



**STAFF REPORT TO THE BOARD OF ARCHITECTURAL REVIEW
DEPARTMENT OF COMMUNITY DEVELOPMENT
Prepared January 14, 2019**

HEARING DATE: January 24, 2019

STAFF CONTACT: Jaimie Reavis, Senior Planner

NOTIFICATION:

- Notice of Application posted on site and mailed to surrounding properties and agencies with jurisdiction on September 7, 2018.
- Notice of Public Hearing published in the Seattle Times, posted on site, and mailed to surrounding properties and agencies with jurisdiction September 27, 2018.
- Notice of Application posted on site and mailed to surrounding properties and agencies with jurisdiction on December 27, 2018
- Notice of Public Hearing published in the Seattle Times, posted on site, and mailed to surrounding properties and agencies with jurisdiction January 10, 2019.

FILE NUMBERS: L18-0112 Variance
L18-0065 Design Review Major Modification
L08-079 Preliminary Subdivision

ASSOCIATED FILES: E08-022 SEPA/Environmental Review
L08-076 Public Hearing Design Review
L12-005 Design Review Major Modification (Phasing Plan Approval)
L14-0066 Final Subdivision for Phase 1 (City Council Approval)

APPLICANT: Mike Overbeck

REQUEST: Request for approval of a Variance, Design Review Major Modification and a new Subdivision Preliminary Plat approval for the Osterly Park Townhomes subdivision.

LOCATION: 14424 34th Ave S (parcel #6391110000)
14426 34th Ave S (parcel #0040000083)
14401-14420 34th Lane S
Parcel #s 6433600090 and 6433600110

COMPREHENSIVE
PLAN DESIGNATION/
ZONING DISTRICTS: High Density Residential (HDR)

SEPA COMPLIANCE: The City of Tukwila, as the lead agency for this project, issued a Determination of Non-Significance for this project on October 28, 2009.

PUBLIC COMMENTS Emails from two owners of the existing townhomes in the Osterly Park Townhomes project were received during the original Notice of Application period for the previous hearing on the project held in October 2018 and were included in the October 2018 packet. A new Notice of Application was issued for all three permit applications in December 2018, and there were no comments submitted in response to the new Notice of Application.

RECOMMENDATIONS: **L18-0112 Variance**
Staff recommends approval with conditions of the variance to zoning setback and landscape standards.

L18-0065 Design Review Major Modification
Staff recommends approval with conditions of the design review major modification.

L08-079 Preliminary Subdivision
Staff recommends approval with conditions of the Preliminary Subdivision application.

ATTACHMENTS:

- A. Applicant's narratives
- B. Draft Codes, Covenants & Restrictions
- C. Public Comments via Email
- D. Plan Sheets for Phase 2
 - Site Plan (L-1)
 - Phase 2 Landscape Plan (L-2)
 - Site Lighting & Photometric Study
 - Building Elevations
 - Plat of Osterly Park Townhomes (Sheets 1, 2, 3,4)
 - Civil Plans (Road and Storm System Plan, Sanitary Sewer System Plan, Water Plan & Profile, Gas Main Extension)



FINDINGS

PROJECT DESCRIPTION

The Osterly Park Townhomes was the first townhouse project to receive approval following the March 2008 adoption of Ordinance 2199 by the Tukwila City Council. Ordinance 2199 allows development of zero lot line and fee simple townhouses. The original project approved by the Board of Architectural Review (BAR) in November 2009 included an approximately 1.7-acre site with 31 townhouse units along with required landscaping, guest parking, utilities, access, recreation areas, and frontage improvements. The BAR subsequently approved a Phasing Plan and a Design Review Major Modification for the project in 2012 to allow construction of the project in two phases. Phase 1 included construction of eight townhomes, private access lane and utilities to serve the first eight townhomes, and a temporary recreation space. Phase 1 received Final Subdivision Approval from the Tukwila City Council in 2016, after which the plat map and Codes, Covenants and Restrictions (CC&Rs) for Phase 1 were recorded, and the first eight townhomes were constructed.

The original approval of Phase 2 included the demolition of the existing buildings and redevelopment of the three parcels located at 14420, 14422, and 14424 34th Ave S. The buildings at 14420 34th Ave S and 14422 34th Ave S, shown in the blue shaded area at right, are proposed to remain as-is. The property located at 14424 34th Ave S is proposed to become Lot 24 of the Osterly Park Townhomes subdivision. Lot 24 will continue to be owned by the existing owner, Menstab Tzegai. A third story addition is proposed to



be added by Mr. Overbeck, in exchange for an easement for a private access lane across the eastern portion of Lot 24 for Osterly Park Townhomes. The temporary recreation area recorded as part of Phase 1 (on the north side of Lot 24) will remain, will be owned by the Osterly Park Townhomes Homeowners Association, and will be among the shared recreation spaces for the Osterly Park Townhomes and the residents of Lot 24. Lot 24 will also have two parking spaces on the east side of its parcel within the private access lane for the Osterly Park Townhomes.

The proposed revision to the site and building design of the townhomes and recreation spaces in Phase 2 are subject to a Design Review Major Modification. The revised lot, recreation space, access and utilities configuration are subject to a new Subdivision Preliminary Approval. The Design Review Major

Modification also includes review of the third story addition to the building located on Lot 24. A Variance to setbacks and landscaping is requested to allow this third story addition to the building on Lot 24/14424 34th Ave S.

VICINITY/SITE DESCRIPTION

Site Description

The project site is in the area east of 34th Ave S and south of S 144th St. Most of the project area of Phase 2 is on two existing parcels. An existing recreation tract and a parcel developed with a 4-unit condominium building located on Lot 24 of the subdivision map are also part of Phase 2. The eight existing unit lots developed in Phase 1 will share access, utilities, and recreation space with Phase 2. Access to the site will be from driveways located off S 144th Street and 34th Ave S.

Existing Development

Phase 1 of the Osterly Park Townhomes has frontage on the south side of S 144th St. Phase 1 included eight new townhomes on individual unit lots and an access and utilities tract.

Phase 2 of the Osterly Park Townhomes will have approximately 80 feet of frontage along 34th Ave S. A single-family home from the 1940s was previously located on the site and demolished in 2013-2014.

Surrounding Land Uses

The Osterly Park Townhouse development site is located within the High Density Residential (HDR) zoning district, which allows for up to 22 dwelling units per net acre. The HDR zone is intended to provide a high-density, multiple-family district which is also compatible with commercial and office areas.

The project site is adjacent to multifamily development on parcels located directly to the east, west, and south, which are also zoned HDR. The property directly to the east is developed with a large apartment complex (the La Roche apartments). Farther to the east is neighborhood retail including grocery and drug stores, and the newly constructed Tukwila Village development with multifamily housing and the Tukwila Library.

To the south of the site is another large apartment complex (the Park Avenue Apartments). The three other parcels which border the project site on its south side are developed with smaller apartment complexes, including one duplex and two 4-plexes.

Three parcels to the west of the entrance to the site off S 144th Street are zoned Medium Density Residential (MDR) and are developed with one single family home on each parcel. To the south of the MDR zone at the corner of S 144th Street and 34th Ave S is the High Density Residential (HDR) zone, including the three 4-plex properties originally proposed to be redeveloped as part of Phase 2. Farther

west is an area zoned Neighborhood Commercial Center (NCC), developed with single family homes and small-scale commercial development.

On the north side of S 144th Street, the area is zoned HDR and is developed with a large apartment complex (the Samara 1), a single-family home, and the Cascade View Park.

Topography

The area where the townhomes will be constructed is relatively flat. However, there is a grade difference between the townhouse development area and the properties located at 14420, 14422, and 14424 34th Ave S. The grade slopes down from 34th Ave S to a low point on Lot 24, which sits three to five feet below the townhomes. A retaining wall on the north, east, and south sides of Lot 24 and the other 4-plex properties at 14420-14422 34th Ave S has recently been constructed by the applicant. Stairs proposed on the east and north sides of Lot 24 are to connect residents of Lot 24 to the shared parking and recreation spaces within the rest of the plat.

Vegetation

Existing vegetation on the site includes a lawn area originally installed as the temporary recreation space to serve Phase 1. This area is proposed to have additional landscaping and raised bed gardens for residents of Lot 24 and the Osterly Park Townhomes. The remainder of the project site has been cleared of any vegetation.

Access

There will be two access points to the Osterly Park Townhomes from public streets. These include driveways off 34th Ave S and S 144th Street. Vehicular access to the condominium building on Lot 24 will remain via a separate driveway off 34th Ave S which provides access to all three buildings located at 14420-14424 34th Ave S. Pedestrian access to the Osterly Park Townhomes private access road and the shared recreation space will be available to the residents of Lot 24 via stairs with gate entries through the wooden fence on the north and east sides of the property.

REVIEW PROCESS

The Variance to setback and landscaping requirements requested for the addition of the third story on the 14424 34th Ave S building is subject to the review criteria of Tukwila Municipal Code (TMC) section 18.72.020. A Variance to zoning requirements is a Type 3 Decision made by the Hearing Examiner. This Variance request has been consolidated with the Preliminary Subdivision and Design Review Major Modification applications per TMC 18.104.030, to be heard before the Board of Architectural Review.

The third-story addition to the building located on Lot 24 requires design review approval, since the cost of the exterior work will exceed 10% of the building's assessed valuation. Review of the proposed changes to the building design are being included in the Design Review Major Modification for site and building design changes to the Osterly Park Townhomes. Multifamily building design is subject to the design review guidelines contained in the Multi-Family Design Manual.

