



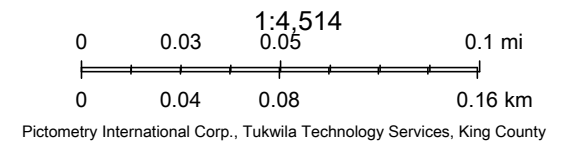
May 23, 2018

City Limits

Buildings

Parcels

Addresses (Tukwila)













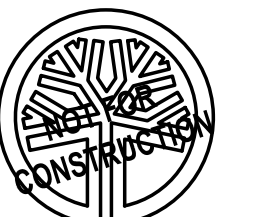








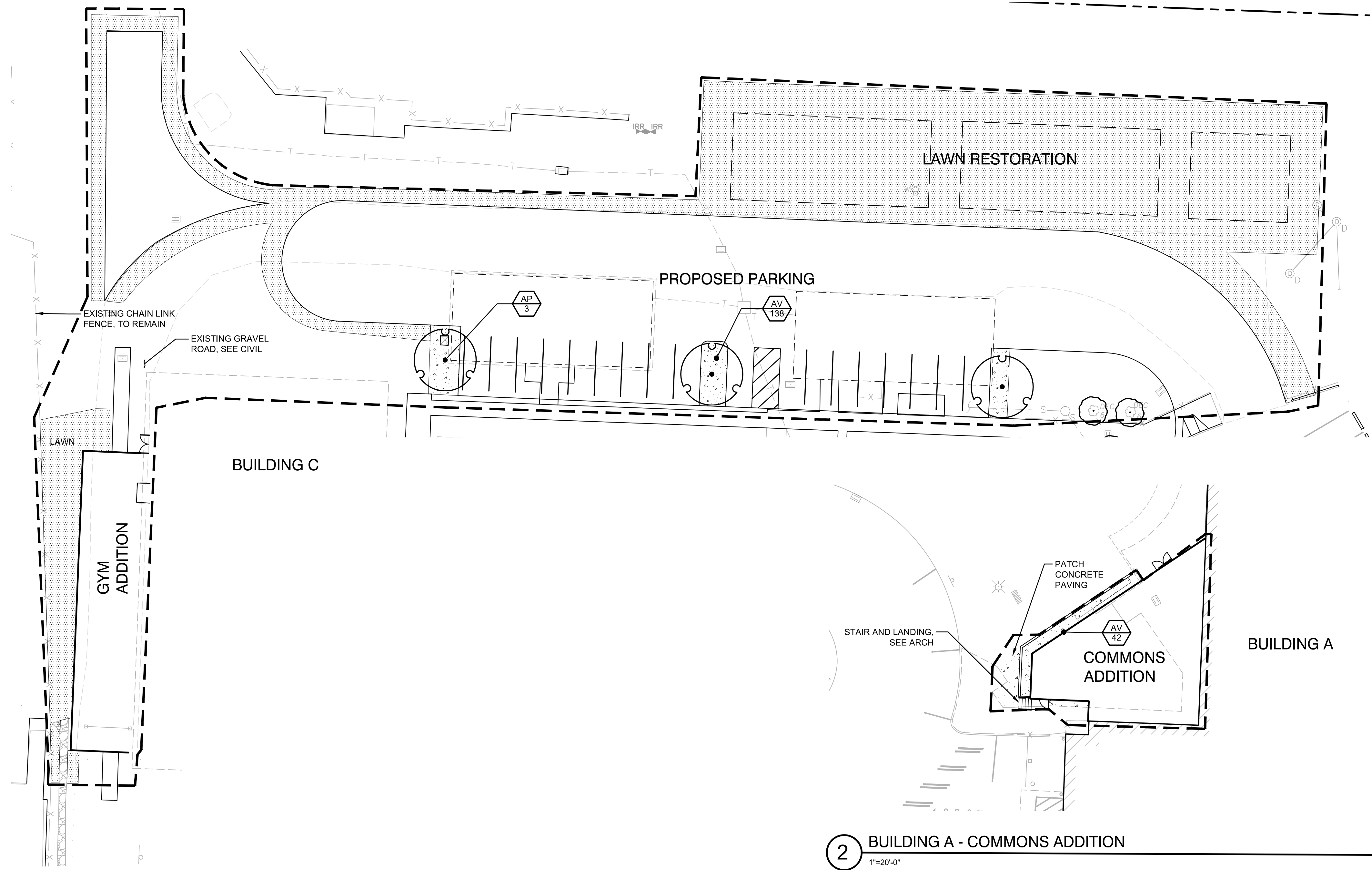
T A C O M A - SEATTLE - SPOKANE - TRI-CITIES  
1207 6th Avenue, Suite 1920 Seattle, WA 98101  
206.287.2428 TEL. 206.287.2428 FAX www.ahbl.com WEB



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT  
JASON MORSE  
LICENSE NO. 899  
EXPIRES ON 02/05/2019 7.5.2019

**TUKWILA SCHOOL DISTRICT  
SHOWALTER MIDDLE SCHOOL  
MODERNIZATION & ADDITIONS**

OWNER: TUKWILA SCHOOL DISTRICT  
4626 S. 144TH STREET  
TUKWILA, WA 98168  
4640 S. 144TH STREET  
TUKWILA, WA 98168  
TEL: (206) 979-9370  
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**1** BUILDING C - GYM ADDITION AND PROPOSED PARKING LOT  
1"=20'-0"

**2** BUILDING A - COMMONS ADDITION  
1"=20'-0"

**3** BUILDING A - REVISED MAIN ENTRY  
1"=20'-0"

**PLANT SCHEDULE GYM**

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	AP	ACER TRUNCATUM X ACER PLATANOIDES	'WARREN'S RED' PACIFIC SUNSET MAPLE	2" CAL.	3	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	AV	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	VANCOUVER JADE KINNIKINNICK	1 GAL	24" o.c.	138

**PLANT SCHEDULE COMMONS**

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	AV	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	VANCOUVER JADE KINNIKINNICK	1 GAL	24" o.c.	42

**PLANT SCHEDULE REVISED MAIN ENTRY**

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL	6
	ST	SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	18"-24" MIN	5
		'NATIVE			

**CODE REQUIREMENTS- PROPOSED PARKING LOT**

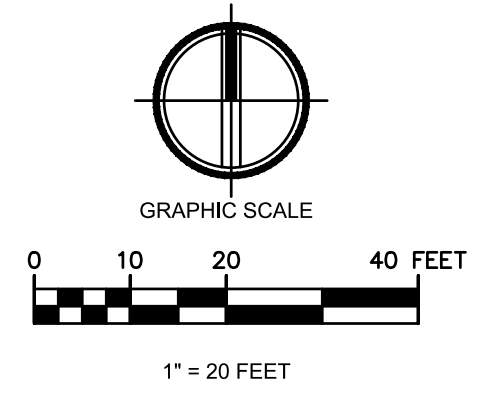
PARKING LOT LANDSCAPING	CALCULATION	PROVIDED
AREA	PARKING BEHIND BUILDING CONDITION: 15SF LANDSCAPING FOR EACH PARKING STALL. 15SF*18 PARKING STALLS=270 SF OF PARKING AREA.	527SF
TREES	ONE LARGE TREE OR 2 MEDIUM TREES PER 100SF OF LANDSCAPING. 527SF LANDSCAPING/100SF=1 LARGE TREE OR 1 MEDIUM TREE	3 MEDIUM TREES (1 EXISTING LARGE TREE)
SHRUBS AND GROUND COVER	FULL COVERAGE	FULL COVERAGE

**LEGEND**

- LAWN BUILDING C - GYM ADDITION (800 SF)
- CONCRETE PEDESTRIAN PAVING BUILDING A - REVISED ENTRY PLAN (1723 SF) BUILDING A - COMMONS ADDITION (125 SF)
- LIMIT OF WORK

**NOTES**

- SEE SHEET L1.02 FOR PLANT SCHEDULE.
- SEE SHEET L2.00 FOR LANDSCAPE DETAILS.
- SEE SHEET L3.00 FOR IRRIGATION EXTENTS.



REVISION	DATE

Design: CS  
Drawn: MS  
Checked: CS  
Project No. 2170645

Issuance  
**DESIGN REVIEW / CUP**

Date: 08/06/2018  
Drawing Title

**MATERIALS PLAN**

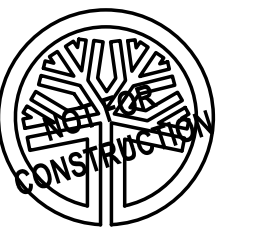
Drawing Number

**L1.01**





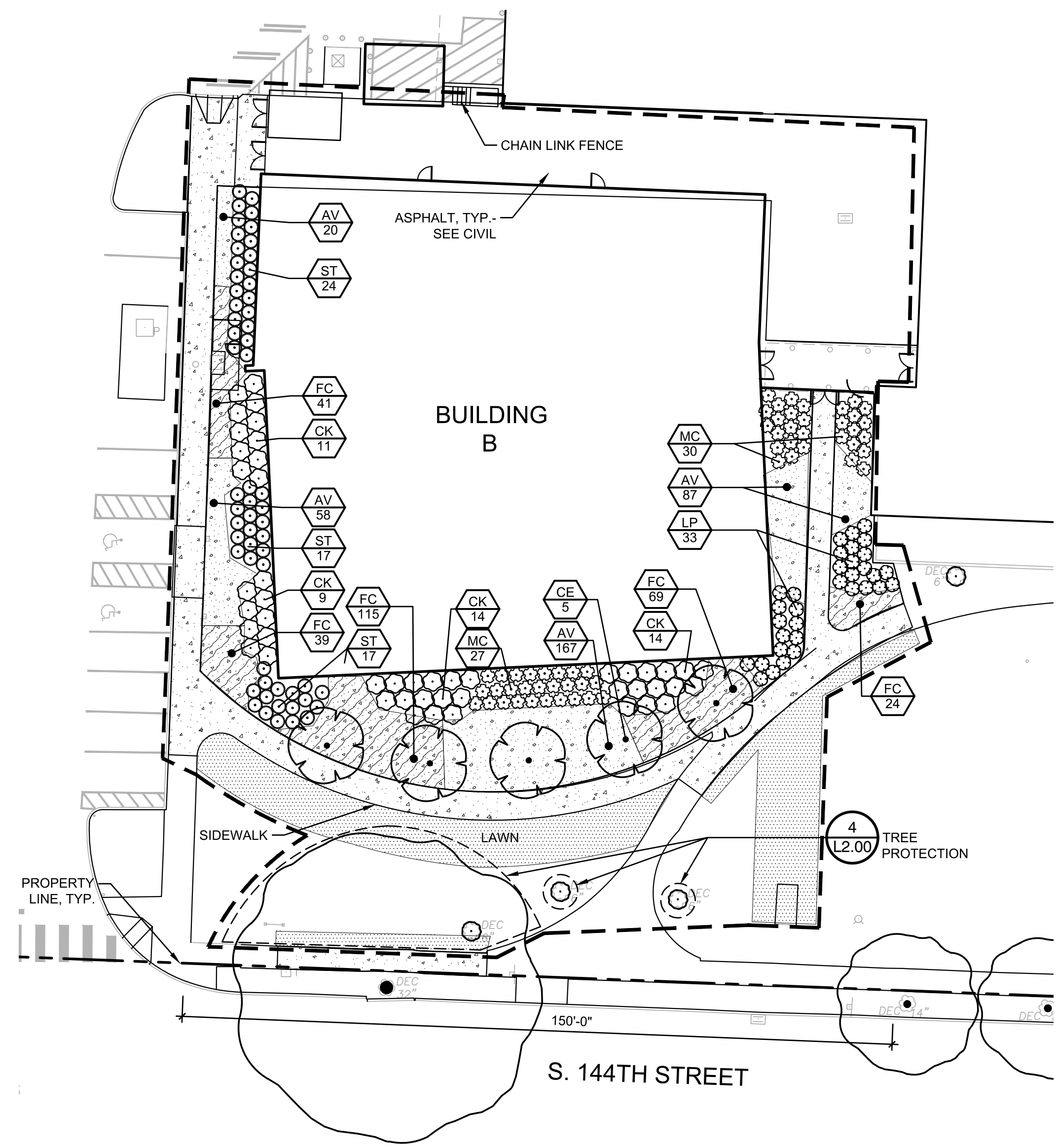
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**LEGEND**

- EXISTING TREE TO REMAIN- PROVIDE TREE PROTECTION IN CONSTRUCTION ZONE
- LAWN (1800 SF)
- CONCRETE PEDESTRIAN PAVING (2397 SF)
- LIMIT OF WORK
- PROPERTY LINE
- TREE PROTECTION FENCE

**NOTES**

1. SEE SHEET L2.00 FOR LANDSCAPE DETAILS
2. SEE SHEET L3.00 FOR IRRIGATION.
3. A 6' HIGH TEMPORARY CHAIN LINK FENCE MUST BE PLACED OUTSIDE THE DRIPLINE OF EXISTING TREES PRIOR TO THE COMMENCEMENT OF DEMO AND EARTHWORK. PLANNING DEPARTMENT MUST INSPECT AND SIGN OFF THAT TREE PROTECTION IS ADEQUATE PRIOR TO INITIATING DEMO AND EARTHWORK.

