

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

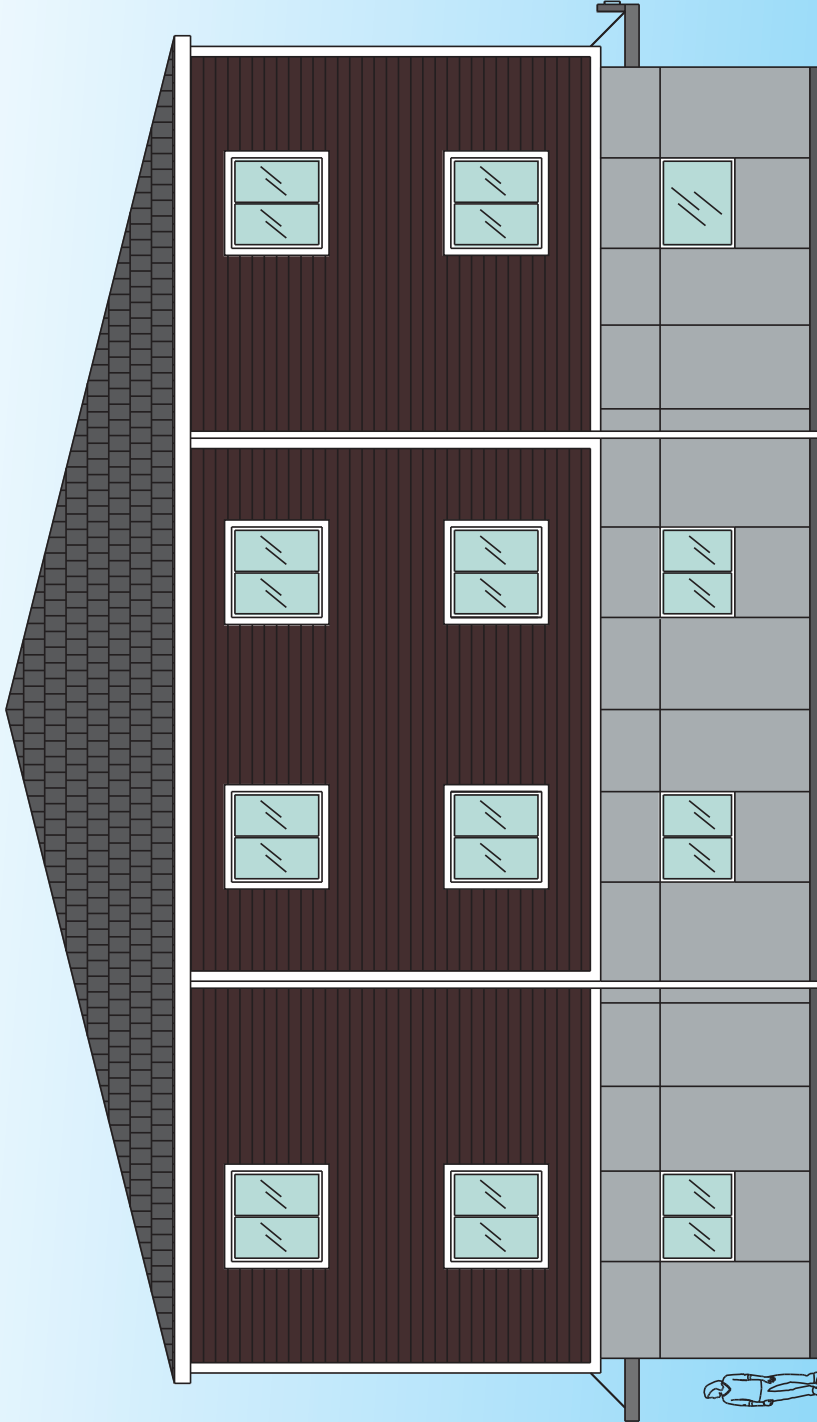
28'-7 1/2"
T.O. OF PLATE

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



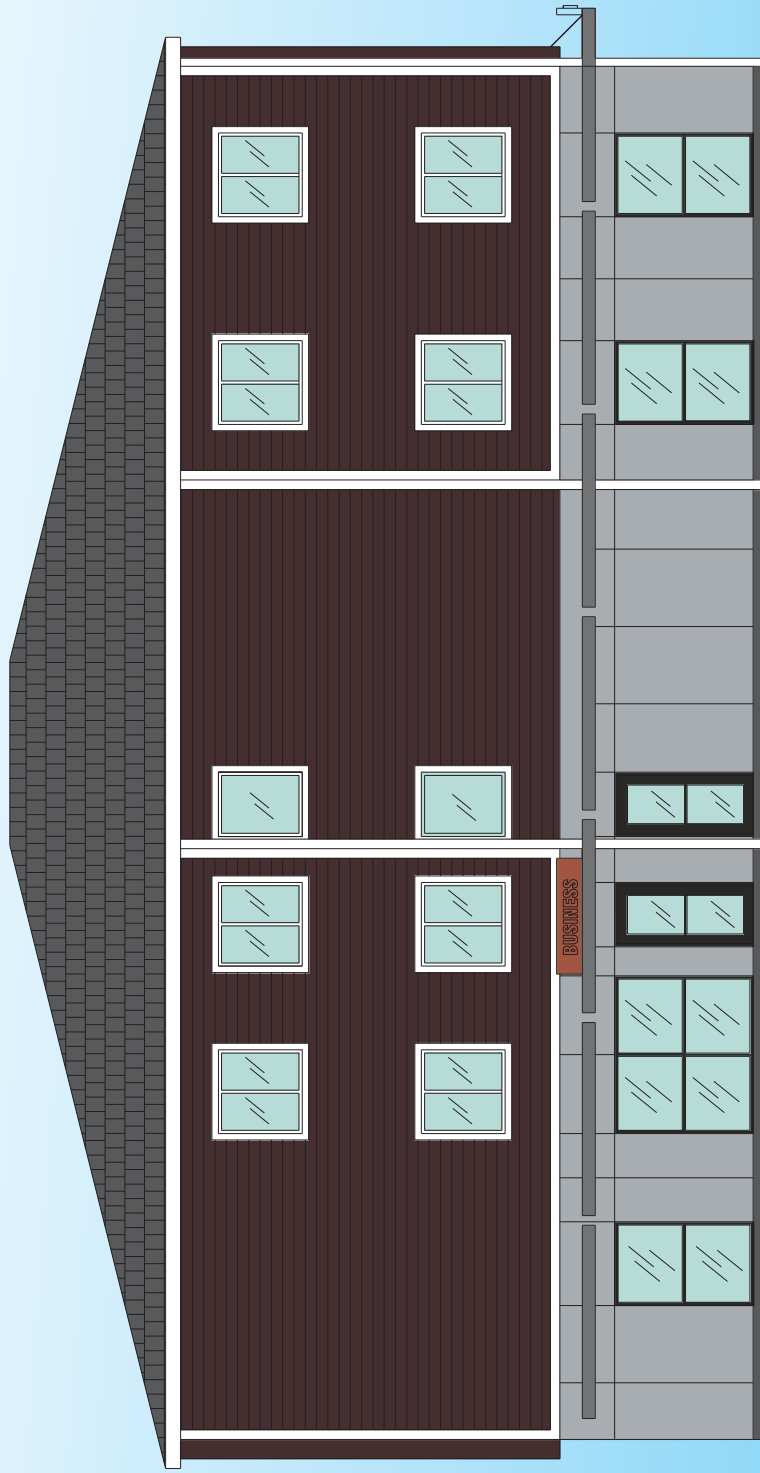
WEST ELEVATION

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

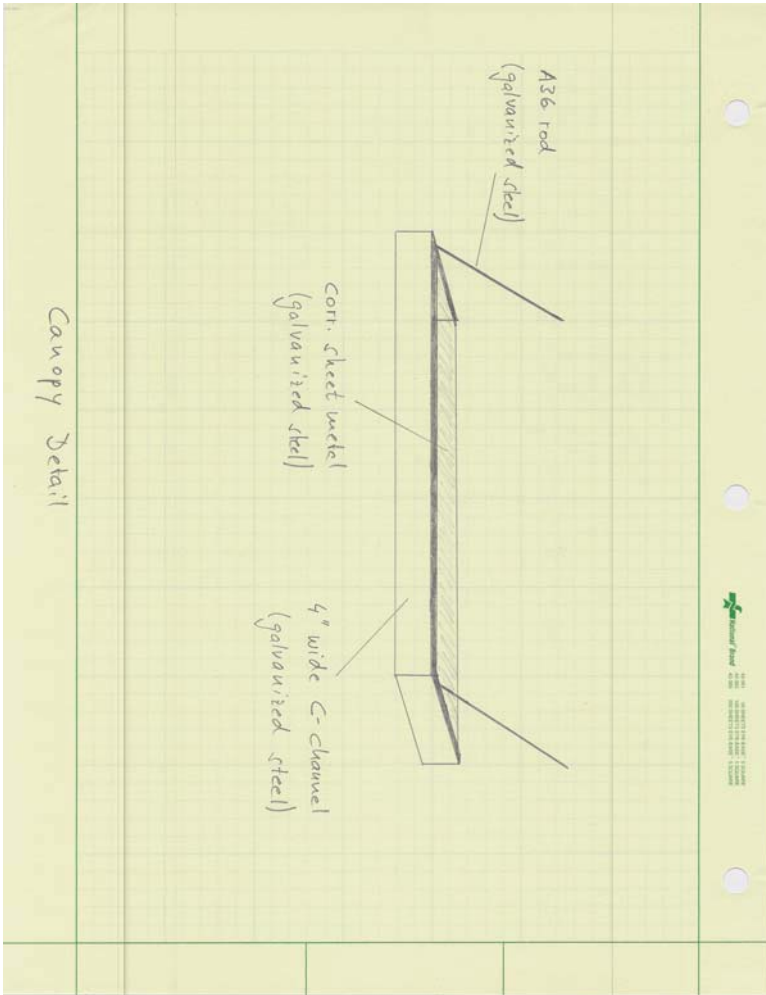


EAST ELEVATION

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

