



**STAFF REPORT TO THE BOARD OF ARCHITECTURAL REVIEW
DEPARTMENT OF COMMUNITY DEVELOPMENT
Prepared February 10, 2021**

HEARING DATE: February 25, 2021

STAFF CONTACT: Jaimie Reavis, Senior Planner

NOTIFICATION:

- Notice of Application posted on site and mailed to surrounding properties and agencies with jurisdiction on January 20, 2021.
- Notice of Public Hearing published in the Seattle Times, posted on site, and mailed to surrounding properties and agencies with jurisdiction February 11, 2021.

FILE NUMBERS: L20-0129 (Subdivision Preliminary Plat)
L20-0138 (Public Hearing Design Review)

ASSOCIATED FILES: E20-0014 (SEPA/Environmental Review)
L19-0035 (Development Agreement)

APPLICANT: Valerie Thiel, Sage Architectural Alliance

REQUEST: Request for approval of a Subdivision Preliminary Plat and Public Hearing Design Review for the Riverton Cascade homeownership project by the Homestead Community Land Trust.

LOCATION: 3118 S. 140th St. (undeveloped lot north of Riverton Park United Methodist Church on parcel #162304-9060)

COMPREHENSIVE
PLAN DESIGNATION/
ZONING DISTRICTS: Low Density Residential (LDR)

SEPA COMPLIANCE: The City of Tukwila, as the lead agency for this project, issued a preliminary Determination of Non-Significance for this project on February 11, 2021. The DNS comment period will close on February 25, 2021.

PUBLIC COMMENTS: There were no public comments received in response to the Notice of Application mailing and on-site posting.

RECOMMENDATIONS: **L20-0129 Preliminary Subdivision**
Staff recommends approval with conditions of the Preliminary Subdivision application.

L20-0138 Public Hearing Design Review
Staff recommends approval with conditions of the Design Review application.

ATTACHMENTS:

- A. Applicant's response to design criteria
 - Written response
 - Presentation of response
- B. Project Design
 - Colors and Materials
 - Colored Building Elevations
- C. Plan Sheets
 - Riverton Park Preliminary Plat Survey (SHT1-SHT4)
 - Paving and Grading Plan (C3.0-C3.1)
 - Site Lighting Plan and Site Luminaire Schedule (E101-E102)
 - Landscape Plan and Planting Schedule (L1.0-L1.1)



FINDINGS

PROJECT DESCRIPTION

Homestead Community Land Trust is proposing to subdivide one existing parcel into 18 unit lots, along with a tract for parking, access and utilities and a tract for a central commons/shared recreation space. Homestead Community Land Trust purchased the land from the Riverton United Methodist Church in 2018 to create an affordable homeownership project consisting of four single-family homes and seven townhouse duplexes (14 homes).

Homestead Community Land Trust received approval of a Development Agreement and associated amendment in 2020 from the Tukwila City Council to allow differing requirements than currently are allowed in the LDR zoning district, including increased residential density, development of duplexes, and reduced setbacks. In exchange for approval of differing development standards in the LDR zone, the project proposes several public benefits, including construction of a development that incorporates sustainability measures in the interest of both environmental responsibility and to promote affordability through maximizing homeowners' ability to utilize renewable resources. The structures will be sold to new homeowners, and the land will remain in ownership and management by the Homestead Community Land Trust. Homestead Community Land Trust is a non-profit committed to involvement in the community and has shown fiscal stability and long-term commitment to its mission. Additionally, the project will provide affordable housing to larger families, including those households earning less than 80% of King County median income.

VICINITY/SITE DESCRIPTION

Site Description

The project site is located on the western edge of Tukwila, near the corner of Military Rd. S. and S. 140th St., within the Cascade View neighborhood. The project parcel is approximately 1.3 acres in size and is located on a vacant site between the Riverton United Methodist Church and the Cascade View Elementary playfield.

Existing Development

The project site has been vacant throughout its known history. Prior to ownership of the site by the Homestead Community Land Trust, it had been used as a community garden and as a temporary camp site for people experiencing homelessness.

Surrounding Land Uses

The site is located within a residential neighborhood. Bordering the site to the east is the Safe Routes to School pathway and Riverton Crest Cemetery. Bordering the site to the west is a property that was most recently a veterinary clinic and was recently purchased by Three Tree Montessori School. To the north is Cascade View Elementary School and associated playfields, and to the south is the Riverton

United Methodist Church. Parcels located southwest of the site are residential properties owned by the Riverton United Methodist Church.

Topography

The project site is flat.

Vegetation

Three existing trees are located on the north side of the site. The trees sizes (in diameter at breast height) are six inches, eight inches, and 36 inches. The two smaller trees are proposed to be removed and will be replaced by new trees and landscaping proposed as part of the site development. The existing 36-inch diameter tree will be protected during construction and will remain on site.

Access

Existing vehicular and pedestrian access to the site is from access easements on the eastern side of the Riverton Park United Methodist Church. A Safe Routes to School pathway was constructed less than 10 years ago along the driveway and the eastern strip of the project site through a grant received from the Washington State Department of Transportation. The Safe Routes to School pathway formalized an existing route connecting from S. 144th St. to Cascade View Elementary. Impacts to the pathway and associated Safe Routes to School improvements are likely. Per the easement granted to the City at the time of construction, any impacts are required to be pre-approved by the City and reconstructed by the applicant to meet the same standards as existing conditions.

REVIEW PROCESS

The Development Agreement for this project specifies the review process for the Riverton Cascade project, including the following:

- 1) Subdivision: Creation of individual residential lots and tracts shall be through subdivision process outlined in TMC 17.14, including the Preliminary Plat criteria in TMC 17.14.020 and the Unit Lot Subdivision requirements of TMC 17.14.060. Subdivision review for this project applies the development standards, vested land use regulations and other provisions contained in the Development Agreement in the event there are inconsistencies between the Development Agreement and TMC Section 17.14.060.
- 2) Design Review: The Riverton Cascade project will apply for design review under the Board of Architectural Review (BAR). The BAR will apply the Development Agreement to their review of the project.

REPORT ORGANIZATION

This staff report has been divided into two sections. The first section covers the Subdivision Preliminary Plat; the second covers the Design Review. Staff's conclusions and recommendations follow each section.

