



Foster High School & Birth to Kindergarten Center

City of Tukwila Board of Architectural Review June 22, 2017

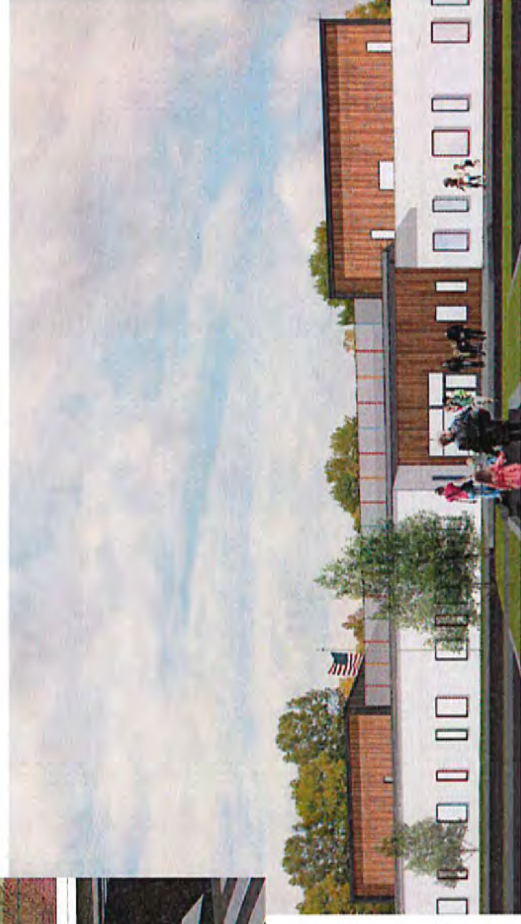
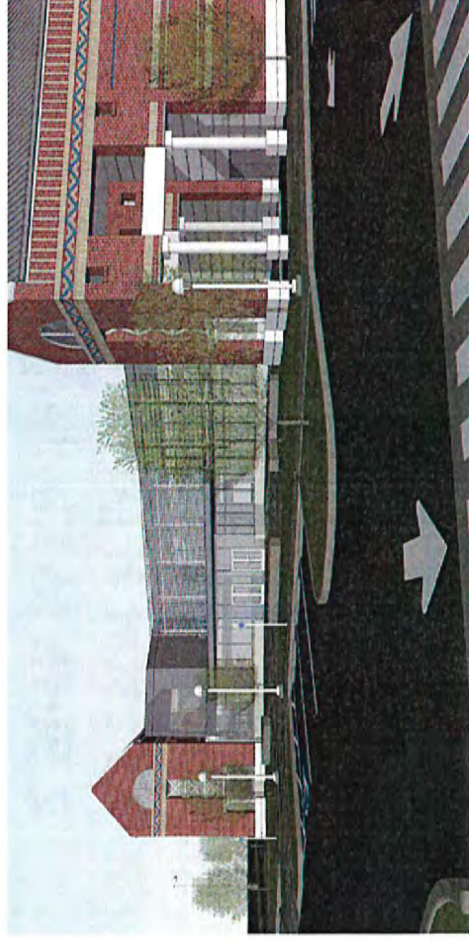


EXHIBIT 1 DATE 6/22/17
PROJECT NAME Foster High School - Birth to K
FILE NO L17-0013

1. Conditional Use Permit Recommendations

FHS & B2K Recommended Conditions 1 – 3 are accepted.

