



Staff Report to the Board of Architectural Review Prepared November 6, 2017

Hearing Date	Thursday, 16 November 2017
File Number	L17-0056 Design Review
Associated Permits	E12-011 SEPA Decision L13-031 Tukwila Village Parking Decision
Applicant	Bryan Park for Tukwila Village Development Associates, LLC
Request	Tukwila Village Building B
Description	The final building in Tukwila Village to be designed is a mixed income senior building with 1,865 square feet of commercial space on the ground floor facing S. 144 th Street. It is a five story building with 125 dwelling units, residential amenities, landscaping, service areas and 86 parking stalls in the ground floor of the structure and 34 surface parking stalls.
Location	4410 S. 144 th Street; north side of S. 144 th Street and the east side of Tukwila International Boulevard (TIB)
Tax Parcel Number	1523049322; totaling 66,178 square feet
Comprehensive Plan Designation	Neighborhood Commercial Center (NCC)
Zoning District	Neighborhood Commercial Center (NCC) with Urban Renewal Overlay
Environmental Review	Determination of Non-Significance for Phase 1, 2 and 3
Public Notice	Notice of application and public hearing were posted on site and mailed to surrounding property owners, tenants, and agencies with jurisdiction on September 22, 2017. The notice was also published in the Seattle Times on November 2, 2017.
Public Comment	No comments at this time

Recommendation

Staff recommends that the Board of Architectural Review adopt the findings and conclusions of the Staff Report and approve Building B, with its variable 2-3’ front yard setback, subject to the following conditions being administratively approved prior to issuance of building permits.

1. To meet Pedestrian-Amenities criterion (#1K1) incorporate into the site plans the placement of at least one trash receptacle that integrates with the overall design of amenities for Tukwila Village.
2. To meet Pedestrian-Oriented Features criterion and (#2D2) and Plant Design criterion (#3B1,) revise landscape plans to show:
 - Enhance the blank wall and create visual interest along the east elevation through the use of landscape and plant design.
 - installation of an up light to highlight the mature Coast Redwood being preserved.
3. To meet Mechanical Equipment criterion (#1E1 & 2.,) update site and elevation plans to show any meters and other utility and mechanical equipment such that their visual and aural impacts on streets and internal drives and walkways are minimized and the equipment is integrated with the landscape design.
4. To meet the Signage Concept and Placement criteria (#4A and B) the parking signage system shall be reviewed administratively prior to issuance of the certificate of occupancy for the first building in Phase 2 and the tenant signage prior to issuance of any tenant sign permits.

Staff Moira Carr Bradshaw

- Attachments**
- A. Cover Sheet and Landscape Plans (attached separately)
 - B. Architectural Plans (attached separately)
 - C. Arborist Report (Cohen June 2017)
 - D. Notice of Decision - Parking
 - E. Color and Materials Board (available at the DCD and at the public hearing)

Findings

Introduction

The Board of Architectural Review initially approved buildings with the assumption that the phasing would be as shown below. The BAR decision in November 2013 was for Phase 1, which included buildings – A and C – and the overall site plan. The BAR then reviewed and decided in March 2014 for Phase 2, which included buildings D and E and the individual site improvements on the south side of S. 144th Street.

