



**Staff Report to the Board of Architectural Review  
Design Review Major Modification  
Vietnamese Martyrs Church Expansion  
Prepared for the April 28, 2022 Meeting**

**FILE NUMBERS:** L21-0104 Design Review Modification

**APPLICANT:** Sean Hill of Broderick Architects on behalf of Vietnamese Martyrs Parish

**REQUEST:** Request for approval of a Design Review Major Modification (to the L18-0026 decision) to reduce the proposed building footprint from 67,500 SF to 45,290 SF, with accompanied façade changes to the north, east and west building elevations.

**LOCATION:** 6841 and 6847 S. 180th St. Tukwila, WA

**COMPREHENSIVE PLAN AND ZONING:** Tukwila Urban Center- Workplace (TUC-WP). Portions of the site along the Green River are within overlay areas – including the Public Recreation Overlay and Shoreline Overlay.

**SEPA DETERMINATION:** The City of Tukwila, as the lead agency for this project, issued a Determination of Non-Significance for this project on October 17<sup>th</sup>, 2018.

**ASSOCIATED FILES:** E18-0004 SEPA  
L18-0025 Shoreline Substantial Development permit  
L18-0026 Design Review  
L18-0027 Conditional Use Permit  
D21-0032 Development Permit

**NOTIFICATION:** A combined Notice of Application and Notice of Hearing was posted on site, published in the Seattle Times, and mailed to agencies with jurisdiction, and property owners and tenants within 500 feet of the project site on April 14, 2022. Comments received in response to the public notification will be entered into the record during the public hearing on April 28, 2022.

**RECOMMENDATION:** Approval with conditions

**STAFF:** Breyden Jager, Associate Planner  
Jaimie Reavis, Senior Planner

**ATTACHMENTS:**

- A. Design Review Narrative
- B. Previous Design Review Staff Report (L18-0026)
- C. Plan Set (Site Plan, Area Diagrams, Colored Elevations, Landscape Plans, Fire Access Plan, Colors and Materials, Lighting Plan, Floor Plan, B&W Elevations)

### BACKGROUND

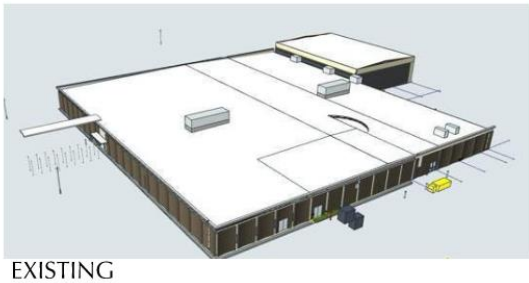
The Board of Architectural Review approved with conditions previous applications for a Public Hearing Design Review and a Conditional Use Permit for additions, remodel, and site improvements to the Church of the Vietnamese Martyrs campus in January 2021. Attached to this Staff Report is a copy of the previous Staff Report (L18-0026) providing a full review of site conditions, surrounding uses, environmentally sensitive areas, topography, vegetation and the previous Design Review findings (Attachment B).

The scope of the previous approvals included a 7,000 square foot addition to an existing office building to create a learning center (Phase I), partial demolition of and construction of an addition to the main church building and related improvements including restriping and expanding the parking lot (Phase II), and interior remodel and addition of a central shrine (Phase III). Phase I has been completed, with some landscape elements deferred to Phase II. Construction of Phase II is planned to start in summer of 2022, with Phase III to follow at a later date. However, due to rise in construction costs caused by the pandemic and its disruption to the building materials supply chain, the applicant is requesting a major modification to the design review, to reduce the overall building footprint of the Phase II building. The proposed modification impacts design elements of the site and building.

