



Department of Community Development

July 23, 2020



Greenwood Heating Design Review
14027 Interurban Ave S



Appearance of Fairness Questions

1. Do you or your family have any interest in the subject property?
2. Do you stand to gain or lose by your decision on this matter?
3. Have you had ex-parte communications about this application?
 - a) If yes, “would you state for the record the substance of any communication you have had, outside of the hearing with opponents or proponents on the issue to be heard.”
 - b) Does anyone wish to rebut the substance of this communication?
4. Does anyone here object to the Commissioners hearing this matter?



Presentation Overview

- Review Process
- Background Information – Site and Project
- Design Review
 - Staff Recommendations



Review Process

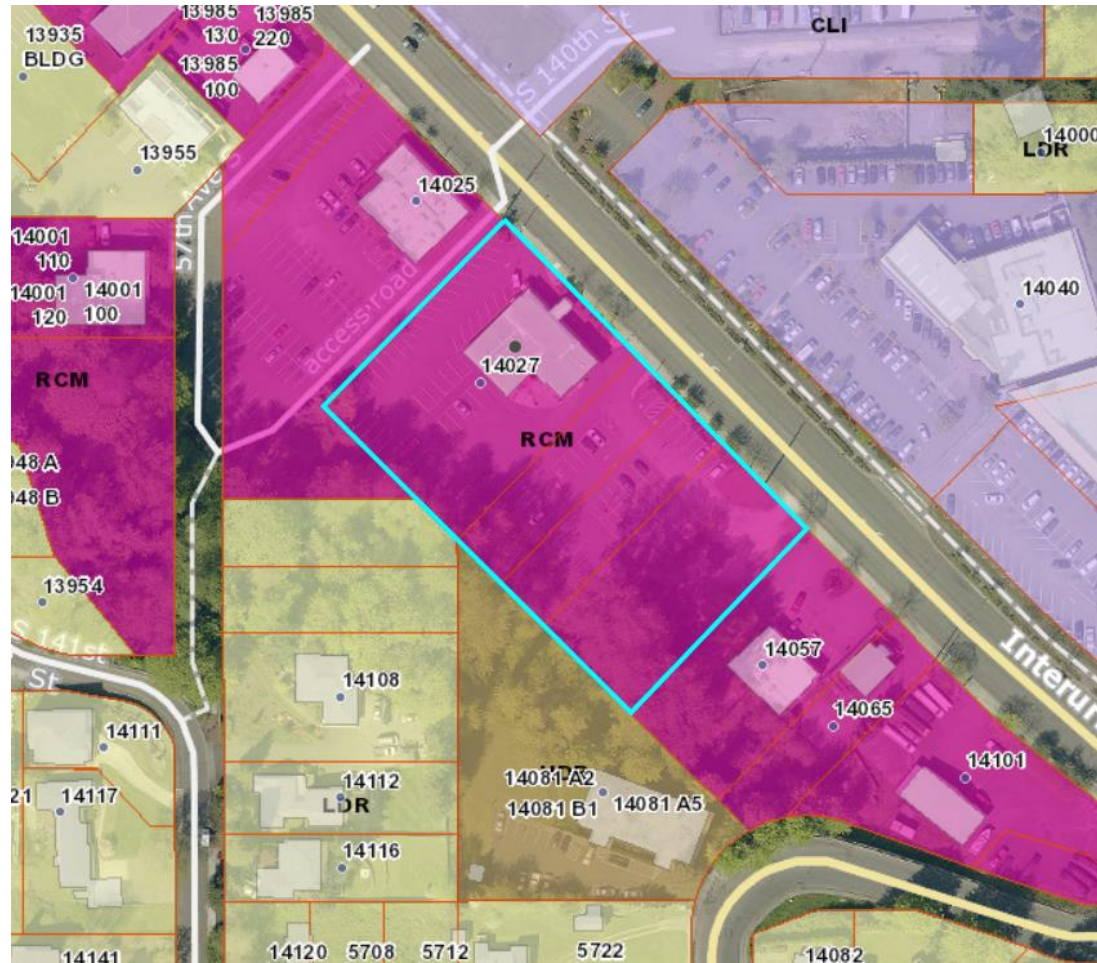
RCM Zoning District

- Office and Warehouse Use Permitted

Design Review

- All new commercial structures over 1,500 sf in RCM require design review; structures over 5,000 sf require BAR approval.

