

GOALS AND POLICIES

Southcenter Urban Center

The following goals, policies and strategies reflect the established vision for Southcenter. These policies will help achieve the desired form and function of Tukwila’s urban center over the 30- to 50-year planning period.

These goals and policies cover the issues of land use, urban development, and transportation and circulation. They support development and protection of the long-term economic and environmental sustainability of Southcenter by fostering an attractive and functional environment to live and recreate, as well as retain its reputation as a good place to work, shop, and do business.

Goal RC-S-1 Land Use: Southcenter will contain an intense, diverse mix of uses, which will evolve over time. The character and pace of this change will be set by a combination of guidelines, regulations, incentives, market conditions, and proactive private/public actions, which will reinforce existing strengths and open new opportunities. The desire for a high-quality environment for workers, visitors and residents will also drive this character transition.

Land Use Policies

Policy RC-S-1.1 **Southcenter Character.** ~~Raise awareness of~~Recognize Southcenter as a regional commercial/industrial area, with opportunities for high-quality, mixed-use transit-oriented development including housing, served by a balance of auto, pedestrian, bicycle, and transit facilities (Figures 10-2 and 10-3).

Policy RC-S-1.2 **Private and Public Investment.** Private and public investment will be aimed at facilitating and encouraging overall growth and redevelopment in Southcenter.

Policy RC-S-1.3 **Tukwila Urban Center (Southcenter) “Districts.”** Southcenter encompasses a relatively large area containing a wide variety of uses. To create a more coherent urban form and enhance the Center’s long-term competitive edge within the region, guide development and change to create distinct areas, or districts, where the character, forms, types of uses and activities benefit, complement, and support each other.

Policy RC-S-1.4 **Tukwila Urban Center (Southcenter) Residential Uses.** ~~To preserve Tukwila’s existing residential neighborhoods and~~To provide a diverse set of housing alternatives and locations, a large percentage of the City’s future housing needs will be accommodated in the urban center. Residential development is especially encouraged in proximity to water amenities or within walking distance of the Sounder commuter rail/Amtrak

station or the bus transit center, subject to design standards and incentives.

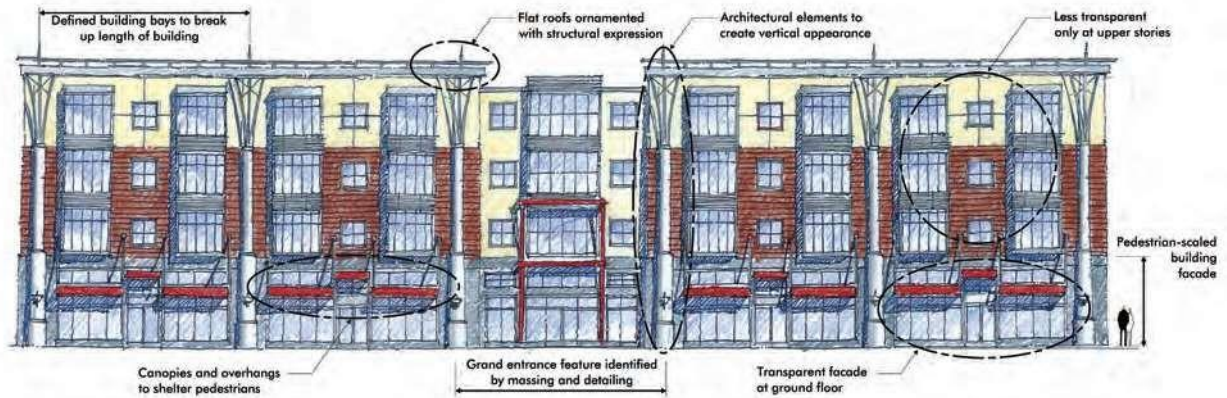


Figure X: Envisioned Medium-Density Development in Tukwila

GOAL RC-S-2 Urban Development: The northern portion of the Southcenter area will contain a central focus area. Throughout Southcenter, the natural and built environments are attractive, functional, environmentally sustainable, and distinctive, and support a range of mixed uses promoting business, shopping, recreation, entertainment, and residential opportunities.

Urban Development Policies

Policy RC-S-2.1 Natural Environment: Recognize, protect, and enhance the open space network by: augmenting existing parks; enhancing access to passive and active recreation areas such as Tukwila Pond, Minkler Pond, and the Green River; and by improving air and water quality and preserving natural resources, thereby effectively integrating the natural and built environments in Southcenter. In addition, recognize that open space amenities are attractors for a wide range of uses, including housing and office (Figure X).

Policy RC-S-2.2 Streets, Streetscape, and Pedestrian Environment. Create a “complete street” network that establishes a finer-grained street grid; reflects the demand and need for motor vehicles, transit, pedestrians, and bicyclists; and provides a safe, convenient, attractive, and comfortable pedestrian and bicycling environment. Ensure that street design eliminates potential conflicts, promotes safety for all modes of travel, and maintains emergency services response capabilities. Reinforce the different functions of streets by creating distinct identities for major rights-of-way (Figure X).

Policy RC-S-2.3 Site Development. Create regulations and design guidelines that result in high-quality site design and enjoyable and safe pedestrian environments, using site design techniques that include but are not limited to:

- integrating architectural, site design and landscape elements.
- supporting motor vehicle, transit service, and pedestrian traffic by ensuring that new development and infrastructure are designed and constructed consistent with adopted standards and subarea plans.
- using physical and natural elements that enhance an area's overall aesthetic, including orienting a building to the street (Figure 10-6).
- extending the street grid system.

