



Memorandum

Date: 4-22-07 amended 3-19-2013

Job No. 12-108

To: Brandon Miles

CC: Wayne Jones

From: Bob Fadden— Lance Mueller & Associates

Re: 4501 Building – Project Consistency Narrative Memo

Brandon,

Thanks for your memo of 4-7-07 expressing some concerns about the building design. I have reviewed them with Wayne Jones and studied them in detail and prepared updated drawings that reflect concurrence with the design guidelines of the TMC section 18.60.050A and Chapter 18.30 of the Zoning Code.

The document package submitted for Design Review contains a significant amount of information in the Design Narrative attached, as to how the project as submitted complies with TMC section 18.60.050A. In addition to topographic information, a site survey showing adjoining buildings, environmental exhibits, and a discussion of the neighborhood characteristic, contains a photographic exhibit that allows everyone to become familiar with the site.

Some of the comments you provided are very general and others are more project specific. The general comment will be addressed first and the specific comments second.

In discussing the feedback with Wayne Jones, the owner, he points out that the surrounding properties are all developed and the buildings are "middle aged". This is very significant since it establishes what will happen in the future in terms of redevelopment and further development.

This sub area of Tukwila though zoned C/LI is actually dominated by light industrial uses. The uses adjacent to this 4501 property are distribution, service, and manufacturing with undeveloped property in this area, other than the 4501 property, located well south of this site and currently occupied by single family residences. The undeveloped area is significantly encumbered by stream buffers, sloping topography, inadequate storm drainage, and an unimproved street system.

Commercial activities currently do not exist in this area. Since 134th Pl. S. is on a secondary street with no significant traffic flow, and the area is already developed, commercial activities most likely will not occur. The chance of the street being improved and a traffic flow brought to a level that would support commercial uses is minimal and further reduced by the open drainage ditch along the west side which is considered a stream.

The probability of the 4501 property being used commercially simply doesn't exist. The pan handle shape of the property, the fact that the area that will support a building over 300 feet away from the street, and the 50 foot stream buffer in the front yard prevents the building being used for a commercial use.

The ownership of the surrounding properties is either institutional investors, individual business owners, or private investors. What this means is the property uses are stable and the chance of the redevelopment of properties into higher and better uses is unlikely, unless the ownership is consolidated and a large corporate user comes along it is not realistic. If that happened all existing uses would be removed and the building demolished.

This is significant because any new facility should be similar to adjacent buildings as intended by TM section 18.60.050A. Care should be taken to be sure that the new facility blends with its neighbors and doesn't make them appear as second class neighbors.

Mr. Jones position is since the existing uses in the sub area are light industrial, the long term uses on adjoining properties are light industrial. He plans to use the building and grounds himself in a light industrial manner that it is appropriate to construct his building as a light industrial building and it should not have an appearance of a commercial building.

We bring this point to your attention because many of your design comments are appropriate for a commercial building that the public can regularly access and a building that is adjacent to commercial uses. Light industrial buildings do not require this level of design treatment because they serve functions that are different than commercial building.

Impersonal appearance at many areas of an industrial building is appropriate since these areas are functional in nature, not normally a pedestrian area or publicly in view. Treatment of those areas has no general benefit and is a waste of a citizen's money.

The areas that are appropriate for design treatments at light industrial building are those visible from the public street or from adjacent uses which are not similar. These areas because of other provisions of the code have buffer landscaping that screen the building façade.

Below I have cut and pasted in your comments. The changes in building design that have been made are noted and referenced by sheet number. Where changes have not been made we have stated why they are not needed. We think you will concur with us once you have the opportunity to study the materials already submitted.

- Incorporate some type of modulation into the design of the building. The modulation should include:

The only area that modulation and design treatment are appropriate is at the east façade.

The west face of the 4501 building is completely screened from Macadam Road by existing buffer planting and not visible from any of the adjacent buildings.

The south walls of the light industrial warehouses to the north have blank unarticulated surfaces with no windows. This wall is set back from the lot line ten feet. The code required landscaping has disappeared and the city has not required it to be replaced. If

the landscaping was in place it would buffer the blank wall areas that are over 300 feet long.

The warehouse to the south of this site adjacent to the storage area is elevated above the 4501 building. This building has no windows to the north and no view of the storage area. Adjacent to the buildings to the south is ten feet of mature landscaping which screens the view of the warehouse to the south.

