



STAFF REPORT TO THE BOARD OF ARCHITECTURAL REVIEW

Prepared June 14, 2019

REQUEST: Conditional Use Permit for and Design Review approval for City of Tukwila Fire Station 52 and associated parking for 31 vehicles.

HEARING DATE: June 27th, 2019

NOTIFICATION: On April 4th, 2019 Notice of Application was posted onsite and mailed to all property owners and tenants within 500 feet of the subject property. Notice of Hearing was sent on June 7th, 2019. On June 12th, 2019 the Seattle Times and City of Tukwila Legal Notice section included the notice of the public hearing.

FILE NUMBER: L19-0032 and L19-0033

ASSOCIATED PERMITS: SEPA
Special Permission
Building, mechanical, electrical, and sign permits

APPLICANT: Rachel Bianchi for the City of Tukwila

OWNER: City of Tukwila

LOCATION: 15447 65th Ave S, Tukwila, WA 98188, parcel number 3597000320

COMPREHENSIVE PLAN/
ZONING DESIGNATION: Office (O)

SEPA
DETERMINATION: A Determination of Non-Significance (DNS) issued May 24, 2019.

STAFF: Max Baker, Assistant Planner

ATTACHMENTS: A. Vicinity Map and Aerial
B. Site Plan, Landscape Plan, Floor Plan, and Lighting Plan
C. Building Elevations and Renderings
D. Applicant’s Response to Conditional Use Permit Criteria
E. Applicant’s Response to Design Review criteria

- F. AM/PM Trip Generation Analysis Fire Station 52 (WHPacific 5/1/2019)
- G. Fire Station 52 Acoustical Study (The Greenbusch Group Inc., 3/19/2019)
- H. Materials and Color samples (presented at hearing)

REPORT ORGANIZATION

Following a project description and site information, the report is divided into two sections: section one is for analysis of the conditional use permit and section two is analysis of the design review request. In each of these sections, the proposal is compared to the specific criteria for approval. Conclusions follow each section.

The Consolidation of Permit Applications section in the Permit Application Types and Procedures Chapter of the Zoning Code (TMC 18.104.030) allows for permit applications related to a single project to be bundled together in a consolidated hearing and approval procedure. The procedures for the highest numbered land use decision related to the project are used. A conditional use permit is a Type 3 land use decision made by the Hearing Examiner. Design review is a Type 4 decision made by the Board of Architectural Review. The Conditional Use Permit and Design Review requests will both be decided by the Board of Architectural Review in an open record public hearing on June 27, 2019.

FINDINGS

Vicinity/Site Information

Background and Project Information

The 108,904 square foot subject site is developed with a parking lot that has served as overflow parking for Tukwila City Hall and the 6300 Building which houses City of Tukwila departmental offices. The project proposal includes construction of a 16,000 sq. ft. fire station with offices, 31 parking spaces, and associated site improvements. A Special Permission – Parking Standard permit approval was provided for the project on April 3, 2019.

The existing parking lot was constructed in 1999 and included the development of 1.27 acres of impervious surface and a 3,000 cubic foot wet pond to handle stormwater. The proposed project will remove all existing impervious surfaces and replace the wet pond with an underground stormwater vault. 39 trees will be removed as part of the demolition with 152 replacement trees proposed. The completed project will create 1.364 acres of new impervious surface on the 2.5 acre site.

There will be approximately 7,750 cubic yard of on-site cut, 2,900 cubic yards of fill, and 4,850 cubic yards of export. It is anticipated that approximately 2 acres of the site will experience some sort of ground disturbance. Retaining walls will be developed around the site; along the parking area and southern property line of the site (ranging from 0'-9' in height), along the north side of the drive-aisle (0'-5'), and around the secured yard (0'-15'). A 20' wide by 90' long tiered landscaped area will be provided between the existing western retaining wall and the secured yard.

Surrounding Land Uses

The subject property is located along 65th Ave S in Tukwila. Southcenter Boulevard is located 500' south of the site. Parcels to the north of the site are zoned Low Density Residential (LDR) and are mostly developed with single-family homes. The parcel immediately west of the site is zoned High Density Residential (HDR) and contains a multi-family apartment complex. Parcels to the south and east of the site are zoned Office (O) and contain City of Tukwila office buildings, the Cowlitz Indian Tribe's headquarters, and a Sound healthcare office building.

SECTION 1: CONDITIONAL USE PERMIT CRITERIA

The Land Use Table (Figure 18-6 Land Uses Allowed by District) lists "Fire & Police Stations" and "Parking areas, for municipal uses and police stations" as conditional uses in Office(O) districts.

The proposed project must comply with criteria detailed in the Conditional Use Permit Chapter of the Tukwila Municipal Code (TMC 18.64.050).

