



CHAIR, NHAN NGUYEN; VICE-CHAIR, DENNIS MARTINEZ; COMMISSIONERS, MIGUEL MAESTAS, SHARON MANN, MIKE HANSEN, LOUISE STRANDER, AND HEIDI WATTERS

**BOARD OF ARCHITECTURAL AND PLANNING COMMISSION  
REVIEW AGENDA  
SEPTEMBER 27, 2018 - 6:30 PM  
TUKWILA CITY HALL COUNCIL CHAMBERS**

- I. CALL THE MEETING TO ORDER
- II. ATTENDANCE
- III. ADOPT MINUTES – AUGUST 23, 2018

**BOARD OF ARCHITECTURAL REVIEW PUBLIC HEARING**

- IV. CASE NUMBERS: L18-0038 Public Hearing Design Review  
L18-0037 Conditional Use Permit  
L18-0040 Variance  
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 13,000 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, and SEPA environmental review.  
LOCATION: 4628 S. 144th St; APN 1523049108

**PLANNING COMMISSION PUBLIC HEARING**

- V. CASE NUMBER: L18-0070  
APPLICANT: City of Tukwila  
REQUEST: Zoning Code Amendment modifying the location requirements for off-street parking as it relates to government offices and police stations  
LOCATION: City Wide
- VI. DIRECTOR’S REPORT
- VII. ADJOURN





## **BOARD OF ARCHITECTURAL REVIEW (BAR) AND PLANNING COMMISSION (PC) MINUTES**

**Date:** August 23, 2018  
**Time:** 6:30 PM  
**Location:** Council Chambers

**Present:** Vice Chair, Dennis Martinez; Commissioners, Sharon Mann, Mike Hansen and Heidi Watters

**Absent:** Chair, Nhan Nguyen; Commissioners Louise Strander and Miguel Maestas

**Staff:** Nora Gierloff, Deputy Director; Minnie Dhaliwal, Planning Supervisor; Lindsay Brown, Assistant Planner; Max Baker, Assistant Planner and Wynetta Bivens, Planning Commission Secretary

**Vice-Chair Martinez** called the public hearing to order at 6:33 PM and swore in those wishing to provide testimony.

Adoption of the July 26, 2018 minutes were postponed, due to the continued agenda item.

**Lindsay Brown**, Assistant Planner, Department of Community Development, asked the appearance of fairness questions. There were no disclosures and no objections to any of the Commissioners hearing the project.

Case number L18-0029 is a continuation of the Board of Architectural Review (BAR) public hearing held on July 26, 2018.

**CASE NUMBER:** L18-0029  
**APPLICANT:** Dale Sweeney  
**REQUEST:** Design Review approval for development of a 44,405 sq. ft. Tru by Hilton hotel with 92 guest rooms and related site improvements.  
**LOCATION:** Northwest corner of Minkler Boulevard and Andover Park West, APN 2623049075

**Lindsay Brown** gave the presentation for staff. She provided a re-cap of the proposal from the July hearing, and the BAR directions to staff and the applicant. Previously, staff recommended approval of the project with 10 conditions. The BAR directed staff to work with the applicant to create exhibits to reflect the revisions made to three of the recommended conditions. Staff also returned with more info on the proposed street tree species as requested. An overview of the revisions for the continuation were also given. Staff's revised recommendation from July 26, 2018 is approval of the project with three conditions and three informational items as listed in the August 14, 2018 addendum to the staff report. The applicant agrees with staff's recommended conditions of approval.

There were no public comments.

Staff and the applicant addressed questions for the Commission.

**Dale Sweeney**, Architect and the applicant addressed questions on maintenance of the building, such as material colors fading, and lighting.

The public hearing was closed.

**DELIBERATION:**

**Commissioners Martinez and Hansen** were both present at the July hearing and were in consensus that the applicant met all their obligations and addressed everything as instructed satisfactorily.

**Commissioner Watters** said the design looks good, and complimented the applicant on the trees proposed, but said she wanted to encourage use of larger stature trees.

**Commissioner Mann** said she is pleased with the development and the August proposal looks good now. She said is it pleasing to have a developer listen to recommendations and be willing to work with their design group to meet the design standards put together by the City and the Commissioners. She said her only concern was the additional lighting.

**Commissioners Hansen and Watters** asked for some clarification on the proposed trees.

**MOTION:**

**Commissioner Hansen** made a motion to approve case number L18-0029 with staff's findings recommendations and three conditions, an additional condition for lighting on the south facade of the building, and three informational items. Commissioner Mann Seconded the motion. All were in favor.

CASE NUMBER:	L18-0022
APPLICANT:	Will Ralph
REQUEST:	Design Review approval for development of a five-story 177 room Element By Westin hotel and related site improvements.
LOCATION:	Southeast corner of Andover Park E and Industry Dr., APN 0223400070

**Max Baker**, Assistant Planner, Department of Community Development asked the appearance of fairness questions. There were no disclosures, and no one had any objections to any of the Commissioners hearing the project.

Max Baker gave the presentation for staff. He gave an overview of the review process, provided background information on the site and project, as well as design review. In the staff report there are a total of six recommended conditions, which the applicant responded to after the packet went out. Staff requested to enter into the record Exhibit A, which addresses staff's condition number one. The applicant also submitted Exhibit B, which addresses staff's condition number two. The applicant has responded to and has agreed to meet the requirements of the six conditions of approval. Staff noted that the Tukwila Urban Center (TUC) code allows for flexibility in the landscape parking lot design, but the intent is to provide shade from trees that are evenly distributed throughout the parking lot. This is one of the conditions the applicant has agreed to meet through the revisions. Staff recommended approval with six conditions.

There was extensive discussion on condition number three regarding removing the gate between the patio area and sidewalk along Andover Park East. The Commission were not all in consensus regarding this condition. The majority concluded that instead of making it a condition of approval condition number three will be struck and the Commission will leave it up to the applicant to determine what is best for the project regarding removing the gate.

**Seth Terry**, Architect for the applicant, addressed questions for the Commission.

There were no public comments.

The public hearing was closed.

**DELIBERATION:**

**Commissioner Mann** said they have set standards and if a developer makes efforts to meet those standards, then adding more requirements is excessive. She said removing the gate removes the potential for café seating for hotel patrons. She is in support of developing more open space sidewalk cafés in the TUC but is concerned with security for the proposed patio.

**Commissioner Hansen** asked staff some clarifying questions regarding removal of the gate and staff deferred to the applicant. The applicant said they have previously agreed to remove the gate.

**Commissioner Watters** said the area may require a redesign to make the grass count as open space if the patio is inaccessible to the public.

**MOTION:**

**Commissioner Hansen** made a motion to approve Case Number L18-0022 with staff's finding and conclusions, and conditions one, two, four, five and six, based on the applicant's response in Exhibit A, which he requested become a permanent part of the record. Commissioner Hansen moved to revise condition number three to leave it up to the applicant to decide whether they remove the gate. Commissioner Mann seconded the motion. The motion passed three in favor, Commissioner Watters opposed.

**Commissioner Hansen** asked for clarification from Commissioner Watters. He asked whether her objection was because of the motion for condition number three. Commissioner Watters said for the record she was supportive of the project and had no concerns but was opposed to the revised condition number three.

**Commissioner Hansen** moved to revise his motion to approve Case Number L18-0022 with staff's finding and conclusions, and conditions one, two, four, five and six based on the applicant's response in Exhibit A, which he requested become a permanent part of the record. He moved to strike condition number three and the motion passed.

**Commissioner Martinez** noted they do support the growth in the TUC. And they did come to a unanimous decision.

**Commissioner Hansen** thanked the applicant for bringing a great project to the TUC and thanked staff for an excellent job.

**Commissioner Mann** thanked the staff for working diligently on both projects and for bringing forth projects they can be proud of.

CASE NUMBER: L18-0045 Zoning Code Amendments  
APPLICANT: City of Tukwila  
REQUEST: Deliberation on regulations for short term residential rentals (less than 30 days) and updates to associated regulations for boarding houses, bed and breakfast lodging and residential rental unit licensing.  
LOCATION: Citywide

There were only four commissioners in attendance and they were in consensus to delay hearing the short-term rental regulations due to the low PC turnout. Due to the busy PC schedule staff does not know when this item will come back to the Commission.

**Commissioner Watters** said she feels uncomfortable deciding without more Commissioners because it's big and impactful. She said it's important and it is very disappointing to delay it. She said there are people struggling to pay their mortgage and stay in their house, and that it does matter, and this could help. She also said she was curious to know what Council would prefer they did.

**DIRECTOR'S REPORT:**

- There was discussion on attendance. There was a request to address the issue at a meeting soon, because continued absences are becoming a problem. There was also a request for a copy of the attendance definition.
- Staff provided an update on the PC schedule for the remainder of the year.
- Commissioners Martinez, Mann, and Watters attended the tour of previously approved projects with staff in August. They all thanked staff and noted such sentiments: It was a great opportunity; Great experience: They enjoyed it; They like seeing the completed projects; Appreciated staff taking the time; It was an encouraging example of why they volunteer their time.

Adjourned: 8:40 PM

Submitted by: Wynetta Bivens  
Planning Commission Secretary



# 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.

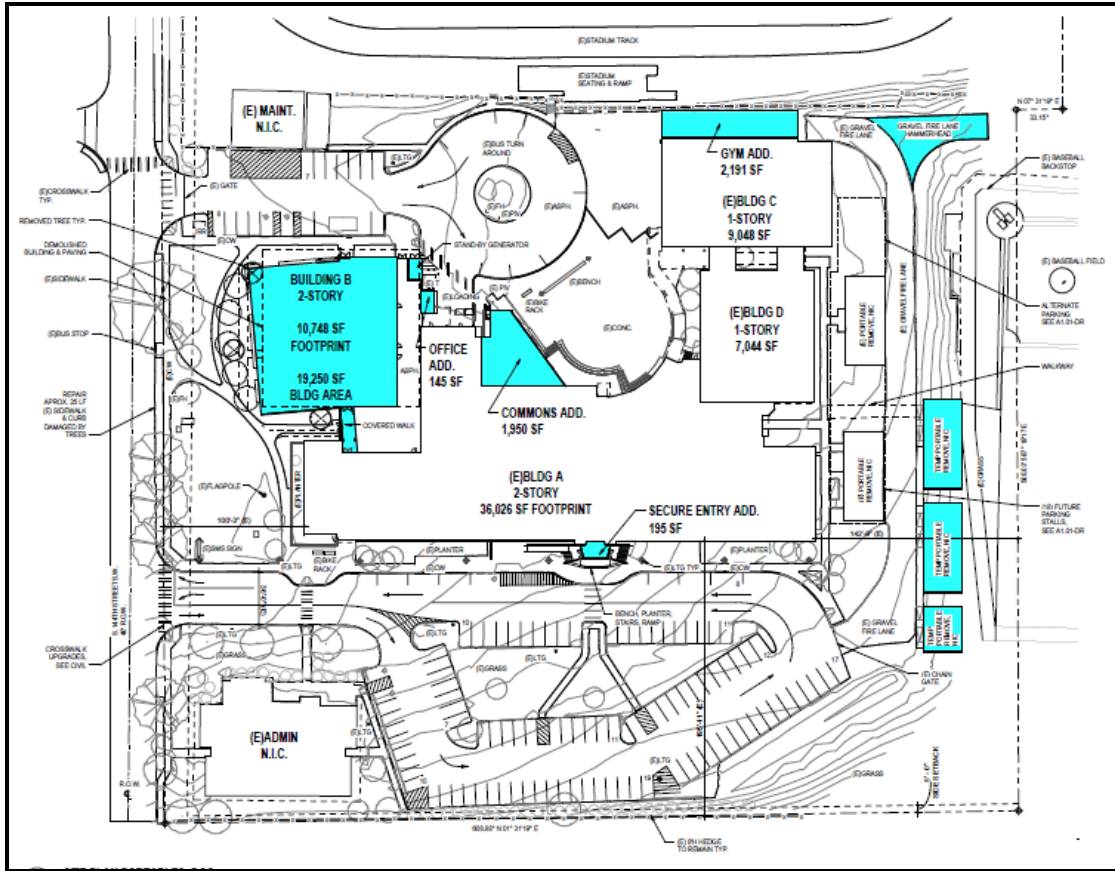


Figure 1. Proposed Site Plan

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.

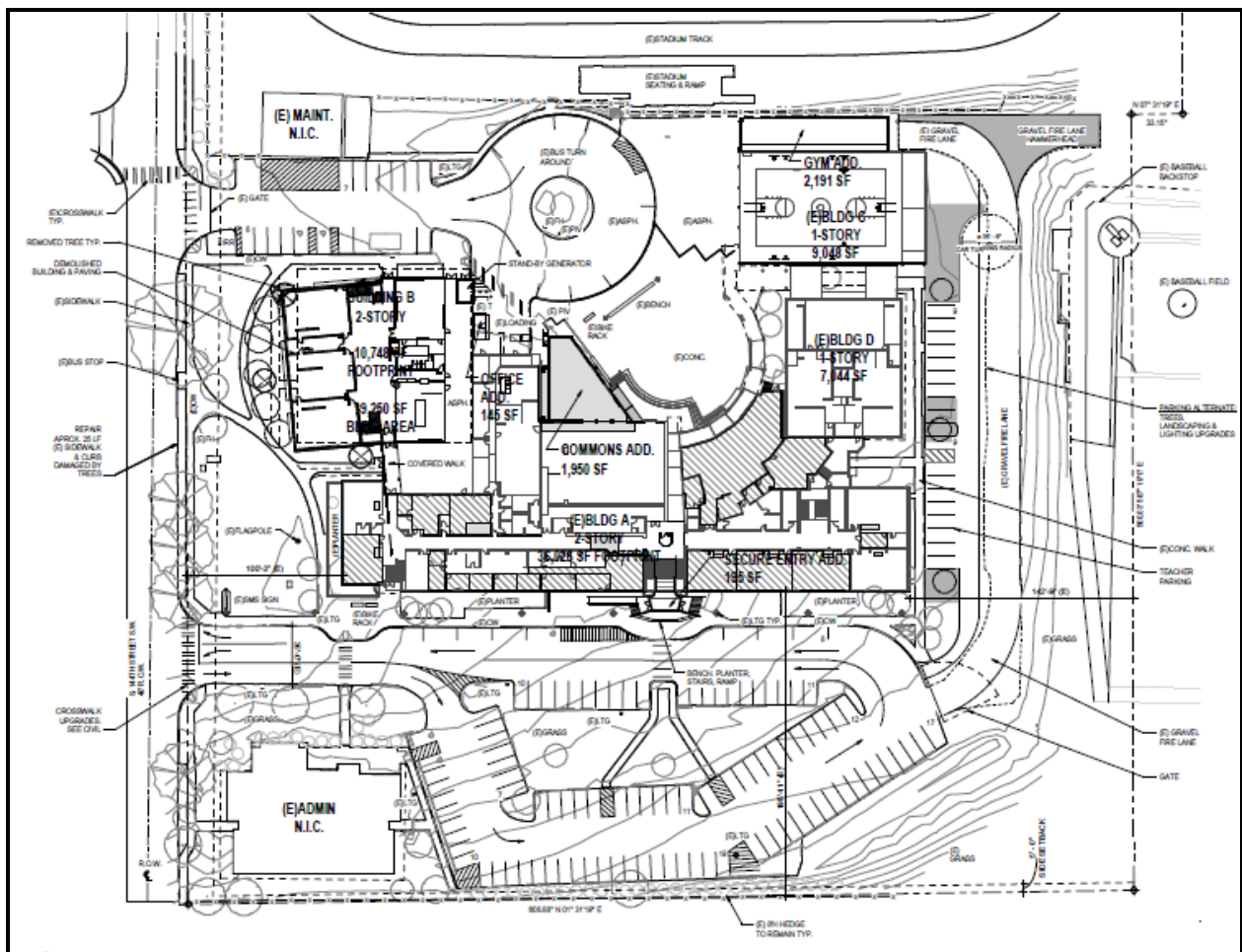


Figure 2. Proposed Site Plan Alternative showing a staff parking lot

**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/cafeteria 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.

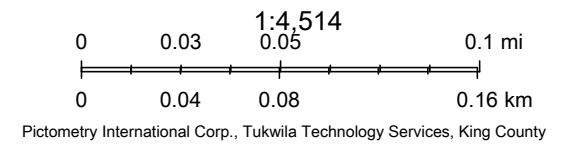
2) No upgrades are required to the landscaping along the east property line and the main parking lot as no improvements are proposed in those areas.