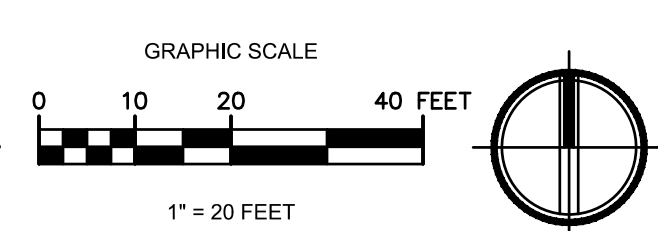
**PLANT SCHEDULE BLDG B**

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	CE	CORNUS 'EDDIES WHITE WONDER'	FLOWERING DOGWOOD	2" CAL.	5	
<b>SHRUBS</b>	<b>CODE</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>	<b>QTY</b>	
	CK	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	18"-24" MIN	48	
	LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	18"-24" MIN	33	
	MC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	18"-24" MIN	57	
	ST	SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	18"-24" MIN	58	
<b>GROUND COVERS</b>	<b>CODE</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	AV	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	VANCOUVER JADE KINNIKINICK	1 GAL	24" o.c.	332
	FC	FRAGARIA CHILOENSIS*	BEACH STRAWBERRY	1 GAL	24" o.c.	288
		*NATIVE				

**CODE REQUIREMENTS**

FRONT PLANTING	REQUIRED	PROPOSED
TREES	ONE MEDIUM TREE PER 30' SITE FRONTAGE SITE FRONTAGE=150', 150'/30'=5 TREES	5 MEDIUM TREES
SHRUBS	ONE SHRUB PER 7' SITE FRONTAGE SITE FRONTAGE=150', 150'/7=22 SHRUBS	196 SHRUBS
GROUNDCOVERS	90% COVERAGE WITHIN 3 YEARS	FULL COVERAGE

**A BUILDING B - REPLACEMENT**  
1"=20'-0"

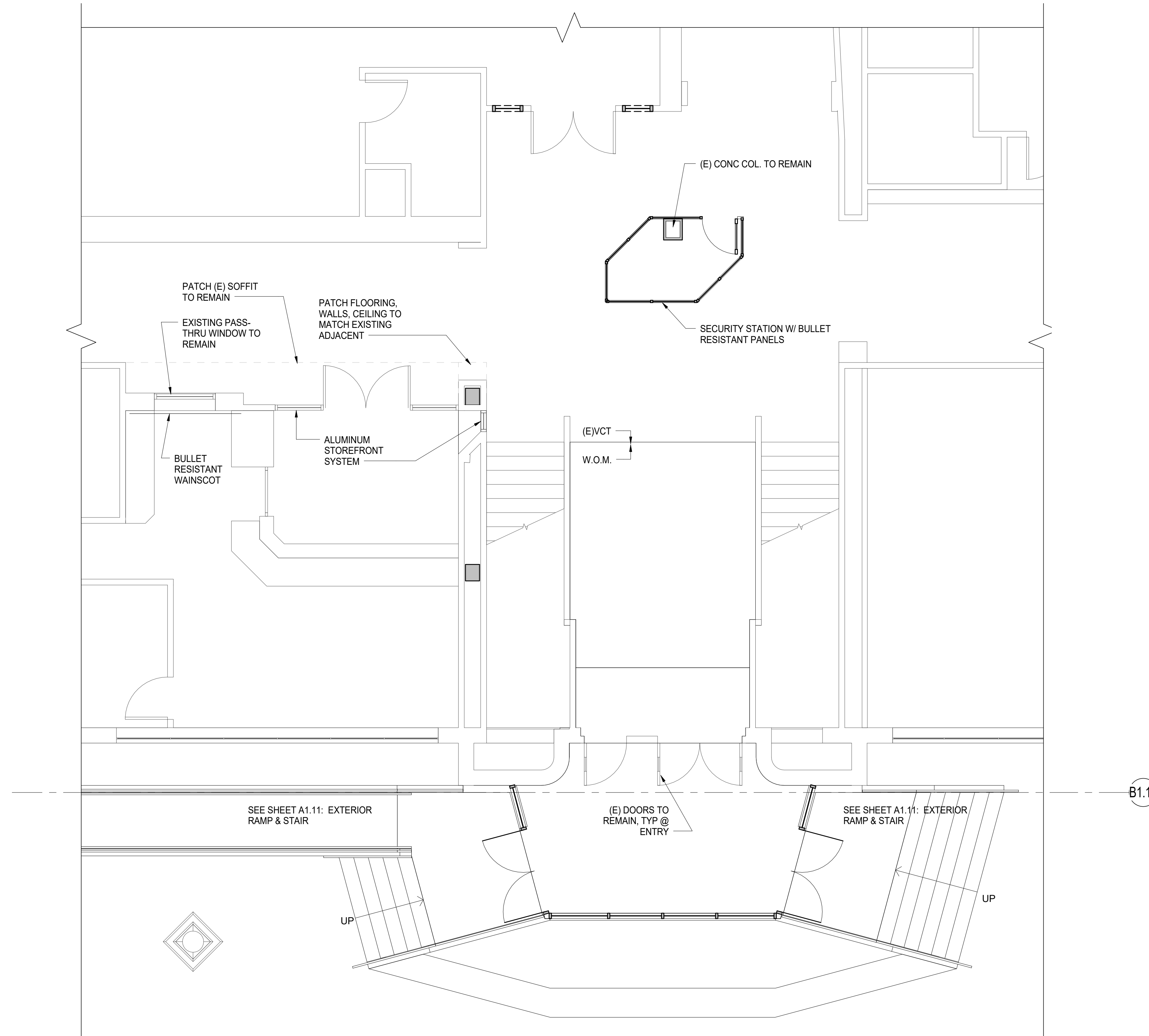


Issuance  
**DESIGN REVIEW / CUP**  
Date: 08/06/2018

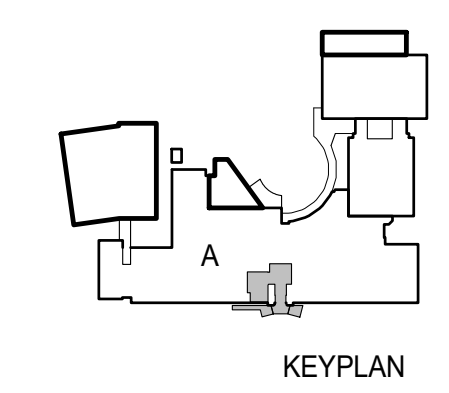
Drawing Title  
**MATERIALS AND PLANTING PLAN**

Drawing Number  
**L1.02**





1 ENLARGED FLOOR PLAN - BLDG A ENTRY  
SCALE: 1/4" = 1'-0"



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REVISION	DATE

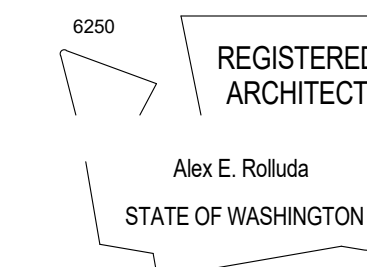
Design: SN  
Drawn: MM/FA  
Checked: AC  
Project No. 331-17-01

