



**STAFF REPORT TO THE BOARD OF ARCHITECTURAL REVIEW  
DESIGN REVIEW – PUBLIC HEARING  
Prepared October 2, 2018**

**PROJECT NUMBER:** PL18-0008

**FILE NUMBER:** L18-0012 Design Review – Public Hearing

**ASSOCIATED FILE NUMBERS:** L18-0011 Shoreline Substantial Development Permit  
L18-0013 Special Permission – Sensitive Area  
E18-0003 SEPA

**APPLICANT:** Aso Jaff, Craft Architects obo King Lasik

**REQUEST:** Design Review approval is requested for construction of a two-story, 14,700 sf structure and associated parking within the shoreline environment.

**LOCATION:** 6700 Fort Dent Way, APN 2954900420

**COMPREHENSIVE PLAN AND ZONING DESIGNATION:** Regional Commercial Mixed-Use (RCM)

**SEPA DETERMINATION:** A Determination of NonSignificance (DNS) was issued by the City of Tukwila on September 17, 2018. A revised Determination of NonSignificance was sent to agencies with jurisdiction and parties of record on October 2, 2018 following receipt of mitigation revisions from the applicant.

**RECOMMENDATION:** Approval

**STAFF:** Max Baker, Assistant Planner

**ATTACHMENTS:**

- A) Site, Landscape, and Lighting Plans
- B) Building Elevations and Renderings
- C) Materials/Color Selection (presented at hearing)
- D) Project Narrative from Applicant

- E) Ordinance 2343: Development Agreement between the City of Tukwila and Duane A. Wells, Gertrude Wells, and Larry Magone, for the development of 6700 Fort Dent Way.
- F) SEPA Determination
- G) Sensitive Areas Approval
- H) Shoreline Substantial Development Permit Approval

## FINDINGS

### PROJECT DESCRIPTION

The project seeks approval to allow for the development of a two-story, 14,700 sf structure and associated parking within the shoreline environment. The majority of the proposed development is located within 200 feet of the Ordinary High Water Mark (OHWM) of the Green River.

Figure 1 shows the subject parcel, highlighted in red; the orange overlay is the extent of the 200' Shoreline Jurisdiction.



*Figure 1: Subject Parcel*

### Existing Development

The subject property is located in an urban setting in Tukwila, Washington. The subject parcel is currently undeveloped, mixed-deciduous forest.

### Surrounding Land Use

The subject abuts Interurban Avenue South to the south, the Green River to the west, Fort Dent Way to the east, and a large commercial building to the north.



**Figure 2:** Existing site looking northeast from the intersection of Interurban Ave S and Fort Dent Way

### **Topography and Vegetation**

The parcel is mostly level, with a steep riverbank leading to the Green River along the north boundary line. This is mostly comprised mixed-deciduous forest containing alders, maples, and cottonwoods.

### **Vesting to Previous Code**

Through the Development Agreement provided under Ordinance No. 2343, the development on the subject property is vested through August 9<sup>th</sup>, 2021 to the following development regulations: The Tukwila Comprehensive Plan (Ord No. 2070 adopted November 22, 2004, as amended by Ordinance 2218 adopted December 15, 2008); The Tukwila Zoning Ordinance (Title 18, TMC); The Tukwila Subdivision Ordinance (Title 17, TMC); Shoreline Master Program designations and pre-designations, transportation concurrency regulations, stormwater, surface water treatment and quality, and surface water retention and detention design standards and ordinances. Development of the property shall not be subject, during the Term of the Agreement, to any amendments to, or replacements of, the Development Regulations listed above (see Attachment E).

### **CRITERIA FOR APPROVAL**

This project is subject to Board of Architectural (BAR) design approval under Tukwila Municipal Code (TMC) Section 18.60.030. In the following discussion the Board of Architectural Review criterion is shown below in bold and italics, followed by staff's comments. For the applicant's response to the criteria, see Attachment D.

## **Design Review Criteria TMC 18.60.050.B Commercial and Light Industrial**

The following criteria shall be considered in all cases, except that multi-family and hotel or motel developments shall use the multi-family, hotel and motel design review criteria:

### **1. RELATIONSHIP OF STRUCTURE TO SITE.**

- a) ***The site should be planned to accomplish a desirable transition with streetscape and to provide for adequate landscaping and pedestrian movement.***

The proposed project will significantly improve pedestrian movement adjacent to and within the site, with designated walkways providing access to the main entrance of the office and retail space from both Interurban Ave S and Fort Dent Way. Landscaping along Interurban Ave S and Fort Dent Way will provide an improved transition from the right-of-way.