May 23, 2018

-  City Limits
-  Buildings
-  Parcels
-  Addresses (Tukwila)









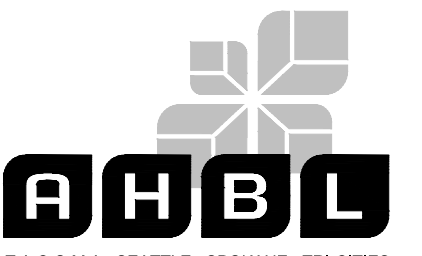




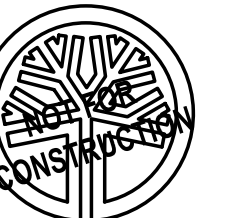








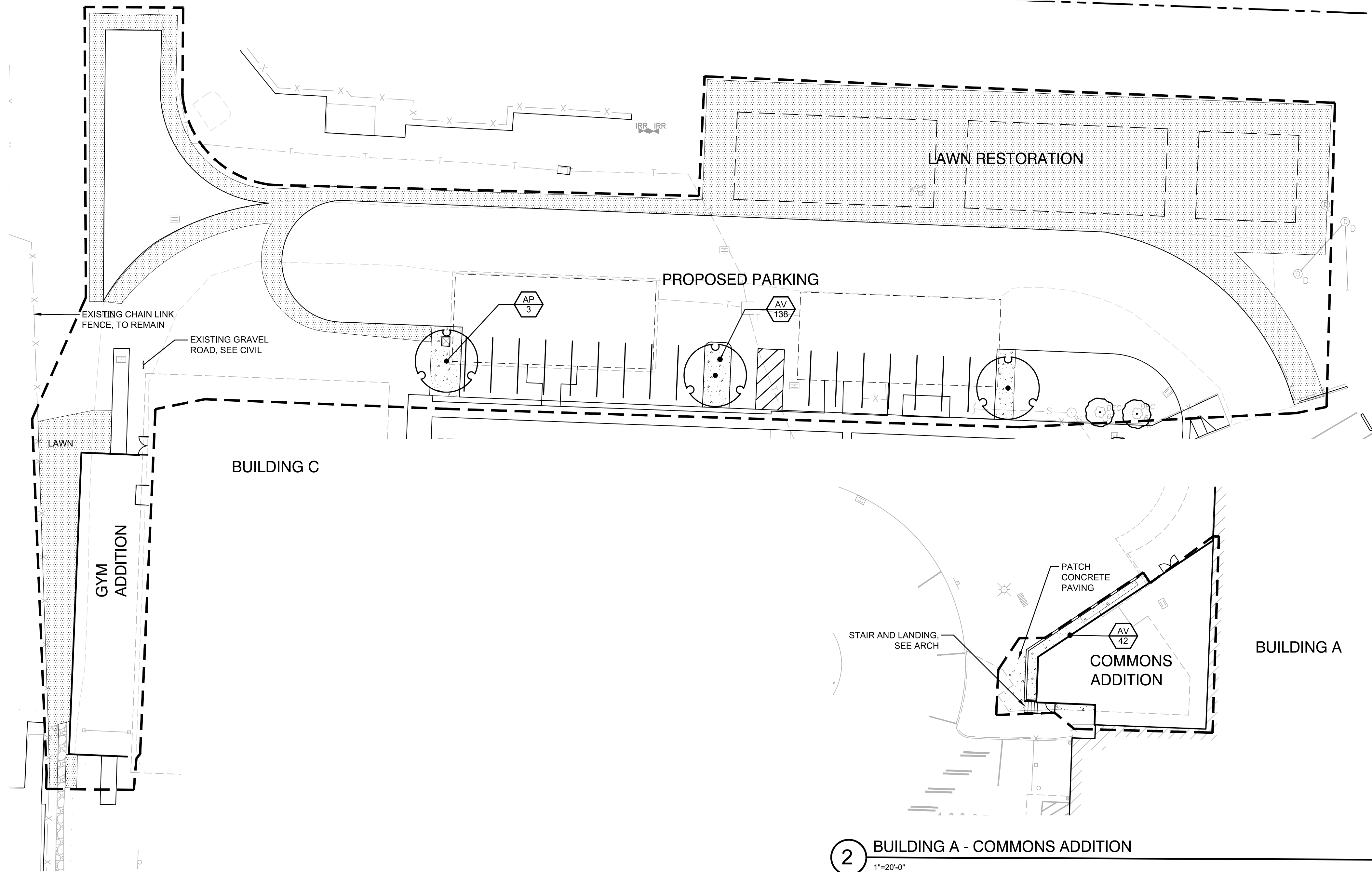
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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT  
JASON MORSE  
LICENSE NO. 899  
EXPIRES ON 02/05/2019  
7.5.2018

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

OWNER: TUKWILA SCHOOL DISTRICT  
4626 S. 144TH STREET  
TUKWILA, WA 98168  
TUKWILA SCHOOL DISTRICT  
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**

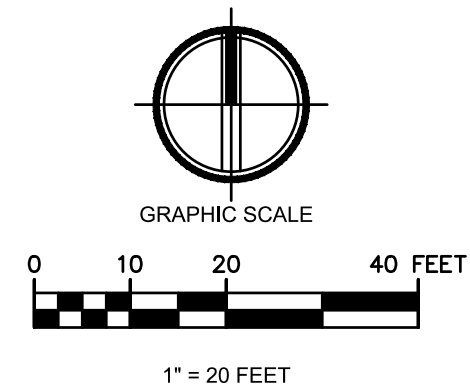
PARKING LOT LANDSCAPING	CALCULATION	PROVIDED
AREA	PARKING BEHIND BUILDING CONDITION: 15SF LANDSCAPING FOR EACH PARKING STALL. 15SF*18 PARKING STALLS=270 SF OF PARKING AREA.	527SF
TREES	ONE LARGE TREE OR 2 MEDIUM TREES PER 100SF OF LANDSCAPING. 527SF LANDSCAPING/100SF=1 LARGE TREE OR 1 MEDIUM TREE	3 MEDIUM 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.



Know what's below.  
Call before you dig.

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

Issuance  
**DESIGN REVIEW / CUP**

Date: 08/06/2018

Drawing Title

**MATERIALS PLAN**

Drawing Number

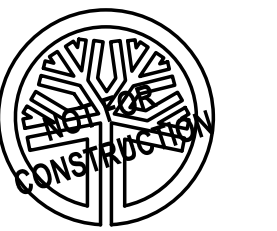
**L1.01**







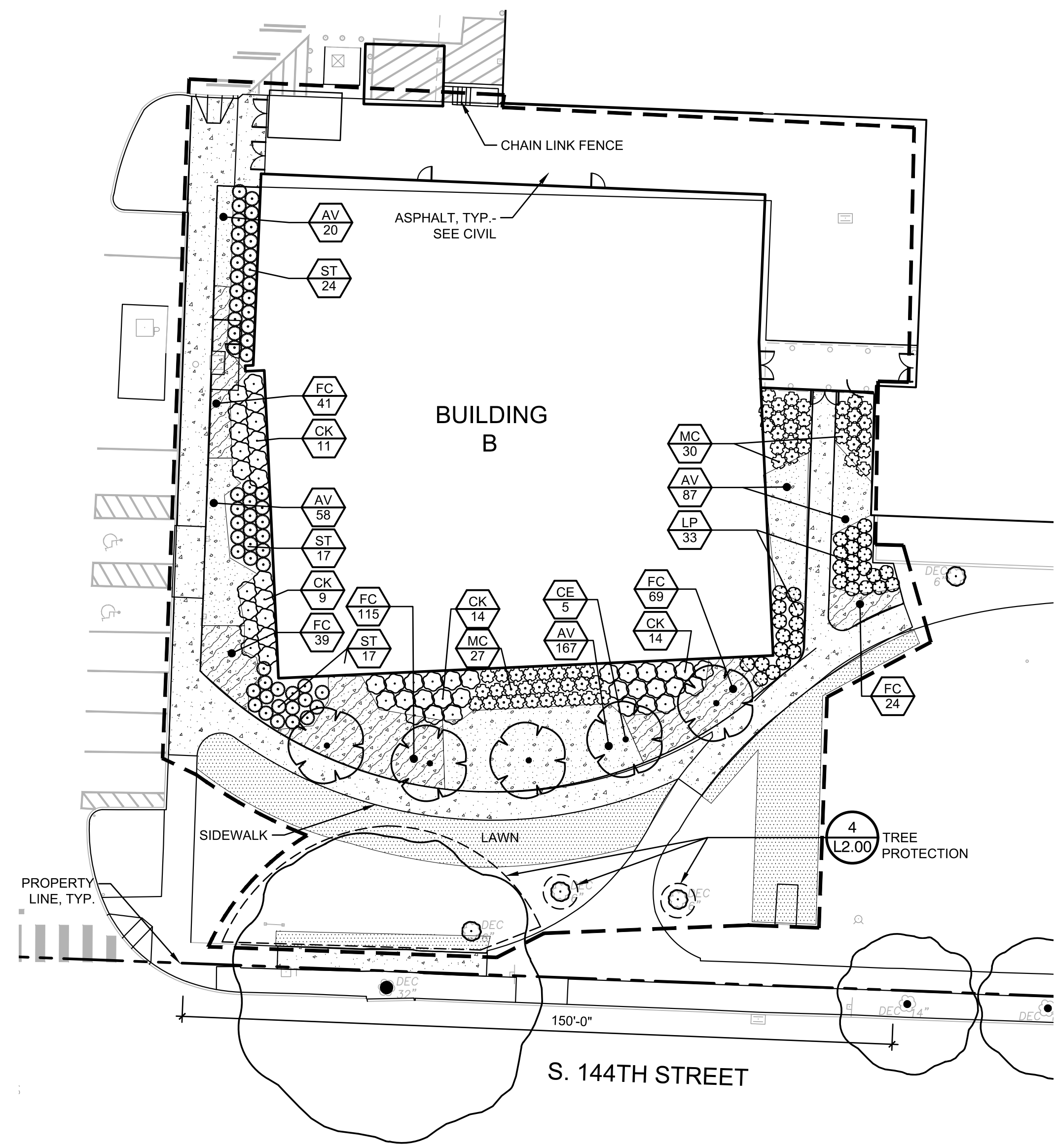
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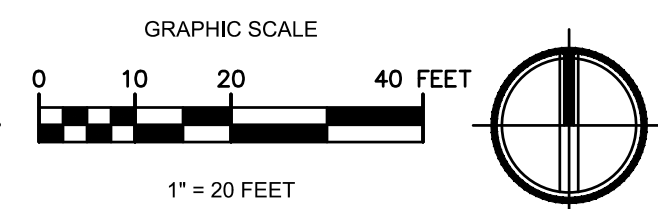
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**A** BUILDING B - REPLACEMENT  
1" = 20'-0"



**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

REVISION	DATE

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

Issuance  
**DESIGN REVIEW / CUP**

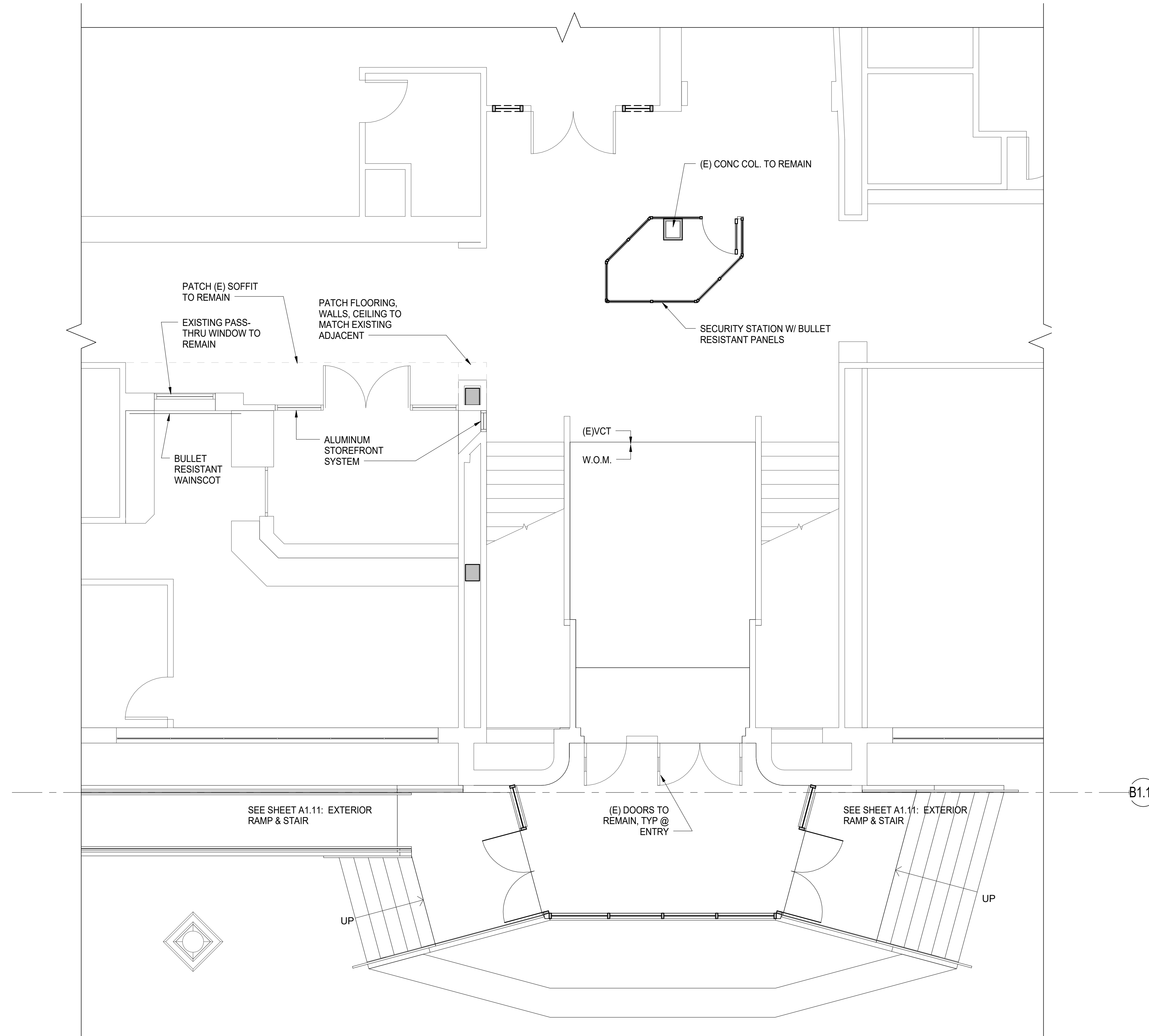
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Drawing Title  
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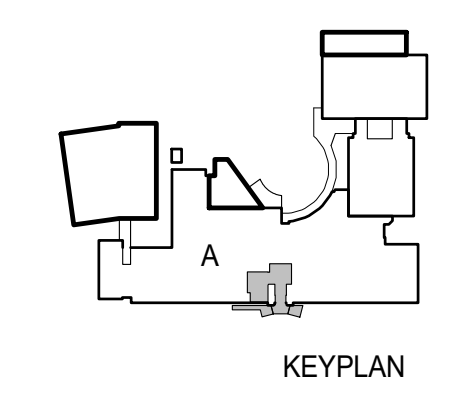
Drawing Number

**L1.02**





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



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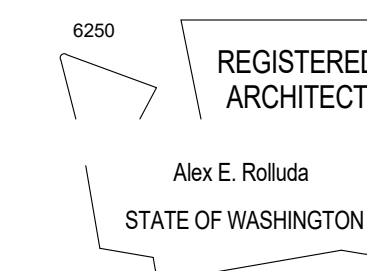
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Checked: AC  
Project No. 331-17-01

