



# City of Tukwila

Allan Ekberg, Mayor

## Department of Community Development

Jack Pace, Director

### Staff Report Board of Architectural Review for Tukwila School District Prepared for the September 27, 2018 Meeting

**FILE NUMBERS:** L18-0037 Conditional Use Permit  
L18-0040 Variance  
L18-0038 Public Hearing Design Review

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

**REQUEST:** A Conditional Use Permit is needed to allow Showalter Middle School and its expansion in the LDR (low density residential) zone; Design Review to add approximately 7,531 sf<sup>2</sup> to the existing campus of 88,000 sf<sup>2</sup>; and a Variance for the proposed music room to exceed the 30-ft height maximum in the LDR zone by 8 feet.

**LOCATION:** 4628 S. 144th St; APN 1523049108

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

**SEPA DETERMINATION:** A Determination of Non-Significance (DNS) was issued by Tukwila School District on September 7, 2018.

**NOTIFICATION:** A combined Notice of Application and Notice of Hearing 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 May 31, 2018. The Notice of Application was also posted on site. As lead agency, Tukwila School District issued a Determination of Non-Significance on September 7, 2018. No comments were received.

The Notice of Public Hearing was published in the Seattle Times on September 13, 2018. The notice was posted onsite on September 13, 2018.

**RECOMMENDATION:** Approval with conditions

**STAFF:** Lindsay Brown, Assistant Planner

**ATTACHMENTS:**

- A. Aerial Photo of Site
  
- B. Large Plan Sheets- Site and Landscaping Plans
  - A1.01 DR CUP Site Plan
  - A1.01 ADR CUP Site Plan
  - L0.01 Conforming Landscape Plan
  - L1.01 Materials Plan
  - L1.02 Materials and Planting Plan
  
- C. Large Plan Sheets- Floor Plans
  - A2.51 Enlarged Floor Plan- Bld A Entry
  - A2.11 DR Partial Floor Plan- Bld A Commons
  - A2.21 DR 1st Floor -Bld B classroom
  - A2.21 DR 2nd Floor- Bld B classroom
  - A2.31 DR Partial Floor Plan- Bld C Gym
  - A1.11 DR Partial Floor Plan- Bld A Entry
  
- D. Large Plan Sheets- Elevations
  - A3.11 DR Ext Elevations Bld A Commons
  - A3.21 DR Ext. Elevations Bld B Classroom
  - A3.22 DR Ext. Elevations Bld B Classroom
  - A3.3`DR Ext. Elevations Bld C Gym
  
- E. SEPA Determination of Nonsignificance by Tukwila School District, September 7, 2018
- F. Applicant Response to Conditional Use Permit and Variance Criteria, May 4, 2018
- G. Design Review Narrative, May 4, 2018
- H. Materials Boards A and B, to be presented at hearing
- I. Fire Department Turnaround Specification

## REPORT ORGANIZATION

Following a detailed project description for the expansion of Showalter Middle School, the report is broken into sections for the conditional use permit, variance, and design review requests. In each of these sections, the proposal will be compared to the criteria for permit approval.

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 September 27, 2018.

Tukwila School District assumed the lead agency status for SEPA determination and issued a Determination of Non-Significance (DNS) on September 7, 2018 (Attachment E).

## FINDINGS

### Site Information

Showalter Middle School is on a large parcel that is shaped like a rectangle and stretches from the western border of the Foster 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 52rd Ave S. including Showalter Middle 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 west of the middle school buildings.

## **Existing Development**

Showalter Middle School was built in 1937 in an art deco design and has been remodeled and expanded several times since. The school consists of four separate structures containing one and two-story classrooms, a gymnasium, a maintenance building, and several portable buildings. In 1994, a 9-ft. height variance was granted to modernize the main classroom building (Building A), allowing the mechanical equipment to be screened under a sloped roof addition. On the southwest corner of the parcel site is Tukwila School District's administrative building, constructed in 2004.

The main parking area for Showalter Middle School is shared with the District's administrative offices. There is also an auxillary parking area located between Building B and the maintenance building, accessible from the bus entrance.

## **Surrounding Land Uses**

The portion of the larger parcel developed as the Showalter Middle School campus is zoned Low Density Residential (LDR) with Public Recreation Overlay zoning overlay. The adjacent lands to the north, east, and south of Showalter are also zoned LDR. The western portion of the parcel containing Showalter is zoned LDR with portions of Public Recreation Overlay and developed with Foster High School and sports fields.

Nonresidential uses are very limited in the LDR zone and accordingly, the properties east and south of Showalter are all single-family homes. In recent years, particularly along S. 144<sup>th</sup> St., there has been a noticeable uptick in larger LDR-zoned properties subdividing. The parcel immediately north is owned by the school district and developed with a practice softball field and a baseball field.

## **Environmentally Sensitive Areas**

There are no environmentally sensitive areas at Showalter Middle School.

## **Topography**

The Showalter Middle School site is mostly flat; the existing topography will remain largely unchanged after the proposed modifications are completed. There is a small sloped area on the

far northeast corner of the parcel that is forested and undeveloped. The SEPA checklist prepared for this project states that the project will require less than 2,500 cubic yards of combined cut and fill; most of this earthwork will be necessary to accommodate a stormwater detention system.

## **Vegetation**

Streetscape landscaping includes a large lawn between the school buildings and the sidewalk and four mature landscaping trees (London Planes) planted in a landscaping strip between the sidewalk and the street. There are also a few relatively young trees planted along the pedestrian walkway between the sidewalk and Building A.

The main parking lot has landscaping endcaps and a center quad, but few trees. Most of these landscaped parking row ends and the center green area consist of grass. There is also grass lawn to the west and east of the bus turnaround/small parking area, and a small area of grass on the east side of the commons/cafeteria portion of Building A. There is a small strip of grass and trees in front of Building D. The north side of campus around the portable classrooms is seeded with grass.

