



**STAFF REPORT TO THE BOARD OF ARCHITECTURAL REVIEW  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
Prepared April 10, 2014**

HEARING DATE: April 24, 2014

STAFF CONTACT: Jaimie Reavis, Assistant Planner

NOTIFICATION: 

- Notice of Application posted on site and mailed to surrounding properties and agencies with jurisdiction on January 24, 2014.
- Notice of Public Hearing published in the Seattle Times, posted on site, and mailed to surrounding properties and agencies with jurisdiction April 10, 2014.

FILE NUMBERS: L13-0063 (Public Hearing Design Review)  
PL14-001 (Land Use Project File)

PROJECT NAME: Boulevard Townhomes

ASSOCIATED FILES: PRE13-017 (Pre-Application Meeting)

APPLICANT: Omied Pazooki

OWNER: Ali and Shellie Sadr

REQUEST: Request for approval of a Public Hearing Design Review application for development of five townhomes. The existing home will be demolished and five new homes are proposed along with associated access, parking, utilities, and landscaping.

LOCATION: 3726 Southcenter Blvd. (tax parcel number 0043000197)

COMPREHENSIVE  
PLAN DESIGNATION/  
ZONING DISTRICTS: High Density Residential (HDR)

SEPA COMPLIANCE: This project is exempt from State Environmental Policy Act review per WAC 197-11-800 (2) (E) Other Minor New Construction.

PUBLIC COMMENTS Comments were submitted by email from Dana Dick, Manager of the Valley View Sewer District, in response to the Notice of Application. Comments

included the need to make sure that (1) a permit is obtained from Valley View to cap the existing side sewer; and (2) a permit is obtained from Valley View to upsize the new side sewer to six inches.

**RECOMMENDATION:** Staff recommends approval with conditions of the Public Hearing Design Review application.

**ATTACHMENTS:**

- A. Boulevard Townhomes Project Narrative (applicant's response to design review criteria)
- B. Plans: Architectural site plan Sheet 1 of 4; Boundary/Topographic Survey; Grading and Storm Drainage Plan; Landscape Planting Plans L1-L2.
- C. Colored Elevations (architectural plan sheets 2-4)

# Project Site and Surrounding Development

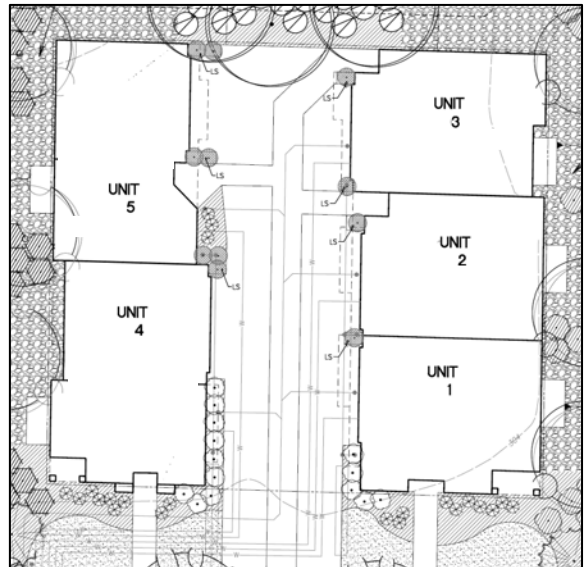


## FINDINGS

### PROJECT DESCRIPTION

The project proposal is to develop five townhome units located in two structures. A triplex will be located on the east side of the site, and a duplex will be located on the west side. The two structures are separated by a combined pedestrian and vehicular courtyard area. Private recreation space for the units in the project is located in backyard areas and in the balconies of each unit, and common recreation areas include the front yard and the rear yard along the north property line.

Plan sheets submitted for this project label the townhome units differently. The numbering at right is how the individual units are referred to in this report.