A category IV wetland exists at southern corner of site. Separate Special Permission – Sensitive Areas permit (L20-0016) approved to waive building setback from wetland buffer.





Site Characteristics & Existing Development





Perspective looking south into site.

(Previous tenant, Horizon Ford, occupying site at time of image.)



View of site looking southwest from Interurban Ave S.



View of site looking northwest from Interurban Ave S.



Proposal

- Construct a new 2 story office, 1 story warehouse building with associated parking, truck maneuvering areas, landscaping, storm drainage and utility improvements.
- Restriping and repaving of portions of existing parking lot.
- Enhancement of site landscaping within wetland buffer.



Design Review Criteria

1. Relationship of Structure to Site
2. Relationship of Structure and Site to Adjoining Area
3. Landscape and Site Treatment
4. Building Design
5. Miscellaneous Structures and Street Furniture



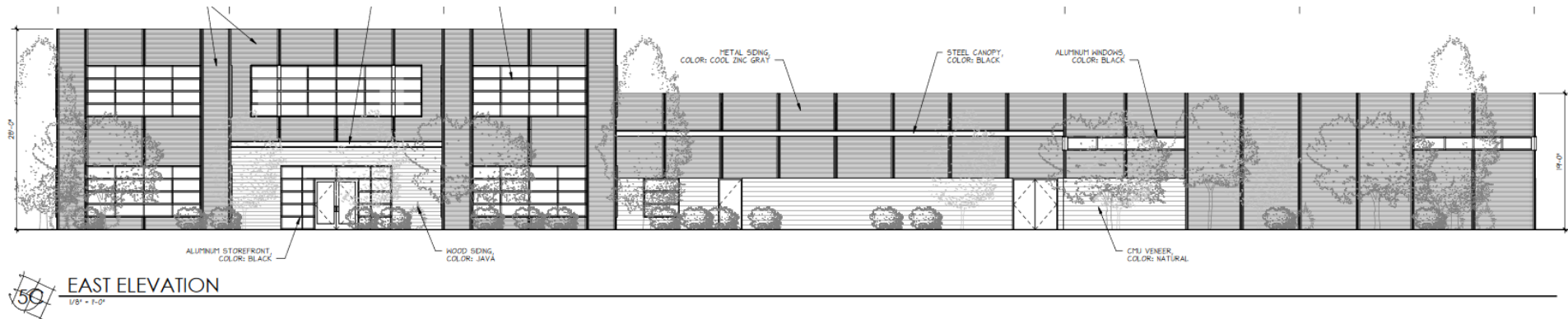
Proposed Topography and Access

- Project will consolidate curb cuts along Interurban Ave S from three existing to two proposed.
- No changes to topography proposed. Minimal excavation required for construction of building.
- Adequate parking is provided for the office and warehouse uses as required by TMC. Total of 29 parking spaces required. Project will provide 59 parking spaces onsite.



Building Design

- The height and scale of the proposed building is similar to neighboring buildings on the block, all of which are 1-2 stories in height.
- Location in center of site and setback from Interurban will not visually impose on surrounding properties.