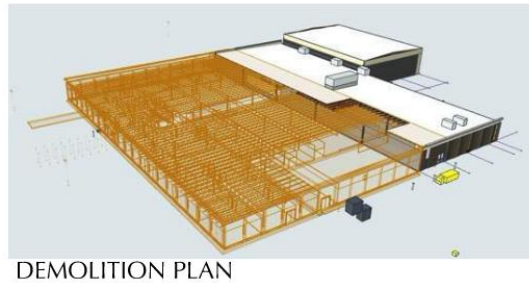
### REQUEST

The project proposes a modification to the design review for expansion of the Church of the Vietnamese Martyrs campus approved by the BAR. Shown below, Figures 1 and 2 illustrate the scope of the proposed improvements.

1. EXISTING BUILDING AREA DIAGRAM  
1/32" = 1'-0"



EXISTING



DEMOLITION PLAN



NEW with Existing Shown in Grey

EXISTING BUILDING AREA:	<b>62127 SF</b>
EXISTING BLDG TO BE DEMOLISHED:	-34318 SF
EXISTING BUILDING TO REMAIN:	<b>= 27810 SF</b>
NEW GROUND FLOOR:	+17480 SF
NEW SECOND FLOOR:	+18828 SF
	(NEW WORK 36308 SF)
PROPOSED BLDG AREA:	<b>= 64118 SF</b>
PROPOSED INCREASE:	=3.2%

Figure 1. 3D Renderings



**Parking (TMC 18.28.260):**

The previous review of the project by the BAR included a staff analysis of the project's adherence to the district standards of the Work Place district, the Tukwila Urban Center's Corridor Standards, and the Supplemental Design Standards - including parking and landscaping requirements (see Attachment B). Changes to the approved parking and landscaping design are proposed with the current modification. The modification proposes to reduce the total number of parking spaces that were originally to be provided. However, the 439 parking spaces proposed continues to exceed the 360 parking spaces required by the code. Additionally, the applicant has demonstrated compliance with previous conditions of approval which required the church to enter into a shared parking agreement with adjacent properties and adoption of a Traffic Management Plan.

**Landscaping Types and General Landscaping Requirements (TMC 18.28.230-.240):**

Previous landscape analysis for the parking lot was completed for the project as part of the original Design Review approval. Please see previous Design Review Staff Report for this information (Attachment B). The project continues to satisfy the criteria for perimeter and interior parking lot landscaping. The modified project includes a reduced building footprint; the northeastern corner of the existing church building will be demolished to provide a new parking area which includes 63 new parking spaces and 2,892 SF of landscape area, with shade trees evenly distributed throughout. Landscape islands and trees provided within the new parking area are consistent with the code requirements. The City's Urban Environmentalist has reviewed and approved the proposed plant material to ensure appropriate species selection and spacing, with conditions of approval.

**Design Review Criteria (18.60.050(B))**

The Design Review criteria found in TMC Section 18.60.050(B) are shown below in italics, followed by Staff's comments on how the church redevelopment proposal compares to the guidelines.

**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.*
- b. *Parking and service areas should be located, designed and screened to moderate the visual impact of large, paved areas.*
- c. *The height and scale of each building should be considered in relation to the site.*

The modified project meets the site design criteria. Previous analysis was completed for the project as part of the original Design Review approval. Please see previous Design Review Staff Report for this information (Attachment B).

The project includes additional landscape square footage and plantings throughout the new and modified parking areas to meet both streetscape and pedestrian site design criteria. Bioretention areas and shade trees have been added to soften the visual appearance and break up the large, paved areas. Pedestrian pathways have been added throughout to connect the new and existing parking areas to the front and side church