Also south of the site is an old house that serves as an office. The lower floor has no windows and no view of the storage yard in back of the 4501 building to the north. The view from the second floor windows toward the 4501 building of the building to the north is screened by landscaping. The drawing as resubmitted provides and architectural treatment on the upper part of the 4501 wall surface, surface articulation, a variation in height and a change in color.

1. Wall plane projections and recess. The original design as submitted has a recess at the office area. A section has been added to clarify this. This recess also provides protection from weather at the office entries. In addition modulation has been added at the east elevation. The central part of façade, where the office area is located, has been brought forward by lapping the panels.
2. Texture Change. The building surface at the south has sufficient texture. It is created by the rustication (reveals) in the wall surfaces. These reveals tie into the painting patterns, the window elements, and other architectural features.
3. Material Change. The design as previously submitted used an alternate material at the entry area for design relief. The revised design at the front entry area provides a CMU wainscot at the building base as part of the building transition to the ground and as additional visual texture. The treatment is provided at the entry area where it can be enjoyed by visitors.
 - Roof Design
 1. Variation in the roof design should be used to add interest to and reduce the scale of the building. See revised elevations shown on sheet A-3. Additional parapet height is added at the projected plane of the office area.
 2. A cornice with a distinct treatment should be used around the parapet. The building already has a cornice element at the top of the wall. An additional step has been added to the feature which is illustrated the section shown on sheet A-3.
 - Materials and colors
 1. The proposed colors are generally acceptable.
 2. The front and sides of the building should utilize or at least have the appearance of at least two building materials such as brick; sandstone or other native stone; and tinted, textured, or concrete masonry units. The design treatment in this setting is appropriate at the east (front façade). This treatment is shown on the revised elevations.

Treatment on the west side adjacent to the service doors and storage yard is appropriate because of the existing buffer blocks any view of this area from offsite.

The north façade of the building is not visible from the street or from the property at the north. The base landscaping adjacent to the wall provided will mature and buffer the wall in the future. Windows in the upper area of the wall have been provided where the wall might be visible above the adjacent building from a distance. The treatment wall exceeds the design standard of the neighbors wall and is appropriate based on the TMC.

The south wall of the building elevations has been modified to add additional treatment in the area visible from the property to the south. This includes the addition of fenestration, surface articulation, changes in color, and vertical modulation. In addition at the lot line there is buffer landscaping to screen the building base and over 10 feet of landscaping, which includes mature trees on the neighboring property that visually buffers the 4501 building to the south.

- Entry
- 1. The two entries to the building need to be more pronounced. Entryway design elements and variations should give the orientation and add character to the building. Suggestions include the use of canopies, overhangs, recesses/projections, arcades, peaked roof forms, arches, outdoor patios, or particular architectural details. See revised drawings and sections. The building is not a commercial building that generally accepts the public. The entries are clearly visible from the parking area directly in front of the building and as part of the overall façade. The entry area is part of the overall design and can be identified from 134TH Pl. S. Each entry will be signed separately which will identify the individual user. Currently the building has only one tenant, Lakeridge Development

Other Items:

1. Clarify the design and materials of the proposed trash enclosure. Chain link fence is not appropriate. Many projects are using split face CMU walls with a metal gate. The color of the enclosure should be consistent with the colors of the primary building. Please also clarify the square footage of the trash enclosure and how much space is being reserved for recycling collection space. City Code requires that equal space be provided for recycling. See revised drawing sheets A-1.
2. Please provide additional information on the storage area located in the rear of the site. Will vehicles be washed on the site. The yard behind the building is for storage of construction material and equipment. No service, repair, or vehicle washing is proposed within the storage area.

If you have any questions or further concerns please feel free to contact me.

Bob

JOB: 4501 BUILDING

Applicant Responses:

10. Construction of a light industrial warehouse building for use as office, storage, equipment maintenance. The maintenance area will be at the south end and be about 2,500 s.f. The building will be a partial 2-story building of 17,000 s.f. gross area with a second floor of 2,999 s.f. The major part of the building will be used by the building owner for office and storage. The area behind the building will be used for equipment and material storage. These materials and equipment are used by the owner in his construction business. Part of the yard is proposed to be paved with crushed rock since tracked equipment will be parked on it occasionally.

The building will be a Type VB sprinklered construction with a non structural slab on grade and tilt up concrete exterior walls. The roof system will be a Class B built over rigid insulation on a wood/steel hybrid structure. The building is currently proposed with un-separated B, S-1, and F1 uses.