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Date: 04-24-2018

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

Drawing Number  
**A2.51DR**





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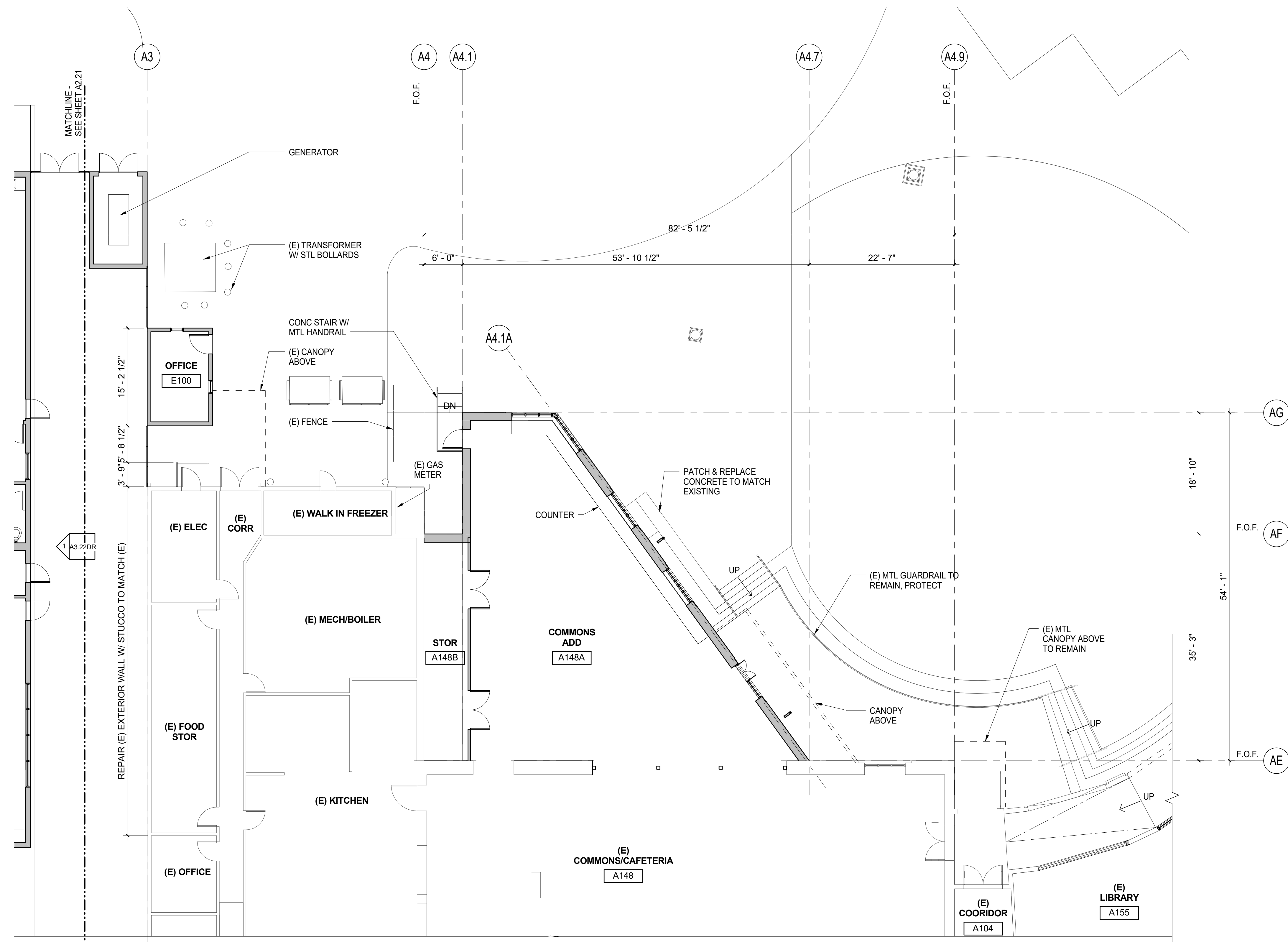
Issuance  
**DESIGN REVIEW / CUP**

Date: 04-24-2018

Drawing Title  
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PLAN - BLDG A  
COMMONS**

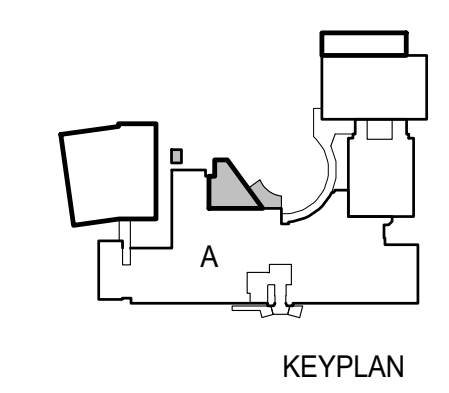
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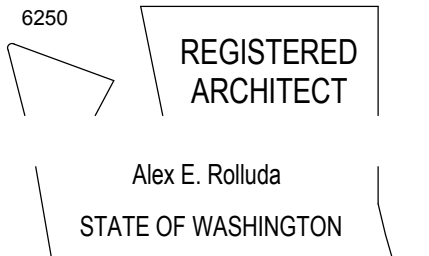


**LEGEND**

- EXISTING WALL
- NEW WALL







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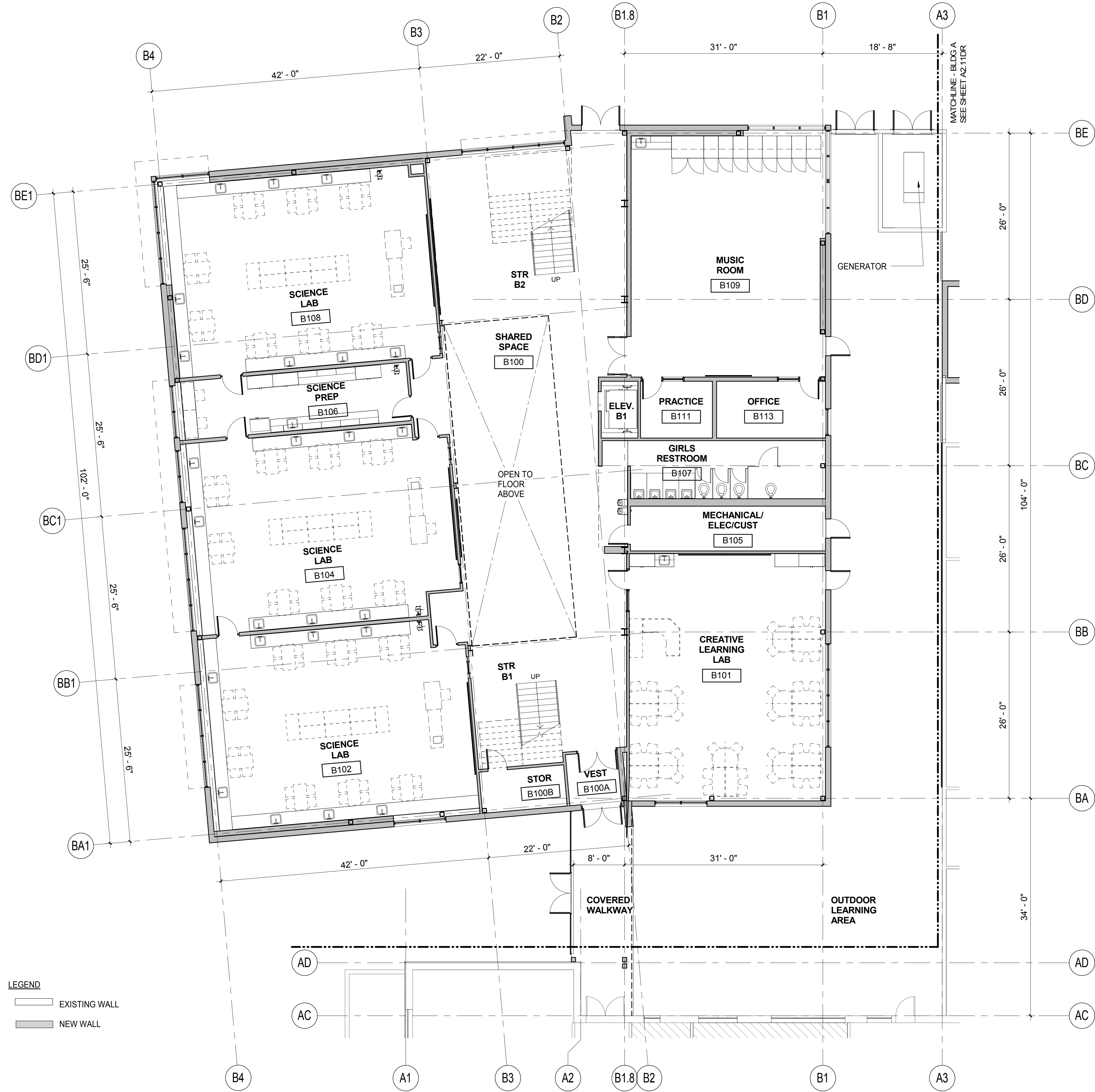
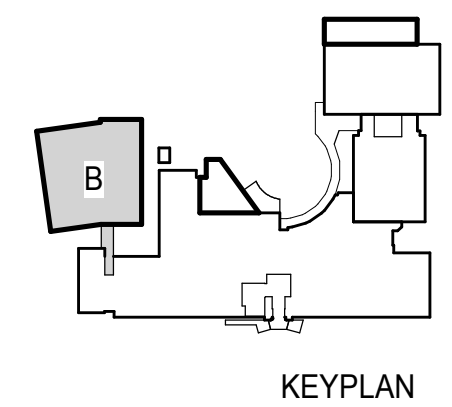
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Drawing Title  
**FIRST FLOOR PLAN - BLDG B CLASSROOM**

Drawing Number

**A2.21DR**



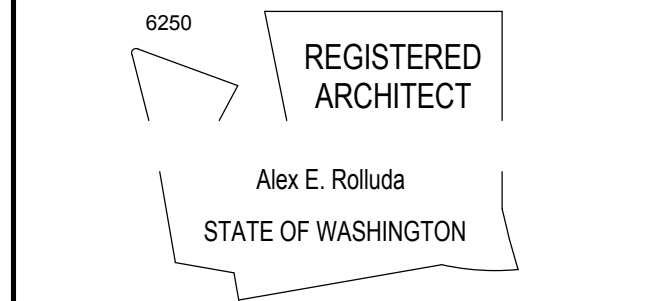
**LEGEND**  
 EXISTING WALL  
 NEW WALL

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









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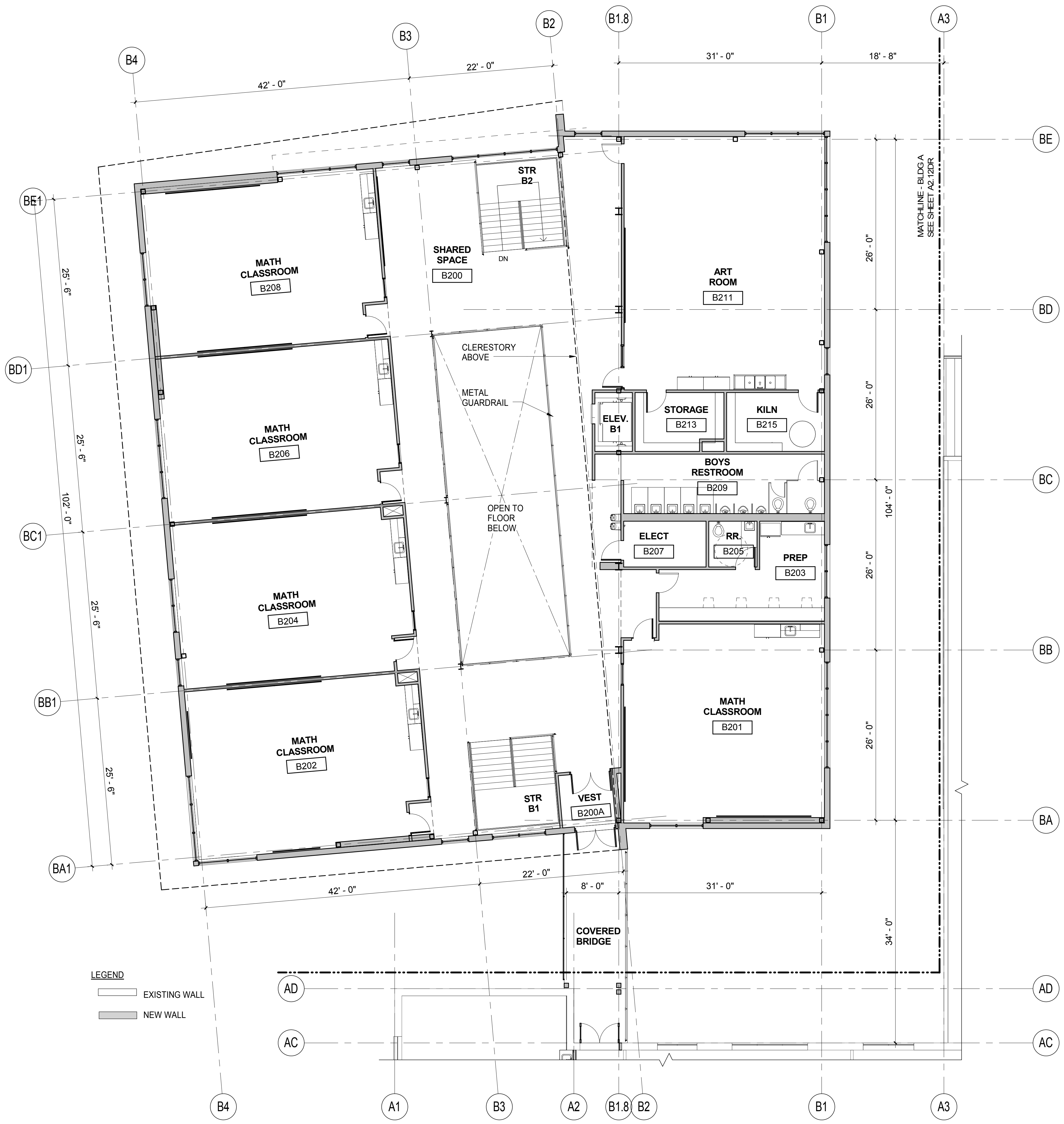
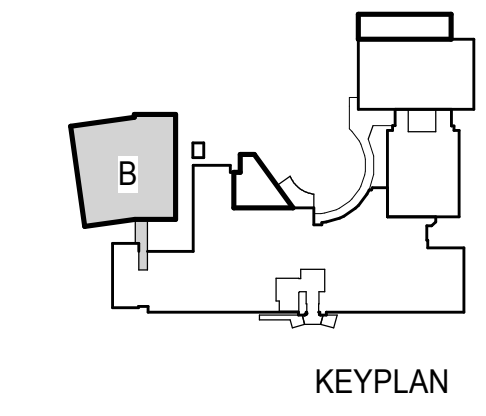
Issuance  
**DESIGN REVIEW / CUP**

Date: 08-06-2018

Drawing Title  
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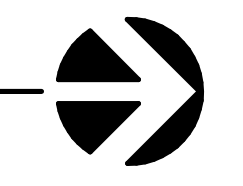
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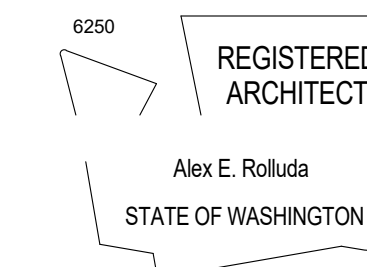