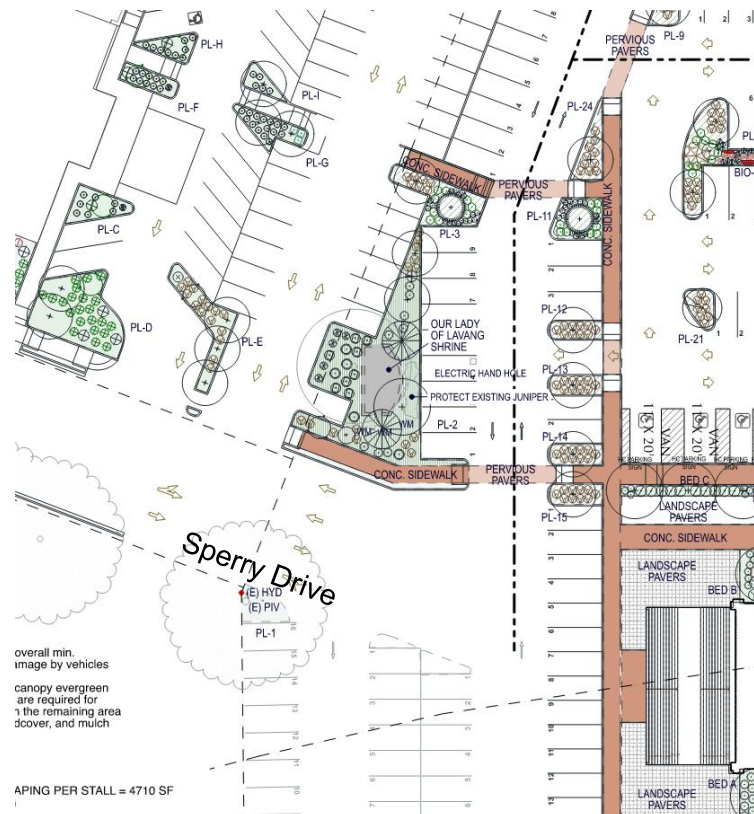


Figure 3. Streetscape along Sperry Drive

entrances. The modified project provides a more robust overall landscape design, particularly along the entry drive aisle from Sperry Drive to create a desirable streetscape transition.

As the project now includes the demolition of the northeast corner of the existing structure, the building footprint has been significantly decreased from 67,500 SF to 45,290 SF, which reduces the building scale particularly along the Sperry Drive frontage.

## 2. RELATIONSHIP OF STRUCTURE AND SITE TO ADJOINING AREA.

- a. *Harmony of texture, lines and masses is encouraged.*
- b. *Appropriate landscape transition to adjoining properties should be provided.*
- c. *Public buildings and structures should be consistent with the established neighborhood character.*
- d. *Compatibility of vehicular pedestrian circulation patterns and loading facilities in terms of safety, efficiency and convenience should be encouraged.*
- e. *Compatibility of on-site vehicular circulation with street circulation should be encouraged.*

The modified project meets the site design criteria. Previous analysis was completed for the project as part of the original Design Review approval. Please see previous Design Review Staff Report for this information (Attachment B).

The modification proposes to reduce the building mass along the northeast corner of the structure has been reduced, resulting in a lower visual impact of the structure on neighboring properties, compared to the previous approval. However, the rest of the proposed structure remains largely unchanged from the previously approved design. The height is identical to the previously approved design, and the French colonial architectural style is still present.

In order to meet Fire safety access requirements, the access road has been widened to 14' along the southern portion of the site, adjacent to the shoreline. To accommodate the widened access road, the width of the perimeter landscaping in this area has been reduced and 3 additional trees are proposed for removal. To account for the additional tree removals in the shoreline overlay jurisdiction, as a condition of approval, the applicant shall obtain an amendment to the previously approved Shoreline Tree Permit.

