



INFORMATIONAL MEMORANDUM

To: Planning and Economic Development Committee
From: Jack Pace, AICP, Director DCD
By: Nancy Eklund, AICP, Senior Planner
Copy: Mayor Ekberg
Date: September 21, 2020

SUBJECT: Upcoming Development Agreements – Wadajir and Riverton Heights Mixed Use

ISSUE

Briefing on two development agreements that will be presented to the Council in early 2021. The two proposals are for “Wadajir” at 14110 Tukwila International Blvd (TIB) (L20-0034), and “Riverton Heights Mixed Use”, one block off of TIB at 144th Street and 37th Avenue S. (L19-0019).

A development agreement establishes the development standards and other provisions that will apply to, govern, and vest the development, its use, and establish the mitigation required for the proposed project for the duration specified in the agreement.

Review Process and Schedule

2020 to 1st Quarter 2021

- Staff will work with the applicants to identify the deviations from development regulations that are needed in order to construct the projects and draft two DAs and accompanying ordinances

2nd Quarter 2021

- Planning and Economic Development (PED) Committee will forward the draft DAs/ Ordinances to City Council for review.
- Council of the Whole (COW) will hold a public hearing and review the draft DAs/ Ordinances
- At a Regular Meeting, Council will approve, modify, or deny adoption of the draft DAs/ Ordinances. In addition, the Council may impose any conditions to mitigate impacts, or procedural requirements (such as phasing), that it deems appropriate.

The Council will ultimately evaluate the Development Agreements and decide whether they:

1. achieve public benefit,
2. respond to changing community needs, or
3. encourage modifications that provide the functional equivalent or adequately achieve the purposes of otherwise applicable City standards.

The Council's action is a legislative decision, which will not be heard by the Planning Commission unless the Council chooses to request their review.

Once the DAs are adopted by the Council, both projects will require a public hearing and design review approval by the Board of Architectural Review (BAR) for consistency with the requirements of the Tukwila International Boulevard Design Manual.

PROPOSALS

Wadajir

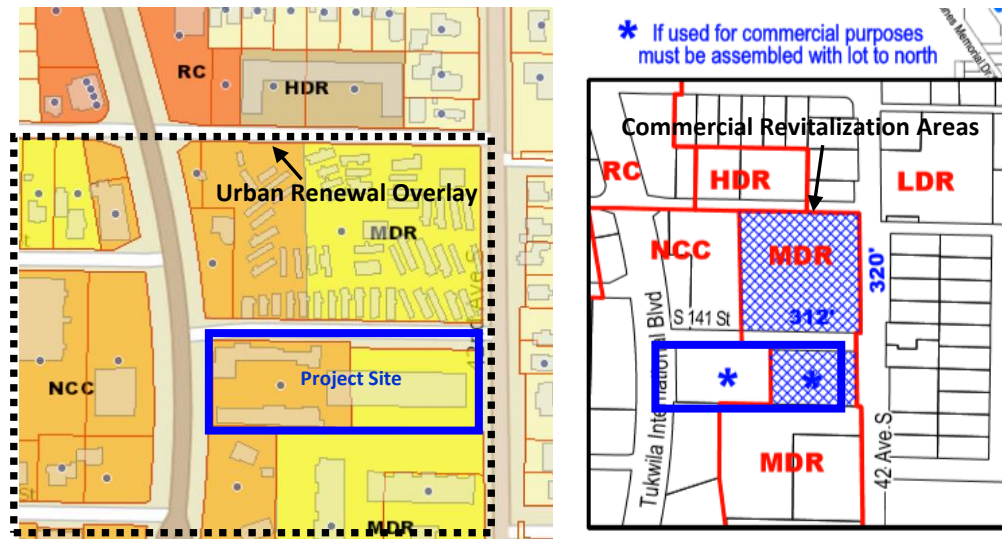
Forterra Strong Communities and Abu Bakr Islamic Center are proposing a six-story, 154,500 square foot (SF) mixed use project focused on supporting the environmental, social, and economic sustainability of Tukwila's East African immigrant community. They have acquired the former Knights Inn Motel site at 14110 TIB and are proposing to construct the Wadajir Residences & Souq. "Wadajir in the Somali language means 'joined together,' a sentiment that is integral to the project's mission and values."

The proposal is aimed at providing affordable, cooperatively owned, housing for community members having income levels below the area median income. The project proposes to enhance the project's affordability through the use of Cross Laminated Timber (CLT) technology and prefabricated modules created as a standardized set of building units. The 73,600 SF site is located less than one mile from the Tukwila light rail station and adjacent to transit.

Project Site

The project is proposed to be constructed on 2 parcels. The zoning applied to these parcels is somewhat complicated and includes multiple overlays:

- The parcel adjacent to TIB is zoned Neighborhood Commercial Center (NCC) and the parcel to the east is zoned Medium Density Residential (MDR)
- The Urban Renewal Overlay (URO) applies to both parcels. This zoning category provides development standards supplemental to the underlying NCC zone, and allows more intensive development, assuming certain criteria are met.
- The eastern MDR-zoned parcel is also within the Commercial Redevelopment Area (CRA) overlay. At this location, the CRA designation requires that development be assembled with the parcel to the north, across S 141st St, a parcel not proposed as a part of this development.