Issuance  
**DESIGN REVIEW / CUP**  
Date: 04-24-2018

Drawing Title  
**ENLARGED FLOOR PLAN - BLDG A ENTRY**

Drawing Number  
**A2.51DR**





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Project No. 331-17-01

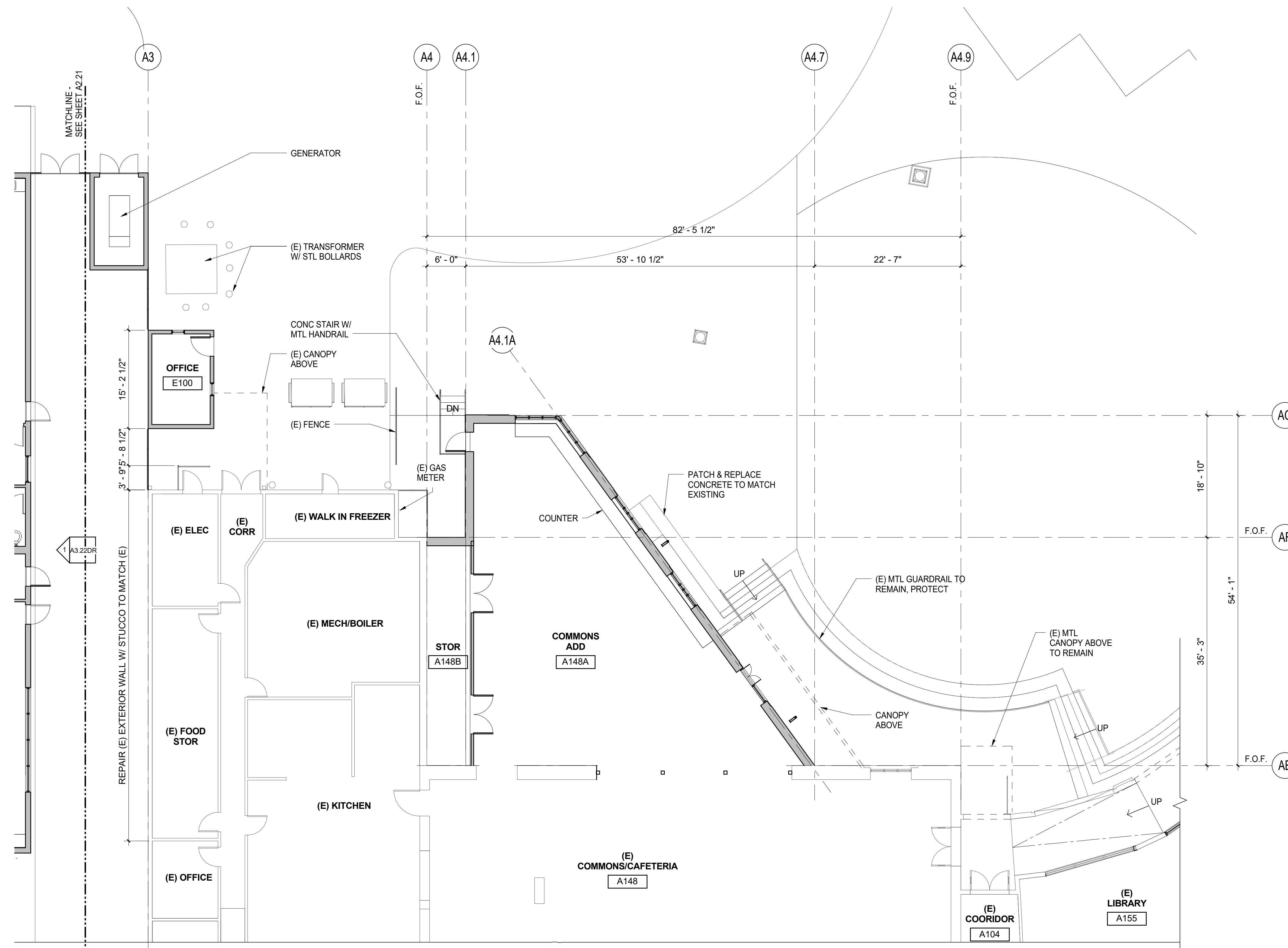
Issuance  
**DESIGN REVIEW / CUP**

Date: 04-24-2018

Drawing Title  
**PARTIAL FLOOR  
PLAN - BLDG A  
COMMONS**

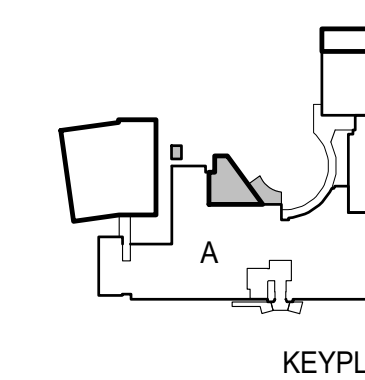
Drawing Number

**A2.11DR**



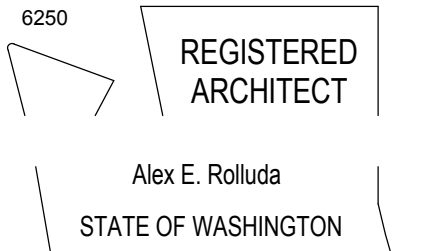
**LEGEND**

- EXISTING WALL
- NEW WALL









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Design: Designer  
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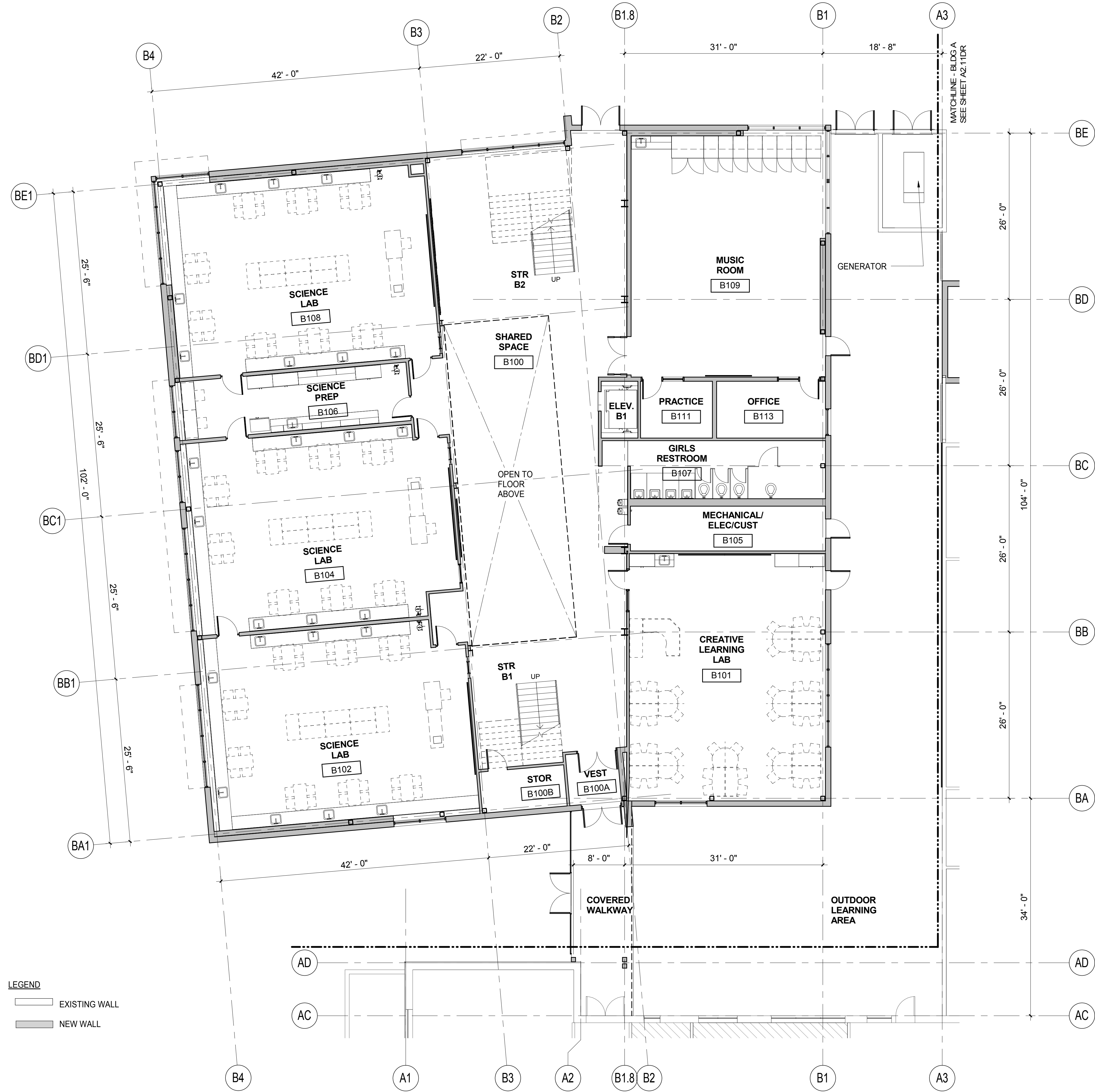
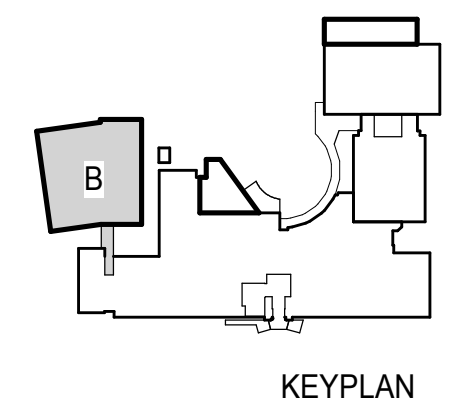
Issuance  
**DESIGN REVIEW / CUP**

Date: 08-06-2018

Drawing Title  
**FIRST FLOOR PLAN - BLDG B CLASSROOM**

Drawing Number

**A2.21DR**



**LEGEND**  
— EXISTING WALL  
— NEW WALL

**1 FIRST FLOOR PLAN - BLDG B CLASSROOM**  
SCALE: 1/8" = 1'-0"







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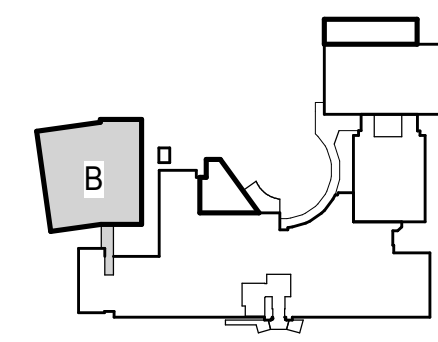
Issuance  
**DESIGN REVIEW / CUP**

Date: 08-06-2018

Drawing Title  
**SECOND FLOOR PLAN - BLDG B CLASSROOM**

Drawing Number

**A2.22DR**

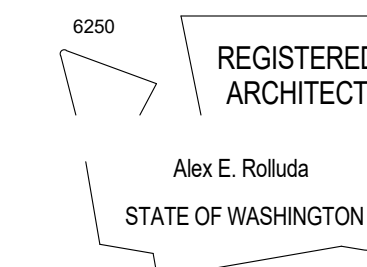


KEYPLAN



**1 SECOND FLOOR PLAN - BLDG B CLASSROOM**  
SCALE: 1/8" = 1'-0"





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REVISION	DATE

Design: SN/MM  
 Drawn: MM/AM  
 Checked: AC  
 Project No. 331-17-01

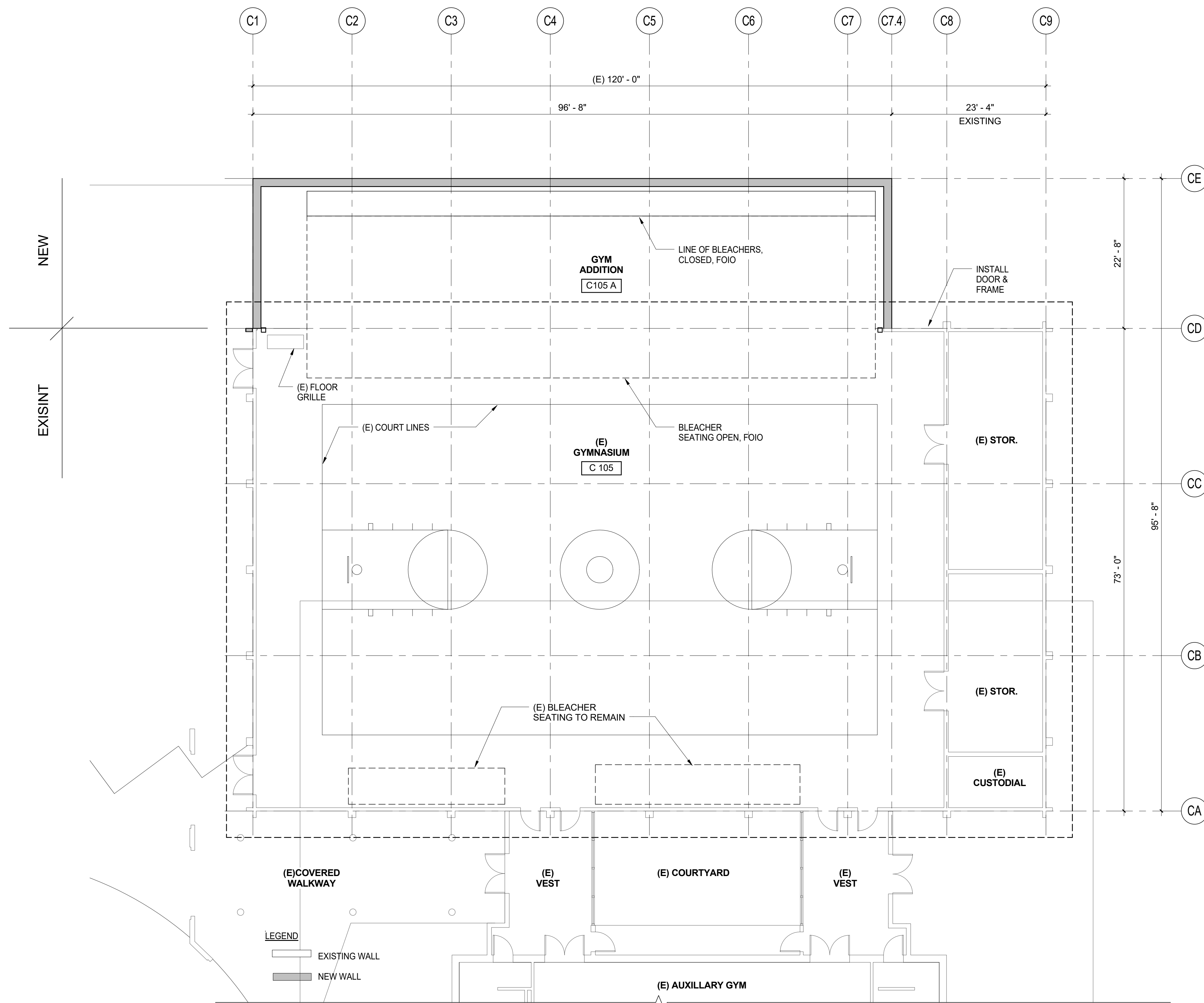
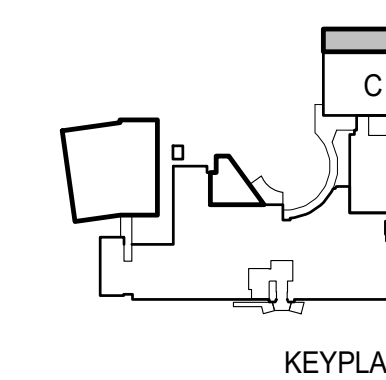
Issuance  
**DESIGN REVIEW / CUP**

Date: 04-24-2018

Drawing Title  
**PARTIAL FLOOR PLAN - BLDG C GYM**

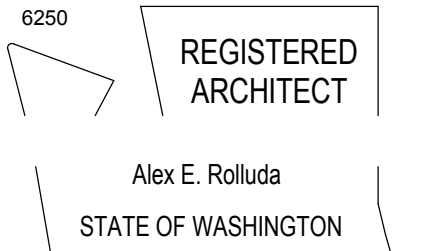
Drawing Number

**A2.31DR**



**1 PARTIAL FLOOR PLAN - BLDG C GYM**  
 SCALE: 1/8" = 1'-0"





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REVISION	DATE

Design: Designer  
Drawn: Author  
Checked: Checker  
Project No. 331-17-01

Issuance  
**DESIGN REVIEW / CUP**

Date: 08-06-2018

Drawing Title  
**PARTIAL FLOOR PLAN - BLDG A ENTRY**

Drawing Number

**A1.11DR**

T.O. (E) BLDG A  
PARAPET  
32' - 0"

T.O. (E) SLAB -  
BLDG A ENTRY  
280' - 2"

(E) BUILDING

(E) CANOPY

LETTERS

SHOWALTER MIDDLE SCHOOL

ALUMINUM STOREFRONT  
PLANTER  
BENCH

**2 EAST ELEVATION - BLDG A ENTRY**  
SCALE: 1/4" = 1'-0"

AB

AA

RAMP

UP

(E) LIGHT BOLLARD  
TO REMAIN, TYP

VESTIBULE  
A100A

A6.02 2

UP  
7R

UP  
6R

BENCH  
PLANTER

3' - 0"  
9' - 6 3/4"  
(E) WALL  
STAIR RAIL

8' - 0" 8' - 0"

