



City of Tukwila

Department of Community Development

Jim Haggerton, Mayor

Jack Pace, Director

STAFF REPORT TO THE BOARD OF ARCHITECTURAL REVIEW PREPARED SEPTEMBER 18, 2012

HEARING DATE: September 27, 2012

FILE NUMBER: L12-019 – McMicken Court

APPLICANT: Ian Hamad, Developer and Owner

REQUEST: Design Review approval for a mixed-use building consisting of nine residential units and three ground floor commercial spaces with associated grading, paved parking, landscaping, and site design.

LOCATION: The site is located at 42XX 164th Street in the McMicken neighborhood. It is east of 42nd Avenue South and bound on the south by 164th Street. The property lies a few hundred feet to the east of an existing Safeway grocery store in the City of SeaTac. The tax parcel number is 5379800670. The site is currently a vacant lot.

NOTIFICATION: Notice of Application for this Type 4 permit was mailed to surrounding property owners, interested parties, affected agencies and posted on the site on July 5th, 2012. Notice of Public Hearing was also mailed to surrounding property owners, interested parties, affected agencies, posted on the site and published in the Seattle Times on September 13, 2012.

ZONING/COMPREHENSIVE
PLAN DESIGNATION: Residential Commercial Center

SEPA DETERMINATION: Exempt

DECISION: Approval with Conditions

STAFF: Stacy MacGregor

ATTACHMENTS:

- A. Applicant's response to Design Review Criteria
- B. Colored Elevations (5 pages)
- C. Site Lighting Plan
- D. Design Details (1 page)
- E. Citizen Comment Letters (2 pages)
- F. Site Plan and 1st Floor Plan
- G. 2nd and 3rd Floor Building Floor Plans
- H. Building Elevations
- I. Landscape Plan (2 pages)

FINDINGS

VICINITY INFORMATION

The proposed site is in the McMicken Neighborhood along Tukwila's border with the City of SeaTac. The project fronts South 164th Street and lies just east of Military Road South and 42nd Avenue South. This site and the site directly to the north are the only parcels in the area zoned Residential Commercial Center (RCC). They are surrounded by Neighborhood Commercial Center (NCC) zoning with commercial businesses to the north and west and single family (LDR) zoning to the east. While the RCC and NCC zoning allows buildings up to 3 stories or 35 feet, the commercial construction adjacent to the site is all single story. The existing housing stock in the area consists of one and one-and-a-half story homes built 50 to 100 years ago.

Residential and commercial uses are located to the south and west in the City of SeaTac; a Safeway grocery store and strip mall anchor the corner of 164th and Military Road South. Crestview Park is located to the north of the project with two entrances, to the north and to the west, both 1/10th of a mile away. There are no sidewalks to the park or the grocery store on the Tukwila side of the streets; there are wide paved shoulders to all of these destinations from the project site.



PROJECT INFORMATION

The proposal is to develop a nearly 14,000 square foot, three-story, mixed use building on an existing .62 acre vacant lot in the McMicken neighborhood. The building will contain eight 2-bedroom market rate apartment units on the two upper floors with a ninth accessible unit and three commercial spaces on the ground floor. Access to the site is off of South 164th Street. Access is shared via an easement on this property to a daycare center abutting the northern property line. Parking for the daycare is included on this site and subject to a previously recorded easement on the project property.

The site is currently a vacant lot with some paving used by the daycare for parking and some limited vegetation, principally a grassy field surrounding one significant hemlock tree. Site improvements will result in 38 parking stalls plus a loading zone; 1,800 square feet of improved outdoor recreation space; perimeter landscaping along three sides along with landscaping of the parking lot, and curb, gutter, sidewalk and planting strip along South 164th Street.

PUBLIC COMMENT

During the Notice of Application comment period a letter was received from a Tukwila resident objecting to allowing apartments in the vicinity of single family homes. In response to the Notice of Hearing a letter was received from the adjacent daycare center regarding the use of the private parking easement on the applicant's property for the benefit of the daycare. Both of these letters are included as Attachment E.

DESIGN REVIEW CRITERIA

The project is subject to a Public Hearing Design Review under Tukwila Municipal Code (TMC) Chapter 18.28.070. The Board of Architectural Review evaluates the project under the criteria established in TMC 18.60.050 C. The design criteria explain requirements for development proposals. They are the decision criteria from which the Board will evaluate whether to approve, condition, or deny this project.

The applicant's response to the design review criteria is Attachment A. Below is the staff analysis and response.

1. *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.*

The parcel is at the edge of a neighborhood commercial district anchored by an existing Safeway grocery store. The pocket of commercial development is surrounded by single family homes. The majority of commercial development and all the residential development to the south are in the City of SeaTac. This project is on a parcel zoned Regional Commercial Center (RCC) and is directly adjacent to LDR zoning on the west and NCC zoning to the east. The commercial development is predominately one-story freestanding uses with a multi-tenant strip development is to the east. The residential development was generally built in the 1920's-50's and consists of one and one-and-a-half story bungalow-style homes.

The required recreation space for the residential units is located between the building and the street. Parking and access easements for the daycare center line the north and west sides of the parcel. The street frontage will have a five foot wide separated sidewalk and twenty feet of landscaping. The recreation space between the street and the building will consist of a picnic area and pea patch space for building tenants.

- 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.*

There are no natural features on the site.

- 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.*

There are no sidewalks along South 164th Street. A sidewalk separated by a landscape strip is proposed for the right-of-way in front of the parcel. An additional twenty feet of perimeter landscaping will continue from the back of sidewalk towards the building. The building is set back from the street and at the base of a slope. Landscaping will line either side of the vehicle entrance and the path that will lead pedestrians from the sidewalk

to the front of the building. The first floor of the building is designed as commercial space with large windows and awnings over the pedestrian path.

- 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 the initial sense of high quality development.*

The existing entry is reduced to twenty-four feet and will be shared between this site and the daycare facility to the north. A freestanding sign will be located adjacent to the drive. A paved pedestrian path will lead from the sidewalk, around the recreation space and to the walk that surrounds the buildings.

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

The existing driveway will be shared by the daycare and this new development. The access point will be reduced in width and defined by landscaping. The parking that currently exists on the applicant's property for the benefit of the daycare is maintained and integrated into the site design.

- 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.*

Perimeter landscaping is required by code along the front and sides of the parcel. The landscaping on the west side that is adjacent to residential homes is twice as wide (ten feet) than the east side that is adjacent to commercial uses.

- 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 through the use of symbolic and actual physical barriers to define the degrees of privacy appropriate to specific site area functions.*

Eight of the nine residential units are located on the two upper floors and the one accessible unit is located on the ground level at the rear of the building. The outdoor recreation space is quasi-public space with a picnic table available for residents and employees of the commercial spaces.

- h. *Parking and service areas shall be located, designed and screened to interrupt and reduce the visual impact of large paved areas;*

Surface parking is separated by landscape islands every six or seven stalls. The parking and driveway areas are already defined by easements to the benefit of the daycare at the north end of the parcel. Surface parking is distributed over the site which minimizes the visual impact of 38 parking stalls. Trash collection is located in the northeast corner of the building; the trash enclosure is clad in gray split-face CMU stone which is repeated on the sign base and matches the color of the base of the building.

- i. *The height, bulk, footprint and scale of each building shall be in harmony with its site and adjacent long-term structures.*

Buildings in the RCC zone are allowed to be 3 stories or 35 feet. This building is 3 stories and 33 feet tall at the midpoint of the roof¹. The footprint is about 4,500 square feet. The other commercial uses immediately surrounding the site include: a 4,300 square foot building to the north currently used as daycare; a 2,700 square foot restaurant to the east (Ulysses) and a 5,000 square feet commercial building to the northeast. The Safeway store is 47,000 square feet and the strip mall to the east that is 23,000 square feet are both subject to the City of SeaTac zoning code. The adjacent single family homes are 1,200 to 1,900 square feet. All surrounding residential structures are one or one-and a half stories.

¹ Height is calculated at the midpoint of the roof rather than at the highest point of the roof.

2. **BUILDING DESIGN.**

- 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.*

This proposal is for a three story traditional style building. The building uses external cladding to describe the interior uses. Chocolate colored lap siding, white trim and white vinyl windows enclose the upper two residential stories. The commercial ground floor is clad in fiberboard panels will be painted a dark gray-blue shade called Evening Hush.