## **Project Description**

Tukwila School District proposes expanding Showalter Middle School by approximately 7,531 ft<sup>2</sup>. The proposal includes adding a secured entry vestibule and expanding the commons/cafeteria (Building A), demolishing and replacing Building B, constructing additions to the gymnasium (Building C), and removing two portable classrooms. The District has also proposed a site plan alternative that allows for an expansion of the parking area where the portables to be removed are located. In addition to the improvements described above, the proposal includes a space for a standby generator, a 145 sf<sup>2</sup> office, a relocated fire lane, and landscaping and site improvements.

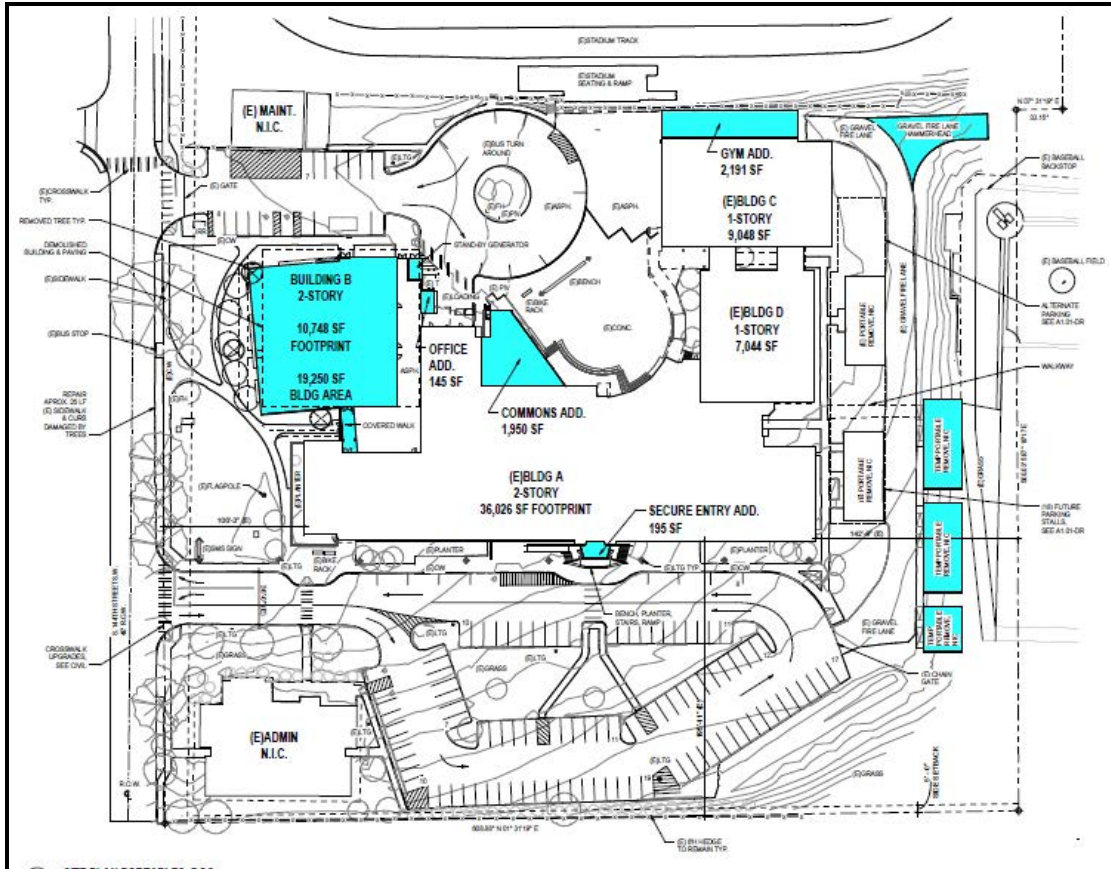


Figure 1. Proposed Site Plan

Building A is the original Showalter building, which has undergone renovations several times since its construction date of 1937. The secured entry vestibule (195 sf<sup>2</sup>) proposed for the eastern elevation will be constructed underneath the existing building canopy, facing east toward the parking lot where students are dropped off by their parents. 1,950 sf<sup>2</sup> will be added to the cafeteria/commons room on the western side of Building A, near the bus turnaround.

The new proposed Building B will replace the existing Building B, with an additional 6,650 sf<sup>2</sup> of classroom space. Building B will house STEAM (Science, Technology, Engineering, Arts and Math) classrooms, and will connect to the primary building (Building A) on two floors via covered walkways. The new Building B will have five math classrooms, three science labs, and a music room, creative learning lab, and art room. A Variance is requested for the height of the new Building B to exceed the 30 ft. height limit in the LDR zone by up to 8 feet.

The gym will expand by 2,191 sf<sup>2</sup> under the proposal. The addition will enable bleacher seating to be installed on the west side of the gym, so that all students at Showalter can attend rallies and school functions together. In order for the gym to be expanded, the fire lane will be relocated from its current location of the west side of the gym to the northern edge of campus.

The standby generator will be located just north of Building B, adjacent to the bus turnaround. It will be enclosed behind a concrete masonry unit (CMU) wall for noise attenuation purposes and to meet screening requirements. Just to the east of the generator, a small office area is proposed. Three portable classrooms will be added to the site during the construction phase, just north of the two existing portables (1,800 sf<sup>2</sup> each) which will remain as they are during construction. After construction, all five portables will be removed from the site.

The site plan alternative (Attachment B, Plan Sheet A1.01ADR and Figure 2, below) proposes an additional 18 parking spaces to be used by staff members to be located on the north side of campus and accessed via the fire lane.

