



ADDENDUM TO THE STAFF REPORT

BOARD OF ARCHITECTURAL REVIEW FOR TRU BY HILTON; L18-0029

PREPARED AUGUST 14, 2018

Background

At the Board of Architectural Review Public Hearing on July 26th 2018, staff gave a presentation and answered questions about the Tru by Hilton hotel proposed for the northwest corner of Andover Park West and Minkler Boulevard in the Tukwila Urban Center. Staff recommended approval of the project with ten conditions of approval and postponing review of several exterior finish details to the building permit stage. The Board decided not to make a decision on the project until the applicant could provide the details required of design review and revise elevations to reflect several conditions of approval, submitting them to the Board for consideration. Staff was directed to work with the applicant on building design changes responding to three specific recommended conditions of approval. The public hearing was kept open to extend the discussion of the proposed project into the August 23rd, 2018 hearing.

The Board requested the applicant and staff return after working together to present renderings reflecting staff report conditions of approval 2, 5, and 8, and to submit the exterior finish details in the “Informational Items” section of the staff report. Staff was also asked to return before the Board with information about the size and spread of proposed street trees. The Board agreed with the staff recommendation on staff report conditions of approval 1, 3, 4, 6, 7, 9 and 10 and most of these conditions have been incorporated into the revised exhibits. Conditions 3 and 4 have not been reflected in revised exhibits, and so are recommended remain as conditions pending Board approval.

For conditions of approval 2,5, and 8, the condition is shown in blue italics, followed by the applicant’s response, staff analysis, and finally, a revised recommendation of approval. For the informational Items section of the staff report and the additional information on street trees, the required information is shown in blue italics, followed by the analysis of revised materials and staff recommendation.

Condition of Approval #2:

Incorporate an additional building material to visually break up the 95’ of uniform horizontal plane on floors 3-5 on the eastern building façade. Building material shall be consistent with the figures incorporated into the staff report as examples and meet the requirements of the Southcenter Design Guidelines.

Recommended condition of approval #2 (above) was drafted to address the architectural design standards required of development along Urban Corridors (Andover Park West) as well as the building materials and colors requirements of the Southcenter Design Manual.

The applicant has submitted renderings showing the addition of a new building material to break up the uniform horizontal plane of the eastern building façade and meet recommended condition of approval #2, above. The new material is a light taupe-colored flat stone tile finished with a 6” band of limestone;

the limestone band is the same limestone material proposed as exterior finishing for much of the ground floor.



Figure 1. Image of new proposed flat stone tile with 6' limestone banding

The stone is a natural, authentic building material in a warm, rich tone, and it introduces a new color to the hotel's facades. The applicant has rendered western and eastern elevations featuring this new stone material and pattern, shown below in Figures 2 and 3. While the standards of Urban Corridors require a façade articulation increment minimum of 50 ft., the building materials requirements in the Southcenter Design Manual apply to all sides of the building. Building designs should be architecturally consistent or compatible regardless of corridor standards, and so the new stone material is featured on both the western and eastern building facades.

In addition to the new building material treatment proposed, the applicant has added additional vertical projections on both the western and eastern facades, which further reduce the appearance of wide, uninterrupted planes and contribute to the pedestrian-scaled environment intended by the Design Manual. Another improvement to the building materials and colors proposed at the July hearing is the incorporation of western red cedar into the soffits of the pedestrian canopy along Andover Park West and the porte cochere.

