

# Tukwila Heart of the Region Plan and Code

Tukwila, WA



The Tukwila Urban Center Plan and Regulating Code restructures a built-out 1,000 acre commercial area into a social and symbolic regional center. With greater attention to street hierarchy, multi-modal connectivity, and pedestrian networks, the Plan transforms a haphazardly developed urban environment into a series of mixed-use, pedestrian scaled districts.

## BEFORE

- Commuter rail facilities entirely cut off from their surroundings
- Complete absence of pedestrian amenity and walkability
- 1,000 acres of sprawling, low-intensity, surface-parked development with no housing
- Development projects turn their backs to the Green River
- Located in a city that has no center, no downtown



The train tracks form the easternmost edge of a mall-anchored study area now characterized by one-story, surface parked, commercial development arranged in superblocks

## ASSIGNMENTS

- Bolster the economic fortunes of the regional shopping center
- Plan a TOD neighborhood with optimal connectivity to surroundings
- Identify priority capital improvements
- Engage stakeholders in the planning process
- Provide standards for new development

## OUTCOMES

### Public Workshop Phase Completed

- Primary Plan Concepts Approved by City Council
- Draft Plan submitted for final City Review and Adoption

**CLIENT:** City of Tukwila

**IN COLLABORATION WITH:** ECONorthwest Economics, Pertee Engineering, Mirai Transportation Planning & Engineering

**FTB:** When this project was completed the firm name was Freedman Tung & Bottomley (FTB).



The Town Center designed by FTB will extend from the regional mall toward the transit center, forming the primary activity center of the TOD neighborhood



The relocated and redesigned transit center forms the terminus of a new sequence of pedestrian-scaled streets lined with a mixture of street-fronting high density buildings, leading to riverfront townhomes, and ultimately to a new main street and the core of the regional mall



The overscaled street network of the project area is transformed into a fine grained network of streets and blocks