

Tukwila South Overlay District Design Manual

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I. Introduction and Applicability

A. Design Guideline Organization

The Tukwila South Design Manual is organized in four major sections as follows:

- Site Design
- Building Design
- Landscape Design
- Signage

Within each section are supporting design topics. The general structure is shown below.

Major Section (e.g. Site Design)

A. Supporting Design Topic (e.g. Pedestrian Environment)

1. Intent Statement: Provided to guide the application of guidelines to differing site circumstances in a consistent manner.
2. Design Criteria: General requirements to be met by non-exempt development.
3. Design Guidelines (all uses): Example measures that guide development design to meet design criteria and the design topic intent above.
 - Guidelines by use or category where applicable (e.g. Campus Office, Urban Office, Retail, and Light Industrial)

B. Land Use Categories

The criteria and guidelines are written to address four major types of land use categories. These development types are generally characterized below to assist in determining applicable design criteria and design guidelines:

1. Campus Office

A campus office environment is distinguished by a multi-building development that frames organized open spaces. Pedestrian circulation routes focus around a campus core allow for employee collaboration, interaction and easy and convenient access to adjacent buildings and amenities. Structured and surface parking fields should be distributed around buildings and located to minimize visibility.

2. Urban Office

Urban Office environments tend to have multi-story buildings oriented towards primary streets in a traditional development pattern. Building facades generally parallel front property lines and lie at the minimum setback to create a street edge. Ground floors may contain storefront retail. Parking entrances and loading tend to be accessed from secondary streets to avoid interrupting the pedestrian environment.

3. Retail

Retail space should be concentrated around major focal points of interest. Retail activities range from individual large-scale national retailers to gateway and village retail and shopping centers that support office and high tech campuses and residential neighborhoods. Retail development is characterized by window displays, inviting entries, architectural accents, and signs oriented both to pedestrians and drivers. This retail development is critical to creating a lively pedestrian experience and establishing an identity for the Tukwila South area.

Stand-alone (or big box) retail should be grouped with similar uses with adequate, adjacent and landscaped parking areas. Locations are close to major circulation access routes.

4. Light Industrial

Light industrial developments are characterized by large-scale, high quality buildings with landscaped lots. Service areas, loading areas and refuse enclosures should be oriented away from public view, residential uses and street frontages.

C. Applicability and Interpretation

1. Applicability

Tukwila South Design Manual is applied to developments that are subject to the Design Review process pursuant to TMC 18.41. Those activities exempt from Design Review in TCM 18.41.070 are exempt from the application of this Design Manual.

2. Interpretation

Design criteria are requirements that are to be met by development subject to design review. Design guidelines are examples of how the design criteria may be met, and equivalent or alternative techniques that meet the design criteria and design topic intent are allowed. In determining the degree of applicability of a design criteria or in case of conflict or site impracticality, priority should be given to criteria related to the “public realm” such as pedestrian and vehicular circulation, site design for safety, location and orientation of buildings, and screening of incompatible uses, parking, and service areas.

II. Site Design

A. Site Design Concept and Site Relationships

1. Intent

- To ensure that Tukwila South is developed in a coordinated manner that takes into consideration the design and layout of adjacent sites and promotes a consistent, harmonious theme throughout.
- To encourage appropriate transitions between developments.

2. Design Criteria

1. Organize site design elements to provide an orderly and easily understood arrangement of buildings, landscaping, and circulation elements that support the functions of the site.
2. Maintain visual and functional continuity between the development and adjacent properties where appropriate.

3. Design Guidelines

General

Site Layout

1. The site layout of structures, parking, driveways, and outdoor functions should be arranged and located to emphasize the aesthetically desirable components of the site, such as existing mature trees, other natural features, views, or interesting architectural features. See Natural Features, Section II.E.

2. Service facilities, outside storage and equipment areas, and trash enclosures should be sited in an unobtrusive manner through building and landscaping placement and design. [See Section II.D. Siting and Screening of Service Areas and Mechanical Equipment]
3. The site should be planned to accomplish a desirable transition from the streetscape and to provide for adequate landscaping and pedestrian movement.
4. Building locations, vehicular circulation systems and parking areas should be planned in a manner that can accommodate future expansion.