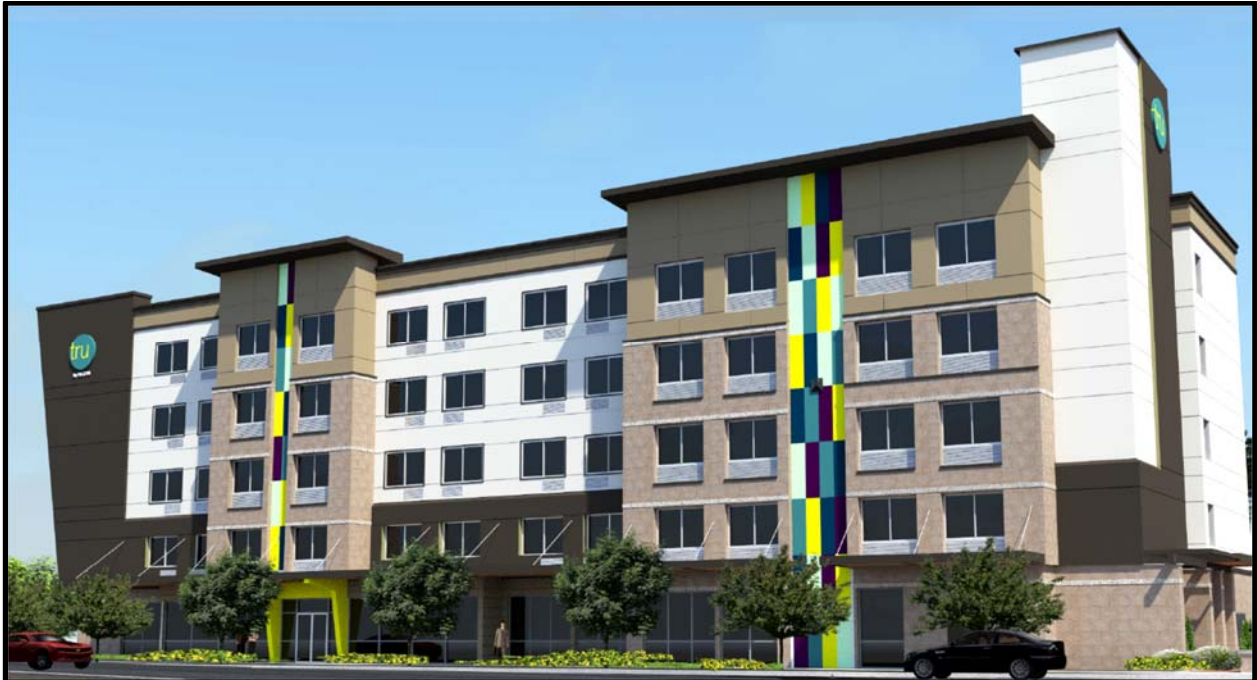


Figure 2. Image of the proposed stone tiling on projecting portions of the eastern façade.



Figure 3. The proposed new stone material on vertical projections of the western façade.

The applicant submitted alternate renderings showing the same building massing as figures 2 and 3 (above), but with the building projections finished in a tan E.I.F.S. material instead of the stone. Staff discussions with the applicant and internally resulted in a strong preference for the natural stone material finishing, and a recommendation to continue the stone treatment all the way up the vertical projections to the rooftop. Recommended condition of approval #1 has been drafted to reflect this suggestion, which the applicant is agreeable to, subject to Board approval.

Both the quality and appearance of the new stone material proposed and its placement in locations emphasizing building and articulation and massing demonstrate consistency with the architectural corridor standards of Urban Corridors and the building materials and colors requirements of the Design Guidelines.

Staff recommends approval of the applicant's revised elevations depicted in Figures 2 and 3 of the addendum to the staff report, with the minor change of extending the stone treatment all the way up to the roofline trim and projections.

Condition of Approval #5:

Incorporate one of the recommendations below into a revised building elevation to create a distinct base and top to the hotel:

- a. Create a distinct roof line that includes details and cornice treatment similar to Figure 9.*
- b. Add a prominent cornice molding with distinct color similar to Figure 10.*
- c. Use different color, material and window pattern to treat the top story different that the remaining floors to create a distinct top similar to Figure 11.*

Condition of approval #5, above, was drafted to address the Southcenter Design Manual -Building Design requirement that buildings should have a distinct base and top.

The original elevations presented at the July hearing (Figure 4, below) showed one section of projecting roofline on the eastern façade and no projections on the western façade, with no molding detail or additional color banding emphasis. The revised elevations depicted in Figures 2 and 3 above and 5 below, show portions of projecting roofline and the overall roofline emphasized in color and finished with a molding trim. The horizontal band of taupe trim emphasizing the roofline is E.F.I.S., bordered by a darker metal trim similar to the material proposed for a small portion of the ground floor building façade treatment.