The applicant's response to the conditional use permit criteria is Attachment D to this staff report. Staff makes the following findings using the Code's conditional use permit criteria (TMC 18.64.050) listed in italics:

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

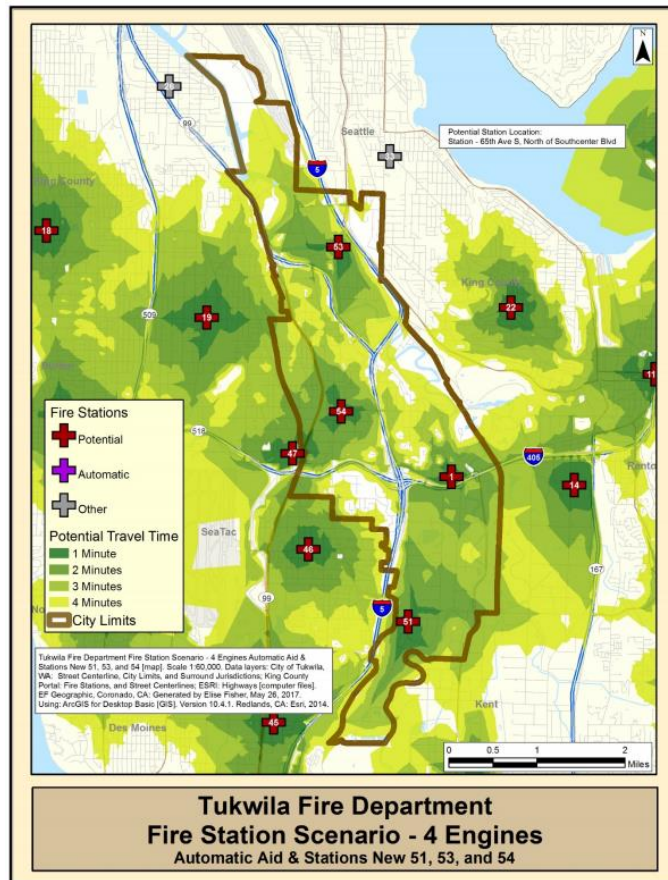
The Fire Station 52 project is part of the City of Tukwila's approved 2016 \$77 million public safety bond measure. A Public Safety Bond Siting Advisory Committee was established to explore potential sites for three new fire stations that would provide optimal response times to residents and businesses within the City while providing resilient infrastructure for the future. A final report was provided in June 2017 by FACETS Consulting that recommended the following sites for the City's fire departments:

- Fire Station 51 – 180th St. and Southcenter Blvd.
- Fire Station 52 – 65th Ave. S., N. of Southcenter Blvd.
- Fire Station 53 – 4202 South 115th Street
- Fire Station 54 – 4237 South 144th Street (Fire Station #47 previously provided emergency response from 3215 S. 152 Street but recently closed. Fire Station #54 is at 4237 S. 144th Street.)

The report details the process used to determine optimal sites as follows: *"Several scenarios for fire station locations were calculated and over 200 maps were created. Maps were developed for daytime, night time and combined day and night times. The locations for fire stations shift between day and night because of incident volume and traffic considerations.*

Recommendations for fire stations for this study are based on the combined day and night call volume and traffic. The locations recommended provide equitable response times and effective firefighting forces on a citywide basis to mitigate all-hazards incidents." The relocation of fire

stations within the City of Tukwila will provide faster response times for residents and businesses, effectively improving the public welfare of the community as a whole.



Proposed Fire Station Locations and Response Coverage

The new Fire Station 52 location will occupy a City of Tukwila overflow parking lot currently containing 69 parking spaces. The removal of this parking area will not create a non-conforming situation for the existing buildings as the remaining onsite parking areas for City Hall and the 6300 Southcenter Building meet the parking requirements based upon square footage for an office use as set forth in Figure 18-7 of Tukwila Municipal Code Title 18. Additionally, the existing police department and municipal court are to be relocated to a new location on Tukwila International Boulevard as part of the City’s Justice Center project, significantly reducing parking pressures on the site. A Special Permission – Parking Standard permit approval was provided for the project on April 3, 2019.

The new fire station is required to comply with the City’s noise ordinance as set forth in TMC Chapter 8.22. The Greenbusch Group, Inc. provided the City with a Noise Study outlining the expected sources of noise generation onsite and associated decibel levels (Attachment G). Acceptable noise levels in the vicinity were calculated along with expected sound levels:

Figure 1. Zoning



Table 3. Maximum Permissible Sound Levels, dBA

Property Line	Daytime, Hourly L_{eq}	Nighttime, Hourly L_{eq}
North	57	47
Northwest	57	47
Northeast	57	47
East	57	47
South	60	60
Southeast	57	47
Southwest	57	47
West	57	47

