



Staff Report to the Board of Architectural Review Design Review for King County Library System Prepared 4 November 2013

Hearing Date:	14 November 2013
File Number:	L13-017 Design Review
Associated Permits:	L13-020 Special Permission - Parking Standard and Covenant Parking E13-011 – SEPA L13-030 – Tukwila Village Phase 1 Design Review L13-031 – Tukwila Village Parking Standard, 10% Complementary Decision and Shared Parking
Applicant:	Ryan Bussard, Perkins+Will for King County Library System (KCLS)
Request:	Construct 10,000 square foot library with accessory landscaping and pedestrian improvements.
Location:	14380 Tukwila International Boulevard
Comprehensive Plan Designation:	Neighborhood Commercial Center (NCC)
Zoning District:	Neighborhood Commercial Center with overlays (NCC)
Environmental Review:	Determination of Non-significance
Public Notice:	Notice of Application was posted on site and mailed to surrounding property owners, tenants, and agencies with jurisdiction on June 27, 2013. A public information meeting was held on site on July 10, 2013. Notice of Public Hearing was: <ul style="list-style-type: none">▪ Posted on site, mailed to surrounding property owners, agencies with jurisdiction and parties of record on October 30, 2013.▪ Posted on the City's web site on October 31, 2013.▪ Published in the Seattle Times on November 1, 2013.▪ Emailed to the list of interested parties to the Tukwila Village project on November 1, 2013.

Public Comment: Written comments were received at the joint informational meeting for Tukwila Village and the Tukwila Library and are contained in Attachment B.

Recommendation: Staff recommends that the Board of Architectural Review approve the proposed project based on the findings and conclusions of the Staff Report and the following conditions:

1. Prior to the issuance of the building permit, the KCLS must receive approval by the DCD Director for a process for selecting and creating the public art at the northeast corner of S. 144th Street and Tukwila International Boulevard. That process shall include the following:
 - The scope for the artist, which shall include the following objectives for the art work:
 - ❖ Be publically engaging and interactive,
 - ❖ have verticality,
 - ❖ complement the overall style of the Library's design,
 - ❖ sized to be in scale with the Library building and have sufficient mass to be visible; and
 - ❖ act as a focal point for the corner.
 - The involvement of the Library's design team, the Tukwila Arts Commission and Library Advisory Board in the selection of the artist and the artist's conceptual development of the piece; and
 - The involvement of the artist to some degree in the construction and installation of the piece.
2. Along the west and south window walls:
 - Landscape design shall be revised to maintain transparency and visibility between the inside and adjacent sidewalks; and
 - replace the small trees with canopy trees along Tukwila International Boulevard.
3. Substitute drought tolerant species for plants that require high amounts of water and coordinate with Tukwila Village partners on a tree for internal driveway that is less columnar than the Empire Ash.
4. Place another sign along the S. 144th Street wall in addition to a sign along the east/plaza side and specify a paint color that will contrast with the brick background; and turn the monument sign perpendicular to the street.

Staff: Moira Carr Bradshaw

Attachments:

- A. Plan Set (Attached separately)
- B. Public Comments – Tukwila Library and Tukwila Village combined
- C. Deal terms between the City of Tukwila, property seller and the King County Library System, property buyer
- D. Parking Notice of Decision

E. Phased Development Site Plan – Tukwila Village
F. Color and Materials Board (available at the DCD and at the public hearing)

Findings

Background

The King County Library System (KCLS) operates two libraries within the City limits. The Southcenter Connection is located at the Southcenter Mall and Foster library, which is a 5,000 square foot neighborhood library, is located at the northwest corner of 42nd Avenue S. and S 144th Street.

The City of Tukwila, as part of the Tukwila International Boulevard (TIB) revitalization and stimulus project has been negotiating with the KCLS to relocate into a new facility within the Tukwila Village project development site. As property owner of the land, the City of Tukwila negotiated certain terms with the KCLS as it relates to the new library. See Attachment C. The terms stipulate location within the Village development site; size of the new library; timeframe for review, permitting and construction coordination; and sharing of infrastructure with the Tukwila Village developer.

Review Process

Due to the location of this proposed project within the Tukwila International Boulevard corridor, a Design Review approval by the City's Board of Architectural Review is required.

Related Administrative Decisions

Because there are no adopted standards for the minimum required number of parking stalls for a public library, the City of Tukwila Community Development Director administratively approved under a Type 2 process, the standard of 4.0 stalls per 1,000 useable square feet. In addition, covenant parking is approved for the library parcel, that is, parking for the new library building will be provided "off-parcel" on the Tukwila Village site, subject to easements and agreements with the future owner of the Tukwila Village project site.

Attachment D is the Notice of Decision for the parking supply.