Modifications to the originally-approved site and building design of Phase 2 of the Osterly Park Townhomes requires approval of a Design Review Major Modification. Townhouse development in Tukwila is restricted to the Medium Density Residential (MDR) and High Density Residential (HDR) zoning districts. According to 18.14.060, design review by the Board of Architectural Review is required for all multi-family structures over 1,500 square feet in size according to the criteria contained in TMC 18.60.050.C. Design guidelines for townhouse development are contained in the Townhouse Design Manual. The Multi-Family Design Manual and the Townhouse Design Manual can be found under the “Planning Division Informational Documents” section of the following webpage:
<http://www.tukwilawa.gov/departments/permit-center/>.

Phase 2 of the Osterly Park Townhomes project proposes to subdivide two existing parcels into 15 unit lots, an access and utility tract and easement across 14424 34th Ave S, recreation tracts, additional recreation areas to be in easements and shared among Phase 1 and Phase 2 units, and the condo units located at 14424 34th Ave S. Any land being divided into ten or more unit lots shall receive preliminary plat approval by the Tukwila Planning Commission as a Type 4 decision according to the provisions of 18.108.040.

Once a townhouse project receives preliminary subdivision and design review approval by the Planning Commission/Board of Architectural Review, the applicant must apply for a Public Works permit for construction of project infrastructure. The project must receive final approval from the Tukwila City Council prior to construction of the dwelling units.

REPORT ORGANIZATION

This staff report has been divided into three sections. The first section covers the Variance for setbacks and landscaping on Lot 24; the second covers the Design Review Major Modification; and the third section covers the new Subdivision Preliminary Plat. Staff’s conclusions and recommendations follow each section.

SECTION ONE – VARIANCE

The existing building located on Lot 24 was constructed in 1968 when the underlying area was part of unincorporated King County. The property was part of the Cascade View annexation to Tukwila, which occurred in 1990. Existing building setbacks and landscaping requirements were not applicable to the Lot 24 property at the time of the building’s construction. Existing setbacks and landscaping requirements for development in the HDR zone are included in the tables at right.

The building on Lot 24 is set back approximately 45 feet from the south/front yard property line, 26 feet from the east side yard property line, 3.5 feet from the west side yard property line, and 8.5 feet from the rear yard property line on the building’s north side. Comparing existing building setbacks to the requirements at right, the building meets the requirements on the front and east side yards. The west and north sides of the building are nonconforming.

Setbacks, minimum:	(Applied to parent lot for townhouse plats)
• Front - 1st floor	15 feet
• Front - 2nd floor	20 feet
• Front - 3rd floor	30 feet (20 feet for townhouses)
• Front - 4th floor	45 feet (20 feet for townhouses)
• Second front - 1st floor	7.5 feet
• Second front - 2nd floor	10 feet
• Second front - 3rd floor	15 feet (10 feet for townhouses)
• Second front - 4th floor	22.5 feet (10 feet for townhouses)
• Sides - 1st floor	10 feet
• Sides - 2nd floor	20 feet (10 feet for townhouses unless adjacent to LDR)
• Sides - 3rd floor	20 feet (30 feet if adjacent to LDR; 10 feet for townhouses unless adjacent to LDR)
• Sides - 4th floor	30 feet (20 feet for townhouses unless adjacent to LDR)
• Rear - 1st floor	10 feet
• Rear - 2nd floor	20 feet (10 feet for townhouses unless adjacent to LDR)
• Rear - 3rd floor	20 feet (30 feet if adjacent to LDR; 10 feet for townhouses unless adjacent to LDR)

The entire rear building elevation is nonconforming to the rear yard building setback requirement. The proposed third story addition to the existing building is proposed to be at the same setback on the north and west sides as the rest of the building and will not encroach any further into these nonconforming setback areas. Modulations have been designed on the south and east sides of the addition area, where both the existing building and the proposed addition will meet the required setbacks.

Landscape requirements (minimum): <i>See Landscape, Recreation, Recycling/Solid Waste Space requirements chapter for further requirements</i>	Applied to parent lot for townhouse plats
• Front(s)	15 feet
• Sides	10 feet
• Rear	10 feet

Existing landscaping on the Lot 24 property is also nonconforming to the code requirements due to nonconforming setback widths. When incorporated into the Osterly Park Townhomes, the perimeter landscaping requirements apply to the entire site as a whole, making the front setback area along S 144th St; the second front along 34th Ave S, and sides along the south and east sides of the plat.

DECISION CRITERIA – ZONING CODE VARIANCE

Consideration of a request for variances to the zoning requirements of TMC Title 18 require a project to demonstrate conformance with the facts and conditions of TMC 18.72.020. Each of these facts and conditions are listed in italics, followed by staff’s assessment of project conformance. The applicant’s narrative of project conformance with the criteria are included as Attachment A.

- 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 side and rear yard setback requirements for the second and third stories of the building are 20 feet from the property line. The third story addition along the north and west is not proposed to extend any further into the required setback area than the existing second story of the building already does. This is in conformance with TMC section 18.70.050, which allows additions or enlargements to nonconforming structures if the work done does not extend further into any required yard.

The site is also legally nonconforming with respect to perimeter landscaping requirements. Due to the nonconforming building setback on the west and north sides of the building on Lot 24, the 10-foot required side and rear yard landscaping width cannot be met. The project proposes to enhance the existing landscaping on the site through the addition of plantings in the existing setback areas on the west and north sides of Lot 24. As part of the Osterly Park Townhomes plat, Lot 24 is able to count perimeter landscape areas of the plat as a whole towards meeting perimeter landscape requirements.

- 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.*

Lot 24 is located at the end of a driveway shared with 14420-14422 34th Ave S. The properties located at 14420-14424 34th Ave S will likely need to be redeveloped all at the same time, since they share common access and utilities. The grade differences between 34th Lane S serving the Osterly Park Townhomes and the 14424 34th Ave S property also make it difficult for the 14424 34th Ave S property to become part of the Osterly Park Townhomes project without the cooperation of the other two 4-plex properties. Therefore, the 14424 34th Ave S building is effectively landlocked and difficult to redevelop without cooperation of neighboring properties due to location. For the Osterly Park Townhomes project, construction of the private lane extension and the water main serving Phase 2 is dependent on use of the eastern portion of the Lot 24 (the 14424 34th Ave S property). The addition of the third story to the existing building on Lot 24 is the arrangement Mr. Overbeck has made with the owner of the 14424 34th Ave S property to provide compensation for Osterly Park Townhomes’ use of the easement area. This arrangement allows the owner to participate in the Osterly Park Townhomes project and improve his property in the absence of complete redevelopment of all three properties at 14420-14424 34th Ave S.

- 3.1.2 Work with residents and property owners to consider housing options that meet current and future needs.
- 3.6.1 Encourage long-term residency by improving neighborhood quality, health and safety.
- 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.
- Goal 7.4 Neighborhood Sustainability: Continuing enhancement and revitalization of residential neighborhoods to encourage long-term residency and environmental sustainability.

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.*

In the absence of the ability to redevelop his property as originally planned, the granting of the variance to allow the third story addition will allow the owner of Lot 24 to have his property updated and improved. Inclusion of the Lot 24 building as part of the Osterly Park Townhomes subdivision allows the development as a whole to achieve the density allowable within the HDR district.

6) *The need for the variance is not the result of deliberate actions of the applicant or property owner.* The original plan for the Osterly Park Townhomes was for the 14424 34th Ave S building on Lot 24 to be demolished and redeveloped. The applicant submitted the original design review and subdivision permits for the Osterly Park Townhomes in 2008. Prior to 2008, Mr. Overbeck worked with Tukwila on code revisions to support townhouse development in the City of Tukwila. The original project approvals coincided with the economic downturn of the Great Recession, beyond the applicant's control. The downturn in the economy caused slower implementation of the project than the applicant had originally planned, and the existing 4-plex properties at 14420-14424 34th Ave S were not able to be acquired due to changes in ownership and economic circumstances.

CONCLUSIONS – ZONING CODE VARIANCE

1. The existing building on Lot 24 does not meet side or rear yard setbacks on the west and north sides respectively, nor does it meet landscaping standards.
2. The third story addition is not proposed to extend any further into nonconforming setback areas than the existing building does. Per TMC section 18.70.050, additions or enlargements to nonconforming structures may be allowed if the work done does not extend further into any required yard.
3. Due to the nonconforming building setback on the west and north sides of the building on Lot 24, the 10-foot required side and rear yard landscaping width cannot be met. The project proposes to enhance the existing landscaping on the site through the addition of plantings in the setback area that does exist on the west and north sides of Lot 24.
4. The location of Lot 24 at the end of an access road used by the other 4-plexes at 14420-14422 34th Ave S landlocks the property in terms of access and ties its redevelopment to the other two properties to the west. Approval of the variance allows the property owner to participate in the

Osterly Park Townhomes project in the absence of agreement to participate from the other two property owners at 14420-14422 34th Ave S.

5. The recommended conditions of approval from the Tukwila Building Division and Fire Department will help ensure granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and the zone in which the subject property is located.
6. The proposal is consistent with the Tukwila Comprehensive Plan.

RECOMMENDATIONS – ZONING CODE VARIANCE

Staff recommends approval of the major modification to the design of the Osterly Park Townhome project, subject to the following conditions in order to comply with the International Building Code:

1. Where the building does not meet a five-foot minimum setback, that entire wall from foundation to the roof and extending 10 feet on the roof shall have a 3-hour separation, or a 2-hour separation if sprinkled. There shall be no openings on that side (i.e., windows, ducts or similar).
2. Engineering for the entire building shall be required for the additional construction of the third floor.
3. Lot 24 will require fire sprinklers and a fire alarm system. This shall be installed per TMC 16.40 and TMC 16.42.