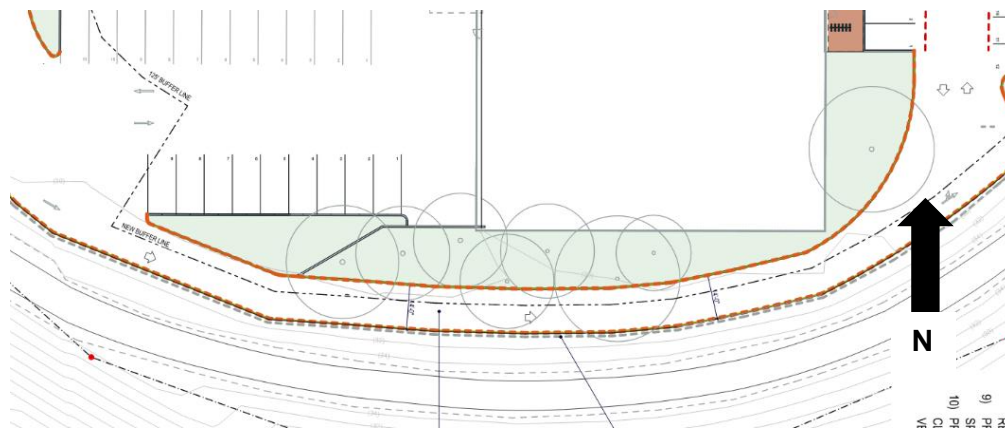


Figure 4. Widened Fire Access Lane

### 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.
- b. Grades of walks, parking spaces, terraces and other paved areas should promote safety, and provide an inviting and stable appearance.
- c. Landscape treatment should enhance architectural features, strengthen vistas and important axis, and provide shade.
- d. In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.
- e. Where building sites limit planting, the placement of trees or shrubs in paved areas is encouraged.
- f. Screening of service yards and other places that tend to be unsightly should be accomplished by use of walls, fencing, planting or combination.

- 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.*
- 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.*

The modified project meets the landscape design criteria. Previous landscape analysis was completed for the project as part of the original Design Review approval. Please see previous Design Review Staff Report for this information (Attachment B).

The modified northern and eastern facades include landscaping at different heights, including trees, shrubs, and groundcover along the exposed building walls to soften the visual appearance. Despite the proposed change in building mass, the project continues to provide a landscaped plaza adjacent to the northern entrance, with permeable pavement and pedestrian pathways providing human scale connection to the adjacent streetscape.

Throughout the new parking area, landscaped islands are positioned no more than 10 stalls apart. These landscaped areas are planted with deciduous trees, shrubs and groundcover. The modified project also proposes 3 new bioretention areas distributed throughout the eastern parking area. The modified project includes an additional 2,892 SF of landscape area to supplement the 63 new parking stalls placed where the existing northeastern corner of the church will be demolished.