**LEGEND**  
— EXISTING WALL  
— NEW WALL

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







**TUKWILA SCHOOL DISTRICT  
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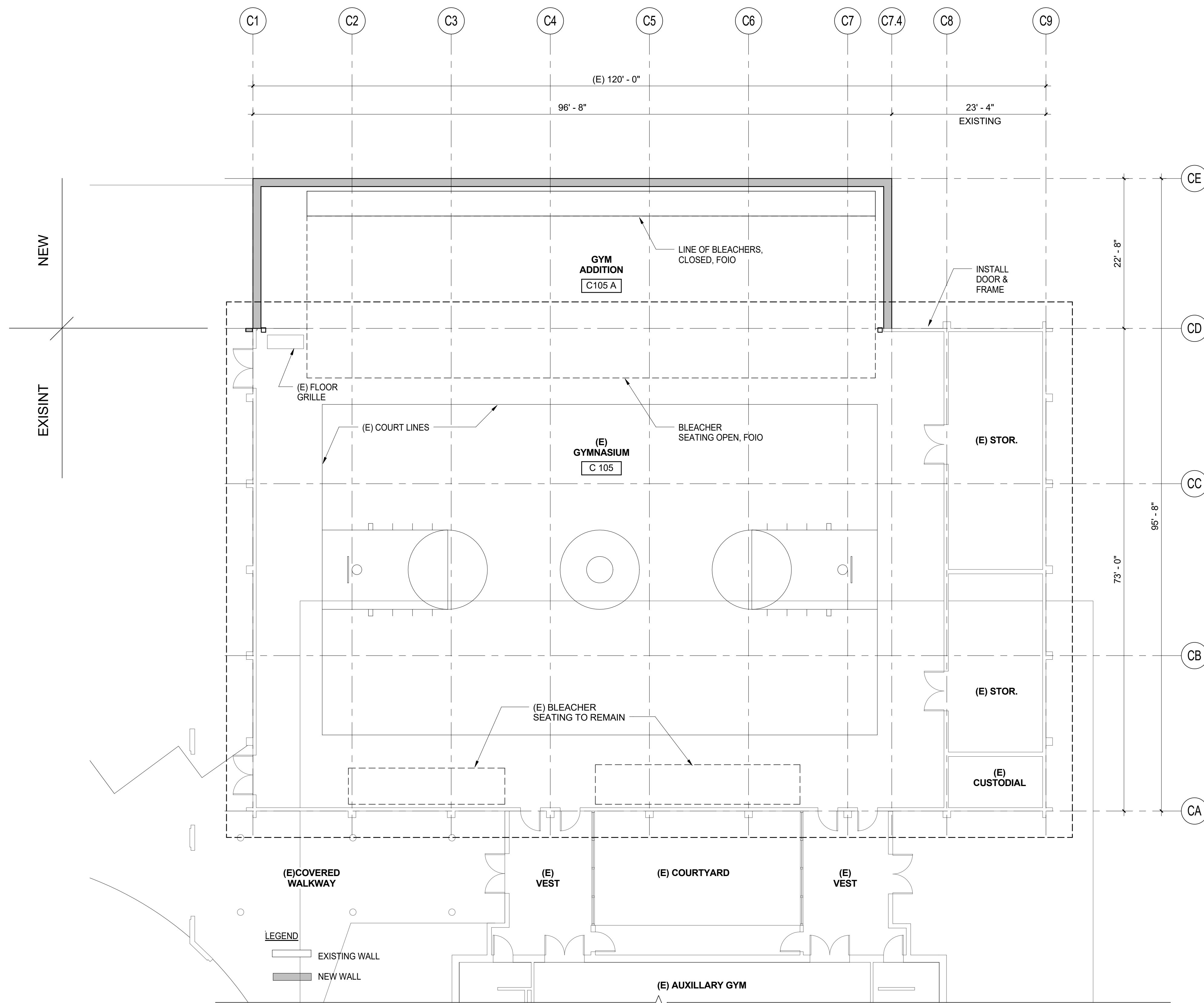
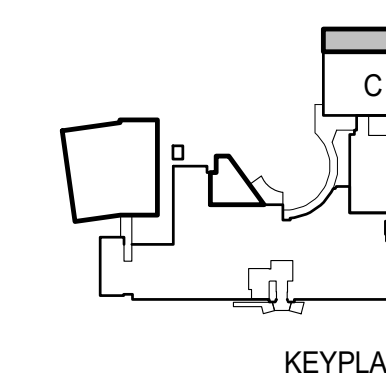
Issuance  
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Date: 04-24-2018

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

Drawing Number

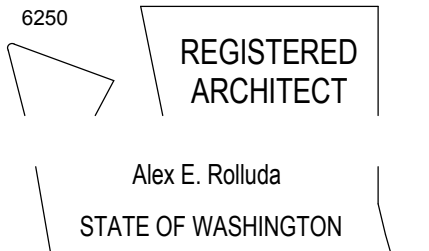
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**1 PARTIAL FLOOR PLAN - BLDG C GYM**  
 SCALE: 1/8" = 1'-0"

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**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

A4.7

28

28

3'-0"

9'-6 3/4"

VESTIBULE  
A100A

A6.02 2

UP

RAMP

UP  
6R

UP  
7R

(E) LIGHT BOLLARD  
TO REMAIN, TYP

BENCH  
PLANTER

8'-0" 8'-0"

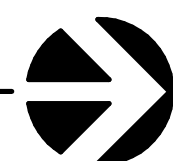
(E) CURB

A5

A6

A7

**1 BLDG A PLAN - ENTRY**  
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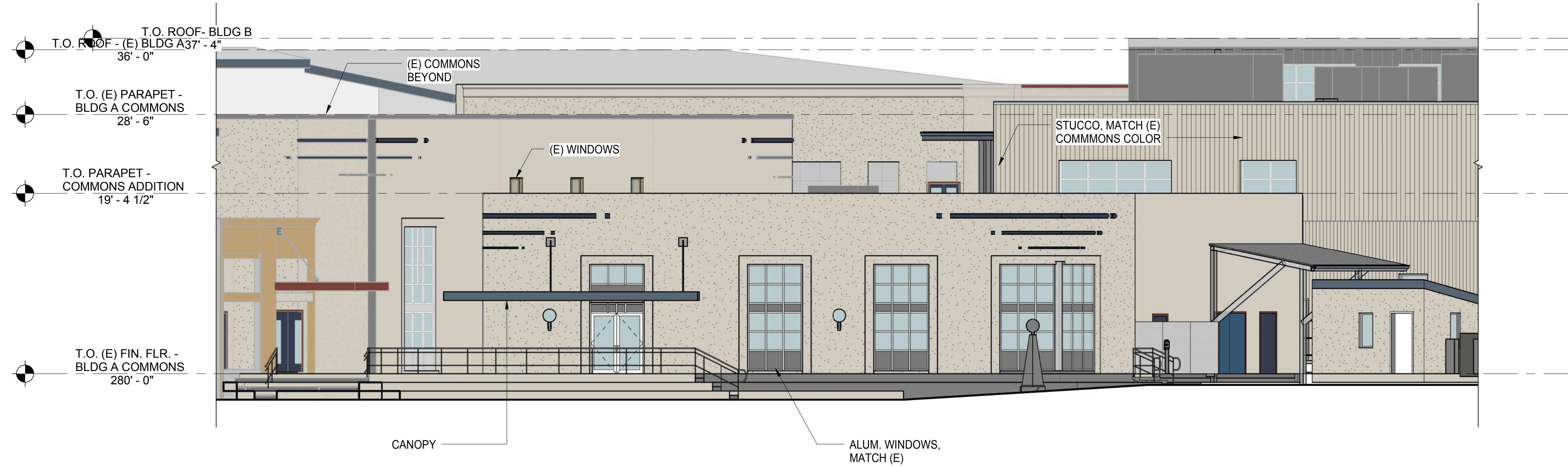




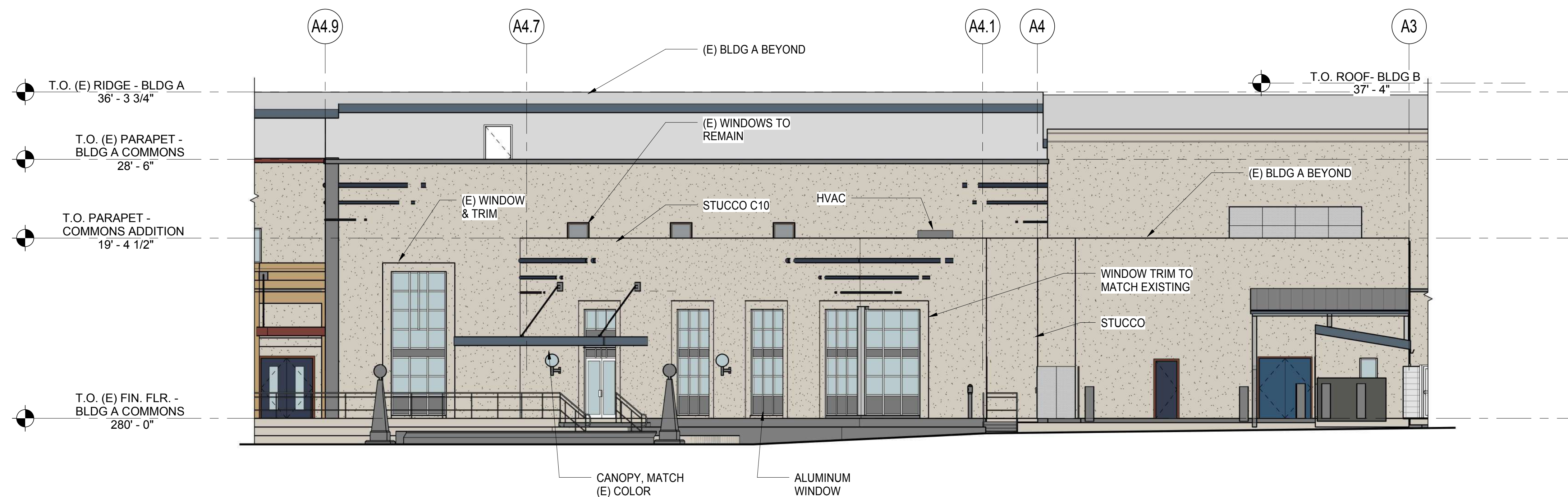
ATTACHMENT D

- 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

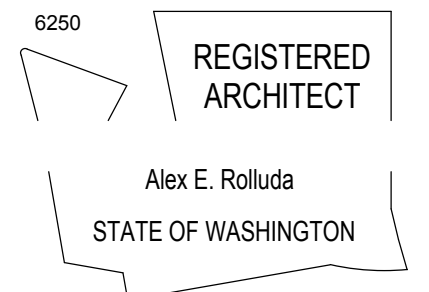
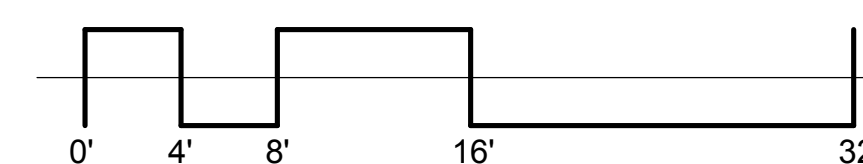
C EXTERIOR FINISH KEY  
SCALE: 1/2" = 1'-0"



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



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



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

REVISION	DATE

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

Issuance  
**DESIGN REVIEW / CUP**

Date: 08-06-2018

Drawing Title  
**EXT ELEVATIONS  
 BLDG A COMMONS**

Drawing Number

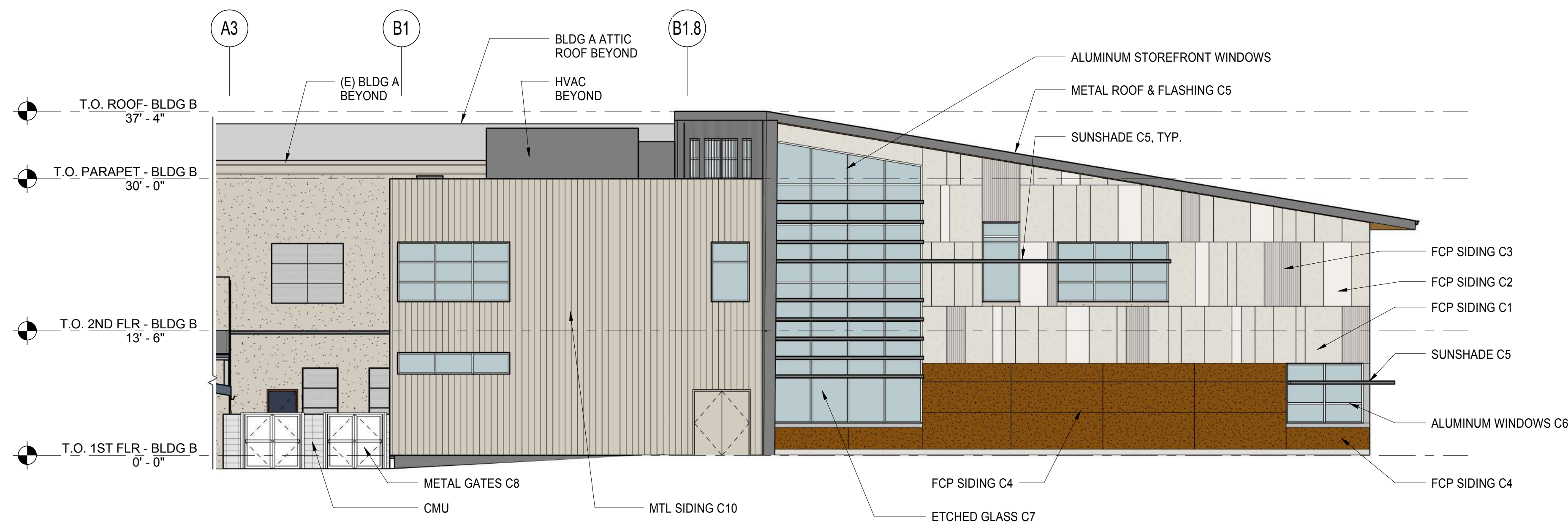
**A3.11DR**







**1 SOUTH ELEVATION**  
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**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"

**TUKWILA SCHOOL DISTRICT  
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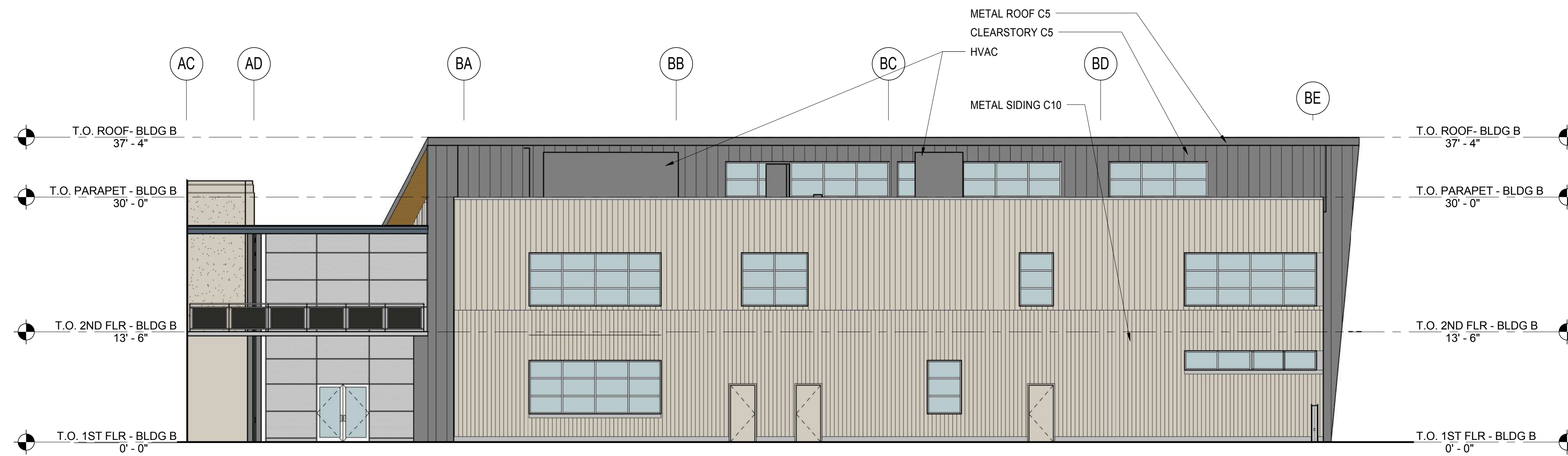
Date: 08-06-2018