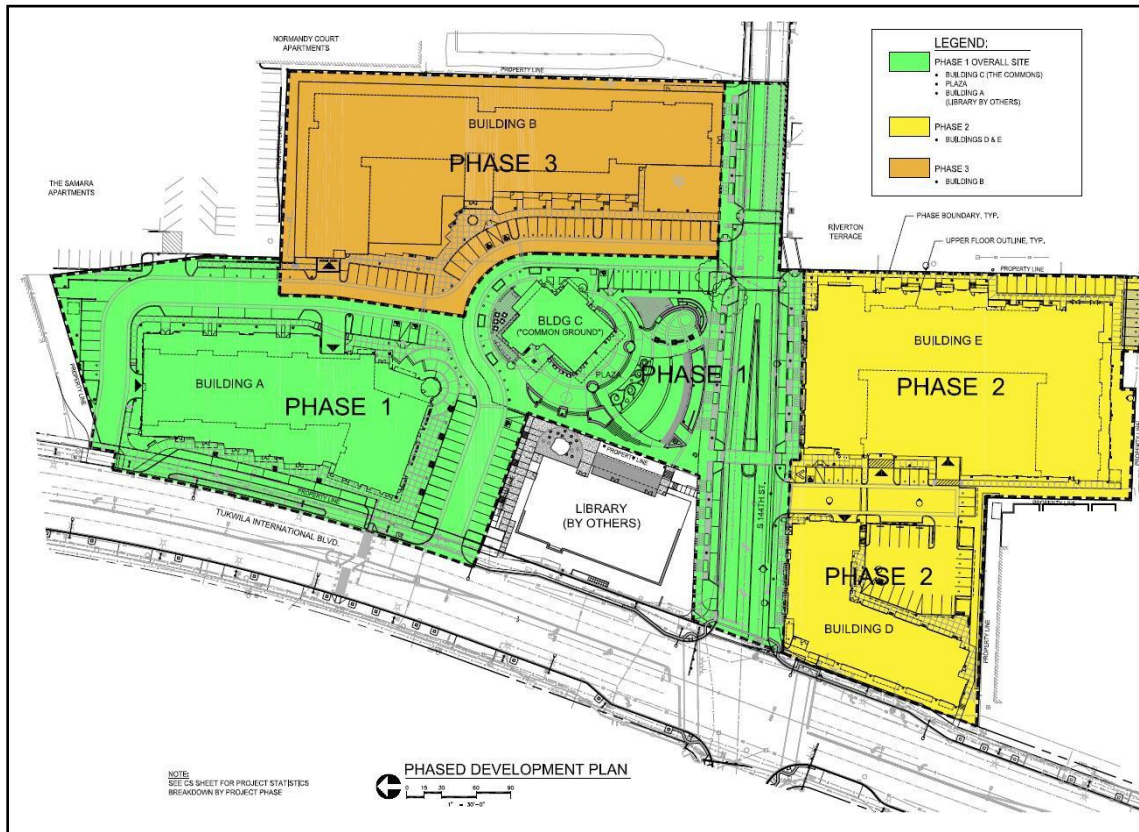


Figure 1 Original Phasing Plan

Since those BAR decisions in 2013 and 2014 respectively, the phasing plan for Tukwila Village was modified. The following revised phasing plan was submitted to the City Council and approved. Buildings D and E as well as Building C, known as the Commons and its adjacent Plaza, are being constructed first –as Phase 1.

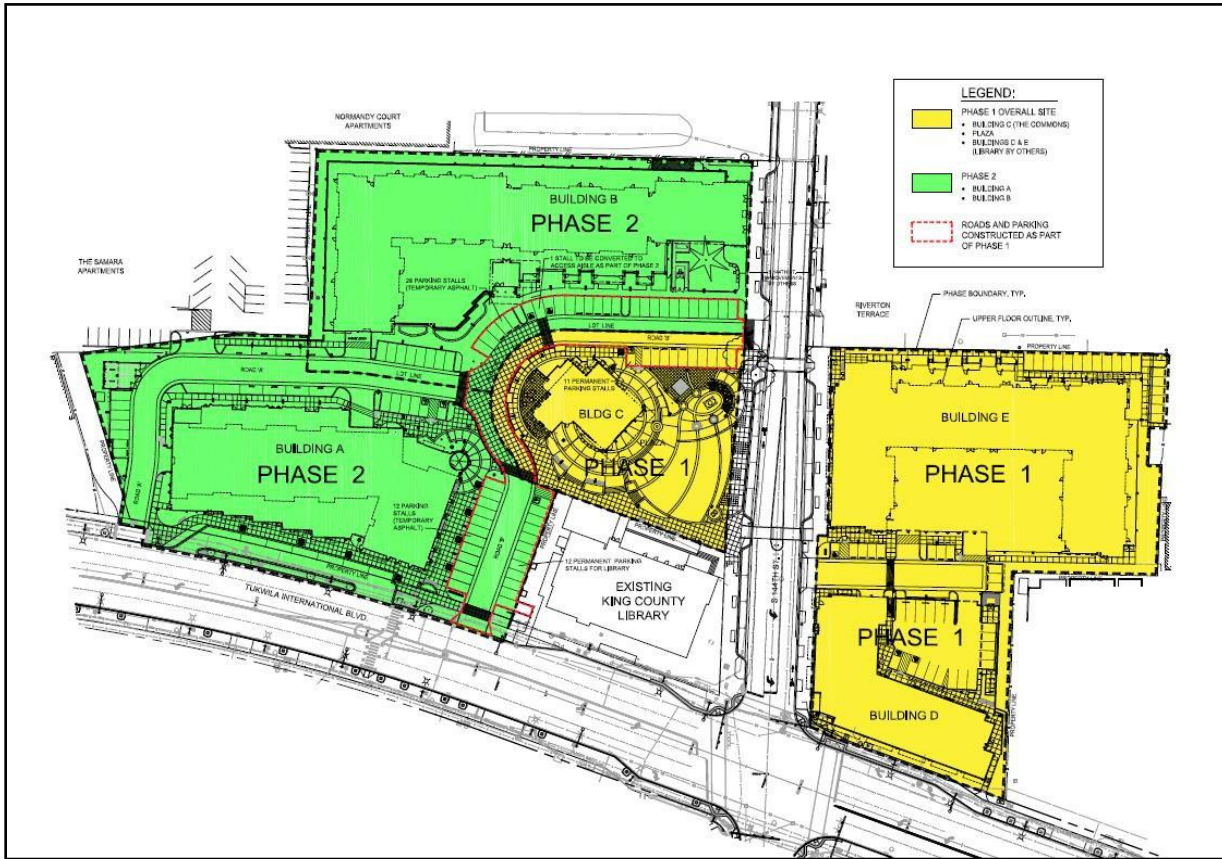


Figure 2 Revised Phasing Plan

The outstanding design review is for Building B, (formerly Phase 3 but now part of Phase 2.) Building B is the eastern most building and is located on the north side of S. 144th Street,

Background

Tukwila Village Development Associates, LLC, obtained the exclusive right to acquire the site from the City of Tukwila, the owner of the site, and to develop a project. Acquisition and consolidation of property by the City of Tukwila along Tukwila International Boulevard implements the goal, policies and strategies created for the revitalization of the corridor. (Tukwila International Boulevard Revitalization Plan, January 1998)

A Disposition and Development Agreement, (DDA) approved by the City Council on October 22, 2012, details the conditions and the transfer of ownership from the City to Tukwila Village Development Associates, LLC., the developer. The project, known as Tukwila Village, consists of 4 multistory mixed use housing and commercial buildings with a public use component in a separate one story building and adjacent public open space.