Source: TMC Chapter 8.22.020 and TMC 8.22.050

Table 5. Predicted Sound Levels at Neighboring Properties (hourly L_{eq}), dBA

Property	SMC Sound Level Limit (day/night)	Predicted Sound Levels	Complies with TMC
North	57/47	45	YES
Northwest	57/47	41	
Northeast	57/47	36	
East	57/47	37	
South	60/60	41	
Southeast	57/47	39	
Southwest	57/47	37	
West	60/60	37	

Figure 2. Predicted Sound Level Contours, dBA



Noise Study Decibel Level Predictions

Additionally the applicant provided the following response in regard to the operation of fire apparatus and associated sirens at the site Tukwila Fire Department has the following policy regarding use of sirens: *"Use of emergency lighting and siren is mandatory for all CODE RED responses. Exceptions: Use of the siren may be suspended, at the officer's discretion, after 2100 hours in residential neighborhoods and in instances of total gridlock."* Based on the provided study and response, no significant offsite noise impacts are expected to be generated by the Fire Station 52 development.

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

Parking

A parking standard for fire stations is not listed in the Off-street Parking Regulation Chapter City's Zoning Code; therefore, a Type 2 decision by the Director of Community Development is required. Per the Uses Not Specified section (TMC 18.56.100,) the parking standard shall be based upon the requirements of the most comparable use specified in the Code. The Director issued a Determination that 20 vehicle stalls is the minimum number required for Fire Station 52. The proposal meets this determination.

The International Building Code states that "accessible parking must be located on the shortest accessible route of travel and wherever practical must not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route shall be designated and marked as a crosswalk." Accessible parking is provided within the public parking lot; staff and the City's Building Official determined that the proposal meets Code.

Height and Setbacks

In addition to minimum off-street parking requirements, minimum structure setbacks and height maximums of 3 stories or 35 feet are specified for the Office zone. The structure meets the setback requirements of 25' Front Yard Setback, 10' Side Yard Setback, and 10' Rear Yard Setback (Attachment B). The tallest portion of the building is 28' 9". Fences up to six feet and walls up to four feet are exempt from the yard setbacks (Yard Regulations TMC 18.50.070).

Landscape

The Landscape Chapter of the Zoning Code (TMC 18.52) was updated in 2017. Standards exist for:

- Landscape perimeter depths and plant palette;
- Parking lot landscaping standards, including amount of landscaping, landscaping location, and plant palette;
- Streetscape landscaping;
- Ground level mechanical and recycling/trash screening;
- Significant tree retention;
- Plant material requirements; and
- Soil preparation.

Landscape perimeter depths and plant palette

15-foot deep Type 1 perimeter front yard landscaping is required along the front yard, however the site's flag-lot layout compromises the ability to locate significant landscaping along the street. Additional landscaping will be provided within the site and proposed memorial garden to address this issue.

10 feet deep, Type II side yard landscaping is required along the north and west property lines. The standard calls for a mix of deciduous and evergreen trees but the proposal only provides deciduous trees along the northern property line. This will need to be addressed at the time of the development permit.

Parking Lot Landscaping standards

Trees must be evenly distributed; landscape islands must be a minimum of 6 feet by 100 square feet in area and protected from damage by cars; landscape islands must be used every 15 parking stalls and at the end of every row of parking.

A minimum of 20 square feet of landscaping per stall is required. The Landscape Architect calculates that the minimum square footage is met.

There is an even distribution of trees in the lot and the landscape islands meet the minimum dimensions. 15 public parking spaces are provided with landscape islands at each end and a landscape island towards the middle of the row. A second row of 15 stalls is located within the secured yard behind the fire station with landscaping provided at each end.

Ground level mechanical and garbage

Ground level mechanical equipment and garbage storage areas shall be screened with evergreen plant materials and/or fences or masonry walls. Proposal provides fencing around transformer equipment and refuse collection areas.

Significant Trees

Significant trees located within any required landscape area that is not a safety hazard shall be retained and protected during construction. The applicant has provided a tree removal/retention plan along with tree protection standards (Attachment B).

Plant materials

Species diversity has been addressed and incorporated into the proposed landscape plan.

Soil materials

A soil preparation matrix has been provided with landscape plans and meets the requirements set forth in TMC 18.52 (Sheet L411, Attachment B). Soil cells have been provided for landscaped trees adjacent to hardscape in the entryway plaza, however no soil cells have been provided for trees located within the public parking area. The placement of soil cells within these areas will need to be addressed at the time of the development permit.

Supplemental Development Standards

Lighting capable of providing adequate illumination for security and safety that is in scale with the height and use of the associated structure is required. Any illumination must be directed away from adjacent properties and streets (Light Standards, TMC 18.50.170). A lighting site plan and a site lighting calculations plan (Sheet E102, Attachment B) have been provided.