Drawing Title  
**EXT. ELEVATIONS  
 BLDG B  
 CLASSROOM**

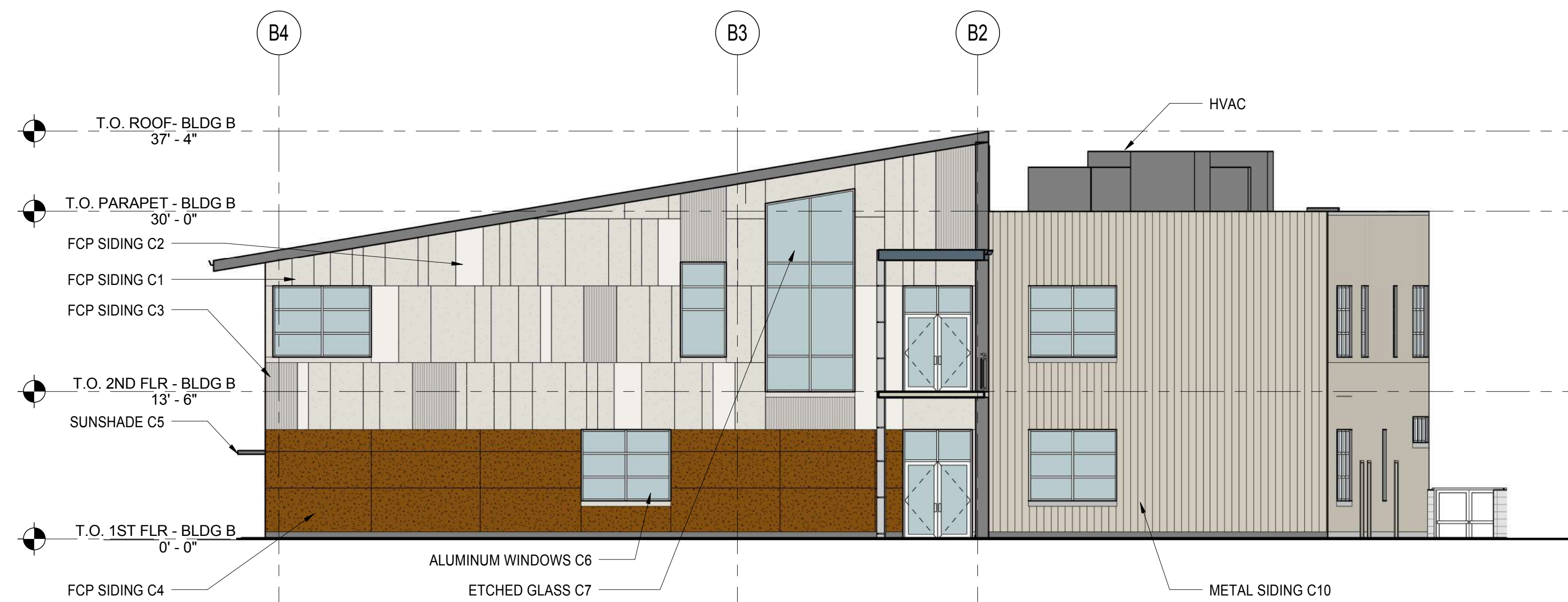
Drawing Number

**A3.21DR**





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



**1 EAST 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"

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

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 TUKWILA, WA 98166  
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 Drawn: MM  
 Checked: AC  
 Project No. 331-17-01

Issuance  
**DESIGN REVIEW / CUP**

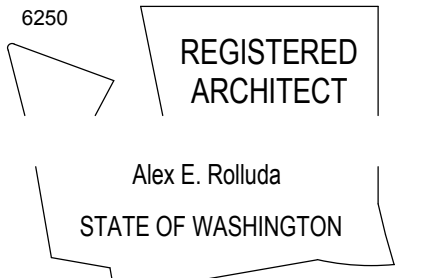
Date: 08-06-2018

Drawing Title  
**EXT ELEVS  
 BLDG B  
 CLASSROOM**

Drawing Number

**A3.22DR**





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

OWNER:  
TUKWILA SCHOOL DISTRICT  
4626 S. 144TH STREET  
TUKWILA, WA 98188  
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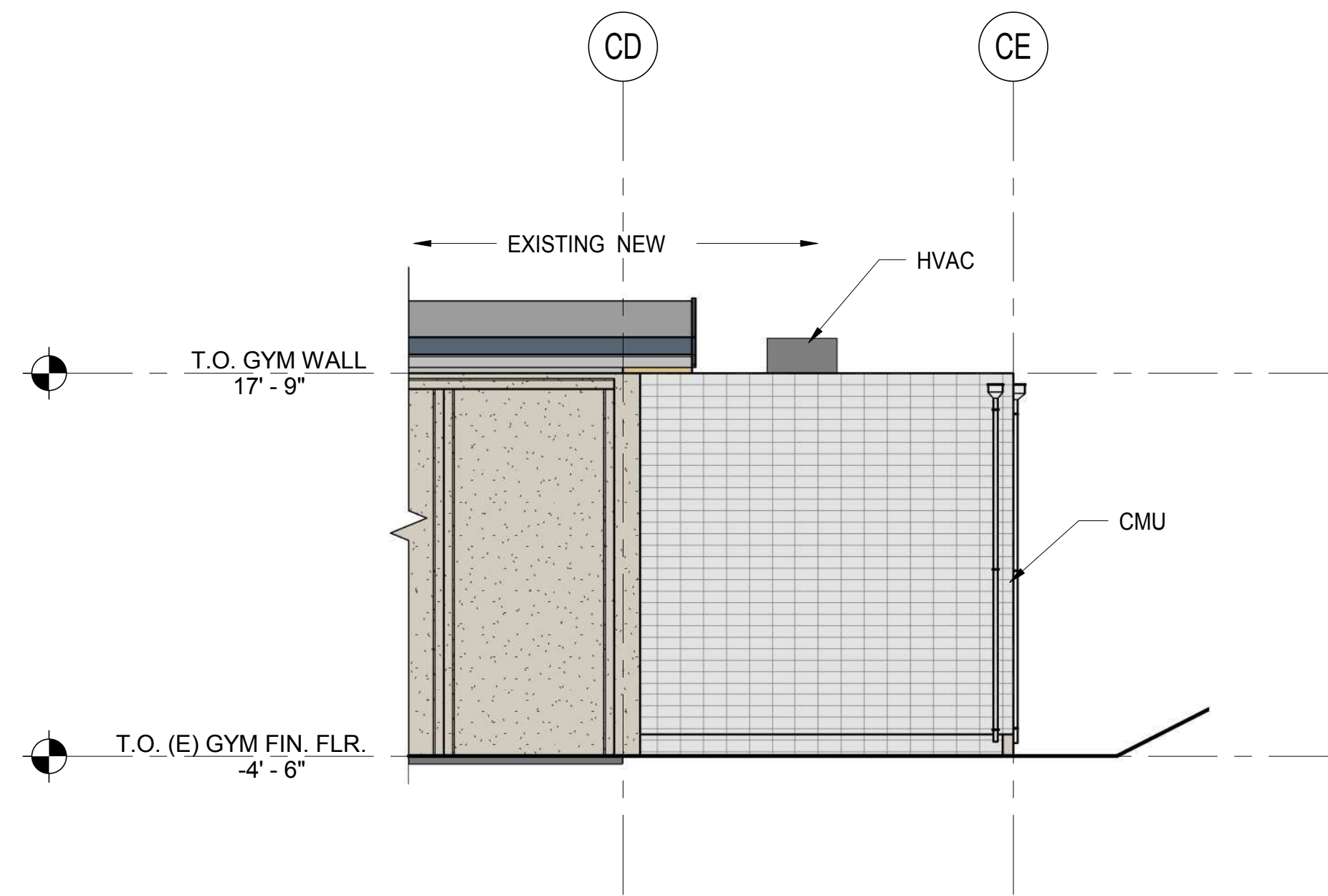
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**DESIGN REVIEW / CUP**

Date: 08-06-2018

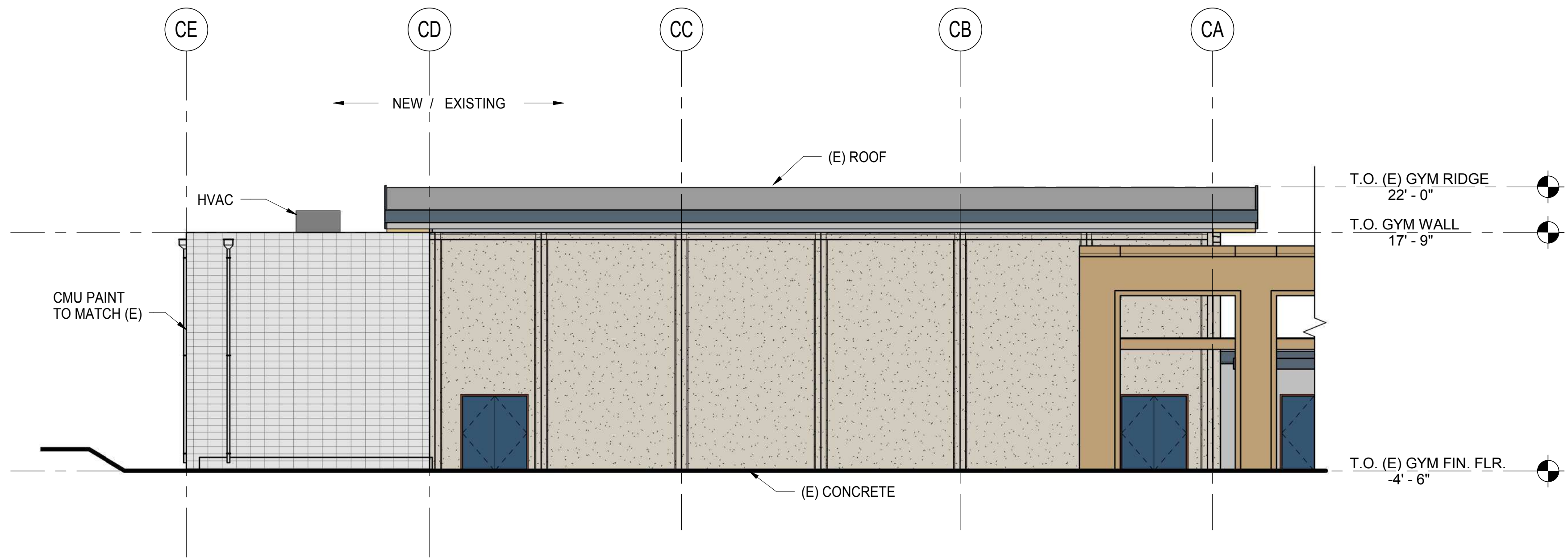
Drawing Title  
**EXT ELEVATIONS  
BLDG C GYM**

Drawing Number

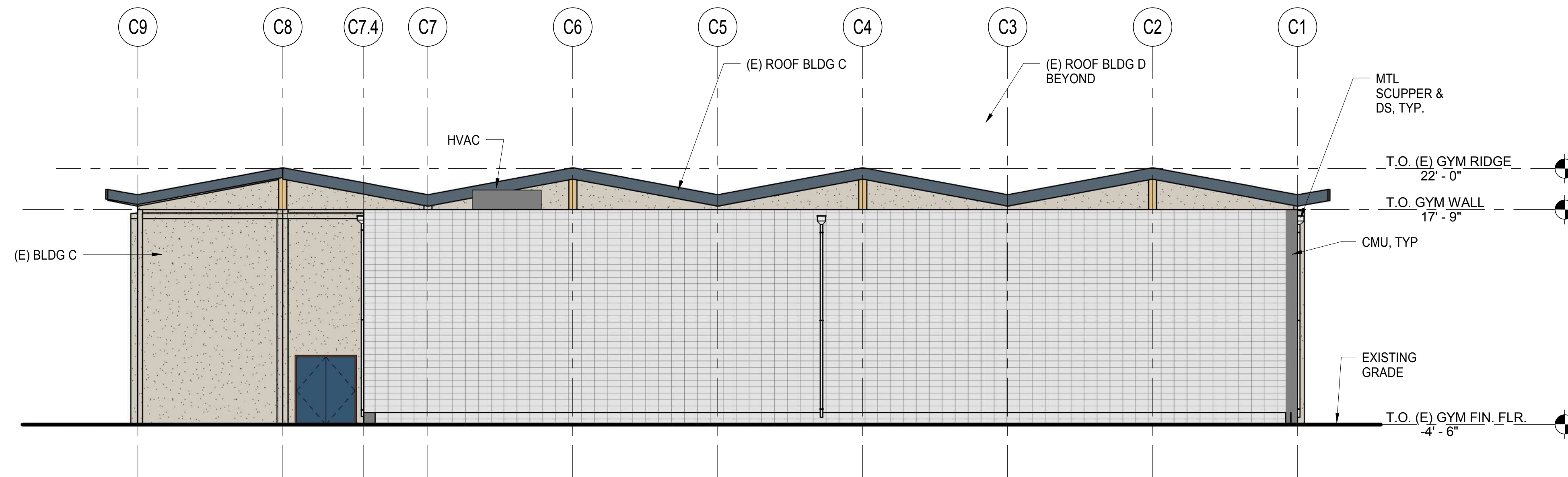
**A3.31DR**



**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
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- (C11) MATCH EXISTING

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



**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](mailto: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**

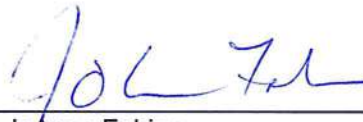
Tukwila School District has determined that the proposal does not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described below are recommended as conditions of project approval. This 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:



Dr. JoAnne Fabian  
Tukwila School District  
4640 South 144<sup>th</sup> Street  
Tukwila, WA 98168

9/5/18  
Date

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

c: Jeff Feeney, KMB Architects  
Dr. Judith Berry, Tukwila School District  
Susan Neaton, Rolluda Architects, Inc.



# 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:**

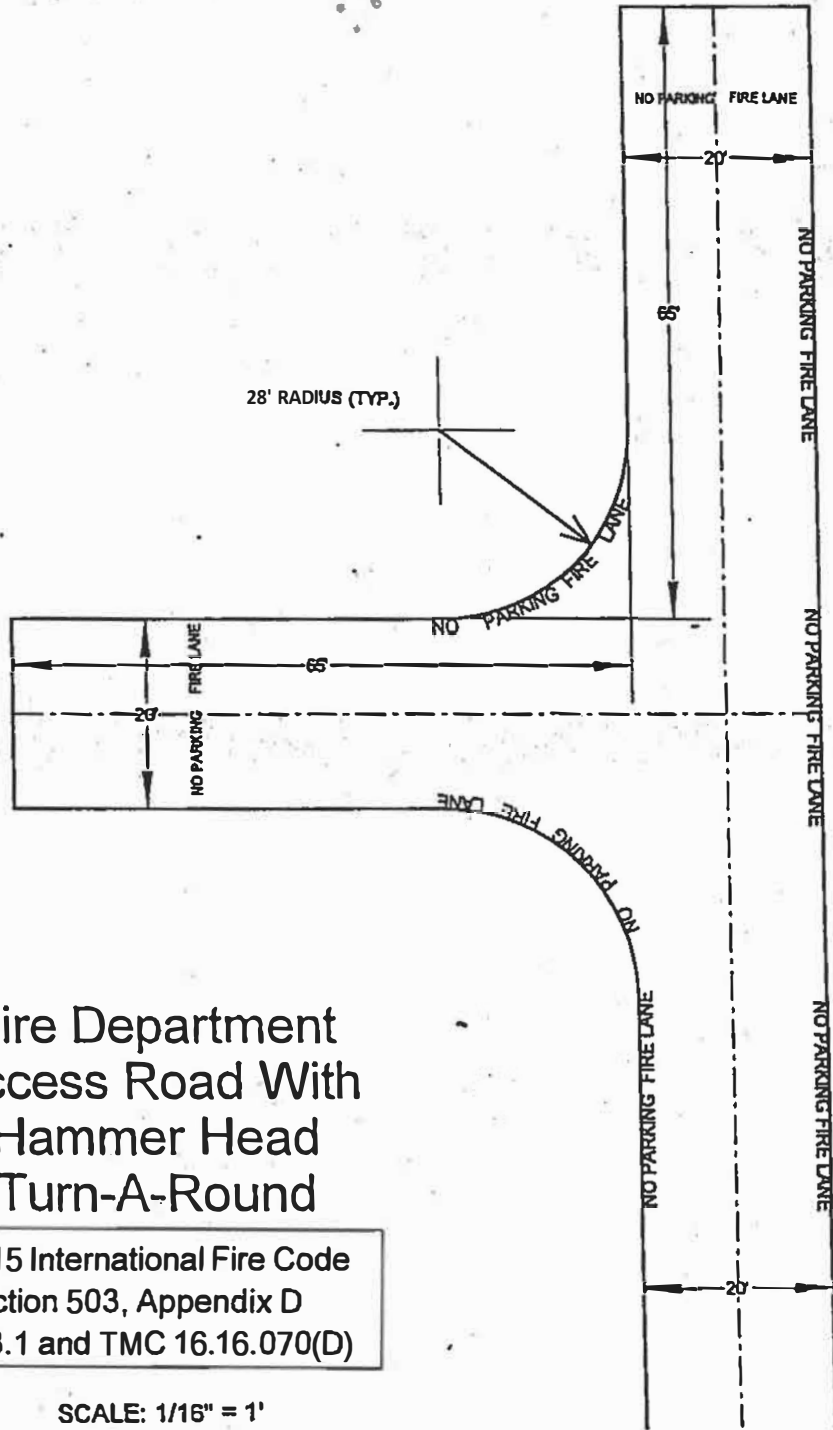
The HVAC equipment has been located so that it is not visible from the street.