Review Process

Within the DDA is a section that provides guidance on site plan and design review. (DDA Section 2.3 Site Plan and Design Review Submittals) It stipulates that the BAR submittal must include a Proposed Site Plan that substantially conforms to the “Preliminary Site Plan” attached to the DDA. The Proposed Site Plan, if approved through the City’s design review process, becomes the “Approved Site Plan.” The BAR approved the site plan, Figure 1, during their first review for Tukwila Village in November 2013.

Per the DDA, the Developer has the right to develop the property in up to four phases. In accordance with Section 2.4 Phasing, Development Parcels of the DDA, the applicant submitted a revised phasing plan, Figure 2, that divides the development of the project into two phases as noted above.

For this request, the BAR is being asked to approve Building B. The overall site plan, which includes the two phases, is included for context but was initially reviewed and approved in 2013.

In addition to the DDA, the City entered into a Development Agreement (DA) that entitles and vests the developer of the project with flexibility in specific development standards and stipulates the following:

1. Additional relevant review criteria:

Section 6.5 Design Review Standards and Review Criteria of the DA also provides that, “...each Development Phase shall be considered as a single integrated site, as if there were no interior lot lines, for purposes of determining compliance with the dimensional and setback requirements for each Development Phase. Further, if the BAR determines that two or more Development Phases will function as a single integrated site, such Development Phases shall be considered as a single integrated site, as if there were no interior lot lines, for purposes of determining compliance with the Governing Regulations, which in this situation are building setbacks, recreation space, parking, and landscape requirements.” (6.5.6 Integrated Site of the Development Agreement)

The BAR submittal must also include the following:

- Conceptual floor plans, floor areas and elevations of proposed new buildings and other structures. (See Attachment B)
- Conceptual Landscaping plan. (See Attachment A)
- A table of uses, floor areas and housing units consistent with the DDA. Within the DDA is the following description: “The Parties' intent is for the Development of the Property to consist of a mix of uses that serves the residents of the development, the surrounding neighborhood, and the entire City by providing a place where people can reside, gather and interact with each other. “...the City will convey the Property (or individual Development Parcels thereof) to Developer and Developer will develop the Property (or individual Parcels thereof), consisting generally of the following uses and elements with the corresponding minimum areas or dwelling units:

<u>Development Agreement Uses and Sizes:</u>		<u>Finalized Uses and Sizes</u>
Office Space	20,000 square feet	14,150 square feet
Police Resource Center	2,000 square feet	2,000 square feet
Retail	11,000 square feet	14,388 square feet
Indoor Community Commons	2,000 square feet	2,752 square feet
Outdoor Community Plaza	20,000 square feet	21,595 square feet
Housing Units	380 units	402 units

Related Administrative Decisions

There are two underlying administrative decisions that were made relating to this project. In addition to making an environmental Determination of Non-significance, the Community Development Director administratively approved (Attachment D) under a Type 2 process the following:

- A 10 % complimentary use allowance that allows 10% of the usable non-residential floor area to be deducted from the total calculation for required parking;
- Shared parking for all the uses on the Tukwila Village site, including the new library, to be shared across lots A, B, C, D, and E.
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Vicinity/Site Description

A. Site Information

Building B will be on the north side of S. 144th Street and along the eastern property line of Tukwila Village. The site is currently vacant and providing temporary parking for the new Tukwila library and access to the parking lot for the Normandy Court condominiums.



Figure 3 Zoning Map

B. Surrounding Land Use

The immediate neighbor to the east is the old King County Foster library that was purchased by the Tukwila School District. It is currently being used for administrative functions. There is also a single family home located just to the north of the old library that is owned by the City of Tukwila. North and east is the Normandy Court apartments and their parking lot that only has access through the Tukwila Village site. Tukwila Village improvements border the site on the west and south. Riverton Terraces are directly across the S. 144th Street on the south.



Figure 4 aerial showing adjacent land uses

C. Topography

The site is within the Gilliam Creek drainage basin. The soil is generally very poor and the water table high, thereby limiting surface water absorption and the ability to do low impact development or underground facilities.

D. Vegetation

A tree survey and analysis were conducted prior to development of the site. The developer and City agreed that the mature coast redwood was valuable and possible to retain. The arborist was retained to review the tree's health after the initial site work and concerns about standing water at the base of the tree. Post construction prognosis is fair. The contractor must be vigilant about not further impacting the roots.

E. Access

The parcel created for Building B is north of S. 144 Street and borders the eastern edge of Tukwila Village. S. 144 Street is a collector arterial and is the primary frontage for this building; however, because of the internal circulation for Tukwila Village, the building will also have access to TIB through the internal driveway system.

F. Pedestrian

S. 144 Street is currently being rebuilt by the City to become a complete street and provide on-street parking, bike lanes, sidewalks, and landscaping. The sidewalk/amenity width is 12 feet, which mirrors the width on TIB. The City street project is scheduled to be completed by the end of 2017.

G. Bicycle

Bicycle lanes are available in S. 144th Street between Military Road and TIB and will be continued through the S. 144th Street block between TIB and 42 Avenue S. The north south collector arterial, 42/40 Avenue S., and TIB are identified as "bicycle friendly" because they have wider than usual lanes so that cyclists and vehicles can share the outside lane.

