



Staff Report Board of Architectural Review for Tukwila School District Prepared for the June 22, 2017 Meeting

FILE NUMBERS: L17-0013 Public Hearing Design Review
L17-0015 Conditional Use Permit
L17-0014 Variance

APPLICANT: Lisa Klein, AICP at AHBL for Tukwila School District

REQUEST: Conditional use permit and design review to expand Foster High School by approximately 57,000 ft² and construct a new school for infants through kindergarten children (B2K) of approximately 53,000 ft² north of Showalter Middle School. Foster High plans include the redevelopment and relocation of sports fields and the elimination of portable classrooms. A Variance is requested to: exceed the 30 ft. height limit in the LDR zone by 2 feet for portions of Foster High and by 5 feet for portions of B2K, and to reduce the parking requirement for Foster High from 440 spaces to 174.

LOCATION: 4242 S. 144th St and 4610 S. 142nd St.; APNs 1523049108 and 1523049164

COMPREHENSIVE PLAN AND ZONING DESIGNATION: LDR (Low Density Residential) with portions of Public Recreation Overlay

SEPA DETERMINATION: A Mitigated Determination of Non-Significance (MDNS) was issued by Tukwila School District on May 9, 2017.

NOTIFICATION: A combined Notice of Application was distributed by mail to tenants and owners of property located within 500 feet of the project site, and agencies that may have an interest in the project on March 27, 2017. The Notice of Application was also posted on site. As lead agency, Tukwila School District issued a Mitigated Determination of Non-Significance on May 9, 2017. One comment letter was received.

The Notice of Public Hearing was published in the Seattle Times and mailed to surrounding property owners and tenants on June 9, 2017. The notice was posted onsite on June 8, 2017.

RECOMMENDATION: Approval with conditions
STAFF: Lindsay Brown, Assistant Planner

- ATTACHMENTS:**
- A. Aerial Photo of Site
 - B. Foster High School- Large Plan Set with the following sheets:
 - C1.01 CUP Site Plan
 - A2.10 First Floor Reference Plan
 - A2.20 Second Floor Reference Plan
 - A3.00 Photos of existing buildings and site
 - A3.14 Renderings
 - A3.11 Overall Exterior Elevations
 - A3.12 Enlarged Exterior Elevations
 - A3.13 Enlarged Exterior Elevations
 - L2.00 Overall Landscape Plan
 - L2.05 Landscape legend and details
 - L2.01 Landscape Plan
 - L2.02 Landscape Plan
 - L2.03 Landscape Plan
 - L2.04 Landscape Plan
 - C. Birth to Kindergarten- Large Plan Set with the following sheets:
 - C0.03 Site Plan
 - C4.20 Entry drive plan- profile
 - A1.1 Level 1 Floor Plan
 - A1.2 Level 2 Floor Plan
 - A2.0 Exterior Elevations
 - A2.1 Exterior Elevations
 - L2.00 Overall Landscape Plan
 - L2.01 Landscaping- North site
 - L2.02 Landscaping- South site
 - D. SEPA Mitigated Determination of Nonsignificance by Tukwila School District, May 9, 2017
 - E. Design Review Staff Report for the original Foster High School, August 25, 1989
 - F. *Tree Inventory and Disposition for B2K Project* prepared by Brandan Kriegal and received June 9, 2017
 - G. Comment Letter from Jonathan Joseph, May 22, 2017
 - H. Applicant Response to Conditional Use Permit Criteria, February 28, 2017
 - I. *Tukwila Birth to K Traffic Impact Analysis* prepared by Gibson Traffic Consultants, February 2017
 - J. Applicant Response to Variance Criteria, revised May 1, 2017

- K. *Tukwila School Campus Parking Analysis* prepared by Gibson Traffic Consultants, February 2017
- L. Applicant Response to Design Review Criteria, February 28, 2017
- M. *Typical Window Trim Detail*, NAC Architecture, June 2017
- N. Exhibit showing area at B2K to remain free of stopped cars at all times

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REPORT ORGANIZATION

The Foster and B2k projects are on separate parcels, and each development proposal needs to meet the conditional use permit, variance, and design review criteria for approval. Following detailed project descriptions for the Foster High expansion and then Birth to Kindergarten Early Learning Center, the report is broken into sections for the conditional use permit, variance, and design review requests. In each of these sections, the projects will be compared to the criteria for permit approval. The compilation of recommendations and suggested conditions of approval for all three land use permits follow each section.

TMC 18.104.030 allows for all permit applications related to a single project to be bundled together in a consolidated hearing and approval procedure, using the highest numbered land use decision type applicable to the project application. Variances and Conditional Use Permits are Type 3 land use decisions made by the Hearing Examiner. Design Review is a Type 4 decision made by the Board of Architectural Review. The Variance, Conditional Use Permit, and Design Review requests will all be decided by the Board of Architectural Review in an open record public hearing on June 22, 2017. Additionally, the applicant submitted a sign variance application that will be processed as a hearing examiner decision.

Tukwila School District assumed the lead agency status for SEPA determination and issued a Mitigated Determination of Non-Significance on May 9, 2017 (Attachment D).

FINDINGS

Site Information

This project proposes construction on two parcels; expansion of Foster High School and related site changes at 4242 S. 144th Street and the construction of a new school for young children on land currently housing baseball diamonds north of Showalter Middle School at 4610 S. 142nd Street.

The Foster High School parcel is shaped like a rectangle and stretches from the western border of the high school to the easternmost border of Showalter Middle School, with a small rectangle cut out mid-parcel for the Tukwila Pool building.



The area bounded by S. 144th St. and between Tukwila International Boulevard and 52nd Ave S. including Foster High School was annexed to the City of Tukwila in 1989. The property has frontage along 42nd Avenue South and South 142nd and 144th Streets with several vehicular access points on the western and southern frontages. There is some perimeter and parking lot landscaping, and several sports fields located north and east of the high school buildings.

The B2K site is an 8-acre, pan-shaped parcel located immediately east of St. Thomas Church and north of Showalter Middle School. Although the site has frontage on Macadam Road, steep grades prevent access from the Macadam to the developable area of the site. Comprising the bulk of the land west of the panhandle, the developable area is mostly flat with grade changes of up to 10 feet. The only existing access to the site is for pedestrians, through the Showalter campus.

Existing Development

The original Foster High School (constructed in 1952) was demolished due to pervasive use of asbestos as a building material and overall building deterioration and replaced with Foster High as we see it today. Constructed in 1991, Foster High’s form originated from a design contest. Described in Attachment E, the winning concept imagined Foster High School as a book with the two buildings (academic and activities wings) forming the book covers, bounded in between by the open courtyard and skybridge. Building modulation on the north and east façades form the pages of the book.

The academic and activity wings (book covers) are constructed of red brick with an inlaid frieze of white, red, and blue bricks near the top above the second-story windows of the academic

wing. At the ends of the wings the brick is cut away to form an open rectangular viewing space capped by the frieze at what would be the second story. Supporting the open viewing space at the first floor are white columns, completing the modern interpretation of a classical entablature.



On the northwest corner of the parcel is a small building, and between the school and S. 142nd St. there is a grouping of four portable classrooms. East of the portables is a softball diamond, and east of the diamond but north of the Tukwila pool are four tennis courts. East of the pool is a football stadium which takes up almost the entire depth of the parcel, from S.144th St. to the northern property line.

Parking is provided in three areas onsite. The largest lot is east of the high school building, and is accessed from two one-way drives onto and from S.144th street. The second largest parking area is north of the buildings, near the maintenance building. The third parking lot is very small and can hold just 6 cars, located on the southwest corner of the site near the open courtyard. Additionally, there are 2 bus loading zones- one on 42nd Ave S. and one on S. 144th St. which can be used by cars for parking needs when not needed for busing students.



The B2K site is an 8-acre, pan-shaped parcel surrounded by single family homes to the north, St. Thomas church to the west, Showalter Middle School to the south, and steep slopes on the eastern panhandle. Although the site has frontage on Macadam Road, steep grades prevent access from the Macadam to the developable area of the site. Comprising the bulk of the parcel west of the panhandle, the developable area is mostly flat with grade changes of up to 10 feet.

The B2K parcel is developed with a baseball diamond on the southern part of the mostly flat area and a practice baseball or softball diamond on the north part of the site. Pedestrians can access the diamonds by walking north from Showalter Middle School or from Foster, by walking north of the football stadium; there is no vehicular access.

Surrounding Land Uses

The Foster High parcel is zoned Low Density Residential (LDR) with Public Recreation Overlay zoning over the portions of the parcel currently developed with sports fields. The adjacent lands to the north, east, and south of the High School are also zoned LDR; the properties across 42nd Ave S. are zoned Medium-Density Residential (MDR) and Low-Density Residential (LDR) with Urban Renewal Overlay District. The Urban Renewal Overlay is intended to promote community development; allowing the same uses allowed in the underlying zone.

Nonresidential uses are very limited in the LDR zone and accordingly, the properties north, east and south of Foster are all single-family homes or undeveloped. In recent years, particularly along S. 144th St., there has been a noticeable uptick in larger LDR-zoned properties subdividing.

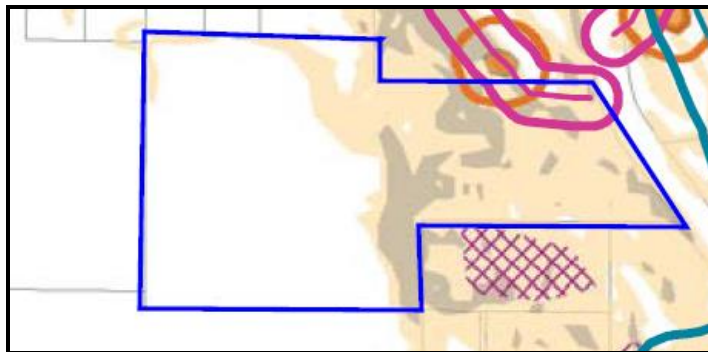
At the northwest corner of the intersection of 42nd Ave S. and S. 144th St. is the former King County Library which will be used to house the technology and maintenance staff for the District. Immediately north is a small single-family house owned by the City of Tukwila. North of that is a 46-unit condominium complex called Normandy Court. Just west of the intersection of S. 142nd St. and 42nd Ave S. is the 69-unit Samara Apartments.

The B2K site is zoned Low Density Residential (LDR) with Public Recreation Overlay zoning over the entire parcel. The parcel is bordered by single family homes to the north, St. Thomas church to the west, Showalter Middle School to the south, and heavily forested steep slopes on the eastern panhandle.

Environmentally Sensitive Areas

There are no environmentally sensitive areas at Foster High School.

Class 2 and Class 3 slopes characterize the panhandle, easternmost portion of the B2K site, along with lands immediately adjacent to the panhandle, to the west. According to the City's Sensitive Areas Map, a small portion of the site near Macadam Road is classified as Category IV Watercourse Buffer and Type 4 Watercourse buffer.



Slope Classifications

- 2** Landslide potential is moderate; slope is between 15% and 40% and underlain by relatively permeable soils.
- 3** Landslide potential is high; slope is between 15% and 40% and underlain by relatively impermeable soils or by bedrock; also includes all areas sloping more than 40%.

Topography

The Foster High site is mostly flat, with a small slope downward along the northern property edge and S. 142nd St. The existing topography will remain largely unchanged after the proposed modifications are completed. The SEPA checklist prepared for this project estimates 8,760 cubic yards of cut and 6,150 cubic yards of fill.

The B2K parcel's slopes on the northern perimeter of the development site are slight. Slopes from 10-50% characterize the topography on the eastern panhandle portion of the parcel and just west of the panhandle. The slope runs down, eastward toward Macadam Road.

Vegetation

At Foster, there are mature landscaping trees of varying species and size planted around the Foster High buildings, including the outdoor courtyard between the academic and activity wings. While trees are planted at even intervals along the academic and activity wings facing 42nd Ave S. and S. 144th St., there are fewer trees planted on the ends of the building, and what trees exist are unevenly spaced. In the east parking lot accessed from S. 144th St., there is a landscaping island for every 7 parking stalls; most islands host 2 trees. There are also landscaping islands in the northern parking lot accessed from S. 42nd Ave.; these islands are connected by 3-12 parking spaces, depending on location. Most of these landscaped islands host 2 trees. Trees are also planted along the parcel's northern and southern perimeters, around the maintenance and technology building in the northwest corner, in front of the four portables, and between the pool and the football stadium.