SECTION TWO - DESIGN REVIEW MAJOR MODIFICATION

DECISION CRITERIA - DESIGN REVIEW

The Osterly Park Townhomes and the third story addition to the building on Lot 24 are subject to design review under 18.14.060 requiring multi-family structures to receive design review approval. The design criteria contained in TMC 18.60.050 (C) shall be used by the Board of Architectural Review in its decision making, as well as the Multi-Family Design Manual or Townhouse Design Manual. For this project, both design manuals apply. The townhomes are subject to the Townhouse Design Manual and the design of the third story addition to the Lot 24 building is subject to the Multi-Family Design Manual. Both design manuals are online at <http://www.tukwilawa.gov/dcd/dcdplan.html>.

The following is a discussion of the proposal in relation to the applicable architectural review criteria.

I. 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.

- 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.*
- 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.*
- 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.*
- e. Vehicular circulation design shall minimize driveway intersections with the street.*
- 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.*
- 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.*
- h. Parking and service areas shall be located, designed and screened to interrupt and reduce the visual impact of large paved areas.*
- i. The height, bulk, footprint and scale of each building shall be in harmony with its site and adjacent long-term structures.*

Circulation (Pedestrian and Vehicular)

The project design reflects the originally approved design from 2009 through construction of an L-shaped private access lane for vehicular and pedestrian access from S 144th Street and 34th Ave S.

Phase 2 includes sidewalks linked to recreation areas, and on-street parking. Proposed sidewalks link to the townhome unit entries, except for those located on the south side of the private access drive that will have garage and front doors on the same building elevation. Staff recommends a condition of approval to require the pavement area outside of the units having garage and front doors on the same building elevation be colored and patterned material similar the shared garage access areas, to symbolize shared use of the private road area for pedestrians and vehicles.

Two pedestrian crossings of the private access road are proposed to connect to recreation spaces within the development. Pedestrian crossings of the private access road are proposed to be constructed of concrete to be more visually prominent and to enhance pedestrian safety within the development.

The site design visually and functionally separates Lot 24 from the Osterly Park Townhomes. A separate primary vehicle and pedestrian entrance provides access to Lot 24, as well as the buildings located at 14420-1442234th Ave S. Access from Lot 24 to the rest of the Osterly Park Townhomes plat is limited to pedestrian connections. Gates on the north and east sides of Lot 24 are proposed to be constructed within the wood fences separating Lot 24 from the Osterly Park Townhomes to allow residents of Lot 24 to connect to the Osterly Park Townhomes parking and recreation spaces. A walkway exists on the east side of the building on Lot 24 to connect residents to the stairs up to the Osterly Park Townhomes development. However, there is no walkway from the building entrance to the walkway on the east side of the building. Staff recommends a condition of approval to require stepping stone pavers be placed within the landscape and drainage area on the south side of the building on Lot 24 (shown in dashed white line areas at right) to provide a pathway connecting from the building entrance to the east side of the building. A similar treatment should also be provided on the north side of the building to connect pedestrians to the stairs proposed to connect Lot 24 residents to the recreation space.



Parking

Tukwila parking requirements contained in TMC 18.56.065 require two off-street parking spaces for each dwelling unit which contains up to three bedrooms. Each of the townhomes will have three bedrooms, with an attached garage for two cars. The existing private access lane for Phase 1 includes two guest parking spaces. These spaces will be removed when the private access lane is extended as an L-shaped private access lane connecting from S. 144th St. to 34th

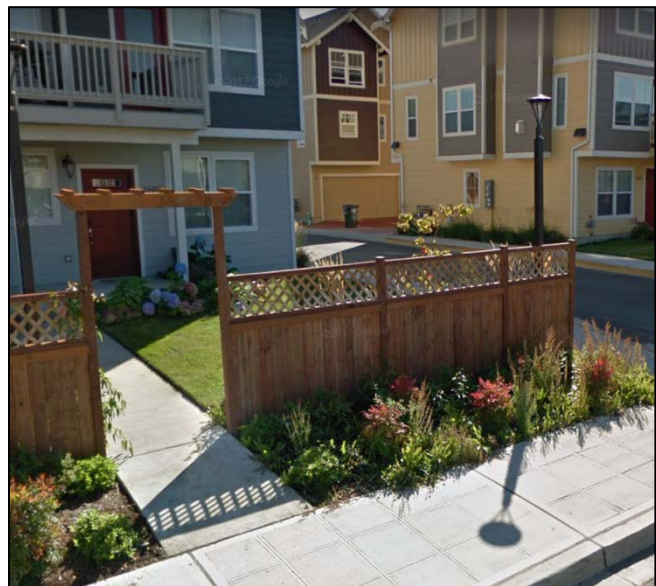
Ave S. Six new on-street guest parking spaces for the Osterly Park Townhomes will be located on the north side of the private access lane constructed for Phase 2.

Most of the parking for residents of Lot 24 will be located on the south side of the Lot 24 building, accessed off the separate driveway for 14420-14424 34th Ave S. There are six existing surface parking stalls on the south side of the Lot 24 building serving the four existing units in the building. For the addition of two more units to the Lot 24 building, four additional off-street parking spaces are required. Existing landscaping island areas on the west and east sides of the existing parking stalls will be removed and existing parking restriped to add two more parking spaces. The remaining two required spaces for Lot 24 are proposed to be on-street stalls on the west side of 34th Lane S (the private access lane for the Osterly Park Townhomes). Residents of Lot 24 using these stalls will use the Osterly Park Townhomes private access lane to access the parking stalls and will connect from the parking spaces to Lot 24 through the pedestrian gate located on the east side of Lot 24.

Crime Prevention

The design of this project includes multiple elements to promote crime prevention. Landscaping is clustered to help physically and symbolically separate shared recreation spaces from private recreation spaces on individual unit lots. Recreation spaces and on-street parking spaces are in areas easily seen from the private access lane and from adjacent townhomes.

A six-foot tall, wooden perimeter fence will separate the Osterly Park Townhomes site from adjacent properties, including the 14420-14424 34th Ave S buildings that were originally proposed to be demolished as part of this project. The design of the wooden fence along the street frontage of 34th Ave S will be consistent with the design of the fence at the existing project entry off S 144th St (see picture above).



A fence is proposed to close off the rear and side yard areas of the Lot 24 building, to limit access from Lot 24 to the Osterly Park Townhomes development to Lot 24 residents only. Residents of the other 4-plex buildings located at 14420-14422 34th Ave S will not be able to pass through the yard of the Lot 24 building to connect to the private lane within the Osterly Park Townhomes site.

The applicant has discussed installation of a gate for security at both vehicular entries to the Osterly Park Townhomes due to theft and trespassing issues he has experienced during project construction. This type of gate may also help to reduce vehicle speeds if the private road starts to be used as a cut-through. Security gates are not proposed at this time, but staff recommends the design and installation of security gates proposed in the future be able to be reviewed administratively if they are deemed to be necessary by the Osterly Park Townhomes property owners. Per the Tukwila Fire Department, gates across Fire Department access roads must be installed per TMC 16.16 and allow automatic entry. An electrical permit is also required from the City for installation of these types of gates.

A lighting plan has been submitted (see Site Lighting & Photometric Study in Attachment D). This plan demonstrates how a combination of pole- and building- mounted lighting will be distributed throughout the Osterly Park Townhomes development to provide adequate lighting levels for security within shared recreation spaces, driveway areas, private access lane, and sidewalk areas. Existing building-mounted lighting on the Lot 24 building and buildings located at 14420-14422 34th Ave S will provide lighting to Lot 24 and associated access drive.

II. 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.*
- 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.*
- 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.*
- d. The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.*
- 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 townhome structures and the third story addition to the building on Lot 24 are well within the 45-foot height limit of the HDR zone. The scale of the townhome structures and the third story addition provide multifamily development that is in between the scale of the single-family homes adjacent to the west, the 4-plex units to the west and south, and the large apartment complexes to the north, east, and south.

Phase 2 of the Osterly Park Townhomes will include three buildings containing two units each, and three buildings containing three units each. Each townhome structure will read as a unified building mass through use of the same colors and materials. The colors of each townhome structure and the use and placement of lap, shingle, and board and batten siding will vary. The roof modulation is also varied among the buildings to add visual interest. The pictures below demonstrate the variation of colors and roof modulation from structure to structure within the development.



The architectural style of the townhomes and the third-floor addition to the Lot 24 building is a Pacific Northwest contemporary style, consistent with the townhome units constructed for Phase 1 of the Osterly Park Townhomes. The architectural style makes use of traditional design elements including roof pitch, roof eaves, window treatments, building modulation, and variation in the arrangement of horizontal, vertical, and shingle siding. Decks are included in the design of all the townhome units, and are at least six feet in depth, adding to the amount of private open space for each unit. As a condition of approval, the depth of the decks of units on lots 16-23 will need to be reduced to meet the 10-foot rear setback requirement.

The design of the third story addition to the Lot 24 blends the existing design of the 4-plex buildings at 14420-14424 34th Ave S with the design of the Osterly Park Townhomes. The existing building design is mimicked in the third story addition through use of the same size and arrangement of windows. Existing windows on the east and west sides of the building are long and rectangular. These windows and any other openings (i.e., ducts) on the west side of the building will need to be removed to meet building code requirements since the side yard setback on the west side is



less than five feet. Additionally, where the building does not meet a minimum setback from the property line of five feet, that entire wall from foundation to the roof and extending 10 feet on the roof shall be a 3-hour separation, or a 2-hour separation if the building has fire sprinklers. This design is reflected in the building elevations (see Attachment D). The proposed pitched roof form and modulation of the addition to the building on Lot 24 reflects the design of the townhomes, as does the window treatment, the proposed horizontal band between the second and third floors, and the proposed vertical siding to contrast and provide variation with the existing horizontal siding. The lower grade at which the building on Lot 24 sits will help reduce the visual impact of the third-floor addition on surrounding development and will provide variation in building heights within the Osterly Park Townhomes plat.