- b) ***Parking and service areas should be located, designed and screened to moderate the visual impact of large paved areas.***

A portion of the parking area is located behind the building, providing significant screening from Interurban Ave S. Screening of the remaining parking area with retained trees, a 10' Type I landscape buffer, and additional landscaping also works to reduce the visual impact of the parking area.

- c) ***The height and scale of each building should be considered in relation to the site.***

The Regional Commercial Mixed-Use (RCM) district allows a maximum height of 35'-0". The height of the proposed structure is 31', under the maximum height for the zone.

### **2. RELATIONSHIP OF STRUCTURE AND SITE TO ADJOINING AREA.**

- a) ***Harmony of texture, lines and masses is encouraged.***

The building is approximately 14,700 sf total on two levels, with a rectangular footprint oriented roughly east-west. The mass and scale of the building is consistent with the surrounding commercial/industrial areas. The proposed siding is somewhat industrial in character, with a combination of wood textures and metal finishes that work to complement one another. Large floor-to-ceiling windows on the ground floor provide significant transparency for the building along Interurban Ave S and within the site's parking lot. The texture and lines of the proposed materials are harmonious.

- b) ***Appropriate landscape transition to adjoining properties should be provided.***

A 10' Type I landscape buffer is proposed along Interurban Ave S, along with a variety of retained and replacement native trees. A 10' Type I landscape buffer is proposed between the building and Fort Dent Way, along with existing street trees. A 5' Type II landscape buffer is proposed between the site and the adjacent property to the north.

- c) ***Public buildings and structures should be consistent with the established neighborhood character.***

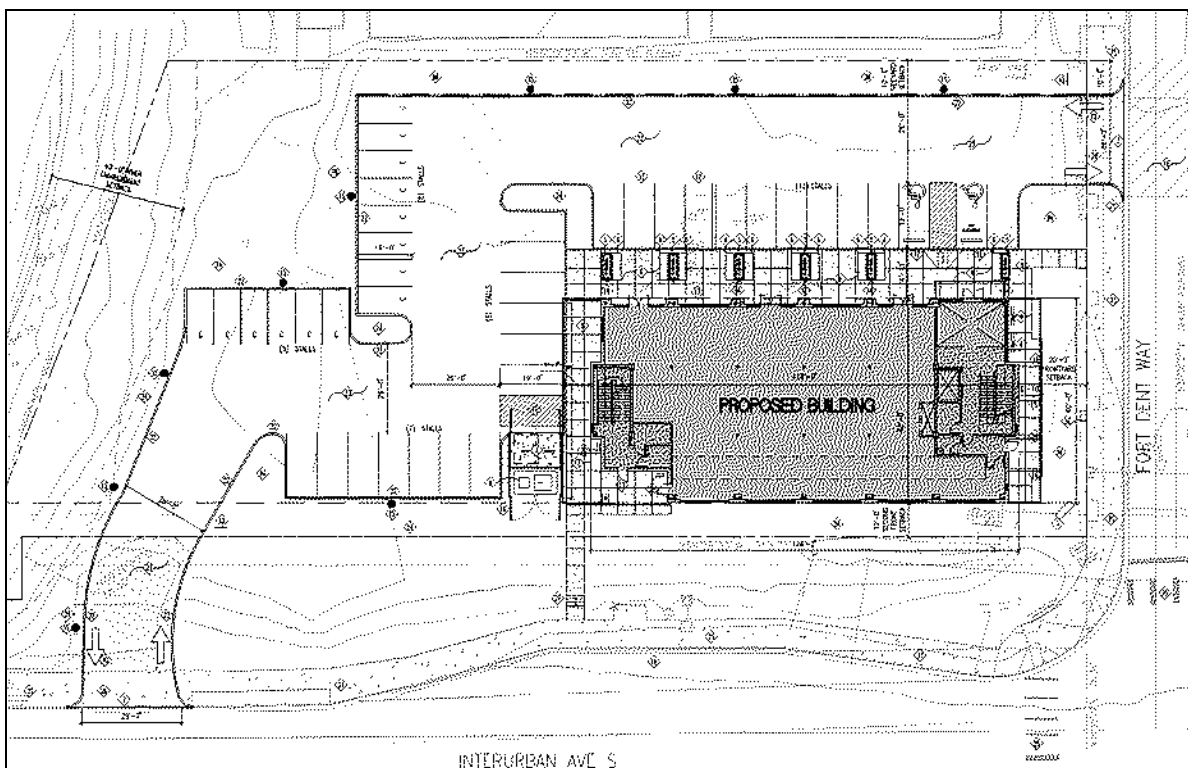
The proposed buildings will contain a second story office space for King Lasik, a Lasik eye surgery medical outfit, and a first story retail area. The two-story structure is an appropriate massing in the context of the surrounding Regional Commercial Mixed-Use district, where many structures are one to two stories.