Most of the softball diamond, area outside the football stadium, and land between the pool and the four tennis courts is grass. Grass is also planted on the landscaping strip between the bus loop and 42nd Ave S., around the maintenance building, between the parking lots and the school, and underneath areas landscaped with trees.

On the B2K site, the baseball diamond areas are dirt and grass. There are blackberry bushes between the baseball diamonds and the church. On the northern parcel edge and the panhandle portion of the site, there are mature deciduous and evergreen trees of various species. The trees in or near the developable area of the site are described in Attachment F.

FOSTER HIGH SCHOOL

Project Description

Tukwila School District proposes expanding Foster High School by approximately 57,000 ft², relocating several sports fields, removing four portable classrooms and demolishing the maintenance services building in the northwest corner. Currently comprised of two separate academic and activities buildings, Foster High School will unify the buildings as wings under the proposed expansion.

The expanded academic wing will incorporate new learning studios to replace the four portables to be removed after construction and additional spaces to accommodate STEAM (Science, technology, Engineering, Arts and Math)-focused learning. Existing classrooms and hallways in the academic wing will be remodeled. The outdoor courtyard between the academic and activities wing will be under a new roof, and the first-floor commons expanded into what is now an open-air entry plaza. In the activities wing, several existing areas will be remodeled (choral, band, commons) and an auxiliary gym and fitness center will be added at the eastern end, expanding the building's footprint.

Building Design

The additions expand the academic wing to the north and east, and the activity wing to the east and north. The existing street-facing brick façades of the wings will remain unchanged; the additions are connected but designed in a contrasting building style, with generally different materials.

The academic wing addition is recessed from the street-facing brick façade by 20 feet. Precast concrete will form an ivory-colored base, matching the ivory base of the brick wing adjacent. The windows also take their form from the existing brick building. The brick façade has windows that are rectangular in shape, divided horizontally above the midpoint and grouped in sets of four. The proposed addition has windows of similar design, but grouped in sets of six.

There is modulation in the STEAM addition's north façade as learning studios project and recess alternately. While the classrooms are modulated building elements, the roofline is not modulated. The roof projects in a flat line, forming sheltered recessed space where learning studios are set back and flush to the building wall where learning studios jut northward.

The academic wing addition is finished with metal panels and cement fiber panels in dark grey and rust colors. Dark grey fiber cement panels applied with vertical seams forms the bulk of the building's exterior, with rust-colored fiber cement panels applied on the exterior of the recessed learning studios. Light-colored metal panels visually divide the first and second stories.

The activities wing expansion takes much of its form and materials from the academic wing building expansion design. The roofline is flat, and aligns with the bottom of the gable of the existing brick building's peaked roofline. The auxiliary gym is finished with fiber cement panels of dark grey, dark blue, and rust. Windows on the southern façade divide the dark grey fiber board panels with vertical seams from the dark blue panels in a different panel shape, and are roughly aligned with the second-story windows of the brick building. On the east side of the gym, the dark grey panels cover the top 2/3rds of the façade, with rust panels on the bottom. Long, rectangular windows inset in thin vertical panels of light-colored metal. These panels are aligned at different intervals in the dark grey part of the building than in the rust paneled lower portion of the façade.

Enclosing the open courtyard, building additions at the entry to the school are largely glass windows on the first story, with accents of grey metal panels forming the connection to the ends of the academic and activity wings. On the second story, a sunshade will be applied to the existing skybridge. Metal paneling will frame the second story above the skybridge. The easternmost façade of the academic building, and the expansions along the activities wing and behind the S. 144th Street façade mix and match elements from the STEAM addition, auxiliary gym, and courtyard entry described above.

Site Plan

To facilitate the Foster High School building footprint expansion and accommodate the relocation of baseball fields for the Birth to Kindergarten school, several sports fields will need to be relocated. Below are the changes to sports fields included with this application:

- Four tennis courts split into pairs and relocated to the northwest corner of the site adjacent to S. 142nd St, and northeast of the expanded Foster High building.
- Baseball diamond relocated from future Birth to Kindergarten site to existing tennis court and softball infield area.
- Softball field rotated 180 degrees.
- Practice baseball diamond on future B2K site removed and not replaced.

The technology and maintenance building in the northwest corner of the parcel will be removed, and staff will relocate to the former King County Library building located at 4160 S.144th Street. The School District recently received approval of a conditional use permit (L16-0077) allowing the use in the LDR zone.

Other site plan changes include a reconfiguration and reduction in the size of the northern parking lot, from 102 to 49 parking spaces. The parking lot at the entry plaza will be expanded from 6 parking spaces to sixteen. The northernmost row of parking in the east lot will be removed and the spaces closest the building reconfigured, from 138 to 101 parking spaces.

Landscaping

The site boundary along S. 142nd St. will be landscaped with trees, shrubs and groundcover. Landscaping enhancement is also planned for the entry plaza, northern and eastern elevations of the expanded school, throughout the reconfigured and reduced northern parking lot, northeast of the school courtyard.

BIRTH TO KINDERGARTEN CENTER

Project Description

Tukwila School District proposes construction of a 53,000 ft², two-story school to serve infants and preschool and kindergarten students on a parcel currently developed with a baseball diamond and practice diamond for Foster High. The proposed early learning center will accommodate 440 children on an 8-acre parcel located north of Showalter Middle School and east of St. Thomas Church. B2K will have approximately 300 kindergarten students enrolled, and 140 preschool and infant children. Once built, the Birth to Kindergarten Early Learning Center will house all of the District's kindergarten classes.

Building Design

The school is designed with two distinct functional and visual sections at two different heights. Housing primarily administrative offices is the low-slung, single story front section of the building. The western end of this section is a service area, and on the eastern end, infant and toddler rooms. Recessed from the single-story front and deeper than that area wide are two-story classroom wings to the left and right of the school entrance, forming a u-shaped building centered around an interior courtyard at the rear of the school. Pre-kindergarten classrooms are located on the ground floor of the eastern wing; all other classrooms are for kindergarten students. A multipurpose room, community room, and stepped learning area for the ground floor connection between the two-story wings on either side. Looking at the front of the school, an 11' high mesh panel screen connects the front of the classroom wings.

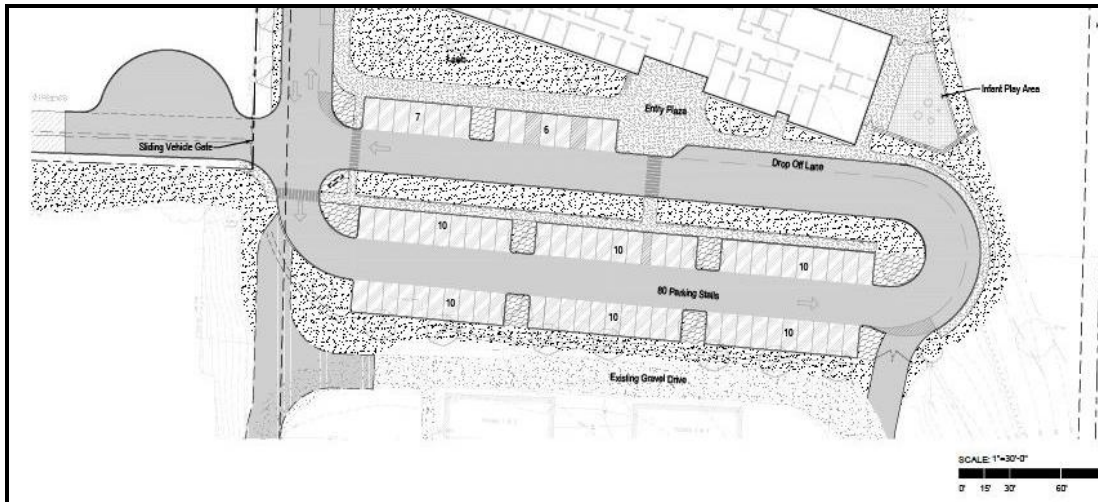


The single-story portion of the building will be finished with ivory-colored cement fiber board paneling applied horizontally and wrapping around the sides save for a front entrance portico just east of center which is recessed and finished in cedar wood siding. Cedar wood siding will also cover the front and rear façades of the classroom wings, and the sides of the building forming the inner courtyard on the ground floor only. The sides of the two-story classroom wings and the second story of the interior courtyard walls will be finished in cement fiber board paneling applied vertically in grey. Windows of square and rectangle shapes are framed in brightly-colored metal flashing that slightly protrudes from the wall surface on all sides and sections of the school. The interior courtyard formed by the u-shaped classroom wings will have bright yellow exterior staircases extending away from the second story of each 2nd-story classroom wing.

Site Design

The site has no public street frontage; the sole vehicular and pedestrian access to the site will be at the southwest corner via easement from the church; all traffic to B2K will enter here. Stopping at the stop sign at the property entrance, car traffic will immediately turn right and drive along the southern parcel boundary where there are 60 parking spaces available on both sides of the drive aisle. Car traffic is then routed north and then eastward in front of the school, forming a traffic loop. Parents picking up or dropping off students can pull out of the traffic aisle into a drop-off lane that stretches from the southeast corner of the lot to the school entrance.

Just past the school entrance are 13 parking spaces available to the north of the drive aisle. Along the west edge of the site north of the parking lot is a bus loop.



The school building is oriented on the site at an angle, with the entry facing south and slightly west. Play areas for infants, pre-kindergarten and kindergarten are separate areas whose locations correspond with their classroom spaces. Infants' outdoor space is located adjacent to the infant rooms on the east side of the single-story building forming the front façade. Slightly north of the infant play area is covered and uncovered outdoor play space for pre-kindergarten students, hugging the eastern classroom wing. Kindergartens have an open lawn play area at the parcel's northwest corner, with covered and uncovered play areas on asphalt closer to the school building. This asphalt play area can be used as a fire lane in case of emergencies.

The entire school site will be fenced in chain link; a sliding security gate will run along the western property line above the entrance to the site and will be closed when school is not in session. Additionally, chain link fencing will be installed at the southeast corner of the school between the outdoor infant play area and the parking lot, and again between the end of the bus loop and the kindergarten play yard.

Landscaping

Type I perimeter landscaping is proposed for the western and northern edges of the developable area. The parking lot will be landscaped with islands and a continuous planting strip of lawn between the principal parking area and the school entry. No changes are proposed to the steep slope area on the eastern portion of the parcel, covered with mixed, native vegetation.

Offsite Improvements

The School District will make several improvements to transportation infrastructure near the site. A sidewalk, pedestrian lighting, and vehicular turnaround immediately west of the school site on the church easement and private drive will be among the improvements planned. Also planned

is the development of the missing link of S. 142nd Street, from 43rd Ave S. to 44th Ave S. Currently a dirt and gravel pedestrian-only trail, the section of undeveloped right-of-way will be developed with a 23' wide, two-way asphalt driving surface and a 6" curb and 6' wide sidewalk to the south.



PUBLIC COMMENTS

A community open house was held at Foster High School from 5:30-7:30pm on January 19th, 2017 to discuss all the Tukwila School District projects funded by the bond measure including the Foster High expansion and construction of the B2K campus. District consultants gave a presentation and overview of projects, and attendees were encouraged to walk around the room to view design renderings and ask questions of the consultant architects and engineers, or of City staff who were also available to discuss the projects and process with community members.

One public comment on the District's SEPA issuance was received via email from Jonathan Joseph on May 22, 2017, and included in this report as Attachment G. His concerns include neighborhood inconvenience during pickup and drop-off times due to a reduction in onsite parking, stormwater runoff, tree health at Foster, and the purpose behind the projects.

CONDITIONAL USE PERMIT

Tukwila School District requests approval of a conditional use permit to allow the Foster High School expansion, Birth to Kindergarten Learning Center, and related improvements in the Low-Density Residential (LDR) zone. Conditional use permits are utilized as a way to establish review and permit approval procedures for unusual or unique types of land uses which due to their nature, require special consideration of their impact on the neighborhood and land uses in the vicinity.

