



Planning Commission Worksession Minutes

Date: October 25, 2012

Time: 6:30 PM

Location: City Hall Council Chambers

Present: Brooke Alford, Chair; Thomas McLeod, Vice-Chair; Commissioners, Louise Strander, Mike Hansen, David Shumate, Sharon Mann, and Cassandra Hunter

Staff: Nora Gierloff, Deputy Director; Lynn Miranda, Senior Planner, and Wynetta Bivens, Planning Commission Secretary

Chair Alford called the public hearing to order at 6:30 PM.

Minutes: **Commissioner Strander** made a motion to approve the 09/27/12 minutes. Commissioner Hansen seconded the motion as amended, all were in favor.

Chair Alford swore in those that wished to testify.

PLANNING COMMISSION WORKSESSION

Continue review of the Southcenter Plan documents:

Public comment matrix; Action on the Southcenter Chapter of the Comp Plan; Design Manual, and Southcenter Plan

Nora Gierloff, Deputy Director, Community Development, handed out a matrix comparing current TUC zone and proposed Southcenter Plan TOD zone regulations, such as height, use, density, parking, landscaping, ground floor transparency, and open space, and compared those requirements against the same aspects of a proposed project on the Circuit City site to determine which code was a better “fit”. The proposed code fared better or tied with the current code in all cases. She provided the document to show a realistic example of a mixed use project. She said it might be helpful in considering decisions, such as height restrictions.

Lynn Miranda, Senior Planner, Department of Community Development, continued review of the proposed recommendations to the revised issues matrix of the TUC Plan:

REQUESTS/RECOMMENDATIONS:

- Page 4, second item, 18.28.020.C., Design Review Thresholds - **Request:** increase number of dwelling units from 20 to 50 for administrative approval. **Approved** with four Commissioners in favor.
- Page 4, 18.28.020 C.1.B. 1. Third bullet – **Revision:** For clarification, revise language to read, “When the cost of that work exceeds 10% of the building assessed valuation (the cost of repairs to or reconstruction of roofs screened by parapet walls is exempt) shall be reviewed administratively.” **Approved** with five Commissioners in favor.
- Page 8, Table 1 – Brew pubs, cocktail lounges, and pool halls and on-site brewing will be permitted in the TOD district.
- Bars and nightclubs will not be permitted in the TOD

- Page 19, Freeway Frontage Corridor type tree spacing requirement will be 30-50 ft, depending on species.
- Page 22, 18.28.30.A.5 – The suggested change would create a lower design review threshold for non-conforming structures than for conforming structures. Typically when repair costs are more than 10% of the assessed value it would trigger corridor standards. **No change**
- Page 29, 18.28.130.A.8 – Standard only applies when the transportation impacts of an intensification of use make the frontage improvements reasonably necessary. Therefore, if a new street and sidewalk were put in, lighting would be required. **No change.**
- 30, 18.28.140 Building orientation requirement. Raise the threshold for compliance in existing buildings. Use a reconstruction threshold similar to what is currently required for non-conforming structures (TMC 18.70.050). **ADD to 18.28.030.C 4. Compliance with building orientation and ground level transparency is required for existing buildings only if they are destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, in the judgment of the City’s Building Official.**
- Page 40, 18.28.200 Ground level transparency requirement. Raise the threshold for compliance in existing buildings. Use a reconstruction threshold similar to what is currently required for non-conforming structures (TMC 18.70.050). **ADD to 18.28.030.C 4. Compliance with building orientation and ground level transparency is required for existing buildings only if they are destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, in the judgment of the City’s Building Official.**
- Page 41, 18.28.220, Special Corner Features – **Revision** – Remove reference from the Corridor Type Map and make it optional permitted but not required in the TOD, Regional Center, and Pond districts.
- Page 59, 18.28.260.B.5.b under Parking Reductions. Increase the walking distance from stations for a parking reduction for residential development. **Revision** – “Parking requirements for commercial development within 600 feet of the Sounder transit station or the Tukwila bus Transit Center, or residential development within 1,320 feet of either station may be reduced or modified...”
- Page 59, Table 4 – Do not reduce parking requirements for dwelling units within ¼ mile of stations to only 1 space. Proposed standard has already been lowered from current code requirements. Retain proposed parking space requirements for dwelling units.