Relationship to Neighboring Sites

5. New building setbacks along streets should consider the setbacks of neighboring structures to allow for continuity among buildings and ensure visibility from the street.
6. The orientation of the buildings should complement adjacent structures through placement, mass and scale.
7. Provide landscaped buffers and other screening techniques between adjoining sites where commercial and/or industrial uses abut low density residential development. [See Section IV-Landscape Design]
8. Link the proposed development to existing and planned sidewalk, trail, storm drainage, and utility systems to assure their efficient continuation.

Focal Points

9. Look for opportunities to incorporate open spaces such as green areas, hard surface urban plazas, street parks and pocket parks.
10. Orient public open space to receive the maximum direct sunlight possible, consider using trees, overhangs and umbrellas to provide shade in the warmest months. Design such spaces to take advantage of view and solar access when available for the site.

Specific to Campus Office

Orientation and Location of Buildings

11. Buildings should be oriented to focus on interior plazas, courtyards and open spaces to help identify clear pedestrian routes and building entries.

12. Consider clustering to enhance connectivity between similar building uses.

Specific to Urban Office Uses

Orientation and Location of Buildings

13. Building facades should be parallel to their front property line and at the minimum setback.
14. A building's front façades should face the primary street that that serves the development area.

B. Site Design for Safety

1. Intent

- To ensure that the organization of site elements contributes to the safety of pedestrians on the site.
- To encourage building and site design that enhances the feeling of personal safety and property security.
- To ensure that the nighttime environment is safe and inviting.
- To avoid lighting that interferes with the use of neighboring properties or streets.

2. Design Criteria

1. Reduce the potential for conflicts between drivers and pedestrians.
2. Provide building, site, and landscape designs that allow comfortable and safe navigation by employees, customers, and visitors.
3. Provide lighting at building entries, along walkways, parking areas, and other public areas to enhance safety and visibility.
4. Avoid light trespass beyond the boundaries of the property lines.

3. Design Guidelines

General

Site Circulation

1. Limit the number of potential encounters between pedestrians and vehicles through site design. Where pedestrians and motorist paths must cross, provide adequate sight distance and clearly delineated pedestrian ways.
2. Provide raised sidewalks, crosswalks, and pedestrian walkways where possible, or provide at-grade walkways protected by curbs and /or landscaped areas.
3. Where possible, service and delivery vehicles and loading zones should be separated from building customer and occupant traffic.

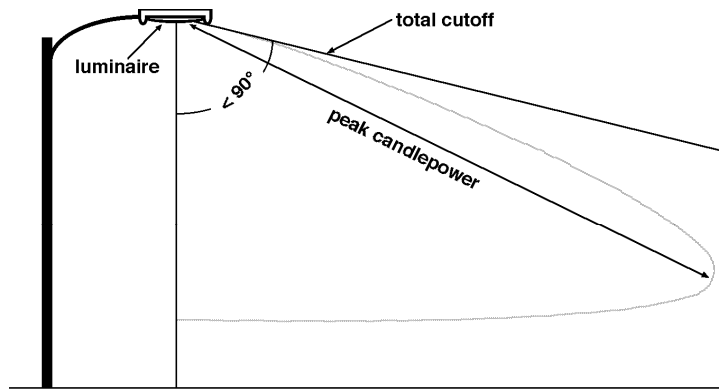
Visibility & Sightlines

4. Grades and materials of walkways, paths, parking spaces, terraces, and other paved areas should promote safety.
5. Avoid site and building design features that create entrapment areas (such as tunnels, long corridors, and opaque fences) in locations with pedestrian activity.
6. Select and locate trees, shrubs, and ground cover that allows for adequate surveillance.
7. Consider locating windows, balconies and entries to look out on pedestrian routes, vehicular circulation routes and parking areas to allow for informal surveillance of these areas.

Lighting

8. Where appropriate to the complexity of the project and the sensitivity of adjacent uses, prepare a lighting plan to identify standards, illumination levels, and other elements of lighting.
9. To promote a sense of security, provide lighting on the building façade, in all pedestrian areas, parking lots, on the underside of overhead weather protections, in recessed entrances and doorways, and around street furniture.

10. Provide lighting at consistent lumens with a gradual transition to unlit areas. Avoid creating highly contrasting pools of light and dark areas, which can be temporarily disorienting.
11. Direct building lights onto the building itself or the ground immediately abutting to it.
12. Install nonglare parking lot or display lot light fixtures mounted above the ground to minimize the impact onto adjacent and abutting properties. Provide fixtures fitted with a cutoff type luminaire as exemplified below.