Criteria for Approval

The proposed project must comply with criteria detailed in the Conditional Use Permit Chapter of the Tukwila Municipal Code (TMC 18.64.050). The applicant's response to the conditional use permit criteria is Attachment H to this staff report. Staff makes the following findings using the Code's conditional use permit criteria (TMC 18.64.050) listed in italics:

1. *The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated.*

Foster: Foster High School has operated at its current location since at least 1952. It serves the students of Tukwila, and also functions as a community gathering place, renting the sports fields and Performing Arts Center to other organizations for non-school functions. Foster High will continue to be an asset to the public welfare, and will not be detrimental or injurious to the property or neighborhood.

The expanded Foster High School will be even better able to serve students' needs in future years, with technological improvements and facilities modernizations fueling STEM (Science-Technology-Engineering-Arts-Math) learning.

B2K: The B2K Center is a new use proposed on a site currently used to house sports fields for Foster and Showalter students. As with Foster High, the B2K Center will serve the students and families in Tukwila. Unlike Foster, the B2K Center will not be open after school hours or available for community functions outside of the student population the school will serve. The use of the site for a public school for infants and young children will not be materially detrimental to the public welfare or improvements in the neighborhood.

2. *The proposed use shall meet or exceed the performance standards that are required in the district it will occupy.*

The following relevant standards exist in this Low Density Residential (LDR) district (TMC 18.10):

Setbacks: front - 20 feet; second front – 10 feet; side - 5 feet; rear – 10 feet.

Off-street parking: (TMC 18.56.050) The parking requirement for elementary schools is 1.5 parking stalls per staff member. For high schools, 1 space per staff member plus 2 spaces for every 5 students or visitors

Landscaping: (TMC 18.52.030) Nonresidential uses in the LDR zone are required to have 15 feet of front yard landscaping and 10 feet for the side and rear yards. The required perimeter landscaping shall be Type I. Parking lot landscaping requirements are 20 ft² per parking space, and 15 ft² if parking is located behind a building.

Building height and parking variances are requested; see Variance section later in the staff report. Landscaping requirements are discussed in detail in the Design Review section later in the staff report.

Foster: Foster High School exceeds the setback requirements, it's closest building edge 42' feet away from the 42nd Ave S. property line (front), and 48' from S. 144th St. property line (second front). Foster's required rear yard setback is 10', and the STEAM addition will be 145' away from the rear property line.

Student enrollment at Foster High School is 878 students and there are 87 staff members. Assuming no more than 5 visitors are onsite at any given time, Foster is required to provide 440 parking spaces. Discussion on the parking variance request for a parking reduction from 440 spaces to 174 is discussed under the Variance section of the staff report.

B2K: The Early Learning Center exceeds all setback requirements, maintaining a 60' front yard, 125' rear yard, and 170' and 60' side yard setbacks.

The elementary school parking requirements of 1.5 parking stalls for each staff member is appropriate. The revised Traffic Impact Analysis Report prepared by Gibson Traffic Consultants (February 2017) states that B2K is anticipated to have 43 staff members, and so 65 parking spaces are required. The site plan shows 73 parking spaces, thus B2K exceeds the parking required by the use.

3. *The proposed use shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design.*

The purpose of the Low Density Residential zone (TMC 18.10.010) is to provide low- density family residential areas together with a full range of urban infrastructure services in order to maintain stable residential neighborhoods, and to prevent intrusions by incompatible land uses.

The proposed uses- schools - are often found in residential zones where the surrounding low density residential uses are more sensitive to traffic and noise associated with this type of use. Traffic from the schools will be similar to typical office traffic that has an am and pm peak, with occasional queuing expected. Outdoor noise associated with the outdoor play areas at B2K will

only be heard by a few residences to the north of the site and the adjacent church immediately west. Outdoor noise associated with the sports fields at Foster High currently affect the homes along S. 142nd St the most; approval of the conditional use permit will not significantly change the level or direction of noise leaving the site.

Foster: At Foster High School, site plan changes associated with this CUP request are minor and consist primarily of an expanded building footprint, a reduced northern parking lot, and relocation of sports fields. The potential for light pollution from relocated sports fields affecting adjacent residences is addressed by a suggested condition of approval requiring lighting to be directed only to Foster facilities, and limiting the hours of use of the facilities closest to residences to 8am to 10pm. As Foster High has existed in its current location and design since at least 1952 with minimal conflicts with the neighborhood and no additional enrollment is anticipated, approval of the CUP will not decrease the school's compatibility within the Foster and Thorndyke neighborhoods.

B2K: The B2K Early Learning Center is a new proposed use for the site. Located adjacent to Foster, the B2K's surrounding land uses are mostly the same as for Foster.

The school site is tucked away on the northeast corner of the School District's properties, not immediately visible from any public street. To the north of the B2K site are a few single family residential houses, separated from the school by about 250 linear feet and 15 feet of grade change. Landscaping including evergreen trees around the northern perimeter of the B2K site and in the rear yards of properties to the north will shield the audial and visual impacts the B2K school will have on the nearby residences. The B2K school will be visible only to St. Thomas Church to the west and Showalter Middle School south of the site. The easternmost church building sits 160' west of school building, and the Type I landscaped perimeter around the school property will help to reduce visual impacts of the two-story school structure. The flat roofs proposed for B2k and the midcentury modern aesthetic mimic the lines of the church buildings, increasing its compatibility with adjacent development.

4. *The proposed use shall be in keeping with the goals and policies of the Comprehensive Land Use Policy Plan.*

The proposed projects implement several goals and policies in the Residential Neighborhoods and Transportation Elements of the 2015 Tukwila Comprehensive Plan. Many of the recommended conditions of approval derive from the implementation strategies of the Plan, intended to achieve the Plan's goals.

[Chapter 7- Residential Neighborhoods](#)

7.3.4 Use new development to foster a sense of community, and replace lost vegetation and open spaces with improvements of at least equal value to the community.

** Emphasize public health and safety concerns in development design.*

- * Mandate, through the Zoning Code and design manuals, high-quality public facility and private development design for neighborhood quality.
- * Continue to work with school districts serving Tukwila students to ensure school facilities provide quality public spaces.
- * Continue developing and implementing projects from the Walk and Roll Plan and Safe Routes to School, with a renewed emphasis on community involvement and engagement.

One vision articulated in the Plan calls for development to increase community pride with high-quality design and public spaces. The proposed developments are public amenities to be used by and serve Tukwila residents during school hours and sometimes evenings and weekends as well. As such, they should be designed with quality materials and with well-thought out designs that enhance the surrounding neighborhood. While that can describe most aspects of the applications submitted, there are a few improvements that can be made that will increase the quality of the asset to the community these schools will be.

The potential for traffic queuing at the B2K site could impact the ability of emergency vehicles to access all areas of the site. In order to ensure adequate access for emergency vehicles at all times and the safety of children and others at B2K, a recommended condition of approval is the creation of a collaborative traffic management plan which ultimately must be approved by Tukwila Fire Department. Emergency access to school facilities will also be improved by distributing traffic throughout the day; an outcome achievable with staggered classroom bell times. These minor improvements are suggested as recommended conditions of approval in the CUP.

Chapter 13- Transportation

13.2.5 Require all new streets, street improvements, property developments and property improvements to provide sidewalks and other non-motorized infrastructure consistent with adopted standards and subarea plans. Property developments and improvements in commercial areas shall provide direct pedestrian access from sidewalks to buildings, as well as to, from and between parking areas.

13.2.9 Design streets, including retrofit projects, to accommodate a range of motorized and non-motorized travel modes in order to reduce injuries and fatalities, to provide access to services, and to encourage non-motorized travel. The design should include well-defined, safe and appealing spaces for pedestrians and bicyclists.

The above goals have been appropriately incorporated into the recommended conditions of approval requiring the District to construct pedestrian and vehicular improvements along S. 142nd St. Please see the discussion below responding to criteria for conditional use permit approval #5 for a detailed description of transportation-related mitigation measures.

5. *All measures shall be taken to minimize the possible adverse impacts which the proposed use may have on the area in which it is located.*

Foster: The Foster High School expansion's possible adverse impacts are primarily visual, concern noise or light, or affect parking in the neighborhood. The visual impacts possible concern the proposed building addition's architectural style, building materials, and degree of compatibility with the neighborhood. Recommended conditions of approval for potential adverse visual impact of the expansion are located in the Design Review section of this report. The potential for spillover event parking is addressed in the Variance section of this report. Noise and light impacts are addressed in the recommended condition of approval that lighting of the school property along S. 142nd and S. 144th Streets and 42nd Ave S. be directed inward toward Foster High and its facilities. Also recommended is a prohibition of lighting and use of the softball field and northernmost tennis courts past 10 pm.

B2K: The potential visual impacts of the new school on nearby development have been largely incorporated into a thoughtful site design and some additional landscaping on the west and south side is required to break up the visual mass of those facades. See Design Review section for detailed discussion.

The biggest impact to the neighborhood will be increased traffic and circulation changes. Topographic, location, and site security conditions together means the school will have just one access point, via easement and private drive located along the south perimeter of the church property.

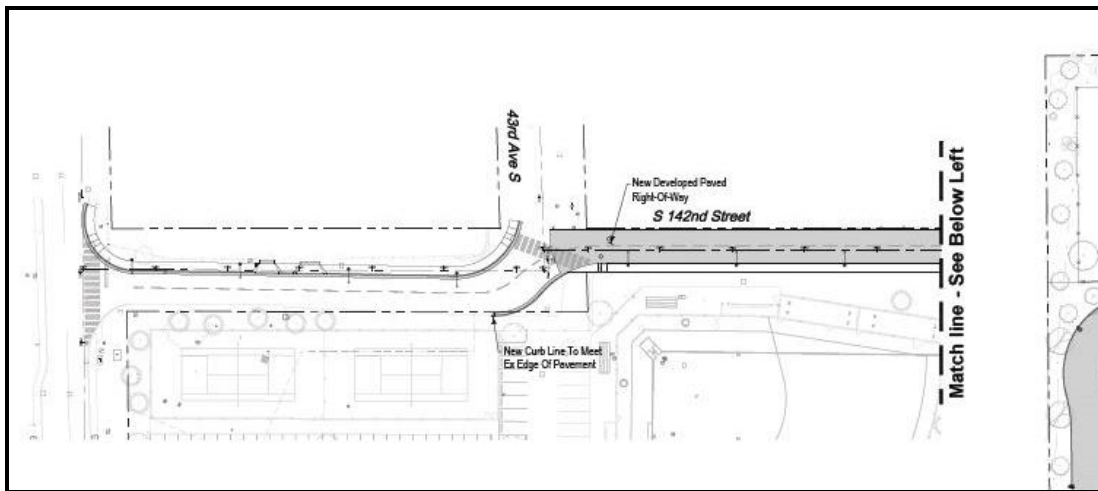
Tukwila School District anticipates 75% of kindergarten students will take the bus to and from school, and the remaining 25% arriving by private vehicle. Pre-kindergarten and infants are anticipated to arrive almost entirely by private vehicle. While the District does not anticipate any pedestrian or bicycle arrivals, there are many children residing within a 1-mile radius of B2K who are ineligible for bus service.

The applicant has submitted a Traffic Impact Analysis (TIA) (Attachment I) with predictions of future traffic patterns and counts at intersections nearby, based on existing conditions and the planned development of a school with up to 300 kindergarten and 140 infants and pre-k students. The TIA includes trip generation calculations and assesses the delay at nearby intersections, based on the mode split data provided by the District and Institute of Traffic Engineers (ITE) land use codes for elementary school (for the 300 kindergarteners) and daycare (for 140 infants and preschool children). Delay is categorized as Level of Service (LOS) A-F, with traffic at LOS A intersections experiencing little or no delay, and traffic at LOS F experiencing extreme delays, causing cars to form long queues.

Traffic is split into am peak-hour trips and pm peak-hour trips, corresponding with typical drop-off and pick-up times. 134 inbound AM and 91 inbound pm peak hour trips are anticipated. This traffic will impact the intersections at 42nd Ave S. and S. 142nd and S. 144th streets the greatest.

During the am peak hour, these intersections currently operate at Level of Service level B and C, respectively, and at LOS B and A in the pm peak hour. The intersection of S.144th Street and S. 42nd Ave will change from a four-way stop intersection to a signalized intersection between now and 2022, changing the delays experienced by traffic as a baseline. After signalization, this intersection will operate at LOS B during peak am and pm times. With increased traffic due to development of B2K, the intersection will operate at LOS C, characterized by average delays.