(E) CURB

A4.7

28

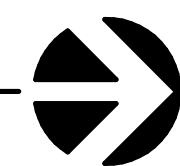
28

A5

A6

A7

**1 BLDG A PLAN - ENTRY**  
SCALE: 1/4" = 1'-0"



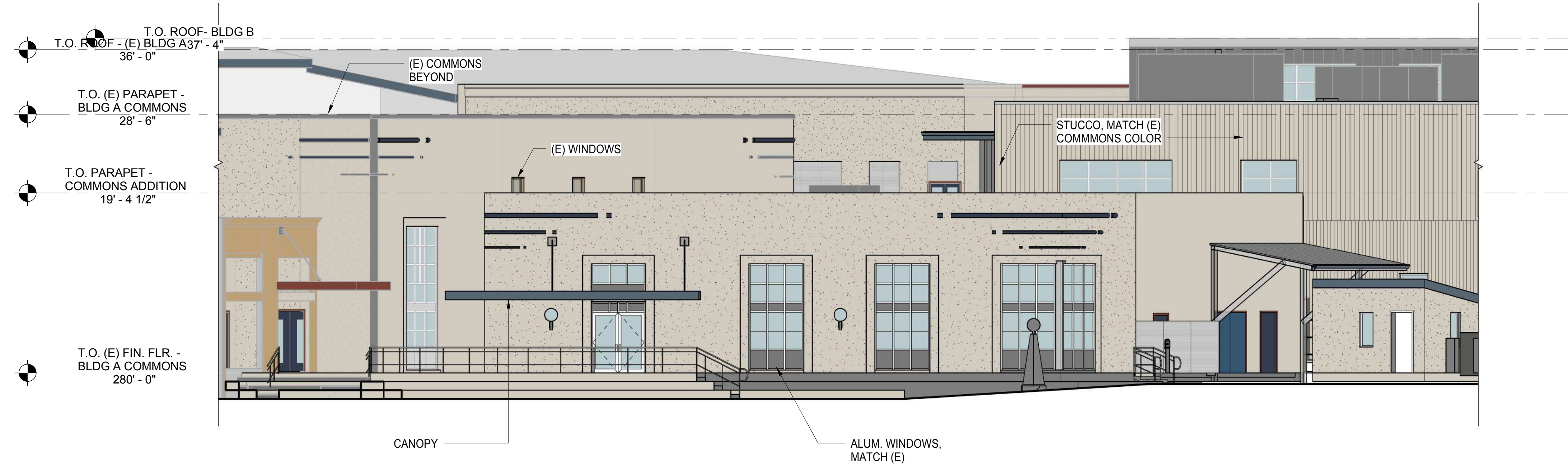




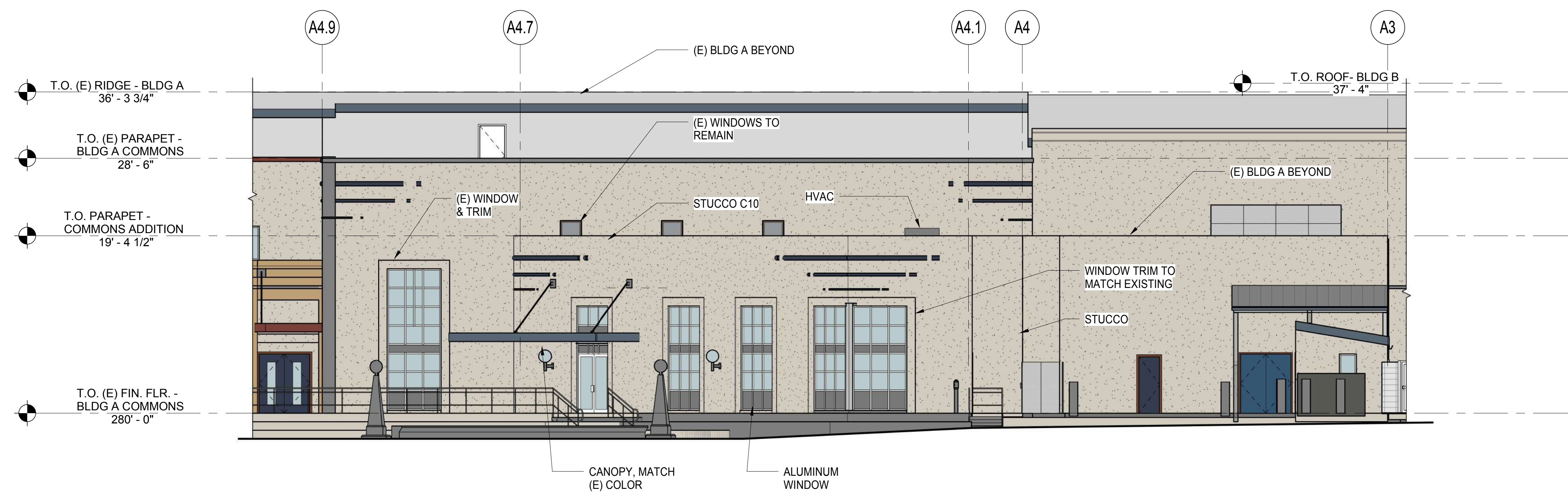
ATTACHMENT D

- C1 FCP 1
- C2 FCP 2
- C3 FCP 3
- C4 FCP4
- C5 METAL: ROOF
- C6 ALUMINUM: CLEAR ANODIZED
- C7 GLASS: ETCH
- C8 METAL: LASER CUT PANEL
- C9 WOOD: CLEAR CEDAR
- C10 METAL: SIDING
- C11 MATCH EXISTING

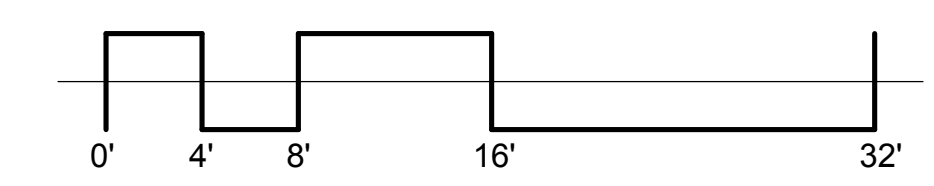
C EXTERIOR FINISH KEY  
SCALE: 12" = 1'-0"



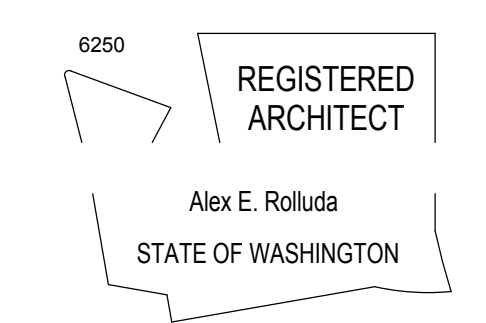
1 NORTH ELEVATION - BLDG A COMMONS  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - BLDG A COMMONS  
SCALE: 1/8" = 1'-0"



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Design: SN/MM  
 Drawn: CM  
 Checked: AC  
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Drawing Title  
**EXT ELEVATIONS  
 BLDG A COMMONS**

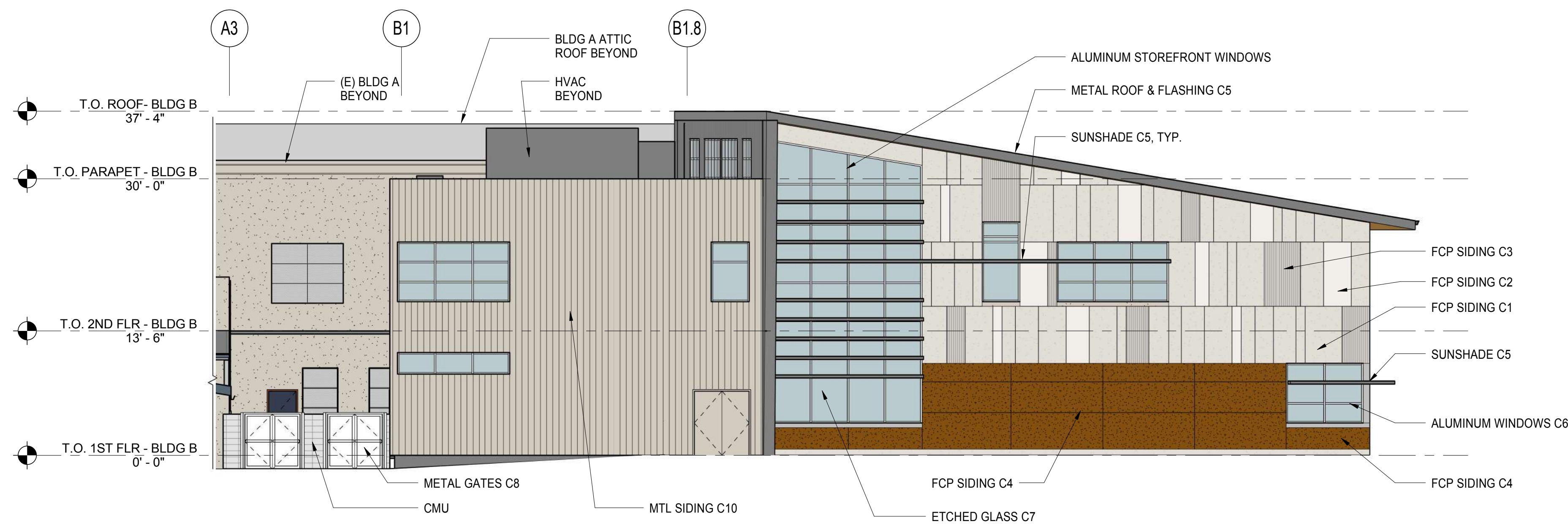
Drawing Number

**A3.11DR**





**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

- (C1) FCP 1
- (C2) FCP 2
- (C3) FCP 3
- (C4) FCP 4
- (C5) METAL: ROOF
- (C6) ALUMINUM: CLEAR ANODIZED
- (C7) GLASS: ETCH
- (C8) METAL: LASER CUT PANEL
- (C9) WOOD: CLEAR CEDAR
- (C10) METAL: SIDING
- (C11) MATCH EXISTING

**EXTERIOR FINISH KEY**  
 SCALE: 1/2" = 1'-0"

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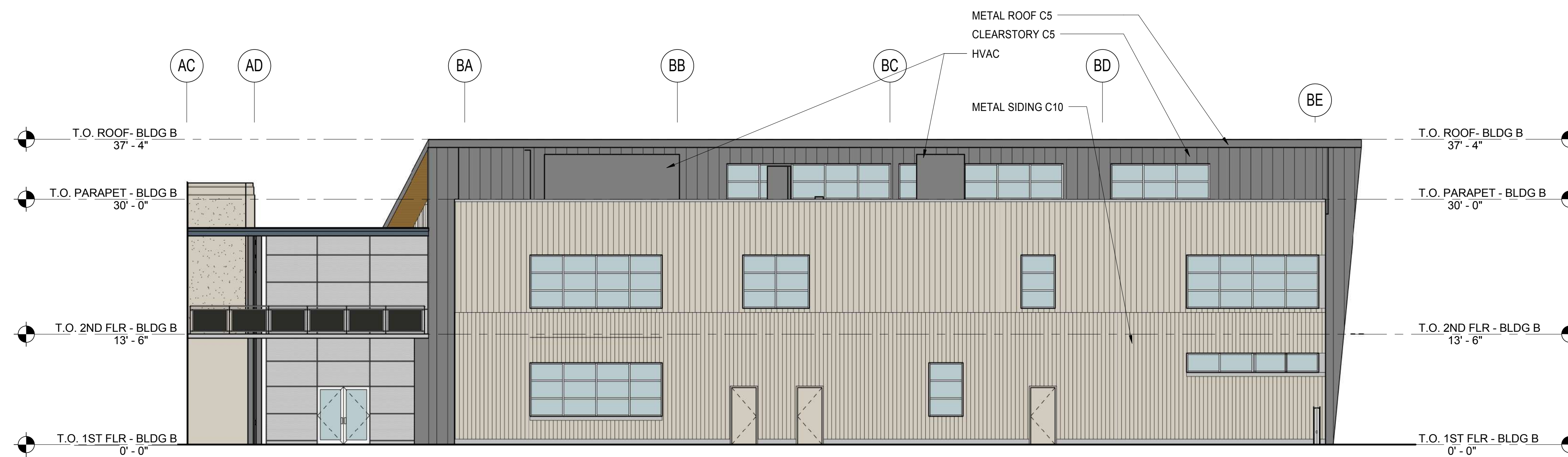
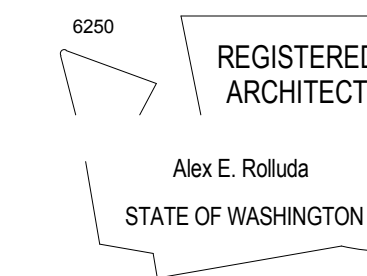
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**DESIGN REVIEW / CUP**  
 Date: 08-06-2018  
 Drawing Title  
**EXT. ELEVATIONS  
 BLDG B  
 CLASSROOM**  
 Drawing Number

**A3.21DR**

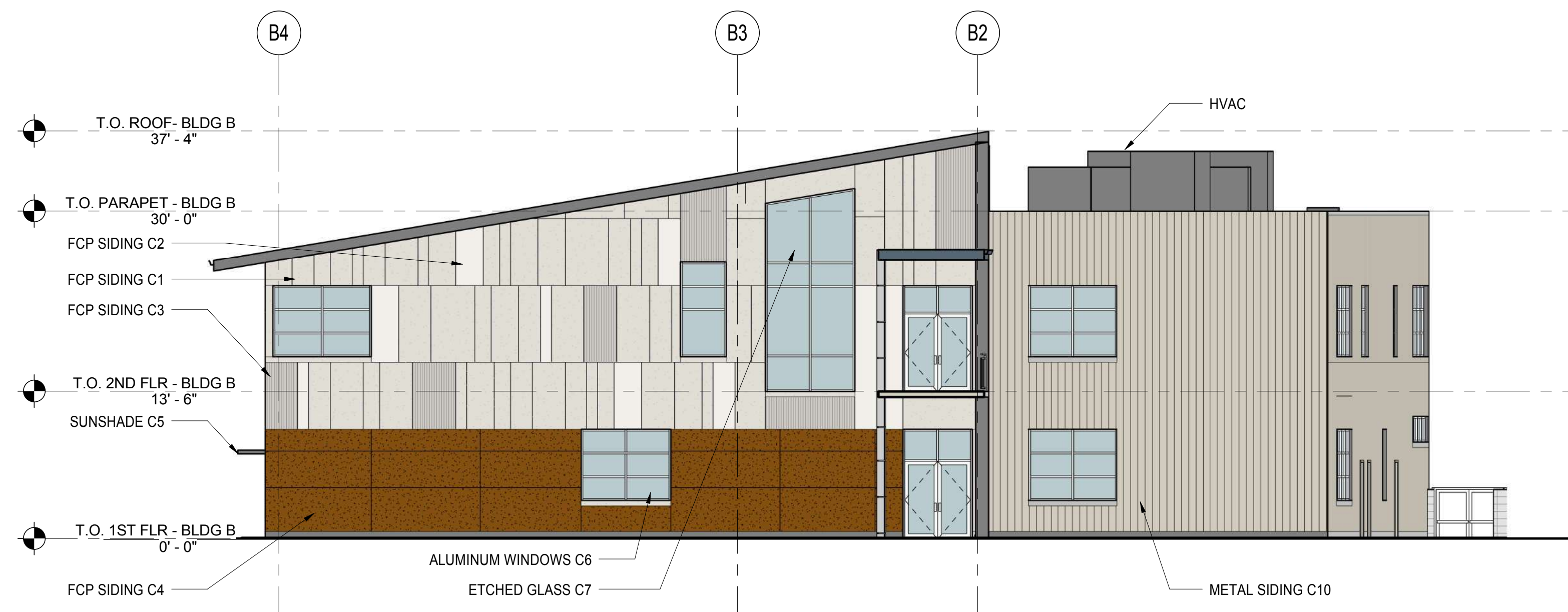




**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

- C1 FCP 1
- C2 FCP 2
- C3 FCP 3
- C4 FCP 4
- C5 METAL: ROOF
- C6 ALUMINUM: CLEAR ANODIZED
- C7 GLASS: ETCH
- C8 METAL: LASER CUT PANEL
- C9 WOOD: CLEAR CEDAR
- C10 METAL: SIDING
- C11 MATCH EXISTING

