



Staff Report to the Board of Architectural Review Brixx Development Self-Storage Project

Hearing Date:	March 25, 2021
File Number:	L20-0059 Staff Report
Associated Permits:	E20-0008 - SEPA L20-0024 - Special Permission: Parking Determination L20-0017 - Lot Consolidation
Applicant:	Brett McDonough, Brixx Development
Request:	Construct a commercial storage building with associated roads, utilities, and half-street frontage improvements along S 143rd Street and S 143rd Place.
Location:	Address: 14300 Interurban Ave S Tukwila, WA Parcel Numbers: 336590-1655, -1680, -1685, 1690; and 000280-0007
Comp Plan and Zoning Designation:	Commercial/Light Industrial (CLI)
Environmental Review:	Determination of Non-Significance provided March 11, 2021.
Public Notice:	Notice of Application was posted on site and mailed to surrounding property owners, tenants, and agencies with jurisdiction on October 1, 2020. Notice of BAR public hearing was posted onsite and mailed to property owners and tenants within 500 feet of the property and agencies with jurisdiction on March 11, 2020.
Public Comment:	Comments concerning traffic and floodplain impacts were received from neighboring property owner Stan Snow on October 10, 2020, and addressed as part of SEPA permit E20-0008.
Recommendation:	Staff recommends approval of L20-0059 Design Review with conditions.
Staff Contact:	Max Baker, Senior Planner
Attachments:	A. Proposed Project Planset

FINDINGS

PROJECT BACKGROUND

The applicant is proposing to construct a commercial storage building with associated roads, utilities, and half street frontage improvements along S 143rd Street and S 143rd Place. The project will be completed with a new parking lot, site lighting, storm drainage, and landscaping. Preparation for this site will include the demolition of existing structures.

ZONING

The site is located within the Commercial Light Industrial (CLI) zoning district. Adjacent properties to the north, south, and east are also zoned CLI. The properties to the west across Interurban Ave S are zoned Regional Commercial Mixed-Use (RCM).