SECTION ONE– 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 TMC 18.108.040. Criteria for Preliminary Plat Approval are contained in TMC section 17.14.020(D), and requirements specific to Unit Lot Subdivisions are in TMC 17.14.060. 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.

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 Community Development Director. Before the final plat is submitted to the Community Development Director for signature, it shall be reviewed by multiple departments including Fire, Public Works, and Building, and signed by the Tukwila Finance Director.

3. Recording

Upon approval by the DCD Director, 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 within five years of the date of this preliminary approval or the application will expire. The DCD Director 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.**

This project is in conformance and helps implement several of the goals and policies within the Housing and Residential Neighborhoods chapters of Tukwila Comprehensive Plan, including the following:

Housing

Policy 3.1.2 *Work with residents and property owners to consider housing options that meet current and future needs.*

Goal 3.2 *The City of Tukwila has safe, healthy, and affordable homes for all residents in Tukwila.*

Policy 3.2.4 *Work with the owners and managers of Tukwila’s new and existing permanent or long-term low-income housing to maximize desirability, long-term affordability, and connection with the community.*

Goal 3.6 *Increase long-term residency in the City.*

Policy 3.6.2 *Encourage long-term residency by providing a range of home ownership options for persons in all stages of life.*

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

The Riverton Cascade project represents an affordable home ownership option not currently available in Tukwila, in which the new homes will be sold to first-time homebuyers and, but the land will permanently be owned by Homestead Community Land Trust, a non-profit which requires the property to permanently remain dedicated to affordable home ownership (less than 80% of the area median income). Also included in the development are two, one-story single-family homes that will be purchased for housing by Parkview Services, a nonprofit organization that provides supported housing for those with intellectual and developmental disabilities. A Homeowners’ Association which includes the future homeowners along with the Homestead Community Land Trust will be formed for maintenance and management of the homes and property.

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 new Riverton Cascade development will foster a sense of community through a site design that encourages social interaction in shared spaces including the central commons recreation space, parking area, walkways, and front porch areas. A sense of community will also be fostered by the ownership stake residents will have in the community, and shared responsibility for maintenance of homes and common areas. Lost vegetation will be replaced by new trees, shrubs, and groundcover proposed in the site design. A diversity of housing types is included in the development, including one- and two-story homes, single-family homes, and duplexes. The project design includes a high-quality, pedestrian character through a network of walkways connecting each home with recreation spaces and to the Safe Routes to School pathway which provides pedestrian connections to the larger neighborhood north and south of the site.

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 have been reviewed by the Public Works Department for compliance with City standards. The site is within the Valley View Sewer District and Water District #125. These districts will also be reviewing 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) to require the storm drainage design requirements to be further reviewed as part of the Public Works Construction Permit.

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 departments. Prior to final approval of the subdivision plat, a Traffic Concurrency Certificate Application and associated fee shall be submitted to the City of Tukwila Public Works Department. Further review of the access road, utilities and other improvements will be conducted by Planning, Fire, Building, and Public Works through submittal of the Public Works construction permit. As part of the construction permit, Valley View Sewer District will review and approve installation of sewer infrastructure, Water District #125 will review and approve water infrastructure, and Seattle City Light will review design and installation of electrical infrastructure.

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

The applicant has submitted a plat survey showing existing and proposed easements (see Attachment C). These documents have been reviewed by the Public Works and Planning departments. Conditions of approval have been included to ensure additional easements for storm drainage will be required to be submitted for review and approval as part of the Final Plat Approval. The Codes, Covenants, and Restrictions (CC&Rs) shall also be submitted for review and approval and shall be recorded prior to Final Subdivision Approval. 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 (as modified by the development agreement) 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 dwelling unit) is appropriate for this development type, which includes both townhome units and small-lot single-family homes. The lots are arranged around the recreation space, separated from parking and drive aisle areas. Sidewalks provide clear walking routes to connect residents and visitors to parking areas and public walkways. The project and buildings are compatible with the area in which they are located. The dwelling units in the project include 3- and 4- bedroom homes to accommodate families with children. The site's location adjacent to Cascade View Elementary School, along a safe walking route to school, is convenient for school-age children and their families.

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 not yet submitted a draft of the Codes, Covenants, and Restrictions (CC&Rs) for the Riverton Cascade subdivision. This document will need to outline responsibilities of homeowners 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 plat approval, the CC&Rs shall be revised to reference the latest BAR approval, and to include any required joint maintenance agreements (i.e., access road, parking areas, utilities, recreation areas, fire access areas, 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 that storm drainage design requirements shall be further reviewed as part of the Public Works Construction Permit. Additional review will be conducted by the applicable service providers (Valley View Sewer District and Water District #125) prior to Final Plat Approval 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 departments for consistency with current standards and plans. As a condition of approval of preliminary plat, a Traffic Concurrency Certificate Application and associated fee shall be submitted to the City of Tukwila Public Works Department prior to final plat approval. Additional review will be conducted by the applicable service providers, including Seattle City Light, prior to Final Plat Approval as part of the Public Works Construction Permit.
4. Conditions of approval have been included to ensure additional easements for storm drainage will be required to be submitted for review and approval as part of the Final Plat Approval. The

Codes, Covenants, and Restrictions (CC&Rs) shall also be submitted for review and approval and shall be recorded prior to Final Subdivision Approval. These documents shall be revised to reference BAR approval, and to include joint maintenance agreements for commonly owned facilities include access road, fire lane, utilities, landscaping areas, and recreation areas. Transportation, Parks, and Fire impact fees (as modified by the development agreement) will apply to the future Building Permit(s).

5. The design, shape and orientation of the proposed lots are appropriate for the proposed use of the site for small-lot single-family and duplex development.
6. The subdivision has been reviewed for compliance with the provisions of the Development Agreement, and otherwise complies with the relevant requirements of the Tukwila Subdivision and Zoning Ordinances.
7. The proposed subdivision is consistent with Tukwila's Comprehensive Plan, Development Agreement, 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 shall be completed and as part of the Public Works construction permit.
2. The applicant shall obtain an NPDES construction permit for this project.
3. 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 Public Works construction permit. Contact the Tukwila Public Works Department for submittal and design requirements.
4. 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 of the Public Works construction permit.
5. 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.
6. Fire Department access road, including patterned pavement area and the storm drainage vault underneath the driveway/parking lot area shall be designed to support the weight of Fire Department apparatus.