**EXTERIOR FINISH KEY**  
SCALE: 1/2" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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**DESIGN REVIEW / CUP**

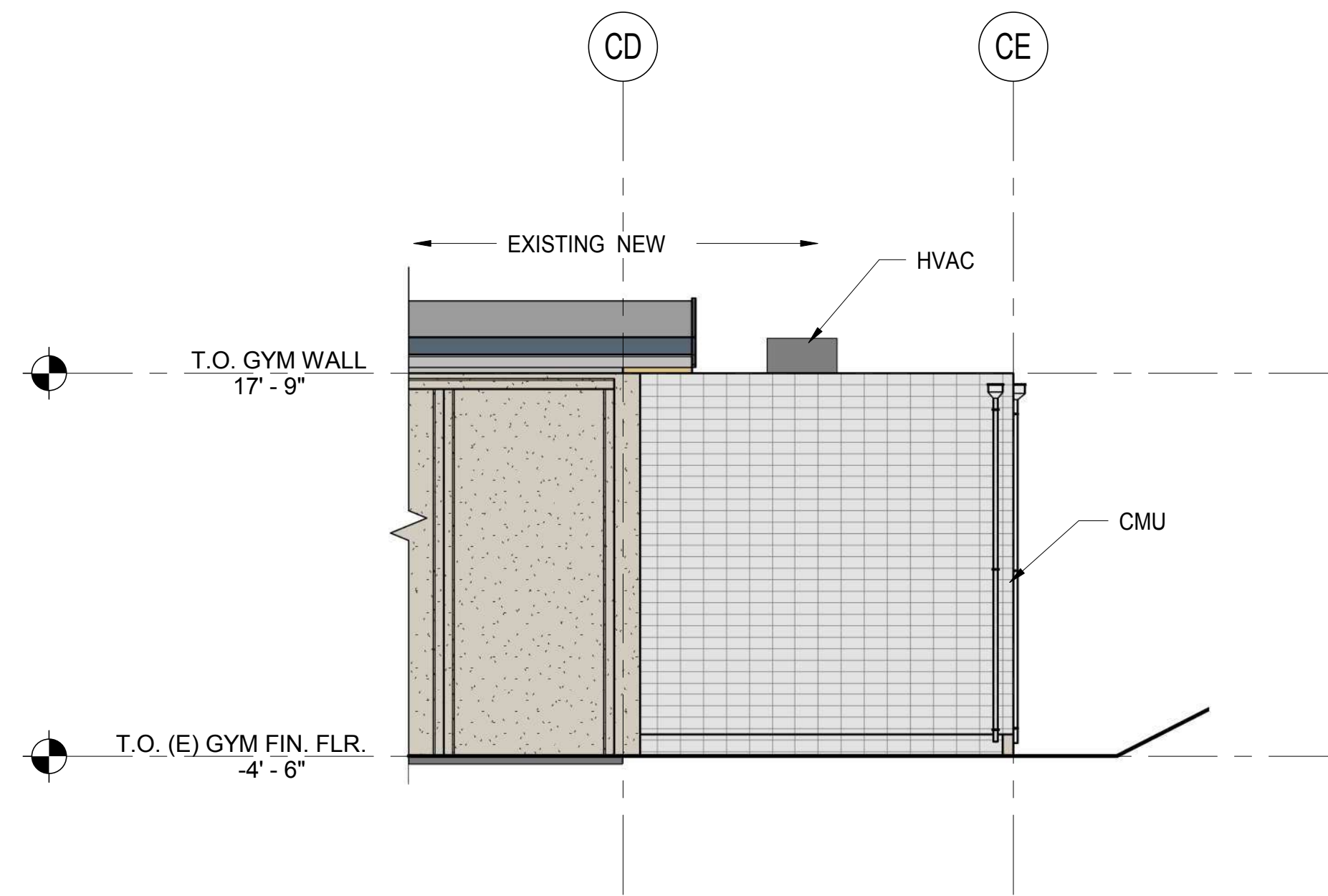
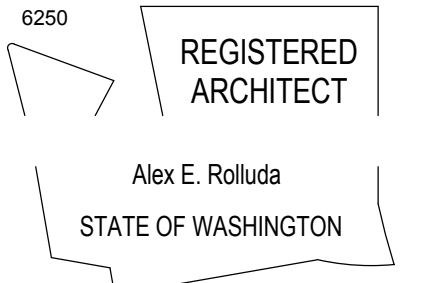
Date: 08-06-2018

Drawing Title  
**EXT ELEVS  
BLDG B  
CLASSROOM**

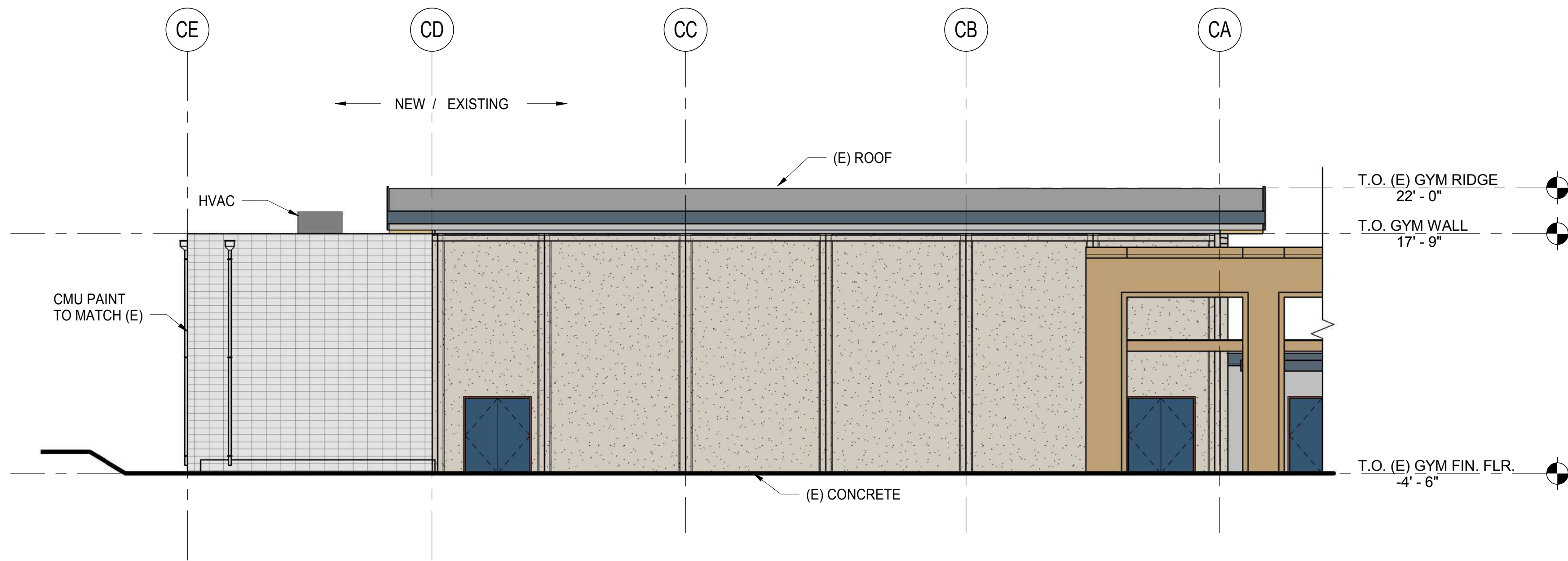
Drawing Number

**A3.22DR**

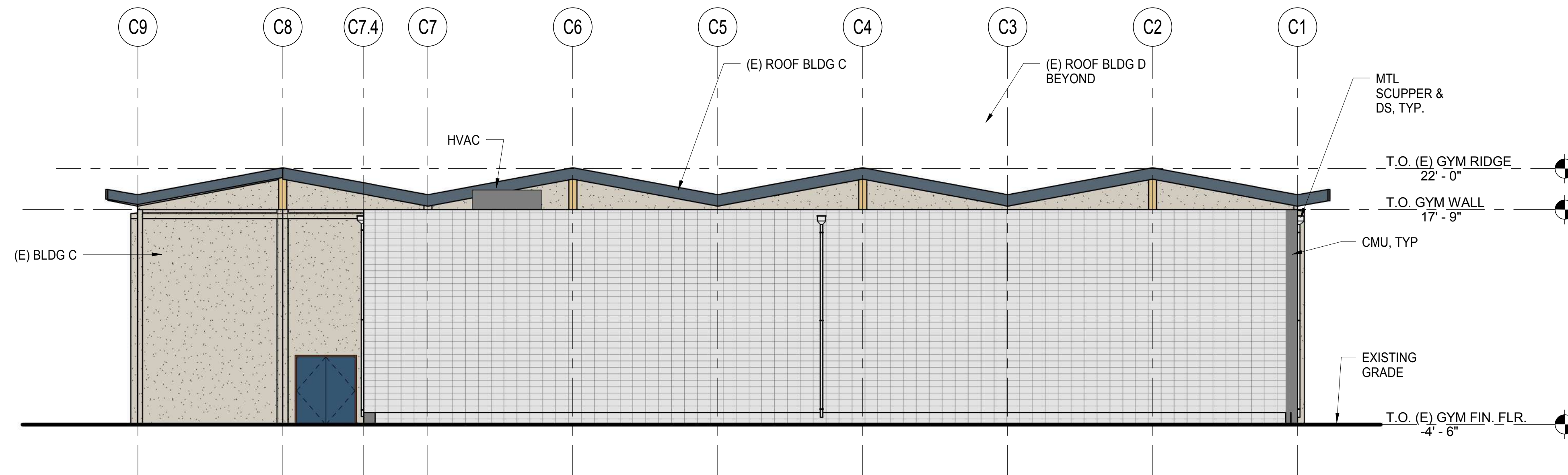




**2 NORTH ELEVATION - BLDG C GYM**  
SCALE: 1/8" = 1'-0"



**1 SOUTH ELEVATION - BLDG C GYM**  
SCALE: 1/8" = 1'-0"



**3 WEST ELEVATION - BLDG C GYM**  
SCALE: 1/8" = 1'-0"

- (C1) FCP 1
- (C2) FCP 2
- (C3) FCP 3
- (C4) FCP 4
- (C5) METAL: ROOF
- (C6) ALUMINUM: CLEAR ANODIZED
- (C7) GLASS: ETCH
- (C8) METAL: LASER CUT PANEL
- (C9) WOOD: CLEAR CEDAR
- (C10) METAL: SIDING
- (C11) MATCH EXISTING

**EXTERIOR FINISH KEY**  
SCALE: 1/2" = 1'-0"

**TUKWILA SCHOOL DISTRICT  
SHOWALTER MIDDLE SCHOOL  
MODERNIZATION & ADDITIONS**

OWNER:  
TUKWILA SCHOOL DISTRICT  
4626 S. 144TH STREET  
TUKWILA, WA 98188  
4640 S. 144TH STREET  
TUKWILA, WA 98188  
TEL: (206) 979-9370  
FAX: (206) 901-8016  
www.tukwilaschools.org

REVISION	DATE

Design: SN  
Drawn: MM/CM  
Checked: AC  
Project No. 331-17-01

Issuance  
**DESIGN REVIEW / CUP**

Date: 08-06-2018

Drawing Title  
**EXT ELEVATIONS  
BLDG C GYM**

Drawing Number

**A3.31DR**





**SEPA DETERMINATION OF NONSIGNIFICANCE****Showalter Middle School Modernization and Additions**

**DESCRIPTION OF PROPOSAL:** Modernization of an existing school facility to include interior improvements, addition of classrooms in a two-story addition adjacent to the main classroom building, removal of two 1,800 square-foot portable buildings, and expansion of the commons and gymnasium. Net increase in building size will be approximately 7,600 square-feet. Approximately 12,600 SF of building will be demolished for the project. The expansion is intended to accommodate classroom size reduction and enrollment is not expected to increase as a result of this proposal.