Vicinity/Site Description

Site Information

The subject site occupies the southwest portion of Phase 1 of the Tukwila Village project. Attachment E is the colored Phased Development Site Plan for Tukwila Village and highlights the library parcel and illustrates the connection between the two developments.

Surrounding Land Use

Neighborhood and regional commercial uses, such as drug and grocery stores, car repair and sales lots, and motels are located north and south of the subject site. Residences and public facilities are located east of the subject site and west of 37 Avenue S., such as detached single family units, apartment buildings and schools.

Topography

The site is within the Gilliam Creek drainage basin. The northeast intersection of S. 144th Street and TIB is the high side of the site at 300 foot elevation and then drops to 293 feet in elevation along the east property line. The soil is generally very poor and the water table high, thereby limiting surface water absorption and the ability to do low impact development or underground facilities.

Vegetation

A number of Incense Cedars were planted by the City along the back of the TIB sidewalk after it acquired and razed the development that existed on the site.

Access

The proposed “library” parcel abuts two adjacent streets – TIB and S. 144th Street - but has no vehicular access. The proposed parcel lines will be drawn just to the north of the sidewalk along the Library’s north side and to the east of pedestrian amenities created between the east façade of the proposed library and the Tukwila Village Outdoor Plaza. All vehicular access is on Tukwila Village parcels and will be secured via easements to the KCLS.

Pedestrian

Sidewalks are in place along both street frontages although the Tukwila Village developer is proposing improvements to the S. 144th Street right of way, including on-street parking.

Bicycle

Bicycle lanes are available in S. 144th Street between Military Road and TIB and are proposed for the section between TIB and 42nd Avenue S. The north south collector arterial, 42/40nd Avenue S., and TIB are identified as “bicycle friendly” because they have wider than usual lanes so that cyclists and vehicles can share the outside lane.

Buses

There are a two bus routes that directly serve the site. King County Metro #124 travels between downtown Seattle on 4th Avenue, to Airport Way through SODO, E. Marginal Way to TIB and south to the Link station with service every 10 - 30 minutes; King County Metro # 128 travels between West Seattle and Southcenter via the Link Station with service every 10 minutes; At the Link station, Metro Route #s 140 and Rapid Ride A are available.

Environmental Review

An expanded environmental checklist was submitted for the overall Tukwila Village project and the impacts associated with the library were included in that review. Additional information and analysis were done on transportation, soils, surface water, and vegetation. A Determination of Non-significance was issued on August 7, 2013.

Interagency Coordination

The site is within the Valley View Sewer District and Water District 125, who have each issued letters of availability.

Design Review

The purpose of Design Review is to ensure the public health, safety and welfare is satisfied upon approval of new development and specifically to promote well designed developments that are creative and harmonious with the natural and man-made environments.

Decision Criteria - Design Review

The library is within the NCC district and within the Tukwila International Boulevard study area (see Figure 18-9, *Tukwila Zoning Code (TMC 18.)*) Because of the location of the proposed project, the BAR shall use the design criteria and guidelines of the Tukwila International Boulevard Design Manual, as amended; http://www.tukwilawa.gov/dcd/apps/TIB_Design_Manual.pdf

In the following discussion, the design review criteria of the Manual are shown in ***bold italics***, followed by Staff's findings. For the applicant's response to the criteria, see "Project Statement," page 2 of Attachment A.

The Board of Architectural Review is authorized to request and rely upon any document, guideline or other consideration it deems relevant or useful to satisfy the purpose and objective of Design Review and specifically including but not limited to the following criteria.

The applicant bears the full burden of proof that the proposed development plans satisfy all of the criteria. The BAR may modify a literal interpretation of the design review criteria if, in their judgment such modifications better implement the Comprehensive Plan goals and policies.

A. Tukwila International Boulevard Design Manual

Tukwila International Boulevard Design Manual is organized into four sections; covering Site Design, Building Design, Landscape Design and Signs. Within each section are a number of subject areas, covering such issues as pedestrian circulation, architectural relationships, planting design and sign placement. For each subject area, there are one or more Design Criteria, which are general in nature. The Design Criteria explain requirements for development proposals. They are the decision criteria by which the Board of Architectural Review will decide whether to approve, condition or deny a project. The Design Guidelines, which augment each Design Criteria, provide guidance to the project applicant, to City Staff and to the BAR in determining whether the project meets the Design Criteria.

1. Site Design

a. Site Design Concept

In general, the Site Design Concept seeks to integrate the Library building into the 3-phase Tukwila Village. Primary access to the Library building orients towards the Plaza. Generous fenestration on the east elevation establishes strong visual contact between the interior of the library and the Plaza, dramatized by brightly colored vertical glass "mullions." An outdoor terrace is positioned along the

east frontage of the Library to provide an outdoor activity area adjacent to the interior “Community Mosaic” and to expand the potential variety of Library activities. Brightly colored moveable furniture is also proposed for this area. See pages 15-18, Attachment A. Although the outdoor terrace is separated from the Plaza by a low wall, visual and physical access between these two outdoor spaces is maintained.