III. LANDSCAPE / 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.*
- 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.*
- c. *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, TITLE 18 – ZONING Produced by the City of Tukwila, City Clerk’s Office Page 18–201 to on-site recreation areas, and to adjacent public recreation areas shall be provided.*
- d. *Appropriate landscape transition to adjoining properties shall be provided.*

Landscape Design and Design for Screening and Separation

The landscape design focuses plantings and design attention to address the public street in the area adjacent to 34th Ave S, and along the pedestrian pathways and shared recreation spaces. Private yards are designed as lawn areas in order to leave the flexibility for them to be customized by the individual property owners. Clustering of landscaping at the ends of shared garage access areas and the lawn areas in between townhome units on the south side of the site helps both to create focal points and to delineate shared spaces from private yard areas.

The perimeter landscaping on the north side of the private access drive will consist of a 10-to 12-foot wide area that is proposed to include a sidewalk and a 6- to 8- foot wide landscaping area. This area will separate the Osterly Park Townhomes property from the condo properties to the north and will help screen the wooden fence.

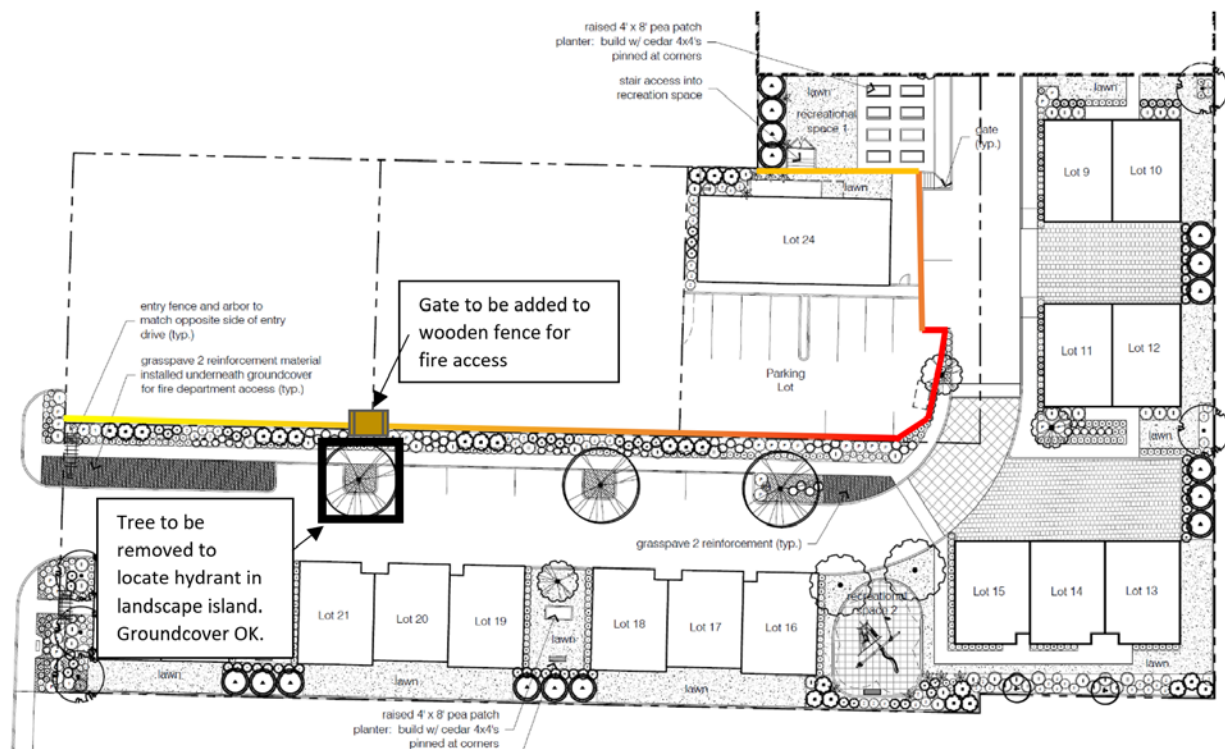
New landscaping regulations were adopted in the Tukwila Zoning Code in 2017. The new regulations provide a set of criteria projects must meet to allow modifications to required landscaping areas. The current landscaping design proposes a sidewalk in the perimeter landscaping area on the north side of the private access drive and clustering of the required shrubs and trees in perimeter areas on the east and south sides of Phase 2. These are all modifications which may be considered through design review, per TMC 18.52.100, according to the following criteria:

1. *The modification or revision does not reduce the landscaping to the point that activities on the site become a nuisance to neighbors; and*
2. *The modification or revision does not diminish the quality of the site landscape as a whole; and*
3. *One or more of the following are met:*
 - a. *The modification or revision more effectively screens parking areas and blank building walls; or*
 - b. *The modification or revision enables significant trees or existing built features to be retained; or*
 - c. *The modification or revision is used to reduce the number of driveways and curb cuts and allow joint use of parking facilities between neighboring businesses; or*
 - d. *The modification or revision is used to incorporate pedestrian facilities; or*
 - e. *The modification is for properties in the NCC or RC districts along Tukwila International Boulevard, where the buildings are brought out to the street edge and a primary entrance from the front sidewalk as well as from off-street parking areas is provided; or*
 - f. *The modification is to incorporate alternative forms of landscaping such as landscape planters, rooftop gardens, green roof, terraced planters or green walls; or*
 - g. *The modification is to incorporate a community garden, subject to the provisions of TMC Section 18.52.030, Note 11.*

Staff recommends approval of the proposed landscape modifications. The sidewalk provides a pedestrian facility separated from vehicular traffic. Landscape clustering does not diminish the

quality of the landscape as a whole: the appearance of the development is enhanced by grouping plantings at focal points at the ends of shared spaces such as garage access areas or recreation spaces where they screen the perimeter fence and help to delineate shared spaces from private yard areas.

The new landscaping regulations also require sites where more than 24 trees will be planted to have no more than 20 percent of trees planted on a site be of one species. Two of the tree species proposed, including the Green Arrow Alaska Cedar (*Chamaecyparis nootkatensis* 'Green Arrow') and the Serbian Spruce (*Picea omorika*), make up more than 20 percent of the total number of trees proposed. Staff recommends a condition of approval to require more diversity in the tree species.



Retaining Wall and Changes to Landscape Design for Fire Access

The applicant has constructed a retaining wall separating the Osterly Park Townhomes site from the 4-plex properties located at 14420-14424 34th Ave S. The retaining wall runs along the south side of the access driveway to the 4-plexes and starts at a height of approximately 18 inches near 34th Ave S, increasing in height to over five feet along Lot 24. The yellow, orange and red lines in the diagram above are meant to illustrate this; yellow and orange areas represent lower retaining walls; the height of retaining walls is greatest in the red areas. The retaining wall is topped with a six-foot fence on the south, east, and north sides of Lot 24. From the Osterly Park Townhomes side, all that can be seen is the wood fence. However, from Lot 24

and the other 4-plex properties located at 14420-14422 34th Ave S, the retaining wall increases the amount of hardscape. Staff recommends a condition of approval to require vines such as Boston Ivy or Evergreen Clematis be planted within the landscape area on the south side of the fence, with modifications made to the fence to allow it to cover the view of the fence and retaining wall from the properties located at 14420-14424 34th Ave S (including Lot 24). This will help soften the appearance of the fence and retaining wall from these properties (see existing view in picture above).



The diagram on the previous page also illustrates changes to the landscape plan necessary for fire access. The proposed hydrant at the corner of the L-shaped access road will need to be moved to the landscape island north of Lot 21 in order to serve both the townhomes and Lot 24. This requires the tree proposed in that landscape island to be relocated within the landscape strip between the fence and the sidewalk. The hydrant will require bollards to protect it from vehicle damage. A minimum 4-foot wide gate will also be required to be built into the fence. Conditions to require these changes have been added to the conditions of Preliminary Subdivision application under items to be addressed as part of the Public Works Construction Permit.

Outdoor Space Design

The shared open spaces proposed for the project include a recreation space with raised beds for vegetable gardens, a child's play area on the south side of the private access road in the middle of the site, and two lawn areas with benches and raised-bed planters located in between the townhome buildings on the south side of the private access road.

The amount of shared open space provided in the current proposal exceeds the square footage required by code for the 23 townhome units in Phases 1-2 of the Osterly Park Townhomes. Calculations in the table at right show the distribution of private recreation space among the lots. The zoning code requires a minimum of 400 square feet of recreation space per unit. For townhome development, a minimum of 250 square feet out of the 400 is required to be private, ground-level recreation space. To determine the amount of shared recreation space required, the amount of private recreation space was measured on the Landscaping Plan. The

amount of private recreation space provided for each unit was then subtracted from 400 to come up with the total amount of shared recreation space required for the development. The table at right shows that 4,989 square feet of shared recreation space is required for all the townhomes and the two new units on Lot 24. A total of 4,990 square feet of shared recreation space is provided. If additional shared recreation space is desired on the Lot 24 building, rooftop recreation space, decks, or indoor space could be added.