**d) *Compatibility of vehicular pedestrian circulation patterns and loading facilities in terms of safety, efficiency and convenience should be encouraged.***

The structure's main entrance and parking area are located along the northern elevation of the structure, providing a safe staging area away from the intersection of Interurban Ave S and Fort Dent Way. A pedestrian pathway is provided from Fort Dent Way as well as Interurban Ave S, providing easy access to and from the King County Metro bus stop along Interurban Ave S.

**e) *Compatibility of on-site vehicular circulation with street circulation should be encouraged.***

A paved pedestrian pathway from Interurban Ave S to the main entrance has been provided. Entrance and exit ramps are located away from the building at each end of the parking area, reducing potential conflicts with pedestrians.



**Figure 3: Site plan showing vehicular and pedestrian access from Interurban Ave S and Fort Dent Way**

**3. LANDSCAPING AND SITE TREATMENT**

**a) *Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized, preserved and enhanced.***

No changes to site topography are proposed.



- b) *Grades of walks, parking spaces, terraces and other paved areas should promote safety, and provide an inviting and stable appearance.***

Grades of paved areas are minimal.

- c) *Landscape treatment should enhance architectural features, strengthen vistas and important axis, and provide shade.***

The project meets the design criteria. The site is classified as a critical shade area through King County's Green River SWIF Current Conditions Report Aquatic, Floodplain, and Riparian Habitat Technical Memorandum (King County and Normandeau (2014)). As part of the SEPA determination provided on October 2, 2018, the applicant will provide for all mitigation plantings to be located onsite at the City's requested 1:1 replacement ratio, therefore, 35 native replacement trees will be located onsite. The applicant is committed to success of the native replacement plantings, and as such, monitoring will be required for five years beginning at year zero when the plantings are installed. A brief monitoring summary will be prepared by the applicant and submitted to the City yearly following the yearly monitoring event. If it is later discovered that the 35 replacement trees cannot be accommodated onsite for a yet unknown reason, the applicant may work with the City of Tukwila and the Muckleshoot Indian Tribe to identify offsite mitigation options or pay a fee into the City's Tree Fund for each tree that is unable to be mitigated for through planting. Applicant will provide revisions to landscape plans to meet native species tree requirements within 150' of Ordinary High Water Mark as set forth in SEPA decision E18-0003, dated October 2, 2018. Landscape plans and compliance with SEPA determination will be reviewed as part of development permit.

- d) *In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.***

The proposed landscaping will be verified to ensure the plantings are done according to City standards, including the species used. Curbs will help to ensure that landscaped areas are not encroached upon.

- e) *Where building sites limit planting, the placement of trees or shrubs in paved areas is encouraged.***

Per TMC 18.70.090 (B), design review triggers compliance with the City's adopted landscaping requirements. Additionally, the Board of Architectural Review may modify the standards when in their judgement strict compliance with the landscaping standards of the code would create substantial practical difficulties. The current proposal meets the landscape requirements of TMC 18.52.

- f) *Screening of service yards and other places that tend to be unsightly should be accomplished by use of walls, fencing, planting or combination.***

Landscaping along the perimeter is proposed. A trash enclosure will screen refuse containers for the site from view.

- g) *In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone or gravel may be used.***

No such features are proposed.

- h) Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded, and restrained in design. Excessive brightness and brilliant colors should be avoided.***

Lighting will be configured to provide safe vehicular and pedestrian travel through the site (see Attachment A).

#### **4. BUILDING DESIGN.**

- a. Architectural style is not restricted; evaluation of a project should be based on quality of its design and relationship to its surroundings.***

While freedom was given to the applicant to design a building that would meet the functional needs of the proposed medical office and retail functions, City staff also worked to ensure that the project's design would be appropriate for the surrounding commercial built environment.