Policy RC-S-2.4 Pedestrian Accessibility. Ensure that pedestrians have safe, convenient, and comfortable paths from adjacent public ways to key building entrances. This could include utilizing driveways or internal streets with sidewalks for access to primary entrances, or by providing clearly marked pathways through large parking lots from the public sidewalks and from parked cars to key building entrances. There should be minimum interruption to the pedestrian pathway by driveways and other vehicular conflicts (*Figure X*).

Policy RC-S-2.5 Siting and orientation of buildings and parking lots should create an environment that is conducive to walking in the northern part of the Southcenter area, particularly in the area between the Mall, the bus transit center, Tukwila Pond, and the Sounder commuter rail/Amtrak station.

Policy RC-S-2.6 Require interior vehicular connection between adjacent parking areas wherever possible.

Policy RC-S-2.7 Development standards will consider the needs of landowners, developers, businesses, and the community.

Policy RC-S-2.8 Parking. Ensure an adequate supply of parking for visitors, employees, residents, and customers. Provide a variety of flexible regulations, strategies, and programs to meet, and over the longer term reduce, parking demands. On-going needs will also be assessed to ensure appropriate parking requirements and to encourage efficient and effective use of land in parking design.

Policy RC-S-2.9 Building Design. Promote high quality architecture in Southcenter, with attention to standards and guidelines that:

- Promote an appropriate display of scale and proportion.
- Give special attention to developing pedestrian-oriented features and streetfront activity areas such as ground floor windows, modulated building facades, and rich details in material and signage.
- Provide quality landscape treatment that emphasizes shade trees.
- Provide an appropriate relationship to adjacent sites and features.
- Encourage overall building quality, and sensitivity to — and respect for — the area's important natural amenities such as the Green River and Tukwila Pond.
- Include property owners in developing urban design guidelines to ensure that the intent of this policy is met.

Comprehensive Plan

Policy RC-S-2.10 **Signage.** Develop a directional sign program to aid pedestrians, bicyclists, and motorists in wayfinding through Southcenter.

Policy RC-S-2.11 Work collaboratively with Southcenter property owners, businesses, and community members to implement the vision for Southcenter, assess the potential to catalyze development in the Southcenter area, and form an economic redevelopment strategy.

Manufacturing Industrial Center

GOAL RC-MIC-1 **Support for existing industrial activities in the Manufacturing/Industrial Center and development of new industrial activity, in order to maximize the employment and economic benefits to the people of Tukwila and the region, while minimizing impacts on residential neighborhoods.**

POLICIES

Policies are designed to take advantage of the development and improvement opportunities offered by the MIC and to realize its full revenue and employment potential.

Support New Development

Policy RC-MIC-1.1 Support the efforts of existing industries to expand and new industrial businesses to develop in the Manufacturing/Industrial Center by providing them with economic data, information on available development sites, help in understanding and getting through the permit processes, and other appropriate assistance.

Policy RC-MIC-1.2 Assist landowners in remediating site problems caused by contaminated soil.

Simplify Permit Processing

These policies aim at reducing unpredictable permit conditions and permit review time.

Policy RC-MIC-1.3 Develop appropriate permit processes that minimize lengthy public review and simplify the development permit process, while providing meaningful opportunities for citizen input and protecting the environment.

Policy RC-MIC-1.4 Tailor Manufacturing/Industrial Center shoreline requirements to achieve consistency between Shoreline and MIC element goals and policies.

Protect the Land Resource

The land in the Manufacturing/Industrial Center must be used effectively to allow it to generate its potential of high-wage jobs and public revenue.

Policy RC-MIC-1.5 Allow uses that are commonly associated with manufacturing and industry, including those directly supporting such activity, such as offices and laboratories, while limiting unrelated uses.

Policy RC-MIC-1.6 Develop and designate appropriate zoning, buffers, mitigation, and access opportunities where manufacturing zoning directly abuts or impacts residential zoning so that MIC uses may operate without significant degradation of the residential environment.

Protect Adjacent Non-Industrial Land Uses from Negative Health Impacts¹

Policy RC-MIC-1.7 Minimize or mitigate potential health impacts of the activities in manufacturing/industrial centers on residential communities, schools, open space, and other public facilities.

Improve Duwamish River Access

The Duwamish River as a natural amenity can be an asset to the industrial community.

Policy RC-MIC-1.8 Support the Duwamish River becoming a natural feature amenity in the Manufacturing Industrial Center.

Policy RC-MIC-1.9 Improve public access and use of the west side of the river, protecting owner's rights to reasonable use and enjoyment, improve employee access to the east side of the river, and emphasize restoration on both sides of the river.

Improve Transportation Flow

Work with other governmental agencies to address transportation problems.

Policy RC-MIC-1.10 Reduce reliance on the single- occupancy vehicle for transportation of employees in and out of the MIC.

Continue Intergovernmental Coordination

Work with other jurisdictions as required to ensure that the economic purpose of the MIC is fulfilled.

Policy RC-MIC-1.11 Make appropriate adjustments to the boundaries between Tukwila, King County and Seattle.

Policy RC-MIC-1.11 Work with other jurisdictions to bring about necessary changes in laws and regulations and to develop other approaches to solving common problems.

¹ This policy was moved from another element.

RELATED INFORMATION

Southcenter

Vision 2040

King County Countywide Planning Policies

Growth Transportation Efficiency Center (GTEC)

Manufacturing/Industrial Center

MIC Background Report

MIC Issues and Opportunities Report

Attachment A: Business Stakeholder Survey Summary

Attachment B: MIC Business Survey Tabulation

MIC Integrated GMA Implementation Plan ("Planned Action")

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