32 square feet of recycling storage space is required, and the outdoor collection point may not be in a required setback or landscape area. In addition, the collection point may not be located so that hauling trucks obstruct pedestrian or vehicle traffic on or off site (Recycling Storage space for non-residential uses, TMC 18.50.185). The Code further specifies that the collection point must have an opaque wall or fence of sufficient size and height to provide complete screening and that the architectural design is consistent with the design of the primary structure (Design of Collection points for garbage and recycling containers TMC 18.50.190). The site plan shows an adequately sized space on the site plan within the southeast corner of the secured yard. The design of the enclosure will use the same metal fencing used for the secured parking area.

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

The surrounding area is characterized by low scale private offices, government and tribal offices, and housing ranging from single-family homes to multi-family apartment buildings. The purpose of the Office zone, in which Fire Station 52 will be located, is to provide for areas appropriate for professional and administrative offices, mixed with certain retail uses. The proposed administrative functions of the proposal are similar in character to other uses currently located in the zone, namely the Tukwila City Hall and the 6300 Building. While the fire station itself will operate 24 hours a day, the administrative offices will follow normal business hours, effectively limiting impacts to surrounding land uses.

The proposed fire station and associated office uses will be compatible with the surrounding land uses. Traffic from the uses can be accommodated within the existing transportation network. The three nearby intersections in the traffic study provided by WHPacific currently operate in a fair condition. Based on the results of the traffic analysis, relocating the fire station, Police Department and Municipal Court will decrease the overall traffic volumes, and slightly improve the traffic operations at the three intersections (Attachment F).

4. *The proposed use shall be in keeping with the goals and policies of the Comprehensive Land Use Policy Plan.*

The Comprehensive Plan's goal statement for the Southcenter Boulevard area is to develop a corridor of low-rise offices and residences with localized commercial uses at major intersections, all of which act as a buffer to the low-density residential neighborhoods to the north of the Southcenter area.

Residential Neighborhood Policy 7.7.1 says, *“Balance the competing concerns of uphill residents for maximum views and the community-wide desire for contour-hugging design and angular lines of hillside structures.”*

The structure meets the development standards (height, setbacks, landscaping) set forth for the Office district. The project has also made careful consideration for impacts to neighboring residential properties by working to locate the building in a way that does not significantly impacts views of the Tukwila Urban Center from the north.

Residential Neighborhood Policy 7.7.3 says, *“Provide additional pedestrian connections between residential areas to the north and Southcenter Boulevard.”*

The incorporation of a pedestrian walkway between 65th Ave S, Tukwila City Hall, and the Sound Mental Health Campus provides an opportunity for workers and residents to travel through the site safely and efficiently.

Residential Neighborhood Policy 7.8.4 says, *“Discourage noise levels incompatible with residential neighborhoods.”*

The design of the fire station, coupled with the standard practices of the Tukwila Fire Department, discourage noise levels incompatible with the residential neighborhood:

- Sirens on fire apparatus are used to clear traffic on public rights-of-way and will likely be unnecessary when on the fire station property. As standard practice, the fire department is mindful of only using the siren when absolutely necessary in residential neighborhoods at night.
- Reverse-warning sirens will be minimized because of the drive-through station design. When returning from a call, fire truck will drive around the building and into the apparatus bays, as opposed to needing to reverse into the bays and using their back-up alarms.

Roles and Responsibilities Policy 15.2.2 says, *“Assure that essential public facilities are located where necessary, and that they are conditioned as appropriate to ensure equity and to mitigate their impacts on the community.”*

The fire station has been sited to minimize response times for emergency calls in the city. The station’s location adjacent to City Hall is additionally beneficial because it simplifies in-person communication between the Fire Department Headquarters and the City Hall facilities.

The Comprehensive Plan’s Capital Facilities chapter requires adequate public facilities to serve the growth in households and jobs in the City. The Tukwila Comprehensive Plan adopts service standards and meeting those standards requires adequate space for public safety, planning for emergencies and emergency preparedness, and hearings and decisions on violations of local laws.