- b. Buildings should be to appropriate scale and in harmony with permanent neighboring developments.***

The mass and scale of the building is consistent with the surrounding commercial/industrial areas.

- c. Building components such as windows, doors, eaves, and parapets should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure.***

Windows will utilize same materials throughout. Larger floor-to-ceiling windows along the ground floor will provide significant transparency at the pedestrian level. Doors, railings, trim, and gutters will be of similar materials and colors.

- d. Colors should be harmonious, with bright or brilliant colors used only for accent.***

The proposed color scheme was selected by the owner and is appropriate for the design of the building. The colors include a combination of natural wood tones with dark/charcoal gray accents which are meant to blend in with the surrounding natural area.

- e. Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from view.***

Mechanical equipment will be roof-mounted and enclosed in metal screening so that it is not visible from public streets and adjacent properties. Trash receptacles will be enclosed and painted to match color scheme of main structure.

- f. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.***

Exterior lighting is harmonious with contemporary design of main structure (see Figure 4).



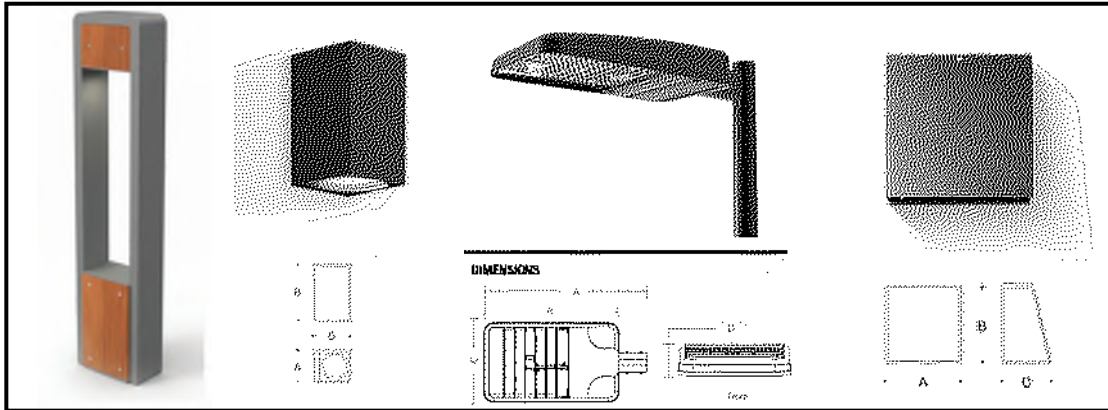


Figure 4: Proposed Exterior Lighting

- g. **Monotony of design in single or multiple building projects should be avoided. Variety of detail, form and siting should be used to provide visual interest.**

A large windowed atrium containing the main entrance and stairwell at the southeast corner of the structure provides variation in form along the north and east elevations. Floor-to-ceiling windows along the ground floor provide additional visual interest and reduce the impact of sections of blank walls.