Additional changes to - New Comments Section - Added 10-1-12

Chapter 18.28

- Page 18 & 19, Commercial Corridor and the Freeway Frontage Corridor types – change word, “minimum” to “maximum”. Maximum lengths will address the concern of ensuring that the length of any new or renovated building façade maintains the desired human scale and urban character in Southcenter.
- Page 7, New Street - south of the pond – Corridor Type changed from “Urban Corridor” to “Neighborhood Corridor”. Add a new footnote to New Thoroughfare Cross-section “New street south of Tukwila Pond shall only have on-street parking on the south side of the street. Revised corridor map handed out to the Commissioners.
- Page 7, Nelson Place and S. 156th St, changed from “Workplace Corridor” to “Neighborhood Corridor”. These streets were incorrectly coded.

RECOMMENDATIONS:

Commissioner Hansen made a motion to approve the revised *Southcenter Subarea Plan*, dated 10/16/2012, and forward the Planning Commission’s recommendations to the City Council for their review. Commissioner McLeod seconded the motion. All were in favor.

Commissioner Hansen made a motion to approve the revised *Southcenter Design Manual*, dated 10/16/2012, and forward the Planning Commission’s recommendations to the City Council for their review. Commissioner McLeod seconded the motion. All were in favor.

Commissioner Hansen made a motion to approve the revised Comprehensive Plan's *Southcenter – Tukwila's Urban Center* element, dated 10/12/2012, and forward the Planning Commission's recommendations to the City Council for their review. Commissioner McLeod seconded the motion. All were in favor.

Commissioner Hansen made a motion to approve staff's recommendations, corrections, and modifications made to the revised *Chapter 18.28 Tukwila Urban Center (TUC) District* at the 10/25/12 Planning Commission meeting and forward to the City Council for their review. Commissioner McLeod seconded the motion. All were in favor.

FINAL COMMENT:

Commissioner McLeod commented that it's been a lot of years and staff have done a lot of work on the plan. He said there's been different efforts to create a plan that is perceived to be correct by everybody. He said at some point that you have to go forward and work with something, and there will be challenges that come up no matter what plan goes forward. He said he thinks that staff's done a really good job in doing what they can to make something they think will work for everybody. He also said that he trusts that going forward staff will do what's best for the vision of the City, and go forth, and make it happen.

DIRECTOR'S REPORT:

- Because all of the documents were adopted, there will not be a meeting on November 8, 2012.
- Staff will try to schedule a presentation on the Tukwila Strategic Plan at the December 13, 2012 Planning Commission meeting.
- Commissioner Hansen and Wynetta Bivens attended the "Teens for Tukwila" meeting on October 22, 2012, to talk to them about the Planning Commission. Commissioner Hansen provided an overview to the Commissioners.
- Commissioner Hansen provided an update on the Tukwila Strategic Plan. He said that there is a Draft Tukwila Strategic Plan, mission statement and purpose of the plan on the website. The committee is looking for input by October 31st from individuals that have not been involved in the process. There will be an open house at the Tukwila Community Center on November 8th, from 4:00 PM - 6:00 PM, at which time the draft plan will be presented. Following the open house the City Council is meeting to review the plan, which is also open to the public.
- The Tree and Natural Environment Advisory Committee have held one meeting. The next is November 1st, in DCD conference room #2, at 6:00 PM. There will be a presentation by the Department of Natural Resources, and from the consultant who's preparing the tree inventory.

Adjourned: 9:50 PM

Submitted By: Wynetta Bivens
Planning Commission Secretary



Planning Commission Work Session Minutes

Date: **April 23, 2013**

Time: 6:30 PM to 8:50 PM

Location: City Hall Council Chambers

Present: Thomas McLeod - Chair, Louise Strander - Vice-Chair, Brooke Alford, Mike Hansen, Sharon Mann, Cassandra Hunter and Miguel Maestes

Absent: None

Staff: Nora Gierloff - Deputy DCD Director, Rebecca Fox - Senior Planner, Moira Bradshaw - Senior Planner, Robin Tischmak – City Engineer, Mike Cusick – Senior Water and Sewer Engineer, Ryan Larson – Senior Surface Water Engineer

ISSUE **Updates to the Comprehensive Plan Capital Facilities and Utilities Elements**