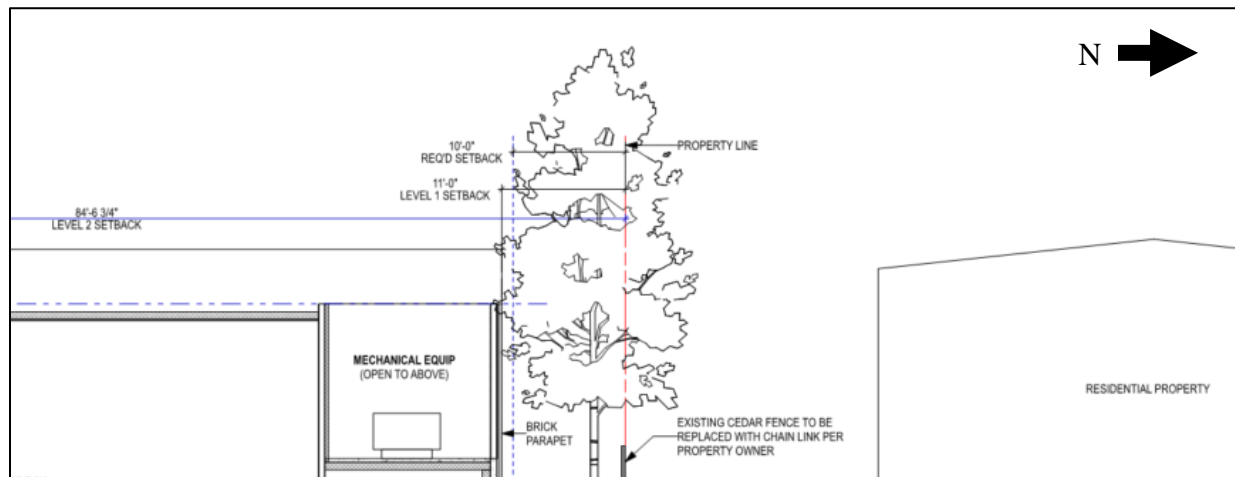
5. ***All measures shall be taken to minimize the possible adverse impacts which (sic) the proposed use may have on the area in which it is located.***

During the Public Safety Plan's public outreach period, three main concerns were raised by neighbors regarding impacts from the new Fire Station 52 location:

1. *Noise generated from sirens when fire apparatus leave station on an emergency call.*
2. *Loud beeping noise made when fire apparatus backs up.*
3. *Unsightly views of and noise from rooftop mechanical equipment.*

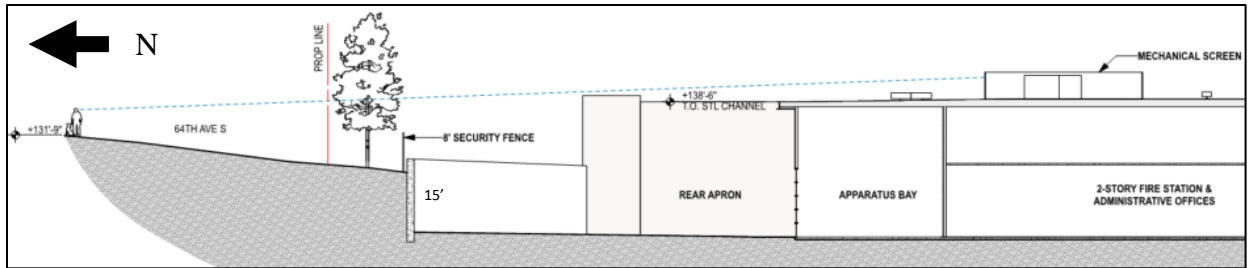
The new fire station is required to comply with the City's noise ordinance as set forth in TMC Chapter 8.22. The Greenbusch Group, Inc. provided the City with a Noise Study outlining the expected sources of noise generation onsite and associated decibel levels (Attachment G); the project has been found to comply with the noise ordinance. The fire station will not sound their sirens until they reach the public right-of-way on 65th Ave S. Additionally, the layout of the fire station has incorporated a drive-through design that removes the need for fire apparatus to reverse into the garage, effectively reducing the need for back up alarms.

Fire Station 52 has provided an enclosure for mechanical equipment along the northern portion of the structure that is incorporated into the building's design to appear as part of the main structure (see image below). This enclosure provides significant acoustical buffering for the residences to the north as well.



Mechanical equipment enclosure incorporated into Fire Station 52 structure

Additional rooftop mechanical equipment has been located on the structure in line to reduce the visual impacts of the equipment. This equipment will also be screened using materials that are harmonious with the structure's overall design.



Rooftop mechanical equipment site line from neighboring property

Parking supply exceeds the minimum required number of parking stalls so that motorists who are accessing the fire station do not become a nuisance. Perimeter fencing is included to ensure that the fire vehicles and station staff are secure at all times of the day. Operationally, the City's police station, city hall, and administrative offices have harmoniously coexisted adjacent to the residential neighborhood in the surrounding area for many years.

Conclusions

1. The proposed uses will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity.
2. Noise associated with Fire Station 52, specifically emergency response sirens, is exempt from the noise regulations, and has historically existed in the area with the Tukwila Police Station at City Hall. The project is subject to design review; landscape plans are reviewed under the application criteria of the Landscape Chapter (TMC 18.52.100).
3. The proposed development will generally be the same scale of the surrounding development but will have more controlled vehicular access, landscaping and pedestrian improvements. The project will provide sidewalks connecting the existing City campus to 65th Ave S. The proposed fire station and associated office uses will be compatible with the surrounding land uses. Traffic from the uses can be accommodated within the existing transportation network.
4. The proposed use will not conflict with the goals and policies of the Comprehensive Plan.
5. The proposed use has incorporated design elements that work to address issues related to noise, traffic impacts, and visual impacts.