- 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'







## Staff Report to The Planning Commission Prepared September 19, 2018

File Numbers:	PL18-0060, L18-0070 Code Amendments E18-0010 SEPA Checklist
Request:	Zoning Code amendment to modify the requirements for off-street parking. The Planning Commission will hold a public hearing on the proposed amendments and make recommendations to the City Council for review and adoption.
Public Hearing:	September 27, 2018. The Notice of Public Hearing was published in the Seattle Times and the City web site.
SEPA:	A Determination of Nonsignificance was issued on September 13, 2018 with a two week comment period that ends on September 27, 2018.
Location:	City-wide
Staff:	Moira Bradshaw
Attachments:	A. Land Use Table Figure 18-6 B. Off-Street Parking and Loading Regulations C. Community Development and Neighborhoods Committee Minutes

### **Proposal**

- 1. Amend the “Land Uses Allowed by District” table (Table 18-6) (Attachment A) to allow stand along parking areas for municipal offices and police stations.**
- 2. Amend the Off-street Parking Regulations Chapter (Attachment B) to clarify the standards for the location of off-premises parking.**

## **Process**

This proposed change is considered an emergency per the Docket section of the Code (TMC 18.80.020 (A)) that necessitates expeditious action to support the economic well-being of the City and is needed to address the potential absence and availability of a public facility and services.

The City Council's Committee on Community Development and Neighborhoods held a public meeting on August 28, 2018 and after consideration, referred amendment of the development regulations to accommodate off-premises parking for the Justice Center to the Planning Commission for further review and then a recommendation to the City Council. (Attachment C)

## **Background**

Amendments to the development regulations are governed by Chapter 18.80 of the Zoning Code (Tukwila Municipal Code (TMC) 18.) City staff is requesting modification to the Zoning Code to accommodate the proposed siting and design of the City's new Justice Center.

Per the Code, the following information is required to accompany any proposed amendments to the development regulations.

1. *What is proposed and why?*

The amendment is proposed because the City is purchasing land for a municipal facility referred to as the Justice Center that will be located on the north and south sides of S. 150<sup>th</sup> Street on the west side of Tukwila International Boulevard. The schematic design for the Center is to use place the facility and staff parking on the south side of S. 150<sup>th</sup> Street and the public/customer parking on the north side of the street. The building will provide a facility for the Department of Police, the Emergency Management Organization, and the Municipal Court and have conference rooms available to the public on weekends and evenings. (TMC 18.80.010 (1))

2. *What are the anticipated impacts?*

The anticipated impacts of locating public parking for municipal courts and police stations as a standalone use is limited as the proposed amendment only applies to municipal courts and police stations.

3. *Why are development regulations deficient?*

The existing regulations limit the development of stand-alone parking lots. Traditional stand-alone parking lots, such as Commercial Parking and Park n Ride facilities, are listed as permitted or conditional uses in specific zones. Otherwise all other off-street parking may only be located on a lot with a principal use.

4. *How does the proposal promote the goals of the Growth Management Act?*  
The proposed amendment facilitates the siting of an essential public facility and therefore would be supported by the Growth Management Act.
5. *How does the proposed amendment comply with the applicable Countywide Planning Policies?*  
The proposed amendment does not contradict the Countywide Planning Policies.
6. *What changes would be required in functional plans?*  
No change is required in the City's functional plans due to this proposed amendment.
7. *What capital improvements would be needed to support the proposed change?*  
No capital improvements are directly required by the proposed zoning code amendment.
8. *What other changes are required to other City codes to implement the amendment?*  
No other change is required to other City codes, plans or regulations to implement the proposed change.

## **Discussion**

The Council must consider (TMC 18.80.050(B)) the following in deciding what action to take on a proposed amendment:

1. *Is the issue already adequately addressed in the Comprehensive Plan?*

The proposal is an amendment to the development regulations and not the Comprehensive Plan.

2. *If the issue is not addressed in the Comprehensive Plan, is there a public need for the proposed change?*

The size requirements for the City's essential public facility are over 3.5 acres. The City's choice for the facility is in a neighborhood with relatively small lots (9 were purchased) thereby necessitating locating the facility over several blocks.

3. *Is the proposed change the best means for meeting the identified public need?*

The proposed changes limit the potential for stand-alone parking lots to municipal offices and police stations and require a conditional use. A conditional use process include public notice of surrounding property owners and residents and a public hearing before a Hearing Examiner. The five criteria for conditional uses address meeting the performance standards of the district in which the use will be located; be

compatible with the surroundings; be in keeping with the goals and policies of the Comp Plan; and include mitigating measures to minimize impacts.

*4. Will the proposed change result in a net benefit to the community?*

The proposed changes limit the potential for stand along parking lots to municipal office and police stations; requires a conditional use process before a stand-along parking lot may be approved; and will allow the design and the construction of the Justice Center to proceed on schedule.

**Conclusions**

Per the Committee's direction, staff was to limit the scope of the proposed changes.

Police stations are a conditional use in all zones except Tukwila Valley South. A conditional use requires a public hearing and consideration of impacts and compliance with performance criteria. Requiring a conditional use for the off-site parking would not delay the review process for the use and would incorporate the issue and consideration of off-site parking into the overall siting consideration for both the use and it's needed parking.

Attachment A and B are excerpts from the City's Zoning Code showing language additions and subtractions that would be required to implement changes that would allow the proposed municipal facility to move forward.

**Requested Action**

Recommend approval of the proposed amendments to the Zoning Code to the City Council.

# Table 18-6: Land Uses Allowed by District

See Table 18-2 for uses allowed in TUC and Figure 18-1 for uses allowed in Shoreline.

For properties zoned LDR, MDR and HDR that are designated as Commercial Redevelopment Areas (see figure 18-9 or 18-10), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in TMC 18.60.060

P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use); C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/L I	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
Adult day care	A	A	A	A	A			A	A								P
Adult entertainment (subject to location restrictions <sup>1</sup> )										P	P	P	P	P	P	P	
Airports, landing fields and heliports (except emergency sites)										U	U	U	U	U	U	U	
Amusement Parks								C	C	C	C	C			C	P	
Animal rendering											U						P
Animal shelters and kennels, subject to additional State and local regulations (less than 4 cats/dogs = no permit)								C	C	C	C	C			C		
Animal Veterinary, including associated temporary indoor boarding; access to an arterial required	P	P	P	P		P	P	P	P	P					P		
Automobile, recreational vehicles or travel trailer or used car sales lots <sup>2</sup>								P	P	P	P	P			P	P	
Automotive services, gas (outside pumps allowed), washing, body and engine repair shops (enclosed within a building), and alternate fueling station (not wholesale distribution facilities).							P	P	P	P	P	P	P	P	P	P	
Beauty or barber shops				P	P	P	P	P	P	P	P	P	C3	C4	P	P	
Bed and breakfast lodging for not more than twelve guests <sup>5</sup>	C	C	C														
Bed and breakfast lodging (no size limit specified)				C													P
Bicycle repair shops				P	P	P	P	P	P	P	P	P	P	P	P	P	
Billiard or pool rooms				P			A	P	P	P	P	P			P	P	
Boarding Homes		C	C														
Brew Pubs				P	P	C	P	P	P	P	P	P	P	P	P	P	
Bus stations							P	P	P	P	P	P	P	P	P	P	
Cabinet shops or carpenter shops employing less than five people							P	P	P	P	P	P			P	P	
Cargo containers (*see also TMC 18.50.060)	A&S	A&S	A&S					A&S	A&S	A&S	P	P	P	P	P		
Cement manufacturing										U	U	U	U	U	U		
Cemeteries and crematories	C	C	C	C	C			C	C	C	C	C			C	C	

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Colleges and universities				C	C		C	C	C	C	C	C	C6	C6	C6	P	
Commercial laundries								P	P	P	P	P	P		P		
Commercial Parking				P7	P7			P7	P7	P7	P8	P8			P8		
Computer software development and similar uses				P	P	P	P	P	P	P	P	P	P9 C10	P	P	P	
Contractor storage yards										P	P	P	P	P	P		
Continuing care retirement facility				C	C		C	C	C	C					C	P	
Convalescent & nursing homes & assisted living facility for not more than twelve patients		C	P	P	P	C	P	P	P	P					P	P	
Convalescent & nursing homes & assisted living facility for more than twelve patients				C	C		C	C	C	C					C	P	
Convention facilities								P	P	P	P	P			P	P	
Correctional institutes					U11						U	U		U			
Daycare Centers (not home-based)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Daycare Family Home (Family Child Care Home) <sup>12</sup>	A	A	A	A	A	A	A	A	A						A	A	
Diversion facilities and diversion interim services facilities south of Strander Blvd										U							
Dormitory	C	C	C	A13	A13	A13	A13	A13	A13	A13	A13	A13			A13	A13	
Drive-in theatres								C	C	C	C	C			C		
Dwelling – Detached single family (Includes site built, modular home or new manufactured home). One detached single family dwelling per existing lot permitted in MUO, O, RCC, NCC, TVS.	P	P	P	P	P	P	P								P	P14	
Dwelling- Detached Zero-Lot Line Units		P															
Dwelling- Duplex, triplex or fourplex or townhouse up to four attached units		P															
Dwelling- Townhouses			P														
Dwelling –Multi-family			P					P15								P14	
Dwelling – Multi-family units above office and retail uses				P		P	P		P						C16 22/ ac	P14	
Dwelling – Senior citizen housing, including assisted living facility for seniors *see purpose section of chapter, uses sections, and development standards		P meeting density and all other MDR standard	P 60/ac	P 60/ac			P 60/ ac	P 60/ac	P 60/ac						C16 100 /ac	P14	
Dwelling unit – Accessory <sup>17</sup>	A	A	A														

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Electrical Substation – Distribution	C	C	C	C	C		C	C	C	C	C	C	C	C	C	P	
Electrical Substation – Transmission/Switching												U		U	U	U	
Electric Vehicle Charging Station – Level 1 and Level 2	A	A	A	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electric Vehicle Charging Station – Level 3, battery exchange stations, and rapid charging stations. (TMC 18.50.140)	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	
Essential public facilities, except those uses listed separately in any of the other zones								U	U	U	U	U	U	U	U	U	
Extended-stay hotel/motel								P	P	P	P	P			P	P	
Farming and farm-related activities															P	P	
Financial, banking, mortgage, other services				P	P		P	P	P	P	P	P	P9/ C3	C4	P	P	
Fire & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
Fix-it, radio or television repair shops/rental shops						P	P	P	P	P	P	P			P	P	
Fraternal organizations				P	P	C	P	P	P	P	P	P			P	P	
Frozen food lockers for individual or family use							P	P	P	P	P	P			P	P	
Garage or carport (private) not exceeding 1,500 sq.ft. on same lot as residence and is subject to the regulations affecting the main building.	A	A															
Greenhouses (noncommercial) and storage sheds not exceeding 1,000	A	A	A	A													
Greenhouses or nurseries (commercial)						P	P	P	P	P	P	P			P	P	
Hazardous waste treatment and storage facilities (off-site) subject to compliance with state siting criteria (RCW Chapter 70.105) (See TMC 21.08)												C		C			
Heavy equipment repair and salvage										P	P	P	P	P	P		
Helipads, accessory																C	
Home Occupation *see definition and accessory use	A	A	A	A	A	A	A		A						A	A	
Hospitals				C	C			C	C	C	C	C			C	P	
Hospitals, sanitariums, or similar institutes															C		
Hotels								P	P	P	P	P	C	C	P	P	
Hydroelectric and private utility power generating plants								U	U	U	U	U	U	U	U		
Industries involved with etching, film processing, lithography, printing and publishing								P	P	P	P	P	P	P	P	P	
Internet Data/Telecommunication Centers								C		P	P	P	P	P	P	P	
Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		
Laundries; self-serve, dry cleaning, tailor, dyeing				P	P	P	P	P	P	P	P	P	P	P	P	P	
Libraries, museums, or art galleries (public)	C	C	P	P	P	C	P	P	P	P	P	P	P	P	P	P	
Manuf./Mobile home park <sup>18</sup>		C	P														

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<i>Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution:</i>																	
A) Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs							P19	P	P	P	P	P	P	P	P	P	
B) Manufacturing, processing and/or packaging previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood							P19	P	P	P	P	P	P	P	P	P	
C) Manufacturing, processing, assembling, packaging and/or repairing electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment							P19	P	P	P	P	P	P	P	P	P	
D) Manufacturing, processing, packaging of foods, such as baked goods, beverages, candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods, and meats (no slaughtering) i)) Fermenting and distilling included											P	P	P	P			
ii)) No fermenting and distilling							P19	P	P	P					P	P	
<i>Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts:</i>																	
A) Manufacturing, processing and/or assembling chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering)										C	C	P	C	P	C		
B) Manufacturing, processing and/or assembling of previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses										C	C	P	C	P	C		
C) Manufacturing, processing and/or assembling of previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand forging								C	C	C	P	P	P	P	C		



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D) Manufacturing, processing, assembling and/or packaging of electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment										P	P	P	P	P	C		
E) Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering													C	P			
<i>Manufacturing, refining or storing highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides; except for accessory storage of such materials</i>												U		U	U	U	
Marijuana producers, processors, or retailers (with state issued license)												P			P	P20	
Mass transit facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Medical and dental laboratories				P	P			P	P	P	P	P			P	P	
Minor expansion of an existing warehouse <sup>21</sup>																	S
Mortician and funeral homes								P	P	P	P	P			P	C	
Motels								P	P	P	P	P	C	C	P	P	
Movie theaters with three or fewer screens																	P
Movie theaters with more than 3 screens <sup>22</sup>																	S
Offices including: medical, dental, government (excluding fire & police stations), professional, administrative, business, e.g. travel, real estate & commercial				P23	P	P23	P24	P	P	P	P	P	P9 C10	P25 C26	P	P	
Office or sample room for wholesale or retail sales, with less than 50% storage or warehousing							P										
Outpatient and emergency medical and dental services													C3	C4			
Park & ride lots				C	C		C	C	C	C	C	C	C	C	C	C	
Parking areas	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<u>Parking areas (stand-alone) for government offices and police stations</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	
Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses, or commercial recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawnbroker								C	C	P	P	P			P	P	
Planned Shopping Center (mall)								P	P	P	P	P			P	P27	
Plumbing shops (no tin work or outside storage)							P	P	P	P	P	P			P	P	
Radio, television, microwave, or observation stations and towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Railroad freight or classification yards												U	U	U	U		
Railroad tracks (including lead, spur, loading or storage)										P	P	P	P	P	P		
Recreation facilities (commercial – indoor) – athletic or health clubs				P	P		P	P	P	P	P	P	C3	P	P	P	
Recreation facilities (commercial – indoor), including bowling alleys, skating rinks, shooting ranges								C	P	P	P	P			P	P	