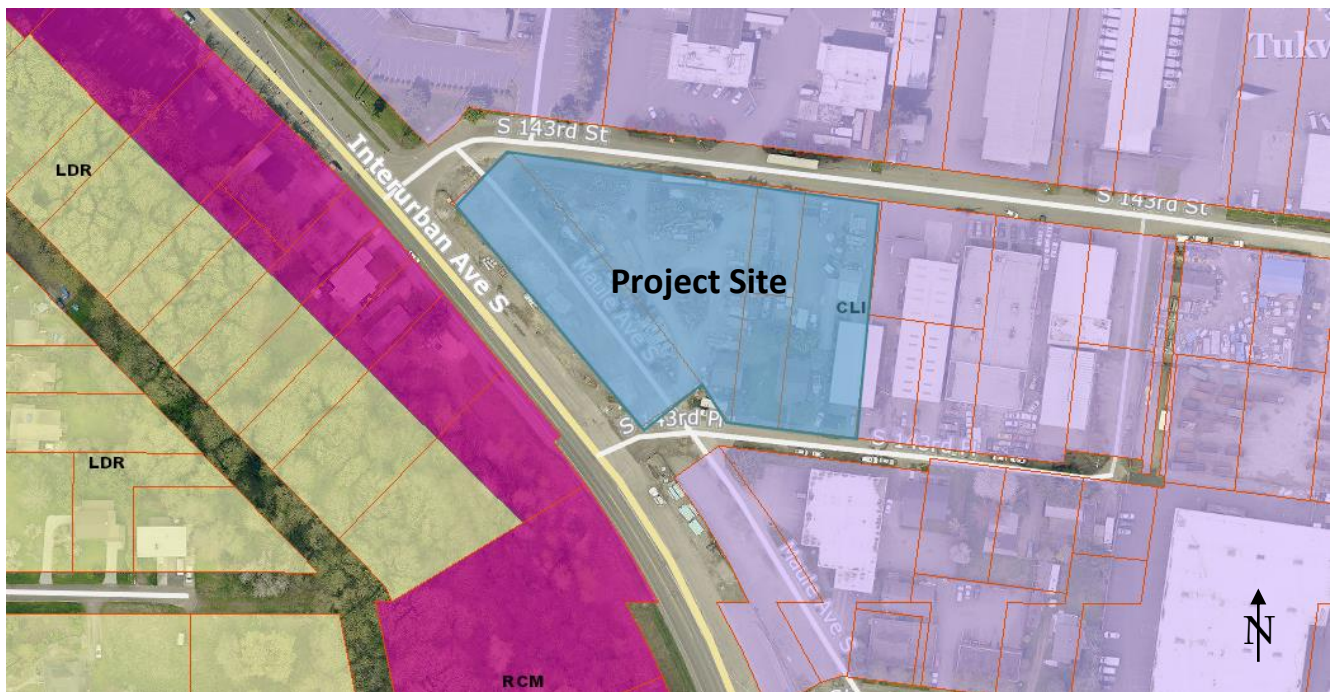


Fig. 1: Site and Surrounding Zoning

EXISTING CONDITIONS

The site currently consists of five parcels containing two single family structures and a contractor storage yard. These structures and uses will be removed and/or demolished as part of the proposed project. Most vegetation will be removed prior to construction; revegetation is proposed as part of the development in accordance with Tukwila Municipal Code landscaping standards.

Small areas of Class 2 steep slopes exist within the site. No wetlands, streams, or associated buffers are located on the site. A portion of the FEMA designated floodplain encroaches into the site along S 143rd St., the project will need to attain a Flood Control District permit per the SEPA (E20-0008) determination.



Fig. 2: Sensitive Areas Map (satellite image not accurate)



Fig. 3: Existing site conditions.

DEVELOPMENT STANDARDS – Commercial/Light Industrial (CLI)

The following development standards apply to projects within the CLI zoning district; project compliance follows each standard:

- Setbacks, minimum:
 - Front: 25' - **Complies**
 - Second Front(s): 12.5' – **Complies**
 - Sides: 5' – **Complies**
 - Rear: 10' – **Not applicable**
- Height, maximum: 4 stories or 45' – **Complies**. Proposed building 3 stories and 36' in height.
- Off Street Parking: A separate parking determination was provided by the Director as part of permit L20-0024, 26 stalls to be provided.
- Landscaping:
 - Front: 15' – **Complies**
 - Second Front: 15' – **Complies**. See design review criteria 3.e. below for more information.
 - Side: 6' – **Complies**
 - Rear: 6' – **Not applicable**
 - Parking Lot Landscaping: 15' per stall adjacent to street; 10' per stall if parking is placed behind building – **Complies**.
 - 26 parking stalls proposed require 290 square feet (sf) of interior landscaping; 625 sf provided – **Complies**.

DESIGN REVIEW

This project is subject to Board of Architectural (BAR) design approval under the Design Review Section of the Commercial/Light Industrial Development Standards (TMC 18.30.070). The project is subject to design criteria included in Chapter 18.60.050.B.

Commercial and Light Industrial Design Review Criteria is separated into five sections. Within each section are a number of 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 project will provide a direct pedestrian connection from Interurban Ave S to the main building entrance. A 6' sidewalk will run the length of the property along S 143rdst Pl and S 143rd St, connecting to an interior sidewalk that will provide safe, ADA compliant, access to the north, west, and east building entrances.

A large landscaping area consisting of 12.5' of Type I landscaping, grass groundcover areas, and additional shrubs screening the building foundation is provided along Interurban Ave S. Four additional street trees will also be installed.

Eight street trees consisting of two different species (Red Cascade Mountain Ash and Western Red Cedar) are proposed along S 143rd Pl. Fifteen street trees consisting of two different species (Apollo Sugar Maple, and Western Red Cedar) are proposed along S 143rd Pl.

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

The proposed project’s site design and landscaping effectively conceals the parking areas. A large portion of the parking is located on the eastern portion of the site and screened by the main building to the west and the accessory storage building to the east. Parking and loading areas are also screened with perimeter landscaping to help reduce visual impact.

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

Per TMC 18.30, the maximum height in the CLI district is four stories or 45’; the proposed building will be no more than three stories and 36’ tall at any given point. The length of the structure along Interurban Ave S is approximately 150’ (Fig. 4). This is a consistent scale with other developments in the area; for reference, 14675 Interurban Ave S is a three story, ~230’ long office building (Fig. 5), and the A&B Properties industrial park at 14570 Interurban contains structures ranging from one to two stories in height and 70’ to 200’ in length (Fig. 6).



Fig. 4: Proposed structure looking from Interurban Ave S.