Other site improvements to be constructed with project approval include storm drainage improvements and an underground stormwater detention tank, repairs to the sidewalk along S. 144<sup>th</sup> Street, and improvements to the pedestrian crossing of the vehicular access driveway of the main parking lot.

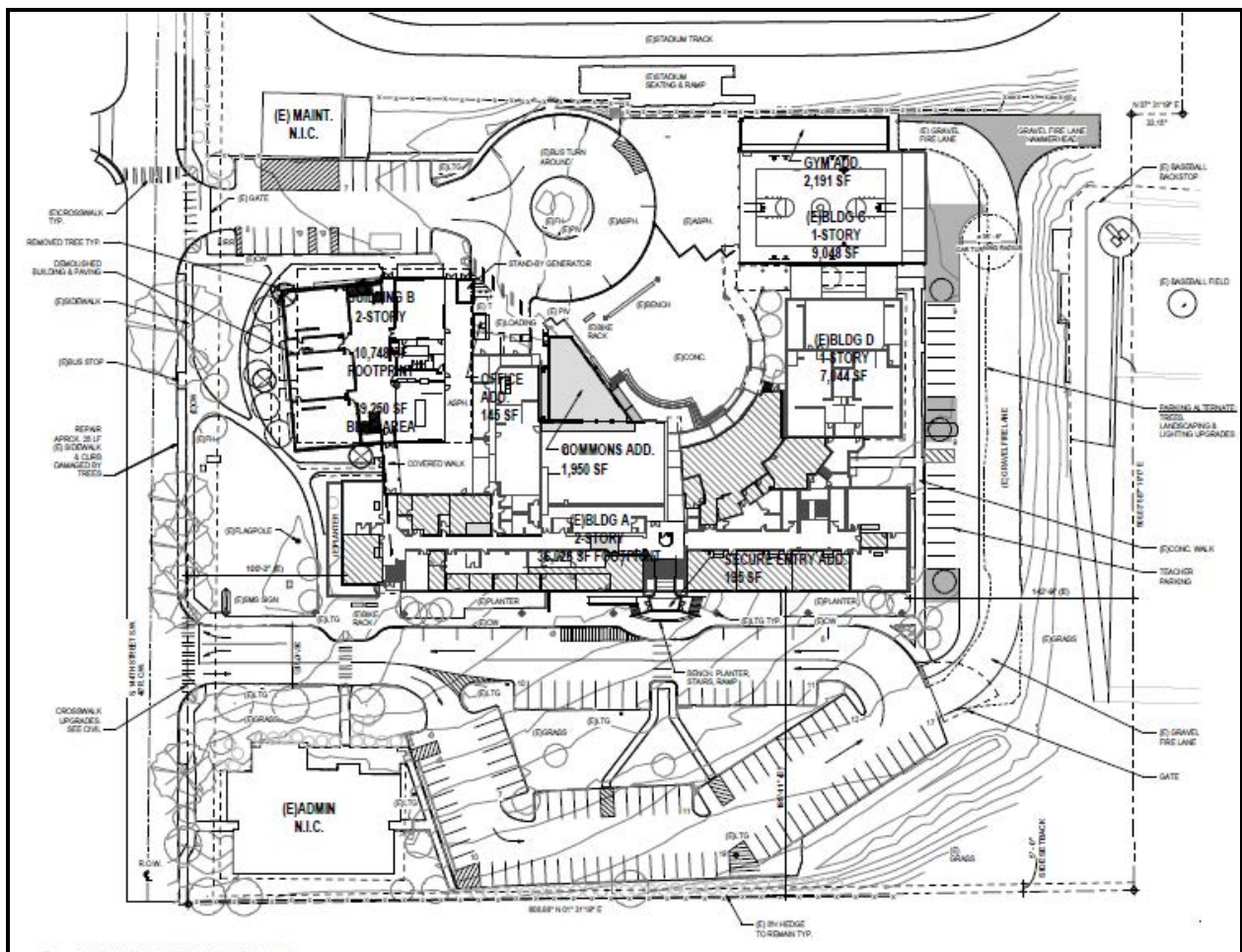


Figure 2. Proposed Site Plan Alternative showing a staff parking lot

## Building Design

The secured entry vestibule (195 sf<sup>2</sup>) proposed for the eastern elevation will be constructed underneath the existing building canopy and is comprised of glass windows in the same size and shape as existing windows on both sides of the entry vestibule and aluminum framing/flushing. Entering the building first from double doors on either side of the vestibule and then walking through the existing doors, students, staff and visitors will see a security station directly ahead. The security station sits at a crossroads of hallways- to the south is the school office and classrooms plus access to Building B, and to the right are more classrooms. Behind the entryway and heading west past security is access to the commons/cafeteria.

The commons/cafeteria single-story addition will replace the grassy area and extended sidewalk shown in Figure 3, below. It will have the same canopy design as the main entry to Building A, with windows matching the existing west façade it will replace in both shape and size, consistent with the original art deco design of the school. The addition will be finished in stucco and painted a the cool-toned beige color shown as C10 on the plan sheets and Attachment H- Materials Board. The new addition to the commons/cafeteria area will look substantially similar to the existing façade, even recreating the horizontal banding and detail above the window and door frames.



Figure 3. Existing commons/cafeteria west-facing façade and green space



Building B as it exists today is a single-story tilt-up concrete building with several classrooms including a music room. With project approval, a two-story building of 19,250 sf<sup>2</sup> will replace the existing 12,600 ft<sup>2</sup> structure. The proposed building will have a metal roof sloping down to the south side of the building, creating a clerestory with north-facing windows allowing natural daylight to enter the building. The shed roof's tallest point with clerestory windows connects to the northernmost section of the building, with a flat roof. There are entrances to the building from the east through Building A on both levels, from the south through double doors along the covered walkway between Buildings A and B, and one entry to the first floor hallway on the western façade. Building B is a modern design, utilizing more contemporary building materials including fiber cement panels, etched glass, and metal siding.