Colors and Materials



Proposed Building

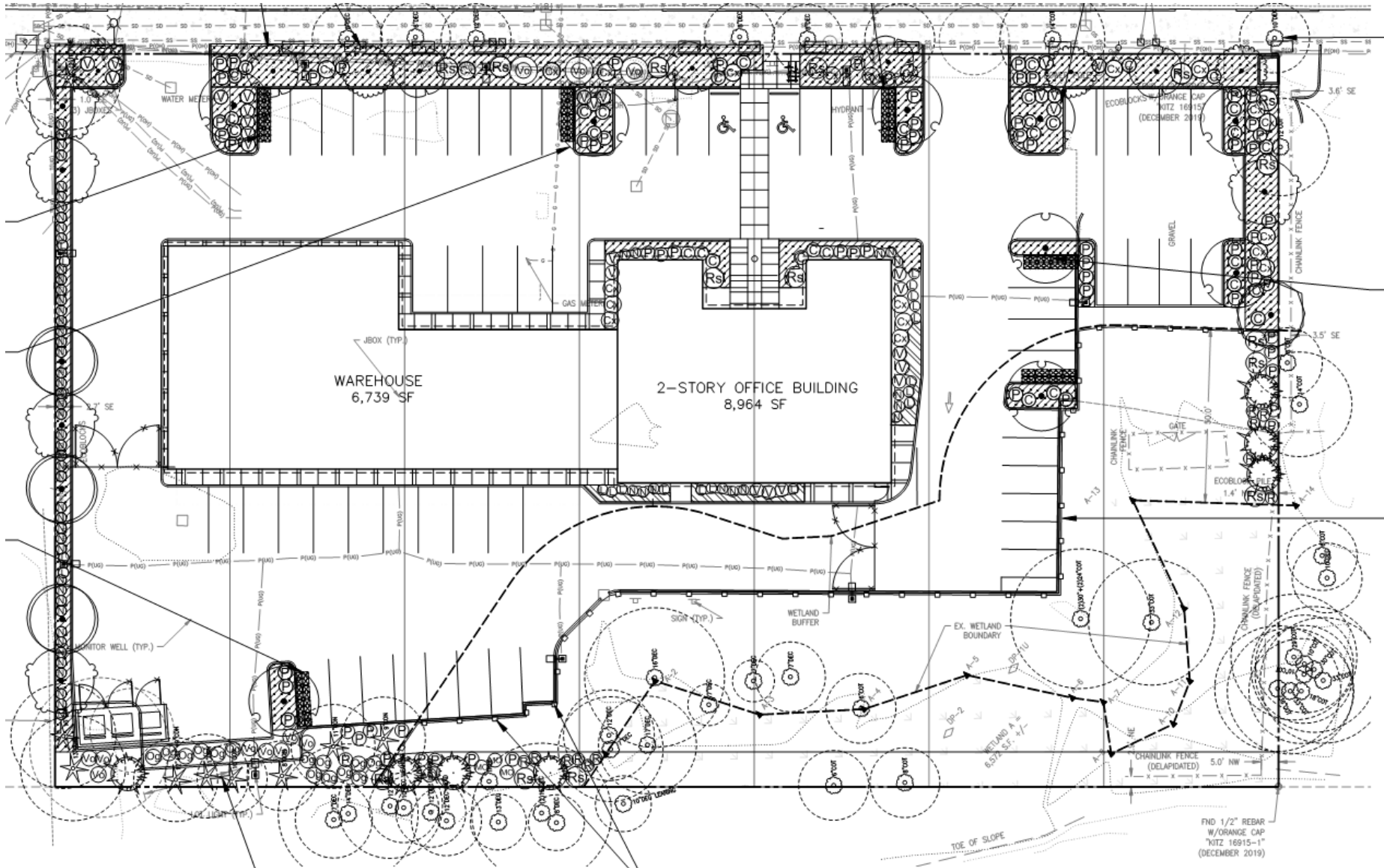
Looking Northwest from Interurban



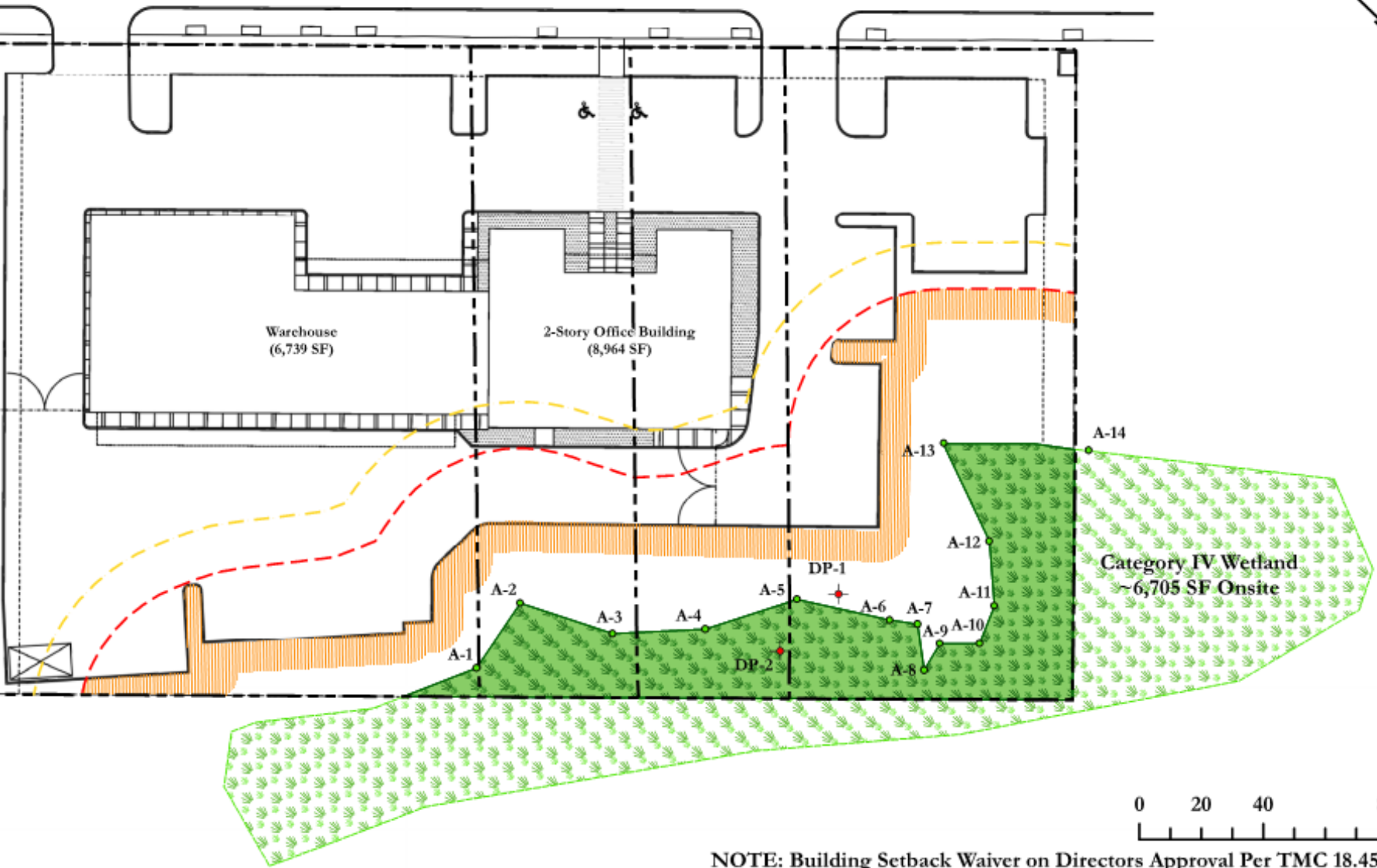


Landscape / Site Design

- 10' Type II perimeter landscaping along southeastern boundary line, 5' along northwestern boundary line.
- 10' of landscaping at the parking area's edge within the wetland buffer that consists of native plants (Sitka spruce trees and native grasses).
- 10' building setback from wetland buffer waived under Special Permission – Sensitive Areas permit L20-0016.



FND 1/2" REBAR
 W/ORANGE CAP
 TITZ 16915-1*
 (DECEMBER 2019)