To help mitigate the traffic-related impacts to the neighborhood, the School District will make several improvements to transportation infrastructure near the site. A sidewalk, pedestrian lighting, and vehicular turnaround immediately west of the school site on the church easement and private drive will be among the improvements planned. Also planned is the development of the missing link of S. 142nd Street, from 43rd Ave S. to 44th Ave S. Currently a dirt and gravel pedestrian-only trail, the section of undeveloped right-of-way will be developed with a 23' wide, two-way asphalt driving surface and a 6" curb and 6' wide sidewalk to the south.



Because of traffic patterns at elementary schools throughout the District and Showalter Middle School, there is concern that parents picking up their children will queue on and offsite. Emergency vehicles (primarily fire trucks) need to access all portions of schools at all times, including pickup and dropoff times when vehicular traffic is slow and heavy. Two emergency vehicle access points to the site are identified; the primary access at the southwest corner of the site and a secondary access point through bollards and a path between Showalter Middle School and B2K. For the secondary access to be available, the parking lot at Showalter Middle School needs to be free of stopped or slow-moving cars. Tukwila School District proposes staggered bell times between the two schools to ensure emergency access to B2K even if queuing extends off the B2K property.

Onsite, there is enough curb length to allow approximately 10 cars at a time to queue in the designated dropoff lane from the southeast corner of the parking area curving through the entry to the school. Internal to the parking lot in the main drive aisle, there is space for another 16

vehicles to queue. Additionally, there are 38 spaces available beyond predicted staff needs that can be utilized for pickup and dropoff. Queueing is possible beyond the site boundary.

The applicant has submitted proposed staggered start and end time for the different learning groups at B2K and current bell times for Showalter Middle School, below.

	Starting Bell	Ending Bell	Early Release Bell
Showalter Middle School	8:00 am	2:30 pm	11:30 am
B2K Kindergarten	9:00 am	3:10 pm	12:45 pm
B2K Preschool ECEAP, AM Session	8:00 am	11:00 am	n/a
B2K Preschool ECEAP, PM Session	12:10 pm	3:00 pm	n/a
B2K Head Start, AM Session	8:00 am	11:30 am	n/a
B2K Head Start, PM Session	12:00pm	3:30 pm	n/a

To ensure adequate emergency vehicle access at all times, planning staff recommends conditions of approval to manage on and off-site queuing, and to ensure staggered start and end times for B2K kindergarten and preschool classes.

Additionally, the B2K facility is proposed for early childhood learning up to Kindergarten classes. Traffic impacts of such a facility are different from an elementary school that typically has Kindergarten to fifth grade classes. If the program at B2K is revised or the school is converted to an elementary school a new Conditional Use Permit shall be required to fully analyze and mitigate any impacts.

Conclusions

1. Criteria 1: The proposed uses, a public elementary and high school, are often found in residential zones. A high school has operated at the Foster High School site since 1952. Both schools are public schools, serving the students and community of Tukwila. *The proposed uses will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated.*
2. Criteria 2: Both Foster and B2K projects exceed minimum setback requirements. For Foster High, variances are requested for building height and parking. For B2K, a variance for building height is requested. The B2K site meets parking standards for the use. If the variance requests are approved, *the proposed uses shall meet or exceed the performance standards that are required in the district it will occupy.*
3. Criteria 3: The uses surrounding the subject site should tolerate the am and pm peak traffic that will be characteristic of the school use. There is the potential for light spillover from Foster sports facilities to affect residences along S. 142nd Street. With a condition of approval limiting the hours of tennis court and softball field lighting and ensuring lights are directed only on the school campus, *the proposed uses shall be compatible*

generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design.

4. Criteria 4: The proposed school projects implement several policies of the Comprehensive Plan related to high-quality public facilities and vehicular, pedestrian and bicycling modes of travel. Due to limited access to the B2K site, there is a concern that vehicular traffic could congest, blocking emergency vehicle access to the school. Suggested conditions of approval require a Traffic Management Plan to be created in conjunction with Tukwila Fire Department, designate an area at the site entry to remain free of vehicles at all times, and mandate staggered start and end times of classes. With these conditions, *the proposed uses shall be in keeping with the goals and policies of the Comprehensive Land Use Policy Plan.*

5. Criteria 5: Staff has suggested conditions of approval addressing the potential for traffic and queuing impacts related to B2K development. Additionally, the District will construct improvements to S. 142nd Street and on the church access driveway as part of project approval. At Foster High, the potential for light spillover to negatively impact adjacent residences has been addressed in a recommended condition limiting the hours of use and mandating low spillover offsite. With recommended conditions of approval, *all measures have been taken to minimize the possible adverse impacts which the proposed use may have on the area in which it is located.*

Recommendation

Staff recommends adoption of the above findings and conclusions and approval of the conditional use permit with the following conditions:

Foster

1. Lighting of the Foster High School property along S. 142nd and S. 144th Streets and 42nd Ave S. shall be directed inward toward Foster High and its facilities.
2. Lighting and use of the softball field and northernmost tennis courts at Foster High School shall be prohibited between the hours of 10pm and 8am.

B2K

3. Prior to the issuance of the certificate of occupancy the applicant shall create a draft Traffic Management Plan with the participation of at least one person from each of the following stakeholders: school administrator or teacher, nearby residents, City of Tukwila Public Works, City of Tukwila Fire Marshal's Office, City of Tukwila Police and parents of children enrolled. The Traffic Management Plan must include procedures for school enforcement of dropoff and pickup procedures, the start and end times of B2K sessions, and methodology for collecting data/observations of queing (both onsite and offsite) This Plan shall be reassessed after three months of the opening of B2K (anticipated to open Fall 2019) to address any offsite impacts

- and resubmitted to the City Engineer for the City's approval. Additional assessment shall be done eight months after the opening of B2K, and changes resubmitted for the City approval. The District is required to implement the Traffic Management Plan. Additionally, the proposed sessions for preschool -aged children, including HeadStart and ECEAP program sessions, that have start and end times at least 30 minutes apart from Kindergarten session start and end times shall be maintained.
4. To ensure adequate emergency vehicle access at all times at B2K, school enforcement of student drop-off, pick up and queuing on-site is required. There must be no vehicular stopping, encroachment or back-up occurring on the church-owned private drive between the western edge of the turnaround and the westernmost edge of the parking spaces located on the school campus. See attached Attachment N for the area to remain free of stopped traffic at all times.
 5. This conditional use permit is only valid for a birth to Kindergarten facility and a new conditional use permit is required if the school is converted to an elementary school.

VARIANCE

FINDINGS

This report addresses each variance request (Foster building height and parking reduction, and B2K building height) . After discussion of all three variance requests, each request is compared to the criteria necessary for variance approval, followed by conclusions and staff recommendation.

Foster High School

Variances are requested to allow the 30-ft. height limitation in the LDR zone to be exceeded by 2 feet for portions of Foster High, and to allow a reduction in parking required for Foster High from 440 spaces to 188.

Building Height- Foster

The maximum height for structures in the LDR zone is 30 feet. The proposed height of the additions to the building measure 31' in height, and approval of an additional 1' of height is requested to accommodate minor changes in the design process.

Building height is measured at the top of structures with flat roofs and at the midpoint of peaked roofs. The midpoint of the side-gabled roof form on the existing brick façades measures 37' in height. Although taller than the height allowance for the LDR zone, the gabled roof helps soften the massing of the large structures and hides mechanical equipment from view. Additionally, the performing arts center, though in the back of campus, is flat-roofed and 66' tall.

The proposed additions to the Foster High School buildings will be 2 stories, consistent with the existing academic and activity wings. The additions have flat and not peaked roofs, and are significantly shorter than the existing wings, measuring 31' in height. Additionally, the predominant grey tones of the additions will recede from view, allowing the brick wings to maintain their prominence as the façade of Foster High.



Parking Reduction

The applicant requests a variance to reduce the number of off-street parking spaces required at Foster High School from 440 to 174. There are currently 241 parking spaces and with the expansion they are proposed to be reduced to 174 spaces. No student enrollment increases are anticipated with the expansion. Per TMC 18.56, the parking requirement for high schools is 1 space per staff member, plus 2 spaces for every 5 students or visitors. The current enrollment is 878 students and 87 staff members. The District proposes to use parking at Showalter Middle School and B2K for special events such as when the Performing Arts Center is rented out to community groups, when parking demand exceeds Foster’s supply. The variance is needed due to a reduction in area available for parking created by the expansion of the high school footprint and the reconfiguration of the sports fields.

In 1989, a cooperative parking agreement between the School District and the Tukwila Pool (89-1-SPE) was approved, allowing 282 parking spaces to be shared between pool customers and the High School, with a secondary parking lot to be created later, creating an additional 62 parking spaces. Critical to approval of the parking agreement was data demonstrating the underutilization of the existing 160 parking spaces onsite.

Because the number of parking spaces and configuration was approved in 1989 but doesn’t meet current zoning requirements, the parking is considered legally nonconforming. Chapter 18.17- Nonconforming lots, Structures and Uses states that when a change of use occurs requiring an increase in parking by an increment less than 100%, then the requirements of the Off-Street Parking and Loading regulations apply to only the new parking required. Because

parking for high schools is calculated based on student enrollment and staff size which aren't anticipated to change with project approval, there is no additional parking required of the site. The expansion and renovations require a conditional use permit and parking will be further reduced, thus a variance is required.

Birth to Kindergarten

A Variance is requested to allow the 30-ft. height limitation in the LDR zone to be exceeded by up to 5 feet for portions of Birth-to-Kindergarten Early Learning Center (B2K).

Building Height- B2K

The maximum height for structures in the LDR zone is 30 feet. The proposed height of the additions to the building measure 32' in height, and approval of an additional 3' of height is requested to accommodate minor changes in the design process. Building height is measured at the top of structures with flat roofs and at the midpoint of peaked roofs. The new school will have flat roofs on both the one-story administrative and two-story classroom portions of the structure; the flat roof at the front of the 2-story classroom wings sloping gently down as shown on the northern elevation. The flat roofs planned for B2K are consistent with the St. Thomas church building immediately west, which appears to be classrooms or offices along an open air hallway, constructed in 1963 in a mid-century modern style.

The site is located in the low-density residential (LDR) zone, and it is also in the Public Recreation Overlay (PRO) zone. The PRO zone is intended to reserve areas owned or controlled by a public or quasi-public agency for passive or active recreational use. The development standards of the underlying zone apply to properties with the overlay, however structures are allowed one additional foot of height per four feet of excess setback, up to a maximum height of 50 feet.

Criteria for Granting Variance Permit

Typically, the Hearing Examiner makes a decision on a zoning code variance request. However, per TMC 18.104.030 the applicant has requested a consolidated hearing for the conditional use, variance request and design review applications. The Planning Commission shall consider all requests for any variance from the Zoning Code; variance from the provisions of such ordinances shall not be granted by the Planning Commission unless the Planning Commission finds that the applicant has demonstrated all the following facts and conditions exist. Staff makes the following findings using the Code's criteria for granting variance permits (18.72.020) listed in italics:

1. ***The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and in the zone in which the property on behalf of which the application was filed is located.***

Building height- Foster: Schools are unique uses and are permitted in residential zones subject to conditional use permit approval. Although the proposed building additions exceed the height limit for the LDR zone, the deviation requested is insignificant, and will be used to public benefit. Given that the existing school building far exceeds the maximum height of LDR zone, allowing the new addition to exceed the maximum height by one foot does not constitute a grant of special privilege. Any other property that has an existing building and wants to add and exceed the height by one foot could apply for a variance.

Parking: Granting the variance would not result in unreasonable accommodations for a school in the LDR zone. The reduction in parking is needed for necessary school improvements which cannot be accommodated by other means such as buying more land or relocating to a different site. Granting the variance is not a special privilege as any use has the same rights to apply for a variance if the parking demand can be met with supply.