DISCUSSION

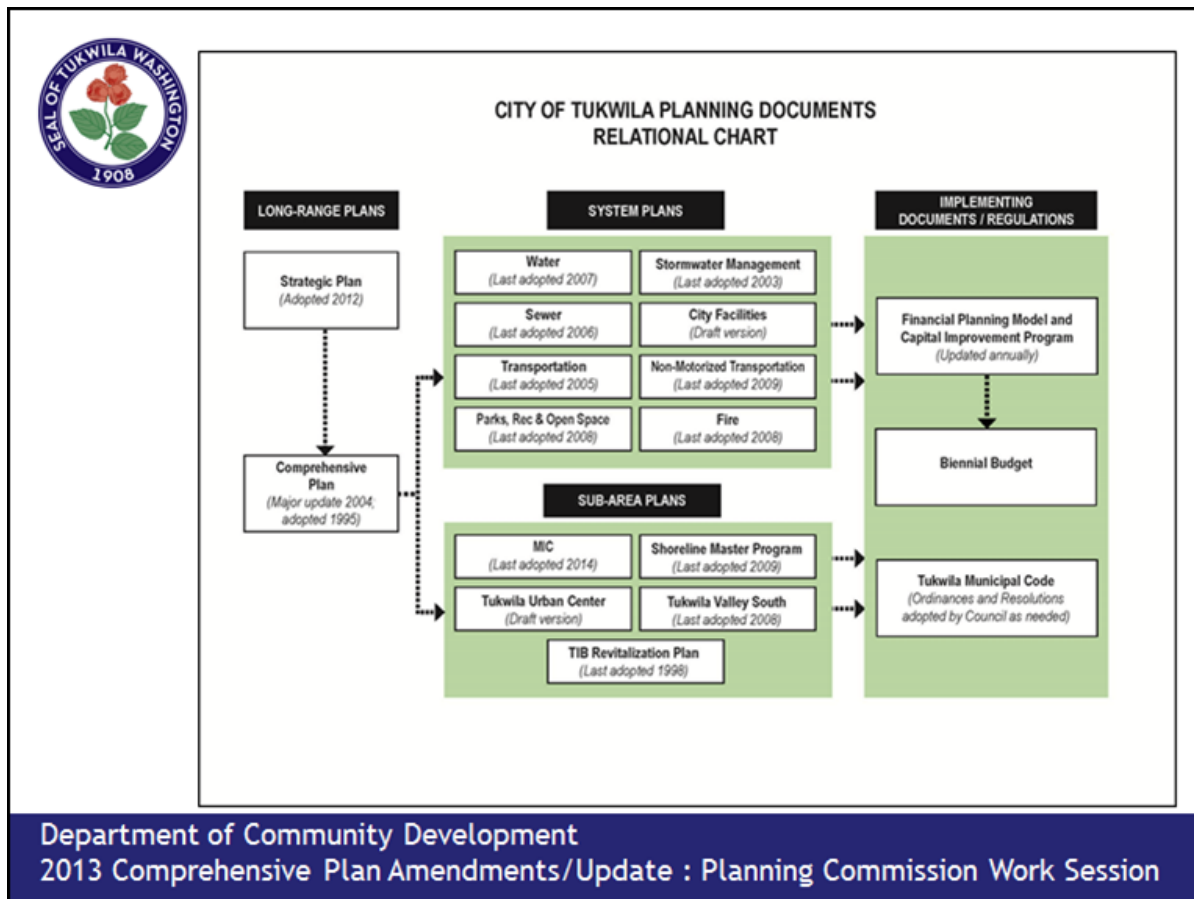
Rebecca Fox started the work session with an overview of the Comprehensive Plan update process and schedule. The Elements considered in 2013 will include Utilities, Capital Facilities, Transportation, Southcenter, Shoreline narrative and Natural Environment. The main objectives of the plan are not expected to change but the Plan needs to be updated to reflect regulatory changes, changed circumstances, growth and development since the last update, revised growth forecasts and the guidance of the Strategic Plan. In addition the Plan language will be simplified, the content consolidated to reduce duplication and the format revised to work better online.

Capital Facilities

Moira Bradshaw continued with an overview of the capital facilities planning effort. Washington State has specific requirements for a Capital Facilities Plan including an inventory of facilities, forecast of future needs, proposed locations and capacities of facilities, and a 6 year plan to fund needed improvements. See diagram below for the relationship of the Comprehensive Plan to other City planning efforts.