Interior areas, such as the computer bar, and magazine reading area, considered to have the highest activity, are oriented along the Tukwila International Boulevard and South 144th Street frontages of the Library, with extensive glass allowing visual engagement of pedestrians, especially during the evening hours when the building is lighted inside. See also the floor plan on page 4 of Attachment A.

A 10 by 10 foot square bay window projects from the west façade and is wrapped in painted metal panels in a jewel tone that repeats the colored glass mullions on the east elevation. The internal space enclosed by the bay window is proposed as a children’s reading area.

There are a number of instances however where the plan, form and internal organization of the Library building design weakens the integration of the building into its context and is in non-conformance with the Tukwila international Boulevard Design Manual. These instances are discussed in the Site Design categories below.

b. Relationship to Street Front

The new Tukwila Library fronts on two public streets, Tukwila International Boulevard and South 144th Street, as well as an interior street, which provides vehicle access and parking along the building’s north side. In conformance to Design Criterion b.1, the building is positioned to create a distinct street edge, and provides no parking between the structure and the public streets. In order to meet the Criterion b.2 directive to “orient at least one building entry to a major public street,” the only public entry to the Library is oriented to the Outdoor Plaza, on the east side of the building and away from the public rights of way. The entrance is clad in glass on its east and south sides so that the entry is visible from S. 144th Street. The purpose of the directive, as noted in the Design Manual, is “To ensure that building entrances are a prominent element of the streetscape.”

The brightly colored bay window located on the west façade in the children’s section draws visual attention from TIB in the manner of a prominent entry, but offers no access to the building such as is directed in the Design Manual.

The roofline rises to 24 feet on the Plaza side and then drops down to about 17 feet on the TIB side. The roof will be planted with sedums in order to create a “green roof,” that is, a roof that supports the environmental objectives for the site. The sedums slow down and minimize the release of storm water from the roof.

On the west façade, a perforated metal screen is proposed and is a significant part of the west façade’s architectural character. This façade is critical to both the daytime and night time presence of the building. The intent of the screen is to lessen the glare into the library. To address concerns of visual transparency along this street façade relative to the finished floor elevation, use of a screen

and roof profile, the applicant has submitted cross sections, see page 7 of Attachment A. The cross sections through the building to the adjacent sidewalk on TIB illustrate the relationship of the windows and screen relative to the adjacent sidewalk. A five feet tall unscreened window will be visible along the 128 foot length of building wall except for the interruption of the playful and colorful large square window element. The building is setback 20 feet from TIB

c. Street Corners

Design Criterion c.1 has the objective to “Emphasize the importance of street corners through building location, the provision of pedestrian access, special site features and/or landscape features.” The intersection of TIB with S. 144th Street is the most prominent corner on the Library site. Although the architectural articulation at this corner was obviously carefully studied by the architect, by virtue of the low eave line; the lack of a visible entry; and the fact that the finished floor of the building corner is two feet below the sidewalk at the corner; no architectural emphasis is achieved at the corner. Although the floor grade of the library quickly becomes level with the S. 144th Street sidewalk, the west façade and the immediate corner are generally below the adjacent sidewalk.

Programming for the site proposes satisfying this criterion through landscape and an art focal point. The setback of the building effectively leaves a minimum 640 square feet of area in the corner available for treatment. To emphasize the corner, the applicant has proposed an art element with accent plantings and special paving. See Sheet 3, Attachment A.

d. Continuity of Site with Adjacent Sites.

The proposed library site design integrates the new structure comfortably with the adjacent proposed Tukwila Village structures. The Library maintains a visually continuous building line with Phase 1 Building A and Phase 2 Building D along TIB per the Preliminary Site Plan and the proposed site plan for Phase 1. The southeast corner of the Library building meets the S. 144th Street right of way at the same distance as does Phase 3 Building B. The positioning of the building preserves visual and functional continuity at the intersection of TIB and S. 144th Street. The outdoor terrace adjacent to the north façade of the building integrates well with the Outdoor Plaza.

e. Shared Facilities

Parking, vehicular circulation and pedestrian pathways are efficiently shared with the surrounding Tukwila Village land parcels. Landscape design of both the Library structure and the buildings of the Tukwila Village are well integrated into a cohesive and mutually supportive concept. This integration serves all parcels in the development and makes for a “sum of parts” that is most beneficial to residents, employees and visitors to the overall Tukwila Village development. Side yard landscaping is not required unless the project is within 50 feet of the residentially zoned property, which is not the case.

f. Site Design for Safety

The proposed site concept successfully addresses the intent of Design Criterion f.1. (See Note below) Pedestrian pathways built on the Library parcel do not intersect with any vehicular traffic. Sight distances are adequately provided for safe crossing and turning movements.