Fig. 5: 14675 Interurban Ave S.



Fig. 6: A&B Properties, 14570 Interurban Ave S

2. RELATIONSHIP OF STRUCTURE AND SITE TO ADJOINING AREA

a. Harmony of texture, lines and masses is encouraged:

The mass and scale of the building are consistent with the surrounding commercial area. The building lines and masses of neighboring structures are similar to those of the proposed storage building, and properties within this area largely contain two to three story office, warehouse, and light industrial buildings (Fig. 7).



Fig. 7: Project site and surrounding development.

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

A 6' side yard landscaping area of Type II landscaping consisting of Princeton Sentry Ginkgo trees, Emerald Green Arborvitae, and Emerald Carpet Manzanita is provided between the project site and the neighboring property to the east.

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

The proposed project is consistent with the established neighborhood character; the surrounding neighborhood is largely a mixture of office, warehouse, and light industrial buildings. The CLI district is intended to provide for areas characterized by a mix of commercial, office, or light industrial uses. The standards are intended to promote viable and attractive commercial and industrial areas. The proposed structure's use, "Self-Storage Facility", is permitted outright in this zone.

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

Vehicular circulation patterns are designed for safety, efficiency, and convenience. Two curb cuts are provided along S 143rd St to provide access into each parking area with an additional curb cut provided along S 143rd Pl for additional ingress/egress to the rear loading area. The majority of the parking area is to the rear of the building and away from busier sidewalks along Interurban Ave S. The main access point into the building for pedestrians is located away from drive aisles to limit conflicts with auto traffic.

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

Vehicle access into the site is provided at three points, see below. Access to the main loading area is set to the east away from the intersections of Interurban Ave S to reduce potential vehicular conflicts, see Fig. 8.