The applicant has included a ground floor ADA (Americans with Disability Act) unit in this project. The permitted uses in the RCC zone allow “multi-family units above office and retail uses” (TMC 18.20.020 7). The Purpose of the RCC zone is stated as “This district implements the Residential Commercial Center Comprehensive Plan designation which allows a maximum of 14.5 dwelling units per net acre. It is intended to create and maintain pedestrian-friendly commercial areas characterized and scaled to serve a local neighborhood, with a diverse mix of residential, retail, service, office, recreational and community facility uses.” (TMC 18.20.010). The Federal Fair Housing Act requires an accessible unit in a development of this size and requires local jurisdictions to make reasonable accommodations in their rules and policies to accommodate people with disabilities. The proposal includes commercial uses along street front, therefore complies with the stated purpose of RCC zone and is consistent with the policies of the Tukwila Comprehensive Plan.

- b. *Buildings shall be of appropriate height, scale, and design/shape to be in harmony with those existing permanent neighboring developments which 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.*

This building is 3 stories and 33 feet height. The two adjacent zoning districts, NCC and LDR, both allow structures up to 35 feet in height. The existing permanent structures are all one story buildings. The building massing is constrained by height limitations and parking requirements. The architectural style is traditional. The residential neighborhood overwhelmingly consists of small bungalows while the commercial buildings are architecturally undistinguished.

- 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.*

The building components reflect the uses of buildings. The residential portions of the building are clad in lap siding, white vinyl windows, and 3-tab asphalt shingles. The commercial portions of the building are wrapped in cement board panels that mimic concrete, have projecting metal awnings, and dark-framed aluminum windows.

- d. *The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.*

The lap siding on upper stories will be painted dark brown (Behr Chocolate) with Smart White trim. The commercial ground floor will be a painted a blue-gray hue called Evening Hush and the metal awnings will be painted a lighter gray called Manhattan Mist. The base of the freestanding sign and the trash enclosure will be constructed out of gray-colored split-face CMU block.

- 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.

This project involves a single structure. Variation to the vertical plane comes through changes in cladding, the metal awnings that project three feet over the sidewalk and windows that are asymmetrically placed. The vertical planes of each side of the building have modulated projections or recessions of approximately one foot running vertically on each side of the second and third floors.

3. LANDSCAPE AND SITE TREATMENT.

- a. *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 site slopes slightly from the street and then levels off after about fifty feet. The site has a large tree, possibly a Hemlock, located within this sloped area and outside the building footprint and paved areas; the tree provides minimal canopy coverage or natural beauty. To minimize grading and filling on the site, the applicant set the building back from the street nearly fifty feet. The plant palate consists predominately of native plants.

- b. *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 site is relatively small and constrained by easements to the north and east and a slope from the south. The location of the building on the site requires the recreation area to be placed in the front yard between the building and the street.

The applicant expects the rental market to be comprised of young urban professionals. The outdoor recreation space includes a pea patch garden area for the residents to engage in food growing and gardening.

- 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.*

Four foot wide walkways line three sides of the building and connect the building entrances to the parking areas, trash enclosure, recreation space and the public sidewalk. The walkways in front of the commercial areas are all covered by awnings.

- d. *Appropriate landscape transition to adjoining properties shall be provided.*

The code requires a landscape planting bed twenty feet deep consisting of Type 1² landscaping along the front perimeter, five feet deep of Type 2 landscaping along the east side, and ten feet deep of Type 2 landscaping along the rear and the east side because it is adjacent to a Low-Density Residential zone. Additionally, a separated sidewalk with trees planted every 30 feet and groundcover line the street frontage. The rear yard is constrained by a parking and access easement for the parcel to the north. A landscape perimeter is not provided in this location.

4. MISCELLANEOUS STRUCTURES.

- 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*

² The purpose of Type 1 landscaping is to provide a light visual separation between uses and consists of one tree every 30 lineal feet and one shrub every 7 lineal feet and 90% groundcover coverage within 3 years. The purpose of Type 2 landscaping is to provide a moderate visual separation between uses and consists of one tree every 20 lineal feet, one shrub every 5 lineal feet and 90% groundcover coverage within 3 years.

buildings and surroundings, and structure proportions shall be to scale.

Miscellaneous structures consist of a trash collection area, a bike rack for 4 bikes, a picnic area and a freestanding sign. The trash collection area and the base of the freestanding sign will both be constructed from gray split face CMU block.

While not described on the plans, the applicant discussed and shows on Attachment B lighted sign boxes mounted to the tops of the awnings for the use of the three commercial tenants.

- 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.*

The east side of the property has an existing chain link fence on the property line that will remain. Ten feet of perimeter landscaping will screen and separate this project from that adjacent residence. The trash collection area will be constructed from split face CMU block that will mirror the gray color used on the base of the building.

- 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.*

Mechanical equipment consists of heat exchangers and electrical boxes located on the east side of the building. Their location was included in the landscape plan with shrubbery used to screen them from view. The adjacent building to the west backs to the project on this side and is further screened by a five foot tall cedar fence along the property line.

- 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.*

Site lighting is provided on the building and from the two streetlights on the public right-of-way. The project involves installing one new streetlight. Light levels are shown on Attachment C; the building mounted lighting does not spill onto adjacent properties. The building mounted light fixture is shown on Attachment D.

In addition to the specific criteria of the Board of Architectural Review, proposed development must show consistency with adopted plans and regulations (18.100.030 TMC.) Below are the specific policies from the adopted Comprehensive Plan that relate to the location of the proposal.

COMPREHENSIVE PLAN POLICIES

B. RESIDENTIAL COMMERCIAL CENTER (RCC) ZONE

Goal 7.7: *"Residential Commercial Centers that bring small commercial concentrations into existing residential neighborhoods to improve existing residential areas while providing products and services to nearby residents".*

1. *The development achieves a pedestrian transition between buildings, streets and adjacent properties (7.7.5).*

Sidewalks are created across the public frontage and pedestrian paths connect the sidewalk to the building and each commercial space.

2. *The development incorporates small-scale pedestrian amenities such as benches and canopies, to convey the impression of a residential center and community focal point (7.7.8).*

A picnic bench is included in the recreation space, which is located in front of the building. The picnic bench and the entire recreation area is not fenced in and intended to be available to both residents and employees and guests of the commercial spaces.

3. *The development provides appropriate structural transitions (i.e. use of similar building scale, compatible architectural styles, etc.) between residential and commercial areas (7.7.7).*

The building scale is defined by the zoning code. The surrounding developments are one or one-and-a-half story. The architectural style is traditional. The surrounding built environment consists of older bungalows and nondescript commercial structures.

4. *The development employs design elements that help to blend it in with the character of the residential neighborhood (7.7.9).*

The building employs residential architecture features including lap siding, asphalt roofing shingles, vinyl windows, and a hip roof.

5. *Where there are existing residential structures on site, the commercial development should be achieved primarily through new construction, rather than the conversion of existing residential structures to commercial uses (7.7.3).*

There are no existing structures on the site.

6. *Through parking placement and setbacks (e.g. locating parking behind or beside buildings), the development should help to achieve compactness of building form and pedestrian orientation, helping to create a focal point in the Residential Commercial Center (7.7.4).*

Parking is located at the side and rear of the building. The building site is limited by existing parking and access easements across the west and north of the parcel. The building is setback farther than code requires and about five feet lower than the right of way.

CONCLUSIONS

DESIGN REVIEW CRITERIA

1. Site Design

The proposed site design meets the design review criteria. The project developer was faced with the challenge of creating a project that is harmonious with a neighborhood that shows signs of age and disinvestment. The existing homes are overwhelmingly smaller and shorter than code allows and the commercial development is only one story while the code allows three stories. The height and scale of the building are limited by code and the building's size is constrained by parking and recreation space requirements. In order to harmonize with the adjacent single family homes, the project proposes a "residential appearance" to the upper two stories of the building where the residential units are located. Finish materials are residential in appearance and the building's traditional architecture is respectful of the surrounding development.