7. Fire Department access lanes shall be clearly marked as required by the Fire Marshal's Office with signs and paint.
8. No obstructions under 13'6" shall be located within the Fire Department Access road.
9. Hydrant spacing shall be maintained per TMC 14.24.
10. The mailbox location shall be approved by the Postmaster and Public Works.
11. A private street sign will be required for 32nd Ln. S.

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

1. Survey, easements and maintenance agreements, and the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review and approval and shall specify joint maintenance responsibilities for the access road, utilities, fire lane, recreation space, storm drainage, and landscaping. Easements and the CC&Rs shall be recorded prior to final subdivision approval.
2. A Traffic Concurrency Certificate Application and associated fee shall be submitted to the City of Tukwila Public Works Department.
3. 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, fire lane, and recreation spaces.
 - d) Add Tukwila land use file number L20-0129 for the subdivision application to all sheets of the survey.
 - e) 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.
 - f) A note stating that all homes require sprinklers shall be added to the plat map.
 - g) Addresses for each of the unit lots will be assigned by the Fire Marshal and shall be added to the plat map. The recorded document showing these addresses shall be returned to the Fire Marshal's Office with parcel numbers.

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), as modified by the Development Agreement.
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 homes require fire sprinklers.

SECTION TWO - DESIGN REVIEW

DECISION CRITERIA - DESIGN REVIEW

The Riverton Cascade project includes both detached zero-lot-line structures and townhomes. The design criteria in TMC 18.60.050 (C) shall be used by the Board of Architectural Review in its decision making for this project, as well as the Townhouse Design Manual (which can be found online at: <https://www.tukwilawa.gov/departments/permit-center/>).

Applicant Response

The applicant has provided a very thorough response to the design criteria and a Design Criteria Presentation which includes renderings to demonstrate conformance with the criteria (see Attachment A). Some of these graphics have been incorporated below to help illustrate staff analysis of project conformance with design criteria and the Townhouse Design Manual.

Staff Analysis

The following is a discussion of the proposal in response to the applicable architectural review criteria and the guidelines contained in the Townhouse Design Manual. The criteria are listed in italics, followed by staff response in non-italics, bulleted text.

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.*
- Although the underlying zoning district is Low Density Residential, none of the adjacent sites are currently in single-family development. Adjacent development and land uses include the playfields for Cascade View Elementary on the north side of the site, the Safe Routes to School trail and Riverton Crest Cemetery to the east, the Riverton United Methodist Church and associated residential properties to the south and southwest, and a building to the west that was formerly a veterinary clinic, which was recently purchased by a Montessori school.
 - The project site is located on a parcel separated from nearby streets by other properties.
 - The design of the project includes homes that are similar in scale and design to residential development in the neighborhood. The development includes one- and two-story homes designed with modulation and front and rear porches. The homes are designed around a central commons/recreation space to create space between the structures and a community gathering space for the future residents.

Natural Environment

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.*

- Three existing trees are located on the site. The site development has been designed to retain the largest of the trees on the site, which is a 36-inch diameter deciduous tree. The two smaller trees are deciduous and are 6 inches and 8 inches in diameter. The smaller trees are located within the footprint of one of the proposed homes and are proposed to be removed. Proposed landscaping includes trees that will replace two the existing trees to be removed.
- There are no major changes proposed to the site topography, which is relatively flat.

Streetscape

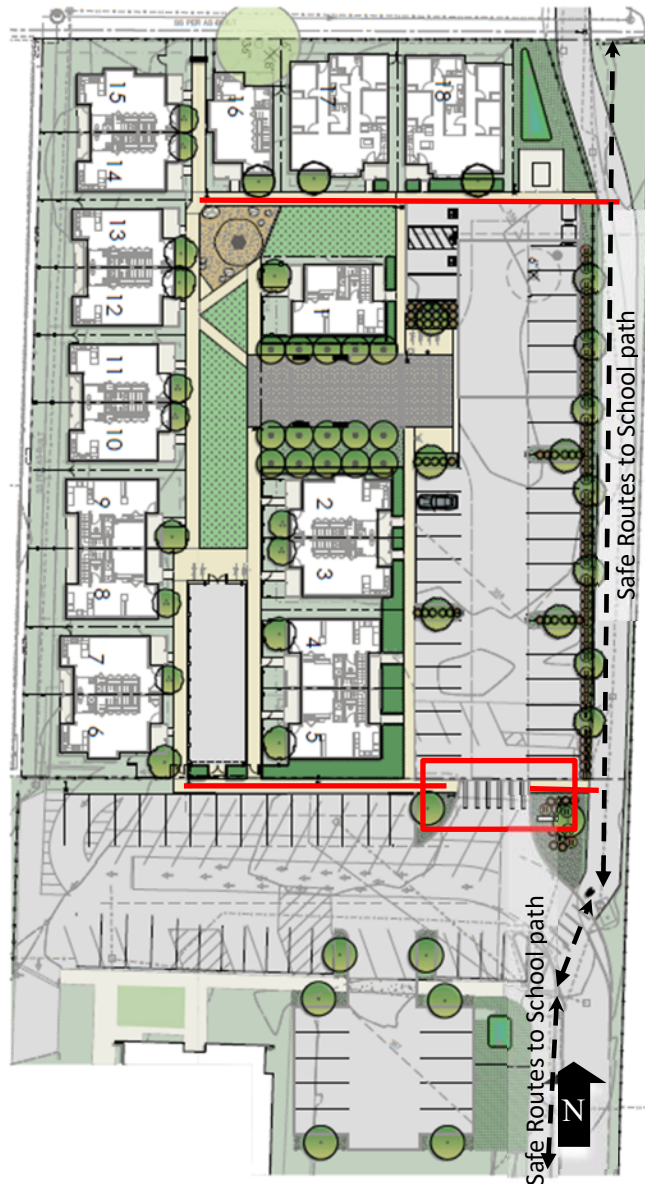
c. *The site plan shall use landscaping and building shapes to form an aesthetically pleasing and pedestrian scale streetscape. This shall include, but not be limited to facilitating pedestrian travel along the street, using architecture and landscaping to provide a desirable transition from streetscape to the building, and providing an integrated linkage from pedestrian and vehicular facilities to building entries.*

- The project site is located approximately 350 feet north of S. 140th St. The existing access easement from S. 140th St. is proposed to be widened, and the Safe Routes to School pathway located within the driveway will be reconstructed to the same width and design standards as it was originally constructed. The Safe Routes to School pathway provides pedestrian travel from the public street frontage of S. 140th St. to the project site and the Cascade View Elementary School to the north.
- Landscaping islands are proposed on both sides of the entry to the parking lot for Riverton Cascade. Signage is also proposed to mark the entrance to the development.
- Sidewalk connections are proposed from the Safe Routes to School pathway on the north and south ends of the parking lot to connect to the network of sidewalks around all the homes on the site and the central commons recreation space.

