



**STAFF REPORT TO THE PLANNING COMMISSION AND THE BOARD OF
ARCHITECTURAL REVIEW
PREPARED July 9, 2015**

HEARING DATE: July 23, 2015

NOTIFICATION: On May 13, 2015, the Notice of Application and Notice of Hearing were posted on the site and mailed to the surrounding property owners and occupants. Notice of Hearing was published in the Seattle Times on July 9, 2015.

FILE NUMBERS: L15-0021 – Design Review
E15-0004 – SEPA
L15-0020 – Shoreline Substantial Development

APPLICANT: Scott Huish

REQUEST: Construct a new 12,386 sq. ft. addition for a bowling alley and 1,646 sq. ft. second floor addition off the northeast corner of the existing 32,166 sq. ft. amusement center.

LOCATION: 7300 Fun Center Way, Tukwila WA 98188 (PIN: 2423049063)

**SEPA
DETERMINATION:** DNS

**COMPREHENSIVE PLAN
& ZONING
DESIGNATION:** C/LI

STAFF: Valerie Lonneman, Assistant Planner

ATTACHMENTS:

- A. Project plans set (C.1 Cover Sheet, A1.1 Site Plan, A1.2 Enlarged Site Plan, L1 Revised Landscaping Plan, A3.1 East/North Elevations and existing landscaping, A3.2 West Elevation & Existing Building Project Context Image.)
- B. Applicant's Project Narrative
- C. Materials & Colors Board copy (board to be presented at hearing)

FINDINGS

PROJECT DESCRIPTION

The current proposal is to construct a new 12,386 sq. ft. addition for a bowling alley and 1,646 sq. ft. second floor addition off the northeast corner of the existing 32,166 sq. ft. amusement center, located at 7300 Fun Center Way, Tukwila, WA.

The building will be used for year-round fun center attractions. The project will include minor grading, modifications to the storm drainage system to collect roof drain runoff from the new building, and new water and sewer connections. New landscaping will be installed to replace required landscaping removed during construction.

VICINITY/SITE INFORMATION

Existing Development

The subject property is an irregularly shaped parcel covering 8.25 acres of land (see Figure 1). Existing improvements to the property consist of an approximately 32,166 sq. ft. two-story amusement center that was built in 1999. Portions of the northern side of the building will be demolished in order to adjoin it with the proposed addition.

Surrounding Land Uses



Figure 1. Subject Parcel (blue outline) and Project Site (yellow outline)

North: The parcel abuts a Comfort Suites hotel along the western portion and the Green River along the eastern portion of the northern parcel line.

South: SW Grady Way and I-405 abut the south end of the parcel.

East: The Union Pacific rail line runs along the eastern parcel boundary line.

West: Fun Center Way and Interurban Ave S. abut the western parcel boundary line.

SITE PHOTOS



Figure 2. View from the corner of Fun Center Way and SW Grady Way looking northeast.



Figure 3. View from SW Grady Way looking northwest



Figure 4. View of the proposed addition location, looking west from the Interurban Trail.

BACKGROUND

The majority of the development in the vicinity dates back to 1990s-2000s with a few buildings that were constructed in the 50s-60s. The dairy barn on the site was proposed for the State Historic Register but never listed. It was documented in a report prior to burning down on August 31, 1997. The documentation was sent to the State Office of Archaeology and Historic Preservation. The existing building was built in 1999. The property was built for its current use by the Huish Family Fun Centers Inc.

PUBLIC COMMENTS

No written comments related to the design review application were submitted.

DESIGN REVIEW

This project is subject to Board of Architectural (BAR) design approval under Tukwila Municipal Code (TMC) Section 18.60.030. In the following discussion the Board of Architectural Review criterion is shown below in bold, followed by staff's comments. For the applicant's design statement, see Attachment B.

DECISION CRITERIA- DESIGN REVIEW

TMC 18.60.050.B. Commercial and Light Industrial Design Review Criteria.

1. ***RELATIONSHIP OF STRUCTURE TO SITE.***
 - a. **The site should be planned to accomplish a desirable transition with streetscape and to provide for adequate landscaping and pedestrian movement.**

The addition will not impede pedestrian movement from the parking lot to the main entrance of the building or around the exterior of the site on the Interurban Trail. The streetscape will not be altered and any required landscaping proposed to be removed shall be replaced by equivalent landscaping.

- b. Parking and service areas should be located, designed and screened to moderate the visual impact of large paved areas.**

There are no proposed changes to the parking areas.

- c. The height and scale of each building should be considered in relation to the site.**

The proposed addition facade has a maximum height of approximately 30 feet, which is lower than the existing building (which is approximately 52 feet at the highest point). The addition will adjoin the existing building, creating a continuous façade that steps down as it approaches the riverfront.

