

# Community Meeting: Plan for the Future of the Southcenter Area

**Date:** Wednesday, February 27, 2013

**Time:** Open House Noon to 1:30 pm

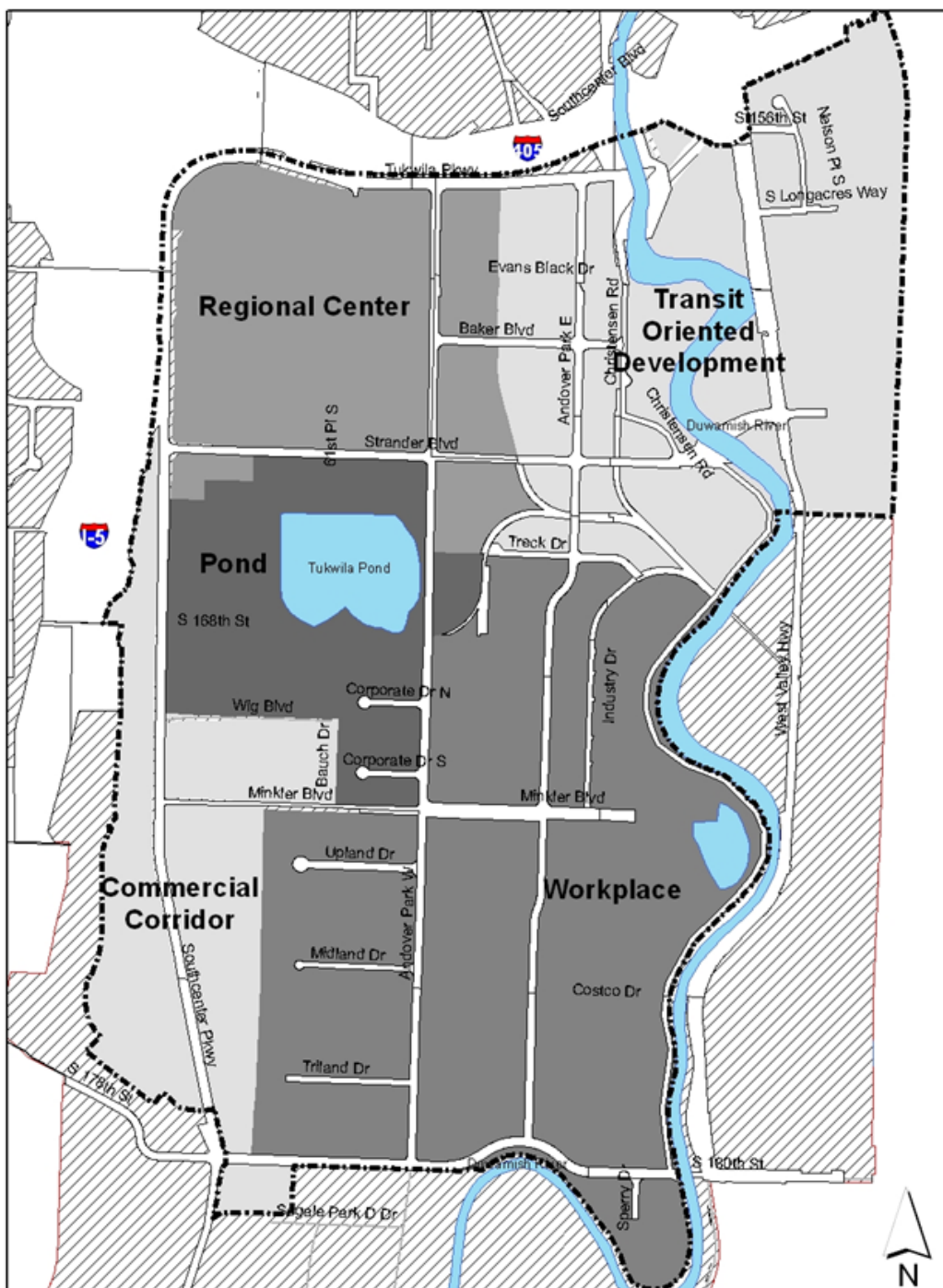
**Location:** Albert Lee Appliance Store  
404 Strander Blvd  
Tukwila, WA. 98188

**Contact:** Lynn Miranda, Senior Planner  
(206) 433-7162 or  
Lynn.Miranda@tukwilawa.gov

We are planning for growth and future development in the Southcenter area - Tukwila's designated urban center. Join us for a community meeting to:

- Hear about the overall plan for the area.
- Find out about the project timeline.
- Learn about the upcoming EIS scoping period and how you can contribute.

This is your opportunity to participate in the planning & upcoming environmental review process. Future appeals of proposed development that are consistent with the plan will be limited.



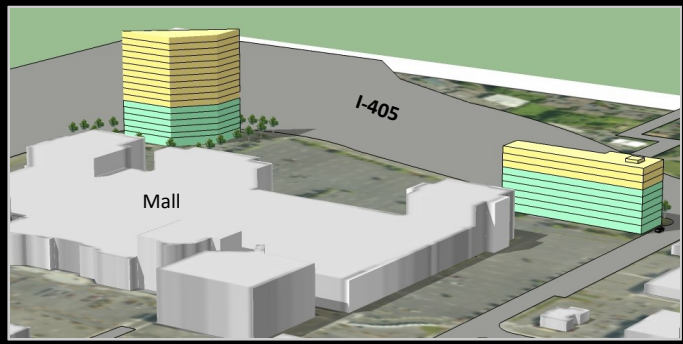
Proposed Southcenter Area Districts

# What might new development in the Southcenter Districts\* look like when built using the proposed zoning code?

\*See map on other side

Conceptual illustrations below depict the maximum building envelope for each District. Maximum building height without height incentives is shown in **GREEN**; with one incentive shown in **YELLOW**, and with two incentives in **PINK**.