Proposal Elements and Developer Zoning Requests

- A. Density - 100 units (20 1- and 2-bedroom units (each), and 60 3-bedroom units)
- B. Building Height – no more than 65 feet and six stories.
- C. Parking – requesting a waiver of structured parking requirement and reduction in required number of parking stalls. The applicant is also proposing a combination of on-site surface parking & street parking (street spaces on adjacent streets to be paid for by Forterra)

| Parking Standards – Spaces Required | NCC | URO | Proposed (1) |
|-------------------------------------|--|--|----------------------------------|
| Residential | 2 / dwelling unit (up to 3 bedrooms) (= 200 spaces) | 1 / d.u. (up to 1 BR) + 0.5 for every BR in addition to 1 BR (=180 spaces) | 0.9 / d.u. (= 90 spaces) |
| Retail/Commercial | 2.5 / 1,000 SF (= 37 spaces) | | 1.95 / 1,000 SF (= 29 spaces) |
| Restaurant | 1 / 100 SF usable floor area (= 18 spaces) | | 0.993 / 100 SF (= 18 spaces) |
| TOTAL | 255 spaces | 235 spaces | 137 spaces |

(1) These calculations are based on the current information received from the applicant, which may not be consistent across all of their submittal documents. These discrepancies will be resolved in discussions with the applicant.

- D. Commercial Space - 16,770 SF on ground floor (Souq marketplace & restaurant (1,800 SF), residential amenity space, and other uses)
- E. Recreation Space – plans do not provide total recreational space; uncertain if requesting reduction in standard, however referencing proximity to Cascade View Park
- F. Setbacks – site plan and dimensioned elevations not provided so uncertain of compliance with requirements for step-backed building design in proximity to LDR- and MDR-zoned properties.
- G. Landscaping – requesting waiver from side yard landscaping requirements for surface parking lot.
- H. The applicant is proposing to apply the underlying standards of the NCC-zoned property located on TIB to the adjacent MDR zoned property to the east.

Significant Issues to be Resolved

- A. Parking Stalls provided – is the reduced number and proposed arrangement (i.e., a combination of ground-level surface, on-site, and on-street parking) adequate for the proposed residential and commercial uses and acceptable to the neighborhood?
- B. Commercial Redevelopment Area requirements - requesting clarification of applicability and significance for development
- C. Recreation Space – can recreation space requirements on-site be reduced given the proximity of Cascade View Park to the project?
- D. The project site and building will need to comply with the TIB Design Guidelines.

The applicant has also asked the City to reopen the application window for the Multifamily Tax Exemption (TMC Ch. 3.90), and to extend the Residential Target Area (TMC 3.90.030) to include the project site.

Riverton Heights Mixed Use

Riverton Heights is a 39,083 SF six-story, 46- to 55-unit mixed use building located on 37th Avenue S, within the block bounded by S. 144th Street on the south, S 142nd St and on the north, and TIB on the east. The developer, Rune Harkstedt and SEG 56th LLC, have submitted an application and plans identifying the general nature of the proposed development. (Plans submitted are not internally consistent – this will be resolved through coordination with the developer.)

Project Site

The two main parcels to be used for the project are zoned Neighborhood Commercial Center (NCC) and are within the Urban Renewal Overlay District (URO). As proposed, the proposal does not meet the required criteria for the application of the URO zone standards, therefore NCC zoning standards would apply. The site parcels do not front onto TIB, among other variances from the URO standards. The proposed development would be evaluated through the City’s Design Review process.

Proposal Elements and Developer Zoning Requests

Recognizing that the plans submitted by the developer are not internally consistent, this is generally what the developer proposed:

- A. Density – 45 or 55 dwelling units, ranging from studio units to 1, 2, and 3 bedrooms.
- B. Building Height – applicant proposes five stories and 60 feet rather than NCC standard of four stories and 45 feet.
- C. Parking – requesting URO parking standard of 1 stall per bedroom and 0.5 for each additional bedroom for a total of 67 stalls.
 - i. URO standards require that 75% of required residential parking be in structure; proposal offers less than 50% in structure.



- ii. Remaining residential parking and all commercial parking proposed for adjacent parcel, with overflow required parking on area parcels (through parking covenants).
- D. Commercial Space - 6,235 SF on ground floor
- E. Recreation Space – proposes 75 SF per unit vs 200 SF per unit required under NCC and URO; references proximity to Cascade View Park as justification for reduction
- F. Setbacks – requests building setback reduction on west side from 10' to 5'. Plans are unclear which side of development is intended as the “front” and if other sides comply with setback standards.
- G. Landscaping – Will need to clarify “front” location, but applicant proposes 10' landscape buffer on north side and 5' landscape buffer on west (37th Avenue S.) frontage
- H. The applicant proposes “Dedication of up to an additional One to Six-feet of right of way along 37 Avenue S. in order to accommodate required frontage improvements that will include along the frontage – on street parking, 6 feet of landscaping and a 6 foot sidewalk – to be approved by the City Engineer.”

Significant Issues To Be Resolved

- A. Application of URO standards for parking if proposal does not meet other development criteria.
- B. Urban Design considerations – project requires large surface parking area; pedestrian friendliness of design (parking entrance on 37th Avenue S street frontage facing Park – see elevations below).



West-facing frontage on 37th Ave S



Looking northeast from 37th Ave S

- C. Building Setbacks and Proximity to Adjacent Parcels: Overall, the setbacks proposed for this development are less than the URO or NCC standards require.
- D. Recreation Space – can recreation space requirements on-site be reduced given the proximity of Cascade View Park to the project?
- E. The project site and building will need to comply with the TIB Design Guidelines.

FINANCIAL IMPACT

None at this time.

RECOMMENDATION / NEXT STEPS

The staff will work with the two developers and draft the DAs/Ordinances and bring those to the Council in early 2021.

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