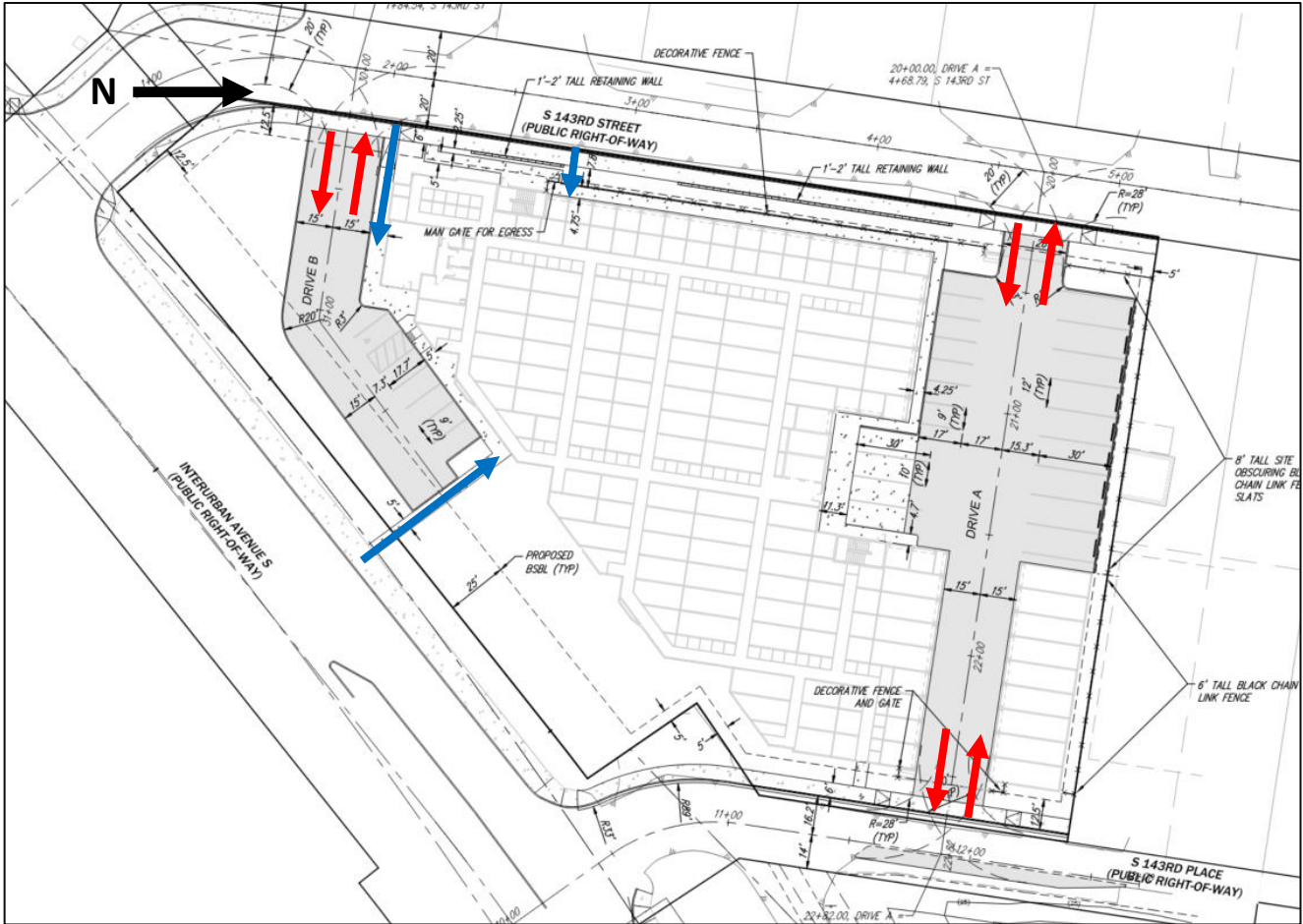


Fig. 8: Site circulation patterns; vehicle access point in red, pedestrian access in blue.

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 is mostly flat throughout, with small areas of Class 2 steep slopes. No significant changes are proposed to topography.

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

The site is mostly flat throughout, and no significant changes are proposed to topography. Grades of walkways within site meet ADA standards.

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

The proposed landscaping enhances architectural features, including the outdoor courtyard at the landing of the western slope. Street and perimeter landscaping trees screen views of blank walls, while new street trees and interior parking landscaping provide shade for users onsite.

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

Plants in the parking lots will be protected by concrete curbs or low walls. Trees and shrubs/groundcover along Interurban Ave S will be buffered by grass to provide additional distance between the street and sidewalk.

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

The site fronts three streets, increasing the setback area overall and reducing the amount of developable area. As a result, the 5' wide pedestrian access into the site from S 143rd St and the public sidewalk provided along S 143rd Pl is located within the required 15' landscaping areas. To continue to meet the requirements for overall landscaping area, the project will cluster the amount of landscaping compromised by the pedestrian access, approximately 1,400 sf, and locate it elsewhere on site. Approximately 12,000 sf of additional landscaping area has been provided as a result (Fig. 9). The requirements for Type I landscaping within the remaining 10' wide landscaping area will still be met otherwise.