Building height- B2K: The height variance is requested because the school is a public use in the LDR zone, located near homes of the children it will serve. Additionally, the property has a Public Recreational Overlay(PRO), which allows a height bonus of one additional foot for every four feet of excess setback (i.e., setback over and above the LDR minimum standard), up to a maximum height of 50 feet. The current proposal complies with this requirement. However, since the legislative intent of the height bonus for PRO is for recreational uses and approval of height bonus is subject to Board of Architectural approval under TMC 18.42.030, it was included as part of the variance request. Approval of the height variance does not constitute a grant of special privilege not afforded to other properties in the vicinity, as other properties are developed with single-family homes typical of the LDR zone. Any uses permitted in LDR with PRO such as recreation facilities or public schools could apply for approval by the Board of Architectural Review.

- 2. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surrounding of the subject property in order to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.***

Building height- Foster: High Schools are a conditional use regardless of land use zone in Tukwila; it is logical that the location of Foster High is in a predominantly residential neighborhood. The height limitations in the LDR zone are appropriate for a single-family residence. The variance is necessary because the high school is an existing building and any expansion with a larger footprint is not feasible as it would not be possible to accommodate parking and other supportive uses.

Parking: The size of the site is not large enough to accommodate the required parking. Additionally, the applicant has shown through a parking analysis that even with the reduction in parking requirements afforded by the Variance, the available parking will likely continue to be underutilized most of the time.

Building height- B2K: Elementary schools are typically located in the neighborhoods they serve and so it is not at all unusual the B2K is in the LDR zone. Unlike the homes in the neighborhood, the school is a public/ institutional use, and as such will have higher ceiling heights, wider aisles and different construction standards, finishes, and materials from residential construction. Additionally, the property has a Public Recreation Overlay that allows height bonus of one additional foot for every four feet of excess setback and the current proposal complies with this requirement. The proposed height of 32 feet complies with height requirements of PRO.

3. ***The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is situated.***

Building height- Foster: The requested height deviation is insignificant to the size and scale of the existing Foster High structures, and will not be detrimental to neighboring properties or uses.

Parking: The parking requirement for high schools is 1 space per staff member, plus 2 spaces for every 5 students or visitors. In April 2017, the Foster High School website listed 87 staff members. Foster enrollment for the 2016-2017 school year is 878 students. Assuming no increase in enrollment and no more than 5 visitors onsite at any given time, Foster High School is required to have 440 parking spaces. Foster High currently has 241 parking spaces and is requesting to reduce that number to 174 spaces, with an additional 12 spaces available in the bus loading zone on 42nd Ave S. when school is not in session.

The applicant supports their request for a variance with a study showing low parking demand and by proposing that parking supply be calculated for the entire parcel, which includes Showalter and B2K parking areas. The parking study by Gibson Traffic Consultants observed that 131 cars were parked at Foster High during the highest demand period during a typical school day. Just as in 1989, peak parking demand at Foster is in the evening hours during events at the sports fields or Performing Arts Center. Parking demand for special events in the Performing Arts Center or the football stadium is estimated to be 286 spaces, which the applicant proposes to accommodate with the 381 parking spaces at Foster, Showalter, and B2K schools combined. Below is a chart showing parking supply and demand for Foster High School.

	Parking Supply	Parking Demand
Existing spaces, Foster only	241	
Proposed spaces, Foster only	174	
Proposed spaces, Foster, Showalter, B2K ¹	381	
Peak daytime demand ²		131
Peak nighttime demand ³		286
Excess parking provided by proposal	95	

1. Includes 122 parking spaces at Showalter, 73 spaces at B2K, and 12 spaces in the Foster High bus loop, available only for special events. Not included in supply count are 17 spaces marked for Tukwila pool patrons.
2. As observed by Gibson Traffic Consultants. Includes parking needs of technology and maintenance building employees who will work and park in an offsite location after project approval.
3. Nighttime demand calculated for max attendance at the Performing Arts Center. 2017 is the last year graduation ceremonies will be held onsite.

Other factors that can affect parking utilization at Foster High during evening hours include the scheduling of multiple events in the same evening, and the relative convenience of parking on the street and walking a shorter distance to the campus than the distance from Showalter Middle School and B2K parking lots. City staff has heard complaints from residents near the High School about attendees at evening events at the High School parking on residential streets, preventing residents from parking near their houses. This neighborhood impact has recently worsened as property owners near the schools subdivide their lots, generating increased demand for on-street parking while creating few additional on-street spaces.



If no increase in student enrollment is anticipated as a result of Foster High School expansion then the parking demand is not likely to increase with project approval. However offsite parking impacts could result from special events; and scheduling of multiple events during the same time.

The negative impacts generated by parking demand surpassing parking supply can be mitigated through conditions of approval that directly address those impacts and with improved management of parking resources. As a condition of approval of their 1989 Conditional Use Permit, the District was required to direct drivers to overflow sites when parking demand exceeds supply during evening events. An effective parking management plan could include flaggers directing drivers on where to park, and a map showing the designated walking route from Showalter parking areas to the Foster campus. Through the City's temporary and special event permitting process, larger events could propose their own measures to mitigate traffic and parking impact which may include shuttle service and advertisement of designated parking locations.

To not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the subject site, the Tukwila School District shall prepare a parking management plan suitable for any event occurring when the High School is not in session with an anticipated attendance of up to 350 people. The plan must include strategies to direct attendees to parking areas at Foster, Showalter and B2K campuses and discourage parking on adjacent streets. This parking management plan will be submitted at the time of building permit application for expansion of Foster High School, and must be approved by Planning, Fire, Police, and Public Works departments prior to the issuance of building permits for Foster High School expansion. The District is required to utilize the measures in the plan for any event of up to 350 people in attendance, and require that outside groups renting Foster High facilities implement the plan as a condition of the rental agreement.

For events with anticipated attendance of more than 350 people, a Temporary and Special Event Permit is required. Applicant- Tukwila School District or any group renting Foster facilities- must apply for the permit at the Fire Marshal's office at 6300 Southcenter Boulevard, Suite 209, at least 14 days prior to the event. Applicant shall submit suggested measures to prevent attendees from parking on adjacent streets.

Building height- B2K: The granting of the height variance will not be detrimental to the public or adjacent property owners. B2K's architectural design is complimentary to the church immediately west, comprised of several buildings one and two stories tall. There is also an elevation change from the church to the B2k site, further diminishing any visual impact of the 2' additional building height. Additionally, the proposed height complies with the height bonus requirements of the Public Recreation Overlay subject to approval by the Board of Architectural Review.

4. ***The authorization of such variance will not adversely affect the implementation of the Comprehensive Land Use Policy Plan.***

Building height- Foster: Granting the variance will not adversely affect Comprehensive Plan implementation. Approval of the overall project implements Comprehensive Plan Policy 7.3.4, "continue to work with school districts serving Tukwila students to ensure school facilities provide quality public spaces."

Parking: Variance approval would help implement several Comprehensive Plan Policies related to the provision of adequate public services, including Policy 3.6.4, "Continue and expand partnerships with the school districts serving Tukwila students, in support of programs that seek to improve school performance and student success"

Building height- B2K: Granting the variance will not adversely affect Comprehensive Plan implementation. Approval of the overall project implements Comprehensive Plan Policy 7.3.4, "continue to work with school districts serving Tukwila students to ensure school facilities provide quality public spaces."

5. ***The granting of such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same zone or vicinity.***

Building height- Foster: Denial of the variance request will result in a larger contrast between the new additions and the existing façades of Foster High. Granting the variance is consistent with the use of the property as an institution serving the public.

Parking: The granting of the variance is necessary to improve and expand high school facilities serving students. Without the variance approval, sports facilities would need to be cut, or academic classrooms reduced, reducing the value of the school and its facilities to the larger Tukwila community. Provided the parking demand is managed so that there are no offsite parking impacts then granting of such a variance does not constitute

Building height- B2K: Granting the building height variance allows the site to build in accordance with its Public Recreation Overlay zoning designation. All requirements for buildings over 30 ft. in height in the PRO zone have been met by the proposal.

6. ***The need for the variance is not the result of deliberate actions of the applicant or property owner.***

Building height- Foster: The property owner has not taken any deliberate action to require a variance from zoning code requirements.

Parking: The need for a parking variance is related to the services and facilities the District provides for public and community benefit and is not a result of deliberate actions unrelated to the use of the site as a school.

Building height- B2K: The property owner has not taken any deliberate action to require a variance from zoning code requirements. The applicant has formally applied for variance approval despite meeting the additional setback requirements of the PRO zone for structures taller than 30 ft.

Conclusions

Criteria 1: The deviation in building height requested at both campuses is insignificant. At Foster High, the 31' height of proposed additions is shorter than the predominant brick wings of Foster, and far shorter than the performing arts center. The parking variance is necessary to ensure space for school improvements and facilities normally associated with high schools. The height variance requested of B2K is minor, and consistent with the PRO requirements for additional building height. A variance can be requested for any other property in the LDR zone. *The variance shall not constitute a grant of special privilege inconsistent with the limitation of uses of*

other properties in the vicinity and the zone in which the property on behalf of which the application was filed is located.

Criteria 2: At Foster High, the variance is necessary due to the inability to expand the existing use to other parcels. Expansion with a larger footprint is not possible without further reducing parking or the space available for sports facilities. The size of the Foster High site is not large enough to accommodate all of the parking required by code. The proposed height of B2K complies with height requirements of the PRO zone. *The variance is necessary because of special circumstances relating to the size, shape, topography, location or surrounding of the subject property in order to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.*

Criteria 3: The requested additional building height for Foster High is insignificant to the size and scale of existing school buildings. The parking analysis and staff observation shows that even with a reduction in parking spaces available at Foster, parking areas will be underutilized most of the time, as no increase in enrollment is anticipated. The recommended conditions of approval reduce the likelihood and severity of parking demand exceeding supply for nighttime and special events. Approval of a parking management plan and requiring a Temporary and Special Events permit for events with more than 350 people in attendance will minimize the burden the high school and community facilities will have on nearby residences. At B2K, the height variance is insignificant and will not impact the neighborhood, as the site and building will not be visible from any public street. *The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is situated.*

Criteria 4: Approval of the Foster and B2K projects implements several Comprehensive Plan policies including Policy 7.3.4, “continue to work with school districts serving Tukwila students to ensure school facilities provide quality public spaces”. *The authorization of such variance will not adversely affect the implementation of the Comprehensive Land Use Policy Plan.*

Criteria 5: Granting of the building height variances is consistent with the use of the sites as public institutions. Granting the parking variance allows the District to accommodate occasional nighttime and special events when parking demand exceeding onsite supply, while recognizing that parking provided is largely underutilized. The granting of the parking variance affords the majority of the school site to be used for academic and athletic uses of primary importance to a public school. *The granting of such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same zone or vicinity.*

Criteria 6: The District has taken no deliberate action to require a variance from code requirements; all three variance requests are directly related to the use of the properties as schools, and requested for public benefit. *The need for the variance is not the result of deliberate actions of the applicant or property owner.*

Recommendation

Together with conditions of approval, the criteria for variance approval can be met for each variance request- building heights and parking reduction.

Foster

Building Height- Foster

At Foster High, the variance is necessary due to the inability to expand the existing use to other parcels. There is no room on the site to expand the building footprint further, without the elimination of sports facilities. **Staff recommends approval of the building height variance for Foster High School with no conditions.**

Parking

The granting of the parking variance affords the majority of the school site to be used for academic and athletic uses of primary importance to a public school. Improved management of onsite parking and better utilization of the parking areas at Showalter and B2K schools will significantly reduce the potential for nighttime and special events to affect parking for nearby residents. **Staff recommends approval of the parking variance with the following conditions:**

1. Tukwila School District shall prepare a parking management plan suitable for any event occurring when the High School is not in session with anticipated attendance of up to 350 people. The plan must include strategies to direct attendees to parking areas at Foster and Showalter campuses and discourage parking on adjacent streets. This parking management plan will be submitted at the time of building permit application for expansion of Foster High School, and must be approved by Planning, Fire, Police, and Public Works departments prior to issuance of building permits. The District is required to utilize the measures in the plan for any event of up to 350 people in attendance, and require that outside groups renting Foster High facilities implement the plan as a condition of the rental agreement.
2. For events with anticipated attendance of more than 350 people, a Temporary and Special Event Permit is required. Applicant- Tukwila School District or group renting Foster facilities- must apply for the permit at the Fire Marshal's office at 6300 Southcenter Boulevard, Suite 209, at least 14 days prior to the event. Applicant shall submit suggested measures to prevent attendees from parking on adjacent streets.