Four spaces for bicycle parking are located adjacent to the front entrance, which meets the City standard for required bicycle parking of 1 space per 50 parking stalls.

H. Transit

There are two bus routes that directly serve the site. King County Metro #124 travels between downtown Seattle on 4th Avenue, to Airport Way through SODO, E. Marginal Way to TIB and south to the Link station with service of 10 - 30 minutes; King County Metro #128 travels between West Seattle and Southcenter via the Link Station and S. 144 Street with service every 10 minutes. At the Link station, Metro Route Rapid Ride A and F are available every 10 minutes during most of the day.

I. Vehicular

The posted speed limit for the section of TIB between S. 139th and S. 152th Street is 35 miles per hour. The posted speed for S. 144 Street between Military Road and TIB and along 42 Avenue S. is 30 miles per hour. The posted speed limit for S. 144th Street east of TIB is 25 miles per hour.

One vehicular driveway from S. 144th Street is proposed, and this driveway entrance aligns with the vehicular access to the south half of the Tukwila Village site and specifically the east edge of Building E and the Riverton Terrace apartments.

Environmental Review

An expanded environmental checklist was submitted that included additional transportation, soils, surface water, and vegetation information. A Determination of Nonsignificance was issued on August 7, 2013.

Interagency Coordination

The site is within the Valley View Sewer District and Water District 125, who have each issued letters of availability. Developer extensions/relocations will be required for both water and sewer.

Design Review Authority and Scope

The purpose of Design Review is to ensure the public health, safety and welfare is satisfied upon approval of new development and specifically to promote well designed developments that are creative and harmonious with the natural and man-made environments. Tukwila Village, which is within the Tukwila International Boulevard study area (see Figure 18-9, *Tukwila Zoning Code (TMC 18)*), shall be reviewed using the design criteria and guidelines of the Tukwila International Boulevard Design Manual, as amended; http://www.tukwilawa.gov/dcd/apps/TIB_Design_Manual.pdf. Staff also relies on the Tukwila Multi-family design guidelines http://www.tukwilawa.gov/dcd/apps/Multi-Family_Design_Manual.pdf

There are also additional criteria for Tukwila Village that are specified in the DDA and DA, which are covered below.

The Board of Architectural Review is authorized to request and rely upon any document, guideline or other consideration it deems relevant or useful to satisfy the purpose and objective of Design Review and specifically including but not limited to the following criteria. The BAR’s purpose is to only approve well-designed developments that are creative and harmonious with the natural and manmade environments.

The applicant bears the full burden of proof that the proposed development plans satisfy all the criteria. The BAR may modify a literal interpretation of the design review criteria if, in their judgment such modifications better implement the Comprehensive Plan goals and policies.

A. Tukwila International Boulevard Design Manual

Tukwila International Boulevard Design Manual is organized into four sections; covering Site Design, Building Design, Landscape Design and Signs. Within each section are criteria covering such issues as pedestrian circulation, architectural relationships, planting design and sign placement. For each subject area, there are one or more Design Criteria, which are general in nature. The Design Criteria explain requirements for development proposals. They are the decision criteria by which the Board of Architectural Review will decide whether to approve, condition or deny a project. The Design Guidelines, which augment each Design Criteria, provide guidance to the project applicant, to City Staff and to the BAR in determining whether the project meets the Design Criteria. In the following discussion, the review criteria are shown below in ***bold italics***, followed by findings.

The City contracted with William H. Kreager FAIA, LEED ap, MIRM, an architectural consultant, to review this project and his findings and conclusions are incorporated into the staff report in italics.

1. Site Design

a. *Site Design Concept*

The relationship between the Building B and the Commons Plaza is strong. Primary lobby access to the Building B addresses the Plaza. Generous fenestration on the west elevation establishes strong visual contact between the interior of the community spaces including the lobby, and fitness room and the central landscaped Plaza. Although not at ground level, yet still a significant part of the site design, a generous second floor resident terrace is positioned on the west frontage of the building to provide an outdoor activity area overlooking the Phase 1 Community Building and Plaza. With a variety of seating opportunities, landscape elements, arbors and covered pergolas, residents will enjoy this opportunity to enjoy semi-private outdoor activities. Although this outdoor terrace is separated from the Plaza by a full building story, visual access between these two outdoor spaces is maintained. These outdoor spaces help to effectively integrate Building B with the Commons Plaza.

On the east and north frontages of the building, the City zoning code mandates a 10' – 0" setback be maintained. This is the minimum building setback allowed. By moving the building tight to the minimum east setback line, the mass of the building is pulled to the east and north, providing the maximum available space on the west side of the structure for the Commons Plaza and community building at the center of the site. In concert with the new Library, the Community Building and Buildings A and C, Building B thus contributes to the quality urban space already being established at Tukwila Village.

The Parking Decision allows the design and management of the project to take advantage of the sharing of parking throughout the Tukwila Village project overall but also with the King County Library System. The applicant puts a substantial portion of the parking in structures as required by Code.

A pedestrian crosswalk on S. 144 Street facilitates the movement of people back and forth between the north and the south sides of the street.

The soils provide poor drainage. Stormwater for the site will for the most part be collected within large concrete pipes that are buried in Building E's parking garage; however, drainage swales and pervious materials are designed into the site.