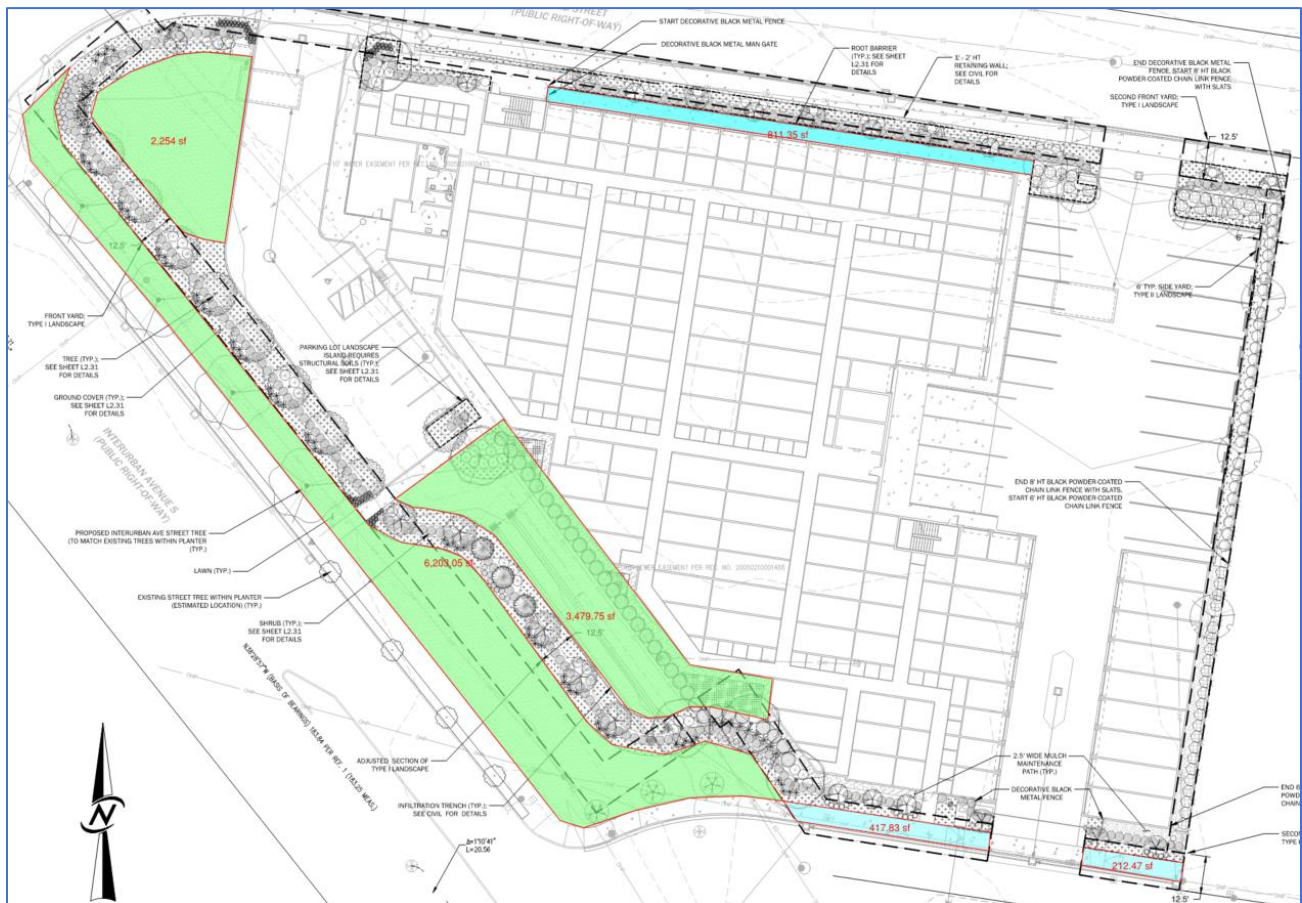


Fig. 9: Landscaping areas impacted by sidewalks (blue), additional landscaping provided (green).

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

Waste receptacles are located entirely within the main building. The rear parking and loading area is screened from public streets and neighboring properties by both the main and accessory building as well as perimeter landscaping. The front parking area is set back from Interurban Ave S and screened with landscaping.

- g. In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone or gravel may be used:**

No alternative materials are proposed to meet landscaping requirements.

- h. Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded and restrained in design. Excessive brightness and brilliant colors should be avoided:**

Light fixtures are of a modern design and meant to match the overall theme of the structure (see sheet E6.1 of Attachment A for models). All fixtures are located to limit offsite impacts, and those along the north, south, and east property lines will be shielded to further reduce spillover into neighboring sites (see sheet E1.1 of Attachment A for photometric plan).

4. BUILDING DESIGN

- a. Architectural style is not restricted; evaluation of a project should be based on quality of its design and relationship to its surroundings:**

The building is a contemporary design that is meant to reflect the northwest aesthetic by incorporating wood and metal elements. The proposed design implements quality materials such as metal panels, manufactured wood material, and concealed fasteners to enhance horizontal and vertical lines. The new structure and site improvements bring the site up to current infrastructure and building codes and will provide frontage improvements along S 143rd Pl and S 143rd St which currently have none.

- b. Buildings should be to appropriate scale and in harmony with permanent neighboring developments:**

The height, lot coverage, and setbacks meet basic developments standards, as well as fit in with the character of the neighborhood (see criteria 1.c for examples).

- 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:**

The windows of the proposed building are designed and located to both take advantage of natural light while also conserving energy. They are consistently spaced throughout the design, being provided in sections along the elevation which are broken up by blank walls that will be screened by vegetated areas.



Fig. 10: Building rendering showing windows facing southwest.

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

The proposed structure utilizes a combination of materials and colors reminiscent of the Pacific Northwest; cedar-toned and black wood siding along the sections of blank walls, lighter metal paneling around the window areas, and dark bronze/black window frames throughout. Bright colors will only be employed in the form of yellow garage doors facing the interior of the loading area (see sheet A.500 of Attachment A for materials and colors board).