### VICINITY/SITE DESCRIPTION

#### Site Description

The project site is made up of one 10,300 square foot parcel located on the north side of Southcenter Blvd between Tukwila International Blvd and 40<sup>th</sup> Ave S. The property is located within the High Density Residential (HDR) zoning district, which allows up to 22 dwelling units per net acre. For townhouse development in the HDR zone, the allowable density is based on one unit per 2,000 square feet of parent lot area. The unit lot for each townhome is allowed to include common access easement areas.



#### Existing Development

The project site is developed with one single family home built in 1959 that is proposed to be demolished.

#### Surrounding Land Uses

The project site is surrounded on all sides by property zoned HDR. Sound Transit made streetscape improvements to Southcenter Blvd. during construction of the Tukwila Light Rail Station, including new sidewalks, bike lanes, and landscaping. Since the opening of the light rail station, owners of nearby multifamily developments have made improvements to and rebranded their properties to reflect their close proximity to the station. Some examples of this include the Villages at South Station located across the street from the project site and developments to the east of the project site including the Courtyard at South Station and the Boulevard at South Station.

The property located to the west of the existing driveway is the Ambassador Gardens apartments, made up of 56 units within four two-story buildings. To the north of the project site is a development called the

Three Tree Townhouses, made up of one building containing 10 townhouses and a structure for covered parking.

Existing development on the property to the east includes a single family home and a detached parking garage. This property was the subject of code enforcement action in October 2013 due to the unsecured, neglected, and dilapidated condition of the structures and accumulation of garbage and junk vehicles. The site has since been secured and was purchased by a new property owner in March 2014. Department of Community Development has received enquiries regarding redevelopment of this site.

To the south of the project site are the Villages at South Station, a large apartment complex built in 1984 and made up of 12 buildings containing 122 units. This development borders the Link Light Rail Station property, which is to the west.

### Topography

The Grading and Storm Drainage Plan (Sheet C3 in Attachment B) shows that there is an increase in elevation from a grade of approximately 297 to 302 as you move from the back of the sidewalk up to the grade on which the existing house sits. You can see the picture at right that a retaining wall was constructed along the front of the property adjoining the project site to the east.



### Vegetation

Vegetation on the project site currently consists of grasses, shrubs, and a mature, multi-stem deciduous tree located along the west property line of the project site.

### Access

The existing driveway that currently provides access to the parking area for the single family home is part of the parcel that contains the townhomes immediately to the north of the project site. This driveway will remain as-is to continue to provide access to the existing townhomes. The applicant for the Boulevard townhomes project attempted to gain an easement to use the existing driveway for access to the Boulevard Townhomes project, but he was not successful at contacting and coming to agreement with the adjacent property owner. A new driveway providing direct access to the Boulevard Townhomes will be constructed off of Southcenter Blvd to provide a combined vehicular and pedestrian access. A staircase will be located on either side of the new driveway to connect the sidewalk along Southcenter Blvd with pedestrian paths leading to the front doors of each of the units which face Southcenter Blvd.

### **Decision Criteria – Design review**

Townhouse development in Tukwila is restricted to the Medium Density Residential (MDR) and High Density Residential (HDR) zoning districts. According to 18.14.060, design review by the Board of Architectural Review is required for all multi-family structures over 1,500 square feet in size. Per TMC 18.60.050 (C), townhouse development is subject to the design criteria contained in the Townhouse Design Manual, which is available online at <http://www.tukwilawa.gov/dcd/dcdplan.html>. The following is a discussion of project consistency with the applicable design review criteria.

## **I. SITE PLANNING**

### ***Streetscape – the transition from public to private spaces***

The transition from the streetscape of Southcenter Blvd to the private townhomes proposed in this project is achieved through a combination of topography, landscaping, fences, and patterned pavement. Pedestrian-oriented entries include steps connecting from the sidewalk along Southcenter Blvd to the pedestrian pathways leading to front doors of the units facing Southcenter Blvd. A tree is proposed on each side of the driveway, which helps create a gateway into the site. From the street front of Southcenter Blvd, the landscaping otherwise transitions from lawn located in the majority of the front yard area to areas with groundcover, shrubs, and trees extending up to the front of the buildings.