There are no sensitive areas on the site other than the significant trees. Topographic change is minor and is adequately met by the site plan.

b. Relationship to Street Front

Building B presents an activated, pedestrian friendly façade to the South 144th Street frontage. (See the South Elevation, Sheet P2.8, Attachment B) Retail space, with the typical storefront system will allow visual engagement of pedestrians, and spans the full S. 144th Street frontage, activating the sidewalk during daylight and evening hours.

While the location of retail space on the South 144th St. frontage fulfills Design Criterion B1, it may well be that there is not yet a market for retail in this location. In either a commercial or residential case, plumbing and wiring would need to be roughed in that would function to serve both interim uses and eventual retail use. The presence of the concrete patio on the east corner and the pultruded fiberglass deck on the west corner would be an appropriate location for entry to the residential alternative use, while the storefront directly on the sidewalk would work for non-residential uses.

Alternative uses were explored with the applicant and the project architect, Johnson Braund, prepared an alternative live work plan for two units that would front S. 144th Street until a retail market arrives. (Sheet P2.1, Attachment B)

c. Street Corners

A very important gesture to the softening of the 5 story mass of Building B, as well as a nod to the historic character of the site, is the preservation of a 40" caliper redwood tree at the site's only street corner, the intersection of the S. 144th St. with the interior street. The building has been set back from both streets with a tree protection zone per the City Arborist's report dated 6/20/2017. (Attachment C) It is important to the maintained healthy existence of this important tree that all the recommendations made by the City Arborist be implemented.

d. Continuity of Site with Adjacent Sites

The Tukwila International Boulevard Design Manual requires the maintenance of a visual and functional continuity between the proposed development and the adjacent and neighboring properties through setbacks, building massing, circulation and landscaping. Within the Tukwila Village site, Building B uses these design attributes to reinforce the success of the pedestrian friendly public spaces already begun with the new Commons Plaza, Library and Community Building.

From the exterior of the Tukwila Village site the adjacent properties view a five-story building mass. On the ground level of the Building B, on east and north facades, which include the parking garages, the building maintains the minimum 10'-0" building setback line from the property line.

However, from the second through fifth floors, the building steps back from the building setback line an additional distance of from 8' to 19'. The average setback from the property line for the four upper stories is therefore approximately 21 feet. The east and north facades, in continuity with the south and west facades of the building, are highlighted by a variety of projecting bays and building offsets, both vertical and horizontal, to soften the significant five story building bulk. Additionally, the overall visual mass of the building is further mitigated using a variety of façade material and color changes. On the east, these material and color changes, in concert with both vertical and horizontal offsets in the building façade, present the appearance of three different, yet attached, buildings. The successful resolution of the east façade of Building B is illustrated on sheet P2.13 (Attachment B.)

e. Shared Facilities

Parking, vehicular circulation and pedestrian pathways are efficiently shared with the adjacent Tukwila Village land parcels. The landscape design of Building B integrates this new structure and the buildings of the Tukwila Village into a cohesive and mutually supportive site concept. This integration serves all parcels in the development and makes for a "sum of parts" that is most beneficial to residents, employees and visitors to the overall Tukwila Village development.

f. Site Design for Safety

Assuming that appropriate landscape maintenance will be mandated, the proposed site concept successfully addresses the intent of Design Criterion 1. Pedestrian and vehicular traffic are well separated with landscaping and curbs. When vehicles and pedestrian circulation intersect, curb-cuts and signage are provided. Sight distances are adequately provided for safe crossing and turning movements.

Design Criterion 2 addresses personal safety and property security. In general, the building provides sight lines that allow observation of outdoor on-site activities by building occupants and passersby. The entry doors provide clear physical and visual access from the internal streets on the site.

Sidewalk Width: The public sidewalk that fronts the full south façade of the building is 12' in width plus an additional 2-3' setback of the building's south wall. The sidewalk along the west side of the building is 7' 6" and is designed to accommodate a 2' bumper overhang typical from the curb. This will provide a minimum of 5'-6" for pedestrians.

Design Criterion 3: Adequate lighting levels appear to be provided in all pedestrian areas.

Design Criterion 4: See Design Criterion 5 below.

Design Criterion 5: Based upon the site furnishings and features specified in the submitted documents, the quality of materials appears to be selected for ease of maintenance.

g. Siting and Screening of Service Areas

A transformer pad and a back-up generator are in the “L” along the Redwood Trees north edge. A metal louvered fence (Sheet P2.3) is sited around these above ground utilities. Section 5 on Sheet P2.31 (Attachment B) shows the 3’ clearances required by Seattle City Light and the height of the fence relative to the transformer.

It is unfortunate that the only site location with adequate space for the transformer and generator appears to be immediately adjacent to the sidewalk access from S. 144th Street facing the interior street. If there is no alternative location for these utilities, then particular attention must be paid to the color of the 6’ high metal louvre screen fencing to integrate it into the color system of all metal surfaces in the building. The type and height of landscaping can also contribute to disguising or concealing these utilities.

The applicant explains that dumpsters are in the garages to collect the recycling and waste. Each floor has a room with chutes to the garage for disposing of recycling and solid waste. Commercial tenants will share the bins that are in the garages. On pick-up days, which could be as often as three days a week, management will use a vehicle to move the containers out of the garages. The containers will be staged in the space along the north property line just north of Building A.