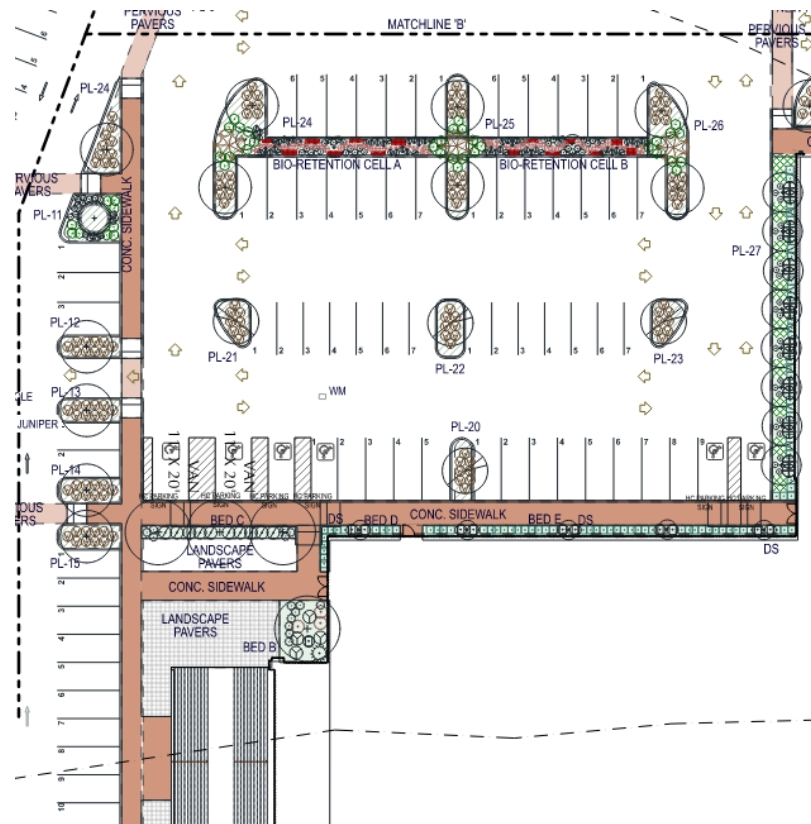


Figure 5. New Parking Area

As previously discussed, the modified project includes the removal of 3 trees in order to meet Fire safety access requirements. The access road along the southern site boundary has been widened to 14', adjacent to the shoreline. To account for the additional tree removals in the shoreline overlay jurisdiction, as a condition of approval, the applicant shall obtain an amendment to the previously approved Shoreline Tree Permit.

In response to previous conditions of approval, the applicant has added a trellis to the south facade of the church, to provide additional visual interest along the Green River trail.



Figure 6. Proposed Trellis

In order to screen the refuse and disposal area from view of the internal parking lot and Green River trail, as a condition of approval, the applicant shall provide a trash enclosure similar in design to the trash enclosure constructed for the Learning Center. Please see conditions of approval for additional information.





Figure 7. Learning Center Trash Enclosure

The landscaping plan submitted at this time does not include planting, soil and irrigation details. At the time of building plan submittal, applicant shall submit irrigation and planting details in conformance with the requirements of TMC 18.28; Tukwila Urban Center. The City's Urban Environmentalist recommends the following conditions for approval:

1. Landscape screening for blank walls to include a mix of evergreen and deciduous species per 18.28.240 General Landscaping (i.e. not just pears or vine maples).
2. Within the shoreline buffer, landscaping trees and shrubs are to be native species per 18.44.060.F.1.g.
3. Cupressus to be planted farther from building.
4. The areas of parking lot island pears should have 2 medium trees or 1 large tree (neither may be columnar cultivars as the pear is) and per 18.28.240 General Landscaping "Large and medium canopy tree species are required, except where there is insufficient planting area."
5. Trees on South side of building are planted too close together, follow spacing requirements.
6. *Fragaria x chiloensis* is very high maintenance due to extensive stolons/runners, not recommended near paving.

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

- d. *Colors should be harmonious, with bright or brilliant colors used only for accent.*
- e. *Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from view.*
- f. *Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.*
- 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 modified project meets the building design criteria. Previous analysis was completed for the project as part of the original Design Review approval. Please see previous Design Review Staff Report for this information (Attachment B).

The French colonial architectural style, as well as the colors and materials proposed for the modification match the originally approved design. While the mass and scale of the building have been reduced, the facade is still divided into 3 parts with a taller wall in the center which is capped by a pediment. Please see sheet MAT1 (in Attachment C) for additional information. However, the north, east and west building elevations have been modified to present a more simplified architectural detail. The following is an excerpt from the applicant's narrative describing the design changes proposed as part of this modification: *"While the massing generally stays the same, the fenestration here has been reduced and the following unnecessary elements have been removed: small colonnade that projects to the east, a continuous railing above the 2nd floor, a pitched roof, and a flight of exterior steps."* Additionally, the sloping ramps on either side of the main entry steps were eliminated, as they were not able to meet ADA requirements.

Plans for the modification initially proposed a more simplified design with blank wall areas along the east and west elevations. Planning staff has worked with the applicant to update the initially proposed modified building elevations, enhancing the level of architectural detail and visual interest. The facades avoid a monotony of design by providing fenestration in the form of additional windows, a central pediment wall, vegetative screening, and a variation in roofline. As a result, staff feels that the applicant has demonstrated an effort to reintroduce a variety of form and detail consistent with the anticipated life of the structure.