The location of the child’s play area on the south side of the private access lane and at the center of the development is consistent with the design criteria, which call for the following:

- An area that is centrally located and visually accessible to casual surveillance by passersby and residents.
- Provides separation of play areas from general passersby for security: A low, black metal fence will contain the area in which the playground equipment is proposed, to keep children playing from running out into the private access road. The narrow street, street curb, trees, and low fence will also help keep vehicles from running off the road into the area.
- Equipment to satisfy the specific sensory and skill needs up to age 12 (see attached cut sheet for planned playground equipment).
- An adjacent sitting area for monitoring the children.

PROPERTY	PRIVATE RECREATION SPACE (sq. ft. min. 250/unit)	SHARED RECREATION SPACE (sq. ft.)
LOT 1	250	150
LOT 2	250	150
LOT 3	250	150
LOT 4	250	150
LOT 5	250	150
LOT 6	250	150
LOT 7	250	150
LOT 8	250	150
LOT 9	275	125
LOT 10	665	0
LOT 11	322	78
LOT 12	737	0
LOT 13	768	0
LOT 14	308	92
LOT 15	350	50
LOT 16	250	150
LOT 17	253	147
LOT 18	250	150
LOT 19	250	150
LOT 20	253	147
LOT 21	250	150
LOT 22	250	150
LOT 23	600	0
Lot 24	0	2400
TOTAL REQUIRED SHARED RECREATION SPACE		4989
TOTAL PROVIDED SHARED RECREATION SPACE (based on analysis of Phase 2 Landscape Plan, Sheet L-2)		4990

IV. MISCELLANEOUS STRUCTURES / STREET FURNITURE

- 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.*
- 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.*

- 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.*
- 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*

Lighting

The lighting fixtures proposed for Phase 2 will be the design as those that have already been installed during Phase 1. Lighting fixtures include street lights along the private access road and within common open space/recreation areas, and building-mounted lights on each townhome unit. Pictures of the lighting fixtures are included in the Site Lighting and Photometric Study plan sheet of Attachment D.

Service Areas

The trash and recycling containers for the townhomes are individual containers provided by Waste Management; the same as those provided for other single-family properties. The homeowners' association requires that the trash and recycling containers for each townhome be stored within the garage and be brought out by the residents to be emptied on trash pickup day.

The trash receptacle for Lot 24 is a large metal bin shared among the units in the building. The proposed location for the bin is at the east side of the site, adjacent to the retaining wall. This location allows the bin to be screened by parked vehicles and the retaining wall.

Street Furniture

Street furniture proposed with the project includes benches, raised bed planters, and playground equipment. Pictures of these are shown below.



CONCLUSIONS - DESIGN REVIEW

1. Site Planning

Pedestrian and vehicle circulation are accommodated in the design of the Osterly Park Townhomes project. Phase 2 includes sidewalks linked to recreation areas, on-street parking, and unit entries, except those units on the south side of the private access drive reoriented to have their entrances directly off the private access drive. Staff recommends a condition of approval to require the drive aisle from 34th Ave S to the recreation tract to be of colored and patterned material similar the shared garage access areas, to symbolize shared use of the private road area for pedestrians and vehicles.

Gates on the north and east sides of Lot 24 are proposed to be constructed within the wood fences separating Lot 24 from the Osterly Park Townhomes to allow residents of Lot 24 to connect to the Osterly Park Townhomes parking and recreation spaces. A walkway exists on the east side of the building on Lot 24 to connect residents to the stairs up to the Osterly Park Townhomes development. However, there is no walkway from the building entrance to the walkway on the east side of the building. Staff recommends a condition of approval to require stepping stone pavers be placed within the landscape and drainage area on the south side of the building on Lot 24 (shown in dashed white line areas above) to provide a pathway connecting from the building entrance to the east side of the building. A similar treatment should also be provided on the north side of the building to connect pedestrians to the stairs proposed to connect Lot 24 residents to the recreation space.

Like the originally approved site design from 2009, the current proposal uses landscaping to help delineate and transition from more public areas of the site (street frontage, recreation spaces) to private yard areas. A six-foot tall wooden fence will separate the Osterly Park Townhomes from surrounding properties. The applicant has discussed installation of a gate for security at both vehicular entries due to theft and trespassing issues he has experienced during project construction. This type of gate may also help to reduce vehicle speeds if the private road starts to be used as a cut-through. Security gates are not proposed at this time, but staff recommends the design and installation of the security gates be able to be reviewed administratively if it they are deemed to be necessary by the Osterly Park Townhomes property owners. Per the Tukwila Fire Department, gates across Fire Department access roads must be installed per TMC 16.16 and allow automatic entry. An electrical permit from the City is also required.

2. Building Design

The height and scale of the proposed townhomes the third story addition are consistent with and fit in with the neighborhood and surrounding area. The proposed design provides variation of housing types available in the neighborhood and provides a building scale that fits between the single-family homes adjacent to the west, the 4-plex units to the west and south, and the large apartment complexes to the north, east, and south.

The architectural style of the townhomes and the third-floor addition to the Lot 24 building is a Pacific Northwest contemporary style, consistent with the townhome units constructed for Phase 1 of the Osterly Park Townhomes. The architectural style makes use of traditional design elements including roof pitch, roof eaves, window treatments, building modulation, and variation in the arrangement of horizontal, vertical, and shingle siding. Decks are included in the design of all the townhome units and are at least six feet in depth. As a condition of approval, the depth of the decks of units on lots 16-23 will need to be reduced as part of building permit review to meet the 10-foot rear setback requirement.

The proposed pitched roof form and modulation of the addition to the building on Lot 24 reflects the design of the townhomes, as does the window treatment, the proposed horizontal band between the second and third floors, and the proposed vertical siding to contrast and provide variation with the existing horizontal siding. The lower grade at which the building on Lot 24 sits will help reduce the visual impact of the third-floor addition on surrounding development and will provide variation in building heights within the Osterly Park Townhomes plat.

3. Landscape and Site Treatment

The landscape design focuses plantings and design attention to address the public street in the area adjacent to 34th Ave S, and along the pedestrian pathways and shared recreation spaces. Staff recommends the applicant's request for landscape modifications to allow a sidewalk within the perimeter landscape area, and to allow clustering of landscaping at the ends of shared garage access areas and the lawn areas in between townhome units on the south side of the site to create focal points and to delineate shared spaces from private yard areas.

A retaining wall topped with a six-foot fence is located on the south, east, and north sides of Lot 24. Staff recommends a condition of approval to require vines such as Boston Ivy or Evergreen Clematis be planted within the landscape area on the south side of the fence (on the Osterly Townhomes side), with modifications made to the fence to allow it to cover the view of the fence and retaining wall from the properties located at 14420-14424 34th Ave S (including Lot 24). This will help soften the appearance of the fence and retaining wall from these properties.

Landscaping regulations require sites where more than 24 trees will be planted to have no more than 20 percent of trees planted on a site be of one species. Two of the tree species proposed, including the Green Arrow Alaska Cedar (*Chamaecyparis nootkatensis* 'Green Arrow') and the Serbian Spruce (*Picea omorika*), make up more than 20 percent of the total number of trees proposed. Staff recommends a condition of approval to require more diversity in the tree species.

4. Miscellaneous Structures and Street Furniture

The lighting fixtures proposed for Phase 2 will be the design as those that have already been installed during Phase 1. Lighting fixtures include street lights along the private access road and within common open space/recreation areas, and building-mounted lights on each townhome unit.

The trash and recycling containers for the townhomes are individual containers provided by Waste Management and are required by the CC&Rs to be stored inside the garage of each unit. Street furniture proposed with the project includes benches and playground equipment.

RECOMMENDATIONS - DESIGN REVIEW

Staff recommends approval of the major modification to the design of the Osterly Park Townhome project, subject to the following conditions:

1. The drive aisle from 34th Ave S to the recreation space Tract C shall be of colored and patterned material similar the shared garage access areas, to symbolize shared use of the private road area for pedestrians and vehicles.
2. Stepping stone pavers shall be placed within the landscape and drainage area on the south side of the building on Lot 24 (shown in dashed white line areas above) to provide a pathway connecting from the building entrance to the east side of the building. A similar treatment shall also be provided on the north side of the building to connect pedestrians to the stairs proposed to connect Lot 24 residents to the recreation space.
3. Security gates are not proposed at this time, but staff recommends the design and installation of the security gates be able to be reviewed administratively if it they are deemed to be necessary by the Osterly Park Townhomes property owners. Per the Tukwila Fire Department, gates across Fire Department access roads must be installed per TMC 16.16 and allow automatic entry. An electrical permit from the City is also required.
4. Two of the tree species proposed, including the Green Arrow Alaska Cedar (*Chamaecyparis nootkatensis* 'Green Arrow') and the Serbian Spruce (*Picea omorika*), make up more than 20 percent of the total number of trees proposed. Landscape plan shall be revised to provide more diversity in the tree species.
5. The depth of the decks of units on lots 16-23 shall be reduced as part of building permit review to meet the 10-foot rear setback requirement.
6. Vines such as Boston Ivy or Evergreen Clematis shall be planted within the landscape area on the south side of the fence separating the Osterly Park Townhomes from 14420-14424 34th Ave S, with modifications made to the fence to allow it to grow on the north side of the fence and retaining wall to soften the appearance of the fence and retaining wall as viewed from the north side of the fence.

