



**STAFF REPORT TO
THE BOARD OF ARCHITECTURAL REVIEW
PREPARED FEBRUARY 14, 2014**

HEARING DATE: February 27, 2014

NOTIFICATION: On January 14, 2014, the notice of application and hearing was posted at the site and mailed to the surrounding property owners and occupants. The notice of hearing was also published in the Seattle Times on February 14, 2014.

FILE NUMBER: L13-0050

APPLICANT: Jason Hubbell, Barghausen Engineers

OWNER: Timothy M O'Brien

REQUESTS: Design Review approval of new auto parts retail store.

ASSOCIATED PERMITS: SEPA
Building Permit

LOCATION: 14625 Tukwila International Boulevard

COMPREHENSIVE
PLAN/ ZONING
DESIGNATION: Neighborhood Commercial Center (NCC)

SEPA DETERMINATION: Determination of Non-Significance issued on February 13, 2014.

STAFF: Minnie Dhaliwal

ATTACHMENTS:

- A. Vicinity Map and Photos of the Property
- B. Plans: Rendering, Colored Elevations, Floor Plan, Elevations, Site Plan, Grading/Storm Water Plan, Vehicle Maneuvering Plan, Landscape Plan, Lighting Plan.
- C. Site Furnishing details: bench and bike rack
- D. Photo of the proposed rockery retaining wall
- E. Screen/fence enclosure detail around the existing storage area for the appliance store.
- F. Applicant's responses to Design Review criteria.
- G. Materials and Color board (presented at hearing)

FINDINGS

VICINITY/SITE INFORMATION

Project Description

The current proposal is to construct a 6,815 square foot AutoZone retail store with associated site improvements including parking, driveway, landscaping and utilities.

Subject Property and the Surrounding Land Uses

See Attachment A for the vicinity map and photos of the property. The site is bounded by Tukwila International Boulevard on the east side and S 148th St on the south side. The entire subject site is approximately 1.7 acre triangular shaped parcel which is currently developed with retail and residential buildings. The project is located in the northeastern .7 acre of the parcel. The triangular shaped parcel slopes from the higher western property line to the lower elevations along Tukwila International Boulevard. A steep cut bank exists in the central portion of the parcel in a north south direction behind the existing retail buildings that front Tukwila International Boulevard. The preexisting uses of the property consist of parking, retail car sales and appliance sales along the Tukwila International Boulevard. The upper elevations of the parcel contain existing garage shop and residences. The surrounding uses include car sales to the north; administrative offices of Valley View Sewer District to the west; and a gas station and a fast food restaurant to the east (across Tukwila International Boulevard).

DESIGN REVIEW CRITERIA

This project is subject to Board of Architectural (BAR) design approval under Tukwila Municipal Code (TMC) Section 18.22.070. The project is subject to design criteria included in Tukwila International Boulevard Design Manual, which is available on the city's website at http://www.tukwilawa.gov/dcd/apps/TIB_Design_Manual.pdf. For the applicant's response to the criteria, see Attachment F.

The 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 areas, there are one or more Design Criteria, which are general in nature. The Design Criteria explains 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.

I. SITE DESIGN

A. Site Design Concept

The building along with associated site improvements including parking, landscaping and utilities are proposed in the north east corner of the lot. Applicant is planning on creating a separate lot for the Autozone store and will apply for the plat prior to the issuance of the building permit.

The site is laid out with two driveway accesses along the Tukwila International Boulevard. The third (northern most) driveway is proposed to be replaced by a new sidewalk. Applicant has stated that the two driveways are necessary for truck maneuverability. There is a landscape island that separates Tukwila International Blvd and the parallel parking along the existing store fronts. The island is proposed to be shortened in order to allow easier vehicle maneuvering. The sidewalk in the area of the proposed building will connect with the sidewalk along the existing storefronts to the south. Also, a sidewalk will be installed for the frontage of the property along S 148th St.

B. Relationship to Street Front

Twelve feet setback is required along Tukwila International Blvd. These requirements can be waived if they are approved as part of the overall design approval and pedestrian oriented space is provided. Per the Tukwila International Blvd Design Manual, the pedestrian oriented space is defined as "an area between a building and a public street that promotes visual and pedestrian access onto the site and that provides pedestrian-oriented amenities and landscaping that enhances the public's use of the space. A

pedestrian oriented space is encouraged to have landscaping or built in planters; site furniture, artwork or amenities such as pedestrian weather protection or other enclosure such as an arcade. The applicant has requested a waiver of the standard setback and has included a small plaza area with built in planters, seating and awnings to meet the design manual requirements. The building entrance is oriented to Tukwila International Blvd and brought closer to street edge as opposed to having a parking in between the building and the sidewalk.

