



INFORMATIONAL MEMORANDUM

TO: Planning and Community Development Committee
FROM: Jack Pace, Director Community Development
BY: Max Baker, Senior Planner
CC: Mayor Ekberg
DATE: February 1, 2021
SUBJECT: Zoning Code amendments to TMC 18.41 and new design guidelines for multifamily development in the Tukwila South Overlay (TSO) district.

ISSUE

New multifamily design guidelines must be adopted and existing multifamily development standards amended to allow residential development on certain lands covered by the Tukwila South Overlay (TSO) district. Staff is requesting direction from the PCD Committee to forward this issue to the Planning Commission for a public hearing and review.

BACKGROUND

Tukwila South Master Plan and Development Agreement

The Tukwila South area consists of approximately 400 acres generally bounded by S 180th Street on the north, S. 204th Street on the south, Orillia Road and I-5 on the west and the Green River on the east. Segale Properties intends to develop the property consistent with the Tukwila South Master Plan (Ordinance 2234) as adopted with the Development Agreement (Ordinance 2233). Per the Master Plan and accompanying environmental analysis, a mix of uses is anticipated to be developed, including office, commercial, retail, and approximately 1,900 residential units. While the Master Plan provides some conceptual locations for specific types of land uses within the project, it does not define specific areas for such uses and limits on any one kind of use. The intent of the Master Plan is to provide for land use flexibility and intense use of developable areas to create a “live, work, play” mixed-use district within Tukwila South.

Zoning (Attachment A)

The Tukwila South area contains several zoning designations which include: Low Density Residential (LDR); Tukwila Valley South (TVS); Heavy Industrial (HI); and Mixed-Use Office (MUO). The entire Tukwila South area is covered by the Tukwila South Overlay (TSO), and the related development standards supersede the underlying zoning (TMC 18.41.010). As referenced in TMC 18.41.010, “the [overlay) may be applied by the City Council to any property lying within the Comprehensive Plan's Tukwila South Master Plan.”

Requirements for Adoption of Multifamily Design Guidelines

Per TMC 18.41.090.A.2 and Table 18-6, the development of residential dwelling is permitted on lands other than those with the underlying LDR zoning in the TSO district only after additional standards and residential design manual with criteria for approval is adopted. In 2018, the City adopted standards that apply only to multi-family development in the underlying Low Density Residential (LDR) zone of the TSO district. Since the design manual

does not apply to lands other than those with the underlying LDR zoning, multifamily development is not permitted in these areas until design guidelines and standards are adopted.

Other Existing Codes and Design Guidelines

Commercial and industrial development uses permitted in the TSO district are reviewed using the existing standards in TMC 18.41.090 and the TSO District Design Manual, adopted April 13th, 2009.

DISCUSSION

Proposed Code Amendments and Design Guidelines

The applicant has proposed draft Zoning Code text amendments that revise the existing multifamily residential standards, and new draft multifamily design guidelines for the entire Tukwila South Overlay (TSO) district. The code amendments provide guidance on the following:

- Development area
- Heights
- Setbacks
- Vehicle parking
- Recreation space

The Design Guidelines would provide guidance on overall design intent and criteria for evaluating new multifamily developments within the TSO district, including but not limited to pedestrian/vehicular access, building layout, recreation space design, etc.

The proposed code amendments and design guidelines would apply to all lands and underlying zoning within the TSO district, including replacing those adopted in 2018 for the underlying LDR zone.

City + Consultant Review

As part of the City’s review, DCD staff have been working with an urban design consultant, NBBJ, to provide a peer review of the proposed standards and guidelines. Staff will be incorporating NBBJ’s comments in the staff recommended version of the proposed guidelines and standards that will be brought forward to the Planning Commission.

NEXT STEPS

Amendments to TMC Title 18 and adoption of design guidelines are legislative decisions. This will first require a public hearing and review by the Planning Commission. Staff will bring the Planning Commission’s recommendations back to the Planning and Community Development Committee who will then forward them to the City Council for a public hearing, review, and adoption.

FINANCIAL IMPACT

None.