Circulation - Pedestrian

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 an initial sense of high-quality development.

- The site plan at right shows the location of pedestrian and vehicular entry points to the site.
- An existing high-visibility crosswalk is located along the Safe Routes to School path, where trail users connecting north-south from S. 140th to areas north of the church property cross the driveway. A new high-visibility crosswalk is proposed at the entrance to the project (highlighted with the red box at right), with new sidewalks (highlighted with red lines) connecting to the Safe Routes to School pathway to the east and to additional pedestrian entry points to the project west of the vehicular entrance.



Circulation - Vehicular

e. Vehicular circulation design shall minimize driveway intersections with the street.

- Vehicular access to the site for the Riverton Cascade project is provided by one existing driveway off S. 140th St., located on the eastern side of the Riverton United Methodist Church property. This driveway is also used by the Tukwila Food Pantry. The driveway is proposed to be widened to meet emergency vehicle access requirements. Proposed impacts to the Safe Routes to School pathway that runs along the west side of the driveway, along with associated Safe Routes to School

improvements at the intersection of the driveway with S. 140th St. (i.e., curb ramps, crosswalk, roundabout) are required to be reconstructed after City of Tukwila review and approval.

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.

- Site perimeter design makes use of different types of fencing and landscaping to respond to adjacent development. A split rail fence and landscaping work to keep the view open between the Riverton Cascade Parking lot and the Safe Routes to School pathway along its eastern edge, while providing a physical barrier. An opaque, six-foot wooden fence is proposed to separate the back yards of the units along the north and west property lines from adjacent properties. Six-foot tall wooden fences will also be constructed along the side yards of units 5 and 6, to provide privacy between the new stalls to be constructed for the Tukwila Food Pantry and those units. A four-foot wooden fence that has a semi-open design is proposed along the portion of the south side of the development where the community garden is adjacent to the Tukwila Food Pantry parking lot, to allow a more open view between the two sites. This will also provide interior spaces within the church with a view of the Riverton Cascade community commons area.

Crime Prevention

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 using symbolic and actual physical barriers to define the degrees of privacy appropriate to specific site area functions.

- Landscaping and signage are proposed to signify the entry points to the site, and to separate the site from the church and Tukwila Food Pantry parking lot.
- The children's play space is located on the north side of the central commons. This area can be watched over through windows of adjacent units and residents within other areas of the central commons.
- Bike racks are located on the north side of the community garden, where they can also be seen from the windows of units on both sides of the central commons.
- Fences of different heights, sidewalk connections, and front porch entry areas help provide physical and visual cues about which areas of the site are shared spaces and those that are private.
- Site lighting is designed to illuminate walkway areas, the parking lot, and other shared areas.

Parking

- h. Parking and service areas shall be located, designed, and screened to interrupt and reduce the visual impact of large, paved areas.*
- The site design consolidates parking into one area at the eastern edge of the site, connecting to the main driveway off S. 140th St. This design eliminates the need for multiple driveways and allows for system of sidewalks and pathways to minimize vehicular and pedestrian conflict areas.

Solar Orientation

- i. The height, bulk, footprint, and scale of each building shall be in harmony with its site and adjacent long-term structures.*
- The height, bulk, footprint, and scale of the proposed buildings fall within the range of home sizes in the Cascade View neighborhood. The location of the development set back from adjacent public streets and the recreation space proposed within the development help the scale of the development fit in with adjacent development.
 - The relative lack of adjacent development and location of parking stalls to the south of the project help to maximize the solar orientation of the units, which are proposed to have rooftop solar panels.

II. BUILDING DESIGN

Neighborhood Compatibility

- 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.*
- The homes are proposed to be one- and two-story, and the size of the homes (including the duplexes) are consistent with the size and massing of nearby single-family development. Building modulation and the inclusion of architectural features like porches and bay windows provide variety among the housing units of the development.
- 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.*
- The height, scale, and design of the buildings proposed are consistent with the single-family development envisioned for areas designated to be Low Density Residential within the Comprehensive Plan.

- By providing a range of home ownership options for persons in all stages of life, the project represents implementation of Housing policies within the Tukwila Comprehensive Plan.

Windows

- 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.*
- Roof forms and pitch proposed replicate those found on existing structures in the neighborhood.
 - Window patterns and proportions proposed are like those on existing residential structures in the neighborhood.
 - Building components and materials proposed, including siding (lap, board, and shingle), window trim, stained wood privacy fencing, entry porches and glazed front doors painted with accent colors are all integrated into the building design and are consistent with the design of nearby residential development.

Materials and Colors

- d. *The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.*
- The project makes use of horizontal lap siding in a variety of neutral colors, broken up through use of white trim around window areas, roof eaves, porches, and belly bands visually breaking up the building into the first and second stories.
 - Colors used within the development are primarily neutral tones. Pops of accent colors in primary tones (i.e., sage, light blue, and rose) are used on some of units, bay window features, and front doors.



FIBER CEMENT SIDING, PAINT COLORS:	
	GREY - SW 7660
	MUSTARD - SW 6395
	BEIGE - SW 9119
	CREAM - SW 7646
	LIGHT BLUE - SW 6809
	SAGE GREEN - SW 9032
	GREY SHINGLES
	ROSE - SW 6628
	CREAM - SW 6337

Building Massing

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 graphic below illustrates the five different models of homes included in the project design. Differences in building heights, modulation, roof pitch, porch design, and use of color provide variety within the development. At the same time, the design makes use of common elements that help tie the project together, including peaked roof forms, and building trim location and color.