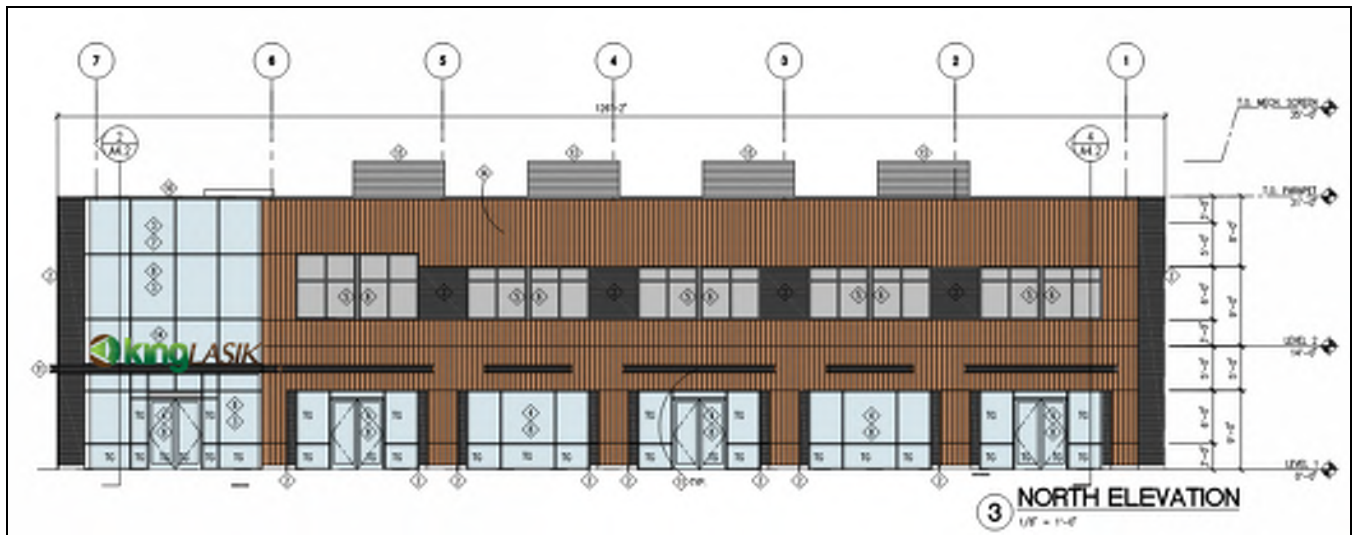


Figure 5: North Elevation showing windowed atrium at southeast corner of structure.

## 1. MISCELLANEOUS STRUCTURES AND STREET FURNITURE.

- a) **Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.**

This proposed development has provided several pedestrian-friendly features in order to support a comfortable environment for pedestrians. Weather protection in the form of

overhanging canopies is provided at each building entrance, as well as pedestrian-oriented signage at each entrance. Light fixtures on the building will also highlight these features. The landscape design for the development is also intended to augment the pedestrian experience of this site, with planter boxes provided adjacent to seating areas. Benches will be provided on the plaza in front of the main floor tenant entrances in order to provide a place of relaxation or rest to the pedestrians on site.

***b) Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to site, landscape and buildings.***

Illuminated bollards will be provided in connection to the furniture provided on the pedestrian plaza to the north of the building, adjacent to the main tenant entrances. This lighting will serve to provide both visual interest and safety for employees and visitors when it is dark outside. Building mounted exterior lighting will supplement the illuminated bollards in this area.

## **CONCLUSIONS**

Through the Development Agreement provided under Ordinance No. 2343, the development on the subject property is vested through August 9th, 2021 to the following development regulations: The Tukwila Comprehensive Plan (Ord No. 2070 adopted November 22, 2004, as amended by Ordinance 2218 adopted December 15, 2008) and the Tukwila Zoning Ordinance (Title 18, TMC).

1. **Site Planning:** The site is accessed by two driveways, one from Fort Dent Way and one from Interurban Ave S, each of which are located away from the building to reduce vehicular and pedestrian conflicts near the main entrances. Pedestrian walkways are provided from the public sidewalks, allowing for easy connections from the nearby intersection and King County Metro bus stop. Landscaping is organized in a way that will protect plantings to ensure survival. Landscaping is in compliance with all Tukwila Municipal Code standards. The City's Urban Environmentalist has reviewed and approved proposed plant species, siting and materials to ensure appropriate spacing.
2. **Building Design:** The renderings demonstrate a cohesive style and quality design. Materials are varied between siding, trim, awnings, adding some visual interest. The color palette is appropriate for the materials proposed. Exterior building materials include flush siding finished in wood tones along with metal trims.
3. **Landscape and Site Treatment:** Landscaping with native species is proposed along the eastern and northern perimeter of the proposed addition in accordance with TMC 18.44.080. The proposed landscaping will enhance the new addition and provide additional habitat adjacent to the Green River.
4. **Miscellaneous Structures:** No structures other than the main addition are proposed. Roof top mechanical equipment is proposed to be screened with metal enclosures. Mechanical and waste enclosures are designed to match design of main structure, effectively reducing their visual impact. Benches and weather screening in the form of awnings work to create an inviting pedestrian plaza near the main entrances along the northern face of the building.

## **RECOMMENDATIONS**

Staff recommends approval of the Design Review application.

## **INFORMATIONAL ITEMS**

1. Applicant will provide revisions to landscape plans to meet native species tree requirements within 150' of Ordinary High Water Mark as set forth in SEPA decision E18-0003, dated October 2, 2018. Landscape plans and compliance with SEPA determination will be reviewed as part of development permit.
2. Owner/Applicant shall pay a Traffic Concurrency Test Fee under Public Works permit no. C18-0003 in the amount of \$3,600.00 for Office between 10,001 and 20,000 sq. ft of Gross Floor Area
3. Applicant may wish to explore tapping the 8" fire line supply to provide both domestic and irrigation water supplies to minimize Fort Dent Way Street crossings.