The State Office of Financial Management (OFM) makes population projections by County which are then allocated to individual jurisdictions which must ensure that they have the zoned capacity to accommodate the growth. Tukwila's targets for 2030 are 4,850 new housing units and 17,550 new jobs, including our potential annexation areas. Cities must periodically perform a Buildable Lands Analysis to determine if they can

absorb the growth under their current regulations or whether they need to make changes such as increased building heights or densities.



Tukwila’s historic growth rates are much lower than those projected by OFM. Over a 13 year period:

- 422 new single family homes and six new multi-family units
- Fluctuation of 9,877 jobs between a high in 1999 of 52,378 and a low in 2005 of 42,501

Enterprise Funds are self-sustaining lines of business including sewer, water, surface water and the golf course. Other City budget categories are arterial streets, residential streets, land acquisition and parks, building facilities, and general fund.

The City has adopted Level of Service (LOS) standards for automotive traffic; parks, trails and open space; and fire service as part of an impact fee program. This is how we measure our capacity to absorb growth. The point of capital facilities planning is to make sure that communities are aware of their quality of life and set a measure for it.

Planning ensures that the pace of growth does not lower the LOS below the adopted standard. This concept is called concurrency. Any new development must be evaluated

to ensure that we have the capacity to meet the utility and infrastructure demands created by the additional activity.

Proposed changes to the Capital Facilities Element:

1. Consolidated capital planning policies
2. Added policies that reflect current practice
3. Added subheadings
4. Removed LOS for Parks & Fire because they are in the Code
5. Added policies:
 - a) to provide direction on projects beyond the six year time frame
 - b) to address the impact of inflation on impact fees
 - c) to reflect the direction given in Vision 2040 and the King Countywide Planning Policies

Priorities from the other sections of the Comp Plan should be reflected in the prioritization of projects in the Capital Facilities Plan. Beyond 6 years projects are identified but not budgeted.

The Commissioners asked staff a variety of clarifying questions about project priorities, growth projections, impact fees, and concurrency. There was an extended discussion about the “first come first served” approach to utility capacity.

Staff then gave an overview of the ~~strikeout~~/underline/*commented* version of the element.

New policy 14.1.1 is intended to recognize that some of the City’s needs may be met through contracting with other agencies or reducing demand.

New policy 14.1.2 prioritizes maintenance of existing facilities.

New policy 14.1.3 states that projects should be prioritized based on Comprehensive Plan goals so that investments are based on the goals we are trying to achieve.

Policies 14.1.17 and 14.1.18 are where we say growth must pay for growth through impact fees.

The next new policies start under LOS where 14.1.40 states that there must be sufficient capacity before a new development may be permitted.

The policies under goal 14.2 state that facility designs should take into account energy efficiency, sustainability, crime prevention and impacts of climate change.

Utilities

Rebecca Fox gave an overview of the legal requirements for utility planning. Both city run utilities and other utility districts are included. Changes proposed include updates to reflect current conditions, consolidation of policies, incorporation of the Strategic Plan priorities and consistency with Vision 2040. The flood policies have been relocated to other elements. Undergrounding policies have been clarified to allow flexibility.

Commissioner Mann asked why language on p. 2 about prioritizing residential neighborhoods for utility improvements was struck. Staff and the Commissioners discussed improvements since the original language was adopted in 1995, remaining deficiencies and the need to continue improving residential areas.

Commissioners discussed the circumstances under which undergrounding would be triggered, how costs are shared and joint use of conduit. Commissioner Alford raised the issue that the tree canopy should be recognized as part of Tukwila's urban infrastructure and retention of trees should be incentivized. Staff had prepared a new policy for consideration.

ACTION ITEMS – STAFF WILL DEVELOP:

Utilities p. 2 - Language that restores the struck language about residential priority

Utilities p. 9 - A new policy that recognizes trees as part of the utility infrastructure system

Utilities p. 11 - A new policy about prioritizing residential neighborhoods for utility projects and extensions

Utilities p. 14 – A new policy that recognizes the benefits of trees for surface water control

Utilities p. 15 – A new implementation strategy about investigating financial incentives for property owners who retain trees

Minutes By: Nora Gierloff