Building Elevations

- A common architectural language is used throughout the development through use of peaked roof forms, building trim, and porches.
- Each unit incorporates treatments that “complete” the end and corner units, including:
 - Building entrances and porches facing shared spaces within the site, including the parking area and the central commons.
 - Units on the south side adjacent to the church property, which are effectively corner units, have bay windows painted with accent colors to add modulation and visual interest.
 - A combination of board, lap, and shingle siding is used among the building elevations on units in the development (see Attachment B).

Roofline

- A variety of roof pitches is used on the different home models in the development, including 4:12, 5:12, 7:12, and 9:12. Building modulation also provides variation of the roofline within the development.

III. LANDSCAPE / SITE TREATMENT

Protection of Existing Trees

- 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.*
 - The largest of the existing trees on the site is proposed to be retained as part of the project. As the applicant has noted in the response to design criteria, this tree is on the north property line and will rise above the roof of the new home on Lot 16 as a feature on axis of the central commons. The two other, smaller existing trees on site are within the footprint of one of the proposed buildings and are proposed to be removed. New trees added to the site with project landscaping will replace the ones that are removed.

Screening and Separation

- 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.*



- The illustration on the previous page shows how landscaping on the site is designed to soften the built environment within the parking lot, to provide an attractive and visually open barrier between the parking lot and the Safe Routes to School pathway along the eastern portion of the site, and to frame entrances to the project site, shared spaces, and building entries.
- Proposed height and location of fences responds to adjacent land uses and the varying degrees of privacy that are expected to be desired within the development. Six-foot privacy fencing is proposed around the side and back yards of the units on the south, west, and north sides of the development. The fence height on the portion of the south side of the site corresponding to the central commons area is lower to allow a view into this area from the church and provide a more welcoming design adjacent to the church and food pantry. The split rail fence on the east side of the parking lot adjacent to the Safe Routes to School pathway allows the parking lot and pathway to maintain good visibility between the two spaces to promote a welcoming appearance, safety, and security.

Outdoor Space Design

- 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, to on-site recreation areas, and to adjacent public recreation areas shall be provided.*
- The site design features a connected system of walkways, including connections to the Safe Routes to School pathway. The northern sidewalk connection to the Safe Routes to School pathway does not require pedestrians to enter any vehicular areas and is particularly suited for use by children living within the development who will not have to enter the parking lot or driveway area to connect to Cascade View Elementary and its associated playfields.
 - The central commons area provides multiple activity areas for use by residents of the development, including the following:
 - a play space for children that has play surfacing, a play structure, and seating,
 - an open green space, and
 - a community garden with raised bed planters.
 - The fire access area between Lot 1 and Lot 2 is required to remain free of any permanent improvements that would prevent emergency access. This area is proposed to have decorative paving, with benches and dwarf fruit trees located on the north and south sides. The unobstructed area for fire access is proposed to have decorative paving and will provide additional opportunities for community gatherings.
- d. *Appropriate landscape transition to adjoining properties shall be provided.*
- The LDR Zoning District of the site does not require perimeter landscaping. The backyard areas of units 6-18 are consistent with those typical of development in the

LDR zone and are proposed to have a six-foot tall wood privacy fence providing separation between the units and adjacent properties. Landscaping is proposed on the south side of the site at the entrance to the project and surrounding the new parking stalls that will be constructed to the church.

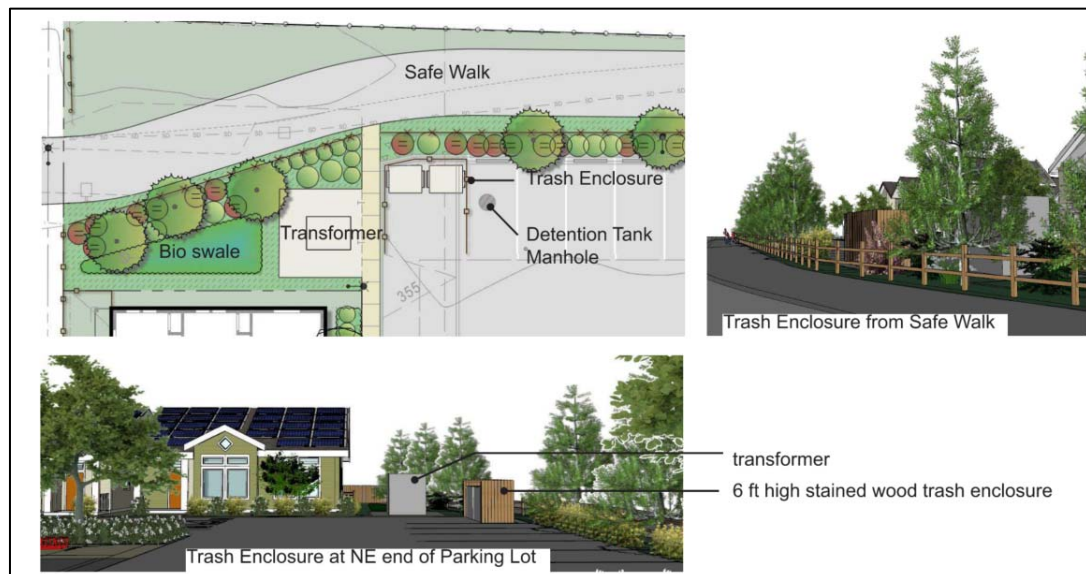
IV. MISCELLANEOUS STRUCTURES / STREET FURNITURE

Street Furniture

- a. *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.*
- Trellises and benches proposed in the site design are proposed to be wood, compatible with fencing used within the development, providing warm tones and natural appearance consistent with a residential development.

Fencing Walls, and Screening | Service Areas

- b. *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.*
- Landscaping within the parking lot and along the eastern edge of the site will help provide screening of the service area where the transformer and trash enclosure are proposed.
 - The graphic below shows the 6-foot-high stained wood trash enclosure proposed for the site, consistent with wood fencing of varying heights and design used around the perimeter of the development.



- 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.*
- The transformer and trash enclosure are located at the northeastern corner of the site. The location of this area at the very north side of the property will help screen it from view within the development and from adjacent properties to the south and west. The transformer and trash enclosure are set back from the north property line, with landscaping to the east and north for screening.