JOB: 4501 BUILDING

Applicant Responses:

B. ENVIRONMENTAL ELEMENTS

1. Site was graded and rockeries installed under previous permit. The western part of the site is gravel covered and is overgrown with weeds and brush and slopes gently east, east of the rockery. West of the rockery it slopes up to McAdam Road. The eastern part of the site consists of finger of land (pan handle) that slopes towards 134th Pl. So. Part of this area is gravel, part grass, and some is covered with Alder and Evergreens. Along the north lot line the site slopes sharply to meet grade of neighboring property. Details can be found on existing conditions drawing.

Project Consistency Narrative

4501 BUILDING

1. Relationship of Structure to Site

- a. **The site should be planned to accomplish a desirable transition with the streetscape and to provide for adequate landscaping and pedestrian movement.**

Response:

The property to be developed is located between two streets, Macadam Road on the west and S 134th Place on the east. Previously the site, except the west which is a steeply sloped, was graded and used as a storage area. At the east there is a drainage channel next to S. 134th Pl. which is considered a class III stream from which development will be set back 50 feet.

The proposed design utilizes natural features at the east and the west as transition to the existing street. At the west the existing mature site obscuring vegetation provides a buffer that averages 100 feet, which results in an excellent transition to the residential zoning west of Macadam Road.

S. 134th Pl. on the east is about 20 feet lower than the proposed building and 10 feet lower than the east end of the parking area. Adjacent to the street is a 50 foot stream buffer. Within the buffer there are existing trees which screen the upland part of the site from the street. After the buffer planting is installed, the planting will almost obscure the view of all but the upper portion of the building façade.

The combination of new and existing planting and the topographic feature of the site provide an excellent transition between the streetscape and the site.

The site is accessed from S 134th Place which has no current sidewalks along either side of the street. As a result there are no pedestrian routes in the area in the public way.

The development however, to insure safe access, provides a 5 ft. wide pedestrian concrete sidewalk along the edge of the private entry drive to the public way.

Project Consistency Narrative

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

Response:

The proposed development locates the building in the middle of the site in the only area of the site which can be reasonably developed with a structure. This location utilizes the existing topography and current grading to develop a facility that generally separates parking from service and storage area.

The site design as designed has a 50 foot planted buffer along its eastern boundary and a natural buffer along its west boundary that obscures views from off site. Along the north border of the site is an existing industrial park and at the south side is a commercial development.

The adjoining property to the north is an industrial park. Along the eastern portion of the north lot line of the park is existing landscaping and mature trees. At the western section is an existing building wall of about 30 feet in height that has no landscaping next to the wall and no windows.

The neighboring property to the south has two buildings on it. The western building is a warehouse. Its north wall has no windows and roof level is about 35 feet above existing grade of the 4501 Building site. The second building to the east is a house used as an office with storage in the basement. Windows in the façade will look to the north toward the proposed building.

The building as designed and located on the site has an entry area for offices in the middle which will be visible once you enter the shared driveway. To the north of the entry, on the east façade, screened from the street and separated from parking, is first a drive in door and then a dock height door. The dock high door is placed at the most northerly location to take advantage of the existing topography and screen from the adjoining industrial parking with landscaping.

The general parking area for the building is located between the front of the building and the street. Handicap parking and convenience parking is located at the building entry. The site as currently shown provides landscaping along the perimeter of the parking areas and landscape islands at the ends of parking rows. As such, its design moderates the visual impact of the paved area.

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Located on the west side of the building are several service doors that open toward the service yard to the west of the building. The locations of the adjoining building, the existing topography and landscaping makes the area to the west of the proposed building a good location for the service, storage and loading areas because it is obscured from view from the streets and have little impact on neighboring uses.

- c. The height and scale of each building should be considered in relation to its site.**

Response:

The surrounding properties are currently developed with industrial buildings. These buildings are generally tilt up concrete, some with windows, with a smooth painted finish which are about 25 to 35 feet in height. The finish floor elevations above the street vary depending on the individual lot.

The finish floor building to the north of the this property, which is about 30 feet high, is about ten feet lower then the proposed 4501 building and the building directly south whose finish floor is about 2 feet higher is about 25 feet in height. The building to the east in front of the site is about 28 feet high. Both the building to the east and the buildings to the north have a street façades that range between 120 and 175 feet.

The proposed building has an average height of about 29 feet and a street facing facade of 140 feet. This makes the scale and height of the purposed development have an appropriate scale to the surrounding buildings and site.

2. Relationship of Structure and Site to Adjoining Area

- a. Harmony in texture, line and masses is encouraged.**

Response:

The surrounding building facades are generally horizontal and about 30 feet in height. The building finishes are smooth painted concrete and have little architectural treatments except windows.