The two units facing Southcenter Blvd (units 1 and 4) have their front doors facing the street. The building elevations facing Southcenter Blvd have been designed to include horizontal and vertical modulation so that the height of each building steps up from street front starting with the front porch, to the roofline of the entry façade, to the roofline of the main portion of the building. This vertical and horizontal modulation is illustrated best in Attachment C, colored elevation sheet 3 of 4 (see left side of top sketch labeled “East Elevation Triplex) and 4 of 4 (see left side of top sketch labeled “Interior Courtyard East Elevation Duplex). Cultured stone is proposed on the façade, in the area to the left and the right of the front door of both of the end units. The cultured stone on either side of the front door of the end units projects out from the façade to appear as columns to which the brackets for the porch are attached. Use of the cultured stone and the porch structures on the end units serve to make the front entries to these units distinctive.

The project proposes to use patterned pavement as a way to indicate a transition from the sidewalk to the private townhome development, as well as to indicate the location of the front entries of units that do not face Southcenter Blvd. The front doors to these units are located within the shared auto court, and have also been designed with cultured stone and architectural porch elements to indicate front entry areas.

### ***Natural Environment***

Existing vegetation on the project site includes a multi-stem deciduous tree located in the front yard, a large shrub located on the east side of the existing driveway, and shrubs typical of front yard landscaping located at the front of the existing house. The general topography of the site will remain the same, with the steepest slope located in the area from the back of the sidewalk to the front property line, and a very gradual slope up from the front to the rear property line. However, the project proposes to lower the site approximately four to five feet in order for the new driveway to meet the grade requirements for Fire Department vehicle access. The grading will require removal of the existing vegetation and construction of retaining walls along the west property line and portions of the north and east property lines. The retaining walls will be less than four feet high, and will be topped with four foot tall cedar fencing. Cedar fences will separate the project site from properties to the east, west, and north, and will be used to separate the backyards of the individual units from one another, as well as to separate the front yard landscape area from the backyard areas of units 1 and 4.

### ***Circulation (Pedestrian and Vehicular)***

The site design connects the front entries of units 1 and 4 facing Southcenter Blvd with the public sidewalk using four foot wide concrete pathways leading from the front doors of the units to a small set of stairs that tie into the sidewalk. There is one pathway on each side of the driveway. The proposed driveway width is 20 feet, and it will incorporate both pervious and patterned pavement. The design intent of using the patterned pavement, as illustrated on the architectural site plan, is to signify shared pedestrian and vehicle use of the driveway area, and to provide a visual cue to show where the front entries of units 2, 3, and 5 are located within the shared auto court. The specific material to be used has not yet been determined by the applicant, and staff recommends a condition of approval to allow the pavement materials and pattern to be determined administratively as part of review of the construction permit.

### ***Parking***

Tukwila parking regulations contained in TMC 18.56.065 require two off-street parking spaces for each dwelling unit which contains up to three bedrooms. Parking for residents of the Boulevard Townhomes project will be within the attached two-car garage for each unit.

### ***Solar Orientation***

The front yard of the development is located on the south side of the project site. Lawn within the front yard will provide flexibility for residents to use the space to take advantage of the area's solar orientation. The trees proposed at the front entry to the project site are deciduous, and at maturity can be expected to provide shade within the front yard during the summer months, while allowing sunshine into the front yard in the winter. Pine trees proposed at the sides of the front yard will provide green color to the area during the winter months, while still leaving the yard open and exposed to the sun. Roof eaves are used on all sides of the townhome structures, and these overhangs will work both to shield the structures from the high summer sun and expose them to the lower winter sun.

### ***Crime Prevention***

Several design features of the Boulevard Townhomes support the concept of Defensible Space to reduce opportunities for crime. The slope up within the first 10 feet from the sidewalk to the property line provides a physical barrier between the public sidewalk and the private development. The patterned pavement within the driveway provides a visual separation between the public sidewalk and street of Southcenter Blvd; anyone within the driveway area or using the steps to get to building entries can clearly be assumed to be either a resident or a visitor to the site. Cedar fencing proposed along the sides, rear, and behind the landscaped areas of the front yard will separate the private recreation space for each unit from common areas. The landscape design also helps to reinforce the transition from the public realm to the private development, with trees on either side of the driveway demarking the entry to the private development, and an increase in the variety and quantity of plantings as you move toward the building entries.