The design of the sloped-roof section of the building features fiber cement panels of varying widths and colors but aligned along consistent horizontal planes, beginning at the top of the first floor window frames. From the top of the first-floor window frames to the foundation will be brick-colored fiber cement panels of consistent rectangular shape and alignment. The windows for most of both stories are vertical panels divided into three sections, sometimes standing alone and sometimes grouped together to form wider window openings. Near the highest point of the sloped roof on both the west and east elevations are taller window panels featuring glass etched in a binary code pattern. This design is consistent for all elevations of the sloped-roof portion of Building B only.

For the flat-roofed, northernmost portion of proposed Building B, the same predominant window pattern exists as for much of the sloped portion of the building- divided window panels, sometimes grouped together. The exception to this pattern is the east elevation, where there is a small horizontally-placed window panel near the top of the first floor, above the individual alcoves in the music room. The flat-roofed portion of Building B is finished in consistent vertical panels of cream-colored fiber cement.

The western addition proposed for the gymnasium (Building C) will be enough space to hold bleachers. Currently the school gym can't hold all of the 645 students together for events like school rallies or educational speakers; the addition will enable bleacher seating that together with existing, will make all-school events possible.



**Figure 4. Existing area west of gym, where expansion is planned**

## **Site Plan**

The site plan for the campus will be changed only slightly with project approval. The secured building entry adds nothing to the school's building footprint, and the proposed Building B's two-story layout allows for a small reduction in building footprint compared to the existing building but an additional 6,650 sf<sup>2</sup> of classroom space. The additions to Buildings A and C with the commons/cafeteria and gym expansions respectively do not significantly alter the school's layout.

However, the eventual removal of portable classrooms, increased connectivity between Buildings A and B, and the School District's plans for a secured-entry campus will slightly change the pedestrian and vehicular circulation patterns. The District plans to create one secured entry for visitors and the public- through the new entry vestibule facing the parking lot- and all other exterior doors will be accessible only via keypad. The western vehicular entrance to the campus via the bus driveway and turnaround will be gated and only open during bus drop-off and pick-up times. East of the buildings, no changes are planned that will alter the existing vehicular traffic patterns, though if the site alternative is approved, eventually there will be 18 additional parking spaces for staff use. Both site plans utilize a new fire access road and turnaround between the north of campus buildings and the southern edge of the baseball diamond, eliminating the need for a fire access lane heading north from the bus turnaround and enabling the gym's expansion to add bleachers.

The site plan alternative is proposed and will be constructed if approved and funding allows. Rather than turn in a new application at a later date and go through the hearing process again, staff recommended submittal of the alternative layout at this time, since there is no method for modifying a conditional use permit once approved.

The site plan alternative shows the area north of the fire lane converted to lawn once the three temporary portables are removed after the construction phase. On the south side of the fire lane, there are 18 parking spaces proposed for staff use accessible via the main parking lot.

## **Landscaping**

The landscaping changes proposed are minor improvements consisting of removal of a small section of grass to accommodate the commons/cafeteria expansion, minor changes to the northern edge of campus for the relocated fire lane, and new landscaping between Building B and S. 144<sup>th</sup> Street and the east and west building sides.

The commons/cafeteria expansion will require removal of an extended internal sidewalk area and small section of patchy grass. The area on the north side of campus now housing two portable classrooms will be converted to lawn once the portables are removed after the construction phase in the initial site plan design. The end of construction will also see the removal of the three additional portable buildings sited north of the fire lane. This site plan version shows that after school construction, a new fire lane with areas seeded with grass bordering the fire lane to the north and south will occupy the area between Buildings C and D and the baseball diamond.

Along S. 144<sup>th</sup> Street, the campus's southern perimeter has mature landscaping that will remain if the project is approved. Four mature trees are located between the sidewalk and the curb, in a landscaping strip approximately 6' wide. Additionally, 5 trees are proposed to be planted in front of Building B (facing S. 144<sup>th</sup> Street). Approximately 4,000 sf<sup>2</sup> of groundcover, shrubs and trees are proposed to frame Building B. Approximately 196 shrubs and groundcover are proposed on the three external sides to frame Building B.

Should the site plan alternative also be reviewed and approved as part of the conditional use permit process, this area between Buildings C and D and the baseball diamond will still have a fire lane, but the grassy area south of the fire lane will be developed with 18 parking spaces for staff use. These parking spaces will include landscaping that conforms to current landscaping requirements.

## CONDITIONAL USE PERMIT L18-0037

Tukwila School District requests approval of a conditional use permit to allow the Showalter Middle School to operate and expand 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 G 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.*

Tukwila Middle School has operated at its current location since 1937. Showalter Middle School will continue to be an asset to the public welfare, will not be detrimental or injurious to the property or neighborhood, and will continue to serve the City and the Foster neighborhood and its students.

The expanded Showalter Middle 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 and with enough classroom space to accommodate the current student population of 675.

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 junior high schools is 1.5 parking stalls per staff member. Also required is one bicycle parking space per classroom.

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 ft<sup>2</sup> per parking space, and 15 ft<sup>2</sup> if parking is located behind a building.

Showalter Middle School exceeds the setback requirements. The closest building edge (maintenance building west at the southwest corner of the Showalter campus) is 50' feet away from the S. 144<sup>th</sup> Street property line. The required rear yard setback is 10'; the closet structure to the rear property line will be the temporary portables to be sited on campus during renovations and removed following construction. These portables will be no closer than 40' to the rear property line.