Design Criterion f. 2 addresses personal safety and property security. In general, the building provides sight lines that allow observation of outdoor on-site activities by building occupants and passersby. The entry doors are symbolically visible from the S. 144 Street because of the glass wall on the south side of the entry vestibule and a window on the north wall of the vestibule.

Design Criterion f.3: Adequate lighting levels appear to be provided in all pedestrian areas.

Design Criterion f.4: "Design landscaping so that long term growth will not interfere with site lighting and surveillance" could be compromised because of the type of plant species and mature heights – such as hazelnuts, which have are multi-trunked and low limbed, and red flowering currants and rhododendrons, which can have mature heights of three to four feet.



Hazelnut tree

g. Siting and Screening of Service Areas

There are two "service areas." A dedicated loading zone for KCLS book deliveries and a screened enclosure for waste and recycling adjacent to the parking area are outside the staff entrance to the library. These are both located on the north side of the building. The two, one yard recycling and trash containers are screened with a 5 foot by 11 foot enclosure that is faced with the brick used on the library building. The gates, which face out to the parking lot are unknown.

h. Natural Features and Sensitive Areas

NA – The site is not a sensitive area and has no significant trees recommended for retention by the arborist.

i. Surface Stormwater Detention Facilities

NA – The detention of storm water is handled as part of the greater site and not on the subject Library site; although a “green roof” is proposed that will retain some roof storm water and slow the site’s storm water run-off.

j. Pedestrian Circulation

A 14 foot wide pedestrian entry intersects on TIB with the public sidewalk and a wide wraparound stairway is proposed on S. 144 Street. All Design Criteria requirements of this section are met in the submitted documents.

k. Pedestrian Amenities

The City of Tukwila TIB Design Manual requires specific pedestrian amenities. Landscaping, several pedestrian-oriented spaces, and sidewalks to and between adjacent buildings are provided in the submitted design. The Manual includes a listing of pedestrian amenities that may be used to meet the intent of Pedestrian Amenities. The submitted project responds to that list as follows:

- Site furnishings such as seating and tree grates, are provided along the walkway from TIB on the north side of the building. Moveable chairs and tables will furnish the outdoor terrace. See pages 15-18, Attachment A.
- Pedestrian weather protection is not provided is minimally under the eastern roof overhang. See Page 4, Attachment A.
- Attractive signage is provided adjacent to the vehicular and pedestrian entries from TIB. See Page 21, for site location; see page 22 for elevation, Attachment A.
- There is no provision of attractive window displays, outdoor display or vending areas; however, the location of the “computer bar” provides a view of “people at work on computers.”
- Decorative features such as screen walls, murals and other building or site features are not provided. A significant piece of art is proposed for the corner location. See page 3, Attachment A.
- Light fixtures and lighting oriented towards pedestrians and lighting highlighting landscaping are provided. The lighting plan on page 33 corresponds to the lighting fixtures on pages 11-14. A pedestrian sized pole is proposed along the parking edge with a complementary bollard light between the walkway and the north side of the building. Lighting is indicated in the corner for the art work, is within the low walls (east and west sides) enclosing the outdoor terrace, within the specimen oak outside the entrance, embedded within the walkway outside the entry, within the handrails at the corner staircase off of S. 144 Street, and washing the east brick façade walls.
- Bike racks are adjacent to the northeast corner and the rack is shown on page 19, Attachment A.
- Special paving in pedestrian oriented spaces is provided adjacent to the entry around the specimen tree and in the outdoor terrace.
- Accent plantings are used in high pedestrian locations (see page 32, Attachment A for specific plants and page 3 for location)

I. Vehicular Circulation

NA - This design criterion as it relates to the project is discussed above in Criteria 1.F., “Site Design for Safety” and 1.J., “Pedestrian Circulation.”

m. Parking

A parking decision was made that allows the applicant to use parking on the adjacent property across proposed lots A, B, C, D and E. In terms of design, all the parking is located on the Tukwila Village site and therefore this criterion is not relevant except that the applicant is taking advantage of shared parking opportunity; thereby limiting the amount of parking necessary in the area.

Pedestrian connections to the Library, adjacent buildings, shared parking and the parking itself are designed around a system of interconnecting pedestrian walkways. A transit stop is to be relocated from its existing position on project frontage on TIB to a position roughly 45 feet to the south, fronting the new Library.

2. Building Design

a. Architectural Concepts

Design Criterion a.1.: The architectural design provides a strong concept that is easily understood, and a positive element in the architectural character of the Tukwila International Boulevard area. It is clear in organization, and of an architectural character that is compatible with adjacent proposed structures.