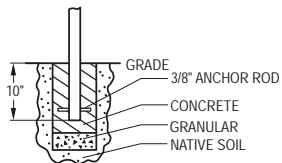
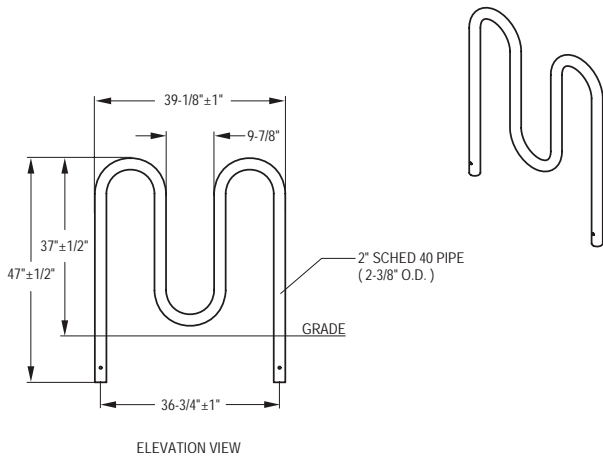


111 North River Road
North Aurora, IL 60542
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # H36-5-G-IG

Dimension Sheet

HEAVY-DUTY CHALLENGER | 3 LOOPS 5 BIKES



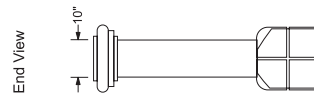
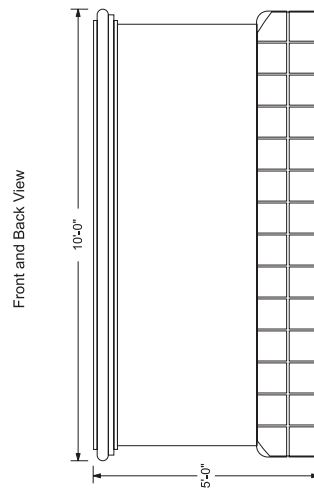
www.belson.com

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Notes:

Standard Model #17
Size: 5' 0" x 10' 0"
Overall Sq/FT: 50
Date: 5/10/99
Scale: 1/2" = 12"

Peachtree City Roamcraft
ARCHITECTURAL ACCENTS & SIGN STRUCTURES
2010 Peachtree City, Georgia 30090 Tel: 770-264-0447 Fax: 770-264-0448



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.

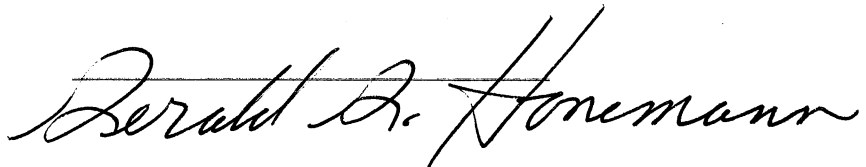
SINCERELY

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.