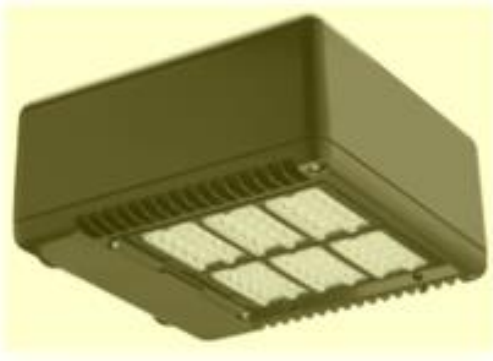


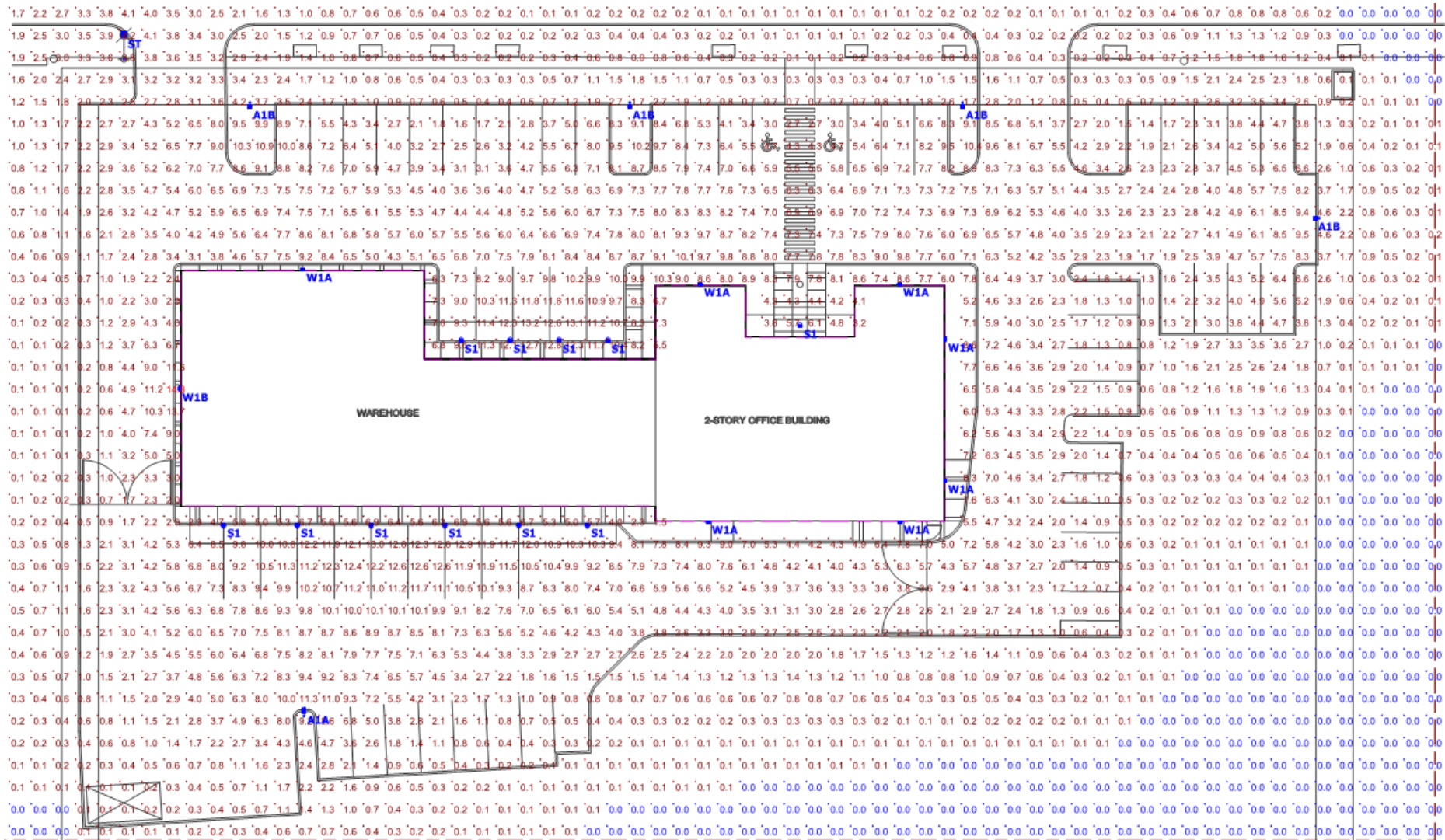
NOTE: Building Setback Waiver on Directors Approval Per TMC 18.45.080.E.2



Lighting

- Exterior lighting design is compatible with industrial modern design of building. Lighting along the entrance will work to accentuate the pedestrian pathway and main entrance.
- Lighting to the rear of building will be located to reduce spillover impacts to the adjacent wetland and its buffer.





Lighting Plan



Public Comments

The Duwamish Tribe provided a letter on March 12, 2020 following review of the cultural report indicating that the findings and recommendations of the document were acceptable. No additional comments were received.



Design Review Recommendations

Staff recommends approval with following condition:

1. Elevations of the trash enclosure will need to be submitted as part of the development permit to ensure enclosure design is consistent with overall building design.



Project Motions (Sample)

Design Review

- I move to approve Design Review project number L20-0011 based on the findings and conclusions contained in the staff report dated July 13, 2020.