Cutoff Type Luminaire

13. Sign lighting should be designed to avoid glare or spillover onto neighboring properties.
14. Commercial signage should be placed facing away from low density residential properties.

Specific to Retail Uses

Security Measures

15. Monitoring devices mounted on the storefront exterior should be camouflaged.
16. Bars and grates are strongly discouraged; however, if shopkeepers feel such measures are necessary, bars or grates should be installed on the inside of the windows. Roll-down grates are preferred over permanently mounted bars.

C. Siting and Screening of Parking Areas

1. Intent

- To maintain active continuous sidewalks and street frontages;
- To efficiently and appropriately locate parking areas to accommodate users and tenants.
- To minimize the visual impacts of parking areas.

2. Design Criteria

1. Organize site and building designs to deemphasize vehicular circulation and parking.
2. Use building placement, walls, berms, and/or landscaping to create a distinct street edge.

3. Design Guidelines

General

Parking Lot Landscaping and Screening

1. Use the following techniques to screen surface parking and create a visible street edge
 - a. Urban Office and Mixed Use Environments: Where feasible, surface parking should be placed behind or beside buildings rather than in front to achieve compactness and pedestrian orientation. (TCP 7.7.4 and 8.5.5) Where surface parking abuts streets, use trellises, low walls, and/or landscaping to screen it.
 - b. Retail Environments: Trellises, low walls, and/or landscaping should be used to screen surface parking.
 - c. Campus Office and Light Industrial Environments: Consider site topography or berms in conjunction with landscaping to screen surface parking.
2. Parking spaces may be shared by two or more businesses with different peak usage times.

Specific to Campus Office and Urban Office

Parking Location and Entrances

3. Structured and surface parking fields should be sited, where practicable, to provide maximum façade visibility.
4. Parking should not be adjacent to open spaces or high public visibility areas.
5. Parking should be integrated with pedestrian circulation routes to enhance site access and minimize walking distances between buildings.

Specific to Retail and Urban Office

Parking Entrances and Loading Areas

6. Retail and urban office parking entrances and loading areas should be predominantly located along secondary streets.
7. Reduce the number of driveway entrances by exploring opportunities for internal connections between parking areas. Provide safe ingress/egress of vehicular traffic.

Specific to Urban Office

Parking Structures

8. Parking structures should reflect the design of its associated building(s). The Tukwila Parking Structure Design Guidelines should be met.
9. To the extent practical, parking structures located along public rights-of-way should incorporate façade treatments, landscaping or other building design features to reduce aesthetic impacts. [See Sections III and IV.]

D. Siting and Screening of Service Areas and Mechanical Equipment

1. Intent

- To minimize the sight, odor and sound impacts of services areas.

2. Design Criteria

1. Reduce the visual, sound, and odor impacts of service areas from adjacent residential properties, public view and roadways through site design, building design, landscaping, and screening.
2. Ensure that larger pieces of mechanical equipment are visually unobtrusive.
3. Locate and/or screen roof mounted mechanical equipment to minimize visibility from streets, trails, and adjacent properties.

3. Design Guidelines

General

1. Service areas include, but are not limited to, trash dumpsters, compactors, ground level mechanical equipment, utility vaults, loading zones, outdoor storage areas, and trash and recycling areas.
2. Screening of service areas should be accomplished by use of walls, fencing, plantings, or a combination.
3. Consideration should be given to developing common service courts between buildings and if adjacent sites. Service areas should accommodate loading, trash bins, recycling facilities, storage areas, utility cabinets, utility meters, transformers, etc. Service areas should be located and designed for easy access by service vehicles and for convenient access by each tenant. Any emissions of noise, vapor, heat or fumes should be mitigated. Loading activities should generally be concentrated and located where they will not create a nuisance for adjacent uses.
4. Mechanical or HVAC rooftop units shall be screened from public view. For example, screening may be integrated into the design and massing of the roof form or parapet walls. If mechanical equipment must be placed where it is visible, it must be screened with elements that are architecturally compatible with the building design.

E. Natural Features

1. Intent

- To protect and enhance the Tukwila South site's natural environment.
- To create a comprehensive amenity system that leverages the site's assets, including the wooded hillside to the west, the Green River to the east, and views of the river valley and Mount Rainier.

2. Design Criteria

1. Incorporate natural features and environmental mitigation areas such as existing topography, significant wooded areas, wetlands, and/or watercourses into the overall site plan where appropriate.
2. Provide connections to existing and planned trails, open spaces, and parks per the Master Open Space and Trails Plan.