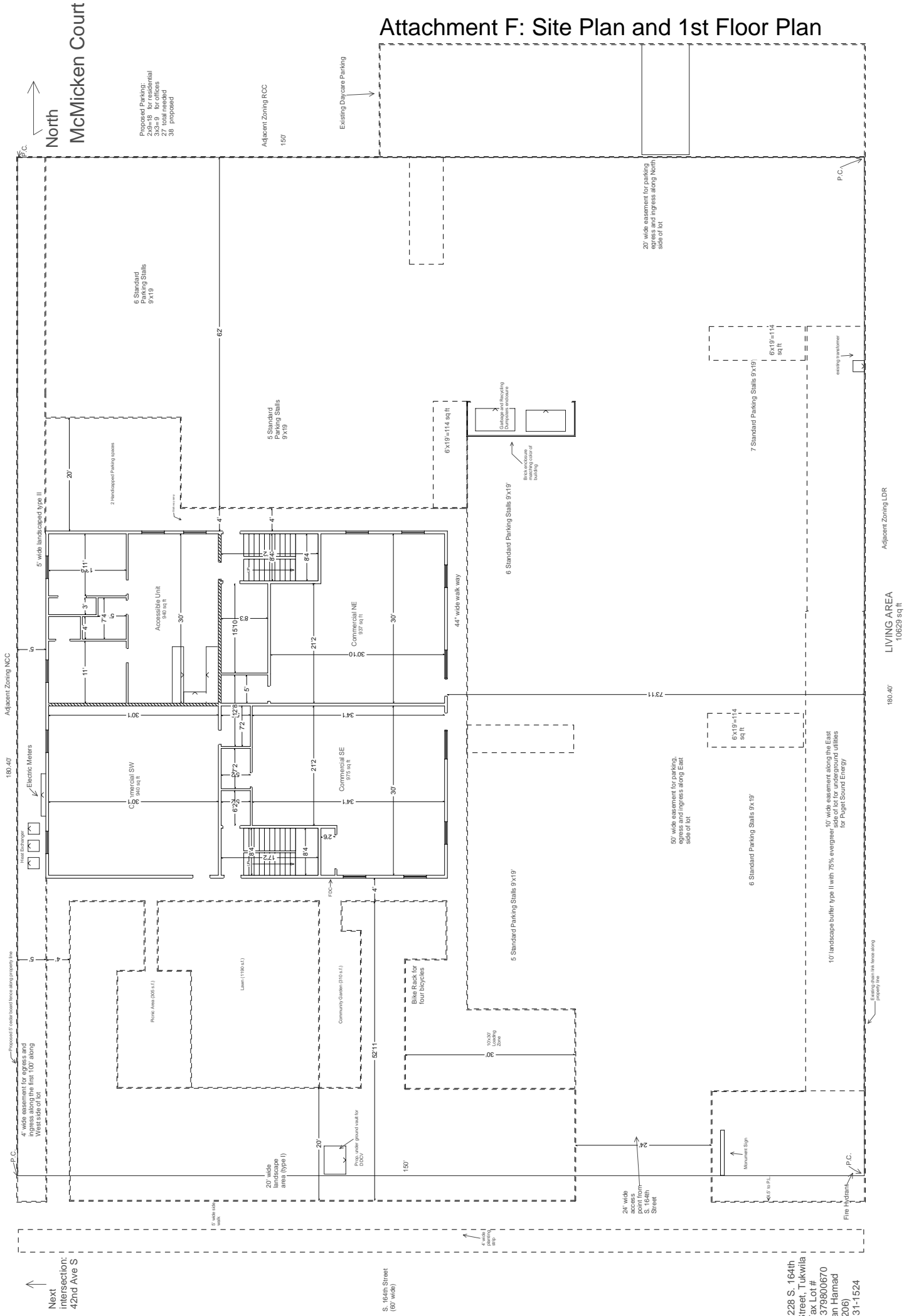
1. During construction there needs to be some sort of fenced barrier to hide the work being done and keep any children from running into the site coming to and from our building. This will be a huge safety concern for parents bringing children to our daycare.
2. There needs to be approximately 15 parking 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,