Lighting

- 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*

- The plan set in Attachment C includes a Site Lighting Plan and a Site Luminaire Schedule to show the lighting fixtures and lighting levels proposed throughout the development. The greatest lighting levels are needed within the parking lot and along walkways within the project site for safety and security. LED pole lights will provide the highest lighting levels on the site within the parking lot for safety and security. The LED area light is proposed on the north side of the fire access area between Lot 1 and Lot 2, approximately halfway between the parking lot and the central commons area. The design of this fixture is more residential in style and designed to disburse light out to cover a greater area (as opposed to shielded parking lot light fixtures). Bollard lighting proposed at frequent intervals along walkways of the development is proposed to promote safe walking conditions at night without creating spillover into the residential units.

LED pole light



TLM
TALON MEDIUM
LED

LED bollard light



LED area light

LARGENT™



CONCLUSIONS - DESIGN REVIEW

1. Site Planning

While not adjacent to a public street or single-family development, the design of the homes within the project fits in with the scale and design of residential development in the larger neighborhood. Existing vehicular and pedestrian access to the site is via a driveway located within an access easement on the east side of the Riverton United Methodist Church parcel, in which a Safe Routes to School pathway was constructed and continues to the north across the subject property, connecting to Cascade View Elementary. Design of vehicular access to the site minimizes conflicts with pedestrians, and a network of walkways is included in the project design connecting to the Safe Routes to School pathway, individual homes, and common areas within the development. Site perimeter design makes use of different types of fencing and landscaping to respond to adjacent development. Landscaping islands are proposed on both sides of the entry to the parking lot for Riverton Cascade, signifying the main entry point to the site. Signage is also proposed to mark the entrance to the development.

2. Building Design

The height, scale, and design of the buildings proposed are consistent with the single-family development envisioned for areas designated to be Low Density Residential within the Comprehensive Plan. A common architectural language is used throughout the development through use of peaked roof forms, building trim, and porches. Five different models of homes are proposed, which add variety within the development in roof pitch, and building modulation. Building materials and colors are typical of residential development, and a variety of colors within a neutral color palette are proposed, with muted primary colors providing accents.

3. Landscape and Site Treatment

Three existing trees are located on the project site, the largest of which is to be protected and incorporated into the project design. New trees will be planted to replace those to be removed. Landscaping is proposed to soften the built environment within the parking lot, to provide an attractive and visually open barrier between the parking lot and the Safe Routes to School pathway along the eastern portion of the site, and to frame entrances to the project site, shared spaces, and building entries. Outdoor space design includes a variety of activity areas for future residents. A combination of landscaping and fences support appropriate transitions to adjoining properties.

4. Miscellaneous Structures and Street Furniture

Trellis structures, play equipment, benches, bike racks, and site lighting fixtures are proposed and are of a design appropriate for a residential development. The location and screening of service areas helps to minimize their impact within the development and from adjoining properties.

RECOMMENDATIONS - DESIGN REVIEW

Staff recommends approval of the design review application for the Riverton Cascade development.

HOMESTEAD RIVERTON CASCADE HOMEOWNERSHIP PROJECT
DESIGN REVIEW PUBLIC HEARING**DESIGN REVIEW CRITERIA****Overview**

Located at the north side of the Riverton Park United Methodist Church, on land previously owned by church, the proposed 18 homes will be sold to first-time homeowners, but the land will permanently be owned by Homestead Community Land Trust, requiring the property permanently remain dedicated to affordable homeownership (less than 80% area mean income). Homestead's typical homeowner is at 57% area mean income. The project directly supports the Comprehensive Plan Goal 3.2: to provide safe, healthy, and affordable homes for all residents in Tukwila.

Nestled around a common central courtyard, there are four single-family homes and 7 duplexes of 14 homes. Two of the single-family homes will be purchased by Parkview Services for providing supported housing for those with developmental disabilities. These homes are one-story, 4-bedroom homes. Thus, the project directly aligns with Goal 3.5 of the Comprehensive Plan to include a full range of housing for all members of our community. The remaining homes are 2-story homes that are either 3 or 4-bedroom homes, responding to needs of larger families that often struggle to find affordable housing.

The project goal is to provide design that is in harmony with the community and is designed to preserve long-term value and contribute to a stable, healthy community, where individuals invest more deeply in civil engagement and build stronger connections with neighbors. This project goal aligns with Comprehensive Plan Goal 3.6: to increase long-term residency in the City. Residents that own their own homes and have strong bonds to their neighbors will feel invested in their community and will stay. Designed for NetZero Energy usage with roof solar panels, the homes not only provide utility savings, but the NetZero construction is exceptionally durable and well-built.

Homestead Community Land Trust requested and received a development agreement (Ordinance #2604) with the City of Tukwila and a minor modification (Land Use File L19-0035) to the Homestead Community Land Trust Agreement (Contract 19-132). The development agreement grants the proposed development the density of 13.3 dwellings per acre compared to the density allowed in the LDR, Low-Density Residential zone. The density increase is key to the affordability of the homes and also contributes to meeting sustainability goals of the Tukwila Comprehensive Plan and of the project funding requirements.

Comparison of Current Riverton Cascade Proposal to Zoning Standards

LDR Development Standards – TMC 18.10.060

Landscape – TMC 18.52.030

Standard	Current Code	Single Houses @ Riverton	Duplex Homes @Riverton
Lot area, minimum	6,500 sq. ft.	1,310 sq. ft.	1,250 sq. ft.
Dwelling Units per Acre	LDR 6.7 du/net acre	12.6 du per net acre	13.3 du per net acre
Average lot width (min. 20 ft street frontage width), minimum	50 feet	29 feet (min 27 ft width)	27 feet (min 24 ft width)
Development Area, maximum (only for single family development)	75% on lots less than 13,000 sq. ft. up to a maximum of 5,850 sq. ft.	75% Maximum 1,500 sq. ft.	75% Maximum 1,500 sq. ft.
Setbacks to yards		Setbacks from property line	Setbacks from property line
<ul style="list-style-type: none"> Front 	20 ft	2 ft, Average 7 ft , Facing Internal Commons or Parking Lot	2 ft, Average 7 ft , Facing Internal Commons or Parking Lot
<ul style="list-style-type: none"> Front, decks or porches 	15 ft	2 ft, Average 6 ft , Facing Internal Commons or Parking Lot	2 ft, Average 6 ft , Facing Internal Commons or Parking Lot
<ul style="list-style-type: none"> Second front 	10 ft	5 ft	5 ft
<ul style="list-style-type: none"> Sides 	5 ft	3 ft	3 ft
<ul style="list-style-type: none"> Rear 	10 ft	5 ft facing school, 10 ft facing private lot line	5 ft facing school, 10 ft facing private lot line
Housing Type	LDR Single Family	Single Family Cottage	Duplex Cottage / Single Family Cottage
House Size	HOP Duplex 1,500 Max	1,350 SF, 1,500 SF,	1,350 SF, 1,500 SF,
Height, maximum	LDR 30 ft	30 ft	30 ft
Off-street parking	LDR & MDR 2 spaces - 3 bedroom house 3 spaces - 4 bedroom house HOP 1.5 spaces up to 1,000 SF 2 spaces over 1,000 SF	36 On Site/18=1.78 Spaces 10 New @ Church 48/18=2.6 Spaces Overflow parking on Church site	36 On Site/19=1.89 Spaces 10 New @ Church 48/19=2.52 Spaces Overflow parking on Church site
Maximum building footprint	LDR 35% of lot area	75% maximum, average 60% of lot area	75% maximum, average 60% of lot area
Parking Lot Landscape			