The nature of a mixed-use building is to create commercial space that is visually and physically accessible from the public ways leaving more private spaces available for non-commercial or residential uses. To achieve this end, eight of the nine residential units are located on the two upper floors and the one accessible unit is located on the ground level at the rear of the building. A sidewalk with landscape strip will be the first section of sidewalk along 164th Street and will connect to the front of the building via pedestrian paths. Landscaping will line the vehicular driveway and planting islands will break up the visual appearance of the parking area. Existing easements and topography constrained where the building could be located but the effect of increasing the building's setback from the street will have the effect of visually decreasing the perceived height of the building. Locating the recreation space at the front of the building allows for a transition from the private residences to the public right-of-way. The pea patch garden will act as an active recreation activity that will draw residents outside

and afford an opportunity to engage with other members of the community.

2. Building Design.

This project can be viewed as a harbinger of future development envisioned in the Comprehensive Plan. The building is larger and taller than the existing development but it is within the size limitations established in the code and it is located on the site in such a way as to minimize the appearance of its mass. The applicant originally proposed a modern or contemporary styled building and changed the design to this more traditional style in an attempt to harmonize with the surrounding residential neighborhood. The use of residential-type finish materials on the residential portions of the building and commercial materials on the commercial portions is effective to illustrate the uses of the building and integrate well into the overall building design. The use of vertical modulation of the walls on the upper floors creates visual interest. The use of one color on the upper stories diminishes the ability to distinguish the modulation and increases the building's prominence. Using a second color on these projecting or receding features on the upper stories could draw attention to the modulation, increase the visual interest, and decrease the appearance of a large vertical surface. Adding a second color to the upper stories should be a condition of approval. The applicant has proposed using split-face CMU block for the sign base and trash enclosure. This detail is not called out on the plans and should be added as a condition of approval.

Including a ground floor accessible unit allows the applicant to meet the requirements of the Federal Fair Housing Act (FHA). To meet the code requirement of residential above commercial uses would require an elevator, which would make the project economically infeasible. Locating an accessible unit on the ground floor meets the purpose of the code and is consistent with the purpose of the zoning district and the comprehensive plan and necessary for FHA compliance.

3. Landscaping and Site Treatment.

The existing mature Hemlock tree provides very limited canopy coverage and does not contribute to the natural beauty of the site. While the tree can possibly be preserved, grading and utility work may harm the tree and its location is a hindrance to creating a functional recreation space. Staff supports removing the existing Hemlock tree.

Recreation space often involves play structures or other items for children. The recreation space includes a pea patch that can be used by either adults or children and supports the current trend of urban farming. Placing the required recreation space in the front of the building will increase the opportunity for residents to interact with other members of the neighborhood.

The planting beds meet the requirement for depth but the applicant increased the plant material to approximately twice the plant material required by code. A predominately native plant palate will decrease watering needs although irrigation is still required and provided. Pathways lead around the building and to the public street; the paths adjacent to the building are covered with awnings.

4. Miscellaneous Structures.

The final size of the sign and sign base will be verified for code compliance when the applicant applies for a sign permit. The applicant discussed building the trash enclosure and sign base out of gray CMU block to mirror the gray color of the building's base. This material is not called out on the plan and should be added as a condition of approval. The applicant verbally discussed sign light boxes mounted on the awnings for the commercial tenants. Canopy-edge signs (signs mounted above or along the edge of a canopy) are regulated under the sign code. TMC 19.20.050F says that canopy edge signs are limited to a single row of letters not to exceed twelve inches in height. Therefore, light boxes would not be allowed and channel cut letters would be required. This is a code requirement and does not need to be a condition of approval.

The miscellaneous structures, including a bike rack, picnic area, wall and freestanding signs, and trash collection area all meet code.

COMPREHENSIVE PLAN GUIDELINES.

The proposal meets the applicable goals of the comprehensive plan. This mixed-use building incorporates commercial spaces to serve the surrounding residential uses and includes residential design features to incorporate into surrounding residential neighborhood.

RECOMMENDATION

Staff recommends that the BAR adopt the Findings and Conclusions as noted in this staff report and approve the request subject to the following conditions.

1. The trash enclosure and sign base shall be made from gray, split face CMU. This detail is not called out on the plans.
2. Add a second color to the second and third floors in addition to the Chocolate color. The new color shall be applied to the inset/projecting vertical sections to increase the appearance of modulation and to break up the visual mass of the upper stories.

Conditions of approval that will be added to the future Building Permit:

1. No changes to the Design Review approved plans and conditions will be allowed without prior approval of the Planning Department, these include changes to the exterior finishes of the building, landscaping (both design and plant species), site plan, and site finishes. If you wish to make any changes you must submit a written request along with a justification for the requested change and an explanation as to why the issue was not addressed as part of the design review process.
2. All design elements on the building and the site, including landscaping must be completed prior to final occupancy. The city will not allow the design elements to be deferred; all items must be completed before final inspection. It is highly unlikely that the city will consider financial guarantee in lieu of completing the work.
3. A soils inspection will be required after amending the soil, but before any plants are installed.
4. An inspection to approve the exterior finishes (materials and colors) is required before doing any exterior finish work, to ensure that the finishes approved as part of the design review process are being used.
5. Prior to requesting a landscaping inspection the applicant shall provide an affidavit from the landscape architect, stating that the landscaping was installed per approved plans. As part of the landscaping inspection you will need to verify that the irrigation system is working properly.

Informational Items

1. A sign permit is required for any new signs on the site including building mounted signs. TMC 19.20.050F says that canopy edge signs are limited to a single row of letters not to exceed twelve inches in height. Therefore, light boxes would not be allowed and channel cut letters would be required.
2. This Design Review is subject to a 14 day appeal period. Commencing construction prior to the expiration of the appeal period is at the applicant's risk.

McMicken Court 4228 South 164th Street, Tukwila

Project Discussion

The proposed project consists of a building containing 9 market rent 2 Bedroom, 1 Bathroom apartments, and 3 commercial spaces. 4 of the apartments will be situated on the second and third floor each, one unit will be on the ground floor to comply with the American Disability Act and will be considered accessible. The apartments on the upper floors are accessible through two separate staircases that are situated on opposite ends of the building; providing easy access from either the public right of way or the parking lot. Each unit is assigned two parking spaces. All tenants will have access to a common laundry room.

Each of the commercial spaces will be approx. 950 sqft in size and will each have its own unisex accessible restroom. Each of the commercial units will be easily accessible from outside of the building; there are no common corridors. Since access to the units will be directly from the pedestrian walkway and from the parking lot, these units will be perfect for retail or office use. To make the commercial units attractive, an abundance of parking opportunities is provided. Each unit will have its independent heat and cooling source. Proposed climate control are ducted gas forced air furnaces for heat and heat pumps for cooling.

Site Planning

The site borders on residential zoning to the East and South (LDR) and on commercial zoning (RCC and NCC) to the West and North. In order to facilitate a transition from the multi family use and the single family use of the adjoining zoning, we situated the building towards the West of the property (towards to commercial area), to allow for a visual transition from multi to single family use. To further mitigate the visual transition, we used the existing topographic feature namely the fact that the property slopes away from the street towards the North. By placing the building towards the lower part of the property it will appear smaller as viewed from the street since it will sit 5 feet below street level. This, too will help to create a more favourable visual transition towards the one story single family building on the adjoining properties.

An extensive 10' wide landscape buffer along the East side of the site will not only enhance this visual transition but will also provide screen to improve privacy.

To provide a physical transition between the project and the public right of way, we propose a 4' wide pedestrian walkway from the street to the building situated towards the West of the frontage, and a drive-way for vehicular traffic towards the East of the front. In order to create a visual focus point for both entries, we propose extensive landscape features.

To reduce the visual impact of large paved areas, the parking lot area is broken up by five landscaped islands.

Building Design

The challenge of the design process is based on the proximity of the project to the LDR zoning, which is dominated by single family residences. That means that the proposed design should help to mitigate a transition from quasi commercial to residential use. To take this into account, the residential part of the proposed building contains many features that are usually attributed to residential construction like lap siding and vinyl windows. This will help with a more harmonious transition to the residential area. The commercial part of the building on the other hand uses architectural design features usually attributed to commercial building like the steel awnings, the

illuminated signs, and aluminum doors and windows.

To avoid monotony of design, the facade of the building is broken up by using different siding materials, but also by cantilevering certain areas of the building.

Shopping

The units will have easy access to shopping due to the proximity of the Safeway grocery store and the mall on the West side of 42nd Ave South. Southcenter Mall is a 10 minute drive away.