Showalter Middle School has 60 staff members. At 1.5 parking spaces per staff member, Showalter is required to provide 90 parking spaces. The School District's administration building is located adjacent to Showalter, sharing a parking lot. Office buildings are required to provide 3 parking spaces per 1,000 useable floor area, defined as "that part of the floor area of any structure which is actually used from time to time for any commercial purposes, such as a sales area, display area, walkways or storage area. Parking calculation shall not include common corridors designed for the circulation of people at nonretail establishments, restrooms, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces and exterior covered loading docks". City and Assessor records do not distinguish useable floor area from gross area, but the common practice within the City is to assume that useable floor area is 90% of the gross floor area. The King County Assessor records show that the administrative building has 7,767 sf<sup>2</sup> of gross floor area. Using the formula, the administrative building can be assumed to have 6,990 sf<sup>2</sup> of useable floor area, requiring 21 parking spaces. A total of 111 parking spaces are required for the administration building and the school combined. The Showalter campus provides 97 spaces in the main parking lot and 15 spaces in the western parking lot for a total of 112 parking spaces. Furthermore, if the site plan alternative is approved and constructed, an additional 18 parking spaces will be provided, further exceeding requirements.

General landscaping requirements are discussed in detail in the Design Review section later in the staff report. Per TMC 18.70.080 Nonconforming Parking Lots, parking lots need only come into compliance with current code requirements (stall size, drive aisle width, interior landscaping requirements) if a change of use is proposed, or if additional parking is required to support building additions. As the proposed building expansions will alleviate overcrowded conditions and lack of classroom space for the existing student body and no increase in enrollment is anticipated, the landscaping requirements for parking lot islands in the existing parking lots at Showalter do not apply. If the site plan alternative is approved and later constructed, the additional parking area must meet the standards in effect at the time of construction.

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 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 use- a school - is 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 students arriving to or leaving from school will be heard from the residences across S. 144<sup>th</sup> Street and along 48<sup>th</sup> Ave S. As the site plan and circulation pattern changes proposed for the school are slight and no increase in student population served is anticipated, approval of the conditional use permit will not significantly change the vehicular traffic patterns or the level or direction of noise leaving the site. As Showalter Middle School has existed in its current location and design since 1937 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 neighborhood.

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

The proposed school expansion implements 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 occasional evenings and weekends. As such, they should be designed with quality materials and with well-thought out designs that enhance the surrounding neighborhood. The proposed building design and materials, site plan modifications, and improvements to the school facilities implement the above goal of the Neighborhood Element of the City's Comprehensive Plan. Such improvements include

enhanced landscaping, better stormwater drainage design and a new stormwater detention tank, and sidewalk and pedestrian crossing upgrades.

### 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 civil and site plans for the Showalter school expansion. There are clear pedestrian connections between the campus and the street, and the adjacent segments of sidewalk that are cracked, uplifted or broken will be repaired with project approval. Additionally, the main vehicular entrance to the campus will get a crosswalk upgrade.

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.*

The Showalter Middle School expansion's possible adverse impacts are minor and primarily visual. The potential visual impacts of the new Building B on nearby residential development have been largely alleviated by thoughtful site design and some additional landscaping on the southern elevation will break up the visual mass of the facades. See Design Review section for detailed discussion. The school expansion also includes a new generator with the potential to create additional noise. The generator will be enclosed behind a CMU wall, will only be run in emergency situations, and will comply with the City's noise volume and duration limits in Chapter 8 of the Tukwila Municipal Code.

## **Conclusions**

1. Criteria 1: The proposed use of a middle school is often located in residential zones. Showalter is a public school serving the students and community of Tukwila; and has existed in its current location since 1937. *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.*

2. Criteria 2: The proposed school expansion exceeds minimum setback requirements. The Showalter campus meets the parking space requirements for the primary use of the campus as a middle school and the administration building with which a parking lot is shared. If the variance request for building height is approved, *the proposed use 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 have tolerated the noise and circulation impacts typical of schools in residential zones since 1937. As the site plan changes and circulation pattern changes proposed for the school are slight and no increase in student population served is anticipated, approval of the conditional use permit will not significantly change the level or direction of noise leaving the site, or vehicular traffic patterns. *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, residential neighborhoods, and vehicular, pedestrian and bicycling modes of travel. *The proposed use shall be in keeping with the goals and policies of the Comprehensive Land Use Policy Plan.*
5. Criteria 5: The potential for visual and noise impacts have been mitigated by a thoughtful site design, additional landscaping, and noise attenuation of the proposed generator with a cmu wall enclosure. *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 including the site plan (Attachment B, Plan Sheet A1.01 DR CUP Site Plan) and alternative site plan (Attachment B, Plan Sheet A1.01ADR CUP Site Plan) with one condition:

1. The fire access lane turnaround shall comply with Attachment I, Fire Department Turnaround Specification, or be of equivalent design approved by the Fire Marshal.



# VARIANCE L18-0040

## FINDINGS

A Variance is requested to allow the 30-ft. height limitation in the LDR zone to be exceeded by up to 8 feet, for the proposed STEAM building (Building B).

### Project Proposal

The height limit for structures in the LDR zone is 30 feet. Proposed Building B has a sloped roof measuring 37.5' at its highest point and sloping down to 26' height on its southern elevation facing the street. Building height is measured at the midpoint for sloped roofs, so the new proposed Building B's calculated height is 31.75', an increase less than 2' above LDR regulations. The additional 6' of height requested in the variance will accommodate minor changes in the design process, if approved.

### Criteria for Granting Variance Permit

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.*

Schools are unique uses and are permitted in residential zones subject to conditional use permit approval. Although the proposed Building B exceeds the height limit for the LDR zone, the deviation requested is insignificant, and will be used to public benefit.