2. RELATIONSHIP OF STRUCTURE AND SITE TO ADJOINING AREA.

- a. Harmony of texture, lines and masses is encouraged.**

The façade of the proposed addition will vary in height from approximately 26 feet to 30 feet, which mirrors the varying height of the existing building (34'-52'). Materials for the building addition are similar in materials, color, and finishes (metal panels and stucco). See Attachment C, materials and colors board.

- b. Appropriate landscape transition to adjoining properties should be provided.**

Landscaping along parcel boundaries will not be altered. Approximately 200 square feet of existing landscaping will be removed during construction. Perimeter landscaping will be installed along the eastern and northern sides of the proposed addition.

- c. Public buildings and structures should be consistent with the established neighborhood character.**

The proposed addition will be contiguous with the existing building and consistent in design; it is designed to appear like one structure. The site is relatively isolated from other buildings, however the Comfort Suites and small commercial building adjacent to the parcel have similar color palates and elements of modulation (see Figure 5).



Figure 5. Buildings on adjoining parcels.

- d. Compatibility of vehicular pedestrian circulation patterns and loading facilities in terms of safety, efficiency and convenience should be encouraged.**

Existing vehicular and pedestrian circulation patterns will not be altered as a result of this addition.

- e. Compatibility of on-site vehicular circulation with street circulation should be encouraged.**

The existing vehicular circulation pattern provides direct access from the street to the existing building and proposed addition.

3. LANDSCAPE AND SITE TREATMENT.

- a. Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized, preserved and enhanced.**

The site where the addition is proposed is flat; no other areas of the site will be disturbed.

- b. Grades of walks, parking spaces, terraces and other paved areas should promote safety, and provide an inviting and stable appearance.**

A new concrete landing will connect to the existing sidewalk. The site and surrounding walkways are flat and will remain unaltered.

- c. Landscape treatment should enhance architectural features, strengthen vistas and important axis, and provide shade.**

Species selected for the perimeter landscaping along the northern and eastern façade of the proposed addition are: Vine Maple (*Acer Circinatum*), Oregon

Grape (*Mahonia Aquifolium*), Evergreen Huckleberry (*Vaccinium Ovatum*), and Kinnikinnick (*Arctostaphylos UVA-URSI*). The proposed landscaping along the north and east side of the building will help soften those facades. Existing landscaping along the Interurban Trail provides a dense vegetative screen of the northern façade (see sheet A3.1 of Attachment A).

d. In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.

Proposed landscaping along the eastern perimeter will be buffered by the sidewalk between the parking lot and new addition. The replacement landscaping on the northern perimeter of the addition does not adjoin a pedestrian or vehicular access route.

e. Where building sites limit planting, the placement of trees or shrubs in paved areas is encouraged.

The proposed landscaping will be installed in areas that are currently partially landscaped; other areas of the site that are currently vegetated lie within the proposed building footprint and will be removed.

