit Size/Sizes: 2,380 SF – 2,850 SF, 4-5 bed, 3.5 bath

Lot Size: 9,265 SF

Density: 14.29 Units/Acre

Zoning: Residential Multi Family 18

Access: Access provide through on-site private access drive

Parking: 2-3 car garage per unit

Year of Construction: 2022

Construction Type (IRC/IBC): IRC

Recent Sales: 4/3/23- \$798,000; 9/26/23 - \$773,000; 4/5/23 - \$738,000

Previous Land Use: Vacant Lot

Special Considerations: N/A



## August 22, 2024, Planning Commission Tour

**Address: 13251 8<sup>th</sup> Ave S, Burien**



Structure Type: Cottage Housing/  
Condominium

Renter/Owner (Tenure): Owner

Unit Count: 6

Unit Size/Sizes: 799 SF – 1,705 SF

Lot Size: 13,176 SF

Density: 19.35 Units/Acre

Zoning: Residential Single-Family 7,200

Access: Access provide through on-site private access drive

Parking: 1-2 car garage per unit

Year of Construction: 2023

Construction Type (IRC/IBC): IRC

Recent Sales: 11/6/23 - \$480,000; 1/29/24 - \$445,000

Previous Land Use: Detached Single Family Home

Special Considerations: N/A

## August 22, 2024, Planning Commission Tour

**Address: 3058 S 152<sup>nd</sup> St, SeaTac**



Structure Type: Triplex

Renter/Owner (Tenure): Renter

Unit Count: 3 units

Unit Size/Sizes: 1,200-1,400 square feet, 3 bed, 2-3 bath

Lot Size: 8,478 square feet

Density: 15.4 Units/Acre

Zoning: UM-2,400. Residential zoning, one unit per 2,400 square feet of land area

Access: Fronting off public street, parking accessed through off-site private access drive (32<sup>nd</sup> Ln S) to east of development

Parking: 7 spaces in rear parking area

Year of Construction: 2019

Construction Type (IRC/IBC): IBC

Recent Sales: N/A

Previous Land Use: Single Family Home

Special Considerations: Use of off-site private access drive requires private agreement with adjacent property owners. Parking would not be mandated if developed today after HB 1110 implementation due to proximity to light rail station and other qualifying major transit stops.

## August 22, 2024, Planning Commission Tour

**Address: 15250 30<sup>th</sup> Ave S, SeaTac**



Structure Type: Fourplex

Renter/Owner (Tenure): Renter

Unit Count: 4 units

Unit Size/Sizes: Approximately 2,200 square feet

Lot Size: 13,021 square feet

Density: 13.4 units per acre

Zoning: Townhouse, residential zoning of 10-24 units per acre with additional design and massing requirements

Access: Corner lot with parking access off secondary public street

Parking: 2 garage spaces per unit, 1 guest space

Year of Construction: Under construction

Construction Type (IRC/IBC): Likely IRC

Recent Sales: N/A

Previous Land Use: Single Family Home

Special Considerations: Parking would not be mandated if developed today after HB 1110 implementation due to proximity to light rail station and other qualifying major transit stops.

## August 22, 2024, Planning Commission Tour

**Address: 3242 S 161<sup>st</sup> St, SeaTac**



Structure Type: Triplex

Renter/Owner (Tenure): Renter

Unit Count: 3 units

Unit Size/Sizes: 1,050-1,600 square feet, 2-3 bed, 2-3 bath

Lot Size: 8,700 square feet

Density: 15 units per acre

Zoning: Urban-Medium 2,400. Residential Zoning, at least 2,400 square feet of lot area per unit.

Access: Off public street

Parking: 6 space in rear of lot.

Year of Construction: 2023

Construction Type (IRC/IBC): IBC

Recent Sales: N/A

Previous Land Use: Vacant lot for about a decade, previously single family home

Special Considerations: Parking would not be mandated if developed after HB 1110 implementation due to proximity to qualifying major transit stop.



## August 22, 2024, Planning Commission Tour

**Address: 3246 S 161<sup>st</sup> St, SeaTac**



Structure Type: Duplexes

Renter/Owner (Tenure): Owner (condo)

Unit Count: 4 Total

Unit Size/Sizes: 1,800 square feet, 3 bed, 3 bath

Lot Size: 12,180

Density: 14.3 units per acre

Zoning: Urban-Medium 2,400. Residential Zoning, at least 2,400 square feet of lot area per unit.

Access: Off public street

Parking: 8 spaces total located behind units

Year of Construction: 2008

Construction Type (IRC/IBC): Likely IRC

Recent Sales: Unit sold for \$550,000 in 9/22.

Previous Land Use: Single Family Home

Special Considerations: Units are condominiumized on a single parcel. Parking would not be mandated if developed after HB 1110 implementation due to proximity to qualifying major transit stop.