Windows are located on all building elevations. Balconies at the second story of units 1 and 4 look out over Southcenter Blvd., and windows on the west elevation of the triplex and the east elevation of the duplex have been located to allow surveillance of the courtyard area, to provide design attention to this area, and with privacy in mind to prevent residents from being able to look in to the other units in the development.

The original project submittal included recessed entries for all the units. This type of building modulation is typically encouraged; however, Tukwila Police staff suggested removing the recessed entries within the shared auto courtyard to avoid creating hiding areas. Due to the small size of this project, the Tukwila Police staff advised adequate lighting levels can be achieved using building-mounted lights and the requirement to submit a lighting plan was waived. The location of proposed building-mounted lighting is shown on the colored elevations in Attachment C. Wall sconces are proposed to light front door, back door, and garage entries. Recessed can lights are proposed underneath the front porch structures of all of the units, as well as underneath the building modulations that project over the garage doors within the shared driveway/courtyard area. Staff recommends as a condition of approval that exterior lighting at front entries and within the courtyard area shall be on a common meter, and lights shall be on a timer to provide uniform lighting levels within common areas at night. An existing street light located at the back of the sidewalk on the eastern portion of the site will provide lighting within the front yard, including the steps and driveway area adjacent to the street.

## **II. BUILDING DESIGN**

### ***Neighborhood Compatibility***

The area in which the project is located was part of the Thorndyke annexation which occurred in 1989. Surrounding developments were constructed prior to annexation under King County development regulations. The single family development to the east is much lower density than what's allowable in the HDR zone, and can be expected to be redeveloped in the future. The townhouse development that borders the project site on the north is consistent with the allowable density in the HDR zone. The Ambassador Gardens apartments to the west and The Villages at South Station to the south have a higher number of units per acre than is allowable in the HDR zone for non-senior housing. Adjacent multifamily structures are two-stories. The proposed townhomes are three stories and 36 feet in height at their highest building elevation.

The new townhomes will sit at a lower grade than the townhomes to the north and the Ambassador Gardens to the west. The Villages at South Station is separated from the project site by the right of way area and improvements of Southcenter Blvd. The Ambassador Gardens is separated from the project site by its surface parking area for its residents, as well as by the access drive for the Three Tree Townhomes. The amount of distance between the project site and these properties makes neighborhood compatibility with these developments of less importance than the compatibility of the proposed townhomes with the adjacent townhomes to the north. The lower grade proposed for the project site will help the new townhome structures to fit in better with the existing two-story townhomes, so as not to create the feeling that the new homes will be looming over the existing townhomes. The location of the backyard areas and the shared courtyard between the new duplex and triplex provides breaks that will allow the existing townhome development to receive sun exposure along its southern elevation. The existing townhome unit does not have any windows on its south elevation, reducing impacts to privacy.

The duplex and triplex structures have been designed with horizontal and vertical modulation, helping to break up the mass of both of the buildings, and providing a transition in height along the street frontage of Southcenter Blvd, starting from the porch at the front entries of the end units



facing the street, up to the pitched roofline of the 1 ½ – 2 story front entry modulation, up to the rooflines of the gabled roof.

The architectural style of the new townhomes is consistent with that typical of Craftsman style residential development in Tukwila and the Pacific NW more broadly. Facade materials including wood siding and cultured stone are similar to that used at the Villages at South Station, the Three Tree Townhomes, and other residential development within the Thorndyke neighborhood.