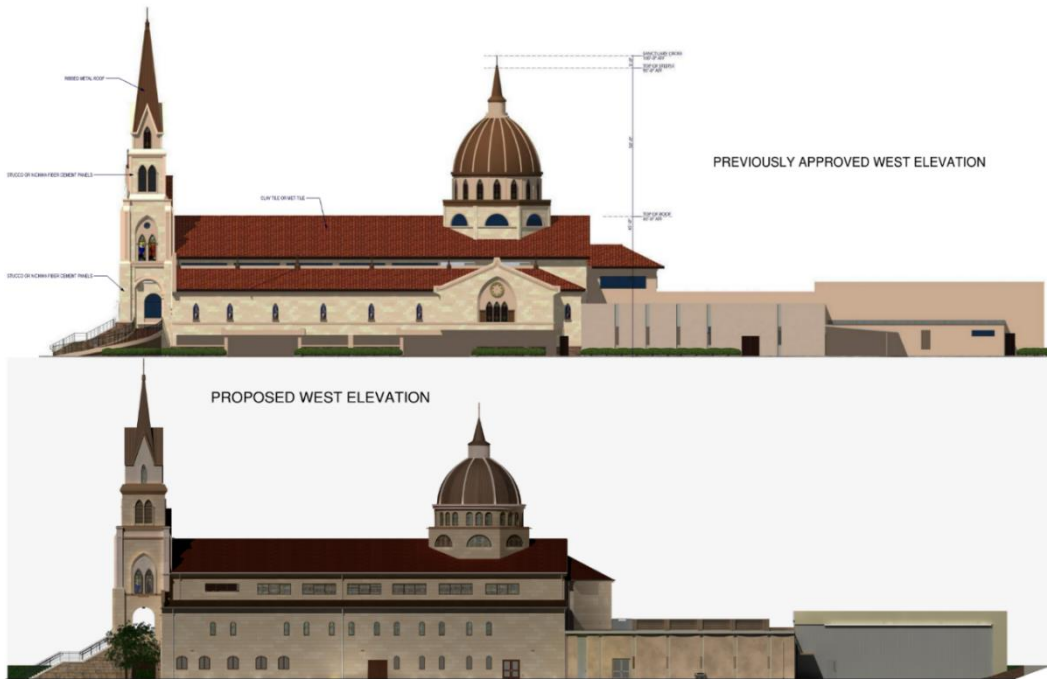


Figure 10. West Elevations

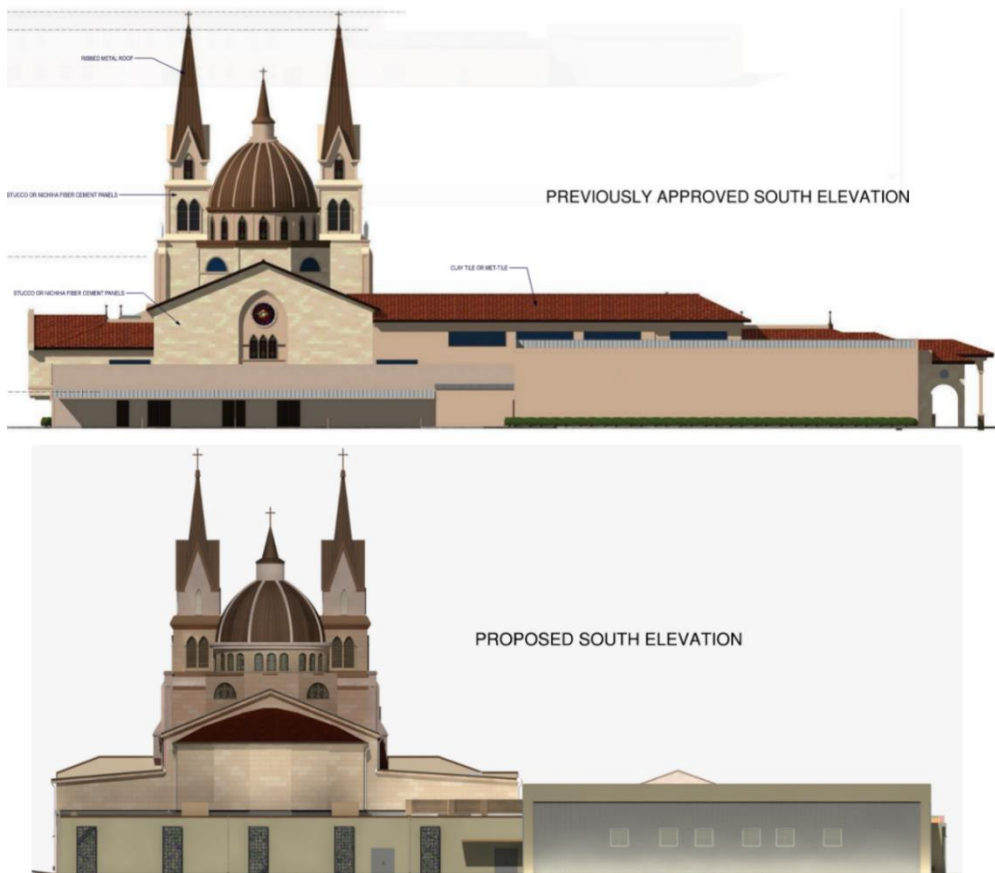


Figure 11. South Elevations

A new 38" tall HVAC unit has been added to the existing church's southern rooftop, which will be appropriately screened with finished steel screening panels and painted to match the existing structure. Existing rooftop mechanical equipment will be similarly screened with metal screening panels.