The building acts as a one story focus for the four anticipated Tukwila Village residential structures, which will surround it on the east side of the Tukwila International Boulevard. The building’s architectural materials complement in color the masonry proposed for the adjacent buildings. As discussed above under section 1. Site Design, the outdoor terrace of the Library building integrates comfortably with the Commons Plaza to the east.

Two critical intentions of the Design Manual relating to Building Design are weakly met. First, the only public entrance is not a prominent architectural feature. The double entry doors are pushed eastward from the main Library building wall, which gives them greater prominence than the doors to the outdoor terrace that are on the same wall. The entry is wrapped above and on the north side in the low horizontal roof line that is articulating the window wall on this east façade. The entry is wrapped in glass on the south and east sides and given a window on the north side where the brick roof edge is brought down to the ground. The glass treatment gives the entry more visibility from S. 144th Street – both during the day but particularly at night. See pages 4 and 5, Attachment A. Entry into the building is setback over 80 feet from S. 144th Street and is not visible from TIB but does relate to Building C in Tukwila Village. To compensate along the street edge, site amenities have been added to indicate entry. An expansive wrap around staircase at the southeast corner of the building and wall signs is on S. 144th Street and a widened walkway with low seat walls and monument sign is on TIB.

No advantage is taken architecturally of the highly visible corner on which the building will stand the very important corner intersection of TIB and S. 144th Street. This issue is discussed in Sections 1.c, above.

Design Criterion a2: This criterion addresses continuity of architectural style. While the architectural style of the Library is much more boldly contemporary than the proposed adjacent residential structure and community/café building, as the Library building is to serve as a community icon, this is not viewed as a contradiction of the intent of this Criterion. The building masonry and other materials have been selected to be complementary and compatible in color.

b. Architectural Relationships

The proposed Library is to be a symbol of pride in the community and to serve as a civic focus upon literature and education. As such the building is meant to stand out from its adjacent building context, and to support the development of a new architectural context in the TIB area. The design of the building makes an appropriately bold architectural statement, however, the weak entry together with the lack a strong presence at the intersection of TIB and S. 144th Street weakens the iconic potential of the building. Compensation for these features is listed above.

c. Building Elements, Details, and Materials

Design elements, scale and detailing strongly relate to the overall form and massing of the building and are appropriate to its architectural character. The building measures 128 feet along TIB and 78 feet along S. 144th Street.

As proposed, the Library utilizes durable materials that contribute to the overall appearance, ease of maintenance, and longevity of the building. The public commented that the proposed grey brick is too oppressive for this climate. The multi-toned grey brick is used acts as a foil for the vivid jewel tone of the glass mullions, window box and window treatment on the north façade. The walls on both the north and south facades will also be backdrop for the landscape design and significant plantings. There is also an harmonious balance of materials around the building's walls.

Criterion c.1 “provide distinctive building corners at street intersections through the use of special architectural elements, detailing and pedestrian-oriented features,” is discussed above.

Exterior lighting design and placement is well integrated with the architectural design and materials. Much use is made of landscape lighting to provide safe evening and night time access as well as to highlight various planting materials. The tall windows on the west side will illuminate the stained fir soffits around the underside of the roof. See page 5, Attachment A.

d. Pedestrian-Oriented Features

With the intent to make walking to and among buildings along TIB a positive experience, the Design Manual requires “pedestrian-friendly facades” facing public streets and entry facades that face parking areas to feature one or more of the following characteristics: transparent window area along at least half the length of the ground floor façade; sculptural, mosaic or bas-relief artwork; Pedestrian-Oriented space;” or “other measures that meet the intent of the criteria as approved in

conjunction with overall design review approval.” To assist in meeting the intent of providing interactive facades that create visual interest, the project includes window walls on the south façade, a continuous band of window along the west façade, a window wall that faces the outdoor terrace and an art piece for the corner. This is also discussed in Section 1.B above.

Design Criterion D2: NA – There are no large blank walls proposed.

Design Criterion D3: Building entry is discussed in Section 1.B above.

e. Mechanical Equipment

There is no roof-mounted mechanical equipment on the building. An electrical vault is to be relocated closer to the building just to the north of the “children’s window.”

3. Landscape Design

a. Landscape Design

Four landscape areas are arrayed around the building. A planting bed separates the library’s outdoor terrace from the Tukwila Village outdoor plaza. The south and west beds provide transition between the building and the public sidewalk, provide views for library patrons inside the library sitting along the window along these edges, and highlight features of the building – the children’s window seat and the site’s corner location. Landscape features frame pedestrian walkways to the entry as well as highlight the entry itself.

b. Planting Design

Four different ground cover plantings are proposed, which reinforce the function for the different areas of the site. The second story plant layer provides color, depth and seasonal change and variety. The plant variety provides flowers and berries throughout the year. The upper layer includes multi-trunked small trees – vine maple and hazelnut that can act as screens,

The Empire Ash for the parking stall edge duplicates the plant chosen for the internal driveway within Tukwila Village.