### ***Building Entrances***

The main entrance to the units facing Southcenter Blvd have been designed with a modulated entry feature that includes a front door recessed from the building face, and a front porch structure combined with cultured stone on either side of the door to frame the front door entry. The cultured stone is added to the base of the modulated entry, and wraps around the base of both the duplex and triplex within the shared courtyard area. Small, pitched porch roofs are located over the front entries to units 2, 3, and 5 to provide architectural detailing that signals the main entryways to units accessed off the shared courtyard area. The use of front doors painted with accent colors is common in townhome developments to help articulate the individuality of each unit, and to add visual interest through limited use of bright colors. Staff recommends a condition of approval to require that accent colors be used for the front doors.

### ***Building Elevations***

The architectural style of the duplex and triplex are the same, incorporating pitched roof forms, horizontal and vertical modulation, and the same colors and materials. Each structure will read as a unified building mass. The arrangement of windows, horizontal modulation at the upper stories, location of balconies, and the arrangement of different siding patterns and colors are used in the design to express the individuality of each unit. The end units facing Southcenter Blvd include a protrusion, or modulated area that comes out from the main three-story portion of the building to make a front entry that is well articulated and completes the end units in a way that adding a front door to the side of the three story structure would not have accomplished.

### ***Windows***

Windows on facades facing Southcenter Blvd, and most of the windows facing the shared courtyard area will be multiple-pane windows. The intent is to focus the multiple-pane design detail on those units closest to Southcenter Blvd. Units 3 and 5 towards the back of the project will not have the multiple pane windows. Trim will be added around all windows on both the duplex and the triplex. The east elevation of Unit 4 lacks a window pattern and could include more windows to match the design character of the rest of the development. Staff recommends a condition of approval to require additional windows on the second story of the east elevation of Unit 4. Staff shall take into consideration the floorplan of Unit 4, and the location of additional windows with respect to privacy.

### ***Building Massing***

The building modulation proposed is different for each townhome unit. This helps to create visual interest on the building exterior and to reduce the mass of the duplex and the triplex structures.

### ***Materials and Colors***

Proposed materials include a variety of Hardi-panel siding patterns, including horizontal siding, horizontal bevel siding, and batten board siding. Each unit has a different arrangement of the siding patterns, with the exception of adjacent units 2 and 3, which have the same arrangement of batten board siding on the first floor and horizontal siding on the second and third stories. Window placement, modulation, and the paint colors used within the modulation areas differ between these two units. The project uses variegated “El Dorado” or equal colored cultured stone on the facades facing Southcenter Blvd., as well as at the base of the units within the shared courtyard area.

For all units, the color palette is proposed to be the same. The color palette is intended to be a mix of gray-blue and brown hues to look similar to the house pictured at right. Some differences from the picture are that the darker color (see “Black Russian” ColorLife paint sample on Attachment C) will only be used on the first story of the duplex and the triplex, and it will



not be used on the garage doors. The second and third stories will be painted with the lighter gray-blue “Marathon” color. Some of the building modulation areas at the second and third stories are also painted the “Marathon” color, but most of the modulation areas are the light brown “Aurora” color. Trim around the windows, doors, and the belly band, eaves, and brackets will be painted the darker brown “Shinto” color. Staff recommends the applicant add more color to the development and individuality to the units by painting the front doors of the units with an accent color.

### ***Garage Design***

Garages are proposed to be metal, and will include windows as shown in the Colored Elevations (Attachment C). The garage doors are proposed to be painted with the brown hues of the project's color palette. The pattern of windows used for the garages, and the distribution of the brown paint colors on the garage doors will vary from unit to unit.

## **III. LANDSCAPE / SITE TREATMENT**

### ***Landscape Design and Design for Screening and Separation***

In the landscape design for the Boulevard Townhomes, the plantings are arranged to focus attention to entrances to the project site and to the individual units, to soften the built environment, to reduce the appearance of paved area by adding greenery, and to provide for screening and separation.

A deciduous tree is proposed on either side of the driveway to act as a gateway feature at the project site entry. Trees, shrubs, and groundcover are clustered near the front of the end units facing Southcenter Blvd, helping to focus design attention to the face to the project and leaving lawn area at the front of the front yard to allow flexible use of this area by the townhome residents.