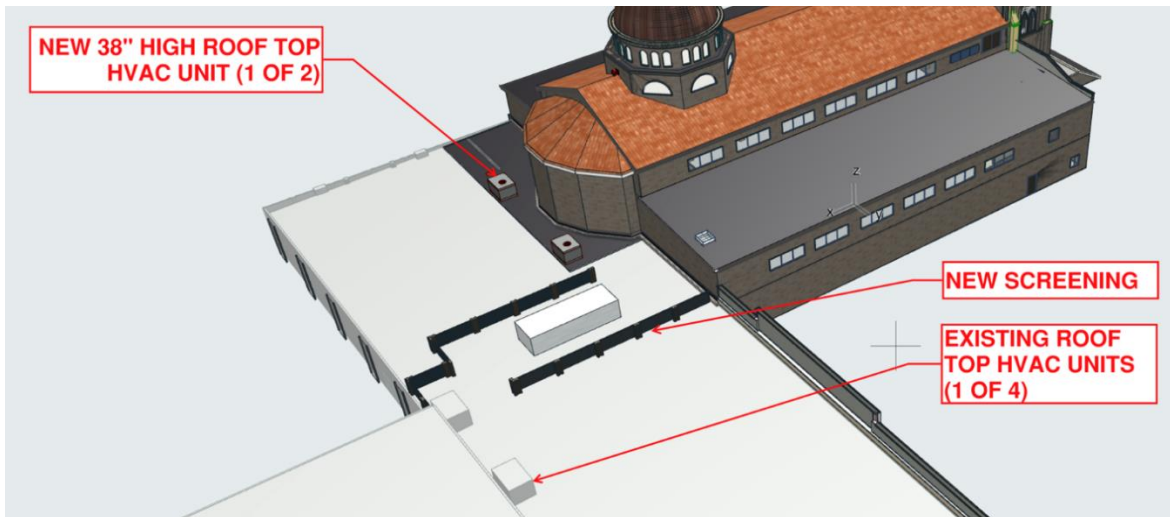


Figure 12. Rooftop Screening

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

The modified project continues to meet the design criteria. Previous analysis was completed for the project as part of the original Design Review approval. Please see previous Design Review Staff Report for this information (Attachment B).