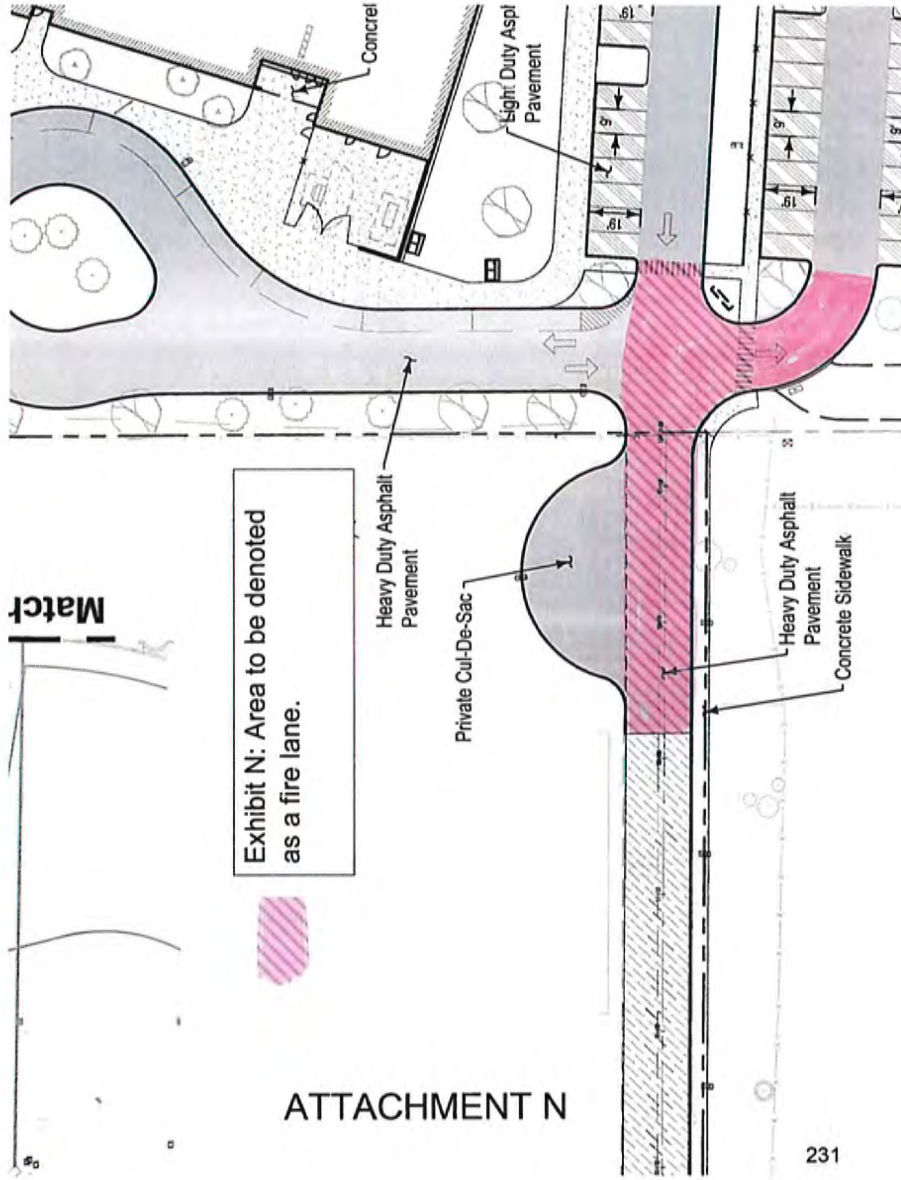
B2K

- 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.**

1. Conditional Use Permit Recommendations

- Three emergency vehicle access locations provided
- Staggered drop-off/pick up times throughout the day
- 75% ride the bus
- If 45 of the 80 parking stalls are used by staff/faculty, that leaves 35 parking spaces available for drop off use.
- 10 vehicle spaces in the drop-off lane
- Another 16 vehicle spaces in the queue line from drop-off lane to westerly crosswalk
- A total of 61 vehicle spaces at any one time during pick up/drop off
- If the queue line ever stopped, there is an additional lane to go around the cars both on-site and within the easement area.
- Per Condition #3, a Traffic Management Plan will be prepared to include staff/faculty enforcement and oversight of daily drop-off/pickup activities
- Recommend signing the south parking spaces for faculty/staff only to minimize queue/parking conflicts.

1. Conditional Use Permit Recommendations



2. Variance Recommendations

Overview of Parking History & Utilization at Foster HS:

✓ 1989 parking agreement between FHS and Pool approved for 282 shared spaces

Current Parking at FHS:	251 spaces
Overall Utilization Rate 2016 (FHS and SMS):	62%
Current parking demand/count at FHS:	131 spaces
Parking Required per demand:	156 spaces
Parking Proposed (during school hours):	174 spaces

In 2012 the demand was estimated to be 66%

Current parking is less than code, but more than adequate to meet the daily demand.