The Northern Red Oak at the entry reflects the tree planted along TIB behind the sidewalk and will be sized such that it will be a significant site feature.

4. Signs

a. Sign Concept

Two signs are proposed for the project – a monument sign along TIB and a wall sign along the east façade facing the Plaza. See pages 22-23 for sign elevations and page 21 for location, Attachment A. These signs are uniform to the KCLS, which provides continuity for the public. The monument sign is internally illuminated and no more than 4.5 feet in height, 7.25 feet in width and approximately 30 square feet per side. The wall sign is individual painted letters affixed to the building wall and then illuminated from below.

b. Sign Placement

The wall sign is proposed for the east wall facing the Outdoor Plaza. See page 5, Attachment A for location on the wall. The letters are 9 inches high, which can be read from at least 300 feet.

The monument sign is shown straddling the property line and parallel to the street. The edge of the right of way is approximately 20 feet from the edge of the curb. A monument sign that is perpendicular to the traveler is more readable for motorists but must be setback a minimum of five feet, which would set the sign back 30 feet from the edge of the vehicle travel lane.

The building's address is not shown on the sign or the building but is required by the Sign Code to be placed on the monument sign (Permanent Free-Standing signage in Commercial/Industrial Zones TMC 19.20.040.)

c. Sign Design

The monument sign is placed in a bed with ground cover and surrounded by evergreen rhododendrons, which at maturity for this low growing evergreen can be three feet in width and 4 feet in height.

B. TUKWILA COMPREHENSIVE PLAN

The Tukwila Zoning Code contains a “Standards for Approval of Permits” Chapter that *requires a determination of consistency with adopted plans and regulations. (TMC 18.100.030)*

The applicant must demonstrate the manner in which the proposal is consistent with, carries out, and helps implement applicable state laws and regulations and the regulations, policies, objectives and goals of the City of Tukwila Comprehensive Plan, and other official laws, policies and objectives of the City of Tukwila.

Transportation Corridors Element of the Comprehensive Plan addresses four categories of interest:

- *Creating areas of focus*
- *improving private development*
- *Enhancing and improving transportation choices and facilities*
- *Developing partnerships and strategic plans.*

Community Image - Transportation Corridors

Goal 1.8 Transportation Corridors

A more attractive form of commercial development along major streets in the community, in which buildings and plantings are prominent and oriented to pedestrians, transit and automobiles.

Policy

1.8.3 Upgrade the streets that serve principal transport corridors with curbs, gutters, sidewalks, and tree plantings. Plant trees in accordance with a street tree plan and street improvements.

The section of TIB adjacent to the library in front of a bus pullout and therefore has no street trees. The trees proposed by the applicant between back of sidewalk and street are small accent trees – the dogwood – and screening – the hazelnut.

1.8.5 As major new development or redevelopment occurs, require through-block pedestrian connections that follow adopted guidelines.

A wide – 14-10 foot wide walkway - extends from TIB east to the community building and plaza.

1.8.6 In new development and redevelopment, incorporate substantial landscaping both along street frontages and within parking lots.

The applicant has proposed three levels of planting along street fronts, including groundcover, shrubs and small trees. The size of the planting area is substantial because of the setback of the building from both streets.

1.8.7 In new and redeveloped building facades, provide pedestrian weather protection, see-through glass, and distinctive rooflines. On minor facades adjacent to secondary streets or pedestrian paths, incorporate interesting and pedestrian-friendly features.

Weather protection is not incorporated into the design of the building. Continuous glass is used along most facades of the building. A northwestern plant theme made of vine maple, evergreen huckleberry, salal, mahonia, and accent spring bulbs line the walkway from TIB into the Tukwila Village site and the library entry.

1.8.8 Encourage facilities and improvements that support transit use in new development, redevelopment, and street projects.

The applicant proposes moving the existing passenger shelter that serves this bus stop closer to the corner. In addition, they are adding additional pavement adjacent to the shelter; thereby expanding the depth of the sidewalk and bus waiting area. See pages 21 and 31, Attachment A.

Natural Environment

Goal 4.12 - Urban Forestry

Trees are recognized by Tukwila citizens, businesses, City staff and decision-makers for their benefits to the environment, urban infrastructure and their aesthetic value.

Policy 4.12.3 Ensure that regulations recognize that larger trees provide more benefits than small trees.

Goal 4.13

Overall city-wide tree canopy increased to a total of 29% by 2034. Canopy cover in individual zoning categories increased by 2034 as listed below:

Office and Commercial: 3% increase from 29 %to achieve 32% cover

Public Rights-of-Way: increase canopy coverage through street tree planting.