## CONCLUSIONS

1. The modified project continues to comply with the applicable District Based Standards; Corridor Based Standards and Supplemental Standards of the TMC 18.28 for the subject property; which lies in the TUC-WP zone. The modified project includes a reduced building footprint, 63 new parking spaces, and 2,892 SF of landscape area, with shade trees evenly distributed throughout. Landscape islands and trees provided within the new parking area are consistent with the code requirements. The City's Urban Environmentalist has recommended several conditions of approval to be satisfied prior to Development Permit approval.
2. The modified project complies with the design review criteria listed under TMC 18.60.050 B. The project

includes additional landscape square footage and plantings throughout the new and modified parking areas to meet both streetscape and pedestrian site design criteria. The building mass along the northeast corner of the structure is reduced, resulting in a lower visual impact of the structure on neighboring properties, compared to the previous approval. While, the north, east and west building elevations have been modified to present a more simplified architectural detail, the French colonial architectural style, as well as the colors and materials proposed for the modification match the originally approved design. While the mass and scale of the building have been reduced, the facade is still divided into 3 parts with a taller wall in the center which is capped by a pediment.

3. The project complies with design guidelines for buildings in the shoreline zone as listed under TMC 18.44.110; however, the applicant shall obtain an amendment to the previously approved Shoreline Substantial Development permit (L18-0025), to accommodate the 3 additional tree removals in the shoreline jurisdiction.
4. Screening details for the mechanical equipment have been provided. Mechanical equipment not able to be located inside the building will be screened by finished steel screening panels on the south portion of the building, painted to match the color scheme of the building. Staff recommends as a condition of approval that a trash enclosure be provided to match the existing trash enclosure at the adjacent learning center.

## RECOMMENDATION

Staff recommends adoption of the above findings and design review approval for the Vietnamese Martyrs church expansion with the conditions below:

1. Prior to approval of Development Permit (D21-0032), submit a complete and detailed landscaping plan that includes irrigation, planting and soil details in conformance with the requirements of TMC 18.28; Tukwila Urban Center. The City's Urban Environmentalist has evaluated the preliminary Landscape Plan and required the following conditions of approval:
  - a. Landscape screening for blank walls to include a mix of evergreen and deciduous species per 18.28.240 General Landscaping (i.e. not just pears or vine maples)
  - b. Within the shoreline buffer, landscaping trees and shrubs are to be native species per 18.44.060.F.1.g.
  - c. Cupressus to be planted farther from building
  - d. The areas of parking lot island pears should have 2 medium trees or 1 large tree (neither may be columnar cultivars as the pear is) and per 18.28.240 General Landscaping 'Large and medium canopy tree species are required, except where there is insufficient planting area.'
  - e. Trees on South side of building are planted too close together, follow spacing requirements
  - f. Fragaria x chilensis is very high maintenance due to extensive stolons/runners, not recommended near paving
2. Prior to approval of Development Permit (D21-0032), the applicant shall obtain approval of an amendment to Shoreline Permit L18-0025 for removal of 3 additional trees within the shoreline jurisdiction.
3. Prior to approval of Development Permit (D21-0032), the applicant shall submit plans for a trash

enclosure to screen the refuse and disposal area in the southern parking area from view of the church development and particularly the Green River trail.

#### **INFORMATIONAL ITEMS**

1. Planning staff will work with the Tukwila Police Department to review the proposed lighting plan and ensure that safety needs are met within the bounds of the shoreline environment prior to Development Permit approval.
2. Per City of Tukwila Development Engineering, no work shall be completed within any buffer areas or easement areas without permission from the owner. Adequate temporary erosion and sediment control measures shall be required to protect the storm water system and the adjacent river at all times during construction.