B2K

Building Height- B2K

The 2' additional building height requested of B2K is insignificant, and meets the additional setback requirements of the PRO zone for structures taller than 30 feet. **Staff recommends approval of the building height variance for B2K with no conditions.**

DESIGN REVIEW

In reviewing any application for non-residential development in a Low Density Residential Zone, the design review criteria below shall be used by the Board of Architectural Review in its decision making.

Tukwila Municipal Code 18.70.090 Nonconforming Landscape Areas requires all projects undergoing Design Review to comply with current landscaping requirements. The Board of Architectural Review may modify the requirements in circumstances where strict compliance would create substantial practical difficulties, the existing and proposed additional landscaping and screening materials together will adequately screen or buffer possible use incompatibilities, soften the barren appearance of parking or storage areas, and/or adequately enhance the premises appropriate to the use district and location of the site.

In the following discussion, the architectural review criteria for Multi-Family, Hotel and Motel Design Review Criteria from the TMC Section 18.60.050(A) are shown below in italics, followed by Staff's comments on how the Foster and B2K proposals compare to the guidelines. Incorporated into Staff's comments are observations made by John Owen, AIA of MAKERS Architecture and Urban Design. The Department of Community Development contracted John Owen for architectural design review services due to concerns about building design and materials that were unresolvable through the biweekly coordination meetings of City staff and the consultant team hired by Tukwila School District. The applicant's response to the design review criteria is Attachment L to this staff report.

Criteria for Approval

1. *SITE PLANNING.*

- a. *Building siting, architecture, and landscaping shall be integrated into and blend harmoniously with the neighborhood building scale, natural environment, and development characteristics as envisioned in the Comprehensive Plan. For instance, a multi-family development's design need not be harmoniously integrated with adjacent single-family structures if that existing single-family use is designated as "Commercial" or "High-Density Residential" in the Comprehensive Plan. However, a "Low-Density Residential" (detached single-family) designation would require such harmonious design integration.*

Foster: As an addition to an existing building on an already developed site, Foster High School's expansion has few options for building siting. The parcel is constrained by development on all sides, and expansion of the site is not a viable option. Additionally, the playfields for students of the Foster and Showalter Middle School need to be housed on the Foster campus due to the compact Showalter Middle School campus bordered by the future B2K Early Learning Center to the north, Foster Stadium to the west, and residential development immediately east.

Despite the site constraints of additions to a fully developed site, the Foster High School expansion continues the pattern of existing development along a diagonal axis and reinforces the orientation of the school's façades to both 42nd Ave S. and S. 144th Street, maintaining the pedestrian-oriented site design. The additions are sited in areas where the existing internal circulation patterns can continue post-renovation- primarily at the ends of the two wings. Students will enter the school at a diagonal from the site's southwest corner, and disperse into academic and activities in two different wings of the school in the same way they enter school now. Just as now, larger parking areas will be clearly subordinate to the school campus, accessible from S. 42nd Ave and S. 144th Street, but located behind the high school. Because the future additions extend the school along both street frontages maintaining the current circulation patterns inside the campus, the building siting of the Foster modernization project can be described as blending harmoniously with the neighborhood.

The scale of Foster High can also be described as harmonious with its surrounding residential development. The majority of the existing Foster High is two stories and about 30' tall; a height commensurate with the height maximum in the LDR zone. Foster High includes many amenities (performing arts center, football stadium, sports courts) with heights or fencing not often found in residential neighborhoods; the benefit these facilities bring to the neighborhood and the students offset the few instances where the scale is larger than surrounding single-family residential development. Although the high school is a publicly funded project, the building components (brick veneer, use of classic architectural features including gabled roofs, columns and friezes) portray a sense of permanence and quality to what has become a resource to the Foster and Thorndyke neighborhoods.

At the entry to the building, the proposed additions blend harmoniously into the courtyard aesthetic, with grey horizontal sunshade lines mirroring the horizontal lines of the stucco veneer between the brick wings and the main entry to the school. The entry to the school meets the criteria for integration with the neighborhood building scale, natural environment, and development characteristics. The STEAM and auxiliary gym additions are designed with dissimilar materials as building components. Fiber cement panels in grey, rust and dark blue pick up the colors on the existing frontages of both wings of the school, but not the brick veneer, brick frieze at the second story, or gabled roof pitch. The STEAM and auxiliary gym additions diverge from the predominant brick wings of the Foster Campus so significantly in materials, form and design, the site planning criteria of integration into the neighborhood cannot be met. Please see the discussion in 2.b. for further detail.

B2K: The orientation of the B2K school is similar to St. Thomas Church with which B2K shares a private drive. B2K has been oriented to maximize classroom views and is landscaped on the north and west property boundaries with Type I landscaping. The eastern perimeter of the site's development area is heavily forested and steeply sloped, with no development in the viewshed.

The architecture of the B2K Early Learning Center has a building form and roofline similar to St. Thomas Church immediately west, but finished with different building materials and much brighter colors. As a school for very young kids, brighter colors than are typical are appropriate. Used as accent colors around the windows and in the rear of the school, the impact of the

brighter colors is subdued. Because surrounding development has limited views of the school due to distance, landscaping and grade changes, there is less pressure for harmonious blending of the architecture of the school with the neighborhood.

Perimeter landscaping north and west of the site's development area is Type I landscaping, intended to provide a light visual separation between uses and zoning districts, screen parking areas, and allow views to building entryways and signage. The school's parking lot is landscaped with one planting island holding a tree, shrubs and groundcover spaced every ten parking spaces. The site's development area is curved on the eastern side of the building, following the curve of the top of the steep slope. There is no landscaping proposed for this edge, but existing trees and vegetation will remain.

The landscaping proposed for the site's northern and western edge is consistent with the design review criteria above. The B2K parking lot landscaping is adequate, typical for new parking lots, and appropriate for the school setting and the neighborhood. The eastern edge of the development site will be unchanged from current conditions; existing vegetation will remain. The southern site perimeter shared with Showalter Middle School is unlandscaped, and there are no trees or shrubs between the parking lot, bus loop, perimeter screening on the north and west, and the school building.

The absence of landscaping near the building is inconsistent with the natural environment and development characteristics of the neighborhood. St. Thomas Church has landscaped planters with a mix of evergreen trees, large bushes and flowers fronting the street, and trees and shrubs planted intermittently along most of the buildings' façades. Foster High has trees along the street-facing façades. Showalter has a few shorter, decorative trees around the southern edge and main entrance to the school.

The building siting and architecture of B2K blends harmoniously the neighborhood pattern of development (church and single family residential) and existing natural resources (steep slopes). The context of the school setting could be better reinforced with landscaping adjacent to the western and southern school façades. This is a recommended condition of Design Review approval.

- b. Natural features, which contribute to desirable neighborhood character, shall be preserved to the maximum extent possible. Natural features include, but are not limited to, existing significant trees and stands of trees, wetlands, streams, and significant topographic features.*

Foster: The only natural features at the Foster High site are landscaping trees on the southern and western building façades and larger trees and landscaping along S. 142nd St and S. 144th streets.

Planning staff has observed that earlier this year, landscaping trees at Foster have been topped by the District maintenance staff. The topping of trees is prohibited in Tukwila; Planning staff

spoke with Liliana Cardenas, Director of Maintenance and Operations for the District on April 18, 2017 about tree trimming measures that preserve the health of trees.

Staff recommends conditions of approval requiring the replacement of landscaping trees that have died or are in poor health due to improper trimming, and reiterating the prohibition of topping as an acceptable tree trimming method. With the recommended condition of approval, Foster High will meet this design review requirement.

B2K: At B2K, there is native, natural vegetation on the panhandle portion of the parcel and forming the eastern edge of the developable area. The B2K site and landscaping plans show no changes or removal of this vegetation, and no changes to the steep slopes underneath the vegetation.

The arborist report submitted includes the conditions, health, and species of trees along the western and northern property edges of the site. Most of these trees are in good health and of appropriate species for their location adjacent to a play yard for young children, and are planned for retention with project approval. City of Tukwila Urban Environmentalist Andrea Cummins recommends a few changes to the remove and retain recommendations; most notably the removal of all black locus trees. Black locus trees are moderately thorny when in good health, but when branches break, the suckered limbs produce larger thorns of 2 to 3 inches. Because the trees are located adjacent to a play yard for young children, they should be removed. The perimeter landscaping proposed is adequate; no additional replacement trees are required for the removal of all black locus trees in the development area.

This criterion is met by the proposed design.

- c. *The site plan shall use landscaping and building shapes to form an aesthetically pleasing and pedestrian scale streetscape. This shall include, but not be limited to facilitating pedestrian travel along the street, using architecture and landscaping to provide a desirable transition from streetscape to the building, and providing an integrated linkage from pedestrian and vehicular facilities to building entries.*

Foster: The landscaping changes proposed for the Foster High campus generally meet or exceed the code requirements. In addition to the replacement of dead or dying trees along the school's western and southern facades, staff recommends extending landscaping trees (of the same species as existing along the activities wing's street frontage) along the proposed auxiliary gym building addition. With the extension of trees along the auxiliary gym frontage, this design criterion will be met. The extension of continuous, consistent landscaping will provide a desirable pedestrian-scale transition from S. 144th St. to the extended activities wing of Foster High.

B2K: The Birth to Kindergarten Early Learning Center has no public street frontage, but the District will develop S. 142nd St. in front of the adjacent church to the school site entrance. South

of the sidewalk and east of 44th Ave S, the District will landscape a 15' deep perimeter of the Foster property with large and small trees, shrubs and groundcover. This landscaped perimeter will extend approximately halfway along the private drive, stopping where the sloped edge of the school property begins to steepen. East of this point to the campus entrance, there is no perimeter landscaping planned.

As discussed in the discussion of criteria 1a above, Staff recommends the addition of tree and shrub landscaping on the west and southern building façades. Appropriate landscaping close to the school will create an aesthetically pleasing pedestrian-scaled entry, meeting the design criterion.

The most glaring impediment to an aesthetically pleasing campus entry and transition to the street is the location of the service area at the most visible location onsite. All visitors to B2K will see the service area first, as it is located on the far west side of the building closest to the entryway. Please see the discussion in 4.a., below for a more detailed analysis of the service yard location and treatment.

- d. Pedestrian and vehicular entries shall provide a high-quality visual focus using building siting, shapes and landscaping. Such a feature establishes a physical transition between the project and public areas, and establishes the initial sense of high quality development.*

Foster: The changes to the pedestrian entry at the southwest corner of the Foster site will continue the same visual focus and provide a smooth transition between the courtyard and the adjacent building wings. New pedestrian entries to the school additions are located at the junction of the STEAM addition and the standing brick façade of the academic wing, directly east of that on the eastern side of the addition, north of the auxiliary gym, and external entrances with access only to the auxiliary gym are located on the southeast and northeast corners of the proposed gym. All of these pedestrian entries are scaled appropriately, and provide a smooth transition between the project and the street. Vehicular access is unchanged from existing, except for a slight realignment of the entry to the north parking area. This design requirement is met.

B2K: All visitors to the B2K campus will enter at the southwest corner of the parcel. With landscaping added to the southern and western school façades, the pedestrian and vehicular entry to the site will provide a visual focus appropriate of a school. Below, John Owen suggests additional. minor changes to pedestrian areas.

The sidewalks and waiting areas for both bus and auto drop-off and pick up appear to be too narrow for safe and efficient movement, especially for young children. While not required, weather protection for parents and students waiting for pick-up would be appropriate.

Planning staff suggested a covered area for students awaiting pickup early in the design process, along with a more prominent school entrance. In response, minor changes were made and elevations show a small roof overhang over the building entrance. Benches and a covered area near the dropoff zone would increase the quality and practicality of the pedestrian entry to B2K.

- e. *Vehicular circulation design shall minimize driveway intersections with the street*

Foster: The parking areas at Foster will maintain the same access points as currently exist with the exception of a small realignment of the north parking area access slightly north to accommodate the STEAM addition. The criterion is met.

B2K: The location of the site at the end of a private drive with no other access point limits the school to just one driveway intersection with a street. The criterion is met.