C. Street Corners

The proposed building is in the north east corner of the larger lot. There is an additional lot to the north and therefore this criterion does not apply.

D. Continuity of site with adjacent sites

The sidewalk along Tukwila International Blvd connects the proposed building to the property to the north and existing buildings to the south. Due to grade change and topography an east-west pedestrian connection is not possible.

E. Shared Facilities

The south driveway is proposed to be shared by the new proposed building and the existing retail buildings to the south.

F. Site Design for Safety

The plaza is located to minimize the conflicts between drivers and the pedestrians and special textured paving will help highlight the plaza. Exterior lighting is provided in the parking areas. However no lighting is proposed on the north side of the building. Tukwila Police Department has recommended that motion sensor LED lighting be installed along the north building wall. Also, the landscaping along the north wall shall include plants with thorns for crime prevention.

G. Siting and screening of service areas

The garbage and recycling areas are located to the west of the building and are not visible from the public street. A six feet tall masonry wall is designed to match building construction and screen service areas. The doors to enclosure will be opaque and painted to match the building.

H. Natural Features and Sensitive Areas

There is a topography change between the western portion of the site and the lower side along Tukwila International Blvd. A north south retaining wall is proposed along the grade change.

I. Surface Stormwater detention facilities

An underground vault is proposed under the parking area. Also, surface water from the roof is directed to two rain gardens; one along the east side of the proposed building and the second one along the west side. A rain garden allows for the opportunity for plants to absorb runoff storm water that would otherwise be directed to downstream drainages. The cross sections for the rain garden are shown on Sheet C4 of 9. The proposed plants in the rain garden areas are shown on the landscaping plan.

J. Pedestrian circulation

A pedestrian plaza is proposed to connect the building entrance to the sidewalk. A continuous sidewalk along Tukwila International Blvd will provide north south pedestrian connection. Also, a sidewalk is proposed along the south property line along S. 148th St.

K. Pedestrian Amenities

The landscape plan shows textured paving in the plaza area, which shall provide interest and enliven the pedestrian plaza. However the civil plans need to be revised to show the textured paving. Additionally, the applicant has proposed two benches, raised planters and a bike rack in the plaza area. See Attachment C for details of the bench and the bike rack.

The guidelines in the Design Manual envision a lively and vibrant pedestrian place. However there have been previous safety concerns with benches along Tukwila International Blvd. One option may be for the applicant to design planter boxes instead of the benches or locate the benches so that they give the appearance of private seating as opposed to seating in a public space.

L. Vehicular Circulation

There are two access driveways proposed along Tukwila International Blvd, and these will be shared by the existing businesses on the property and the new proposed building.

M. Parking

All required parking is provided onsite. The minimum parking requirements for retail are 2.5 stalls per 1000 sq. ft. Here is the breakdown of the code required parking spaces and the area of the existing and proposed building:

Business	Square Feet	Min parking required per code
Autozone	6815	17
Existing Appliance store	3468	8
Other Existing retail	2300	5
Total Parking Required	30	
Total Parking Provided	31 (this does not include parallel parking stalls along the existing store fronts)	

II. BUILDING DESIGN

A. Architectural Concepts

The building is positioned close to the street with an entrance door oriented to Tukwila International Blvd. The east elevation has large areas of glazing which will present a transparent front along the street.

B. Architectural Relationships

There is no great architectural building in the vicinity for the proposed building to emulate. As the city gets further redevelopment along the boulevard, the architectural relationships will get more established and architectural context will get established over time.

C. Building Elements, Details and Materials

Applicant was asked to provide articulation by introducing texture and material variation. In response the applicant has proposed to use architectural panels of brick (Nichiha Plymoth Brick panels) along with stucco. The use of brick panels on the pilasters helps highlight the pilasters as an architectural element. Also, color variations add visual interest by articulating the large façades. The dark bronze metal awnings are complimented by the same color on the cornice. Additional articulation and modulation was added on the south façade by an awning and opaque windows. The north façade is softened by landscaping. The entrance feature wraps around the corner to highlight the entrance and the corner of the building. The rockery retaining wall is proposed to address the topography issues on the site. Attachment D shows the photo of a similar

rockery wall. Retaining walls over four feet need to meet setback requirements unless the setbacks are waived per TMC 18.50.150. The proposed retaining walls meet the setback waiver because the site is on the low side of the wall and not visible to adjoining properties.