2. Variance Recommendations

Current Special Event Parking:

FHS: 251 spaces

SMS: 122 spaces

Existing Special Event Parking Total: 373 spaces

Special event parking spaces available:

FHS:

186 spaces (includes 12 in bus loop)

B2K

90 spaces (includes 7 in bus loop and 10 in drop-off lane)

SMS:

122 spaces

Total on campus:

398 spaces

Tech & Maint Bldg (former Library): 33 spaces

Total Proposed Special Event Parking: 431 spaces (58 additional spaces)

Parking study anticipated vehicle occupancy rate of 2.1 persons per vehicle, which means at this rate the campus can support a special event for **more than 820** people (820 / 2.1 = 390 spaces).

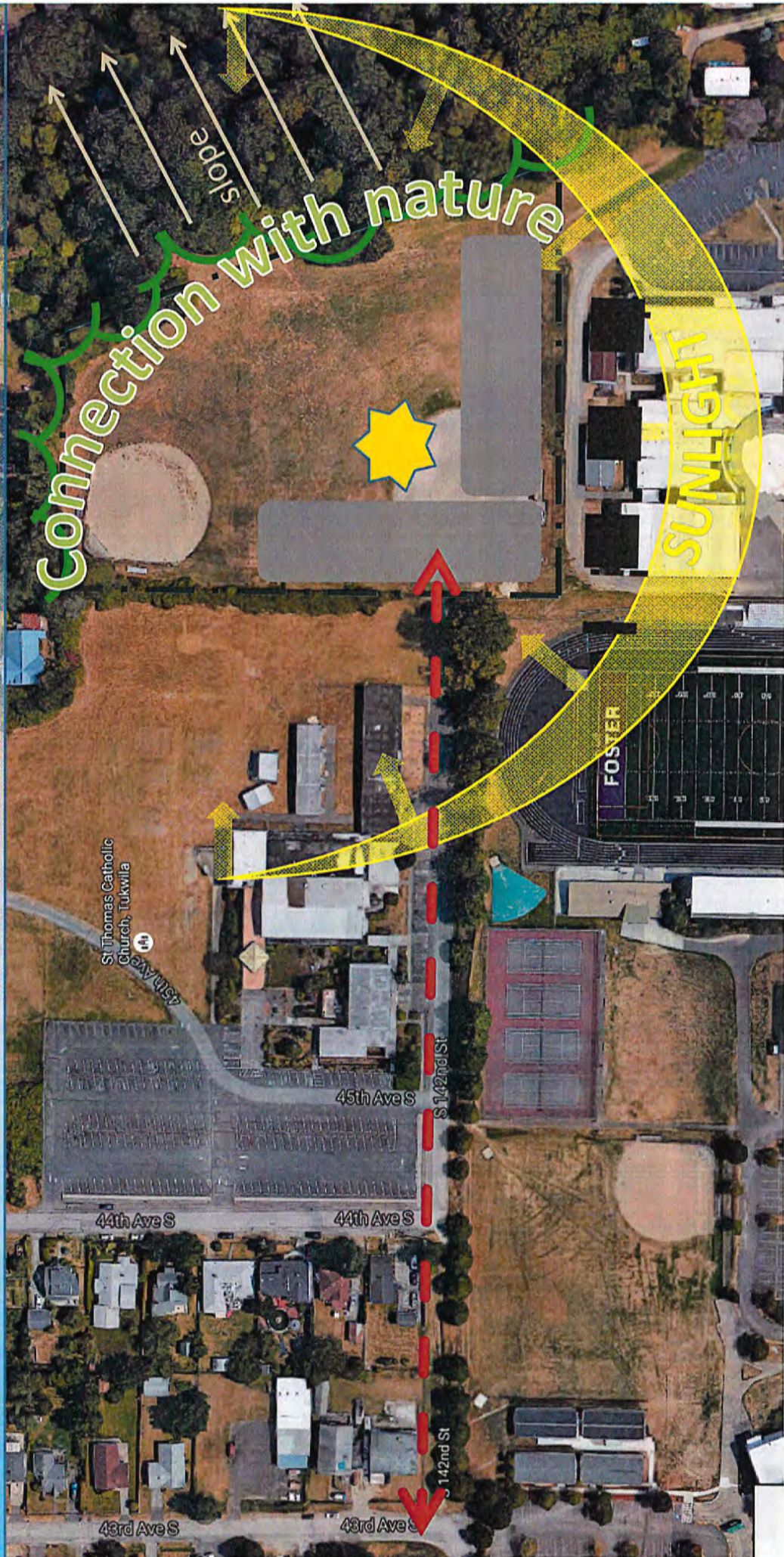
3. Design Review Recommendations – Foster HS