The height variance is requested because the school is a public use in the LDR zone, located near the homes of the children it will serve. 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.

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.*

Middle Schools are a conditional use in Tukwila regardless of location; it is logical that the location of Showalter is in a predominantly residential neighborhood. The height limitations in the LDR zone are appropriate for a single-family residence. 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. Existing building heights at Showalter vary, with Building A being the tallest at 37'.

- 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.***

The requested height deviation is insignificant to the size and scale of the existing Showalter Middle School structures and will not be detrimental to neighboring properties or uses. 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.***

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.***

Granting the variance is consistent with the use of the property as an institution serving the public.

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

The original Showalter Middle School building (Building A) has existed since 1937 and measures 37.5' tall. Proposed Building B is designed at a comparable height to Building A; the height variance is requested because of Showalter's location in a low density residential zone. The school expansion and height variance request are necessary to alleviate existing overcrowded conditions, and the variance request is not the result of deliberate actions of the applicant or property owner.

## Conclusions

Criteria 1: The deviation in building height requested is insignificant. The 31.75' height of the proposed Building B is shorter than the original school building, Building A. The height variance request of up to 8' is minor 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: The variance is necessary due to the inability to expand the existing use to other parcels, and the use of a public school with differing construction needs and designs than the single-family homes the LDR regulations were designed to serve. *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 Showalter Middle School is insignificant to the size and scale of existing school buildings. *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 site as a public school and neighborhood amenity. Any property may apply for a height variance. *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; the variance request is directly related to the use of the site as a school, and is requested for public benefit. *The need for the variance is not the result of deliberate actions of the applicant or property owner.*

## Recommendation

Staff recommends adoption of the above findings and conclusions and approval of the variance request with no conditions.



## DESIGN REVIEW L18-0038

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. The applicant is requesting modifications to the landscaping requirements as discussed in detail later in the staff report.

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 Showalter Middle School expansion proposal compares to the guidelines. The applicant's design review narrative is Attachment G 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.*

Showalter Middle School's expansion has few options for building siting. The parcel is constrained by existing development on all sides, and expansion of the campus is not a viable option.

Despite the site constraints of adding additional square footage to a fully developed site, the Showalter Middle School expansion continues the layout and pattern of existing development including replacing Building B with a taller, two-story building in the same footprint. The additions are sited, and improvements are planned so that entry into campus will be restricted during most hours of the day. Because the future additions are relatively small-scaled and maintain the current circulation patterns inside the campus, the building siting of the Showalter Middle School expansions can be described as blending harmoniously with the neighborhood.

The scale of Showalter can also be described as harmonious with its surrounding residential development. The majority of existing Building A is two stories tall with a building height of approximately 37'. The benefit public school facilities bring to the neighborhood and the students offset these minor instances where the scale is slightly larger than surrounding single-family residential development. The building designs for the secured entry and commons/cafeteria and gym expansions mirror the architecture of the main buildings, from fitting the entry under an existing canopy to maintaining the gym's butterfly roof design to the horizontal corner molding features proposed for the commons/cafeteria expansion. The design for the new Building B is an architectural departure from the existing building styles but is still consistent with its use as technology and science classrooms and is compatible in scale and design with the Foster neighborhood.

- 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.*

With a fully developed and constrained site, there are few natural features on the Showalter campus. There are landscaping trees on the eastern façade of Building A and larger trees and landscaping along S. 144<sup>th</sup> street. There is a small C-curved landscaped area northeast of the bus turnaround, and grass near the portable classrooms and inside and around the main parking area. The project proposal preserves almost all trees onsite and adds trees and landscaping in the additional parking area proposed in the site plan alternative, and in front of and around three sides of Building B. 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.*

The landscaping changes proposed will create a pleasant pedestrian-oriented streetscape with the addition of 5 trees between the north side of the S. 144<sup>th</sup> Street sidewalk and Building B. With the retention of the trees in the landscaped strip between the sidewalk and curb, the sidewalk in front of campus will be a pleasant, tree-lined area to walk. The landscaping improvements will create a continuous, consistent landscaping corridor and will provide a desirable pedestrian-scale transition from S. 144<sup>th</sup> St. to the Showalter campus.

- 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.*

The changes to the campus site plan are minor in nature. Vehicular access points will remain as they are but will be visually enhanced with the additional landscaping proposed by the applicant. Additionally, the sidewalk in front of the school and the pedestrian crossing of the main parking area's vehicular access driveway will be improved.

Student entry will be purposely limited with project approval, as the secured entry vestibule at Building A's eastern elevation coupled with an entry at the commons area on the western side of Building A will be only open during the start and end of the school day. During school times, all other exterior doors will be accessible from outside via keypad only. Students and staff will be able to exit these doors, but outside entry will be limited to school staff.

The vehicular and pedestrian access points are scaled appropriately and create a predictable transition between the Showalter campus and the street. Vehicular access is unchanged from existing save for the addition of a gate at the bus turnaround entrance. This design requirement is met.

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

With project approval, access to the two parking lots will remain unchanged except for minor improvements to the pedestrian crossing at the main parking lot's vehicular driveway. Two driveways to the street for a school with 675 enrolled students effectively minimizes the potential for interactions between cyclists and pedestrians and vehicles entering or exiting the campus.

*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.*

While maintaining the existing parking lot circulation and layout prohibits adherence to the 10' of required side yard landscaping, the Showalter site currently has at least 5' of heavy screening along its eastern property boundary abutting the backyards of single family homes along 48<sup>th</sup> Ave S. This has been adequate to screen adjacent residents from the light, noise and traffic impacts common to school parking lots during busy pickup and drop-off times.