D. Pedestrian-Oriented Features

The windows and canopies on the ground floor are provided. The plaza also wraps around the corner of the building and helps link the building with the public realm.

E. Mechanical Equipment

The HVAC units servicing the building will be located on the roof and will be fully screened from view on all sides by the building parapets. Also the building is equipped with internal roof drains therefore no downspouts or scuppers will be visible.

III. LANDSCAPE DESIGN

A. Landscape Design

Five feet of Type I landscaping that includes one tree per 30 feet is required along Tukwila International Boulevard. A minimum of 10 sq. ft. of interior landscape area is required for each parking stall over 20. The retaining wall is proposed to be screened by Boston Ivy that is planting at the base and cascading Cotoneaster that is planted at the top of the wall. Smaller accent trees along with planters are proposed in the plaza area. One of the existing street trees is proposed to be removed to accommodate the driveway.

The landscaping along the north wall is proposed to help soften the façade. However Tukwila Police has suggested including some shrubs with thorns for crime prevention.

B. Planting Design

Interesting mix of plants is proposed to add variety and interest to the planting plan. The choice of plants in the rain garden is appropriate for visual interest and function. There may be an opportunity to replace the bench with a planter. Additionally, irrigation is required and the building permit submittal shall include an irrigation plan. Also, the plant quality shall meet the standards in the ANLA American Standard for Nursery Stock.

IV. Signage

A. Signage Concept

Each business is permitted a sign above the entrance. Applicant is proposing two wall signs. Per TMC 19.20.050 F (4), the façade that does not have an entrance may be permitted a reduced size sign (50% of the size allowed for a façade with an entrance). Per TMC 19.36.040(2), "When an application is submitted to the City for a project that is subject to design review, on any non-conforming building-mounted signs on the premise affected by the construction and all non-conforming free-standing signs lose their nonconforming status. The existing billboard is proposed to be removed. The freestanding sign for the appliance store is also non-conforming and shall lose its nonconforming status and will need to comply with the City's Sign Code.

B. Sign Placement

The graphics show one sign on the east façade and one on the south façade. The proposed signs shall comply with the city's Sign Code. No details have been provided for the freestanding sign.

C. Sign Design

The Design Manual stipulates that high quality material and finishes must be used for signage and backlit plastic signs are discouraged. Individual channel letters are shown on the materials submitted with the design review application.

CONCLUSIONS

I. Site Design

The site is accessed by two driveways from Tukwila International Boulevard and from South 148th Street to the south. All required parking is provided on the site and no parking is proposed between the building and the sidewalk. A pedestrian plaza is proposed to connect the building entrance to the sidewalk. Continuous sidewalk along Tukwila International Boulevard provides north south pedestrian connection. The landscape plan shows textured paving while the civil plans show concrete as the paving material in the plaza area. Applicant shall revise the civil plans to show textured paving, to provide contrast and highlight the pedestrian areas. There have been previous safety concerns with benches on the sidewalks along Tukwila International Blvd. Applicant shall either locate the benches so that they appear to be on private property or replace them with planters. There is no lighting proposed on the north side of the building and Tukwila Police has recommended that motion sensor LED lighting be installed on the north building wall. The service areas are well screened.

II. Building Design

The building is positioned so that the façade with windows faces the public street. All the facades provide articulation by using different materials, colors and textures.

Architectural brick panels are proposed on the pilasters and contrasted with different colors of stucco. The dark bronze metal awnings are complimented with the same color on the cornice. The north façade is softened with landscaping. The entrance is highlighted by the wrap around architectural feature. Rockery retaining wall is chosen to add additional texture and landscaping is used effectively to screen and deter graffiti. The mechanical equipment is screened by the parapet.

III. Landscape Design

The landscape plan meets the minimum code requirements for the perimeter and parking lot landscaping. Providing planters in the plaza area will add interest along the street. Interesting mix of plants is proposed to add variety and interest to the planting plan. The choice of plants in the rain garden is appropriate for visual interest and function. The retaining wall is well screened by vines. The landscaping along the north wall shall be revised to include shrubs with thorns for crime prevention.