The applicant proposes a large canopy tree – Northern Red Oak - outside the entrance to the building, which has a height and spread of 60 and 45 feet. The Empire Ash – proposed within the Tukwila Village internal drive – is being used along the parking aisle in front of the north side of the Library, which has a height and spread of 50 and 25 feet. Smaller trees are proposed between the Library and the adjacent streets.

Land Use – Transportation Corridor

Goal 8.1 General Transportation Corridor

Transportation corridors that are functional, attractive and diverse along their lengths both for the people who live along them, traveling through them and those traveling to visit these areas.

Policies

8.1.1 Improve the pedestrian environment with street improvements that include curbs, sidewalks or trails, and regularly spaced street trees.

See comment above regarding planting behind the sidewalk.

8.1.2 Provide pedestrian pathways between sidewalks and building entrances and between adjacent properties and buildings to ensure that parking lots are not a barrier to pedestrians within commercial areas.

Wide pedestrian walkways are shown leading from S. 144th Street and TIB. An extensive walkway system allows safe pedestrian movement to the other buildings surrounding the project.

8.1.5 Require mechanical equipment and trash and recycling containers to be incorporated into the overall design of sites and buildings and screened from view.

The buildings mechanical systems have been incorporated into the building's design. An electrical vault will be moved eastward closer to the building and farther from TIB. The

recycling and trash enclosure is located along the north edge of property and adjacent to the most utilitarian portion of building.

8.1.8 Encourage the development of corridor focal points, while ensuring higher-quality design.

8.1.12 Require roof lines to be prominent and to contribute to the distinct characters of the areas.

See discussion above regarding roofline

8.1.13 Seek opportunities to integrate public art into public improvements

Applicant proposes art for the corner.

Goal 8.2 Pacific Highway Corridor Goal

A Pacific Highway corridor that is an attractive, safe, and profitable place to live, do business, shop, and work, and is a positive reflection of the City as a whole and of the surrounding residential and business community.

Policies

8.2.9 Improve South 144th Street (including right-of-way acquisition where necessary) between Military Road South and 42nd Avenue South to serve as a significant pedestrian corridor.

The entry orientation and wrap around stair on S. 144th Street supports the pedestrian in this street corridor.

8.2.18 Encourage building design on the east side of Pacific Highway between South 137th Street (if extended) and South 144th Street to reflect the importance of the area as a visual focal point for traffic through the corridor.

See page 9 and page 10 of Attachment A for views of the building from TIB.

8.2.20 Provide flexibility in the application of design standards in order to encourage pedestrian-oriented and pedestrian friendly development and to allow creativity in the design process.

The Urban Renewal Overlay district and the TIB Design Manual and their implementation allow waivers on perimeter landscaping, setback and heights. This project meets the underlying zoning district standards for maximum height: 35 feet, minimum setbacks: TIB - 12 feet and 144th five feet; and landscaping: five foot front yards.

Conclusions

Design Review Criteria

1. Site Design

In several ways the design is successful, while in other ways it involves compromise. The relationship between the Library building and the Commons Plaza is strong. The outdoor terrace space effectively integrates the Library building with the Plaza. The Library makes a gesture to present an activated, pedestrian friendly façade to the street frontages through the use of significant windows. Additionally, bold color accents the conservative gray shades of the building, in a manner that will draw the eye toward the building from passersby, announcing the presence of the new Library to both the contexts of busy Tukwila International Boulevard and the calmer Commons Plaza.

There are a number of instances where the plan, form and internal organization of the Library building design weakens the integration of the building into its context and is weak in compliance with the Tukwila International Boulevard Design Manual. Specifically, In the Relationship to Street Front, directive 2: to “orient at least one building entry to a major public street,” is weakly met. The purpose of the directive, as noted in the Design Manual, is “To ensure that building entrances are a prominent element of the streetscape.” The actual Library entry is more symbolic, in terms of facing the public right of way.

The architectural solution is to push the entry doors eastward and glass its south facing wall and add a window on its north face, extending the east vestibule out from the building such that it can be seen from South 144th Street. The outdoor terrace serves as a welcoming pedestrian link to that street although the door faces east. This serves to draw more pedestrians to animate the Commons Plaza. The doors shown opening onto the terrace are not for everyday use.

Additionally, the massing of the building, with the lowest façade facing west onto TIB and its highest façade facing east onto the Commons Plaza, visually “turns its back” on the public right of way. The “large unifying roof gesture” offers no “welcoming gesture” to the public streets as is to be expected from what be an iconic public building. The applicant has proposed that the art at the street corner will provide that focal point for the site. The art will need to “hold the corner,” that is be sufficient in scale and mass to be apparent against the backdrop of the Library; be visible during day and night; complement the architecture of the Library; be interactive because of the amount of pedestrians that move through and past the site; and be durable.