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Recreation facilities (commercial – outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields										C	C	C			C		
Recreation facilities (public), including, but not limited to sports fields, community centers and golf courses	C	C	C	C	C		C	C	C	C	C	C	C	C	C		P
Recreational area and facilities for employees				A	A	A	A	A	A	A	A	A	A	A	A	A	
Religious facilities with an assembly area less than 750 sq.ft.				P	P	P	P	P	P	P	P	P			P	P	
Religious facilities with an assembly area greater than 750 sq.ft. and community center buildings				C	C	C	C	C	C	C	C	C			C	C	
Religious facility and community center buildings	C	C	C														
Removal and processing of sand, gravel, rock, peat, black soil and other natural deposits together with associated structures										U	U	U	U	U	U		
Rental of vehicles not requiring a commercial driver’s license								P	P	P	P	P	P	P	P	P	
Rental of commercial trucks and fleet rentals requiring a commercial driver’s license										P	P	P	P	P	P	P	
Research and development facilities															P	P	
Residences for security or maintenance personnel				A	A	A	A	A	A	A	A	A	A	A	A	A	
Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant								P	P	P	P	P	P	P	P	P	
Restaurants including cocktail lounges in conjunction with a restaurant				P	P	C	P										
Retail sales of furniture appliances, automobile parts and accessories, liquor, lumber/bldg. materials, lawn & garden supplies, farm supplies							P	P	P	P	P	P			P	P	
Retail sales, e.g. health/beauty aids/prescription drugs/ food/hardware/notions/crafts/supplies/housewares/electronics/ photo-equip/film processing/ books/magazines/stationery/ clothing/shoes/flowers/plants/pets/jewelry/gifts/rec. equip/ sporting goods, and similar items				P		P	P	P	P	P	P	P	C3	C4	P	P	
Retail sales as part of a planned mixed-use development where at least 50% of gross leasable floor area development is for office use; no auto-oriented retail sales (e.g., drive-ins, service stations)				P	P												
Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble works, and the assembly of products from the above materials										C	C	P	C	P	C	C	
Sales and rental of heavy machinery and equipment subject to landscaping requirements of TMC Chapter 18.52*										P	P	P	P	P	P	P	
Salvage and wrecking operations												P		P	C		
Salvage and wrecking operations which are entirely enclosed within a building										P	P		P		P		
Schools and studios for education or self-improvement				P	P	P	P	P	P	P	P	P	P9 C10	P28	P	P	

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Schools, preschool, elementary, junior & senior high schools (public), and equivalent private schools	C	C	C	C	C	C	C	C	C						C	C	P (public only)
Secure community transition facility <sup>29</sup>														U			
Self-storage facilities								P	P	P	P	P	P	P	P	P	
Sewage lift station	U	U	U	U	U	U	U										P
Shelter	P	P	P	P	P												
Stable (private)	A30	A30	A30														P
Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to TMC Chapter 18.52								P	P	P	P	P	P	P	P	P	
Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required												P	P	P	C	C	
Storm water - neighborhood detention + treatment facilities	U	U	U	U	U	U	U										P
Storm water pump station	U	U	U	U	U	U	U										
Studios – Art, photography, music, voice and dance				P	P	P	P	P	P	P					P	P	
Taverns, nightclubs								P	P	P	P	P	P31	P31	P	P	
Telephone exchanges				P	P		P	P	P	P	P	P	P	P	P	P	
Theaters, except those theaters which constitute “adult entertainment establishments” as defined by this Zoning Code							P	P	P	P	P	P			P	P32	
Tow-truck operations, subject to all additional State and local regulations										P	P	P	P	P	P	P	
Transfer stations (refuse and garbage) when operated by a public agency												U	U	U	U		
Truck terminals										P	P	P	P	P	P		
Utilities, regional																	C
Vehicle storage (no customers onsite, does not include park-and-fly operations)																	P
Warehouse storage and/or wholesale distribution facilities								P	P	P	P	P	P	P	P	P	
Water pump station	U	U	U	U	U	U	U										P
Water utility reservoir and related facilities	U	U	U	U	U	U	U										
Wireless Telecommunications Facilities (*see TMC Ch. 18.58)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

**Note: The Director of Community Development will make a determination for uses not specifically listed in the Zoning Code. The Director will consider whether the proposed use is:**

- a. Similar in nature to and compatible with other uses permitted out right within a similar zone; and**
- b. Consistent with the stated purpose of the zone; and**
- c. Consistent with the policies of the Tukwila Comprehensive Plan.**

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
  - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
    - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;
    - (2) In or within one-half mile of:
      - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and
      - (b) Care centers, preschools, nursery schools or other child care facilities;
    - (3) In or within 1,000 feet of:
      - (a) public park, trail or public recreational facility; or
      - (b) church, temple, synagogue or chapel; or
      - (c) public library.
  - b. The distances specified in TMC Section 18.30.020.1.a shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
  - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. No dismantling of cars or travel trailers or sale of used parts allowed.
3. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, outpatient and emergency medical/dental services, and recreation/health clubs. Retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.
4. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, financial services, outpatient and emergency medical/dental services, and recreation/health clubs. Retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.
5. Bed and breakfast facilities, provided:
  - a. the manager/owner must live on-site,
  - b. the maximum number of residents, either permanent or temporary, at any one time is twelve,
  - c. two on-site parking spaces for the owner and permanent residents and one additional on-site parking space is provided for each bedroom rented to customers,
  - d. the maximum length of continuous stay by a guest is 14 days,
  - e. breakfast must be offered on-site to customers, and
  - f. all necessary permits or approvals are obtained from the Health Department.
6. Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use.
7. Commercial parking; provided it is:
  - a. located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or

- b. located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
8. Commercial parking subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.
9. Offices including, but not limited to, software development and similar uses, financial services, schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use, less than 20,000 square feet. This category does not include outpatient medical and dental clinics.
10. Offices including, but not limited to, software development and similar uses, financial services, schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use, 20,000 square feet and over.
11. Correctional institution operated by the City of Tukwila.
12. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
13. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
14. Allowed after residential design manual with criteria for approval is adopted by ordinance.
15. Dwelling - multi-family units on a lot that does not front on Tukwila International Boulevard South, subject to the HDR requirements of TMC Section 18.50.083, Maximum Building Length, and TMC Section 18.52.060, 2-4, Recreation Space Requirements.
16. Dwelling - Multi-family units (Max. 22.0 units/acre except senior citizen housing which is allowed to 100 units/acre, as a mixed-use development that is non-industrial in nature); must be located on property adjacent to and not greater than 500 feet from the Green River, Tukwila Pond, or Minkler Pond.
17. See TMC Section 18.50.220 for accessory dwelling unit standards.
18. Manufactured/mobile home park, meeting the following requirements:
  - a. the development site shall comprise not less than two contiguous acres;
  - b. overall development density shall not exceed eight dwelling units per acre;
  - c. vehicular access to individual dwelling units shall be from the interior of the park; and
  - d. emergency access shall be subject to the approval of the Tukwila Fire Department.
19. NCC allows businesses that include a retail component in conjunction with their manufacturing operation and meeting other performance standards of Chapter 18.22. These businesses may manufacture, process, assemble and/or package the following:
  - a. foods, including but not limited to baked goods, beverages, candy, canned or preserved foods, dairy products and by products, frozen foods, instant foods and meats (no slaughtering);
  - b. pharmaceuticals and related products such as cosmetics and drugs;
  - c. bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paints, paper, plastics, rubber, tile and wood;
  - d. electronic, mechanical, or precision instruments;
  - e. other manufacturing and assembly of a similar light industrial character;
  - f. industries involved with etching, lithography, printing, and publishing, meeting the City's performance standards and offering their services to the local populace on a walk-in basis;
  - g. businesses that service and repair the above products, that are entirely enclosed within a building, offering their services to the local populace on a walk-in basis and meeting the City's performance standards.

- 20. Where the underlying zoning is HI or TVS.
- 21. Minor expansion of an existing warehouse if the following criteria are met:
  - a. The area of the proposed expansion may not exceed 5% of the floor area of the existing warehouse;
  - b. The proposed expansion will not increase any building dimension that is legally non-conforming;
  - c. Only one minor expansion may be permitted per warehouse in existence as of the date of adoption of the Tukwila South Project Development Agreement;
  - d. The proposed expansion must be constructed within two years of the date of approval;
  - e. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
  - f. All measures have been taken to minimize the possible adverse impacts the proposed expansion may have on the area in which it is located.
- 22. Movie theaters with more than three screens if the following criteria are met:
  - a. The applicant must demonstrate through an economic analysis that the theater will not have a significant financial impact on any other theater in Tukwila;
  - b. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
  - c. The proposed theater must demonstrate substantial conformance with the goals and policies of the Comprehensive Land Use Policy Plan and the Tukwila South Master Plan;
  - d. All measures have been taken to minimize the possible adverse impacts the proposed theater may have on the area in which it is located.
- 23. Offices, when such offices occupy no more than the first two stories of the building or basement and floor above.
- 24. Offices, when such offices occupy no more than the first two stories of the building, or basement and floor above, or three stories, in the Urban Redevelopment Area along Tukwila International Boulevard.
- 25. Offices; must be associated with another permitted use (e.g., administrative offices for a manufacturing company present within the MIC).
- 26. Offices not associated with other permitted uses and excluding medical/dental clinics, subject to the following location and size restrictions:
  - a. New Office Developments:
    - (1) New office developments shall not exceed 100,000 square feet of gross floor area per lot that was legally established prior to 09/20/2003.
    - (2) No new offices shall be allowed on lots that abut the Duwamish River and are north of the turning basin. The parcels that are ineligible for stand-alone office uses are shown in Figure 18-12.
  - b. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) that exceeds the maximum size limitations may be recognized as a conforming Conditional Use under the provisions of this code. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) may convert to a stand-alone office use subject to the provisions of this code.
- 27. Planned shopping center (mall) up to 500,000 square feet.
- 28. Schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use.
- 29. Secure community transition facility, subject to the following location restrictions:
  - a. No secure community transition facility shall be allowed within the specified distances from the following uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
    - (1) In or within 1,000 feet of any residential zone.
    - (2) Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity/facility" as defined in RCW 71.09.020 as amended, that include:

- (a) Public and private schools;
  - (b) School bus stops;
  - (c) Licensed day care and licensed preschool facilities;
  - (d) Public parks, publicly dedicated trails, and sports fields;
  - (e) Recreational and community centers;
  - (f) Churches, synagogues, temples and mosques; and
  - (g) Public libraries.
- (3) One mile from any existing secure community transitional facility or correctional institution.
- b. No secure community transition facility shall be allowed on any isolated parcel which is otherwise considered eligible by applying the criteria listed under TMC 18.38.050-12.a, but is completely surrounded by parcels ineligible for the location of such facilities.
  - c. The distances specified in TMC 18.38.050-12.a shall be measured as specified under Department of Social and Health Services guidelines established pursuant to RCW 71.09.285, which is by following a straight line from the nearest point of the property parcel upon which the secure community transitional facility is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
  - d. The parcels eligible for the location of secure community transition facilities by applying the siting criteria listed above and information available as of August 19, 2002, are shown in Figure 18-11, "Eligible Parcels for Location of Secure Community Transition Facilities." Any changes in the development pattern and the location of risk sites/facilities over time shall be taken into consideration to determine if the proposed site meets the siting criteria at the time of the permit application.
30. Private stable, if located not less than 60 feet from front lot line nor less than 30 feet from a side or rear lot line. It shall provide capacity for not more than one horse, mule or pony for each 20,000 square feet of stable and pasture area, but not more than a total of two of the above mentioned animals shall be allowed on the same lot.
31. No night clubs.
32. Theaters for live performances only, not including adult entertainment establishments.





## CHAPTER 18.56

### OFF-STREET PARKING AND LOADING REGULATIONS

#### Sections:

- 18.56.010 Purpose
- 18.56.020 Chapter Application
- 18.56.030 Reduction of Existing Parking Spaces
- 18.56.040 General Requirements
- 18.56.050 Required Number of Parking Spaces
- 18.56.060 Loading Space Requirements
- 18.56.065 Residential Parking Requirements
- 18.56.070 Cooperative Parking Facility
- 18.56.080 Parking for the Handicapped
- 18.56.090 Compact Car Allowance
- 18.56.100 Uses Not Specified
- 18.56.110 Landscaping and Screening
- 18.56.120 Filing of Plans
- 18.56.130 Development Standards for Bicycle Parking
- 18.56.135 Electric Vehicle Charging Station Spaces
- 18.56.140 Administrative Variance from Parking Standards

#### 18.56.010 Purpose

It is the purpose of this chapter to provide for adequate, convenient, and safe off-street parking and loading areas for the different land uses described in this title.

*(Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)*

#### 18.56.020 Chapter Application

Off-street parking and loading spaces shall be provided as an accessory use in all zones in accordance with the requirements of this chapter, at the time any building or structure is erected, enlarged or at the time there is a change in its principal use.

*(Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)*

#### 18.56.030 Reduction of Existing Parking Spaces

Any off-street parking area already in use or established hereafter shall not be reduced below the limits required by this chapter by the construction of any addition to a building or structure, nor by the erection of an additional building or structure on the property. Any change of principal and/or secondary use must meet the parking requirements of the new use.

*(Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)*

#### 18.56.040 General Requirements

Any required off-street parking and loading facilities shall be developed in accordance with the following standards:

1. ~~1.~~ LOCATION.

~~Any on-premises parking area that contains parking stalls located more than 1,000 feet from the principal use shall require Hearing Examiner approval for the entire parking lot.~~

a. Any required off-street parking shall be accessory to a primary use unless as allowed by the Land Use Tables 18-2 and 18-6; Additionally, any required off-street parking area that is located off-premises shall be ~~subject to compliance with the~~ Covenant parking standards in the Cooperative Parking Facility section.

2. *PARKING DIMENSIONS*. Minimum parking area dimensions for surface and structured parking facilities shall be as provided in Figure 18-6. Standard and compact parking stalls shall be allowed a two-foot landscaping overhang to count towards the stall length.

3. *TANDEM PARKING SPACES*. In the MDR and HDR zones, tandem spaces (where one car is parked directly behind another) will be allowed for each three bedroom and 1/3 of all two bedroom units. No more than 1/3 of all project parking spaces may be tandem and all tandem parking spaces will be designed for full size rather than compact size vehicles based on the dimensions in Figure 18-6.

4. *PARKING AREA AND PARKING AREA ENTRANCE AND EXIT SLOPES*. The slope of off-street parking spaces shall not exceed 5%. The slope of entrance and exit driveways providing access for off-street parking areas and internal driveway aisles without parking stalls shall not exceed 15%.

5. *DRIVEWAYS AND MANEUVERABILITY*.

a. Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than 50 feet.

b. Turning and maneuvering space shall be located entirely on private property unless specifically approved by the Public Works Director.

c. All parking spaces shall be internally accessible to one another without reentering adjoining public streets. This standard does not apply to single family, duplex, triplex, fourplex or townhouse uses or where cooperative parking is approved-

d. When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to rear parking area, such driveway shall require a minimum width of twelve feet and a sidewalk of at least a three-foot section, adjoining the building, curbed or raised six inches above the driveway surface. This standard does not apply to single family, duplex, triplex, fourplex or townhouse uses.

e. Ingress and egress to any off-street parking lot shall not be located closer than 20 feet from point of tangent to an intersection.

f. The Public Works Director or the Community Development Director may require ingress separate from an egress for smoother and safer flow of traffic.

6. The Director may require areas not designed or approved for parking to be appropriately marked and/or signed to prevent parking.

7. *SURFACE*.

a. The surface of any required off-street parking or loading facility shall be paved with permeable pavement, which is the preferred material, or asphalt, concrete or other similar approved material(s) that maintains a durable uniform surface and shall be graded and drained as to dispose of all surface water, but not across sidewalks.

b. Any parking stalls provided in excess of the required minimum shall use permeable pavement where technically feasible in accordance with the Surface Water Design Manual, adopted in accordance with TMC Chapter 14.30.

c. All traffic-control devices, such as parking stripes designating car stalls, directional arrows or signs, bull rails, curbs and other developments shall be installed and completed as shown on the approved plans.

d. Paved parking areas shall use paint or similar devices to delineate car stalls and direction of traffic.

e. Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed or raised six inches above the lot surface.

f. Wheel stops shall be required on the periphery of parking lots so cars will not protrude into the public right-of-way, walkways, off the parking lot or strike buildings. Wheel stops shall be two feet from the end of the stall of head-in parking.

8. *PARALLEL PARKING STALLS*. Parallel parking stalls shall be designed so that doors of vehicles do not open onto the public right-of-way.

9. *OBSTRUCTIONS*. No obstruction that would restrict car door opening shall be permitted within five feet of the centerline of a parking space.

10. *LIGHTING*. Any lighting on a parking lot shall illuminate only the parking lot, designed to avoid undue glare or reflection on adjoining premises.

11. *CURB-CUTS*. All parking areas shall have specific entrance and/or exit areas to the street. The width of access roads and curb-cuts shall be determined by the Public Works Director. The edge of the curb-cut or access

road shall be as required by the Public Works Director for safe movement of vehicles or pedestrians. Curb-cuts in single-family districts shall be limited to a maximum of 20 feet in width and the location shall be approved by the Public Works Director.

12. **PARKING STALL.** Parking stalls shall not be used for permanent or semi-permanent parking or storage of trucks or materials.