3. Design Guidelines

General

Natural Environment

1. Sensitive area tracts or public open spaces and trails should be linked with other tracts or open spaces on adjacent properties, and should be consistent with the open space network concepts in the Tukwila South Master Plan, Master Open Space and Trails Plan and Sensitive Area Master Plan Overlay (SAMP).
2. Consistent with the Tukwila South Master Plan open space network concept and SAMP, provide for a transition from built features to an informal development edge that is in keeping with the adjoining natural features being preserved. Provide physical or visual access where appropriate.

Hillsides

3. Where allowed, modification of the hillside shall result in a moderately sloping, natural-appearing environment, consistent with the Tukwila South Master Plan natural environment section.

4. Site and design buildings to respond to the natural features of the site, topography, and drainageways when feasible to avoid unnecessary recontouring of the land.
5. Site and design buildings to reduce impact on views from surrounding areas. This may involve techniques such as using multiple, terraced low retaining walls or rockeries; on downhill elevations articulating and screening elevations as well as providing transitional plantings.
6. Feather cut and fill areas into the natural topography surrounding the building area.

Shorelines

7. For sites in the shoreline jurisdiction provide and enhance physical and visual public access opportunities in the River Environment.
 - a. Particularly where uses are intended to facilitate public enjoyment of the shoreline, orient structures and/or land uses to the Green River.
 - b. Provide for plaza connectors between buildings and dikes where appropriate to enhance pedestrian access and for landscaping purposes.
8. Provide a north-south pedestrian network/ trail system through the Tukwila South District. The trail may align along the Green River and may connect to public and private sidewalk systems where appropriate to the environmental conditions of the shoreline and security requirements of adjacent developments. Commercial and residential developments should link to the Tukwila South trail system.
9. Connect the Tukwila South open space network to other public parks and trails along the Green River.

Specific to Campus Office

10. Reduce the visual impact of buildings located on hillsides through terracing.

F. Pedestrian and Vehicular Circulation

1. Intent

- To ensure that internal vehicular circulation is designed in an efficient manner.
- To encourage development organized around pedestrian oriented circulation systems, with simplified vehicular circulation to foster linkages.
- To provide adequate parking with safe and convenient pedestrian access.
- To provide easily identified and functional pedestrian connections within sites, between properties and/or from the public right-of-way.

2. Design Criteria

1. Provide an efficient and comprehensive internal circulation system, including motorized and nonmotorized access points, parking, loading, and emergency accessways.
2. Create on-site pedestrian networks from streets and drives to building entrances, through parking lots to connect buildings to the street, and between sites.

3. Design Guidelines

General

Vehicular Circulation

1. Traffic circulation patterns should be designed to accommodate garbage collection trucks, moving vans, delivery trucks, emergency service vehicles as well as passenger cars.
2. Take advantage of opportunities for shared driveways and coordinate parking areas with adjoining sites to limit the number of access driveways.

Transit

3. Ensure that public transportation facilities such as bus shelters, bus pullouts, and other similar features are accommodated in appropriate locations consistent with transit operator plans.
4. When appropriate, look for opportunities to accommodate future regional transit facilities into development plans.

Non-motorized circulation

5. Bicycle lanes shall be included where public or private street standards require them. [See Section II. G. regarding bicycles]
6. Pedestrian walkways.
 - a. Definition: Pedestrian walkways are located on parcels/lots. Pedestrian walkways are typically 4 to 6 feet in width, and consist predominantly of an all weather walking surface.
 - b. Visual Prominence: Pedestrian walkways should be made visually prominent through techniques such as paving, landscaping, and lighting. Consider using raised concrete pavement where a walkway traverses between parking stalls and/or is adjacent to vehicular circulation.
 - c. Connection to Streets: New development, excluding secured sites and areas, should provide convenient and safe pedestrian access to adjacent streets.
 - d. Through-Block Locations: Through-block pedestrian connections are encouraged through larger sites and districts.
 - e. Parking Areas: Pedestrian walkways should be provided through parking lots provided for public use.
 - f. Between Buildings: Development should incorporate convenient and safe access between buildings and public areas for pedestrians.
 - g. Connections to Offsite Pedestrian Network: Provide pedestrian access to existing and proposed sidewalks, trails and parks.