Shrubs within the front yard area wrap around the sides of the end units into the courtyard area. These shrubs, combined with additional shrubs adjacent to each of the unit entries in the courtyard area are designed to soften the character of the built environment. Trees, shrubs, and groundcover at the end of the driveway area also soften the courtyard environment and provide a screening function that helps obscure the retaining wall and fence located along the north property line from view, as well as to help screen the wall of the adjacent townhome structure to the north.

An ornamental pear tree is located in the backyard of each unit, along with several shrubs. Some of the shrubs in backyard areas are shown on Landscape Plan sheet 1 of 2 where you could expect townhome residents to construct fences. Additionally, the “mulch only” areas within the backyards do not meet the landscape regulations for Type I perimeter landscaping areas (per TMC Chapter 18.52), where living groundcover is required to cover 90% of the landscape area within three years. Staff recommends two conditions of approval related to the sideyard perimeter landscape areas within the backyards of the units: (1) to require that shrubs and trees within the backyard areas be coordinated with backyard fence locations at the time of planting; and (2) to require groundcover be planted to cover 90% of the landscaped area within three years.

### ***Outdoor Space Design***

Private outdoor space for each unit is located within the backyard area. Common outdoor space area is located in the front yard of the project and the rear yard areas on the north side of units 3 and 5. The lawn area of the front yard can accommodate temporary use of portable outdoor furniture to allow residents to watch street activity, picnic, etc. The rear yard areas on the north side of units 3 and 5 are large enough to allow gardening activities or small play equipment. Additionally, the small size of the project limits the number of vehicles that will be using the courtyard area, and could allow for short-term use of the shared courtyard area for recreation uses.

## **IV. MISCELLANEOUS STRUCTURES / STREET FURNITURE**

### ***Lighting***

Lighting proposed for the Boulevard Townhomes consists of wall sconces at building entries and recessed can lights within porch structures and underneath the building modulation overhang areas within the shared courtyard area. A picture of the design of the proposed wall sconces is provided at right. The existing street lamp at the back of the sidewalk along Southcenter Blvd. will provide lighting within the front yard area.



### ***Fencing, Walls, and Screening***

Retaining walls less than four feet high will be located along the west property line, and portions of the north and east property lines. Retaining walls will be visible to residents of the Boulevard Townhomes within backyard areas, and will be visible to the public along the west and east property lines. The material proposed for the retaining wall is split-faced concrete modular units that include a brown sand color (see picture at right). The four foot high cedar



fence proposed along the top of the retaining wall on the west, north, and east sides of the project will be more visible from surrounding properties, and the wood material and natural wood color of the fence proposed are consistent with the architectural design of the Boulevard Townhomes. A six-foot tall cedar fence will be used to separate the project's front yard area from the backyards on units 1 and 4.

### ***Service Areas***

Waste Management was consulted during review of this project to determine the type of trash and recycling containers that will be used for the Boulevard Townhomes. Each unit will have individual containers for trash and recycling. Staff recommends that the codes, covenants, and restrictions (CCR's) for the townhomes include language to require that trash and recycling containers for each unit must be stored in each unit's garage and brought to the street for pick up on trash day.

It is expected that the postmaster will require mailboxes for this project to be combined in a cluster with those of the Three Tree Townhomes and located in the same area as the existing mailbox at the southwestern area of the project site.

### ***Street Furniture***

There is no street furniture proposed as part of this project.

## **Conclusions - Design Review**

### **1. Site Planning**

The site design uses topography, landscaping, fences, and patterned pavement to transition from the public streetscape of Southcenter Blvd to the private residences. The end units of the townhomes facing Southcenter Blvd are designed with the front door facing the street. Pathways connect from the front doors of these units to the sidewalk along Southcenter Blvd. The other units within the development have their front entries accessed off the shared auto court. Patterned pavement is proposed within this area to indicate where the front entries are located, and to communicate shared vehicular and pedestrian use of the area. Some of the pavement materials used within the shared driveway will be pervious. Staff recommends the specific type of treatment (i.e., pavers, grasscrete, porous pavement, etc.) be determined administratively as part of the construction permit.