SECTION 2: DESIGN REVIEW CRITERIA

This project is subject to Board of Architectural (BAR) design approval under the Office Design Review Section of the Tukwila Municipal Code (TMC 18.18.070). The project is subject to design criteria included in Chapter 18.60.050. For the applicant's response to the criteria, see Attachment E.

Commercial and Light Industrial Design Review Criteria is separated into five sections. Within each section are a number criteria, covering such issues as pedestrian and vehicular circulation, architectural

relationships, building design, and landscaping. Design Review Criteria explain requirements for development proposals. They are the decision criteria by which the Board of Architectural Review will decide whether to approve, condition or deny a project.

1. Relationship of Structure to Site

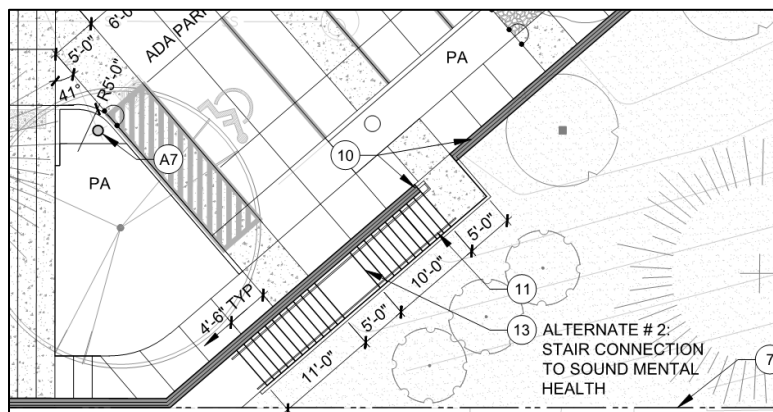
a. *The site should be planned to accomplish a desirable transition with streetscape and to provide for adequate landscaping and pedestrian movement.*

The parcel is a flag lot with limited street frontage along 65th Ave S. Additionally, fire apparatus turning radii require the existing driveway to be widened to accommodate turning pathways. As a result existing landscaping near the street front will need to be removed/relocated. Additional landscaping will be accommodated elsewhere onsite to make up for loss in street front landscaping.



Fire Station 52 parcel

Proposed site plan preserves pedestrian connection between 65th Ave S and the Tukwila City Hall campus. A connection has also been provided between the proposed pedestrian pathway and Sound Health’s campus to the south of the site. Further within the site trees and groundcover plants have been located adjacent to pedestrian pathways, providing division between drive aisles and sidewalks and softening edges of paved areas.



Proposed connection to Sound Mental Health campus

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

Parking lots for Fire Station 52 are located away from 65th Ave S, reducing visual impacts to the right-of-way. Service areas (trash, recycling, utility boxes) are located within the secured yard and are each located inside a screened enclosure that utilizes materials matching the design scheme of the main building.

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

The building's height complies with code requirements, and the size and scale are similar to office and commercial structures on Southcenter Boulevard and on properties zoned Office.

2. Relationship of Structure and Site to Adjoining Area

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

The proposed building is approximately 16,000 square feet; the mass and scale of the building is consistent with the surrounding commercial and office areas. The proposed brick siding is more residential in character than exterior materials utilized on nearby office buildings, providing for a transition in materials from the commercial corridor along Southcenter Blvd to the residential areas north and west of the site. The texture and lines of the proposed materials are harmonious.

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

The existing landscaping along the perimeter is preserved to the maximum extent possible. Additional infill landscaping along the perimeter is proposed to meet the TMC 18.52 requirements. Topography change and landscaping help screen the building from the adjoining single family homes along the north and west of the property.

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

The massing and design of the office building is consistent with office and commercial buildings along Southcenter Blvd. and 65th Ave S. The color palette is a soft transition between the commercial buildings along Southcenter Blvd. and the residential buildings north of the site.

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

The transportation improvements to the site include an enhanced pedestrian connection from 65th Ave S. Conflicts between pedestrians crossing the drive aisle are minimized by locating the main walkway to the inside of the parking area, away from vehicle circulation. Two crosswalks are provided between the main building entryway and the walkway/parking area. Fire apparatus exiting the garage will not cross the pedestrian walkways when responding to a call.

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

The current and new on-site vehicular circulation will be compatible with street circulation as the existing access point on 65th Ave S is not changed. For security reasons, the project will close off the current vehicular connection between the City Hall site and the project site. However, an accessible pedestrian route from 65th Ave S to Fire Station 52 and the City Hall site will be provided. Additionally, a pedestrian connection is proposed between the Fire Station 52 walkway and the Sound Health campus to provide additional access opportunities for neighboring properties.