Specific to Campus Office

Access road location

7. Major access roads should be located at the perimeter to help define the campus edge.

G. Pedestrian Environment

1. Intent

- To provide a common theme for street furniture, light fixtures and other streetscape structures throughout the Tukwila South development.
- To provide site and pedestrian amenities that will facilitate and encourage the use of pedestrian walkways and open space areas.
- To create a comfortable, active, and safe pedestrian environment.

2. Design Criteria

1. Incorporate amenities in site design to increase the utility of the site and enhance the overall pedestrian/employee environment.
2. Ensure that pedestrian amenities are durable and easy to maintain.
3. Select site furnishings that complement the building and landscape design of the development.

3. Design Guidelines

General

Site Furnishing-General

1. Provide durable site furnishings, such as benches, planters, bike racks, trash receptacles, and tree grates to create inviting and comfortable open spaces, plazas, and walkways. Site them in consideration of employee and pedestrian flow and convenience.
2. Site furnishings, especially weather protection, should be designed to be part of the architectural concept of building design and landscape. Materials should be compatible with nearby buildings or natural settings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.
3. Do not locate furnishings where users are likely to walk through landscaped areas or conflict with vehicles to access them.

4. Areas in front of retail can be used for merchandising, benches, planters, café seating, provided a clear pedestrian walkway is maintained.

Trash Receptacles

5. Trash receptacles should be located in areas of high pedestrian uses, such as food establishments.
6. All trash receptacles should incorporate smoking receptacles.
7. Smoking receptacles should be located outside of all offices where employees congregate to smoke.

Bicycles

8. All development should incorporate bicycle stands or racks complementary to the buildings architectural form.
9. When possible, bike stands should be located on side streets versus on main streets.

H. Gateways

1. Intent

- To highlight important points of entry to Tukwila South as gateways by providing special design features, landscaping, and/or architectural elements at gateways.

2. Design Criteria

1. Designate gateways at key intersections into district and secondary gateways at major use nodes per the Tukwila South Master Plan.
2. Provide special treatment at designated gateway locations.

3. Design Guidelines

General

1. Provide gateway features at the primary arterial intersections of Tukwila South, such as Southcenter Parkway Expansion/S 180th Street,

Southcenter Parkway Expansion/Segale Park Drive C, and Southcenter Parkway Expansion/S 200th Street.

2. Gateways should be visually prominent. Gateways are encouraged to have two or more of the following types of features:
 - a. Public art;
 - b. Monuments;
 - c. Special landscape treatment;
 - d. Open space/plaza, fountains;
 - e. Identifying building form or prominent architectural features;
 - f. Special paving, unique lighting, or bollards;
 - g. Signage, displaying entry identification;
 - h. Other features that meet the intent of highlighting gateway areas.
3. Secondary focal points may be established at future districts, such as office campuses, or retail districts, or other major districts. Focal points may have unique district signage, art, fountains, markers, landscaping, or other features, compatible and complementary to the overall Tukwila South gateway features.

III. Building Design

A. Architectural Concept

1. Intent

- To ensure that new development implements the vision for the Tukwila South Overlay District as a regional destination with multiple uses and as a memorable and regionally identifiable place.
- To provide conceptual guidance on each of the envisioned building types in the Tukwila South Overlay District including: campus office, retail, urban office, and light industrial.
- To provide for 'human scale' in building design.

2. Design Criteria

1. Develop an architectural concept for structure(s) on the site that conveys a cohesive and consistent thematic or stylistic statement, and is responsive to the functional characteristics of the development.
2. Reduce the apparent scale of large commercial and industrial buildings located adjacent to low density residential developments.
3. Provide distinctive building corners at street intersections through the use of architectural elements and detailing, and pedestrian-oriented features where possible.
4. Provide prominent rooflines that contribute to the character of the area, and that are consistent with the type of building function and uses.

3. Design Guidelines

General

1. Develop an architectural concept for development that is responsive to the functional characteristics of the development.
2. Display a unifying concept or architectural expression on sites with multiple structures.
3. Buildings may be oriented around a courtyard, be terraced down a hillside, or respond in design to a prominent feature such as a corner location, a street or the river.
4. Scale:
 - a. Perceived building scale can be reduced through changes in materials, use of distinctive rooflines, small scale additions to the building, landscaping and special decorative features such as arcades, balconies, bay windows, dormers and columns.
 - b. Appropriately scaled and well-proportioned architectural elements such as roof forms, entrances, arcades, porches, canopies, columns, dormers, doors and windows reduce the apparent scale of a structure and help relate the scale of a building to the user.
5. Buildings should use design elements such as slopes, peaks, caps, steps, gables, domes, barrel vaults, projecting cornice lines or articulated parapets to make the rooflines prominent and create a distinct character.
6. Take advantage of intersection locations by providing a corner architectural element (such as a bay window, turret or pediment), placing an entrance at the corner, treating the corner distinctively (by projecting, recessing or truncating the building), providing a special window treatment (such as an awning or canopy) or incorporating sculpture or artwork.
7. Business identity, expressed through awnings, accent bands, paint or other applied color schemes, signage, parapet details or materials, should not be the dominant architectural feature of a building.