Utility systems such as meters are not yet available although a bank of gas meters on an outside wall is anticipated.

h. Natural Features and Sensitive Areas

As noted above, one existing 40 inch caliper redwood tree, located at the site’s only corner is proposed for retention and incorporation into the plan. The building has been set back from with a tree protection zone per the City Arborist’s report dated 6/20/2017. The deck adjacent to the tree has been revised to minimize its overhang in the tree root protection zone and is being supported on piers outside of the tree root protection zone. (Sheet P2.31, Attachment B)

i. Surface Stormwater Detention Facilities

The detention of storm water is primarily handled below grade because of the type of soil that prevents successful infiltration for impervious area. The storm drain pipes will be located below grade of the central aisle of the Building’s garage. Some of the parking stalls and pedestrian walkways are constructed using porous pavers or pavement. An above ground rain water swale is incorporated into the landscape plan along the east and north sides of the building.

j. Pedestrian Circulation

A walkway connects to the circulation system for Tukwila Village along the south and west sides. *All Design Criteria requirements of this section are met in the submitted documents.*

k. Pedestrian Amenities

The Design Manual guidelines list specific pedestrian amenities. Landscaping, several pedestrian-oriented spaces, and sidewalks to and between adjacent buildings are provided in the submitted design. The City of Tukwila TIB Design Manual provides a listing of pedestrian amenities that may be used to meet the intent of Pedestrian Amenities. The submitted project responds to that list as follows:

- *Site furnishings: A moderate amount of seating along pedestrian ways is provided through the location of benches, walls, and seating boulders.*
- *Pedestrian weather protection is provided only at the building entry, including the ground level residential units.*
- *Building signage is provided in one location only, canopy-mounted above the building lobby entrance.*
- *Decorative features such as screen walls, murals and other building or site features are not provided.*
- *Light fixtures and lighting oriented towards pedestrians and highlighting landscaping are provided.*
- *Bike racks to the left of the main entry (Sheet P2.0) (See Sheet P2.3 for rack detail, Attachment B)*
- *Special paving and/or walking surfaces in pedestrian oriented spaces is provided adjacent to the entry and adjacent to the redwood tree protection area.*
- *Landscape features such as raised planters with seasonal planting displays are provided.*

A summary of compliance with the recreation space requirement is shown on P2.0. Recreation space is defined by the City to mean “*covered and uncovered space designed and intended for active and/or passive recreational activity including but not limited to tennis courts, swimming pools, cabanas, playgrounds, playfields, or wooded areas, and specifically excluding any parking area, driveway, or rockery.*” (TMC 18.06.665 Recreation Space)

Building B, which has 125 senior units, has a fitness room, a media room, an internet café, and a 70 square foot exterior dog run on level 1. (Sheet P2.1, Attachment B) On the second level there is a 744 square foot community room, three covered pavilions, and a large terrace on the west and east sides. (Sheet P2.2, Attachment B)

The front yard building setback on S. 144th Street varies from 2'-3' as opposed to the required 6' setback. The street is currently being constructed and is a complete street with sufficient right of way to accommodate vehicles, cars, landscaping and a wide pedestrian walkway. The required front yard setback of 6' along S. 144th Street, can be waived as part of the BAR's decision if the following the building presents a pedestrian friendly façade. The City's TIB Design Manual defines pedestrian friendly facades as:

those that feature one or more of the following characteristics:

1. *Transparent window area or window displays along at least half the length of the ground floor facade.*
2. *Sculptural, mosaic or bas relief artwork along at least half the length of the ground floor faced.*

3. *Pedestrian oriented space¹ - at least 500 square feet must be located along or adjacent to the public or private sidewalk for every 100 linear feet of ground floor facade that faces the public streets.*
4. *Other measures that meet the intent of the criteria, as approved in conjunction with overall design review approval.*

The proposal provides transparent windows along a majority of the south facade and wraps around the sides. Entries with canopies face the street. Sheet P2.12 is the view from S. 144th Street and shows the deck and seating boulders that are located between the edge of sidewalk and the mature redwood.

Trash receptacles and their design is not known at this time.

Examples of the types of amenities envisioned are on Sheet P2.30, Attachment A.

l. Vehicular Circulation

The subject proposal, which sits north of S. 144 Street, effectively shares access and circulation, and trash storage and disposal with Buildings A, C and the Library. *This design criterion is discussed above in Criteria 1.F., “Site Design for Safety” and 1.J., “Pedestrian Circulation.”*

m. Parking

The parking decision that was made that allows the applicant to assume 10% of the required parking would be complementary, that is, used by existing residents or users who would visit more than one business. The decision also allows the required parking to be met across the Tukwila Village site rather than on each lot, which means that there is sharing of stalls across proposed lots A, B, C, D and E. The parking stalls in the ground level of the building are restricted access for the site’s residents and provide 100% of the required residential parking in a structure.

In terms of design, the 36 surface parking stalls are broken up by landscape islands.

125 total units, 122 total stalls (surface & garage)

- Surface stalls: 36 total (22% compact)
- 8 compact
- 26 full size
- 2 van accessible stalls
- Garage stalls: 86 total (29% compact)
- 54 standard stalls
- 22 compact stalls

¹ Pedestrian oriented space is an area between a building and a public street that promotes visual and pedestrian access onto the site and that provides pedestrian-oriented amenities and landscaping that enhances the public’s use of the space. To qualify the space must have: visual and pedestrian access into the site from the street, paved walking surfaces, onsite or building mounted lighting providing at least 2 fc.; and seating of at least 2 feet per 60 square feet of plaza.