The public façade proposed building design is harmonious with the mass, line and textures of surrounding buildings.

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

Response:

The proposed development has landscape transitions at all adjoining properties where appropriate. The transitions to neighboring properties and the streets meet the design intent of code.

The details of the transitions are as follows:

The transitions provided at the streets are extensive and meet or exceed ordinance requirements as well. At the eastern street a 50 foot planted buffer is provided and at the western street an existing planted buffer averaging 100 feet is in place.

The proposed design provides a landscape transition at the north lot line to the neighboring industrial park. This transition along the eastern part of that boundary consists of five feet of required planting that supplement the existing neighboring trees and additional landscaping in front of the parking. At the western part of the boundary, 5 feet of planting is provided next to the lot line north of the security fencing. Currently, north of this lot line, no code required landscaping remains against the blank building façade.

At the south lot line three different conditions occur. The first one occurs at the pan handle east of the building in which the general parking area is located along the entry drive. At this location the design proposes a minimum of five feet of side yard landscaping behind the keystone wall in front of the parking area and planting south of the keystone wall between the wall and the walk.

The second and third conditions occur where the two existing buildings are located on the neighboring lot to the south. The two existing buildings are located about 25 feet south of the lot line. South of the 4501 Building lot line is a landscape bed that averages 12 feet and ranges in width between 10 and 15 feet in which is planted mature trees. This area serves as a landscape transition for both properties even though it is not located on the lot.

The finish floor location of the two buildings to the south differs. The westerly building is located above a 8 foot rockery 25 feet south of the lot line. At the base of the rockery is 10 to 15 feet of planting. Increasing the planting area along this area would not improve the transition between properties.

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As part of this application the Owner is requesting a landscape design modification to allow the required landscaping along this lot line to be placed in one of the other open areas of the site. He feels that the existing landscape transition at this lot line is appropriate.

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

Response: This is a private building and is consistent with the neighboring buildings

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

Response:

The site design separates parking and service areas from each other. In limited areas, service vehicle circulation areas overlap parking circulation areas. At no location will a vehicle parked at a loading dock obstruct vehicle circulation areas.

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

Response:

Site access is provided to this property through an existing shared drive which will be improved and widened as part of this development. This access to the public street makes the circulation compatible with the existing street.

All vehicle circulation for this development will occur on private property or over a private easement on adjacent property. The common access drive will be used for general ingress and egress as currently occurring. Maneuvering on the easement will occur at two parking stalls at the east side of the building where they will back out on to the easement. This easement dead-ends about 100 feet to the south and serves parking on those adjacent sites which already use the easement for maneuvering.

The development of this site doesn't disrupt the current circulation patterns and improves access and has been designed to be compatible with the existing private circulation.

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3. Landscape and Site Treatment

- a. Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized, preserved and enhanced.**

Response:

The proposed design utilizes the existing vegetation, significant trees and the topography to the maximum extent feasible to screen and buffer the site and preserve wooded areas. The new plantings were provided to enhance the existing vegetation and improve the overall development.

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

Response:

Grades on site are designed to allow for easy movement by pedestrians and vehicles. Differing paving materials are provided at vehicle area and pedestrian pathways to designate access routes to the building entry from parking areas and the street. The boomed concrete walkways with the adjacent landscaping will provide an inviting, stable, and safe pathway from the street to the site.

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

Response:

The landscape design as proposed allows the building entry to be viewed from the private drive and focuses your attention on the entry as you approach.

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

Response:

Curbs are provided around all landscaped areas to prevent intrusion of vehicles. Parking stall curbs or wheel stops will be provided 18 to 24 inches into the parking stall to prevent damage to planting.

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

Response:

The design as shown provides landscape islands within the parking area in which shrubs and trees are provided. At the service area doors, adjacent to the building where paving is provided, trees and shrubs are planted at the property perimeter to visually buffer this area.

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- f. **Screening of service yards and other places, which tend to be unsightly, should be accomplished by the use of walls, fencing, planting or combinations of these. Screening should be effective in winter and summer.**

Response:

The storage area east of the service doors is screened from view from offsite area by a combination of existing evergreens, new evergreens, existing buildings, the new building, and site obscuring fencing. Some deciduous planting is provided within those areas for variation and will not diminish the effectiveness of the screening in the winter.

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

Response:

Gravel will be used in areas where parking overhang will cause planting to be ineffective.

- 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.**

Response:

The photometrics of all light fixtures will be selected to limit light effects to the site and provide 1 fc. (noon light) at the edge of the adjoining property. Light fixtures will be color corrected metal halide so the color will be white and the fixture efficient.