SECTION THREE – SUBDIVISION PRELIMINARY PLAT APPLICATION

REVIEW PROCESS – SUBDIVISION PRELIMINARY PLAT AND FINAL PLAT APPROVAL

There are three basic steps in the subdivision approval process:

1. Preliminary Approval

Any land being divided into ten or more unit lots shall receive preliminary plat approval by the Tukwila Planning Commission as a Type 4 decision according to the provisions of 18.108.040. Criteria for Preliminary Plat Approval are contained in section 17.14.020(D). The application was reviewed by the Tukwila Short Subdivision Committee, and staff's response to each of the criteria for preliminary plat approval and recommended conditions of approval are included below.

Once a townhouse project receives preliminary subdivision and design review approval by the Board of Architectural Review, the applicant must apply for a Public Works permit for construction of project infrastructure.

2. Final Approval

After construction of project infrastructure and compliance with conditions of preliminary approval, the applicant must apply to receive final approval for the subdivision plat. The final approval decision on a subdivision plat is made by the Tukwila City Council. Before the final plat is submitted to the City Council, it shall be signed by the Tukwila Finance Director, Director of Public Works, and the Director of the Department of Community Development.

3. Recording

Upon approval by the City Council, the subdivision plat shall be signed by the Mayor and attested by the City Clerk. It is the applicant's responsibility to record the City-approved final subdivision plat documents with the King County Department of Records. The applicant will need to pay the recording fees and submit the approved original final subdivision plat to King County. The final subdivision plat is not complete until the recording occurs, and copies of the recorded documents are provided to the Department of Community Development. The approved final subdivision plat must be filed with the King County Department of Records five years from the date of this preliminary approval or the application will expire. The Planning Commission may grant a single one-year extension.

DECISION CRITERIA – SUBDIVISION PRELIMINARY PLAT APPROVAL

17.14.020 (D) Criteria for Preliminary Plat Approval

The Planning Commission shall base its decision on an application for preliminary plat approval on the following criteria:

- 1. The proposed subdivision is in conformance with the Tukwila Comprehensive Plan and any other city adopted plans.***

Following are the relevant policies of the Tukwila Comprehensive Plan:

Community Image and Identity

Goal 1.10 Food security, local food production and public health are promoted.

Policy 1.10.2 Encourage locally-based food production, distribution, and choice through urban agriculture, community gardens, farmers markets and food access initiatives.

Three of the common open space/recreation areas proposed in the design of this project include raised-bed planters, providing the opportunity for community gardens in which residents of the Osterly Park Townhomes can grow food.

Housing

Goal 3.6 Increase long-term residency in the City.

Policy 3.6.1 Encourage long-term residency by improving neighborhood quality, health and safety.

Policy 3.6.3 Support neighborhood associations and groups that actively work to improve neighborhood quality and strengthen sense of community within the neighborhood.

Phases 1-2 of the Osterly Park Townhomes development propose to add a total of 23 townhomes to a site zoned for High Density Residential that previously had a few single-family homes. Two new units will be added to the existing 4-plex on Lot 24 for a total of 29 dwelling units within the subdivision. The new townhomes add home ownership opportunities to the HDR zoning district in an area dominated by apartments. Home ownership tends to increase long-term residency, and the addition of new development improves neighborhood quality, health, and safety. The remodel of the building on Lot 24 will help improve the aesthetic appearance of that property. The similar design the building is proposed to have will help tie Lot 24 in with the townhome development. The Osterly Park Townhomes will be governed by a homeowner’s association to ensure landscaping and shared areas such as access, utilities, and recreation spaces are managed and maintained in support of strengthened neighborhood quality. Use of parking and shared recreation spaces by the residents of Lot 24 is part of the Codes, Covenants and Restrictions (CC&Rs) for the Osterly Park Townhomes subdivision.

Residential Neighborhoods

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

Policy 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.

Goal 7.5 Neighborhood Development: Tukwila’s residential neighborhoods have a high-quality, pedestrian character with a variety of housing options for residents in all stages of life.

Policy 7.5.2 Ensure that residential development, when applicable, reflects high design quality in harmony with identified, valued features of the natural environment and historic development.

7.5.10 Ensure that all multi-family residential developments contribute to a strong sense of community through:

- *Site planning focused on neighborhood design integration;*
- *Building design architecturally linked with the surrounding neighborhood and style;*
- *Streetscapes that encourage pedestrian use and safe transition to private spaces, with trees reducing the effects of large paved areas;*
- *Recreational spaces and facilities on site;*
- *Creative project design that provides a diversity of housing types within adopted design criteria, standards and guidelines; and*
- *Operational and management policies that ensure safe, stable living environments.*

The Osterly Park Townhomes will offer homeownership opportunities in an area currently receiving public and private reinvestment. The site design includes multiple recreational spaces and facilities. The building design includes townhome buildings with two units and three units. The addition to the building on Lot 24 is a creative project design that will offer a diversity of housing types to the development. New landscaping provides a transition from the public street frontage to the units in the development. Vegetation proposed to be added to the perimeter and recreation spaces replaces minimal vegetation formerly located on the site and helps reduce the effects of paved areas.

Tukwila International Boulevard (TIB) District

Goal 8.6 Walkability and Connectivity: *A larger network of streets, sidewalks, trails and other public spaces throughout the TIB District supports community interaction; connects neighborhoods, commercial areas, civic areas, and destinations; and improves community health. The TIB District's circulation network makes the neighborhood a great place to walk, improves mobility and safety for all users, encourages walking, bicycling and use of public transit, and supports the envisioned land uses.*

Policy 8.6.1 *Establish a more walkable and connected street network throughout the TIB District by investing in public sidewalks and requiring private redevelopment projects to organize site plan elements to allow for through connections.*

Goal 8.8 *The TIB District has stable neighborhoods, and residents and businesses that are actively engaged in improving the quality of life in the area.*

Policy 8.8.1 *Encourage private landowners to maintain and upgrade their property to protect the neighborhood from adverse impacts of vacant and underutilized sites and blighted buildings and structures.*

The Osterly Park Townhomes project is located several blocks west of Tukwila International Boulevard but falls within the boundaries of the TIB District depicted in the Comprehensive Plan. The L-shaped private access road provides through-access from 34th Ave S to S 144th St, integrating the development into the surrounding neighborhood. A network of sidewalks within the development encourages pedestrian activity. The shared spaces within the Osterly Park

Townhomes and the sidewalk network connected to the surrounding walkable neighborhood will help foster a sense of community.

The Osterly Park Townhomes represents an upgrade to the existing underutilized property. The project's Codes, Covenants, and Restrictions (CC&Rs) and homeowners' association will encourage maintenance of the new improvements proposed with this project.

2. *Appropriate provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the subdivision that are consistent with current standards and plans.*

Plans for water, storm drainage, erosion control, and sanitary sewage disposal are contained in the Civil Plans for the project (see Attachment D) and have been reviewed by the Public Works Department for compliance with city standards. The site is within the Valley View Sewer District, which will also review sewer plans as part of the Public Works Construction Permit. Conditions are recommended to ensure the applicant obtains the necessary permits from the Department of Ecology (NPDES permit) and is aware of the storm drainage design requirements to be further reviewed as part of the Public Works Construction Permit.

Basic Development Standards for the HDR zoning district (TMC Section 18.14.070) require townhouse developments with development coverage of over 50% to incorporate low-impact development techniques, if feasible (including such features as pervious pavement, raingardens, etc.). The development area coverage for the Osterly Park Townhomes project exceeds 50%. However, meetings were held early on during project development among the applicant, the applicant's civil engineer, and Tukwila's surface water engineer, where it was determined that soil conditions on the project site do not allow stormwater infiltration. These site conditions preclude the applicant's ability to incorporate low-impact development techniques as part of this project.

3. *Appropriate provisions have been made for road, utilities and other improvements that are consistent with current standards and plans.*

Provisions for access, utilities, and other improvements have been reviewed for conformance with current standards and plans by multiple departments, including the Planning, Fire, Building, and Public Works, as well as the Valley View Sewer District and Water District 125. Conditions are recommended to ensure changes are made to the current design to comply with current standards and plans, including providing a street light mast arm at the project entry at 34th Ave S, hydrant location and access changes, road and site design for emergency access, sprinkler and fire alarm system requirements, and water design to meet fire flow requirements.

4. *Appropriate provisions have been made for dedications, easements and reservations.*

The applicant has submitted a plat survey showing proposed easements (see Attachment D), and a draft copy of easement documents and codes, covenants, and restrictions (see Attachment B). These documents have been reviewed by the Public Works and Planning departments. These documents shall be revised to reference BAR approval, and to include joint maintenance agreements for access road, fire lane, utilities, landscaping areas, and recreation areas. Transportation, Parks, and Fire impact fees will apply to the future Building Permit(s).

5. *The design, shape and orientation of the proposed lots are appropriate to the proposed use for which the lots are intended and are compatible with the area in which they are located.*

The configuration of unit lots (the lot area corresponding to each townhouse unit) is appropriate for this development type. The lots are arranged around the L-shaped access road, which will provide a through- vehicular and pedestrian connection for the residents of the Osterly Park Townhomes, as well as for emergency vehicle access. The project and building fits in with surrounding development, providing a transition between the existing single-family homes and higher density development on adjacent properties.

6. *The subdivision complies with the relevant requirements of the Tukwila Subdivision and Zoning Ordinances, and all other relevant local regulations.*

The project has been reviewed for compliance with the requirements of the Tukwila Subdivision and Zoning Ordinances. Issues that will need to be addressed prior to final subdivision approval are listed under the “Conclusions” section below.