Campus Office

8. Campus office development should offer a unified environment with building placements which frame organized open spaces.

9. Adjacent buildings should be unified using common styles, colors, architectural details and orientation.
10. Each building should help complement and unify the design of the campus office development.
11. Consider modulation and articulation in building design to provide a strong building base that focuses on the human scale.
12. Large structures should be designed to reduce mass and bulk on facades along pedestrian circulation routes.

Retail

13. Facades of retail buildings should face primary and secondary roads;
14. Facades of retail buildings should be accessible to both parking and the pedestrian environment.
15. Front entrances for all retail stores should be on the same side of the building (TSOD DG).
16. Retail space should be concentrated around major focal points of interest.
17. Small display/showcase windows and blank walls should be avoided whenever possible.
18. For stand-alone retail, building facades should blend in with adjacent development.
19. For stand-alone retail, building facades greater than 100' should be modulated with wall plane projections or recesses.
20. For stand-alone retail, loading docks and areas should be screened from public view.
21. For stand-alone retail, large scale buildings should be designed to be easily adapted for reuse.

Light Industrial

22. Exterior lighting should be integrated into the overall building design and should be consistent with the development's overall architectural concept.

23. Large facades should be broken up into small-scale components through wall modulation, fenestration and architectural detailing.

Urban Office

24. Rooftops overlooked by other taller buildings should be attractively designed.
25. Consider incorporating innovative designs into a development, such as vegetated roofs.
26. Buildings of considerable lengths or with large floor plates should incorporate design features that reduce their apparent bulk. Examples of these techniques include building articulation, changes in façade patterns, building breaks, vertical setbacks and material changes.
27. Exterior openings should be in scale (i.e., proportionate) for the building's function and use.
28. At prominent building corners and spaces between buildings not crossed by streets, building projections are allowed to the maximum height of each building.

B. Building Elements and Architectural Details

1. Intent

- To provide flexible design parameters to allow each development opportunities for creativity and expression in architectural design.
- To provide texture to streetscapes and interest and variety to the building façade.
- To make major building entrances obvious, visually prominent, and welcoming.

2. Design Criteria

1. Utilize durable, high quality building materials that contribute to the overall appearance, ease of maintenance, and longevity of the building.
2. Buildings and site design should provide an inviting entry orientation.

3. Colors used on building exteriors should integrate a building's various design elements or features.

3. Design Guidelines

General

Building Materials

1. Building structures are encouraged to employ a variety of durable materials.

Building Entries

2. Building entrances should be visually prominent and easy for pedestrians and bicycles to reach.
3. Canopies, awnings, and protected entryways are encouraged to highlight and define building entrances as well as provide weather protection.
4. When the purpose is to provide weather protection, provide a sufficient width, typically at least 4 feet, and sufficient height, 8 to 15 feet, for awnings and canopies.

Colors

5. Use accent colors in a way to enhance or highlight building design, and avoid detracting from building design.

Campus Office

Building Materials

6. Each building should complement and unify the design of all campus buildings. Examples of the types of material encouraged and discouraged are listed below:

Encouraged Materials:

- glass
- steel
- precast masonry
- wood
- metal panels

Discouraged Materials

- EIFS
- plastic/typon
- vinyl siding
- corrugated metal as a facade
- residential details and or materials

Urban Office

Building Materials

7. Buildings should be constructed with predominantly masonry material. Following is a list of encouraged and discouraged materials:

Encouraged

- Brick;
- Stone;
- Pre-cast Concrete Panels.

Discouraged

- EIFS;
 - Vinyl siding;
 - Other residential-type materials.
8. The use of reflective or darkly tinted glass on a buildings facade is discouraged unless the applicant can demonstrate special circumstances apply.