Each unit will contain three bedrooms and a den. Each unit has a two-car garage accessed from the shared courtyard area to accommodate resident parking. Windows on the west elevation of the triplex and the east elevation of the duplex allow surveillance of the shared courtyard area. Lighting in this area will consist of wall sconces adjacent to the front doors and the garage doors, and recessed can lights within porch structures and underneath the building modulation overhang areas. Staff recommends as a condition of approval that exterior lighting at front entries and within the courtyard area shall be on a common meter, and lights shall be on a timer to provide uniform lighting levels within common areas at night.

Each unit will have individual containers for trash and recycling. Staff recommends that the CCRs for the townhomes include language to require that trash and recycling containers for each unit must be stored in each unit's garage and brought to the street for pick up on trash day. The mailboxes for this project will be combined in a cluster with those of the Three Tree Townhomes and located in the same area as the existing mailbox at the southwestern area of the project site. The design of the mailboxes will be similar to the existing mailbox enclosure.

## **2. Building Design**

Site grading to bring the level of the project site down approximately four feet will increase the compatibility of the new three-story townhome structures with existing two-story multifamily development to the north. The architectural style of the new townhomes is consistent with that typical of Craftsman style residential development in Tukwila and the Pacific NW more broadly. Facade materials including wood siding and cultured stone are similar to those used at the Villages at South Station, the Three Tree Townhomes, and other residential development within the Thorndyke neighborhood. Building design includes vertical and horizontal modulation to break up the mass of each of the buildings. Windows with trim are proposed on all building elevations. Multi-pane windows are located on building elevations closer to the street. The east elevation of Unit 4 lacks the window pattern and could include more windows to match the design character of the rest of the development. Staff recommends a condition of approval to require additional windows on the second story of the east elevation of Unit 4. Staff shall take into consideration the floorplan of Unit 4 and the location of additional windows with respect to privacy.

The arrangement of windows, horizontal modulation at the upper stories, location of balconies, different siding patterns, and color are used to express the individuality of each unit. Porch structures over building entrances and cultured stone are used to give design attention to the front entries of the individual townhome units. The color palette is intended to be a mix of gray-blue and brown hues. Staff recommends use of accent colors on the front doors to the townhome units to add variety to the color scheme of the development, and to provide a design element unique to each dwelling.

Building-mounted lighting and an existing street light on Southcenter Blvd will provide illumination for the project. Proposed building-mounted lighting includes wall sconces in front entry and garage areas, and recessed can lighting at front entries and underneath building modulation areas over the garages. Staff recommends as a condition of approval that exterior lighting at front entries and within the courtyard area shall be on a common meter and a timer to provide uniform lighting levels within common areas at night.

## **3. Landscape and Site Treatment**

The plantings in the landscape design for the Boulevard Townhomes are arranged to focus attention to entrances to the project site and to the individual units, to soften the built environment, to reduce the appearance of paved area by adding greenery, and to provide for screening and separation. Trees, shrubs, and groundcover are clustered near the front of the end units facing Southcenter Blvd, leaving lawn area at the front to allow flexible use of this area by the townhome residents. Landscaping is designed within the shared courtyard to indicate unit entries and to soften the hardscape of the courtyard area.

The backyard of each unit is proposed to have a tree and shrubs. Landscaping in backyard areas is shown on Landscape Plan sheet 1 of 2 where you could expect townhome residents to construct fences. Additionally, the “mulch only” areas within the backyards do not meet the landscape regulations for Type I perimeter landscaping areas (per TMC Chapter 18.52), where living groundcover is required to cover 90% of the landscape area within three years. Staff recommends two conditions of approval related to the sideyard perimeter landscape areas within the backyards of the units: (1) to require that shrubs and trees within the backyard areas be coordinated with backyard fence locations at the time of planting; and (2) to require groundcover be planted to cover 90% of the landscaped area within three years.

Private outdoor space for each unit is located within the backyard area. Common outdoor space area is located in the front yard of the project and the rear yard areas on the north side of units 3 and 5. Additionally, the small size of the project limits the number of vehicles that will be using the courtyard area, and could allow for short-term use of the shared courtyard area for recreation uses.