7. *Appropriate provisions for maintenance of privately-owned common facilities have been made.*

The applicant has submitted a draft of the Codes, Covenants, and Restrictions (CC&Rs) for the Osterly Park Townhomes subdivision. These rules outline common responsibilities of owners and residents of property within the development for maintenance of common areas, including recreation spaces, parking areas, and the access drive, as well as how owners who share a common wall will coordinate to make repairs to their homes (i.e. roof repairs, painting, etc.) so that the aesthetic appearance and function of each building remains intact. Prior to final approval, the “Declaration of Covenants, Conditions, Restrictions, Easements and Agreements for Osterly Park Townhomes” shall be revised to reference the latest BAR approval, and to include joint maintenance agreements for access road, utilities, recreation areas, retaining walls, fire access lane, and landscaping.

8. *The subdivision complies with RCW 58.17.110.*

Review of this project by multiple departments at the City of Tukwila, including Building, Community Development, Public Works, and Fire, and written findings based on the project review found here meet the requirements of RCW 58.17.110. According to plans

submitted by the applicant, appropriate provisions have been made for the public health, safety, and general welfare, for recreation areas, and for infrastructure including access and utilities. The proposed subdivision is consistent with the Tukwila Comprehensive Plan and will serve the public interest.

CONCLUSIONS - SUBDIVISION PRELIMINARY PLAT APPROVAL

The following conclusions are numbered according to the Subdivision Preliminary Plat criteria:

1. The project complies with applicable goals and policies of the Tukwila Comprehensive Plan.
2. The project has been reviewed by the Public Works department to ensure that appropriate provisions, consistent with city standards and plans, are included for water, storm drainage, erosion control, and sanitary sewage disposal. Conditions are recommended to ensure the applicant obtains the necessary permits from the Department of Ecology (NPDES permit) and is aware of the storm drainage design requirements to be further reviewed as part of the Public Works Construction Permit.
3. Proposed infrastructure, including access road, utilities, and frontage improvements have been reviewed by the Public Works, Planning, Building, and Fire department for consistency with current standards and plans. Conditions are recommended to ensure changes are made to the current design to comply with current standards and plans, including providing a street light mast arm at the project entry at 34th Ave S, hydrant location and access changes, road and site design for emergency access, sprinkler and fire alarm system requirements, and water design to meet fire flow requirements.
4. Appropriate provisions have been made for easements and for codes, covenants, and restrictions. Prior to final subdivision approval, easements and the “Declaration of Covenants, Conditions, Restrictions, Easements and Agreements for Osterly Park Townhomes” shall be revised to reference the latest BAR approval, and to include joint maintenance agreements for access road, utilities, and landscaping areas.
5. The design, shape and orientation of the proposed lots are appropriate for the proposed use of the site for townhouse development. The type of development and site design is compatible with the area in which it will be located.
6. The subdivision complies with the zoning requirements of the HDR zone and has been reviewed for compliance with the subdivision code.
7. The “Declaration of Covenants, Conditions, Restrictions, Easements and Agreements” includes provisions for use and maintenance of privately-owned common facilities, including private access road, recreation areas, and landscaping.
8. The proposed subdivision is consistent with Tukwila’s Comprehensive Plan, zoning and subdivision regulations, and other city plans. The subdivision as proposed will serve the public interest and will comply with RCW 58.17.110.

RECOMMENDATION – SUBDIVISION PRELIMINARY PLAT APPROVAL

Staff recommends approval of the Subdivision Preliminary Plat application with the following conditions:

PRELIMINARY APPROVAL CONDITIONS

The following shall be addressed as part of the Public Works Construction Permit:

1. All utilities for the project, private access road and sidewalks, and recreation areas (including children’s play equipment), shall be completed and built per the approved Civil Plans (Attachment D) as part of the Public Works construction permit.
2. The applicant shall obtain an NPDES construction permit for this project.
3. A street light mast arm shall be added to the existing wooden pole.
4. Overhead utilities along 34th Ave S shall be moved underground, unless the applicant applies for and obtains a waiver from this requirement from the Public Works Director. The applicant shall submit an estimate for work to underground these utilities with the waiver request.
5. Storm drainage for roof drains, foundation drains, and paved areas shall be infiltrated and/or dispersed on-site, or detention provided. Civil site plans shall be reviewed as part of the PW infrastructure permit. Contact the Tukwila Public Works Department for submittal and design requirements.
6. Access road, utilities, undergrounding of power, and extension of sewer and water lines to the unit lots shall be approved by the appropriate departments and/or utility and conform to the Civil Plans. As-built plans shall be provided to the Public Works Department prior to final approval.
7. Install all required site improvements, including those proposed in the application and those identified above as conditions of approval. You will need to obtain all required permits prior to beginning any construction. For water and sewer permits, contact the individual provider District. For City of Tukwila utilities, contact Tukwila Public Works at (206) 433-0179 for a Public Works (PW) type ‘C’ permit for approval. A Street Use will be part of this permit and require bonding, insurance, and a Hold Harmless Agreement for work within the Public Right-of-Way.
8. Fire Department access road shall be designed to support the weight of Fire Department apparatus. Submitted plans do not show tanks within the access road. If there are any underground tanks within the access road, they need to support aerial point loading, or the ground needs to be clearly stenciled with “No Outrigger Placement”.
9. Maintain inside turning radius of 28 feet for Fire Department access road and clearly mark “no parking” with signs and paint, from 34th Ave S to S 144th St.
10. Maintain 20-foot width for the entire Fire Department Access road and clearly mark “no parking” with signs and paint, from 34th Ave S to S 144th St.
11. No obstructions under 13’6” shall be located within the Fire Department Access road.
12. No parking shall be located in the entire 20-foot area of the Fire Department Access road to Lot 24. This area shall be marked with “no parking” signs and paint.
13. The hydrant shown north of Lot 16 shall be moved to the landscape island north of Lot 21. Provide protection from vehicular damage and install per the Tukwila Municipal Code. A 4’ wide gate for

fire access shall be installed on the north side of this hydrant within the fence separating the Osterly Park Townhomes site from the driveway to 14420-14424 34th Ave S.

14. Hydrant spacing shall be maintained per TMC 14.24.
15. The mailbox location to serve Phase 2 shall be approved by the Postmaster and Public Works.
16. A private street sign will be required for S 144th Ln.

The following shall be addressed prior to final approval of the subdivision plat:

1. Survey and “Declaration of Covenants, Conditions, Restrictions, Easements and Agreements for Osterly Park Townhomes” shall be revised to reference the latest BAR approval, and to include joint maintenance agreements for access road, utilities, retaining walls, fire lane, and landscaping areas. Easements and the amended codes, covenants, and restrictions shall be recorded prior to final subdivision approval.
2. Submit a set of recording documents in either legal or record of survey format that meet the King County Recorder’s requirements and contain the following items:
 - a) A survey map as described in the application checklist that is consistent with all the conditions of approval. The surveyor’s original signature must be on the face of the plat.
 - b) Separate easement document with legal descriptions for any common access/utility infrastructure.
 - c) Separate joint Maintenance Agreements for the access road, drainage system, landscaping areas, retaining walls, fire lane, and recreation spaces.
 - d) Add Tukwila land use file number L08-079 for the subdivision application to all sheets of the survey.
 - e) Add “After” legal description to the survey sheets for the boundaries of the new subdivision. Also add legal descriptions for each of the tracts.
 - f) The fact that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot, shall be noted on the plat.
 - g) A note stating that all homes require sprinklers shall be added to the plat map.
 - h) The following assigned addresses and private street names shall be added to the plat map. The recorded document showing these addresses shall be returned to the Fire Marshall’s Office with parcel numbers.

<p>S 144th LN:</p> <ul style="list-style-type: none"> • 3401 Lot #23 • 3403 Lot #22 • 3407 Lot #21 • 3411 Lot #20 • 3415 Lot #19 • 3419 Lot #18 • 3423 Lot #17 • 3427 Lot #16 	<p>34th LN S:</p> <ul style="list-style-type: none"> • 14418 Lot #15 • 14420 Lot #14 • 14422 Lot #13 • 14416 Lot #12 • 14414 Lot #11 • 14412 Lot #10 • 14410 Lot # 9
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The following shall be addressed as part of the Building Permits:

1. Transportation, Parks, and Fire impact fees will apply to the future Building Permit(s).
2. Water to all buildings will be required to meet fire flow requirements per the International Fire Code.
3. Bedrooms require rescue windows with ladder access, with a flat 12' deep by 4' wide area.
4. All townhomes require fire sprinklers.
5. Lot 24 will require fire sprinklers and a fire alarm system. This shall be installed per TMC 16.40 and TMC 16.42.
6. Lot 24 will retain the original addresses but addresses of new units will be assigned when the building permit showing layout of the new units is submitted.
7. Per the Building Division, where the building on Lot 24 does not meet a five-foot minimum setback, that entire wall from foundation to the roof and extending 10 feet on the roof shall have a 3-hour separation, or a 2-hour separation if sprinkled. There shall be no openings on that side (i.e., windows, ducts or similar). Engineering for the entire building shall be required for the additional construction of the third floor.
8. Water and sewer availability letters are required for the new units on Lot 24.

Variance Discussion 14424 34th Ave S

We are asking for a variance for lot 14424 in order to make it a part of Osterly Park Townhomes. The townhouse development needs access of the 8 ft of the eastern boarder of this lot in order to have access to its back lot and a through private road. This came as a result of one of the other owners dropping out of the approved subdivision. The owner of 14424 agreed to trade the easement for an improvement to his unit and in order to finish the development this was required. This improvement was a 1250 sq. ft addition, that includes two more 2-bedroom units that would be constructed as a third floor to the existing 2 story townhouse. He was not interested in selling any of his land and this was his only offer. The architect helped us create exterior features that mirror the newly constructed townhouses in the subdivision. Even though it would become a small six plex multifamily dwelling it would have a belonging visually appearance to the townhome community.