Area of Landscape	15 sq ft per stall	15 sq ft per stall, 5 ft wide islands	15 sq ft per stall, 5 ft wide islands

Supplemental Development Standards – TMC 18.50.050

Standard	Proposed @ Riverton
Set upon a permanent foundation	Meets Code
Thermally equivalent to State’s energy code	Exceeds Code
Exterior siding residential in appearance	Meets Code
Front door facing the front or second front	Faces parking or common open space
Roofing material residential in appearance with minimum roof pitch 5:12	Meets Code

May 1, 2020

1. Site Planning

a. Harmoniously Blend with Neighboring Building Scale

There are no adjacent single- family structures. The site is bounded by the Riverton Crest Cemetery to the east, the large playfield of Cascade View Elementary School to the north, the Tukwila Pet Hospital to the west and the church parking lot to the south. However, the design incorporates scale and residential elements from the greater surrounding residential community. Every home has a front and rear porch and fenced private back yard. Every home has a gable roof with at least a 5:12 slope, as found common to the broader community. Every home has a modulated front or rear elevation, and many homes have bay windows as are commonly found in the broader community.

The project is designed around a central commons with the goal of creating a connected sense of community and sharing open space. The central commons is on axis with the church main floor assembly room affording the congregation a gesture of community connection. From the church the view of the central commons features the pea patch and large trellis beyond.

b. Natural Features

The site has one existing 36” deciduous tree at the north property line of lot 16 which will be preserved. Two adjacent 6” and 8” -caliper deciduous trees that would be too close to a home will be removed. While the site has no other existing significant trees, wetlands, or topographical features, the design creates a landscaped central courtyard, a pea-patch with vegetable plat for each homeowner, an orchard of dwarf fruit trees, and a small playground for younger children. Along the east property line, the existing “Safe Walk”, an easement with walking path for children walking to the elementary school, is enhanced. Safety is enhanced with a new 4 ft wood fence and 3 ft landscaped buffer. New light poles are also provided. The north end of the Safe Walk is enhanced with additional landscaping around a bioswale feature.

c. Transition from Streetscape to the Building

The site does not front on a public street and is located 300 ft east of Military Road S. and over 350 ft north of S 140th, so the homes are quite distant from view of either arterial. The site is accessed by an existing drive along the east side of the church property that the project will widen to 20 ft for fire truck access. The Riverton Cascade parking lot entrance is marked by a monument sign and landscape islands. From the parking lot, landscaped walkways lead to each homeowner's property and front porch.

d. Pedestrian and Vehicular Entry Design

The main vehicular entry to the development parking area is framed by landscaped islands, including a 4 ft high x 7 ft long monument sign. The monument sign has raised metal letters on a black metal sheet mounted on a grey stone as shown in the package. Boulders and landscaping frame the sign.

Pedestrians can enter the site on the north or south sidewalk that intersects the Safe Walk. Two addition pedestrian entries are through gates at either side of the Community Garden. These pedestrian entries feature the attraction of seeing what each neighbor is growing and the focal point of the large trellis at the north end of the Community Garden.

e. Vehicular Circulation to Minimize Conflict

The church operates a food pantry in the basement of the church, and the church parking lot abutting the site serves the food pantry. To minimize traffic conflict, the main entry to the Riverton Cascade parking lot is located at the east side of the site to avoid bringing residential traffic through the food pantry's parking lot. The project adds 10 church parking stalls to ensure the food pantry has adequate parking.

f. Site Perimeter Design

The site south perimeter facing the church food pantry and parking lot is an important consideration since the church has been instrumental to the project. The design calls for 6 ft-stained wood privacy fencing in front of the lot 5 and lot 6 houses, but for the 40 linear feet that fronts on the central commons, the site perimeter has a soft edge of shrubs, two gates and 4 ft high open fencing with stained horizontal boards. The intent is to signal the central courtyard is for the private use of residents but that the neighborhood is friendly.

The east perimeter has an open fence that physically separates the Safe Walk from the residents parking lot while maintaining visual connection. Residential back yards face the north and west property lines that are bounded with 6 ft stained-wood privacy fencing.

g. Varying Degrees of Privacy

Six homes front on the residential parking lot. Landscaping of low bushes buffer the private zone of the homes and will be maintained by the HOA (homeowner's association) with a drip irrigation system to ensure a healthy, soft buffer of landscaping between the sidewalk and homes. Each home has a porch that provides additional transition from public to semi-

private zone to private zone of the home. The back yards of these homes face the central commons and are surrounded by 4 ft open stained wood fences.