- f. *Site perimeter design (i.e., landscaping, structures, and horizontal width) shall be coordinated with site development to ensure a harmonious transition between adjacent projects.*

Foster: Staff recommends extending the line of landscaping trees adjacent to the activities wing to the eastern edge of the proposed auxiliary gym building addition. With the extension of trees along the auxiliary gym frontage, this design criterion will be met.

B2K: See comments 1.a, b and c, above.

- g. *Varying degrees of privacy for the individual residents shall be provided, increasing from the public right-of way, to common areas, to individual residences. This can be accomplished through the use of symbolic and actual physical barriers to define the degrees of privacy appropriate to specific site area functions.*

This criterion is for multifamily development in the LDR zone and is not applicable to the proposed developments.

- h. *Parking and service areas shall be located, designed and screened to interrupt and reduce the visual impact of large paved areas*

Foster: Parking and service areas at Foster will not be changed significantly with approval of the planned expansions. The eastern parking lot landscaping will largely remain as it is, and the reconfiguration and size reduction in the north parking area necessitates new landscaping treatments. These parking areas and the service area on the activities wing façade have screening that adequately reduces the impact of large paved areas. This design review requirement is met.

B2K: B2K's parking area is landscaped in accordance with code requirements, which provides adequate screening of large paved areas. This design review requirement is met.

- i. *The height, bulk, footprint and scale of each building shall be in harmony with its site and adjacent long-term structures*

Foster: See the discussion of building scale and neighborhood compatibility in 1.a., above. The height, bulk and footprints of the additions are harmonious with the site and neighborhood.

B2K: See the discussion of building scale and neighborhood compatibility in 1.a., above. The height, bulk and footprints of B2K are harmonious with the site and neighborhood.

2. BUILDING DESIGN.

- a. *Architectural style is not restricted; evaluation of a project shall be based on the quality of its design and its ability to harmonize building texture, shape, lines and mass with the surrounding neighborhood.*

Foster: Please see the discussion in 2.b, below.

B2K: Please see the discussion in 2.b., below.

- b. *Buildings shall be of appropriate height, scale, and design/shape to be in harmony with those existing permanent neighboring developments that are consistent with, or envisioned in, the Comprehensive Plan. This will be especially important for perimeter structures. Adjacent structures that are not in conformance with the Comprehensive Plan should be considered to be transitional. The degree of architectural harmony required should be consistent with the nonconforming structure's anticipated permanence.*

Foster: As mentioned in the discussion of criterion 1.a., the architectural style and materials of the High School building expansion, a perimeter structure, are a clear departure from the style of Foster High as it stands today. The additions have different rooflines, modulation and height than the academic and activity wings, and use different building finishes than the current Foster High appearance. Below are suggestions means of achieving better harmony between new and existing portions of Foster High School, written by John Owen, AIA.

The architectural compatibility between the existing building and the new additions is of primary importance. No exceptions are taken to the main entry area design. Measures must be taken to make the proposed additions more compatible with the existing structure by incorporating some elements or proportions of the existing structure into the additions for the STEAM and gym additions and/or by visually separating the existing and proposed buildings through a modulation (indent or reveal) of the façade face.

For the south façade facing 144th St. greater compatibility may be accomplished by creating a vertical setback notch or reveal, at least 5' wide and 3' deep between the existing and new building thus visually separating the two structures. Additionally, or

alternatively, the two structures can be visually unified by extending the existing building's frieze line that is above the windows. The extended frieze need not be of the masonry materials or colors as the existing, but it should be of the same height and width as the existing to provide a horizontal building element that links both the existing and new structures. The frieze may be terminated above the eastern-most door on the south façade. The proposed light colored wainscot or foundation band at the ground plane is a positive element and should be retained. As noted in 1.c, new trees of similar species and spacing to the existing row of trees must be planted south of the new addition to extend the landscape character to the east in front of the new addition.

For the STEAM addition on the northwest portion of the school, the transition may be accomplished by an indented reveal similar to one described for the gym façade. This may require reconfiguring the fire equipment room slightly. See also 2.c below.

Incorporation of these suggested architectural modifications will result in a more harmonious and coordinated appearance of the new and existing façades of Foster High. With execution of the suggestions mentioned above, this design review criterion will be met.

B2K: As mentioned earlier, B2K's isolated location limits the necessity of a building design highly harmonious with adjacent development. Still, the flat rooflines and one and two-story building sections mirror the building forms of the adjacent church, even while utilizing different building finishes and brighter colors. The design requirement is met.

- c. Building components, such as windows, doors, eaves, parapets, stairs and decks shall be integrated into the overall building design. Particular emphasis shall be given to harmonious proportions of these components with those of adjacent developments. Building components and ancillary parts shall be consistent with the anticipated life of the structure.*

Foster: Many building components proposed for Foster High are harmonious in proportion and design to adjacent development, i.e. existing façades of the school, and other aspects are a clear departure from the existing school design. The windows of the STEAM addition are of similar proportion and shape as windows on the brick academic wing façade, and the base of the addition looks very similar if not identical to the lightly colored base on the brick building.

Building components that are a departure from the current design of Foster High include flat rooflines, a modulated STEAM addition north wall, and the introduction of fiber cement panels as exterior building material. Below are comments from John Owen suggesting changes to building components of the additions.

It is unclear what purpose the gray metal frame extending over the STEAM rooms accomplishes. It may be that removing or reducing that element would make the two buildings more compatible, or at least make the new addition less prominent. The materials must be vandal, graffiti and weather resistant.

Some components of the Foster High expansion are well integrated and are harmonious with the current building design, and others are not. With minor changes to the design of the additions, this criterion can be met.

B2K: Key building components at B2K include windows of differing sizes and shapes lined in brightly colored metal trim, cedar siding, exterior staircases, and grey and white fiber cement paneling.

Based on the fast deterioration of wood siding in previous local applications, the cedar siding used on the classroom wings has been a concern of Planning staff. B2K's architect Amy Jain provided a local application of the cedar siding material. Constructed in 2010, the Educare Center in White Center has been finished in cedar siding.



The concern about the durability and weather resistance of siding material was shared by John Owen, below.

Because of the lack of roof overhangs providing weather protection and the sheer, unarticulated façade faces, it is critical that the building shell materials and details be selected and designed to provide durability. Flashings, building edges, and fenestration elements must be of high quality to ensure long term weather resistance.

While no detailed information on the cedar siding's weather resistance was submitted, the applicant submitted Attachment O showing material and design details for B2K's windows, which appear to be made of durable materials. Staff recommends a material sample and specifications for proposed cedar siding be included in the building permit submittal for administrative design review.

- d. *The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.*

Foster: The overall color scheme of the building additions closely matches the blue, rust, and cream-colored bricks in the most prominent façades of Foster High. Consulting architect John Owen suggests the blue color of the fiber cement panels planned for the auxiliary gym addition may be too bright in large quantities.

This design review criterion is met.

B2K: The bright, playful color scheme of B2K is appropriate to the young age of children served, and the wood paneling and white fiber cement panels create a neutral color palette from which the bright accent colors can pop visually. The two-story design and use of neutral-colored materials with natural wood paneling help ensure this criterion is met.

- e. *Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and siting shall be used to provide visual interest. Otherwise monotonous flat walls and uniform vertical planes of individual buildings shall be broken up with building modulation, stairs, decks, railings, and focal entries. Multiple building developments shall use siting and additional architectural variety to avoid inappropriate repetition of building designs and appearance to surrounding properties.*

Foster: Minor changes to architectural features suggested in 2.b., if implemented, will increase visual interest while increasing compatibility of the new portions of Foster High with the old. Extending the frieze pattern or form onto the auxiliary gym, strategically adding building reveals, and the extension of landscape treatment unifying new and old portions of the school will increase the design's adherence to this design requirement.

B2K: The mixed composition of one and two-story building sections along with playful exterior stair design in the learning courtyard and mixed window shapes throughout the school ensure that the requirement of modulation and architectural variety are met by the project. The addition of landscaping trees or shrubs along the southern façade of the school will break up the long mass of the one-story portion of the building.

3. LANDSCAPING AND SITE TREATMENT.

- a. *Existing natural topographic patterns and significant vegetation shall be reflected in project design when they contribute to the natural beauty of the area or are important to defining neighborhood identity or a sense of place.*

Foster: The Foster campus does not have significant natural features to incorporate into project designs. This requirement is met.

B2K: The B2K school proposal respects the existing natural features of the site- steep slopes and vegetation – by leaving the area of the parcel east of the development area in its natural state, with no landscape or topography changes proposed. This criterion is met.

- b Landscape treatment shall enhance existing natural and architectural features, help separate public from private spaces, strengthen vistas and important views, provide shade to moderate the effects of large paved areas, and break up visual mass.*

Foster: The landscaping changes proposed at Foster are kept to beside the building additions, within reconfigured parking areas, around reconfigured sports fields, and re-landscaping the perimeter of the property along S. 142nd St.

Around the perimeter of the school additions, the landscaping consists of shore pine, black tupelo, vine maple, and serviceberry trees along the STEAM addition, and Princeton sentry ginko adjacent to the eastern façade of the auxiliary gym and in front of the main pedestrian entrance. These building perimeter landscaped areas are diverse in species and incorporate most of the shrubs and grasses used onsite in beds of creeping Oregon grape and salal groundcovers.

Type 1 perimeter landscaping screening is required of all nonresidential uses in the LDR zone. The western perimeter on the northwest corner of the site will be landscaped with shore pine trees. Existing mature trees along the southern edge of S. 142nd St. will be removed and replaced with new trees, shrubs and groundcover meeting the spacing and diversity of species requirements of Ordinance 2523, passed by City Council on March 6, 2017. The school boundary along S. 142nd will be landscaped with greenspire linden, shore pine and western red cedar trees, providing a context-appropriate transition between the softball and northern tennis courts and single-family houses on the other side of the street.

Along S. 144th Street, the school perimeter has mature landscaping that will stay. There is no landscaping near the street on 42nd Ave S, though both the academic and activity wings have trees planted in a line a few feet from the brick façade. These trees have been topped recently; a practice prohibited by the City's Municipal Code.

Tukwila Municipal Code 18.52.030 Perimeter and Parking Lot Landscaping Requirements by Zone allows the front yard landscape with may be divided into a perimeter strip and a landscape area between the building and the property line, if the landscape strip is a minimum of 10 feet and the landscape materials are sufficient to provide landscaping along the perimeter and screening of the building mass. 42nd Ave S. is the site's front yard, and there is no landscaping in the planting strip between the bus loop and the street. To meet code requirements, increase shade, break up the visual mass of the school, and provide a more pleasant environment for pedestrians, Staff recommends landscaping the strip between the bus loop and 42nd Ave S. with species and spacing similar to the strip between the service loop and S. 144th Street.

Type I perimeter landscaping proposed for the property's northern boundary appropriately shields adjacent single family development from possible visual, light and noise impacts stemming from use of the site as a high school. The large paved areas (parking lots) are appropriately screened with interior and perimeter landscaping. This criterion is met.

B2K: As mentioned throughout this report, the visual mass of the B2K building can be softened by the addition of landscaping adjacent to the southern and western school façades. The front, single-story façade of B2K measures 304' horizontally, with only a recessed entry as modulation. Landscaping adjacent to the façade will break up this long visual mass.

- b. Walkways, parking spaces, terraces, and other paved areas shall promote safety and provide an inviting and stable appearance. Direct pedestrian linkages to the public street, to on-site recreation areas, and to adjacent public recreation areas shall be provided.*

Foster: The existing strong and direct pedestrian linkage from the intersection of 42nd Ave S. and S. 144th streets will remain with the proposed development; perhaps even strengthened by the changes planned to the school's main entrance. Other paths from parking areas and public streets to the school and sports facilities are made of concrete and should provide access for people with disabilities affecting mobility.

The reconfigured northern parking lot, front parking lot, and a small northwest corner of the east parking lot show landscaped islands spaced at a minimum of every 10 parking spaces, each planted with a red oak tree and a mix of mount Vernon English laurel and birchleaf spiria shrubs, and groundcover of salal, cascade Oregon grape, and kinnikinnick groundcover. The landscaping proposed in larger paved areas (parking areas) meets or exceeds Code requirements. This design requirement is met.