- 2 van accessible stalls
- 2 accessible stalls
- 6 tandem stalls

2. Building Design

a. – b. Architectural Concepts and Relationships

When viewed from Tukwila International Boulevard Building B serves as the five story backdrop for the Plaza, Library and Community Building already completed in Tukwila Village. The massing is similar to that of Buildings D and E, which are under construction, as well as that of Building A, the final building in the complex which has yet to be submitted for Design Review. The building’s architectural materials complement in color, type and texture those proposed for the adjacent buildings. As discussed above under Section 1 D, Continuity of Site with Adjacent Sites, Building B meets Zoning Code requirements for height and setbacks (if the request for a waiver is approved for the S. 144th Street front yard setback) and integrates comfortably with the public spaces in the Commons Plaza to the west as well as to off-site properties to the east and north of the site.

Building B is one of four – five to six story residential buildings proposed for Tukwila Village. While Buildings D and E are separated from Buildings A and B by South 144th Street, a similar architectural quality among all four structures provides a continuity that visually unites them as the backdrop for the Commons Plaza, Library and Community Building, which are the core of the Tukwila Village complex. Functional continuity among these buildings is assured by the shared public spaces of the Commons Plaza and by a fabric of public pedestrian ways and internal streets.

The building height complies with the URO height limit of 65 feet. That height is allowed when the development complies with the criteria (TMC 14.43.070 Specific Urban Renewal Overlay Development Standards and criteria.) The application meets the criteria with the overall design of Tukwila Village. The site has at least a 100 foot presence on TIB, at least 75% of the required residential parking is in an enclosed structure, and screened from view from public rights of way and the ground floor of the buildings along TIB contain active uses.

c. Building Elements, Details, and Materials

Design Criterion 1: This section is an iteration of the importance held in the Design Manual of “distinctive building corners at street intersections using special architectural elements, detailing and pedestrian-oriented features.” The proposed building successfully meets this Criterion as discussed in Sections 1 B & C above.

Design Criteria 2 & 3: The design elements, scale and detailing of Building B strongly relate to the overall form and massing of the building and are appropriate to its architectural character. Significant attention has been given to these elements.

The use of materials and their transition at interior corners emphasize the design of the variety of the building masses thereby emphasizing the vertical modulation.

The dimension of 1x10 in the Hardie trim board is an appropriate size for the scale of the building and the transition between façade materials. Trim board of an appropriate size should be used where ever material and color transition occurs. The trim boards are designed to wrap around all corners and continue.

On Building B, trim board is successfully used at the top of articulated building forms such as the 2'-0" bay projections and the basic building "block." There is a good reason to use the trim to emphasize building form. The trim board becomes the "sill" of the fifth floor windows. In this position it has a visual purpose and engages the building in a logical manner.

The use of different dimensions for the metal top-of-wall flashing to differentiate varying parts of the building mass is a good design tool. It also works well because the flashing is generous in size and differentiated in color. Dimensions and color accenting of the trim for of the door & window is of a good scale for the size of the structure and the openings they trim.

Design Criterion 4: As proposed, Building B utilizes durable materials that contribute to the overall appearance, ease of maintenance, and longevity of the building.

Design Criterion 5: With what is illustrated in the documentation, exterior lighting design and placement appears to be integrated with the architectural design and materials.

The ground floor exterior units along the west elevation are recessed under the second-floor terraces. The architect has stated that lighting of their small entry patio areas will be personally controlled and be a traditional wall mounted fixture.

The "flying eave" at the top floor corners adds an interesting visual element to an otherwise uneventful top floor.

There is no articulation to the top floor Hardie panel surfaced walls, other than the small reveals. The dull massing against the skyline is mitigated through the use of color.

Rainwater is being handled with an internal system and will not be visible.

d. Pedestrian-Oriented Features

Design Criterion 1: With the intent to make walking to and among buildings in Tukwila Village a positive experience, the Design Manual requires "pedestrian-friendly facades" facing public streets and entry facades that face parking areas that feature one or more of the following characteristics: transparent window area along at least half the length of the ground floor façade; sculptural, mosaic or bas-relief artwork; Pedestrian-Oriented space;" or "other measures that meet the intent of the criteria as approved in conjunction with overall design review approval." Although no sculptural, mosaic or bas-relief artwork is provided, nonetheless, from the perspective of the intent of to provide attractive and interactive facades that create visual interest, the submitted project successfully fulfills this goal

Design Criterion 2: Treatment of large blank walls: There is a 70' long portion of single story blank wall at the south end of the east side of the parking garage level. This is the only blank wall in the building. It is covered in two colors of brick and is screened in part by a dog run fence and landscaping. As this wall faces east at an adjacent fenestrated building, its blank presence avoids violation of visual privacy for that structure.

Otherwise, ground floor exterior walls fronting the parking garage are softened with the use of two different colors of brick and two different colors of CMU block. Powder coated fabricated metal garage screens are mounted into the large garage ventilation openings.

Design Criterion 3: Building entry is discussed in Section 1.A and 1.F above.

e. Mechanical Equipment

With the exception of the generator and transformer located and screened at ground level, the documentation submitted shows no mechanical equipment visible on the exterior of the building. No mention is made of roof-top mechanical equipment.