**LOCATION OF PROPOSAL:** 4628 South 144<sup>th</sup> Street, Tukwila, WA 98168; Parcel No. 152304-9108. Section 15, Township 23, Range 4.

**PROPONENT AND LEAD AGENCY:** Tukwila School District

**RESPONSIBLE OFFICIAL:** Dr. JoAnne Fabian  
Tukwila School District  
4640 South 144<sup>th</sup> Street  
Tukwila, WA 98168  
fabianj@tukwila.wednet.edu

The Responsible Official for the Tukwila School District hereby makes the following findings and conclusions based on a review of the SEPA environmental checklist and attachments; other information on file with the District and City of Tukwila; and the policies designated by the Tukwila School District as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to RCW 43.21C.060.

Copies of the documents pertaining to this SEPA DNS are available for review at the District website at [www.tukwilaschools.org](http://www.tukwilaschools.org), or during regular business hours at the Tukwila School District at the address listed above.

**FINDINGS OF FACT****General**

1. In 2017 SEPA Environmental Review was completed for a combination of Tukwila School District projects, including the proposed project as well as the adjacent Foster High School Modernization and Additions and a proposed new Birth to Kindergarten Center. The SEPA Checklist was made available for public review and comment from January 19, 2017, through February 20, 2017. A Notice of SEPA Consultation was published in the Daily Journal of Commerce, posted on the site, and mailed to interested agencies, property owners, and residents within 500 feet of the property on January 19, 2017. Any comments received from the City or the public are incorporated into this DNS.
2. A SEPA Mitigated Determination of Non-significance (MDNS) was issued for the three District projects on May 9, 2017. A Modified SEPA MDNS was issued on January 8, 2018 for a revised Foster High School Modernization and Additions project. The Modified MDNS also eliminated the Birth to Kindergarten Center project and deferred environmental review for Showalter Middle School to a later date.

3. A revised SEPA checklist for the Showalter Middle School Modernization and Additions project was submitted to the City of Tukwila for review on April 27, 2018 in conjunction with the District's application for a Conditional Use Permit, Height Variance and Design Review (City Master File # PL18-0027). The District received a comment letter dated June 28, 2018 on the land use applications and requested additional information on the noise caused by the proposed standby generator. The additional information was provided to the City and incorporated into the final SEPA Checklist.
4. The Showalter Middle School site is currently operating as a school and the use will not change as a result of this proposal. Construction will begin in spring of 2019 and completed by fall of 2020.
5. A Conditional Use Permit and Design Review approval was issued for the adjacent Foster High School (L17-0075 and 0074), which is located on the same tax parcel as Showalter Middle School, on January 24, 2018. The timing of construction of the improvements to both schools will be coordinated and synchronized, but otherwise the Foster High School project will not directly affect the Showalter Middle School project.

#### **Earth**

6. The parcel is relatively flat with grades ranging from 2-6%. Some steeper slopes exist offsite to the northeast of the property. The site is fully developed and includes some basic landscaping. The site has a thin layer of topsoil with a reworked layer of glacial till underneath that has likely been placed as fill from previous grading. The fill is loose to medium dense, silty sand, with gravel. Intact, dense glacial till was found underlying the fill. Site instability as a result of soils is not expected.
7. Minimal erosion could occur as a result of grading and construction. A Temporary Erosion and Sediment Control Plan (TESC) will be prepared. The total estimated cut and fill will be between 750-2500 cubic yards. The majority of earthwork will be cut for the purpose of a new stormwater detention system. Native soils will be used as fill. Currently, the site is approximately 75% impervious surface. The quantity of impervious surface will increase by approximately 1,300 square feet. At this time, it is anticipated that the portables to be removed will be converted to lawn.

#### **Air**

8. Construction activities could cause temporary increases in dust and emissions pollution. Post-construction emissions will be entirely related to vehicular and bus trips. There are no known or observed offsite sources of emissions or odor.

#### **Water**

9. There is no surface water body on or in the immediate vicinity of the property and it is not located within a floodplain. There will be no discharges to surface waters.
10. Runoff will come from existing and new impervious surface. Runoff is collected in catch basins and pipes and managed by an existing detention system. The existing detention system flows north from the discharge point northeast onsite and connects to a 24" pipe to convey water down the steep slope to the east. Stormwater improvements will include adding a new detention facility, water treatment facilities, roof drains, and catch basins. The project will not result in the withdrawal, injection, or interception of groundwater.

#### **Plants**

11. A small amount of vegetation may be removed due to building expansions on the south and west of the main school building. New landscaping will be provided in the south of the site adjacent to new Building B to include new trees, shrubs and groundcover.

#### **Energy and Natural Resources**

12. Energy conservation features include daylighting, sun screening, and energy efficient mechanical systems to lower energy and lighting costs. The project will meet the requirements for Superior Energy Performance - Energy Star. An energy management system (EMS) will be used for monitoring energy use for lighting, HVAC, and hot water. LED lighting with motion sensors will be

used in classroom space, as well as in the parking lots. The project will be designed to meet the Washington State Energy Code, with a focus on the Washington Sustainable Schools Protocol (WSSP) guidelines and attributes.

### **Environmental Health**

13. There are no indications of significant hazardous chemicals or conditions on the site that will affect project development. A hazardous materials survey by Med-Tox Northwest described building materials that may potentially contain small amounts of asbestos and lead, and provided recommendations, as well as state requirements, for their abatement prior to demolition.

### **Noise**

14. On a short-term basis, some noise may be created by construction activity due to operation of equipment. Noise levels will not exceed the maximum permissible sound levels allowed per Tukwila Municipal Code (TMC) Chapter 8.22.
15. Long term noise will be typical of that associated with a school, including vehicular and school bus noise, which is most prevalent at school start and stop times. Truck deliveries will be minimal. Noise associated with the fire alarm will occur from time to time.
16. A stand-by generator will be added as part of this proposal which will create some noise during random and infrequent periods of use. A minimum 6-foot tall concrete masonry unit wall will reduce the noise level to 40 dB in the vicinity of the generator and below City maximum levels at the residential property line.

### **Land and Shoreline Use**

17. The property is in a neighborhood made up primarily of single-family residential, with a mix of some high-density residential and institutional uses. To the west of the site are Foster High School, Tukwila Community Pool, District administration facilities, and two apartment complexes. To the south, land uses are primarily single-family residential. To the east are the Tukwila School District Administration Building and single family residences. To the north of the site, uses are primarily single-family residential, as well as a large church property, and ball fields.
18. The site is zoned as low density residential (LDR). A Public Recreation Overlay (PRO) covers a portion of the school campus. There are no critical areas on site.
19. Existing structures onsite include the Showalter Middle School building and gymnasium, two portable buildings (to be removed), a maintenance storage building, and the District Administration Building. An existing 12,600 square foot one-story portion of the main building will be demolished. Portions of building walls will be removed to accommodate other described building additions.
20. Staff within the existing portables will be moved to the new classrooms upon project completion, therefore the existing staff count of 73 is expected to remain unchanged. Enrollment is not forecasted to increase; the additions are primarily intended to reduce class sizes and provide a higher quality learning environment for students.

### **Aesthetics**

21. The new structure will include exterior design, colors and materials that blend with the existing art deco school. Proposed primary building materials are fiber cement panel, metal siding, and a sloped metal roof. Building materials and design concepts are further described in a design narrative associated with the Design Review submittal.
22. Portions of the new building addition will have a height of up to 38 feet; 8 feet above the maximum height allowed in the underlying Low Density Residential zone. An application for a height variance is under review with the City of Tukwila.

### **Light and Glare**

23. The proposal is not expected to increase light and glare beyond existing conditions. An electrical site plan has been prepared and submitted with the Conditional Use Permit application.

#### **Recreation**

24. No recreational uses will be displaced. The only facility affected by the proposal is the Showalter gymnasium, which will be expanded to allow for additional seating.
25. Nearby recreational facilities are those associated with Foster High School, including a baseball field, tennis courts, football field, gymnasium, and weight room. The Tukwila Community Pool is also located adjacent to the school. To the north are two baseball fields also associated with Foster High School.

#### **Historic and cultural preservation**

26. Showalter Middle School was originally built in 1936, with several additions and renovations since. None of the buildings on the site were identified on the State of Washington Historic Property Inventory list or are eligible for listing in a preservation register due to the extent of modifications.

#### **Transportation**

27. The site is served from the south via two access points off of South 144th Street. The access point on the southwest side of the school will only be used for bus drop off/pick up, and the other driveway will be used for general access and parking.
28. King County Metro Transit Route 128 provides bus service directly to the project site along S. 144th St.
29. There are currently 122 parking spaces on site. No parking spaces will be eliminated by the proposal. Depending on funding, an additional 18 staff parking spaces may be provided north of the existing school building.
30. No improvements to adjacent streets are necessary or required. No additional vehicular trips are expected, as enrollment at Showalter Middle School is not expected to increase as a result of the proposal. No new staff is expected as result of the proposal as teachers using the existing portables will move to the new classrooms upon completion.

#### **Public Services**

31. Public safety will be enhanced with controlled entrances. Public access will be reduced to the existing southeast driveway. The southwest driveway will only be used during bus drop-off and pick up times, and will be gated at other times. All building exterior doors will be locked with keypad only access. A new secure entry vestibule will be added at the main public entrance.

#### **Utilities**

32. The site is currently serviced by public utilities.

### **CONCLUSION OF THE RESPONSIBLE OFFICIAL**

Tukwila School District has determined that the proposal does not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described below are recommended as conditions of project approval. This decision was made after review of a completed environmental checklist, other information on file with the Tukwila School District, and existing regulations. The responsible official finds this information reasonably sufficient to evaluate the environmental impacts of this proposal.

### **MITIGATION MEASURES**

1. Design and construction will be implemented consistent with the recommendations of the Geotechnical Engineering Report prepared by Shannon & Wilson, Inc. dated April 4, 2018.
2. During construction and/or demolition, Best Management Practices (BMPs) will be used, such as dust control, water sprays, minimizing vehicle speeds, covering soil piles, and turning off equipment when idle.
3. To minimize air quality and odor issues caused by tailpipe emissions, required BMPs include maintaining engines of construction equipment and minimizing the idling of construction equipment.
4. For any potential of discovering lead or asbestos during demolition, follow any recommendations from the Hazardous Materials Survey provided by Med-Tox Northwest, as well as all state requirements for hazardous materials abatement. The Hazardous Materials Survey shall be posted at the site during construction.
5. A minimum 6-foot CMU wall will be installed to enclose the stand-by generator.

This Determination of Non-significance (MDNS) is issued under the *Washington Administrative Code* (WAC) 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Only written comments will be accepted and must be submitted by **5:00 pm on September 21, 2018** to the District contact. There is no agency appeal of this DNS. Appeals are governed by RCW 43.21C.075.

SEPA Responsible Official Signature:  \_\_\_\_\_ 9/5/18  
 Dr. JoAnne Fabian Date  
 Tukwila School District  
 4640 South 144<sup>th</sup> Street  
 Tukwila, WA 98168

Issue Date: September 7, 2018  
 Last Day to Comment: September 21, 2018



# ATTACHMENT F



May 3, 2018

Ms. Lindsay Brown  
City of Tukwila Department of Community Development  
6300 Southcenter Boulevard, Suite 100  
Tukwila, WA 98188-8548

Project: Showalter Middle School Modernization and Additions, AHBL No. 2170645.30  
Subject: Project Description, Consistency with CUP Criteria, and Consistency with Variance Criteria

*Civil Engineers*

Dear Lindsay:

*Structural Engineers*

Please find enclosed the Tukwila School District's applications for a Conditional Use Permit (CUP), Design Review, and Height Variance approval for the Showalter Middle School Modernization and Additions project. Also enclosed is a transmittal form that lists all submittal items included with these applications.

*Landscape Architects*

*Community Planners*

Showalter Middle School (SMS) is located at 4628 South 144<sup>th</sup> Street. Both SMS and Foster High School (FHS) are on one contiguous parcel (152304-9108). The site is located in the Low Density Residential (LDR) Zone with portions in the PRO Overlay.

*Land Surveyors*

State Environmental Policy Act (SEPA) environmental review will be completed concurrently with the City's review of these applications. Tukwila School District is SEPA Lead Agency on the project and previously issued a SEPA Notice of Consultation in January 2017. The District intends to issue a SEPA threshold determination on the project following receipt of the City's comments, approximately early June 2018. A draft SEPA Checklist is enclosed for your review.

*Neighbors*

## Project Description

SMS was constructed in phases from 1937 through 1996. The District plans to modernize the facility with interior improvements, adding classrooms in a new two-story addition, and expanding the commons and gymnasium. The existing enrollment is 645 students, and there is not a projected increase in enrollment as a result of this project (the building additions are to accommodate classroom size reduction).

The existing building is 88,000 square feet and the net increase will be approximately 13,000 square feet. The proposal includes the following:

- Building B: Replace existing 10,266-square foot, one-story building with a 19,079-square foot, two-story addition. The addition will replace ten existing classrooms (six in the existing Building B and four in existing portables) with 11 new classrooms. This area will provide a new STEAM activity area, and classrooms will be used for science, math, art, music, and creative learning. The new building will have a 15-foot separation from the primary school building, and will be connected with a covered walkway. The building addition will not increase staff; teachers who are currently sharing classrooms will have designated spaces upon completion of the project.
- Add 2,066 square feet of commons/cafeteria area.