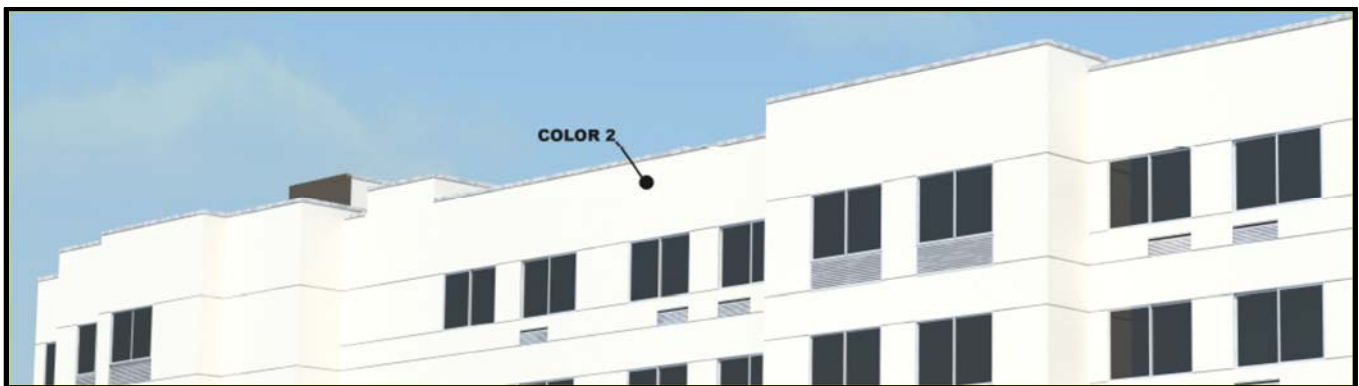


Figure 4. The original proposed western roofline had little emphasis on the building's "top".



Figure 5. The western façade roofline features projections, molding, and color banding to emphasize the building’s “top”.

The renderings and materials submitted after the July hearing reflect the Southcenter Design Manual’s requirements for distinctive, varying roof forms that visually break up building massing and add visual interest.

Staff recommends approval of the applicant’s renderings shown in Figures 2, 3, and 5 as fulfilling condition of approval #5, requiring a distinct building base and top.

Condition of Approval #8:

Create a more substantial window appearance by inseting the windows, adding a projecting window sill, or installing a darker-colored window frame or grate.

Condition of approval #8 was drafted to address the Southcenter Design Manual -Building Design requirement of prominent windows designed to enhance openings and add relief.

The elevations shown at the July hearing showed two window shapes- a smaller, squarer window for rooms along the main, flat eastern and western facades and taller, larger, and slightly inset windows for the hotel rooms on the projecting portions of the building. There was no window trim proposed, and there was little ornamental emphasis on windows as part of the overall building design.

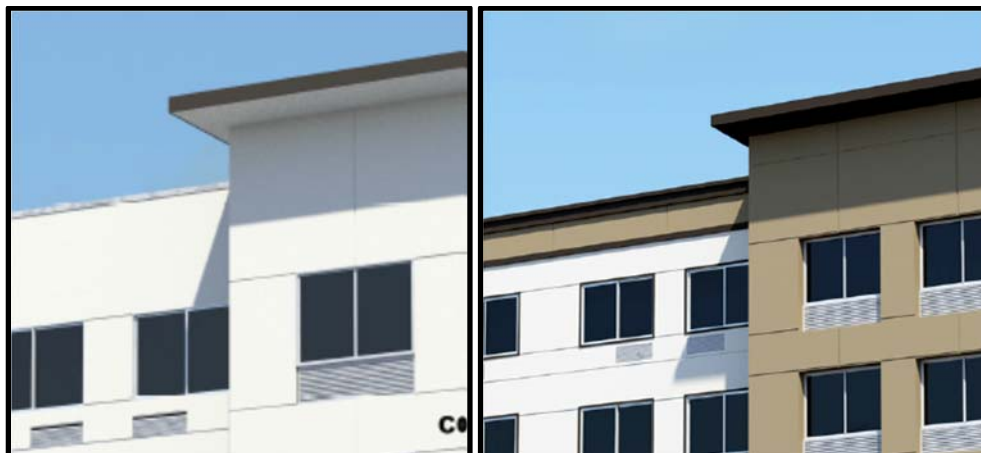


Figure 6 (L): Original elevations showed little emphasis on windows.

Figure 7 (R): Revised elevations showing windows on projections inset several inches and smaller guest room windows finished in contrasting-color E.I.F.S.

Figure 7 above shows added prominence of windows as a design feature. The smaller guest room windows are finished in a contrasting-color E.I.F.S., and windows on the projecting portions of the facades are inset several inches. The contrasting color of trim around the windows and the inseting of some windows meets the Design Manual criteria and fulfills condition of approval #8.

Staff recommends approval of the renderings depicted in Figures 2, 3, and 7 as fulfilling condition #8, requiring increased window prominence.