Recreation

Not counting the landscaped setback areas, the project has a proposed recreation area of ca. 1805 sq ft, of which 305 sq ft. are designated as a picnic area complete with picnic table and BBQ. Further 1190 sq. ft will consist of lawn and there will be 310 sq. ft. of community gardens, where residents will be able to grow vegetables and flowers for their own use. Further opportunities for recreational activity will be Crestview Park, which is a one minute walk from the property.

Accessibility

The proposed project is centrally located between Interstate 5, Highway 99, and Highway 518. All ramps can be reached from the property within minutes. The five corner junction of South 164th Street, 42nd Ave South and Military Road is an important focus point of this area and allow for an easy reach by car. The immediate area is served by Metro bus route 156. The Tukwila Light Rail station is 1 mile away.

Design

The proposed building is more than 100 feet away from the junction of Military Road/42nd Ave South 164th Street. The design of the proposed structure is of a traditional nature in order to fit into the neighborhood, which consists mainly of single family residence designed and built during 1940-1960 . The different color patterns of the building will help to differentiate between the commercial part of the building and the residential part.

Lighting

To provide a safe environment for tenants and visitors alike, proper illumination is essential. All walk and drive ways including the parking lot will be properly illuminated without creating glare, that would impact adjoining residences. The proposed light fixtures are mounted on the surface of the building under the awnings. The awnings not only prevent an uncontrolled dissemination of the light, but will also reflect the light downwards and out to illuminate the parking lot. The existing street light in front of the site, situated on the Southwest corner will provide adequate light at the street access level. Seattle City Light offered to install a second street light on the existing utility pole, which is situated on the Southeast corner of the site.