## Regional Center District



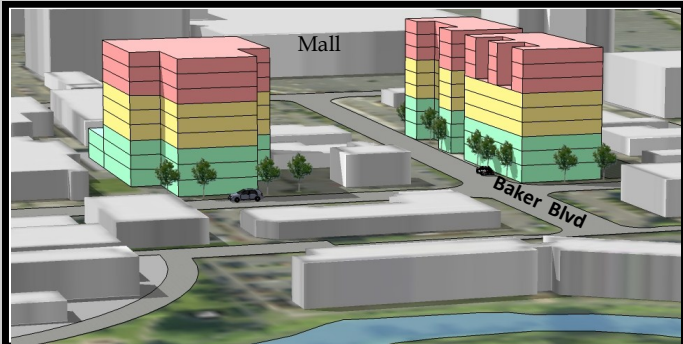
Maximum height is 85' without height incentives; with height incentives 115', and 214' within 300' of Tukwila Pkwy & Southcenter Pkwy. Illustration shows a potential mixed use infill project on the Mall property, including offices & housing. Building to the left is 215' tall; building to right is 115'; and the Mall's highest point is 85'.

## Pond District

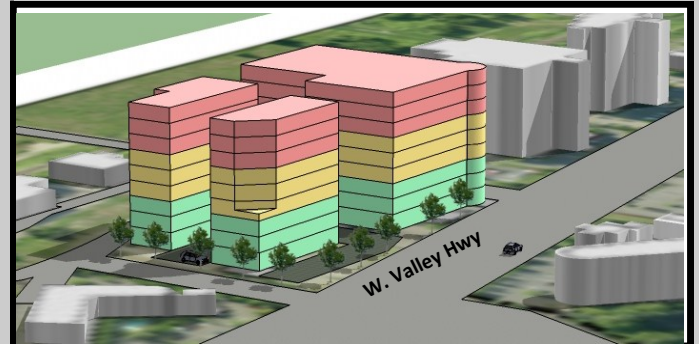


Maximum building height is 70' to 115' with height incentives; 45' without incentives and within 150' of the edge of Tukwila Pond. Illustration shows a mixed use project, including retail, office & housing. Streets break up megablocks and buildings close to Tukwila Pond are set at the street edge, creating a pleasant walking and shopping environment.

## Transit-Oriented Development District



Maximum building height is 45' without height incentives, 70' to 115' with incentives. Minimal to no front setbacks, with buildings oriented towards and located along the street edge. Illustration shows an integrated, mixed use neighborhood with housing, within easy walking distance to transit & rail along Baker Blvd. Parking is located to side or rear of buildings.

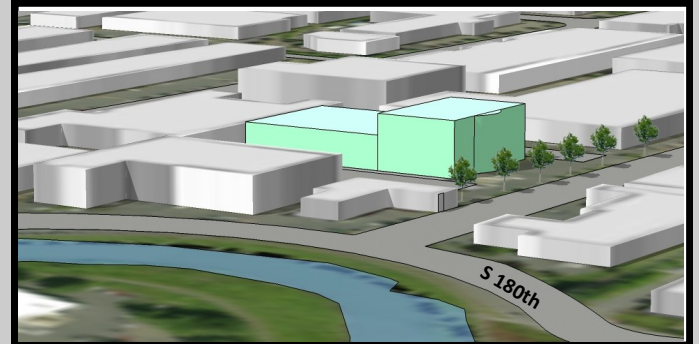


Maximum building envelope allowed in this district which includes the Sounder Commuter rail/Amtrak station is 45' without height incentives; 70' to 115' with height incentives. Limited parking is allowed between the building and street, with buildings oriented towards the streets leading to the rail station. Development will be transit-supportive and pedestrian-friendly.

## Workplace District

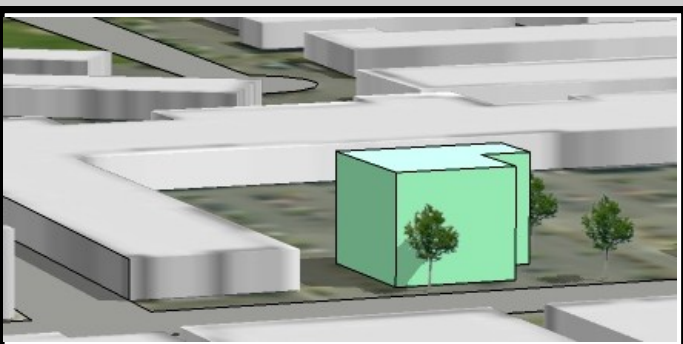


Maximum building height is 45', or 70' with multifamily height incentives on parcels adjacent to the Green River. Development must be setback 125' from the river, but will likely be oriented towards the river. Streets break up megablocks to make it more pedestrian friendly.



Except for multifamily projects along the river. maximum building height for development in this district is 45'. Parking is permitted anywhere on the parcel. This area will continue to develop with the type of uses and building styles similar to what currently exists.

## Commercial Corridor District



(Left) Conceptual illustration of the maximum building envelope allowed in this district. Maximum building height is 45'. No restrictions on parking locations. This area will continue to develop with regional retail uses accessed primarily by cars.

- For more information about the proposed Plan go to: <http://www.tukwilawa.gov/dcd/urbancenterplan.html>  
 - Email [Lynn.Miranda@tukwilawa.gov](mailto:Lynn.Miranda@tukwilawa.gov) to be added to our interested parties list for future notifications.

The general illustrations above are representative of the maximum building envelope that will be allowed under the proposed plan and development standards.