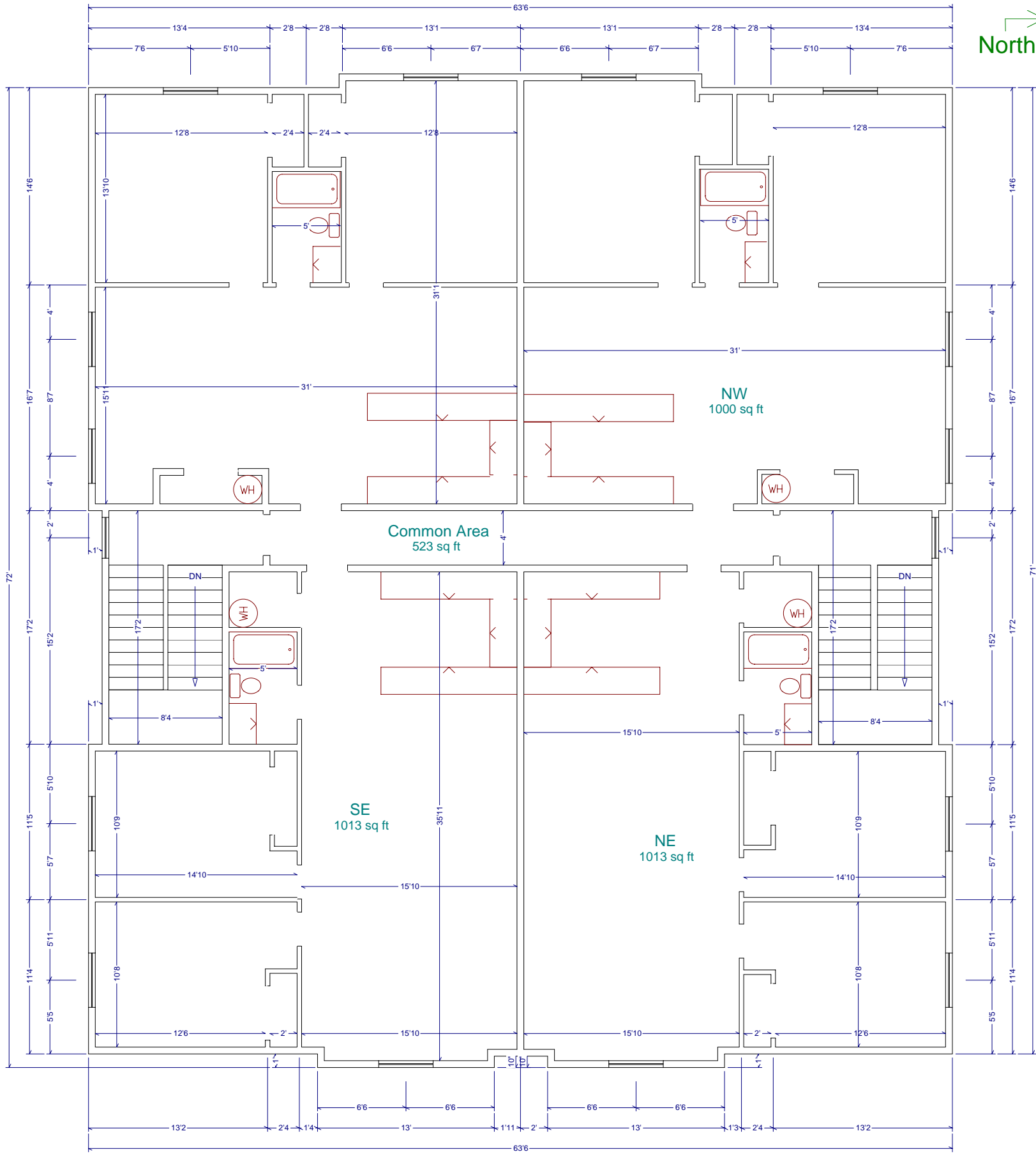
Michael & Stacey Feddema
Cell: 206-353-8865 / 206-353-2704
Email: Michael_feddema@hotmail.com / GTLC@live.com

Attachment F: Site Plan and 1st Floor Plan



4228 S. 164th Street, Tukwila
 Tax Lot # 5379800670
 Ian Hamad (206) 331-1524

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



2nd & 3rd Floor

Total Floor Area
3060 sq ft

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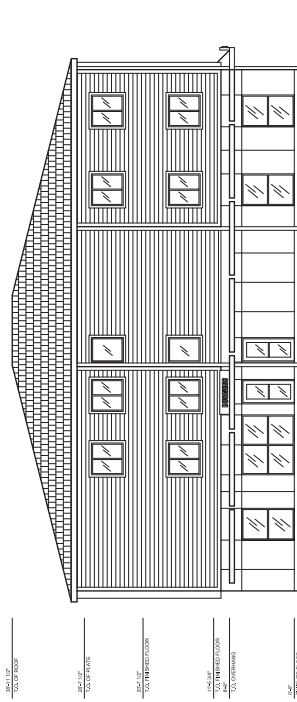
NO.	REVISION	DATE