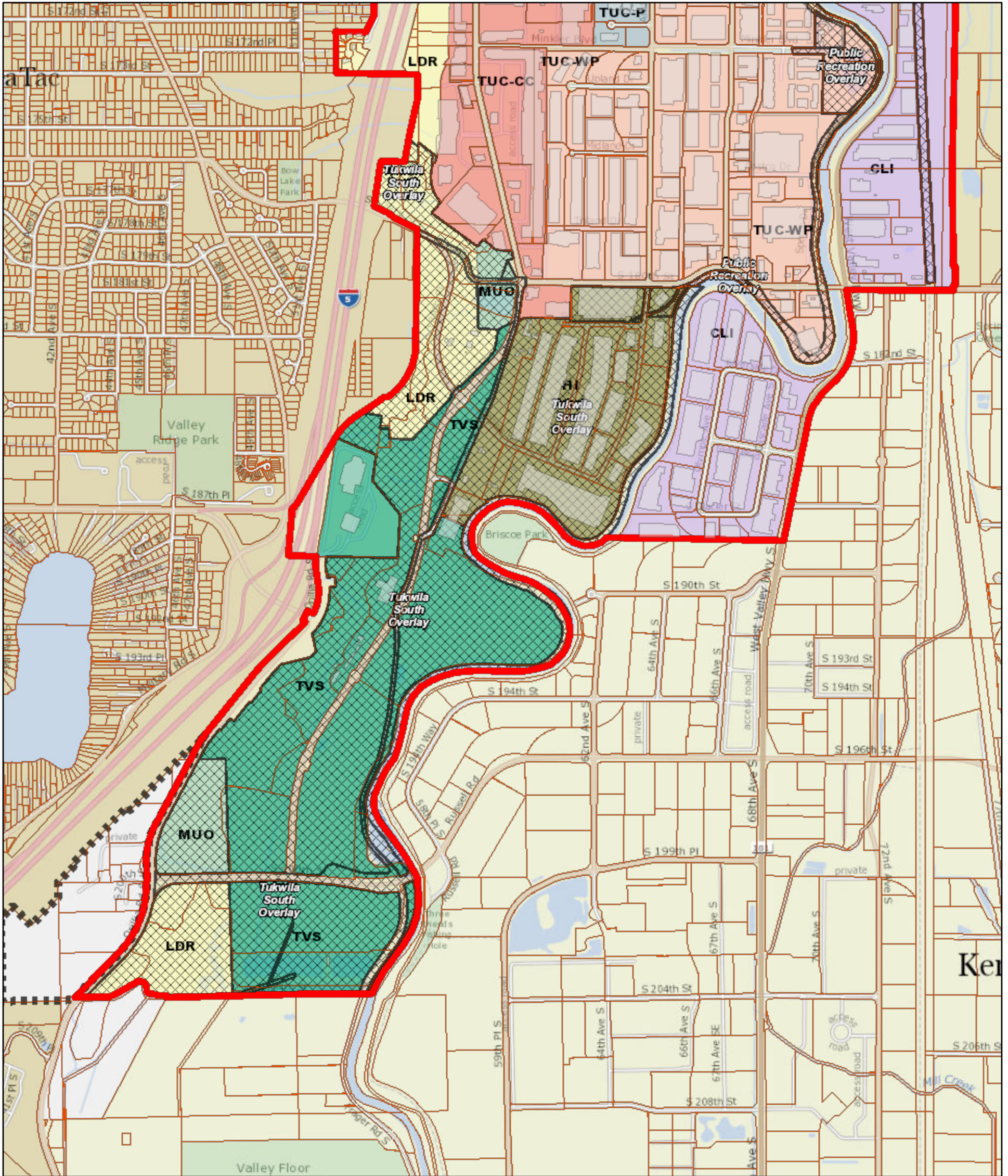
RECOMMENDATION

Forward the proposed code amendments and design guidelines for multifamily development in the TSO area to the Planning Commission for a public hearing, review, and recommendation.

ATTACHMENTS

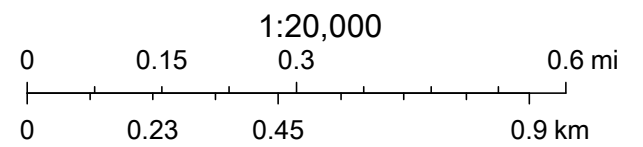
- A. Current zoning map of the area

Tukwila South Overlay and Underlying Zoning



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- City Limits
 - Buildings
 - Parcels
 - Overlay Areas
- Zoning
- LDR Low Density Residential
 - MDR Medium Density Residential
 - HDR High Density Residential
 - MUO Mixed Use Office
 - O Office
 - RCC Residential Commercial Center
 - NCC Neighborhood Commercial Center
 - RC Regional Commercial
 - RCM Regional Commercial Mixed Use
 - CLI Commercial Light Industrial
 - LI Light Industrial
 - HI Heavy Industrial
 - MIC/L Manufacturing Industrial Center/Light Industrial
 - MIC/H Manufacturing Industrial Center/Heavy Industrial
 - TVS Tukwila Valley South
 - TUC-P Tukwila Urban Center - Pond
 - TUC-RC Tukwila Urban Center - Regional Center
 - TUC-CC Tukwila Urban Center - Commercial Corridor
 - TUC-WP Tukwila Urban Center - Workplace
 - TUC-TOD Tukwila Urban Center - Transit Oriented Development
 - Potential Annexation Areas



Tukwila Technology Services
King County