



**Addendum to the Staff Report
Board of Architectural Review for Vietnamese Martyrs Expansion
January 15, 2019**

Hearing on this item was held on October 25, 2018 and was kept open because the comment period for the SEPA determination had not ended. Additionally, the applicant submitted a letter at the hearing requesting relief from public access requirements of the Shoreline Master Program.

- FILE NUMBERS:** L18-0026 Design Review
L18-0027 Conditional Use Permit
- APPLICANT:** Sean Hill of Broderick Architects on behalf of Vietnamese Martyrs Parish
- REQUEST:** Conditional Use Permit Approval and Design Review approval for a 7,000 sf² addition to an existing office building to create a learning center; partial demolition of and construction of an addition to the main church building (67,500 sf²); and related improvements including restriping and expanding the parking and landscaping.
- LOCATION:** 6841 and 6847 S. 180th St. Tukwila, WA
- COMPREHENSIVE PLAN AND ZONING** Tukwila Urban Center- Workplace (TUC-WP) with portions of Public Recreation Overlay
- SEPA DETERMINATION:** A Determination of Non-Significance (DNS) was issued on October 17th, 2018.
- SHORELINE DECISION:** Shoreline Substantial Development permit was issued on January 15, 2018.
- STAFF:** Minnie Dhaliwal, Planning Supervisor
- ATTACHMENTS:** A. Staff report prepared for the October 25, 2018 hearing. The attachments included with the staff report can be found online at <http://records.tukwilawa.gov/WebLink/1/foi/309027/Row1.aspx>
- B. Pedestrian access exhibit prepared January 3, 2019 by Broderick Architects

BACKGROUND:

The public hearing on the Conditional Use Permit and Design Review was opened on October 25, 2018. However, since the SEPA comment period had not ended before the hearing and the applicant submitted a letter requesting relief from public access requirements of the Shoreline Master Program, the hearing was continued.

NOTIFICATION:

In addition to the previous notice of hearing for the October 25, 2018 hearing, additional notice was provided for the January 24, 2019 hearing. A notice of hearing was mailed to property owners and tenants within 500 feet of the site and agencies with jurisdiction on January 10, 2019. The notice of hearing was also posted on site on January 9, 2019. It was published in the Seattle Times on January 10, 2019.

ADDITIONAL INFORMATION:

Since the hearing the applicant submitted the revised location of the public access easement. See Attachment B for the location of the new proposed easement. Public access requirements are reviewed as part of the Shoreline Substantial Development permit. After resolution of the public access issue, the Director of Community Development approved the Shoreline Substantial Development permit.

RECOMMENDATION:

At this time staff recommends approval of the Conditional Use Permit and Design Review applications with the following conditions based on findings and conclusions listed in the staff report prepared for the October 25, 2018 hearing:

CONDITIONAL USE PERMIT- CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for obtaining and recording a Shared or Covenant Parking Agreement between the subject property and the adjoining overflow parking area properties if either: the seating is expanded such that site does not meet the requirement of one parking space per four seats, or if the parking demand cannot be met on the property and there are offsite parking impacts as determined by the City. The language of the Shared or Covenant Parking Agreement shall be approved by the City and shall be consistent with TMC 18.56.070. Also, the applicant shall be responsible for obtaining a street use permit from the City's Public Works Department to use on street parking on Olympic Ave S, Cascade Ave S and Riverside Drive.
2. The applicant shall adopt a Parking Management Program for special events that shall include the following: a) Information and education: Educate the congregation families to encourage them to carpool, use transit, bike, or walk to the church. b) Demand Reduction Strategies: Establish a preferred parking area for families and groups that carpool with four or more persons per car; c) Demand Management Strategies: Continue to implement measures to ensure that sufficient parking is available. These measures could include agreements with the surrounding businesses; shuttles; establishing a team of parking attendants to help direct drivers to available parking locations.

DESIGN REVIEW- CONDITIONS OF APPROVAL:

1. At the time of building plan submittal, submit a complete and detailed landscaping plan that includes irrigation, planting and soil details in conformance with the requirements of TMC 18.28; Tukwila Urban Center. The landscape plan shall be revised to include trellises and vines or other vegetative screening to break up the massing of the large wall with no window openings on the south side of the church building.
2. At the time of building plan submittal, submit plans for screening mechanical equipment for the Learning Center and the church buildings, or create elevations and renderings showing that mechanical equipment will be screened from view.

EXTENSION OF EXPIRATION DATE:

Additionally, staff recommends that the expiration date of the conditional use permit and design review approval be extended to match the expiration of the underlying shoreline substantial development permit. Under WAC 197-27-090, construction shall commence within two years of the effective date of the shoreline permit; and substantial development be complete within 5 years. One year extension can be granted by the Department of Community Development Director based on reasonable factors.