B2K: Pedestrians entering the site will have to cross two vehicular driveways to access the school's entrance. Walking eastward, pedestrians will have to cross in front of vehicular traffic making a softened right turn, then turn north, crossing the travel lane of cars exiting the school site. In earlier site plan iterations, there was a pedestrian path from the school's front doors directly south to Showalter. That linkage has been eliminated due to security concerns stemming from the very young ages of students at B2K; the District preferring to keep vehicular and pedestrian traffic from crossing the site boundary between Showalter and B2K.

Though the routing is far from ideal, there is a clear path for pedestrians to follow, and with adequate traffic management at pickup and dropoff times as suggested in the discussion of the Conditional Use Permit application, pedestrian/vehicular interaction can be minimized. This criterion is met.

- d. Appropriate landscape transition to adjoining properties shall be provided.*

Foster: The re-landscaped northern perimeter of the site will be an adequate transition from sports fields and residential development. Maple and red cedar trees should act as a partial screen for the tennis courts. Street and boundary landscaping on all other sides of the campus will be unchanged with project approval, unless the staff recommendation to add perimeter landscaping along 42nd Ave S. is approved. This design requirement is met.

B2K: The Type I landscaping planned for the western and northern parcel edges will be appropriate for the adjacent church and residential developments. The criterion is met.

4. MISCELLANEOUS STRUCTURES

- a. *Miscellaneous structures shall be designed as an integral part of the architectural concept and landscape. Materials shall be compatible with buildings, scale shall be appropriate, colors shall be in harmony with buildings and surroundings, and structure proportions shall be to scale.*

Foster: Miscellaneous structures proposed for Foster include fencing and netting around sports facilities, bike racks at the school entrance, retaining walls, and parking and pedestrian light poles.

The City of Tukwila has recently employed a bike rack program that incorporates placemaking with an orange color scheme and City branding incorporated into the rack design. A contact for this program is included in this report, should the applicant want to explore other bike rack designs.

Sample materials for fencing and netting were not submitted. A simple bike rack design was included on plans. Retaining walls planned range in height from 1.5' to 8.5' in height. Pedestrian and parking lighting will match existing.

The miscellaneous structures identified on the site plan indicate probable project conformance with this design criterion. Because sample materials for fencing and netting were not submitted, Staff recommends administrative design review approval of miscellaneous structure materials submitted at the building permit stage.

B2K: Miscellaneous structures at B2K include a service area, exterior staircases, play equipment and their coverings, varied surface treatments for play areas, a bike rack at the entry plaza, playground and site perimeter fencing, and pedestrian and parking lot lighting features. Sample materials for play equipment and their coverings, play yard surface treatments, and fencing were not submitted; the degree of integration of miscellaneous structures into the design is unknown.

Entering the site, the service area is the portion of B2K that visitors see first. Staff raised the concern of the service area location at the biweekly coordination meetings; District consulting staff replied that due to the small developable area of the site, relocation to a different part of the building was not practical. Below are comments made by John Owen on the placement and appearance of the service area.

The service area is inappropriately located at the most visible corner of the site. This problem must be addressed by either locating the area at a different corner of the building or by walling off the service area with a wall similar to the building's first floor and making it appear to be an integral part of the building. The wall must fully enclose the service

area and be as high as the first story of the building. The exterior doors (gates) must be opaque and of high quality. Submit details of the wall and doors.

Additionally, the service area impedes pedestrian movement to a portion of the school bus drop-off and pick-up area. Address this concern.

The design of the service area was further explained in correspondence from the applicant on June 2nd. The service area will be fully enclosed, but constructed of two different assemblies. On the south and half of the west side, the service area will be enclosed with a 15-ft. tall opaque wall matching the one-story building portion, in order to appear as part of the school building. On the rear half of the west side and the north side, the enclosure will consist of an 8-ft. tall chain link fence with vinyl slats.

Should it be infeasible to relocate the service area, staff recommends better integration of the service area with the B2K single story structure, using John Owen's recommendations, above. As sample materials for most of the miscellaneous structures planned were not submitted with this design review application, Staff recommends administrative design review approval of materials submitted at the building permit stage including doors to the service area, play equipment and their coverings, play area surface treatments, and fencing.

- b. The use of walls, fencing, planting, berms, or combinations of these shall accomplish screening of service yards and other places that tend to be unsightly. Screening shall be effective in winter and summer.*

Foster: No new service yards or other unsightly places are included in this project proposal.

B2K: Please see the discussion above responding to criterion 4.a.

- c. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from view. Screening shall be designed as an integral part of the architecture (i.e., raised parapets and fully enclosed under roof) and landscaping.*

Foster: In their response to Design Review Criteria, the applicant confirms that all mechanical equipment will be adequately screened from view by setbacks from the school's façades and raised parapets.

B2K: The metal mesh panel between classroom wings will adequately screen mechanical equipment from view.

- d. Exterior lighting standards and fixtures shall be of a design and size consistent with safety, building architecture and adjacent area. Lighting shall be shielded and restrained in design with no off-site glare spill-over. Excessive brightness and brilliant colors shall not be used unless clearly demonstrated to be integral to building architecture.*

Foster: Exterior lighting proposed for Foster High includes pedestrian and parking-scale fixtures. Luminaire contour lines and photometric analysis of existing conditions shown on lighting plans indicate the requirement of little offsite spillover will be met with the proposed design. Additionally, lighting levels of 2 or more footcandles will be required at all building entries as a condition of building permit approval.

B2K: Exterior lighting proposed for B2K includes pedestrian and parking-scale fixtures. Luminaire contour lines on lighting plans indicate this requirement can be met with the proposed design. Additionally, lighting levels of 2 or more footcandles will be required at all building entries and along pedestrian areas as a condition of building permit approval.

Conclusions

Foster High School

1. Site Planning: The siting and layout of the changes to the Foster campus meet design review requirements. Changes to vehicular and pedestrian entries are minor, and minor landscaping changes can improve the campus environment and increase its integration within the Foster and Thorndyke neighborhoods. The entry to the school meets the criteria for integration with the neighborhood building scale, natural environment, and development characteristics. Minor changes to the architecture of the STEAM and auxiliary gym building additions and adjacent landscaping as suggested will ensure compatibility of the project with the existing school façades and the neighborhood.
2. Building Design: With the exception of changes to the main school entry and the color scheme, the proposed building additions are not complementary to existing school and residential developments. The form and building materials used for the building additions are significantly different than the form and materials used on the existing school façades. With minor changes to the façades of the school additions, the Foster High project can meet design review criteria for building design.
3. Landscaping and Site Treatment: Tukwila Municipal Code 18.70.090 Nonconforming Landscape Areas requires all projects undergoing Design Review to comply with current landscaping requirements. Proposed perimeter landscaping meets or exceeds Code requirements, provided Type I landscaping is extended along 42nd Ave S. between the street and the bus loop as recommended. Landscaping throughout parking areas and adjacent to the existing and proposed Foster High buildings adequately breaks up the massing of large parked areas and tall buildings. Trees along the Foster High School building perimeter have been trimmed inappropriately leading to a decline in tree health and quality of landscaping. Staff recommends that tree trimming practices change in the future for all District sites, and the replacement of existing trees that are in poor health due to improper tree topping.

4. Miscellaneous Structures: Samples of fencing and netting materials were not submitted with the Design Review application. Staff recommends administrative design review of miscellaneous structure materials proposed for Foster including fencing netting, and benches or other structures added to the site design after the BAR determination.

Birth to Kindergarten

1. Site Planning: The B2K site is located at the end of a private driveway with no public street frontage, creating access and circulation limitations while reducing the likelihood of visual and other impacts of the school to surrounding development. The site plan preserves the natural features of steep slopes and vegetation east of the development pad. Minor additions to landscaping and better integration of the service area into the school building will increase the compatibility of the project with the neighborhood. Weather protection and seating for pickup and drop-off activities would improve the functionality of the site and enhance the pedestrian entry.
2. Building Design: The combination of one and two-story building forms and flat rooflines are similar to the building form and rooflines of St Thomas Church, immediately west. Brighter colors area used as accent colors, and are appropriate for the use as a school for very young children.
3. Landscaping and Site Treatment: The site design respects the steep slopes and vegetated areas on the eastern portion of the site, which will be unchanged with project approval. There is a clear pedestrian path from the street to the school; additional landscaping will soften the visual mass of the school building and soften the transition from the access driveway to the school. Minor changes to the retention and removal of existing trees along the western and northern perimeters will ensure safe play spaces for children and integrate existing natural features with the proposed landscaping perimeter treatments.
4. Miscellaneous Structures: Mechanical equipment will be appropriately screened on the rooftop; exterior lighting is adequate and appropriate. Staff recommends administrative design review approval via the building permit process for miscellaneous structure materials (fencing, staircase materials, play equipment, etc.) not submitted with this design review application.

Recommendation

Staff recommends adoption of the above findings and conclusions and design review approval for the Foster High and B2K project proposals with the following conditions:

Foster

1. Trees along the school building that are in poor health or dying shall be replaced, creating uniform, even spacing of trees along the school's western and southern façades. The topping of trees is prohibited; "limbing up" and branch thinning are allowable means of tree trimming.
2. Extend the row of trees on the south wing of the building facing 144th St to the east in front of the new gym, creating a uniform line of landscaping along S. 144th street and visually integrating the gym addition with the existing activities wing. This will involve installing 2-3 trees of 1-1/2" to 2" caliper and the same species as existing.
3. To increase the visual compatibility and continuity of the building additions with the existing school façades, incorporate the following architectural elements into revised elevations and plans:
 - A. For the STEAM addition incorporate a reveal or indentation at least 5' wide and 3' deep at the point where the STEAM addition connects to the academic wing.
 - B. It is not clear what the gray metal frame extending over the STEAM rooms accomplishes. Consider removing or reducing that element to make the two buildings more compatible, or at least make the new addition less prominent.
 - C. For the south façade facing 144th St., create a vertical setback notch or reveal, at least 5' wide and 3' deep between the existing and new building thus visually separating the two structures.
 - D. Extend the frieze pattern on the existing southern façade to the auxillary gym building. The extended frieze should be the same height and width of the existing brick frieze to continue the horizontal line, but does not need to be the same colors, pattern or materials as the brick frieze. The extended frieze may be terminated at the external door on the southeast corner of the gym.
4. Landscape the planting strip between the bus loop and 42nd Ave S. with tree species and spacing similar to the planting strip between the service loop and S. 144th Street.
5. A complete set of materials were not submitted as part of the design review application. The submitted samples of the colored concrete panel are paper. A sample of the actual finish material must be submitted, along with product information describing its durability as part of the building permit submittal. The materials must be vandal, graffiti and weather resistant. Additionally, the rust colored material shall be compatible with the existing brick that is used on the existing building. The blue sample may be too bright in large quantities. Applicant shall provide the address of a site that can be visited to assess its use or photos of the blue used in a similar manner on another project. Final materials shall be approved administratively by the Director as part of the building permit approval.

B2K

1. Landscape the western and southern building façades, softening the visual impact of the building's massing and creating a natural transition from the site's access point to the school. This landscaping shall include a mix of tree sizes as specified in the landscaping code.
2. Execute the retain and remove recommendations described in the Tree Inventory and Disposition for B2K Project, with the following changes:
 - A. Remove all black locus trees in the developable area of the site.
 - B. Retain tree #16 only if the ivy and blackberry vines can be removed without harming the tree. You may remove the tree if removal of the invasive vines below it is impractical.
3. Provide seating where students can wait for pickup by parents, protected from rain. Benches and a covered area near the dropoff zone will increase the quality and practicality of the entry to the school.
4. Provide a covered area and seating between the bus zone and the school building. Show where students can wait to load a bus, protected from weather. Ensure an adequate clearance between where students can wait for the bus and the service area.
5. Submit specifications and a material sample of the proposed cedar siding alongside your building permit application. The durability and weather resistance of the material will be administratively reviewed for conformance to design review requirements.
6. The service area is inappropriately located at the most visible corner of the site. Either locate the area at a different corner of the building or extend the 15' wall around all three sides of the service area with a material similar to the building's first floor and making it appear to be an integral part of the building. The exterior doors (gates) must be opaque and of high quality.
7. Submit material samples of window flashing detail, play equipment, fencing materials, play equipment, doors to the service area, and benches proposed at B2K alongside building permit submittal. The quality and appearance of these materials will be reviewed administratively against the applicable design guidelines.