IV. Signage

Two separate channel letter signs are proposed on the building and shall comply with the City's Sign Code. The Billboard is proposed to be replaced. The existing freestanding sign for the appliance store is a nonconforming sign and will need to comply with the City's Sign Code per TMC 19.36.040(2).

RECOMMENDATIONS

Staff recommends approval of the Design Review application with the following conditions:

1. Textured paving shall be used in the plaza area areas to provide contrast in colors and highlight the pedestrian area. The civil plans shall be revised to be consistent with the landscape plan.
2. Applicant shall either re-locate the proposed benches so that they appear to be on private property as opposed to be next to the sidewalk or replace them with planters.
3. Motion sensor LED lighting shall be installed on the north building wall. Also, the landscaping along the north wall shall be revised to include shrubs with thorns for crime prevention.
4. The existing freestanding sign will need to comply with the City's Sign Code.

INFORMATIONAL ITEMS

Also, please be aware the followings items must be addressed along with the building permit application:

1. A short plat to create a new lot must be submitted prior to the building permit submittal and it must be recorded prior to the issuance of the building permit.
2. Transportation Impact fee applies to the future Building permit in the amount of \$13,902.60; based on Commercial – Retail (Auto Parts Sales) in Zone 3 (\$2.04 x 6,815 sq ft/GFA = \$13,902.60). Public Works Bulletin A3 – Pavement Mitigation and Transportation Impact Fees.
3. The landscaping plan shall include the following notes and include an irrigation plan:
 - i) Plant Quality:
 - 1) Plant quality must meet the standards in the ANLA American Standard for Nursery Stock (ANSI Z60.1-2004) including, but not limited to the following:
 - a) For B&B plants, trunks must be in the center of the root ball;
 - b) Minimum root ball diameters and depths for trees and shrubs shall be as specified in ANSI Z60.1-2004 for each species;
 - c) Height and spread shall be as specified in ANSI Z60.1-2004 for each type of plant and species;
 - d) Root flare must be visible on B& B plants;
 - e) No J roots, no circling roots;
 - f) No root in rootball greater than 1/10 of tree trunk diameter.
 - 2) All container grown plants shall be healthy, vigorous, well rooted, and established in the container in which they are growing. A container grown plant shall have a well-established root system reaching the sides of the container to maintain a firm root ball, but shall not have excessive root growth encircling the inside of the container.
 - 3) For live stakes, specify that they must be harvested from dormant stock and installed only between October 15th and March 15th. Live stake diameters shall be as follows: willows 1/2 inch; red osier dogwood - 1/2 inch.
 - 4) For native plants: top growth must be equal or greater in mass to the root mass, but not more than three or four times its size.
 - ii) Planting Detail:
 - 1) Balled and burlapped (B&B) trees and shrubs: all twine and wire is to be removed from B&B shrubs and at least the top 2/3 of burlap is to be removed.

- 2) Container grown plants: root ball is to be loosened and any circling roots pruned prior to planting.
- 3) Plant installation: Planting pits must be twice as wide as the root ball and only the depth of the existing root ball or else the bottom of the planting pits must be compacted prior to planting to insure there is no settling. Plants are to be installed so that the top of the root ball is at the soil surface.
- 4) Mulching: Planted area must be mulched with arborist chips or bark after planting to help control weeds, prevent erosion, and conserve moisture. 2-3 inches of mulch is to be applied around all plants, keeping mulch 2-3 inches away from the crown of plants or the trunks of trees and shrubs.
- 5) When arborist chips or coarse bark mulch is applied, it should be used sparingly in areas where spreading/vining groundcover is planted to encourage additional rooting. Provide mulching details in the plan.
- 6) For planting live stakes, $\frac{3}{4}$ of the length of the live stake must be installed below the ground (with at least two nodes above ground). Specify that pilot holes are to be used if necessary.

iii) Site/Soil Preparation Details:

- 1) No backfilling of individual plant pits with amended soils is allowed. Instead, the entire planting site must be prepared and receive soil amendments prior to planting.
- 2) Soil must be loosened to at least 18 inches in depth and organic material, such as compost (for example Cedar Grove or equivalent), tilled into the entire planting site prior to planting. Alternatively, topsoil with at least 10% organic matter must be imported and incorporated into planting area.
- 3) Provide specifications for compost and/or topsoil.