3. Landscaping and Site Treatment

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

The site topography slopes east toward 65th Ave S.; in order to provide for a flat parking and turning area for fire apparatus, the site will need to be graded significantly. However, public areas and walkways are located at the top of retaining walls and to the south of drive-aisles and the main structure, providing viewing opportunities to the south and reducing solar exposure obstructions.

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

The finished grades of drive aisles, parking areas, and pedestrian walkways will be less than those that currently exist onsite. The walkway between 65th Ave S and the Tukwila City Hall campus will be separated from vehicular traffic by the public parking area, and crosswalks connecting the plaza to the walkway will be well defined through a combination of differentiated concrete and landscape islands.

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

The landscaping in the public plaza is designed to create an obvious pathway and seating area. Much of the additional landscaping in the perimeter and parking areas of the site are the same species as existing trees, incorporating site improvements and aesthetic changes with mature, existing landscaping.

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

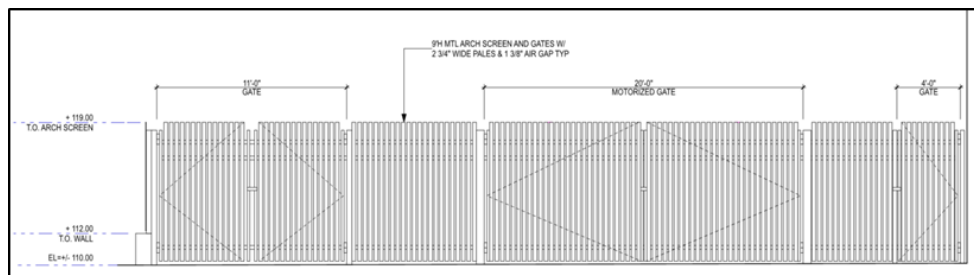
Parking lot landscaping is sited in landscaped islands and protected by curbs.

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

There is an even distribution of trees in the public parking lot and the landscape islands meet the minimum dimensions. Landscape islands are at either end of the parking row with a third island in the middle of the row. Landscaping is provided within the plaza area leading toward the main entrance of the building, and additional landscaping is provided within the service yard along the building's edge.

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

There will be attractive metal fencing to screen and support the protection of the garbage and recycling containers on site. This fencing will also be used to screen the onsite transformer adjacent to the refuse area.



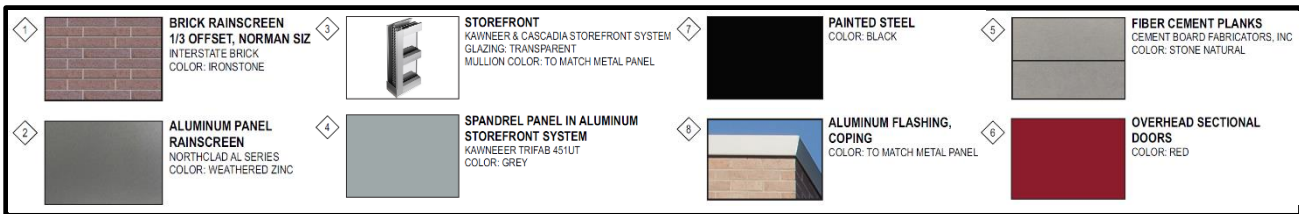
Trash and Generator Enclosures

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

In the apparatus bay of the fire station, transparency is provided to allow visitors and passersby a glimpse into the fire station itself.

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

The majority of the building will employ a dark brick on the exterior with zinc metal paneling as an accent. Steel details at the edge of the roof and along canopies will be set in a glossy black. The fire apparatus bay doors will be largely transparent, with a fire station red used for the trim to match the vehicles inside. This color scheme is meant to help blend the building into office and residential neighborhood in which the building resides. No brilliant colors will be employed.



FS 52 Colors/Materials

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

Rooftop mechanical equipment will be located toward the center of the structure to reduce visibility from the ground level. Metal panel screening is also proposed to screen the rooftop mechanical equipment from view. Ground level equipment areas (generators, refuse containers) will be screened using a fence of similar design to the fence enclosing the service yard.

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

Light fixtures are of a modern design and meant to match the overall theme of the fire station. All fixtures will be shielded and located to limit offsite impacts.

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

Materials are varied between roof, trim, and siding, adding visual interest.

5. Miscellaneous Structures and Street Furniture

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



Public Seating Design

Concrete seat walls are provided within the plaza area near the entryway of the building and adjacent to the memorial garden along eastern portion of the site. The cast-in-place concrete walls will match the material and color scheme of the driveway, entry plaza, and public parking area. The scale of the concrete benches are meant to be similar in size and form to the windows and doorways on the fire station, creating a connection between the street furniture and the main structure. The wood seats also add a natural material to the concrete theme of the site, providing a bridge between the landscaping and the hardscaped areas of the site.