*(Ord. 2518 §13, 2016; Ord. 2500 §24, 2016; Ord. 2368 §54, 2012; Ord. 2251 §66, 2009; Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)*

#### **18.56.050 Required Number of Parking Spaces**

The minimum number of off-street parking spaces for the listed uses shall be as shown in **Figure 18-7**. Minimum parking requirements shall be maintained over the life of the original or primary use. Any additional uses, either secondary or accessory in nature, must have parking available that does not impact the minimum parking of the original or primary use. This extends to parking spaces used for park-and-fly lots or use of parking for storage or outdoor displays. **NOTE:** Automobile parking requirements for TUC-RC, TUC-TOD and TUC-Pond Districts are listed in TMC Section 18.28.260.

*(Ord. 2442 §3, 2014; Ord. 2368 §55, 2012; Ord. 2251 §67, 2009; Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)*

#### **18.56.060 Loading Space Requirements**

Off-street space for standing, loading and unloading services shall be provided in such a manner as not to obstruct freedom of traffic movement on streets or alleys. For all office, commercial, and industrial uses, each loading space shall consist of at least a 10-foot by 30-foot loading space with 14-foot height clearance for small trucks such as pickup trucks, or a 12-foot by 65-foot loading space with 14-foot height clearance for large trucks, including tractor-trailer. These requirements may be modified as a Type 1 decision, where the Community Development Director finds that such reduction will not result in injury to neighboring property, or obstruction of fire lanes/traffic, and will be in harmony with the purposes and intent of this chapter.

*(Ord. 2368 §56, 2012; Ord. 1795 §2 (part), 1997; Ord. 1770 §33, 1996; Ord. 1758 §1 (part), 1995)*

#### **18.56.065 Residential Parking and Storage Requirements**

A. Parking and vehicle storage limitations on properties devoted to single-family residential use shall be as follows:

1. Motor vehicles on property devoted to single-family residential use shall be parked on an approved durable uniform surface that is designed to retain surface water on-site and without causing impacts. If necessary, surface water may drain to street if no other design is feasible. Motor vehicles, other than those specified in TMC Section 18.56.065.A.2, shall not be parked in setbacks except in front or secondary front-yard setbacks from streets, when in a driveway that provides access to an approved parking location, and is in conformance with TMC Title 18, as that title currently exists or as it may be subsequently amended. Parking in the rear setback for a single-family home is permitted where the parking is connected to a rear alley.

2. Recreational vehicles, boats or trailers shall be parked, kept or stored on an approved durable uniform surface and shall not be parked, kept or stored in required front yard setbacks, except for a driveway. Recreational vehicle parking in the side or rear yard setbacks is allowed, provided no recreational vehicle is parked so as to prevent access by emergency responders to all sides of a structure.

3. No more than 50% of the front yard or 800 square feet, whichever is smaller, may be approved durable uniform surface. An approved durable uniform surface exceeding this requirement prior to August 25, 2004 may be maintained, but shall not be expanded. The Director of Community Development may approve exceptions to this requirement for an access driveway, particularly on pie-shaped or other odd shaped lots where it is infeasible to meet this requirement.

4. Single-family properties on pre-existing, legal lots of record containing less than 6,500 square feet are exempt from the percentages noted in TMC Section 18.56.065.A.3.

5. No more than six motor vehicles shall be parked on a single-family residential property of 13,000 square feet or less outside of a carport or enclosed garage for a period of more than 48 hours. For purposes of this section, “single-family residential property” means any parcel containing a single-family residence or multiple parcels combined containing one single-family residence, typically identified by a single address located in the LDR zone. The parking limitations in this subsection shall apply to all motor vehicles as defined by state law with the exception of motorcycles and mopeds.

B. Each unit in a townhouse development shall have an attached garage with parking for at least one vehicle or a parking space in an underground garage.

C. **Waiver from the requirement for number of required stalls.** The Director shall have the discretion to waive the requirement to construct a portion of the off-street parking requirement if, based on a parking demand study, the property owner establishes that the dwelling will be used primarily to house residents who do not and will not drive due to a factor other than age. Such a study shall ensure that ample parking is provided for residents who can drive, guests, caregivers and other persons who work at the residence. If such a waiver is granted, the property owner shall provide a site plan, which demonstrates that in the event of a change of use that eliminates the reason for the waiver, there is ample room on the site to provide the number of off-street parking spaces required by this Code. In the event that a change of use or type of occupant is proposed that would alter the potential number of drivers living or working at the dwelling, the application for change of use shall be conditioned on construction of any additional off-street parking spaces required to meet the standards of this Code.

(Ord. 2518 §14, 2016; Ord. 2368 §57, 2012; Ord. 2199 §19, 2008; Ord. 1976 §62, 2001)

### 18.56.070 Cooperative Parking Facility

A. *SHARED PARKING*: When two or more property owners agree to enter into a shared parking agreement, the setbacks and landscaping requirements on their common property line(s) may be waived with that land used for parking, driveway and/or building.

B. *COVENANT PARKING*: When off-~~site~~premises parking is provided on a lot other than the lot of the use to which it is accessory, the following conditions shall apply:

1. Off-street parking that is required for a principal use may be located off premises on a lot not adjacent to the principal use when that parking supply is required to meet the minimum number of off-street parking spaces (TMC 18.56.050); and provided it is accessory to a primary use (not a stand-alone parking area) unless allowed by the Land Use Tables 18-2 and 18-6.

~~1.2.~~ 1.—A covenant between the owner or operator of the principal use that the covenant parking will serve, the owner of the parking spaces, and the City stating the responsibilities of the parties shall be executed. This covenant and accompanying legal descriptions of the principal use and the lot upon which the spaces are to be located shall be recorded with King County, and a copy with the recording number and parking layouts shall be submitted as part of any permit application for development.

~~2.3.~~ 2.—The covenant lot must be within 800 feet of the primary commercial use or a shuttle service to the use must be provided with its route, service and operations approved by the Director.

C. When any Shared or Covenant parking agreement between parties, as referenced above, is modified or terminated, the owner of the parking spaces shall be responsible for notifying the Director. In this event, all affected parties shall provide documentation that a minimum of 50% of the required minimum parking will be available within 90 days following termination of the agreement, with the remainder to be available 365 days following termination of the original agreement. If a variance is sought, the application must be submitted within 14 days of the signed agreement to terminate and the reduction in parking spaces will only be allowed if the variance is approved.

D. *COMPLEMENTARY PARKING*: A complementary use is a portion of the development that functions differently than the primary use but is designed to serve or enhance the primary land use without creating additional parking needs for the primary traffic generator. Up to 10% of the usable floor area of a building or facility may be occupied by a complementary use without providing parking spaces in addition to the number of spaces for the principal use. Examples of complementary uses include pharmacies in hospitals or medical offices, food courts or restaurants in a shopping center or retail establishments.

E. Applications for shared, covenant or complementary parking shall be processed as Type 2 decisions, pursuant to TMC 18.108.020.

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

#### 18.56.080 Parking for the Handicapped

All parking provided for the handicapped, or others meeting definitions of the 1991 Americans with Disabilities Act (ADA), shall meet requirements of the Chapter 11 of the 1994 Uniform Building Code, as amended by Washington Administrative Code, section 51.30, et seq. (See Figure 18-8.)

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

#### 18.56.090 Compact Car Allowance

- A. A maximum of 30% of the total off-street parking stalls may be permitted and designated for compact cars.
- B. Each compact stall shall be designated as such, with the word COMPACT printed onto the stall, in a minimum of eight -inch letters and maintained as such over the life of the use of both the space and the adjacent structure it serves.
- C. Dimensions of compact parking stalls shall conform to the standards as depicted in Figure 18-6 of this chapter.
- D. Compact spaces shall be reasonably dispersed throughout the parking lot.

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

#### 18.56.100 Uses Not Specified

In the case of a use not specifically mentioned in this chapter, the requirements for off-street parking facilities shall be determined by the Director. Such determination shall be based upon the requirements for the most comparable use specified in this chapter.

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

#### 18.56.110 Landscaping and Screening

Landscaping and screening requirements shall be as provided in the Landscape, Recreation, Recycling/ Solid Waste Space Requirements chapter of this title.

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

#### 18.56.120 Filing of Plans

Detailed plans of off-street parking areas, indicating the proposed development including the location, size, shape, design, curb-cuts, adjacent streets, circulation of traffic, ingress and egress to parking lots and other features and appurtenances of the proposed parking facility, shall be filed with and reviewed by the Community Development Director. The parking area shall be developed and completed to the required standards before an occupancy permit for the building may be issued. The parking lot layout shall be reviewed as part of the underlying land use or the construction permit. If the proposal includes only reconfiguring of the parking lot such as adding/deleting parking spaces, making changes to the interior parking lot landscaping, or altering fire lanes, but no other land use permit or other construction permit is required, then the restriping proposal shall be reviewed as a Type 2 decision process as outlined in TMC Section 18.108.020.

(Ord. 2368 §58, 2012; Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

#### 18.56.130 Development Standards for Bicycle Parking

- A. *Required number of bicycle parking spaces:* The required number of parking spaces for bicycles are included in TMC 18.56.050, Figure 18-7.
- B. *Location:*
  - 1. Required bicycle parking must be located within 50 feet of an entrance to the building or use
  - 2. Bicycle parking may be provided within a building, but the location must be accessible for bicycles
- C. *Safety and Security:*
  - 1. Legitimate bicycle spaces are individual units within ribbon racks, inverted 'U' racks, locking wheel racks, lockers, or other similar permanent structures.
  - 2. If bicycle lockers are used, windows and/or view holes must be included to discourage improper uses.

3. If bicycle parking is not visible from the street, a sign must be posted indicating the location of the bicycle parking spaces.

4. All bicycle parking must be separated from motor vehicle traffic by a barrier, curb, post, bollard or other similar device.

D. *Process*: Upon application to and review by the Community Development Director, subject to a Type 1 decision process as outlined in TMC Section 18.108.020, the bicycle parking requirements may be modified or waived, where appropriate.

(Ord. 2368 §59, 2012; Ord. 1795 §2 (part), 1997)

**18.56.135 Electric Vehicle Charging Station Spaces**

A. *Applicability*. Regulations are applicable to all parking lots or garages, except those that include restricted electric vehicle charging stations.

B. *Number of stations*. No minimum number of charging station spaces is required.

C. *Minimum Parking Requirements*. An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other sections of this chapter.

D. *Location and Design Criteria*. The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options.

1. Where provided, parking for electric vehicle charging purposes is required to include the following:

a. *Signage*. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if time limits or tow away provisions are to be enforced. Refer to the Manual on Uniform Traffic Control Devices for electric vehicle and parking signs.

Electric Vehicle Parking Sign Examples:



12" x 12"



12" x 18"



12" x 18"

b. *Maintenance*. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A telephone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or when other problems are encountered.

c. *Accessibility*. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.

d. *Lighting*. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is allowed during daytime hours only.

2. Charging station spaces for electric vehicles should also consider the following signage information:

a. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.

b. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s). Refer to the Manual on Uniform Traffic Control Devices for electric vehicle and directional signs.

Directional Sign Examples:



12" x 12"



12" x 6"



12" x 12"



12" x 6"

(Ord. 2324 §13, 2011)

### 18.56.140 Administrative Variance from Parking Standards

#### A. General:

1. A request for an administrative variance from required parking standards must be received prior to any issuance of building or engineering permits. Administrative variances are only eligible for requests for reductions of required parking between 1% and 10%. Requests for reductions from minimum parking standards in excess of 10% must be made to the Hearing Examiner.

2. The project developer shall present all findings to the Director prior to any final approvals, including design review, conditional use permit review, building review or any other permit reviews required by the Director.

#### B. Criteria:

1. All requests for reductions in parking shall be reviewed under the criteria established in this section.

2. In addition to the following requirements, the Director may require specific measures not listed to ensure that all impacts with reduced parking are mitigated. Any spillover parking which cannot be mitigated to the satisfaction of the Director will serve as the basis for denial. A reduction may be allowed, pursuant to either an administrative variance or requests to the Hearing Examiner, after:

- a. All shared parking strategies are explored.
- b. On-site park and ride opportunities are fully explored.
- c. The site is in compliance with the City's commute trip reduction ordinance or, if not an affected employer as defined by the City's ordinance, agrees to become affected.
- d. The site is at least 300 feet away from a single-family residential zone.
- e. A report is submitted providing a basis for less parking and mitigation necessary to offset any negative effects.

#### C. Process:

1. An applicant shall submit evidence that decreased parking will not have a negative impact on surrounding properties or potential future uses. This may take the form of a brief report for administrative variances. Decreases in excess of 10% must be made to the Hearing Examiner. The Director may require additional studies to ensure that negative impacts are properly mitigated. A complete and detailed Parking Demand Study is required for requests reviewed by the Hearing Examiner.

2. All site characteristics should be described in the report, including:

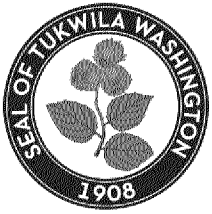
- a. Site accessibility for transit.
- b. Site proximity to transit, with 15- to 30-minute headways.
- c. Shared use of on-site parking.
- d. Shared use of off-site parking.
- e. Combined on-site parking.
- f. Employee density.
- g. Adjacent land uses.

D. *Review:* Applications for administrative variances for reductions below minimum parking requirements between 1% and 10% shall be processed as Type 2 decisions, pursuant to TMC Section 18.108.020. Applications for reductions from minimum parking requirements in excess of 10% shall be processed as Type 3 decisions, pursuant to TMC Section 18.108.030, including a hearing before the Hearing Examiner.

(Ord. 2368 §60, 2012; Ord. 1795 §2 (part), 1997)








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 City Council Community Development & Neighborhoods Committee
 

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**COMMUNITY DEVELOPMENT & NEIGHBORHOODS COMMITTEE**

Meeting Minutes

*August 28, 2018 – 5:30 p.m. – Hazelnut Conference Room, City Hall*

Councilmembers: Kate Kruller, Chair; Kathy Hougardy, Zak Idan

Staff: David Cline, Brandon Miles, Moira Bradshaw, Rick Still, Craig Zellerhoff, Gail Labanara, Tracy Gallaway, Vicky Carlsen, Laurel Humphrey

**CALL TO ORDER:** Chair Kruller called the meeting to order at 5:30 p.m.**I. BUSINESS AGENDA**

Motion was made, seconded and carried, to move the presentation to the end of the agenda.

**A. Off-Street Parking Amendment**

The proposed Justice Center design includes a parking area that is across South 150<sup>th</sup> Street from the main building. This would be a standalone use, not accessory to the building, and therefore not allowed per the Zoning Code. Staff is seeking Committee direction on whether or not to forward the item to the Planning Commission to make a recommendation on modifying regulations for required off-street parking areas to allow the City to use the parcels for the Justice Center parking. A map of the proposed Justice Center layout was distributed. **FORWARD TO PLANNING COMMISSION.**

**B. Proposed 2019-2020 Biennial Budget**

Staff presented proposed 2019-2020 budgets for the following departments and funds:

***Parks and Recreation***

To help balance the City's budget, the department is proposing reductions in the areas of extra labor staffing, supplies, and professional services. Proposals include the elimination of the Fourth of July event and No School Day camps and reduced service levels for Camp Tukwila, senior events, adult basketball, and cooking classes.

***Land Acquisition and Park Fund (Fund 301)***

King County park levy funding is currently the main source for this fund, with three projects scheduled in 2019/2020: Parks and Recreation Open Space Plan update, development of a potential park, and final paving of Fort Dent parking lot.


Committee members asked clarifying questions about the proposed budgets. Chair Kruller asked staff to make the formatting of the programs associated with Priority Based Budgeting consistent across departments where possible. **FORWARD TO SEPTEMBER 10, 2018 COMMITTEE OF THE WHOLE.**

**II. PRESENTATION**

Chair Kruller shared information and photographs of the Pybus Public Market located in Wenatchee, Washington, which is a public market and community space funded by public-private partnership open since 2013. It holds over 20 restaurants, shops and specialty stores as well as farmers market vendors on the grounds outside. Chair Kruller noted that Pybus and similar market projects in Olympia and Bellingham offer good examples to Tukwila leadership to keep in mind for the Tukwila International Boulevard district. The Committee requested that the presentation be given to the Committee of the Whole in the near future.

**III. MISCELLANEOUS**

Adjourned 6:41 p.m.

 Committee Chair Approval  
Minutes by LH