The gym expansion to the west will abut a retaining wall and a bank sloped toward the gym from the Foster High football stadium along most of its edge. As the fire lane has been relocated to accommodate the gym expansion and there is no pedestrian access between the stadium and Showalter, this expansion will not create any circulation problems. The planned changes near the perimeter of the Showalter campus show sensitivity to adjacent uses and ensure a harmonious transition to adjacent development.

- 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 development.

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

Few changes to the service areas will occur if the development proposed is approved. If the site plan alternative is approved and constructed, there are three trees proposed as landscaping for the 18-space parking strip in landscaping islands. The additional trees planned for the new parking area and the new lawn to replace the removed portables will significantly reduce the visual impact of larger paved areas and provide shade and other benefits.

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

The heights of existing campus buildings vary from low-ceilinged portable classrooms to the 37' height of existing Building A. The peak of proposed Building B will match the height of existing Building A at 37', but since it is a shed roof design and the City measures building height of sloped roofs at the midpoint, the calculated building height is 31.75'. This building height and its placement in the same location as where the existing, to-be-demolished Building B sits reinforces the harmony of the proposed school expansion with existing and adjacent structures.

## **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.*

The exterior appearance of the improvements proposed for the secured building entry, commons/cafeteria and gym all integrate seamlessly into the existing building designs. While those improvements will match the design of the buildings they will improve, the proposed STEAM building (Building B) has its own, contemporary architectural style.



- 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.*

The proposed Building B has a style distinct from the existing buildings, deviating in roofline, architectural features and exterior finishes from other Showalter buildings. Despite these design departures, the building's sloped roof is consistent with the roof shape of nearby residential development, and the distinct features such as clerestory windows and glass windows etched with binary code are appropriate for its use for STEAM classrooms.

- 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.*

Most of the building components proposed for the Showalter expansion are harmonious in proportion and design to existing development, i.e. existing façades of the school, while the design of Building B represents a clear departure from the existing school building styles. Despite the contemporary design, the windows of the STEAM building are of similar proportion and shape as windows on the original Building A constructed in 1937. The window panels of Building B also align with Building A's window planes, forming a consistent appearance of the two buildings from the street.

Building finishes consistent with the existing school buildings include stucco, CMU, and window shape and design. Building B introduces some more modern finishes to the campus including fiber cement panels and etched glass and metal. All finishes proposed are long-lasting and were chosen with aesthetics, low maintenance costs, and longevity in mind.

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

The cream and rust color schemes of the building additions closely match the rust canopy color and cream-colored stucco finish of the most prominent building of Showalter Middle School, Building A. This design review 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.*

The mixed composition of one and two-story building designs, varying architectural styles, building heights and roof shapes, and diversity of building materials evident throughout the school expansion designs ensure that the requirement of modulation and architectural variety are met by the project. Additionally, the southern façade of Building B will feature projecting sunshades on the first floor windows, creating some modulation. The addition of significant landscaping improvements adjacent to Building B along the southern façade of the school will break up the large visual mass formed by the southern facades of Buildings A and B.

### **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.*

The Showalter campus does not have significant natural features to incorporate into project designs, as the site is almost entirely developed. This requirement 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.*

The landscaping changes proposed are relatively minor, consisting of removal of a small section of grass to accommodate the commons/cafeteria expansion, minor changes to the northern edge of campus, and new landscaping between Building B and S. 144<sup>th</sup> Street as well as the east and west sides of the building.

Tukwila Municipal Code 18.70.090 Nonconforming Landscape Areas requires all projects undergoing Design Review to comply with current landscaping requirements. Type 1 perimeter landscaping screening is required of all nonresidential uses in the LDR zone. The Showalter campus will have a front yard, side yard (east side only), and rear yard subject to landscaping requirements, as the western edge of campus abuts the Foster High football stadium with no parcel boundary.

The parcel's eastern side abuts single family homes; this side yard has 5' of landscaping/parking screening for most of its length, and 10' landscaping/screening on its southernmost edge adjacent to the administration building. Despite not meeting the 10' width

required by code, the evergreen shrubs planted in this area are 8' tall and provide adequate screening for the residents from potential noise and light impacts of the parking lot.

Along S. 144<sup>th</sup> Street, the campus's southern perimeter has mature landscaping that will remain if the project is approved. Four mature trees are located between the sidewalk and the curb, in a landscaping strip approximately 6' wide. Additionally, 5 trees are proposed to be planted in front of Building B (between the building and S 144<sup>th</sup> Street), providing an alternative to the Type I landscaping requirement for front yards. This landscaping improvement along with approximately 4,000 SF of groundcover, shrubs and trees proposed along the western, eastern and southern elevations of Building B will visually break up the large mass that Buildings A and B present from S. 144<sup>th</sup> Street.

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.

The applicant is requesting a modification to existing landscape code. Along S 144<sup>th</sup> Street, the four existing street trees are proposed for retention and protection during construction, the applicant proposes to plant 5 new trees closer to the new front of the Building B rather than line the property line with 14 as is required by code. This will create additional shade and near the building; and is preferred to under planting the existing street trees as is required by code. In addition, the applicant shall plant a large shade tree in the grassy area just to the north of S 144<sup>th</sup> St. and east of Building B. This will result in total of 6 new trees and 4 retained trees; resulting in a total of 10 trees along the front rather than the required 14. Additionally, the applicant has requested modification to existing landscape code to not require upgrading the landscaping along east property line and the main parking lot as no improvements are proposed in those areas. The existing evergreen shrubs along the parcel's eastern edge meet the screening intent of the code.