Twelve homes front the central commons or a path leading directly to the central commons. Sidewalks lead from the parking lot through the landscaped commons to each home. Landscaping of the commons and the homes fronting the commons is maintained by the HOA with an environment that is designed for the safety of young children and for community connection. Each home has a porch fronting the commons to encourage hanging out and meeting neighbors.

h. **Parking and Service Areas**

Landscaped islands break up the parking lot. Two electric charging stations are provided on the island between lots 3 and 4. The trash enclosure has a 6 stained wood enclosure on three sides and sits adjacent to the site transformer. The transformer is screened from the Safe Walk by landscaping.

i. **Height, Bulk, Footprint, and Scale**

The homes are a mix of 1-story and 2-story houses. The 1-story house has a height of 15 ft with the gable at 20'-8". The 2-story homes are about 21 ft in height and have a ridge line at 26 ft. Each home has a gable roof aligned with one face angled south for mounting the solar panels. The homes are compact to maximize the size of the central commons and to improve NetZero energy performance. Per the development agreement the footprint of the houses covers on average 60% of the plat area with a maximum coverage of 75%. The footprint of the homes varies from 667 sf to 1393 sf providing a range of affordable housing options. The scale of the 1-story homes has been increased by raising the roof and the addition of transom windows over the door and living room windows to bring them more in keeping with the scale of the 2-story homes, which in turn have first floor porch roofs and bay windows in scale with the 1-story homes.

2. Building Design

a. **Harmonize Building Texture, Shape, Lines, and Mass with Neighborhood**

The proposed homes have horizontal cement board siding with decorative horizontal white trim that harmonize with the texture and lines of typical homes in the broader Riverton neighborhood. The gable roofs, landscaped sidewalks and front porches are in keeping with Riverton homes. The mass of both the single family and duplex homes fall within the range of home sizes in the broader neighborhood. The mass of the full development is reduced from the south side access road and those that visit the church because the central commons and residential parking lot have been oriented north-south so most visibility is of the sides of the two end houses instead of the full 18 homes.

b. **Buildings in Harmony with Neighboring Developments Envisioned in Comprehensive Plan.**

The proposed 18 homes are in harmony with the vision of thriving, equitable, affordable, safe, healthy neighborhoods. The homes provide needed 3-bedroom and 4-bedroom

options for larger families including homes that meet Universal Design Accessibility Standards.

c. Building Components

Proposed window proportions and white window trim harmonize with the broader neighborhood, as do the stained wood privacy fencing, entry porches and glazed front doors some painted with accent colors.

d. Color Scheme

The color scheme is designed to blend into a natural setting and reduce building prominence. The goal of the color scheme is to preserve long-term home values and express pride of homeownership.

e. Monotony Avoided

There are 5 different models of homes and added bay windows that bring variety to the homes. Choices of kitchens that face the parking area or central commons add to the variety. Site amenities and fencing conditions also enhance the variety of the environment.

3. Landscape and Site Treatment

a. Existing Natural Features

The tall 36"-caliber deciduous tree on the north property line of lot 16 will be a prominent feature on axis of the central commons, rising above the roof of lot 16.

b. Landscape Enhancements of Design

The project adds 46 new deciduous trees and 10 new conifers as well as many shrubs. 80 to 90% of the new vegetation are native plants. Landscape design features include the lawn of the central commons, the dwarf orchard flanking the fire truck turnaround, parking lot landscaping, northeast bioswale, and shrubs along the front sidewalks of homes. These landscape features are all maintained by the HOA.

c. Walkways, Parking, and Paved Areas

The project enhances pedestrian character with improvements to the Safe Walk path and connection to the loop walk about the central courtyard commons. Walkways lead from the resident parking lot to each of the 18 homes. The fire truck hammerhead is disguised as an attractive tree-lined plaza that is ideal for outdoor community gatherings. The plaza is paved with permeable pavers and is flanked by 4 wood benches, the orchard, and a community barbeque.

d. Landscape Transition to Adjacent Properties

A 3 ft landscape buffer and 4 ft open-rail fence is provided along the Safe Walk at the east side of the property. The south property line is treated with 6 ft privacy fencing in front of private homes and 4 ft open fencing with two gates at the community garden. The homes have private back yards facing the north and west property lines. 6 ft-stained wood privacy fencing will be added adjacent to the existing 6 ft chain link fencing of neighbors.

4. Miscellaneous Structures

a. Miscellaneous Structures Integral to Design

The south end of the central common's lawn features a large stained-wood trellis with wood benches underneath and two bike racks to either side. Bike racks are also provided at the residential parking lot.

b. Screening of Service Areas

The trash enclosure and transformer are located at the far end of the parking lot to minimize visibility. The trash dumpsters are enclosed on 3 sides by 6 ft-stained wood fencing matching the site privacy fencing but structurally supported with galvanized steel posts for durability. The transformer is screened with landscaping from the view of the Safe Walk. The transformer is open to the parking lot for PSE access.

c. Mechanical Equipment Screening

Each home has a heat-pump heating and cooling system to meet NetZero energy goals. Each house requires an outdoor condenser unit that will be located either facing the residential parking lot or the north or west back yards to avoid placement in the central commons. The condenser units facing the residential parking lot will be screened with landscaping.

d. Exterior Lighting

Lighting will be controlled so it stays in parking lot, plaza area, or on walking paths and does not shine in resident's windows. LED pole lights will be used for the parking lot, LED area lights will be used for the plaza, and LED bollards will be used along the walkways.

5. Demonstrate Consistency with City of Tukwila Comprehensive Plan.

The visual presentation package demonstrates consistency with the Comprehensive Plan and the bullet points highlight project design solutions.

In addition, the project contributes to the goals outlined in Comprehensive Plan Chapter 4: Natural Environment and Goals of Chapter 7: Residential Neighborhoods.

- The project has a Waterworks Grant to implement pervious pavement and bio-swales for water quality treatment of sediments and parking lot oil. The design provides low impact development for best water quality practice, protecting fish and wildlife. Catch basins are labeled to remind residents that the storm lines connect to salmon-streams and that dumping contaminates is prohibited.
- The project will implement storm water mitigation providing a 42 ft x 49 ft x 5 ft deep stormwater detention vault under the north parking lot.
- As a development of NetZero homes, the project is 100% electric, free of using carbon-burning energy and reducing climate change.
- The project will also meet and exceed ESDS, Evergreen State Development Standards, with measures that improve air quality inside the home and prioritize locally sourced products and healthy construction practices.

- Decrease of greenhouse gas emissions are accomplished with the project development density located near bus stops.
- The provision of vegetable plats and fruit trees provides opportunity for on-site food production and food stability.
- The design promotes safety with the central commons for connecting neighbors, design for kitchen work areas overlooking either the central commons or residential parking lot. The parking lot is also well-lighted for security. The lighting is designed with dark sky fixtures that direct the light where intended.