Attachment H: Building Elevations

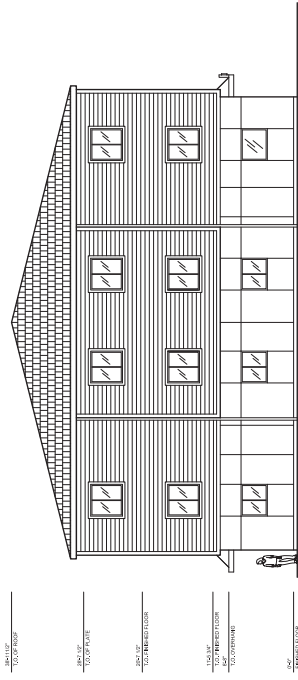
PROJECT NO.:
 DRAWN:
 DATE:

SHEET TITLE:
ELEVATIONS

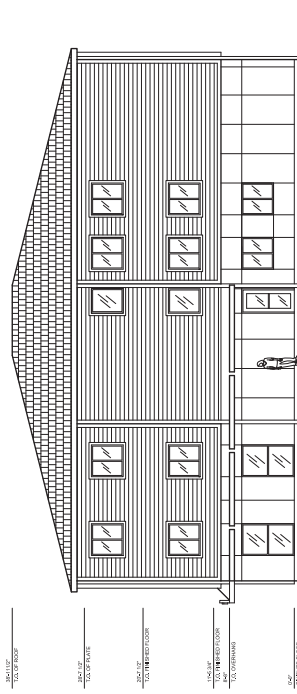
SHEET NO.:



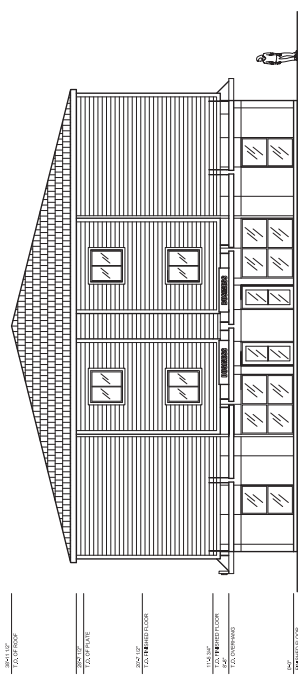
2 SOUTH ELEVATION
 1/8" = 1'-0"



4 WEST ELEVATION
 1/8" = 1'-0"



1 NORTH ELEVATION
 1/8" = 1'-0"



3 EAST ELEVATION
 1/8" = 1'-0"

Attachment I: Landscape Plan



Project number: 20121008
client: CSW
checklist: Studio 342

date	issue / revision
8-7-18	Permit Submittal
7-26-18	Permit Revisions
9-20-18	Permit Revisions
9-10-18	Permit Revisions

Landscape Plan

L-1

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% shade) and shall be planted within 14 days of receipt. Plants shall be at least 24" in diameter and 14' deep.
- All landscape trees 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 other means shall be used to conserve water. Irrigation systems shall be designed to provide adequate coverage of existing turf and canopy onto adjacent property, no-irrigated areas and impervious surfaces. An irrigation plan shall be included as part of a future building permit.
- Maintenance of the landscaping and screening shall be completed and a landscaping plan shall be submitted to the City of Tukwila for review and approval. A certificate of occupancy (COC) must be obtained to weather conditions or 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 COC is approved. The property owner shall be responsible for the maintenance of the landscaping and shall provide the landscaping materials for the life of the project in conformance with the terms 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 (BBB) plants must 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 14' deep.
- Inspections:
- After approval by the City's Board of Architectural Review, no changes are allowed without prior approval of the Planning Department. There are no changes to the landscape plan after the final inspection. The contractor shall 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.
 - 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 to the City's Planning Department. Landscaping inspections 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) or 3-Way topsoil from Pacific Topsoils (approved equal) into to a depth of 16" 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)