MANUFACTURE / CODE

	BEHR - CHOCOLATE COCO S-G-760
	BEHR - SMART WHITE 730A-1
	BEHR - EVENING HUSH 770F-6
	BEHR - MANHATTAN MIST 760E-2

EXTERIOR COLOR

4228 South 164th Street, Tukwila WA



38'-11 1/2"
T.O. OF ROOF

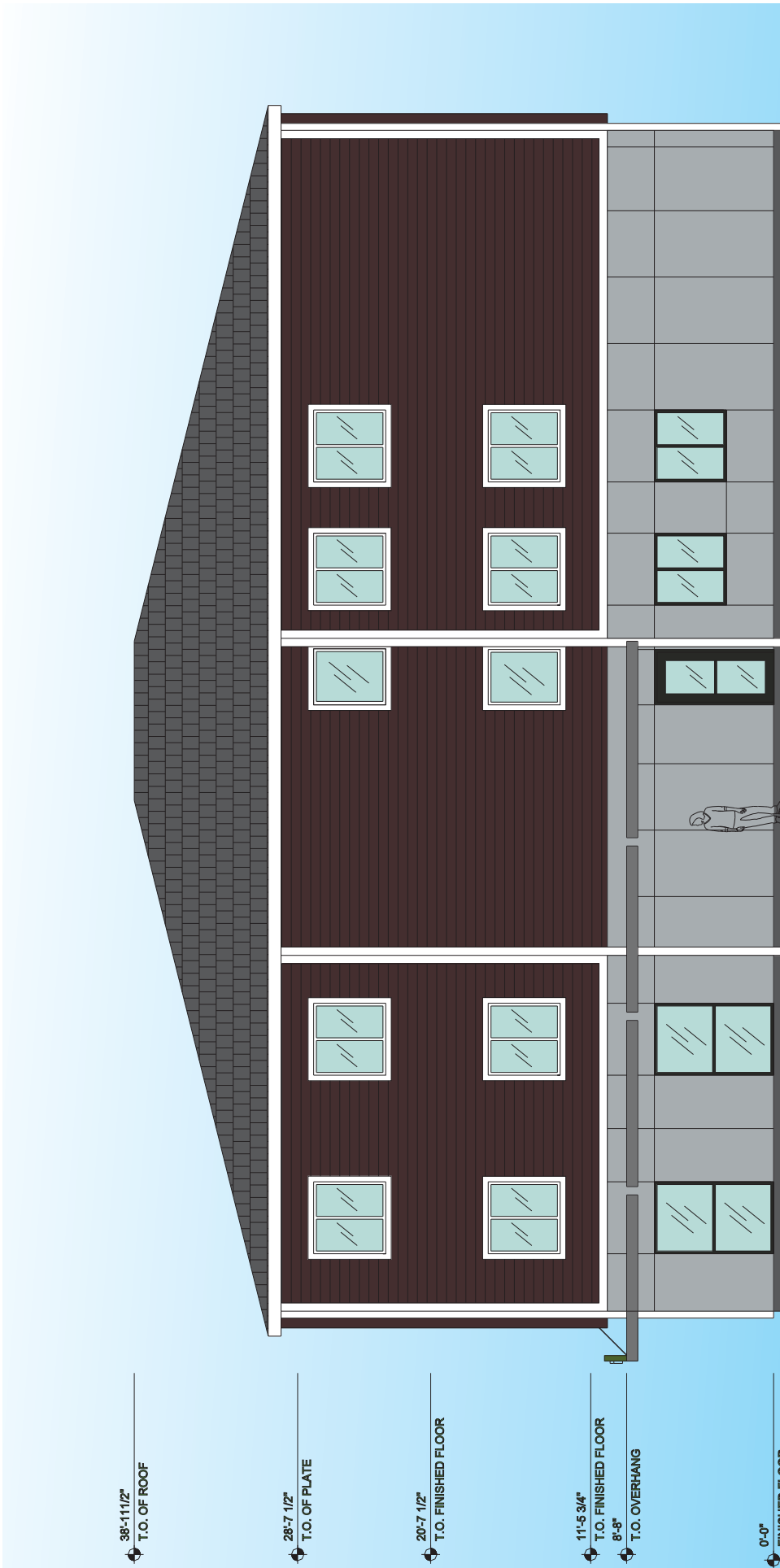
28'-7 1/2"
T.O. OF PLATE

20'-7 1/2"
T.O. FINISHED FLOOR

11'-5 3/4"
T.O. FINISHED FLOOR

8'-8"
T.O. OVERHANG

0'-0"
FINISHED FLOOR



NORTH ELEVATION

4228 South 164th Street, Tukwila WA



2

38'-11 1/2"
T.O. OF ROOF

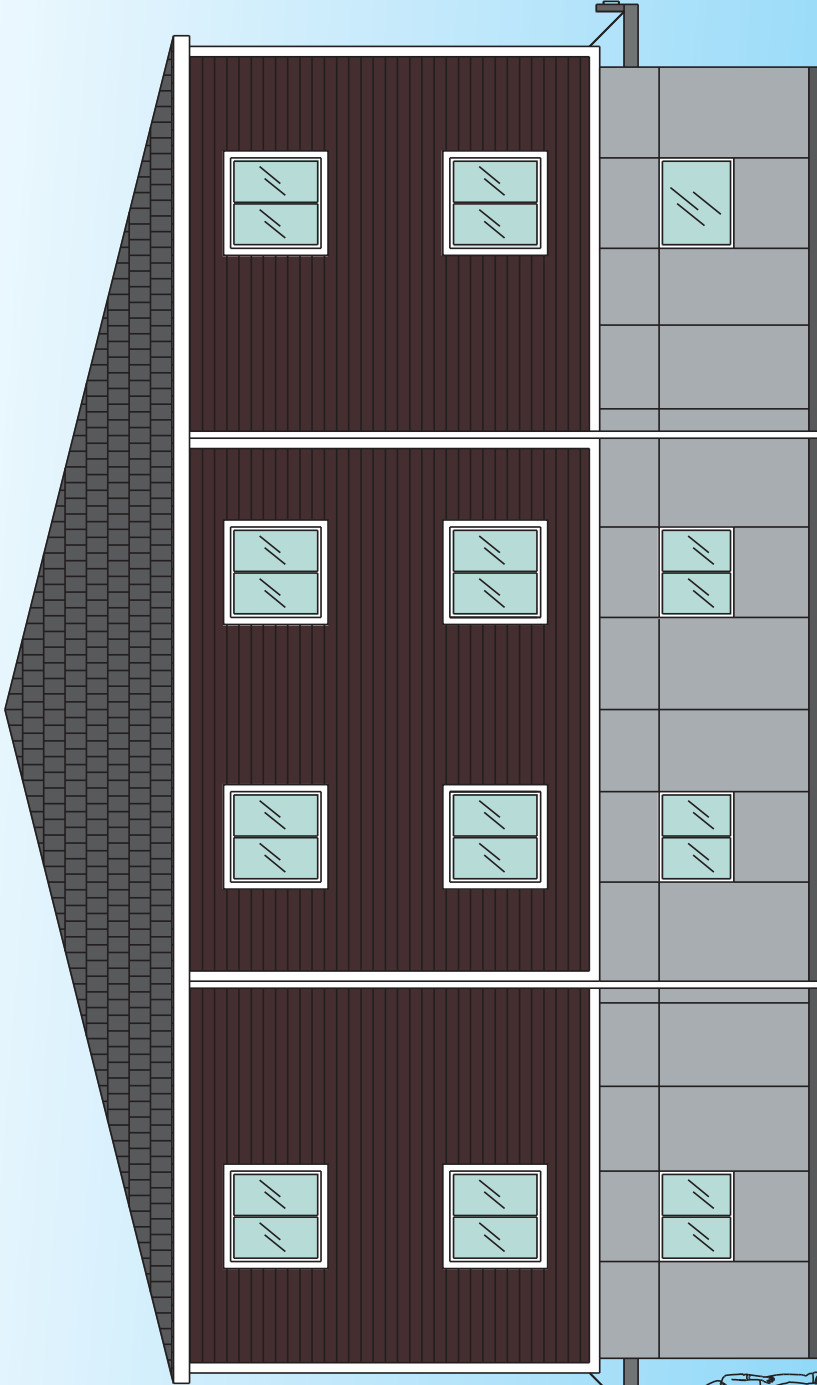
28'-7 1/2"
T.O. OF PLATE

20'-7 1/2"
T.O. FINISHED FLOOR

11'-5 3/4"
T.O. FINISHED FLOOR

8'-8"
T.O. OVERHANG

0'-0"
FINISHED FLOOR



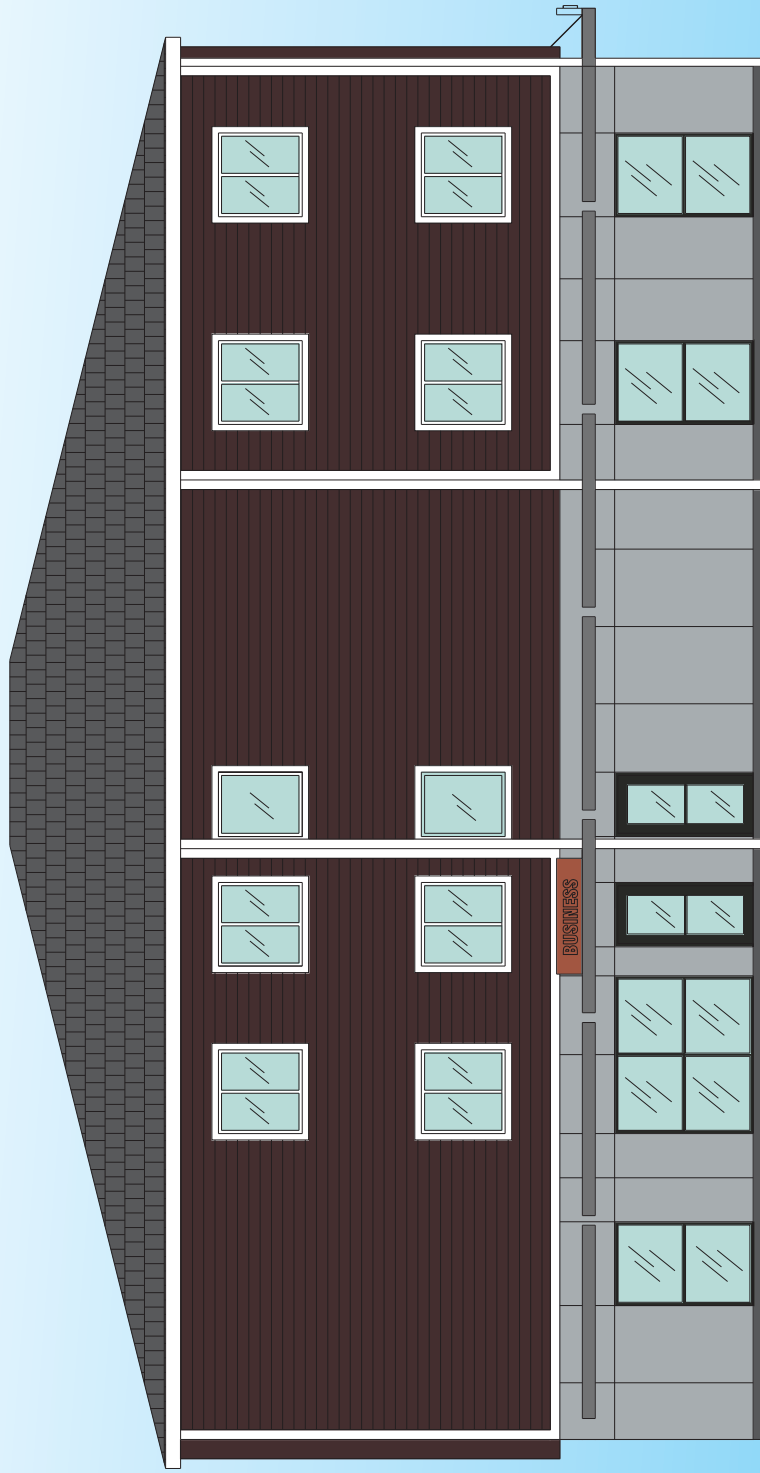
WEST ELEVATION

4228 South 164th Street, Tukwila WA



3

- 38'-11 1/2"
T.O. OF ROOF
- 28'-7 1/2"
T.O. OF PLATE
- 20'-7 1/2"
T.O. FINISHED FLOOR
- 11'-5 3/4"
T.O. FINISHED FLOOR
- 8'-8"
T.O. OVERHANG
- 0'-0"
FINISHED FLOOR



SOUTH ELEVATION

4228 South 164th Street, Tukwila WA



38'-11 1/2"
T.O. OF ROOF

28'-7 1/2"
T.O. OF PLATE

20'-7 1/2"
T.O. FINISHED FLOOR

11'-5 3/4"
T.O. FINISHED FLOOR
8'-8"
T.O. OVERHANG

0'-0"
FINISHED FLOOR

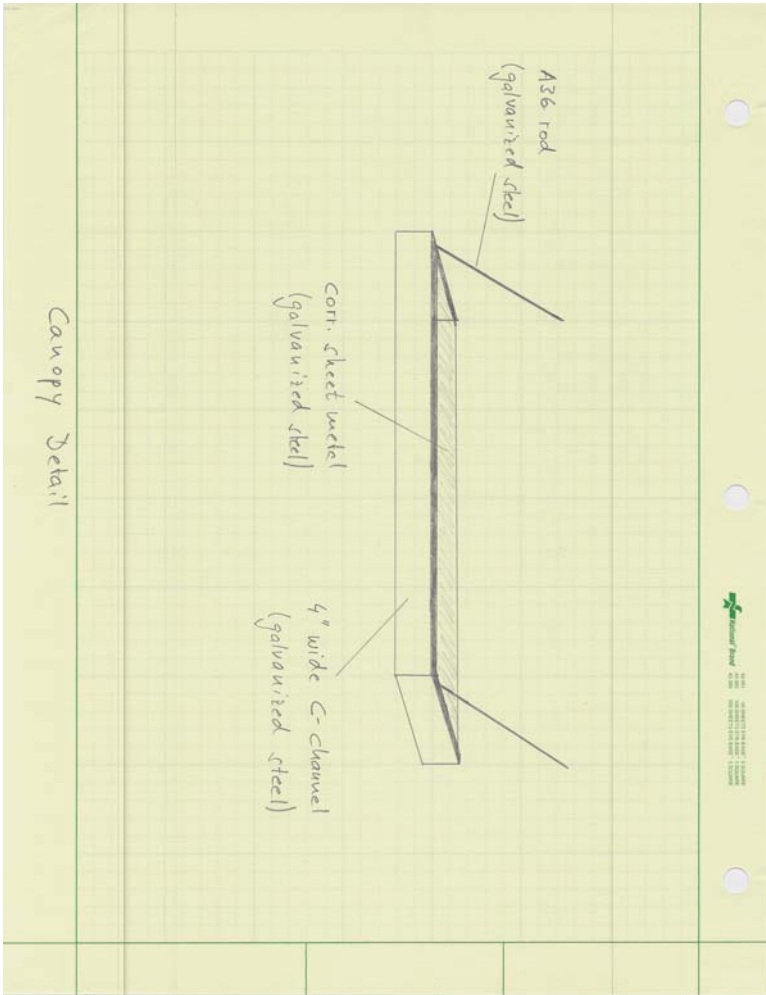


EAST ELEVATION

4228 South 164th Street, Tukwila WA



Attachment D: Design Details



Wall Mounted Lighting Fixture (typ.)