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

Chapter 18.52 of the Tukwila Municipal Code provides guidance on landscaping and lighting. *TMC 18.52.065- Lighting: Parking and loading areas shall include lighting capable of providing adequate illumination for security and safety. Lighting standards shall be in scale with the height and use of the associated structure. Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way.*

Surface parking lot lighting will be located to ensure safe levels of lighting for people walking to and from their cars, within the entryway plaza, and along the pedestrian walkway. The applicant will ensure all parking areas are illuminated to one footcandle or more for safety.

CONCLUSIONS

1. Relationship of Structure to Site.

Pedestrians and drivers will all have safe access to 65th Ave S. from Fire Station 52, with additional access provided to pedestrians from Sound Mental Health's campus and the Tukwila City Hall site. The building's height complies with code requirements, and the size and scale are similar to office and commercial structures on Southcenter Boulevard on properties also zoned Office.

2. Relationship of Structure and Site to Adjoining Area.

The proposed building is a simple box shape, but architectural interest is added through significant transparency provided by the garage bay doors and variable window placement along the office area of the building. A second-story outdoor patio is provided for employees on the south face of the building, taking advantage of the site's topography and solar exposure. The darker colors punctuated with transparency, the incorporation of natural materials such as brick and metal, and the location of landscaping along the building's southern edge breaks up the appearance of a large structure.

Landscaping plans include the addition of taller trees and shrubs on the southern elevation of the building which will help screen the station from the south and east.

3. Landscape and Site Treatment.

Landscaping is largely in compliance with Tukwila Municipal Code standards. The City's Urban Environmentalist has reviewed and approved proposed plant species, siting and materials to ensure appropriate spacing. The perimeter landscaping follows a coherent design concept, which will soften the impact of the building and parking area on surrounding properties and create a more pedestrian-friendly atmosphere for the walkway connecting 65th Ave S and the Tukwila City Hall Campus. However, 10 feet deep, Type II side yard landscaping is required along the north and west property lines. The standard calls for a mix of deciduous and evergreen trees but the proposal only provides deciduous trees along the northern property line. Staff recommends that the landscape plan be revised to provide a greater mix (at least 75%/25%) of deciduous and evergreen trees in the ten foot wide Type II side yard landscaping along the north property line.

TMC 18.52.070 requires that for landscaping in sidewalks and parking lots, or in limited areas of soil volume, structural soils (Cornell University product or similar) must be used to a preferred depth of 36 inches to promote tree root growth and provide structural support to the paved area. However, suspended pavement systems (soil cells or similar) may also be used if approved by the Director of Community Development. Soil cells are currently proposed for landscaped areas within the entryway plaza, however no soil cells or structural soils are provided for landscape islands within the parking lot or memorial garden. Staff recommends that the placement of soil cells within these areas be addressed at the time of the development permit.

4. Building Design.

The design of the building minimizes its impact visually from 65th Ave S frontage with set-back siting and the incorporation of darker materials. The renderings demonstrate a cohesive style and quality design with ample modulation and attention to detail. The color palette features neutral brick with darker accent colors. Materials are varied between roof, trim, and siding, adding visual interest. The flat roofline provides a modern look for the building while keeping the visual impact on surrounding properties to a minimum.

5. Miscellaneous Structures and Street Furniture

Surface parking lot and walkway lighting provides safe, visible pathways for pedestrians through the site. Furniture in the form of concrete benches with wood seating is located in the entryway plaza and adjacent to the memorial garden. All such structures and equipment are designed to match the overall modern aesthetic of the Fire Station 52 project.

RECOMMENDATION

Staff recommends adoption of the Findings and Conclusions and approval of the Conditional Use Permit.

Staff recommends adoption of the Findings and Conclusions and approval of the Design Review application with the following conditions:

1. The landscape plan shall be revised to provide a greater mix (at least 75%/25%) of deciduous and evergreen trees in the ten foot wide Type II side yard landscaping along the north property line.
2. No soil cells have been provided for trees located within the public parking area. The placement of soil cells within these areas will need to be addressed at the time of the development permit.

The following are informational items that will need to be addressed before issuance of the development permit:

1. Fire Department has noted that grade and cross slope, to include intersection and access driveway for fire apparatus, is approved contingent on evaluation by a third party Civil/Roadway Engineer (who shall be mutually acceptable to both the City and the applicant) determining that the grade and cross slope meets current roadway standards for the safe operation of fire service response units and is safe for fire apparatus with a recommended drive speed when turning/driving on the access drive and intersection, since TMC 16.16.070 (11) limits "the gradient for a fire apparatus access road shall not exceed 15% with a cross slope no greater than 5%."
2. Signs are not approved as a part of this permit; applicant will be required to apply for a separate Permanent Sign (Building Mounted and Freestanding) permit.