The commons/cafeteria expansion will require removal of an extended internal sidewalk area and small section of patchy grass. The area on the north side of campus now housing two portable classrooms will be converted to lawn once the portables are removed after the construction phase in the initial site plan design. The end of construction will also see the removal of the three additional portable buildings sited north of the fire lane. This site plan version shows that after school construction, a new fire lane with areas seeded with grass bordering the fire lane to the north and south will occupy the area between Buildings C and D and the baseball diamond.

Should the site plan alternative also be reviewed and approved as part of the conditional use permit process, this area between Buildings C and D and the baseball diamond will still have a

fire lane, but the grassy area south of the fire lane will be developed with 18 parking spaces for staff use.

- 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.*

The existing strong and direct pedestrian pathways from 144<sup>th</sup> street will remain with the proposed development. Pedestrians can enter the campus from a sidewalk between Building B and the bus entrance, a sidewalk to the west of the main parking lot entrance, and from a curved path from the midpoint of the sidewalk between the two vehicular entrances to the southeast corner of Building A. Other concrete paths internal to campus will remain with the exception of the paths providing access to the portable classrooms.

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

The evergreen shrub landscape screening along the eastern property line is appropriate and adequate to screen adjacent homes from potential noise and light emanating from the school parking lot. This perimeter landscaping is 5' wide for the majority of the property edge, widening to 10' closer to S. 144<sup>th</sup> St. adjacent to the administration building. The northern property line abuts the baseball diamond, a recreation resource for students at Showalter and Foster High School; no transition between compatible school uses is needed. 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.*

New miscellaneous structures proposed include the secured entry vestibule at the main entrance to Building A, a gate to restrict vehicular access to the bus entry and turnaround, a 145 sf<sup>2</sup> office and a CMU enclosure for the standby generator, and three portable buildings which will be removed after construction of the school improvements. The secured building entry is seamlessly designed to fit under the existing cable stay-mounted canopy. The small office will be finished in the same stucco materials and colors as the commons/cafeteria expansion; the CMU generator enclosure will be painted to blend in with surrounding school buildings. The criterion is met.

- 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.*

The landscaped perimeter screening of the main parking lot consists of a continuous row of 8' tall evergreen shrubs. The school's loading and service areas are interior to the campus layout, adjacent to the cafeteria/commons expansion, and not visible from S. 144<sup>th</sup> Street.

- 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.*

Mechanical equipment will be installed on the flat-roofed, northern portion of Building B. The clerestory window area and peak of the sloped roof will adequately screen the mechanical equipment from S. 144<sup>th</sup> Street. There is a small HVAC unit proposed for the commons/cafeeteria addition; this unit will be located away from the building edge and will not be visible from the street.

- 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.*

The proposal includes very few changes to light fixtures and locations. Exit lighting by egress doors will be installed and will meet dark sky requirements. The existing wall sconces on the cafeteria/commons will be removed and installed on the proposed addition. No lighting changes are proposed for the parking areas, though if the site plan alternative is approved and constructed, the staff parking lot will need to meet the lighting standards required by building code.

## Conclusions

1. Site Planning: The Showalter Middle School expansion continues the layout and pattern of existing development with modest improvements including replacing Building B with a taller, two-story building in the same footprint. The additions are sited and improvements are planned so that entry into campus will be restricted during most hours of the day. Because the future additions are relatively small-scaled and maintain the current circulation patterns inside the campus, the building siting of the Showalter Middle School expansions can be described as blending harmoniously with the neighborhood. Landscaping improvements along the street frontage will improve the school's

appearance from the street and visually break up the larger mass formed by Buildings A and B.

2. Building Design: The proposed Building B has a style distinct from the existing buildings, deviating in roofline, architectural features and exterior finishes than the other Showalter buildings. Despite these design departures, the building's sloped roof is consistent with the roof shape of nearby residential development, and the distinct features such as clerestory windows and glass windows etched with binary code are appropriate for its use for STEAM classrooms. All other planned additions are designed to blend in and match with the principal buildings in height, roofline, style, and color.
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. The planned tree plantings and landscaping proposed to frame Building B will result in a context-sensitive, appropriately landscaped school campus. 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.

The applicant is requesting a modification to existing landscape code. Along S 144<sup>th</sup> Street, the four existing street trees are proposed for retention and protection during construction, the applicant proposes to plant 5 new trees closer to the new front of the Building B rather than line the property line with 14 as is required by code. This will create additional shade near the building; and is preferred to under planting the existing street trees as is required by code. In addition, the applicant shall plant a large shade tree in the grassy area just to the north of S. 144<sup>th</sup> St and east of Building B. This will result in total of 6 new trees and 4 retained trees; resulting in a total of 10 trees along the front rather than the required 14. Additionally, the applicant has requested modification to existing landscape code to not require upgrading the landscaping along east property line and the main parking lot as no improvements are proposed in those areas. The existing evergreen shrubs along the parcel's eastern edge meet the screening intent of the code.

4. Miscellaneous Structures: Miscellaneous structures including the secured building entry, small office, and CMU enclosure for the standby generator are all designed to blend in with existing buildings in color, design and materials. HVAC equipment for Building B will be obscured from the street by the shed roofline, and HVAC equipment above the commons/cafe expansion will be set back from the building edge and not visible from the street.

## **Recommendation**

Staff recommends adoption of the above findings and conclusions and design review approval for the Showalter Middle School expansion. Additionally, staff recommends the Board of Architectural Review approve the following landscape modifications to the existing landscape code:

1) Front perimeter landscaping (along S 144<sup>th</sup> St): The applicant shall plant 6 new trees and retain 4 existing trees; resulting in a total of 10 trees rather than the required 14. The landscape plan Sheet L1.02 shows five new trees and it shall be revised to include one large shade tree in the grassy area just to the north of S. 144<sup>th</sup> St and east of Building B.

2) No upgrades are required to the landscaping along the east property line and the main parking lot as no improvements are proposed in those areas.