*TACOMA*

2215 North 30th Street  
Suite 300  
Tacoma, WA 98403-3350  
253.383.2422 TEL

[www.ahbl.com](http://www.ahbl.com)



- Expand the gymnasium by 2,188 square feet to add bleacher seating.
- Add 150 square feet of office space to the southwest corner of the main building.
- Provide turnaround to the existing emergency access at the north end of the gymnasium. With this new turnaround, the existing fire lane to the west of the gymnasium will be removed.
- Add secured main entry/new vestibule (226 square feet) on the east side of the building.
- Improve security of the school with the addition of keypad-access only to all exterior doors (only front door will be public access) and reduction in the number of public access points from two to one. The rear (west) access will only be open during bus drop-off times and gated at all other times.
- Replace wheelchair ramps.
- Add standby generator with enclosure.
- Install Type 1 perimeter screening near the new building addition (Building B). Proposal includes 3,660 square feet of landscaping.
- Provide three temporary portables for a period of one school year in the northeast and northwest corner of the site, to be removed following completion of construction.
- Remove two existing approximately 1,800-square foot portables north of the main building following completion of construction.
- New parking may be added in the area north of the building where the portables are to be removed (funding dependent). No parking will be eliminated.

### Conditional Use Criteria

The improvements proposed to SMS are located in the area of the property that is zoned Low Density Residential (LDR). Per Table 18-6 of the Tukwila Municipal Code (TMC), schools are permitted in LDR zones with a CUP. The purpose of a CUP is to allow uses that may be permitted subject to conditions and mitigation measures that protect health, safety, and welfare, and ensure compatibility with surrounding uses. Below are the criteria for CUP approval per TMC 18.64.050, and the applicant's response.

1. *The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity.*

The use and intensity of the school will be unchanged, as the project is to modernize the school and reduce class sizes to meet changing educational needs. The modernization and additions are intended to provide a much needed update to facilities that will serve the student body and the general community. The additions will not be harmful to other properties or improvements in the vicinity. Additionally, the project is subject to SEPA environmental review, which will identify and address any potential impacts on the property or vicinity, such as noise, odor, and light pollution. The proposal provides a public benefit.

2. *The proposed use shall meet or exceed the same standards for parking, landscaping, yards, and other development regulations that are required in the district it will occupy.*





The proposal will meet development standards, including landscaping, setbacks, and parking. A variance has been requested for a height increase to Building B, consistent with the variance criteria stated in TMC 18.72.020. The project will undergo Design Review to ensure building additions are designed to be compatible with the existing structure and surrounding neighborhood. Type I landscaping will be placed adjacent to Building B. Although the code requires landscaping along the property line, we are seeking a modification to have this landscaping setback closer to the building. This allows the existing lawn area and significant trees to be retained. The modification meets the intent of the requirement and provides a superior result.

3. *The proposed development shall be compatible generally with the surrounding land uses.*

The proposal will be compatible with the surrounding land uses. Residential areas are generally considered appropriate sites for schools. SMS and FHS have existed on the property for decades. The proposed modernization and building additions will not add to enrollment or modify access locations. No changes to noise or lighting will be evident to surrounding land uses. The building addition will be aesthetically pleasing, designed to be compatible with the existing structure, and will not impact views for the surrounding residences.

Adjacent uses include the following:

- West: FHS, Tukwila Community Pool, District administration facilities, high-density residential (two apartment complexes).
  - South: Primarily single-family residential.
  - East: District Administration building (on the same parcel), single-family residential.
  - North: Single-family residential, church, ball fields.
4. *The proposed use shall be in keeping with the goals and policies of the Comprehensive Land Use Policy Plan.*

The proposal is within the LDR zone, which is primarily characterized by the City of Tukwila Comprehensive Plan for single-family residential structures, as well as education and institutional uses. The area west of the school campus is designated as Public Recreation Overlay, which is intended to serve uses such as parks, ballfields, and playgrounds. The proposed use is consistent with the purpose of the Comprehensive Plan, as provided below:

#### Residential Neighborhoods

*GOAL 7.2 Neighborhood Quality: Tukwila's residential neighborhoods have physical features that preserve and strengthen neighborhood character, enhance neighborhood quality, and foster a strong sense of community.*

- This project meets this goal through implementation Strategy 7.6, which is to apply design guidelines, with an emphasis on buffering residential uses. The school will strengthen the neighborhood by serving the youth in the area and fostering community connections.



*GOAL 7.3 Neighborhood Quality: Stable residential neighborhoods that support opportunities for improved educational attainment, employment, engagement, economic security, and personal safety*

- It is common for schools to be a centerpiece of residential neighborhoods, as they support educational development, employment, recreation, and social connections. The neighborhood will benefit from consistent improvements to local schools.

*GOAL 7.4 Neighborhood Sustainability: Continuing enhancement and revitalization of residential neighborhoods to encourage long-term residency and environmental sustainability.*

- SMS was originally built in 1937 and has been updated in phases through 1996. The proposed modernizations and associated site improvements will be built to a high standard of design and will assist in enhancing the surrounding neighborhood and making it a desirable place to live.

*GOAL 7.8 Noise Abatement: Residential neighborhoods are protected from undue noise impacts, in order to ensure for all residents the continued use, enjoyment, and value of their homes, public facilities and recreation, and the outdoors.*

- Noise impacts are not expected to current levels that are typical of neighborhood schools. The SEPA Checklist (see attached) has identified potential noise mitigation measures for short-term impacts during construction.

#### Parks

*GOAL 6.1 Safe, Convenient, and Connected System: Parks, recreation opportunities, and open spaces that are close to home and/or work and that are interconnected by safe streets, off-street trails and public transportation.*

- FHS is immediately adjacent to the west, which includes tennis courts, ball fields, and a football stadium. These facilities provide opportunities for recreation for students, as well as residences within a one-half mile, consistent with Policy 6.1.1. This SMS project also includes an expansion to the middle school gymnasium to allow for bleacher seating.

#### Economic Development

*GOAL 3.6 Increase long-term residency in the City.*

- Consistent with Policy 3.6.4, the project seeks to improve school performance and student success by providing needed capacity, security, amenities, and site improvements. The District seeks to graduate students that are ready to succeed in post-secondary education, career, and citizenship.



### Capital Facilities

The Comprehensive Plan's Capital Facilities Chapter requires adequate public facilities to service development in the City. The Comprehensive Plan calls for continued growth, and improved public school facilities are needed to service that growth.

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.*

Along with what is described in this letter, a SEPA Environmental Checklist has been prepared that describes measures taken to minimize and mitigate potential adverse impacts. No adverse impacts are identified.

### **Height Variance Criteria**

SMS is located in the LDR zoning district, where the maximum allowed height is 30 feet. While the school building itself and the area of the proposed improvements are in the LDR zone, a large portion of the parcel is within the Public Recreation Overlay (PRO), which allows additional height up to a maximum of 50 feet, as follows:

*"...when the underlying district is the LDR (Low-Density Residential) District, structures may be granted a height bonus of one additional foot of height for every four feet of excess setback (i.e., setback over and above the LDR minimum standard), up to a maximum height of 50 feet."*

The new STEAM building addition (denoted as Building B) is a two-story building with a sloped roof that is 38 feet high and will be located in the same location as an existing one-story wing to be demolished. The new building features a shed-style sloping roof that has both aesthetic and practical benefits. We are asking for the support of staff for this variance with the following justification:

- The 30-foot, single-family height is set for two floors and a sloped roof. Schools require a floor-to-floor height greater than a single-family residence. A typical single-family residence has a 10-foot floor-to-floor height. A school requires a 14-foot floor-to-floor height and has rooftop equipment that needs to be screened from the street. It would create a hardship for a school to meet the requirements of single-family design.
- The new music room needs extra height for acoustics. The existing music room is 18 feet high. The new room will be lower, but at its lowest practical height. A loss of more height will create a noisy and acoustically unsound space. The overall acoustics of the school will benefit from a vaulted ceiling.
- Only part of the roof will require a height variance due to the pitched roof. The street facing eave is at approximately 25 feet, which is 5 feet below the height limit. The north parapet is 31 feet high to hide mechanical equipment. Only the center portion of the building will be at 38 feet.
- The design has worked to mitigate the impact and effect of the extra height by sloping the roof and dropping the room height where the school faces the street. It is not possible to drop the height across the entire building.



- The existing SMS is 36 feet high. The new building will connect to the existing school on two floors; the additional height is needed to align with both floors of the existing school and connect with a covered walkway.
- The adjacent FHS has some buildings greater than 30 feet high, including the Performing Arts Center, which has a 65-foot height. FHS recently received approval of a height variance for an approved 35-foot addition.
- If the new addition was located in the PRO Overlay area, the building height would not require a variance. The building is set back 61 feet 8 inches from the street, which allows for a maximum building height of 41 feet.

The requested height increase is consistent with the variance criteria in TMC 18.72.020, as follows:

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;*

The variance would not constitute a privilege that is uncommon for educational institutions that are located in residential zones. The existing SMS main building is 36 feet high and the adjacent FHS has multiple buildings that are greater than 30 feet high, including the Performing Arts Center, which has a 65-foot height. Recently, a variance was approved for an addition to FHS that allows for a 35-foot high addition. The property directly to the north of SMS, as well as a large area to the west on the same parcel, is allowed a height of up to 50 feet, due to being within the PRO Overlay.

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;*

Limited land is available for expansions at SMS. The location of the new two-story building is the only feasible place for the new STEAM classrooms. It would not be possible to expand horizontally in other areas on the site to accommodate these classrooms without removing needed facilities, such as the bus loop, access, or parking queue lanes.

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 purpose of the SMS modernization and additions project is to provide improved educational support for students. The use and intensity of the school will be unchanged, and will not be harmful to properties or improvements in the area. Due to a 61-foot 8-inch front setback from South 144<sup>th</sup> Street, the nearest residential building is located more than 100 feet from the proposed building. The new building additions will be subject to Design Review approval by the City's Board of Architectural Review, which will ensure a high standard of design.

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



As a CUP, one of the criteria for approval of the project is consistency with the Comprehensive Plan. In the section above, numerous applicable Comprehensive Plan goals and policies are listed, including those associated with single-family land use, economic development, and capital facilities. The granting of this variance will not change the character of the Conditional Use proposal, and will not adversely affect the implementation of the Comprehensive Land Use Policy Plan. As a public school facility, the building addition provides a needed public benefit and allows the District to ensure that the school is meeting classroom size reductions mandated by the state.

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.*

Public schools have unique building design requirements in order to provide a quality learning environment. Because the majority of other properties in the area are single-family residential, the variance would not grant a special property right that is not possessed by owners of similar properties in the vicinity. A similar variance was recently granted for the adjacent FHS, which was requested for similar reasons.

### **Design Review**

A Design Review application has been submitted in conjunction with this Conditional Use Permit. In addition to the architectural plan set, a design narrative, photos showing neighborhood context, and a materials board has been submitted for City staff and the Board of Architectural Review.

Thank you for your review of these applications. If you have any questions, please call me at (253) 383-2422.

Sincerely,

Lisa Klein, AICP  
Associate Principal

LK/CP/lsk

Enclosures

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# ATTACHMENT G

**SHOWALTER MIDDLE SCHOOL** is creating learning spaces to support student education in Science, Technology, Engineering, Art, and Music (STEAM). In addition to the new Classroom Building, Showalter is adding to the existing Commons Cafeteria, adding bleachers to the Gym, creating a secure entry to the school, and upgrading existing school control systems. Showalter Middle School is zoned LDR. Adjacent properties are LDR and LDR Public Recreation.

Three temporary portables and two existing portables will be removed after the project is completed. The existing classroom Building B is being demolished.

An additional classroom will be added as part of this project, but no additional teachers will be needed. This classroom will allow breathing room for existing teaching staff and eliminate the need for portable classrooms. Eliminating the portables allows the school to maintain a secure central point of entry.

## **DESIGN PHILOSOPHY**

The new STEAM Classroom Building is designed to harmonize with the residential neighborhood, while integrating with the Administration Building and Foster High. The Administration Building and Foster High are brick. The existing Showalter Middle school is stucco with a horizontal base.

The new building has a terracotta/brick colored pedestal to tie to the Administration Building as well as Foster. The upper patterned wall will integrate with the existing Showalter but a subtle digital pattern looking to the future.

Energy efficiency, excellent teaching spaces, and ease of maintenance are the driving forces in the design. The design focuses on energy efficient technology. Daylighting, sun screening, and energy efficient are used to save energy – and educate students about their energy use.

## **NEW CLASSROOM BUILDING**

The new STEAM classroom building connects on two floors to the existing art deco building. Daylighting, sun screening, and energy efficient mechanical systems will lower energy and lighting costs. Water use and water savings in the restrooms will exceed code requirements.