#### **4. Miscellaneous Structures and Street Furniture**

Each unit will have individual containers for trash and recycling. Staff recommends that the CCRs for the townhomes include language to require that trash and recycling containers for each unit must be stored in each unit's garage and brought to the street for pick up on trash day.

It is expected that the postmaster will require mailboxes for this project to be combined in a cluster with those of the Three Tree Townhomes and located in the same area as the existing mailbox at the southwestern area of the project site.

### **Recommendations**

Staff recommends approval of the design review application for the Boulevard Townhomes, subject to the following conditions:

#### CONDITIONS OF APPROVAL

1. Patterned pavement is proposed with this project as a low impact development feature and to delineate pedestrian pathways. The specific type of treatment (i.e., pavers, grasscrete, porous pavement, etc.) shall be determined administratively as part of the construction permit.
2. Exterior lighting at front entries and within the courtyard area shall be on a common meter, and lights shall be on a timer to provide uniform lighting levels within common areas at night.
3. Codes, Covenants, and Restrictions (CCR's) for the townhomes shall include language to require trash and recycling containers for each unit to be stored in each unit's garage.
4. Additional windows shall be added to the second story of the east elevation of Unit 4 to achieve consistency in the level of character of the rest of the development. The addition of windows shall be reviewed administratively at the time of the building permit submittal. Staff shall take into consideration the floorplan of Unit 4, and the location of additional windows with respect to privacy.
5. Accent colors shall be used on the front doors to the townhome units to add variety to the color scheme of the development, and to highlight the entrances.

6. The location of shrubs and trees within the backyard areas shall be coordinated with backyard fence locations at the time of planting.
7. Groundcover shall be added to backyard areas of the units to cover 90% of the landscape area within three years.

### **Information Items**

1. Contact the Tukwila Fire Department for addressing and to assign correct unit numbers. The unit numbers shown are out of sequence.
2. A separate demolition permit with utility lines capping is required.
3. Prior to issuance of the demolition and the building permits for the new townhomes the property owner shall sign with notary, a Sensitive Areas Ordinance Hold Harmless Agreement. The agreement will be recorded at King County, after city's approval signatures. (Submit signed agreement at least ten (10) days prior to issuance of the building permit, as City must have time to process this document).
4. A Hold Harmless Agreement for work inside the City Right of Way shall be executed prior to any work inside the City Right of Way.
5. Segments of the two pedestrian accesses with stairs leading to the townhomes and located inside the City right-of-way behind S 154th Street sidewalk shall be owned and maintained by the development. Same applies to the portion of the access road behind the sidewalk.
6. A geotechnical report is required due to presence of steep slopes.
7. Perimeter retaining wall requires some clarification. The 6" wide concrete retaining wall depicted on the architectural drawing sheet 1 of 4 terminates at the NE corner of the property, while the civil and landscaping plans show the wall terminating in the back of unit 5 (unit E on the architectural plan) using a rockery symbol. The wall turns at an angle at the NW property corner on the architectural plans only but not on civil and landscaping plans.
8. The storm drainage for the bottom portion of the access driveway shall be modified to prevent runoff from the access driveway sheet flowing into the right of way and across the sidewalk.
9. It appears that there is more than 2,000 square feet of pollution generating impervious surface is being created by this project, therefore water quality measures are required. Applicant shall contact Ryan Larson, PW Surface Water Engineer at 206 431-2456 to discuss this issue.
10. Project is subject to Traffic Concurrency; Traffic Concurrency Certificate Application shall be submitted to Public Works with \$600.00 fee.
11. Transportation Impact Fee applies to the future Building Permit(s) in the amount of \$1,013.88 per dwelling. See Pavement Mitigation and Transportation Impact Fees Bulletin no. A3.
12. Pursuant to the Tukwila 'Underground Ordinance', all utilities shall be placed underground.
13. Provide approved plan sheet(s) from Valley View Sewer District.
14. Provide approved plan sheet(s) from Water District 125.