Informational Items

1. *At building permit submittal, applicant shall submit a street lighting plan to satisfy the requirements for pedestrian and vehicular-scaled lighting.*

The revised photometric plan, lighting fixture specification sheets, and exterior lighting locations diagram in the attachment packet meet the Southcenter guidelines and requirements.

2. *At building permit submittal, applicant shall submit exterior building and under-canopy lighting specs and details for conformance with corridor-based standards.*

The revised lighting fixture specification sheets include information on under-canopy lights, and the applicant has prepared a diagram showing the spacing and locations of under-canopy lighting fixtures.

3. *At building permit submittal, provide cross-sections of the sidewalk grades along all frontages to be reviewed for ADA compliance and to ensure the grades of sidewalks stay at a consistent grade for pedestrians, even across driveway cuts.*

Staff recommends including this requirement as an informational item, pending Board approval of Design Review.

4. *Submit details for the stamped concrete pattern, integrated benches, weather protection, and waste receptacle proposed for the public plaza at time of building permit submittal.*

The applicant has submitted a plan sheet and renderings depicting the stamped concrete patterns proposed for the pedestrian walkway through the parking lot and the public plaza, and a specification sheet for the public plaza bench. The revised renderings show the weather protection proposed for the plaza; staff recommends Board approval of the public plaza weather protection shown in the renderings, with staff review of a waste receptacle at building permit submittal included as an informational Item.

5. *All mechanical equipment must be screened or not visible from adjacent streets. At time of building submittal, show adequate screening or viewpoint diagrams for rooftop mechanical equipment.*

Staff recommends including this requirement as an informational item, pending Board approval of Design Review.

Trees

At the July 26th hearing, Commissioner Nguyen asked for more information regarding the street trees proposed; specifically, their height and canopy size. Pacific sunset maple, red sunset maple, forest green oak, and chancellor linden trees are shown along the project's three street frontages; additional information on those tree species is below.

- Pacific sunset maples are medium-sized street trees, and are included on the City's Approved Tree List. At maturity, red maples grow to be 45' tall with a canopy spread of 20'. The landscaping plan proposes to plant three pacific sunset maples along Minkler Boulevard, four along Andover Park West, and two on the Corporate Park Drive S. frontage.
- Red sunset maples aren't on the City's Street Tree List, but can be considered a large tree. At maturity, red sunset maples grow to be 45' tall with a canopy spread of 35'. Red sunset maples aren't proposed directly on street frontage landscape strips, but adjacent to the driveway entrances and in landscape planters inside the parking lot.
- Forest green oak trees are large trees, growing to a height of 50' and a canopy spread of 30'. The applicant proposed four forest green oak trees for Corporate Drive S. and two along Andover Park West.
- Chancellor lindens are medium-sized trees, with a height of 35' and a canopy spread of 20'. There are four chancellor linden trees proposed for the Minkler Boulevard frontage.

RECOMMENDATION

Planning staff recommends approval of the proposed Tru by Hilton project and attachments to this staff report addendum, with the following conditions of approval and informational items:

Conditions of Approval:

1. Extend the flat stone tile with limestone banding (shown on the vertical projections on the revised eastern and western elevations) up to the roofline trim and projections.
2. Remove a small section of landscaping north of the entrance vestibule on the western building façade and install bike racks that will accommodate at least 2 bicycles.
3. Revise landscape plans to incorporate evergreen plantings around the proposed generator to increase screening of the mechanical equipment.

Informational Items:

1. At building permit submittal, provide cross-sections of the sidewalk grades along all frontages to be reviewed for ADA compliance and to ensure the grades of sidewalks stay at a consistent grade for pedestrians, even across driveway cuts.
2. Include a product specification sheet for the required waste receptacle in the public plaza with the building permit submittal.
3. All mechanical equipment must be screened or not visible from adjacent streets. At time of building submittal, show adequate screening or viewpoint diagrams for rooftop mechanical equipment.

ATTACHMENTS:

- A. Revised Elevations: East, West, North and South Elevations
- B. Plan sheets: Site Plan, Landscaping Plan, Civil Plan, Photometric Plan
- C. Public plaza: Rendering, photo of brick pattern for plaza floor, bench details sheet
- D. Cornice specification sheet
- E. Lighting details sheets: LED vehicular lighting, pedestrian bollards, under-canopy lighting, on-building facade lighting, locations of exterior building lighting, diagram with pattern of under-canopy lighting