2. Building Design

The design presents a cohesive stylistic statement that is responsive to the functional characteristics of the development. The project’s design will set a new architectural context for the Tukwila International Boulevard area and will reinforce positive visual qualities for the corridor. The scale is in keeping with a residential context. The site’s development takes advantage of the Tukwila Village development plans by orienting its pedestrian amenities towards Building C and the Outdoor Plaza. Secondary emphasis is given to TIB and S. 144th street through internal programming of the library floor plan and the extensive use of glass. A gesture to the prominence of the S. 144th and TIB

corner is made with special paving treatment and the installation of public art. The art has not yet been selected or designed.

Two critical intentions of the Design Manual relating to Building Design are weakly met. First, the only public entrance is barely visible from the S. 144th Street. Second, architectural advantage is not taken of the highly visible corner on which the building will stand the very important corner intersection of TIB and S. 144th Street. The applicant has addressed these issues by expanding the glass treatment of the entry and enhancing the hardscape entry designs along the street/sidewalk edge. Public art is proposed for the corner however there is no agreement on scale, function, review and approval for an element that is an important condition in meeting the intent of the Design Manual.

The scale of the building relates to the pedestrian and the scale of the building's elements and detail relate to the building's overall form and massing. The expanses of glass on the east, south and west facades will be a highlight of the building's design in the nighttime. Additional uplighting of the walls are also proposed. Significant use of pedestrian lighting is used in the pedestrian areas on the north and east sides of the building.

3. Landscape Design

The proposed private landscaping reinforces and enhances the public streetscape improvements by providing a significant mass of planting. The landscape plan also acts as an integral part of the overall site's design. The plan provides several landscape focal points through the use of size – the specimen Oak outside the front entrance - or color – the colorful plants chosen for the children's window and the street corner. The design softens the transition from streetscape to building; however, the choice of trees along TIB does not reinforce the landscaping of the streetscape, which has large Maples along the curb line and Northern Red Oaks along the back of sidewalk. Streetscape trees are prohibited by the bus zone in front of the building.

The balance between improving the pedestrian environment with large masses of plantings and engaging the pedestrians with views into the library are both important design goals that should be modified in favor of visibility. The types of species specified and the mature size/heights of some of the plants chosen for the west and south planting beds may obscure rather than allow the two way visibility that is desirable.

A good variety of plants are proposed, some of which may not be drought tolerant, such as the blueberries, and therefore require a high degree of maintenance.

Finally, the applicant has replicated Tukwila Village's use of Empire Ash adjacent in the parking stalls along the north façade. The City's goal of greater tree canopy would be supported with the substitution of a tree with a greater spread.

4. Signs

The proposed wall sign complements the architecture of the building. The use of letters against the brick wall on the east façade is an elegant treatment that requires light colored letters in order for the sign to be legible against the dark backdrop. In addition, the street side of the building should be signed to provide greater prominence for the library along the streetscape and so that it is more readable to motorists. A secondary wall sign, albeit smaller, is allowed along the south façade. The placement of the monument sign parallel to the street makes it less functional for motorists.

B. Goals, Policies, Objective & Regulations of Tukwila

The use of a canopy tree between the sidewalk and the bus pullout would reinforce the streetscape improvement made elsewhere along the corridor as well as increase the canopy cover of the City.

Recommendation

Staff recommends that the BAR adopt the findings and conclusions of this staff report and approve the project subject to the following conditions:

1. Prior to the issuance of the building permit, the KCLS must receive approval by the DCD Director for a process for selecting and creating the public art at the northeast corner of S. 144th Street and Tukwila International Boulevard. That process shall include the following:
 - The scope for the artist, which shall include the following objectives for the art work:
 - ❖ Be publically engaging and interactive,
 - ❖ have verticality,
 - ❖ complement the overall style of the Library's design,
 - ❖ sized to be in scale with the Library building and have sufficient mass to be visible; and
 - ❖ act as a focal point for the corner.
 - The involvement of the Library's design team, the Tukwila Arts Commission and Library Advisory Board in the selection of the artist and the artist's conceptual development of the piece; and
 - The involvement of the artist to some degree in the construction and installation of the piece.
2. Along the west and south window walls:
 - Landscape design shall be revised to maintain transparency and visibility between the inside and adjacent sidewalks; and
 - replace the small trees with canopy trees along Tukwila International Boulevard.
3. Substitute drought tolerant species for plants that require high amounts of water and coordinate with Tukwila Village partners on a tree for internal driveway that is less columnar than the Empire Ash.
4. Place another sign along the S. 144th Street wall in addition to a sign along the east/plaza side and specify a paint color that will contrast with the brick background; and turn the monument sign perpendicular to the street.