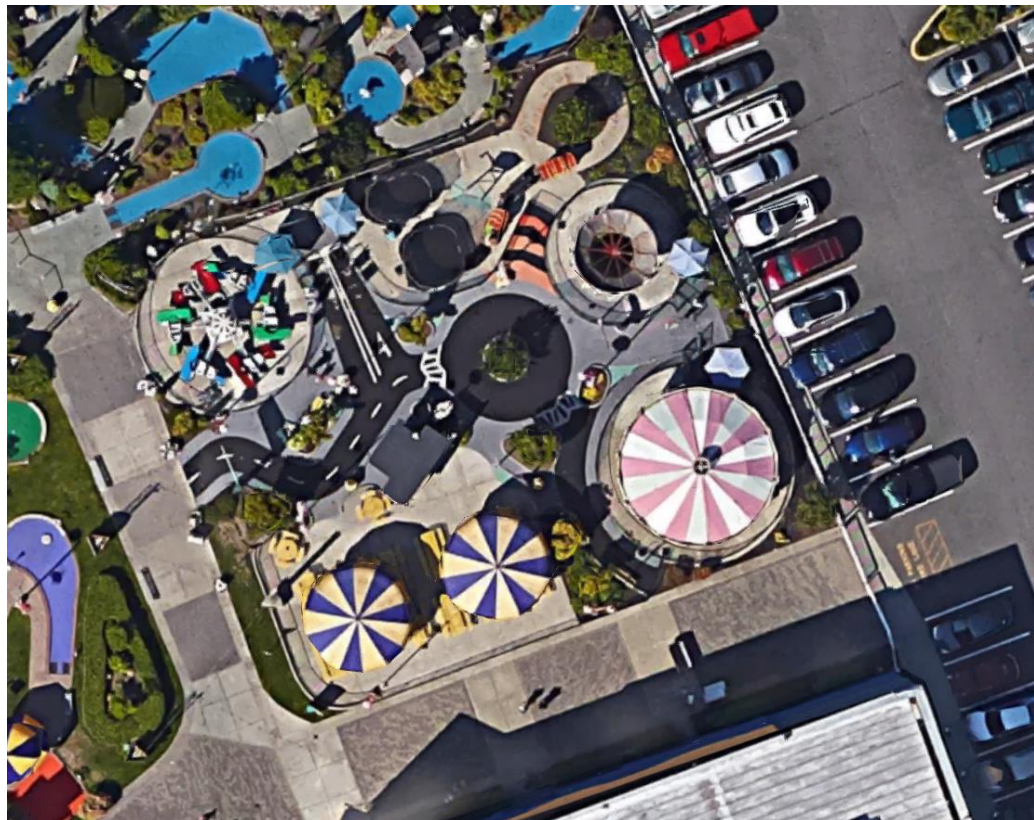


Figure 6. Aerial photo of project site.



Figure 7. Interior landscaping at project site (not part of required landscaping) to be removed.

- f. Screening of service yards and other places that tend to be unsightly should be accomplished by use of walls, fencing, planting or combination.**

No new service yards or similar areas are proposed.

- g. In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone or gravel may be used.**

None proposed.

- h. Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded, and restrained in design. Excessive brightness and brilliant colors should be avoided.**

The existing parking lot lighting will be used to provide the pedestrian walkway lighting. Accent/egress lighting will be designed to control glare. These light fixtures will match those on the existing building and will be painted out to match the building color. (See Figure 8)



CSXW LED LED Wall Luminaire



CONTOUR
LED

Specifications

Height:	7-1/8" (29.2 cm)
Width:	16-3/8" (41.6 cm)
Depth:	9-5/16" (23.6 cm)
Weight (max):	30 lbs (13.6 kg)

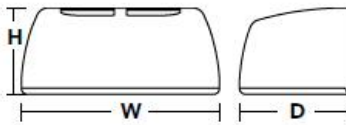


Figure 8. Proposed accent/egress light fixtures to be painted to match façade.

4. **BUILDING DESIGN.**

- a. **Architectural style is not restricted; evaluation of a project should be based on quality of its design and relationship to its surroundings.**

The relationship of the building to its surroundings has been reviewed herein.

- b. **Buildings should be to appropriate scale and in harmony with permanent neighboring developments.**

The proposed addition will create a stepped down effect as the complex approaches the shoreline area.

- c. **Building components such as windows, doors, eaves, and parapets should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure.**

The components are in agreement with the existing building and are proportional to the large scale of the building.

- d. **Colors should be harmonious, with bright or brilliant colors used only for accent.**

The bright proposed color palate is harmonious, reflects the use as an amusement center, and matches the existing building.

- e. **Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from view.**

The building's varying façade height is designed to screen mechanical equipment/hardware on the roof.

- f. **Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.**

No new exterior lighting is proposed other than accent/egress lighting, which will be designed to avoid glare and will be painted out to match the building color

- g. **Monotony of design in single or multiple building projects should be avoided. Variety of detail, form and siting should be used to provide visual interest.**

The proposed addition design is harmonious but distinct from the existing building, with unique elements that add interest to the facade.

5. MISCELLANEOUS STRUCTURES AND STREET FURNITURE.

- a. **Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.**

No miscellaneous structures are proposed.

- b. **Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to site, landscape and buildings.**

N/A.

CONCLUSIONS—DESIGN REVIEW

1. **Site Planning:** The site is accessed by a driveway along Fun Center Way. The site layout accommodates public use of the Interurban Trail. The addition will adjoin the existing building, creating a continuous façade that steps down as it approaches the riverfront. The existing vehicular circulation pattern provides clear access from the street to the existing/proposed buildings and will not be altered.

2. **Building Design:** The proposed addition is harmonious with the existing building and features a color palate and elements of modulation that are similar to those of nearby buildings. The eastern and western façades show a high quality of design with elements of modulation and articulation. The northern façade does not have as extensive of design features, however existing and proposed vegetation are sufficient to soften the appearance of the façade and add visual interest. Exterior building materials include metal panels and stucco.
3. **Landscape and Site Treatment:** Landscaping with native species is proposed along the eastern and northern perimeter of the proposed addition in accordance with TMC 18.44.080. The proposed landscaping will enhance the new addition and provide additional habitat adjacent to the Green River.
4. **Miscellaneous Structures:** No structures other than the main addition are proposed. Roof top mechanical equipment is proposed to be screened by horizontally modulating façade elements. Details related to utility meters, conduits and other above ground utility apparatus have not been provided at this time. These will be reviewed as part of the building permit and any ground mounted equipment shall be screened and building mounted equipment shall be painted to match the proposed building.

RECOMMENDATIONS—DESIGN REVIEW

Staff recommends approval of the Design Review application with no conditions.