The 3rd story does not change the foot print of the building. However here are the 3 areas that will require a variance to current zoning code. The first is the building set backs on the western side of the building and 12 feet in the northwest corner of the building. On this private drive in 1968, there were three 4 plex multifamily units constructed on 2 lots and it appears that from the recorded history, that years later the back 2 units turned in to condominiums in order to subdivide them and sell them separately. The 2 buildings are 25 feet apart, but our subject property is only 3.5 feet away from the dividing property line and it appears in order to keep lot sizes equal this was done. The condominium status played a role in this as it apparently didn't meet the 5 ft set back in King County. These abnormal condo plats are singly owned and not part of the same association as shown on the survey. Currently, you need a 20 ft setback from the property line and we only have 3.5. However, going straight up would not have an effect on his next-door neighbor because of the fire department requirements of 20 feet between buildings that are 3 stories for safety reasons even if we could.

The second is the parking. We would need to have 12 spots per code and would have 11 with the possibility of a tandem on the end. Making the 12 required. There is a 1/3 spot left over on the western property line and sharing a spot with the neighbor each contributing, is a possibility. We are also within a block of the TIB border where 1.5 cars per spot is acceptable.

The 3rd is landscaping area. The landscaping plan we turned in prepared by our landscape architect shows 2440 square feet of recreation space that would meet the requirement however, this does include 180 sq. ft in front of the unit that the tenants have turned in to a pea patch on their own and 2240 square feet in the rear of the property, that was given to him by a vote of 7 of 7 owners that showed up to the OSTERLY PARK HOA meeting about this issue. We feel like if it is part of the town house development, that it is fair to give it the same side yard benefits that townhouses get in the unique situation. The planning staff had said that the side backs would not be the same for the Multifamily. So even in that case, we would be asking for a variance because of the entire benefit to the development. Without this variance there is no phase 2.

Variance 14424 34th ave s Tukwila

Criteria for Zoning code Variance (TMC 18.72.020)

1. Most all of the HDR zoning within 2 blocks originally had a 5 ft Setback. This includes apartments bordering the west side of Osterly Park Townhomes as well as apartments and 3 multifamily structures to the south of Osterly Park townhomes. In the northwest corner 12 feet of the building currently sets at 8 feet from the property line and a single family home in the HDR zoning is on this property and they have the backside of their recently remodeled external garage along the 5 feet back property line where it is closest to our building. It is unlikely in the next 30 years that these buildings will be removed and will enjoy their 5 ft setbacks in the meantime.
2. Long before this area was Tukwila the narrow lot lines were recorded. These long narrow lots presented a change to modern day zoning regulations. These 62 to 68 ft wide lots in HDR are presented with enormous challenges. For example 10 ft on each side for landscaping, 20 ft road would only leave as much as 28 ft for multi unit buildings and the original size especially in this project was very challenging and required joining 2 lots and sharing a road in the middle. We had a 300 ft deep lot and without sharing a road it would have been almost impossible. Other lots in this area that are narrow also share these challenges and make be stuck if they can't share a road.
3. In this case granting us a variance would have no impact on the surrounding community except in a positive light. For starters the foot print is the same we are only going up and slightly out as in 2 ft on the front and east side of the building for architecture appeal. No traffic will be affected as the driveway and surrounding townhouse access are being approved. Aesthetically our appeal will improve drastically and fit in with the new townhomes rather than the run down 4 plexes that are run down and desolate in appearance. The community has been asking for these 3 multifamily buildings to be approved for some time and this a great first step. A lighting plan for the unit will be turned in as well with the building permit by David Buttler who designed the townhouse complex.
4. As part of the recent changes to the city comprehensive plan the 2 lots south 343417 and 3421 were changed from MDR to HDR and the rest of the bordering units in the area were HDR to begin with. A block and a half away starts the TIB district and this project is consistent with the uses in the immediate area.
5. Osterly Park townhomes originally included 6 lots and removing the existing multifamily and constructing a zero lot townhome on the site. One of the properties was lost during the economic crash and one of the contributing members lost his home. This project had been through 2 years of planning, approval by planning commission and the city council. Because the approval was listed on title the bank allowed our agent to broker and sell the property to someone whom understood this and was alright with proceeding. He changed his mind in 2018 and would not sign on as part of the development. Thank fully the owner of 14426 agreed to sit down and grant an easement but asked for equal value in return to benefit his property. This variance makes his unit look very similar to the existing townhomes.

14424 34th Ave S. Tukwila, WA 98168

3rd story addition

14424 was one of 3 buildings built in 1968 on this private drive. The 3 buildings are 4 plex units and were built with exact same lay out and materials. Over time, the buildings have become run down and in need of repair. Mensthab Tzegai, the owner of 14424 our subject property, has begun remodeling kitchen counters and cabinets among other things. His unit is a very clean and nice additions to the community. The other two buildings are still in dire need of repair.

The building is a two story 4-unit complex that has a two bedroom and one-bedroom unit on each level. It was originally built with 6 parking spaces. The roof is a flat torch down roof.

Originally, this unit was to be replaced with 2 zero lot line townhouse buildings in the original approval of Osterly Park Townhomes, but after one of the owners withdrew from the project, that was not possible. So, in order to finish Osterly Park Townhomes an agreement for the easement was reached and in exchange for a 3rd story the owner would still allow the easement for the through road that was a necessity for the townhome project to continue. Jim Barker, who designed Osterly Park townhomes, designed a 3rd story addition to this building to make it consistent with the rest of the townhomes and the 3rd story very much resembles the 2nd and 4th buildings in the complex.

The exterior will have Hardie sheet siding with decorative striping, a 6 /12 pitch roof with architectural roofing shingles. The existing siding on floors one and two will remain on Unit. They are similar but older than the Hardie siding used on the townhomes but are still in good shape and have recently been mended and painted. Two more two bedroom units will be added on the top floor and access is via the front hall way. Each unit has a private deck on the back of the unit.

Mike Overbeck
Osterly Park Developer

Osterly Park Phase 2

Preliminary Plat Review Criteria

1. The plat located within 3 blocks of the Tukwila Village. It is in an area next to TIB zone that the city has spent considerable resources for improvement. Small developments like this in this area are also contributing to the improvement of the community. This project was one of 3 that they city used as an intro townhouse living within the zoning code. Phase 1 has tremendous feedback from the community and I believe that the city would be happy that they adopted the new townhouse code after this and a few others in the city have been a success.
2. In June of 2018, a developer's extension was approved by water district 125, this includes 13 new units and a fire hydrant in phase 2. The storm draining system was approved in 2010 by public works, 80 % of the nearly 6000 sq. ft storage was installed in phase one and the rest of it was installed with building 5 permit in 2017. All roofs, streets, sidewalks, and driveways are diverted to the storage are under the main under 34th lane and then drain into the city storm system. The entire plat is circled with a retaining wall preventing fill from leaving the lot, minimizing any chance for an erosion problem to occur. In July of 2018, A developer's extension for a 250 ft long 8-inch sewer main down the southern most property line was approved and installation should be completed by mid-August, serving 13 new units in phase 2. All standards for materials and installation are current with 2018 codes and manuals.
3. The 23 units are served by a 20 ft private drive the comes off 144th street and through to 34th Ave S. All utilities in the original plat had final drawings and plans that were in place with the changes to the plat. Some of the utilities were moved to locations that could better suit the new configuration.
4. All the varying types of easements are listed on the survey. These include utility and access easements. There are common easements for all parties, as well as limited ones such as shared drive ways. Seattle City light, PSE gas, Water District 125 and Valley View Sewer have their own easements as well. There are 2 common recreation spaces, an adult/family one and one aimed at the 5-12yr. age group. These 2 areas and the main driveway plus sidewalks are separate trac's inside of the plat.
5. A tremendous amount of thinking about how the lot layout was involved in this phase 2 redesign. The planning staff, architect, Landscape architect and owners of the property all spent a lot of time discussing ways and what if's in an attempt to come up with an outstanding product that is something the community can be proud of. All of the code requirements were reviewed carefully considered in the plat layout. It is not an easy process and it takes time. The area that this development in is has challenges because of its history and previous codes when it was part of King county including the shape of the lots when they were created many years ago.
6. The subdivision is in HDR Zoning. 2000 square feet per unit, the required setbacks and lot coverage are uniform with the TMC manual listed specifications. Some key elements are, the public works permit requirements that support the subdivision, including storm drain storage as to not over load the city's drainage systems, 2 fire hydrants and road access, A through road with 7 guest parking, two common recreation spaces, and conformance with the Tukwila Townhouse design manual.

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7. Osterly Park Townhome plat has CCR's recorded on title, the HOA has the job of enforcing them. The planning staff has carefully reviewed the CCR's and approved them as per Phase 1. All common areas and lighting, as well as storm drain and road maintenance are a shared cost. There are maintenance plans recorded for the storm drain detention. The upkeep and maintenance of lighting, asphalt and common areas is covered in the CCR's and it is a shared cost of the home owners.
8. To comply with subdivision 58.17.110, the subdivision has illustrated it complies with public safety. All utilities have been correctly addressed to comply with city and local district policy's and standards. The sidewalk area's have been placed in safe areas, as well as a slow down area in the middle of the development for safety to children. The recreation space created meets more than the minimum and gives a couple of different choices to the tenants. There is a park less than 2 blocks away, 2 major buss lines, and 15 blocks from the Light Rail Station. The new library is 4 blocks away in Tukwila Village as well. The architecture is new to the area that is heavily dominated by multi family and apartment living and the feed back from the community has been extremely positive.


7/27/18