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' 2"** 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' 1' 2"** 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 auxiliary 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.**

3. Design Review Recommendations – B2K

- ~~3. Provide seating where students can wait for pickup by parents, protected from rain. Benches and a covered area near the drop-off 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.
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'~~ provide an 8' metal panel screening wall around all three two sides of the service area consistent with the other metal screens on the building thus consistent with other materials. The 8' line is consistent with the window head line, thus consistent with other building form lines. 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.

Site Analysis



Floor Plans

- PROGRAM AREAS LEGEND**
- ADMIN
 - ADMIN - HEALTH
 - FACILITIES
 - FAMILY SUPPORT
 - INFANT / TODDLER
 - INSTRUCTIONAL SUPPORT
 - KINDERGARTEN
 - KINDERGARTEN - SHARED
 - PRESCHOOL
 - PRESCHOOL - SHARED
 - PROGRAM SUPPORT
 - PROGRAM SUPPORT - KITCHEN
 - HALLWAY

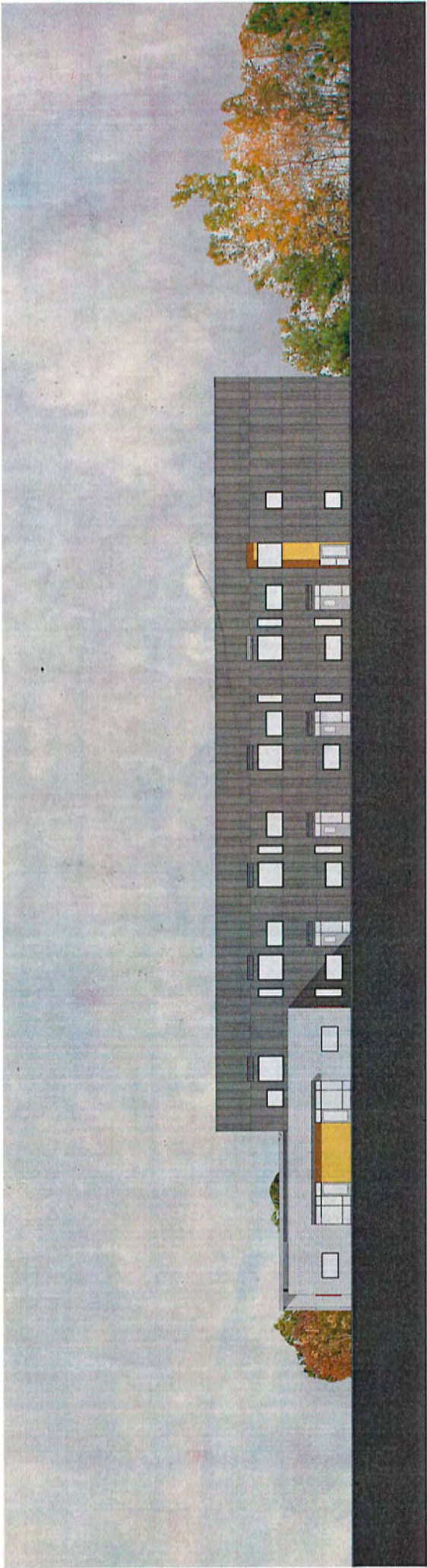
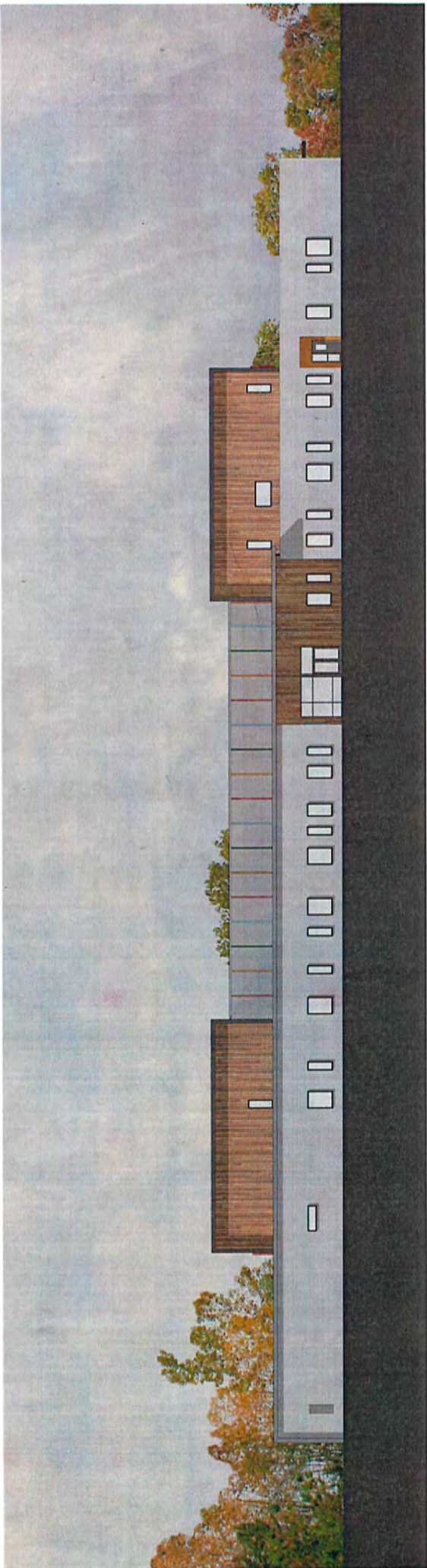