9. All-glass vertical expression is allowed in recessed areas.
10. Building trim may be of stone, metal, pre-cast glass fiber reinforced concrete (GFRC) or similar materials.
11. Punched windows are strongly encouraged for building facades.
12. Building design should incorporate a horizontal expression line above the first or second floor, depending on the building's height, to develop a sense of continuity.
13. Balconies on the second floors, especially above entrances, are encouraged to provide a focal point to the building facade.

Light Industrial

Building Materials

14. Facades that face a public street should be architecturally emphasized through window design, wall detailing, and entryway placement.
15. Harmonious and natural building colors should be used. Bright colors should be used for accent only.

Retail

Building Materials

16. Fit and finishes of all storefront components should be of high quality. Following is a list of encouraged and discouraged materials:

Encouraged

- Durable, smooth exterior-grade woods such as oak, redwood, cherry, maple and medium density overlay (MDO) are acceptable materials,
- Metal,
- Stone,
- Cast stone,
- Concrete,
- Plaster;
- Opaque, smoked and reflective glass should be used for accent elements /spandrel elements only.

Discouraged

- Pine,
- Pressure-treated lumber;

Ground Floor Details

17. Retail development should include visually interesting ground floor details such as awnings, window displays, doors, architectural accents, and signage.

Building Entries

18. The primary building entrance should be clearly marked, while side entrances should be as close to the front street as possible.
19. Site amenities such as benches and planters are encouraged near building entries [see Section II-Pedestrian Environment].
20. Doors should be compatible with and complementary to a storefront's design.
21. Where feasible, restaurants should use their building entries to connect with outdoor seating areas.
22. Doors with a high percentage of glass are encouraged to increase visibility into the storefront.
23. Recessed doors are encouraged to provide shelter for passing pedestrians.

Lighting

24. Storefront facades, recessed doorways, outdoor spaces, parking areas, and passageways should be lit.

Encouraged

- Concealed lighting;
- Down lighting;
- Internal window lighting past hours of operation;
- Mounted pedestrian lighting;
- Lighting that becomes signage.

Awnings

25. Provide awnings at ground level in mixed use buildings to distinguish retail function.

26. Awnings should project from the building façade to provide protection from climatic conditions.

27. Awnings must be at least eight feet above the sidewalk to the lowest point of the awning. Awnings should be mounted above display windows and below cornice or second store windowsills.

28. Awnings must be durable, fire resistant, and resistant to fading. The following is a list of encouraged and discouraged materials:

Encouraged

- Canvas;
- Retractable awnings;
- Variety of sizes and shapes among stores.

Discouraged

- Vinyl awnings;
- Same awning across several storefronts.

IV. Landscape Design

A. Landscape Design

1. Intent

- Integrate landscape design with site and building design in a cohesive manner.
- Soften and screen the visual impact of hard surfaces such as parking lots, service areas, walls, pedestrian walkways, public rights-of-way, sidewalks and gathering places, by incorporating trees and landscaping into the site design.
- Ensure private landscaping reinforces, complements and enhances public streetscape improvements and reinforces onsite pedestrian connections.

2. Design Criteria

1. Develop a landscape plan that demonstrates a design concept consistent with or complementary to the site design and the building's architectural character.
2. Develop a landscape design concept that fulfills the functional requirements of the development, including screening and buffering.

3. Design Guidelines

General

Complimentary to Building Character

1. Develop a landscape design concept that is consistent with or complementary to site design and the development's architectural character. The landscape concept should also enhance natural site features, significant existing landscaping, and/or other existing amenities,

where appropriate. An effective landscape plan will direct and enhance the experience of a site when it:

- a. Takes advantage of views of the landscaping from inside the building.
 - b. Enhances the building itself, as viewed from within the site and adjacent public streets.
 - c. Organizes, enhances and links the different spaces and activities on the site.
 - d. Reinforces the streetscape design, and provides a pleasant transition from the street to the development.
2. Landscaping should provide design continuity between neighboring sites.
 3. Building facade modulation and setbacks should include features such as courtyards, landscaping, or other special features.
 4. See associated design guidelines in Section II.E – Natural Environment related to hillsides.

Screening and Buffering (Perimeter versus Interior)

5. Required perimeter landscaping may be averaged and clustered if the total required square footage is achieved onsite.
6. Consider using landscaping as a buffer to reduce the impacts of wind, air pollution and noise on a development and surrounding sites.
7. See associated design guidelines in Section II.A, C, and D – Site Design Concepts and Site Relationships, Siting and Screening of Parking and Siting and Screening of Service Areas and Mechanical Equipment, as well as Section IV B. Planting Design.