6.5" x 10" x 4"
Cast Aluminum and Polycarbonate

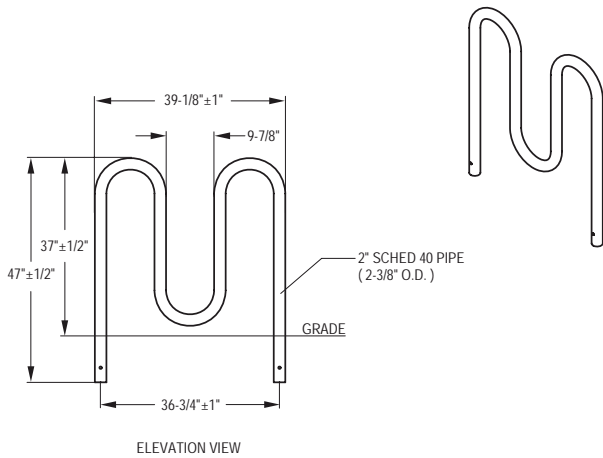


111 North River Road
North Aurora, IL 60542
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

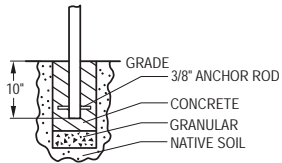
Model # H36-5-G-IG

Dimension Sheet

HEAVY-DUTY CHALLENGER | 3 LOOPS 5 BIKES

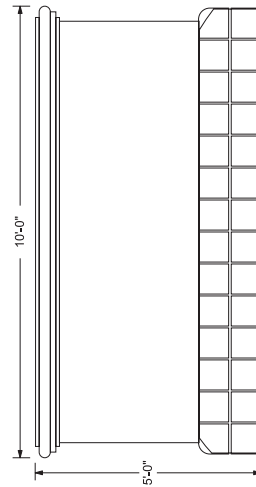


ELEVATION VIEW



www.belson.com

Front and Back View



End View



<p>Copyright Notice © This drawing and all reproductions thereof are the property of Belson Outdoors, Inc. and may not be reproduced, published, or otherwise used without written consent.</p>	<p>Notes:</p>
	<p>Standard Model #17 Size: 5' 0" x 10' 0" Overall Sq/FT: 50 Date: 5/10/99 Scale: 1/2" = 12"</p>
<p><i>Peachtree City</i> Roamcraft ARCHITECTURAL ACCENTS & SIGN STRUCTURES 2815 Peachtree Rd., Suite 100, Atlanta, GA 30329 Tel: 770-242-0447 Fax: 770-242-0448</p>	

CITY OF TUKWILA
DCD 6300 SOUTHCENTER BLVD STE 100
TUKWILA, WA 98188

RECEIVED

7/11/12

JUL 12 2012

COMMUNITY
DEVELOPMENT

SUBJECT: FILE # L12-019, PL12-020
42XX S. 164TH STREET
PARCEL # 5379800670

TO: DEPARTMENT OF COMMUNITY DEVELOPMENT

IT IS MY UNDERSTANDING THAT THE SURROUNDING AREA IS ZONED FOR SINGLE DWELLINGS AND WE WOULD LIKE FOR IT TO STAY THAT WAY.

THE ADDITION OF (9) 2 BEDROOM APARTMENTS WILL HAVE AN UNDESIREABLE EFFECT ON THE LOCAL COMMUNITY. WHEREVER YOU HAVE APARTMENTS THE CRIME RATE GOES UP CONSIDERABLY.

WE WOULD LIKE TO SEE MORE EFFORT PUT INTO IMPROVING THE COMMUNITY SUCH AS ENFORCING EXSISTING PROPERTIES TO BE PROPERLY MAINTAINED AND BY REMOVING THOSE THAT ARE BEING USED AS MULTI-FAMILY UNITS.

WE HAVE LIVED IN THIS AREA SINCE 1974 AND HAVE NOTICED THAT PROPERTIES HAVE BEEN NOT KEPT UP AND THE ADDITION OF APARTMENTS WILL ONLY DO MORE TO LOWER THE SURROUNDING AREA.

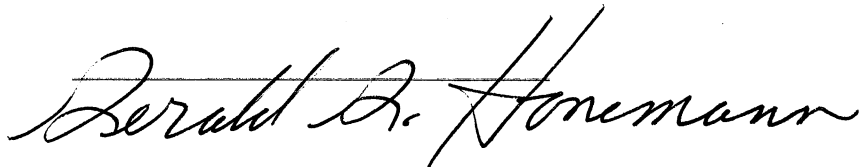
SINCERELY

GERALD G. HONEMANN

4408 S. 164TH STREET

TUKWILA, WA 98188

PHONE (206) 246-0290



Stacy MacGregor

From: Michael Feddema <michael_feddema@hotmail.com>
Sent: Thursday, September 13, 2012 3:37 PM
To: Stacy MacGregor; michael_feddema@hotmail.com; staceyfeddema@hotmail.com
Subject: McMickenCourt project located at 4228South 164th Street Tukwila, WA
Attachments: mcmicken.PNG

Hello Stacy,

This letter is in regards to the “McMicken Court” project located at 4228 South 164th Street Tukwila, WA. We are the owners of the The Giving Tree Learning Center childcare located at 4230 s 164th street, directly adjacent to the project. We have an easement which allows us to have priority parking from 6.am – 6pm. The plans currently show there will be some construction and alterations to the existing parking. We have a few concerns that need to be addressed to not affect the operations of our business and the safety of the children attending.