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

Mechanical or utility hardware on roof will be screened by parapets.

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

Exterior lighting has been designed to match modern aesthetic of structure and located to highlight the modulation of the building (see sheet E6.1 of Attachment A for models).



Fig. 11: Exterior Site Lighting Examples

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:

The proposed structure provides visual interest in various ways. Horizontal modulation has been provided through materials and color changes between the first and upper floors as well as overhangs at the top of

windowed sections. Vertical modulation has been provided along the western elevation by employing deviations in the building face between the windowed and non-windowed areas along Interurban Ave S (see Fig. 12). Southwestern facing windows also provide natural lighting into the space and transparency along the streetscape while simultaneously reducing exterior views of the storage units inside.



Fig. 12: Vertical modulation of windowed and non-windowed sections along Interurban Ave S.

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.

A fence and gate system is proposed for the loading area to the east of the building. Decorative fences will be utilized along S 143rd Pl and S 143rd St and a chain link fence along the eastern property boundary (see sheet A.001 of Attachment A for exact location of proposed fences). These fences will be painted black to match the windows frames utilized throughout the building. No street furniture is proposed.



Fig. 13: Proposed fence system.

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

Lighting is designed to highlight accents of the proposed building. Lighting is also designed to provide safety surrounding the building, as well as for accessing the accessory storage building at the southeast corner of the site.

OUTSTANDING TECHNICAL REVIEW CONSIDERATIONS – These will be addressed during building permit review.

Fire Department Review

- When BLA L20-0017 is recorded, the assigned address for the property will be:

- 6221 S 143 ST TUKWILA WA 98168
- An additional Fire hydrant may be required on the property. This will be confirmed in later permit reviews.
- Fire permitting requirements are located in the Fire Development Services section of the Fire Marshal's Office website: <https://www.tukwilawa.gov/departments/fire/fire-marshals-office/fire-development-services>

Public Works Department Review

- Applicant shall apply for a separate demo permit with utility capping and/or septic abandonment.
- Notice of Intent (NOI) required from DOE-Construction Storm Water permit shall be obtained.

CONCLUSION

Commercial and Light Industrial Design Review Criteria

Relationship of Structure to Site

- The project provides a desirable transition between the site and the streetscapes of Interurban Ave S, S 143rd St, and S 143rd Pl.
- Drive aisles, landscaping, and sidewalks work to separate pedestrians from vehicles onsite.
- The height and scale are appropriate for the site and the Commercial/Light Industrial (CLI) district.

Relationship of Structure and Site to Adjoining Area

- The site design provides an easily understood arrangement of structures, landscaping, and circulation.
- Proposed landscaping on all sides of the building helps to soften the built environment, provides screening, and is consistent with TMC requirements for the CLI district.
- Vehicle and pedestrian circulation is compatible with surrounding area.
- ADA compliant pathways are provided throughout the site.

Landscaping and Site Treatment

- Perimeter and parking lot landscaping amounts are in compliance with the relevant Tukwila Municipal Code standards.
- Proposed plant species, siting, and spacing meet the requirements set forth in TMC 18.52: Landscaping.
- The perimeter landscaping follows a coherent design concept, which will soften the impact of the development on surrounding properties and provide visual interest along the streetscapes.

Building Design

- Structure height, length, and setback requirements are in compliance with the CLI district development standards.
- Rooftop mechanical equipment is adequately screened from streets and neighboring properties.
- The color palette features neutral colors with accent colors that are appropriate to their intended use and location. Materials are varied between siding, windows, and the loading area while keeping the visual impact on surrounding properties to a minimum.
- The design of windows and entrance canopies along the Interurban Ave S elevation provide visual interest for the storage building and adequately emphasize the location of main building entrance.

Miscellaneous Structures and Street Furniture

- A combination of black decorative and chain link fencing will be installed to secure and screen loading area at rear of building.

- Lighting is proposed to provide safe pathways to/from building within parking area without creating offsite impacts.

RECOMMENDATIONS

Staff recommends approval of the Design Review application with no conditions.

INFORMATIONAL ITEMS

Development Permit and/or Public Works permit may not be issued until Lot Consolidation Permit is recorded with King County.

Permanent wall and monument signs will need to be approved through a separate City of Tukwila Sign Permit application.