Reinforce and Enhance Public Streetscape Improvements

8. Ensure that the landscape design reinforces and complements plantings in the public right-of-way.
9. Ensure that landscaping at crosswalks and other locations where vehicles and pedestrians intersect does not block pedestrians and drivers' views.
10. Provide pedestrian paths across landscape areas where needed to allow convenient pedestrian circulation and prevent plants from being trampled.

11. Landscaping is encouraged to help define pedestrian walkways and parking areas, and should be used to mitigate climate and solar conditions.

Specific to Light Industrial

12. Landscaping should be incorporated where light industrial areas end and residential and commercial uses begin. Appropriate landscaped areas should be provided to create a transition to adjoining properties and uses.

B. Planting Design

1. Intent

- To encourage selection of plant materials that will enhance the overall landscape design concept and provide for variety and visual interest on the site.
- To encourage the use of plant materials that will survive with minimal or reasonable maintenance, are resistant to drought, and are otherwise appropriate for conditions.

2. Design Criteria

1. Incorporate existing significant trees, wooded areas and/or vegetation in the planting plan where they contribute to overall landscape design.
2. Select plant materials that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, maintenance needs and growth characteristics.

3. Design Guidelines

General

1. Develop a planting design that complements overall project design and provides continuity with plantings on adjacent lots and natural areas.
2. Provide adequate plant quantity, size and spacing for the intended effect.

3. Areas not in use by structures, driveways, plazas, walkways and parking spaces should be landscaped.
4. Consider the use of indigenous plant species or plant species proven adaptable to the local climate in all landscaping.
5. Select a variety of plants with consideration of visual interest, including using plants as accents and contrasting textures. Where feasible, coordinate selection of plant material to provide a succession of blooms and seasonal color.
6. All weeds and invasive species on site must be controlled including in sensitive areas
7. Landscape features such as decorative paving, fountains, rock features walkways, or benches are permitted within perimeter landscaping areas.
8. Planters and urns should be used extensively throughout the Tukwila South development in the development areas that are urban in nature. Large planters are movable for flexibility and give a more open feeling to the sidewalks and plazas. All planters should appear to be authentic materials such as terra-cotta, porcelain, stone, or heavy clay. Newer resins can be used, but must be compatible with adjacent architecture or site furnishings.
9. Tree grates may be used throughout the project.
10. See associated design guidelines in Section II.E–Natural Environment.

V. Signage

A. Signage Design

1. Intent

- To create a sense of arrival to the Tukwila South development
- To create a path for wayfinding through Tukwila's South development
- To support Tukwila South development's identity as a special place.
- Provide a means of identifying and advertising businesses; providing directional assistance; and creating color and interest.

2. Design Criteria

1. Provide signage that is consistent with the site's architectural theme.
2. Manage sign elements, such as size, location and arrangement so that signs complement the visual character of the surrounding area and appear in proportion to the building and site to which they pertain.
3. Provide signage that is oriented to both pedestrians and motorists in design and placement.
4. Provide a wayfinding system within the development to allow for quick location of buildings and addresses that coordinates with other sites and the district, where appropriate.

3. Design Guidelines

General (all uses):

1. In the Tukwila South development, iconic elements and signage should:

- Provide project identity
 - Create a sense of arrival
 - Allow for sub-brand identity
 - Create a path for wayfinding throughout Tukwila South's development
 - Identify specific venues
2. Signage should be scaled appropriate to the use and volume of the street. Signage directed toward drivers should be easy to read from a distance. Information conveyed to pedestrians can be of a more intimate scale.

District Identification

3. Signage that provides identification and directional information should be used to improve wayfinding throughout the Tukwila South Development.
4. Wayfinding signage should identify specific elements and districts within the Tukwila South development providing project identification throughout the community.
5. Wayfinding signage should be legible and consistent in placement, style, format, and icons.

Project Identification

6. Signage should be an integral part of the design approach to the building and site. Signage should emphasize special building features, such as an entry or display window, with properly scaled signage.
7. Corporate logos and signs should be sized appropriately for their location.
8. Signs within a development should be coordinated and display similar or complementary design characteristics.
9. Provide durable, high quality materials and finishes for signage.
10. Provide signage to indicate site access and service entrances where appropriate.

Retail

11. Sign lighting, including flat mounted and blade and banner signs, must be lit with concealed lighting, or from above with down-lighting.