The 19,200 s.f. building replaces the existing 12,800 s.f. single story tilt-up concrete building and three portable classroom structures

## **NEIGHBORHOOD CONTEXT**

- New building is 50' from the sidewalk. Landscaping and trees both soften and accent the site, creating a buffer between the neighborhood and the school.
- Exterior design blends the neighborhood and art deco school with a forward look to the future.
- Sloped metal roof lowers the building height to a residential scale.
- Sun screens protect the south facing windows from glare and solar heat gain. South facing wall panels create a subtle pattern of shadows and light that change during the day.

## PROJECTS AT EXISTING SCHOOL

Renovation projects include secure controlled building access, carpeting of existing classrooms, renovating mechanical systems, addition to the Commons Cafeteria, and Gym addition that creates bleacher seating for 600 students.

- **Commons Addition** window and stucco are compatible with the existing Commons. Colors will match the existing Commons.
- **Gym Addition** is a simple attachment to the existing 1960's tilt-up concrete Gymnasium. It is painted to match the existing school.
- **Secure Main School Entrance** to provide safety while enhancing and blending with the art deco design of the original middle school. Aluminum windows match the existing window colors. Window sizes blend and match the existing school windows.
- The new STEAM Classroom Building allows for the removal of the two existing portable classroom structures – and secures all the entrances to the school.



## DESIGN REVIEW CRITERIA

(Multi Family, Hotel and Motel Design Review Criteria) TMC 18.60.050C

### 1. SITE PLANNING CRITERIA -

- 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 "Commercial" or "High-Density Residential" in the Comprehensive Plan. However a "Low Density Residential" (detached single family) designation would require such harmonious design integration.*

**RESPONSE:**

The additions to the Gym, Commons, and Entry are designed to blend and integrate with the existing Showalter Middle School. Building materials and colors will be matched with existing to the degree possible.

The new Building B STEAM Classroom building uses residential scale materials and colors to blend with a residential neighborhood. Fiber cement panels, off-white and terracotta are materials that would be used in single family design. A sloped standing seam metal roof faces the residential area to the south creating a softer façade than a flat roofed rectangular building.

- 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.*

**RESPONSE:**

The existing street trees, including a large significant street tree in front of the building, are being preserved. Three (3) small trees adjacent to the building need to be removed. New trees and landscaping are being provided and will create a pedestrian positive environment. The adjacent track and field, and the baseball field will be protected during construction.

- c) *The site plan shall use landscaping and building shapes to form 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.*

**RESPONSE:**

The proposed building maintains the large setback from the sidewalk and adds landscaping and trees to create a pedestrian friendly atmosphere. Damaged sidewalks and curbs will be repaired or replaced.

The project is creating a single, secure entrance to the school at the main entry. The addition will not be accessible from pedestrian or general parking areas. Any doors in the new buildings will be for emergency exit only. The new STEAM classroom building connects on two floors to the existing art deco building.

The main building is getting a new and secure entry. A protected vestibule, camera phones, and controlled access will be through the front doors facing the existing parking lot.

- 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*

**RESPONSE:**

Existing pedestrian and vehicular access and parking on the site are to be maintained. Vehicular access and parking focus will not change. The pedestrian access to the site will be through the main front doors of the existing school. This entry is being remodeled and a protected vestibule will help identify this entry for public use. Pedestrian entry to other parts of the building is being discouraged. Landscaping, walkways, and doors are being treated to minimize their impact, so people can identify the main entrance to the school.

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

**RESPONSE:**

The existing driveways and access will remain. There are no changes to the number of students or the number of teachers as part of this work. A future parking and drop off area north of the existing school is shown on the Site Plan. This work will only occur if there is finding left in the school budget. Long term plans call for minimizing the line of parents dropping off their children.

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

**RESPONSE:**

The new construction, other than the secure entry vestibule, are all on the west side between the school and the stadium, and the school and the street. Landscaping is being added to the south street side. A small amount of landscaping is being added to the east entry. An existing 8'H hedge separates the existing parking from the residential neighbors to the east. This hedge will be maintained.

- 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.*

**RESPONSE:**

The existing site is bordered by public right-of-way to the south, School District Stadium Complex to the west, baseball fields to the north, and residential and District Administration Building to the east. This is not a residential building and is open to public view.

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

**RESPONSE:**

Existing parking and service areas are not changing as part of this project and are currently screened from street view and view from adjacent residential property. Existing screening includes landscaping, hedges, fencing, and location.

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

**RESPONSE:**

Building B STEAM Classroom: The new 10,296 s.f. footprint building is on the site of an existing 1-storey 12,600 s.f. classroom building. A height variance is being requested for the new building to exceed the code allowable 30 feet. The existing school is 36 foot high at the center.

**2. BUILDING DESIGN CRITERIA -**

- 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*

**RESPONSE:**

This project is part of the existing Showalter Middle School, a two-story art deco building constructed in the 30's. The main school entrance faces east to the parking lot. The parking lot is set back from the street, partially behind the Administration Building. The existing building varies from 31 feet to 36 feet high. The surrounding neighborhood is zoned single family with an allowed 30 foot height.

The existing school building is concrete and stucco. There is a band along the base of the building under the 1<sup>st</sup> floor window level that divides the façade. Aluminum windows are divided into rectangular shapes.

Proposed construction includes a) secure school entrance, b) addition to Commons, c) addition to the Gym, d) demolition of existing 12,600 s.f. classroom structure and construction

of a new STEAM classroom building, and e) interior upgrades to the existing building. The new STEAM classroom building and the secure entry are the most street visible projects.

The proposed STEAM Building B height varies from 27 feet to 38 feet high. The roof slopes to create a clerestory which allows natural daylight to the interior of the building. This building continues the horizontal band running along 1<sup>st</sup> floor windows, similar to the existing building. The horizontal band is a terracotta/brick color which ties the new building to the older building to create a sense of campus. The new upper walls are a subtle digital pattern in colors that blend with Showalter's colors. We are using simple materials, fiber cement panels and metal roofing, that are similar scale and materials that would be used in single family residential construction. We are not mimicking the existing homes but blending the existing with the new – looking to the future.

The shape of the building is simple. A 28-foot-high front eave faces the residential street, and a standing seam metal roof slopes up to the clerestory. We placed the eave at the scale of neighboring residential and located it on the street. The clerestory not only provides north light to the interior spaces, it blocks the rooftop mechanical units from view.

The colors, shape, and materials reflect and fit into the neighborhood.

- b)** *Buildings shall be of appropriate height, scale, and design/shape to be in harmony with those existing permanent neighborhood 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 transitional. The degree of architectural harmony required should be consistent with the nonconforming structure's anticipated permanence.*

**RESPONSE:**

The building additions have been designed to integrate with the existing building heights, scale, and design / shape of the existing building, and the existing Administration Building. Sloped roof fits into the surrounding residential neighborhood.

- 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.*

**RESPONSE:**

The new building and additions have been designed to be harmonious with the existing building. New windows a similar scale, size, and material to the existing adjacent. Windows have been designed with sun screens to allow for natural light without having to keep window blinds closed.

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

**RESPONSE:**

The selected colors are selected to blend with the existing Showalter Building and complement the surrounding neighborhood. Colors are of a similar palette to the existing Showalter Middle School except for the terracotta base that was selected to tie to the Administration Building and Foster High.

- 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.*

**RESPONSE:**

The additions have been designed to be both compatible and interesting at the same time. The vestibule on the front of Showalter will give the school a much need break from a very long building. The Commons addition is similar in detail to the existing Commons, but steps down and angles to create interest. The new STEAM Classroom Building has a laser cut metal screen that connects the new building with the existing. Sunscreens and shades will add shadowing and texture to the new classroom building.

**3. LANDSCAPE AND SITE TREATMENT CRITERIA**

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

**RESPONSE:**

The site has been developed for years and no areas of natural vegetation remain. Landscaping will be maintained. Street trees border the sidewalk and will be protected especially the large special tree by the addition. New landscaping will be installed as required by code.

- 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.*

**RESPONSE:**

Landscaping is being added to the south side of the building between the sidewalk and the new building. The trees are deciduous and will help with solar gain. The landscaping will separate the public right-of-way and break up the mass of the building

- c) *Walkways, terraces, parking spaces, 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.*

**RESPONSE:**

Existing walkways, parking, and access to recreation areas will be maintained. There is no work proposed in these areas. The entrance to the school is being enhanced.

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

**RESPONSE:**

The Stadium is to the west and the baseball fields are to the north. An existing 8' high hedge separates the parking Existing landscaping between the adjoining properties will be maintained.

**4. MISCELLANEOUS STRUCTURES CRITERIA**

- 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.*

**RESPONSE:**

The small office constructed off of the loading area will blend in with the exterior of that area of the building

- b) *The use if 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.*

**RESPONSE:**

The service area is existing and located in the back of the building on the west side. There are proposed changes to this area however the new building and fencing at the new building will hide these areas more effectively.

- 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.*

**RESPONSE:**

The HVAC equipment has been located so that it is not visible from the street.

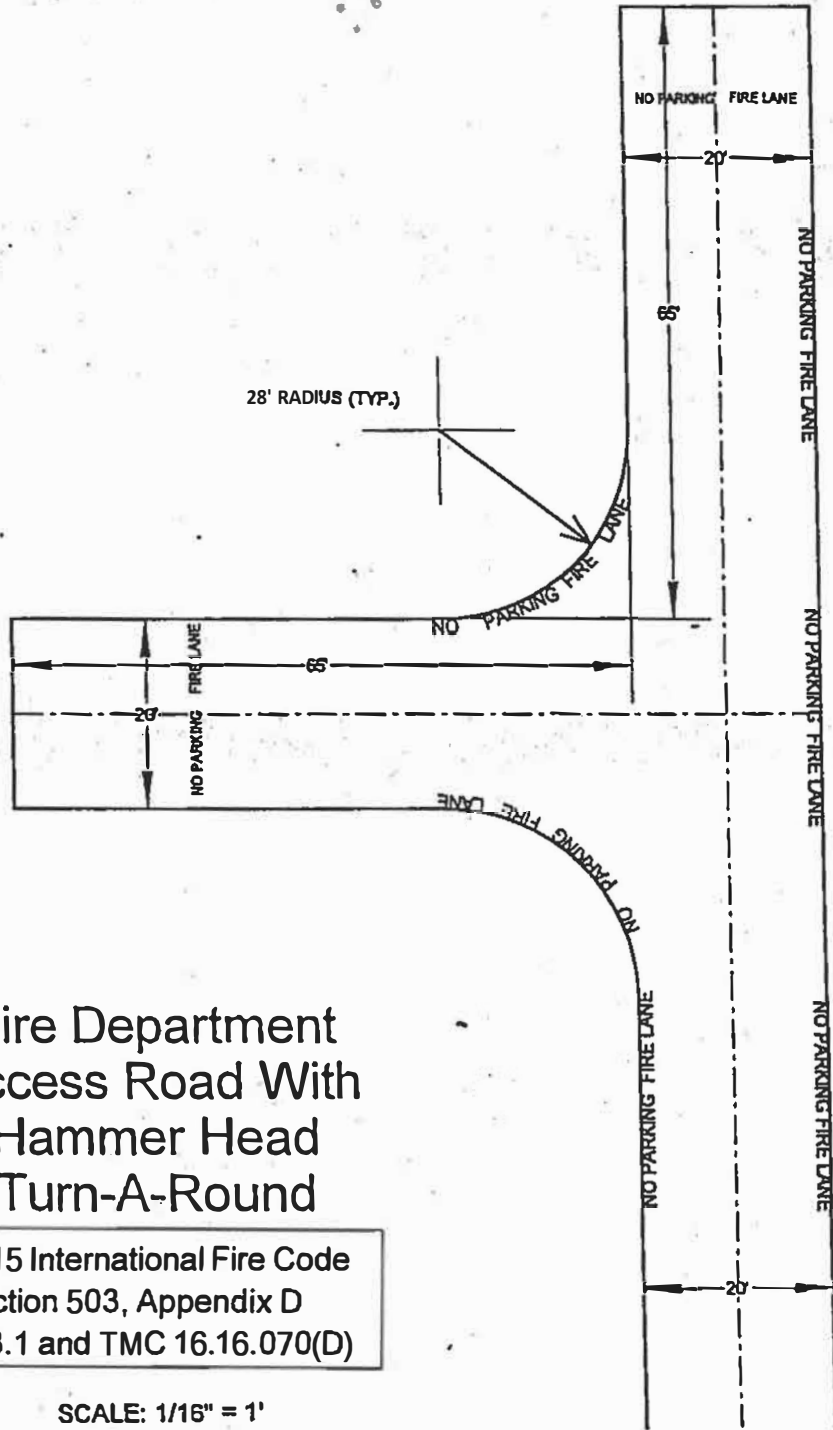
- d) *Exterior lighting standards and fixtures shall be of a design and size consistent with safety, building architecture and adjacent area. Lighting shall be shielded and restrained in design with no off-site glare spill-over. Excessive brightness and brilliant colors shall not be used unless clearly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

**RESPONSE:**

Exterior lighting standards and fixtures are existing and will remain. Exit lighting by egress doors will be installed and will meet dark sky requirements. Existing wall sconces at the Commons will be relocated and reinstalled.







Fire Department  
Access Road With  
Hammer Head  
Turn-A-Round

2015 International Fire Code  
Section 503, Appendix D  
103.1 and TMC 16.16.070(D)

SCALE: 1/16" = 1'