Current light design for the site calls for four types of fixtures. These have been selected based on their location. Along the south edge of the parking lot two 30 foot high 250 watts shoe box pole lights are provided. These fixtures will light the parking lot and the pedestrian path to the building.

At the building entry two 75 watt recessed down lights will be installed in the soffitt to light the entry alcove to make it warm and inviting. In the two landscaped islands at each end of the parking in front of the office are two 75 watt pole mounted pedestrian walkway lights that will provide lighting for the parking area and make this area feel secure. These are located so that they will provide surface lighting at each adjacent drive in doors.

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At the west and south side of the building shoe box fixtures are provided, mounted on arms attached to the building to provide security lighting. The fixture on the west arm is 250 watt and the one on the south is 75 watt to minimize the effect on the adjacent property.

Overall the lighting design will enhance the site and blend effectively with surrounding uses.

4. Building Design

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

Response:

The proposed building design exceeds the design quality of the buildings in front of it and next to it and is of equal or better quality of other buildings in the area. See photo exhibit.

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

Response:

The proposed building is of comparable scale with buildings in the neighborhood and has been painted with colors that will make it harmonious with the adjacent buildings.

- 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.**

Response:

The exterior building materials have been selected for endurance and easy maintenance. The wall areas are painted concrete, windows are set in an aluminum sash, parapets are capped with colored metal flashings, and exterior doors are painted metal. Doors and window sizes have been selected based on the use of the building and are proportionate to the scale of the building. A parapet has been provided to create the vertical height needed for a balanced design.

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

Response:

The colors as selected are natural tones that are from one family of colors. These colors blend together to create a soft appearance while the accent color provides enough contrast so that signage can be placed in that area and be visible but in keeping with the color family used on the building.

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

Response:

The building design provides for a parapet on the north, south and east side (front).

The roof surface behind the parapet slopes to the west, which enables the north and south parapet to step and create a more interesting façade. The height of the parapet is sufficient to block the view of any small mechanical unit which would be installed on the roof from the public street that is lower and some distance away.

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

Response:

Exterior lighting has been selected and placed to compliment the building and site design and provide visual focus on the building entry area at night.

- g. Monotony of design in single or multiple building projects should be avoided. Variety of detail, form and fitting should be used to provide visual interest.**

Response:

The street facade provides visual interest through the use of glazing, recessed entries, landscaping, changes in color, and articulation of the building surface. The design has detailing, form and balance appropriate for a warehouse building in an industrial area.

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.**

Response:

The building has no street frontage that can be developed because of the drainage channel and the wetland buffer. At this time no miscellaneous structures or street furniture is proposed.

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

Response:

No lighting is proposed at this time.

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Consistency with adopted plans and regulations (TMC 18.100.030)

- 6. Demonstrate the manner in which the proposal is consistent with, carries out and helps implement applicable state laws and the regulations, policies, objectives and goals of the City of Tukwila Comprehensive Plan, the City of Tukwila's Development Regulations and other official laws, policies and objectives of the City of Tukwila.**

Response:

Comprehensive Plan – The development is designated under the Comprehensive Plan as C/LI. The purpose of this plan designation is to provide area that can be used by commercial and light industrial uses that will be compatible with other similar uses. The goal of the comprehensive plan for this area is to provide employment and revitalize existing properties. The proposal to construct this facility meets the goals of the plan for four reasons.

1. The use is allowed under the under laying zoning district.
2. The project will be owner occupied and as such brings a new business into the community which provides employment.
3. This development will result in additional tax income for the City
4. As a result of the development of this facility, a property that is in a degraded state will be restored to state that will improve the neighborhood, and relate to the surrounding land uses.

Development Regulations – The development regulations for this property are listed in Chapter 18.30 of the Zoning Code and Title 18, the critical areas ordinance (TMC 18.06.--), in Title 18, and in the Design Criteria Industrial Properties (TMC 18.60.050A). The project, as presented, is designed to comply with those regulations, design standards, and the design intent of those regulations.

WAC Regulations – The property is subject to WAC Chapter 51 and as illustrated complies with the intent of those regulations.

Other Laws, Policies, and Regulations – The project has been through the preapplication process with the City. As part of that process, the City provided the applicant with a comprehensive listing of all of the development regulations, mitigation measure that might be required, policies, and design objectives. The proposed project has been designed to comply with those regulation, policies, mitigation measure, laws, Title 18, and ordinances provided.