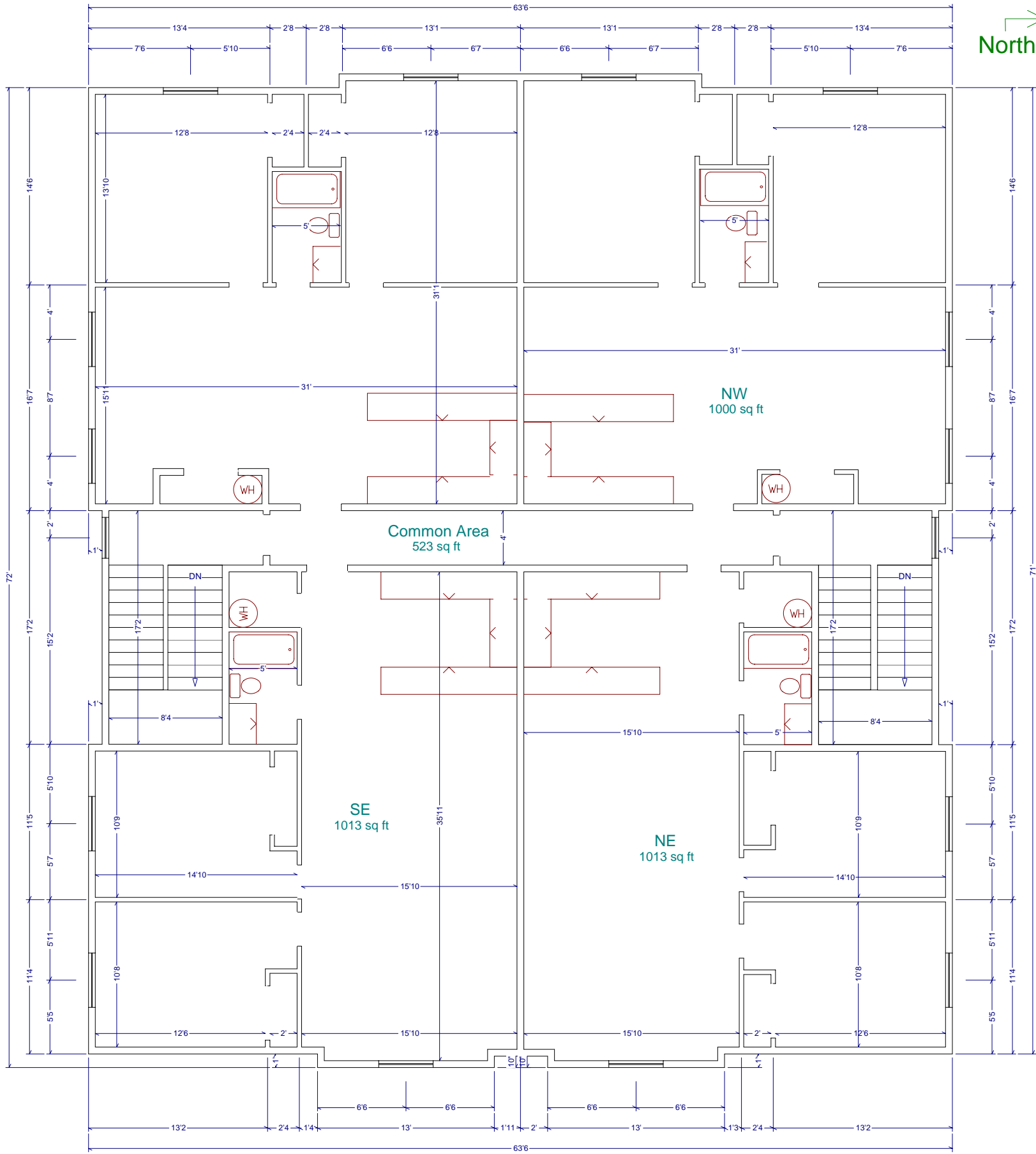
1. During construction there needs to be some sort of fenced barrier to hide the work being done and keep any children from running into the site coming to and from our building. This will be a huge safety concern for parents bringing children to our daycare.
2. There needs to be approximately 15 parking spaces at the minimum, preferably 20 open at any one time and not under construction. We have 17 staff with cars, and around 80-90 families that drive, as well as two shuttle vans.
3. There is a playground that has proposed parking adjacent to it (marked A on landscape plan) . We are concerned about the safety of children with cars parking directly against the playground with children present. A possibility would be to continue the 5 ft wide evergreen planting border in front of these cars as well as metal posts, curb running the length to prevent lunging vehicles into the playground and hitting a child. It is a huge safety issue with strangers parking in their vehicles up against a playground with clear visibility without a buffer. We also have to conform to state licensing and safety standards, and we do not a licenser to then deem it unsafe pulling our license.
4. We need to ensure that we have priority parking in the easement parking area (Marked A & B on the landscape plan) from 6am – 6pm as stated in the easement agreement. Individual Parking stall signage stating: “Childcare parking 6 a.m – 6.pm” for the easement parking would work.

Attached is the landscape plan and please let me know if you received this and if this is sufficient,

Sincerely,

Michael & Stacey Feddema
Cell: 206-353-8865 / 206-353-2704
Email: Michael_feddema@hotmail.com / GTLC@live.com

Attachment G: 2nd and 3rd Floor Building Floor Plans



2nd & 3rd Floor

Total Floor Area
3060 sq ft

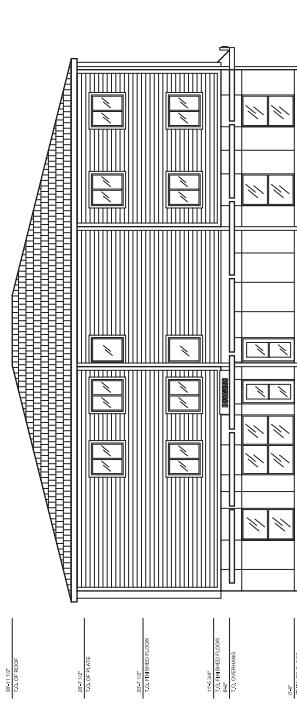
THIS DRAWING AND ALL CONTENTS ARE THE PROPERTY OF FLOW ARCHITECTURE, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FLOW ARCHITECTURE, LLC. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF FLOW ARCHITECTURE, LLC IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. FLOW ARCHITECTURE, LLC SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

Attachment H: Building Elevations

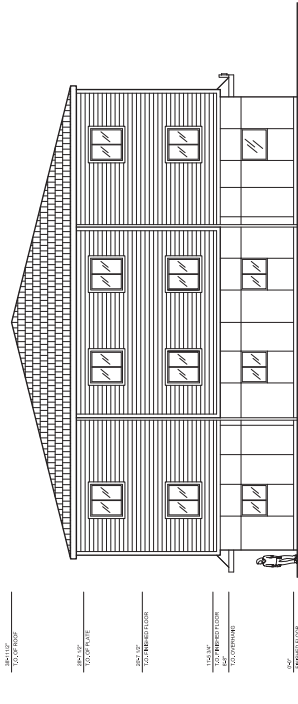
PROJECT NO.:
 DRAWN:
 DATE:

SHEET TITLE:
ELEVATIONS

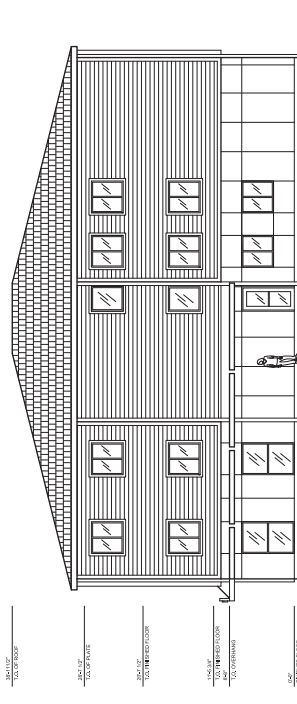
SHEET NO.:



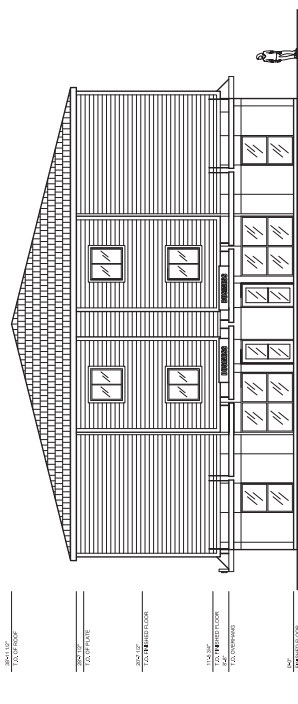
2 SOUTH ELEVATION
 18'0" x 14'0"



4 WEST ELEVATION
 18'0" x 14'0"



1 NORTH ELEVATION
 18'0" x 14'0"



3 EAST ELEVATION
 18'0" x 14'0"



Project number: 20121008
client: CSW
checklist: Studio 342

date	issue / revision
8-7-18	Permit Submittal
7-26-18	Permit Revisions
8-30-18	Permit Revisions
9-10-18	Permit Revisions

LANDSCAPE NOTES:

Plant selection requirements:

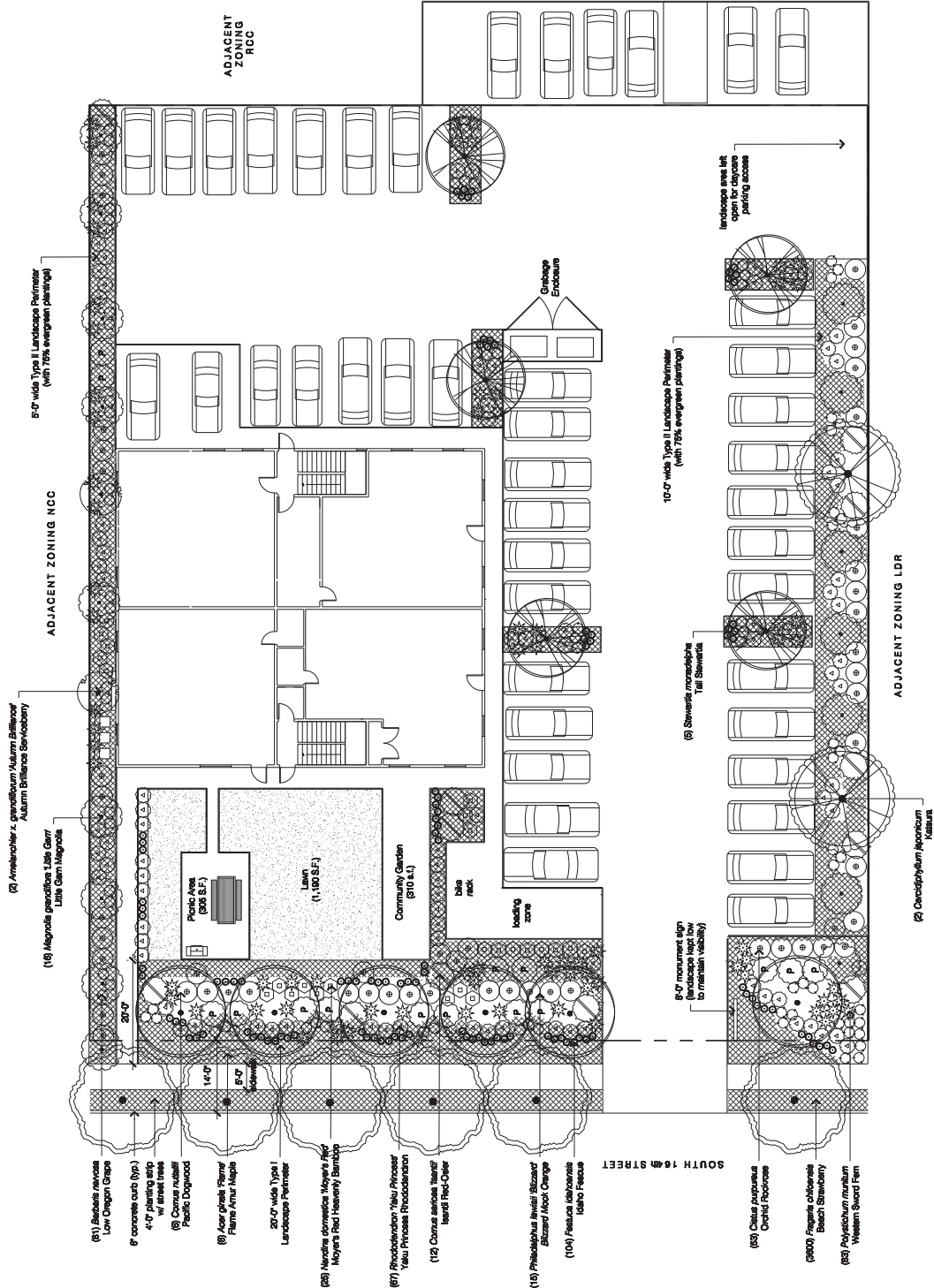
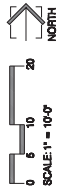
- Plants shall meet the current American Standard for Nursery Stock and shall be healthy, vigorous and well-formed, with well-developed, fibrous root systems. Free from dead branches or roots. Plants shall be free from damage caused by temperature extremes, lack of or excess moisture, insects, diseases, and mechanical injury. Plants in test shall be well rooted and of good color. Plants shall be shipped to outdoor storage in plastic containers (minimum 60% cover with shade cloth) and shall be planted within a plant density to achieve 80% cover within 3 years.
- All landscaped areas shall be planted with a plant density to achieve 80% cover within 3 years.
- Irrigation: All landscape areas shall be served by an automatic irrigation system. Water conservation features such as moisture sensors with automatic rain shut-off devices, automatic timers, pressure regulating devices, backflow prevention devices, separate irrigation zones for grass and planting beds, and spigots shall be installed. Irrigation systems shall be designed to provide adequate water to all plants. The system shall include a backflow prevention device and a pressure-reducing valve. The system shall be designed to provide adequate water to all plants. The system shall include a backflow prevention device and a pressure-reducing valve. The system shall be designed to provide adequate water to all plants. The system shall include a backflow prevention device and a pressure-reducing valve.
- Installation of the landscaping and screening shall be completed and a Landscaping Certificate of Occupancy provided to the City within 30 days of completion of construction. Scheduling the installation may be postponed to the next planting season if approved by the Community Development Director and sealed on the building permit. A performance assurance device equal to 150% of the cost of the labor and materials must be provided to the City before the permit is approved. The property owner shall provide a copy of the approved landscape plan and TWC 8.28.180.
- Trunk shall be located in the center of the root ball.

Planting Notes:

- Site preparation and planting of vegetation shall be in accordance with best management practices for ensuring the vegetation long-term health and survival and shall include incorporation and tilling in of organic material to a depth of 18 inches and mulching.
 - Planted and balled and burlapped (B&B) plants shall be balled and burlapped in a way to ensure trees are not exceeding root ball prior to planting. The plant should be completely vertical. The top of the root ball, where the roots and the trunk begins, should be about one inch from the surrounding soil.
 - The root ball of any balled and burlapped 2" caliper tree needs to be at least 24" in diameter and 18" deep.
- Inspections:
- After approval by the City's Board of Architectural Review, no changes are allowed without prior approval of the Planning Department. These plants are subject to the landscape inspection process. The contractor shall submit a written request for inspection with an explanation as to why the issue was not addressed as part of the design review process.
 - A soils inspection is required after amending the soil, but before any plants. Prior to requesting a landscaping inspection please provide a landscaping affidavit and a copy of the approved landscape plan. A landscaping inspection can occur any time after the plants are placed. You do not need to wait until the end of the project to schedule the landscaping inspection. As part of the landscaping inspection you will need to verify that the irrigation system is working properly.
 - Final inspection requires a signed Landscape Declaration.

CONTRACTOR NOTES:

- Plant quantities listed on this sheet are total quantities for each species. See Sheet L-2 for full plant schedule.
- Contractor to install Design/Build irrigation system per specifications. See Sheet L-3. Coordinate all work with Owner.
- Incorporate (if minimum) 3-way topsoil from Pacific Topsoils approved equal) into to a depth of 18" into Pacific Topsoils: 1-800-864-SOIL (7646)
- Install 2" top coats of Pacific Topsoils Much from Pacific Topsoils for use with all planting areas. Pacific Topsoils: 1-800-864-SOIL (7646)



Attachment I: Plant Schedule



project number: 20121009
drawn: CSW
checked: Studio 342

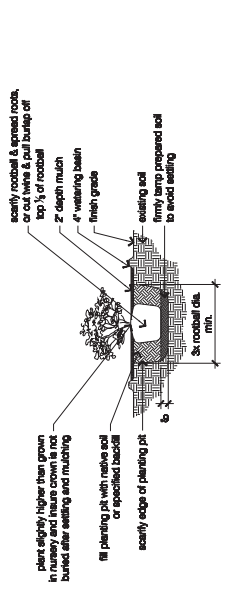
date	issue / revision
6-7-12	Permit Submittal
7-26-12	Permit Revisions
8-20-12	Permit Revisions
9-10-12	Permit Revisions

Plant Schedule & Details

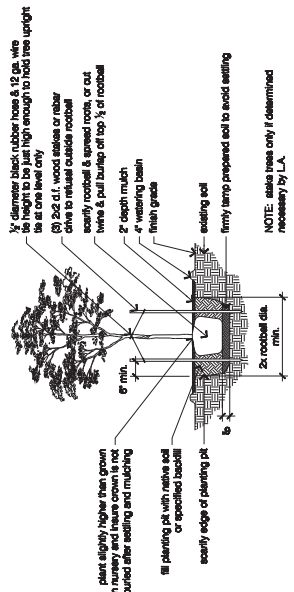
L-2

PLANT SCHEDULE:

Trees	Botanical Name	Common Name	Size	Notes	Abundance
6	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
7	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
8	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
9	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
10	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
11	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
12	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
13	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
14	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
15	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
16	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
17	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
18	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
19	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
20	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
21	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
22	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
23	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
24	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
25	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
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47	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
48	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth
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99	Amorpha fruticosa	False Indigo	1.5 db.	rootball	
100	Amorpha fruticosa	False Indigo	2' cal.	min. 2" db. x 1.4'	Acorn growth



1 shrub & groundcover planting
SCALE: see note



2 tree planting
SCALE: see note

NOTE: stake trees only if determined necessary by L.A.