Level 2



Level 1



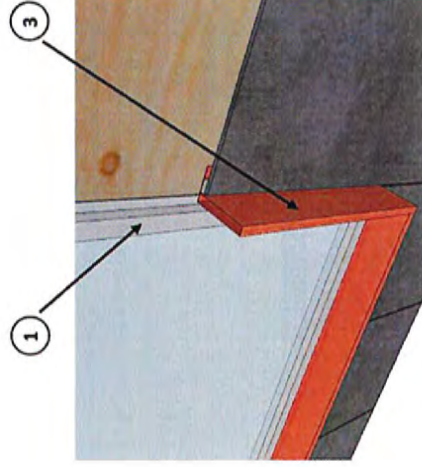
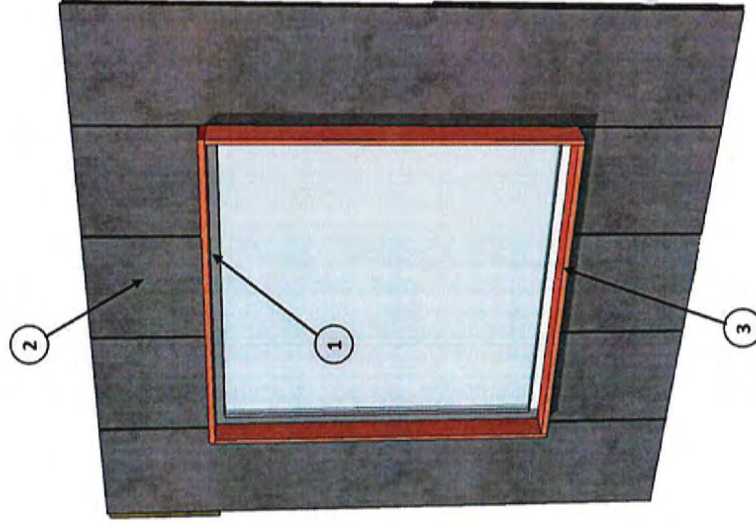


Materials: Viroc Cement Fiber Board



Materials: Window Trim

Tukwila Birth to Kindergarten Center
Typical Window Trim Detail



- 1 Commercial Vinyl Nail-Flange Window Assembly
Manufacturer: Milgard
Frame Color: Fog
- 2 Cement Fiber Board (CFB) Paneling
Manufacturer: Viroc
Color: Charcoal Gray
Panel Size: 2ft wide (nominal) x 8ft tall
Installation: Open joint rainscreen
Joint size: 3/8"
- 3 Prefinished Sheet Metal Box Trim
6" Projection from face of siding
Colors:
SW 6892 Carnival (shown)
BM 2081-30 Vibrant Blush
SW 6766 Mariner