3. Landscape Design

a. Landscape Design

The landscape standard in the URO is the same as the required building setback and the building utilizes most of the site. In lieu of landscape in the front yard setback, pedestrian improvements are excepted. There is limited site area for landscaping and the landscaping primarily functions as foundation plantings and pedestrian/recreation accents. There is a significant west facing roof terrace on Level 2, which is recreation space for the tenants as well as more modest area on the north and east sides. See Sheet P2.20-P2.21, Attachment A. A significant use of pots for plants is used on the open second level. Those site amenities and details are on Sheet P2.30, Attachment A.

In addition, landscape up light is employed in the raised landscape beds to the north of the entry along the west wall. Up lighting of the most dramatic landscape feature is not being employed for the mature redwood.

The application is vested under the DDA to the existing standards

b. Planting Design

The plant palette is on Sheet 2.40. The designer is using a layered design of ground cover, shrub and tree and uses both evergreen and deciduous.

4. Signs

Letters suspended and attached over the entrance canopy is the proposed signage for the building. A Tukwila Village monument sign is also located on the west side of the S. 144th Street driveway. Additional Village signage is proposed facing TIB.

The residential portion of the building will have a name that will be individual letters that are mounted to the canopy over the main entrance to the residential lobby. (Sheet P1.3, Attachment B.) Tenant wall signs

have not been designed but should be of the same quality as the other signage on the building and orient both to motorists and pedestrians and be viable in both day and night if appropriate.

To enable customers, suppliers and emergency vehicles find businesses the building should prominently display the address.

In order to provide adequate directional signage for motorists and to comply with the Parking Decision that was made, all parking stalls on site will need to be carefully managed through a Transportation Demand Management (TDM) plan as well as signage for the site’s users. Signage for the appropriate use of parking stalls by employees, residents and guests is anticipated but not yet designed. Staff recommends that the required TDM plan and an accompanying parking signage system be reviewed administratively prior to issuance of the certificate of occupancy for the first building in Phase 2.

B. TUKWILA COMPREHENSIVE PLAN

I.1.1

I.1.2 The Tukwila Zoning Code contains a “Standards for Approval of Permits” Chapter that requires a determination of consistency with adopted plans and regulations. (TMC 18.100.030)

I.1.3

I.1.4 The applicant must demonstrate the way the proposal is consistent with, carries out, and helps implement applicable state laws and regulations and the regulations, policies, objectives and goals of the City of Tukwila Comprehensive Plan, and other official laws, policies and objectives of the City of Tukwila.

The Tukwila International Boulevard Element of the Comprehensive Plan has the following related issues for the project.

- urban form
- walkability and connectivity

The location and placement of parking creates a more walkable urban form. The quality of the fencing along the east and north sides is high quality and transparent to allow visibility. The building meets the street with an urban edge of storefront and canopy that opens onto the sidewalk.

The Natural Environment Element identifies improving the quality of storm water, attenuating floods and increasing the City’s urban forest. While the soils are not highly porous there are elements of the design that

seek to infiltrate as much rain water as possible with a swale along the west and north property boundary and porous material in the surface parking stalls. Much attention is being given to preserving the largest evergreen on the Tukwila Village site. A raised pedestrian deck and sidewalk are designed to minimize root disturbance.

The Community Image and Identify element identifies high quality urban design that accommodates a mix of compatible residential, commercial and light industrial uses, which this project as well as the overall development of Tukwila Village will do.

See above discussion on pedestrian connections, mechanical screening and service areas.

C. Disposition and Development Agreement

According to the DDA and the DA, in addition to the design requirements of the BAR chapter of the Zoning Code, the following criteria shall be included in the review of the project. (DA Section 6.5 Design Review Standards and Review Criteria)

1. Vision Statement

“Tukwila Village will be a welcoming place where all residents can gather and connect with each other. This mixed use development will draw upon Tukwila’s strengths and include a library, a neighborhood police resource center, retail, restaurants, public meeting space and an outdoor plaza. The village may also include office, live/work, and residential space. This active vibrant place will set high standards for quality and foster additional neighborhood revitalization and civic pride.”

The proposed mix of uses does include the variety specified above. The Cover Sheet, Attachment A, lists the types of uses and square footages for all the proposed buildings in the project. The proposed tenant spaces along the south edge of Building B have an alternative Live/work design, which provides market flexibility for a part of the site that is not historically commercial.

2. Focal Point Design

“.... prominent focal points, such as prominent building corners, must have a defined architectural expression and visual interest. By way of example and not limitation, such defined architectural expression and visual interest may include a rounded or chamfered wall, a tower, transparency or architectural lighting at night.”

The prominent corners that acts as entry are designed with distinctive architectural elements. Building B uses a tower massing with a distinctive roof line. The choice of color, material and embellishment combine

to create a visual focal point in the building's design. The elements that create the tower include walls that are proud of an adjacent wall plane, large windows, and a canopy awning that is used exclusively over the residential lobby and over each "storefront" on S. 144th Street.

3. Buildings Along Eastern Boundary

If any portion of buildings B or E as shown on the Preliminary and Proposed Site Plan is proposed to be located within 30 feet of an adjacent property that is zoned LDR, MDR, or HDR, the BAR may require and allow portions of the building to have greater or lesser setbacks and/or lower height limits than allowed under the Governing Regulations, provided that the average setbacks and/or height limits allowed shall be consistent with the Governing Regulations. The BAR may encourage modulation of building facades and/or height modulation of buildings B or E as shown on the Preliminary and Proposed Site Plan in order to reduce the visual impact on adjacent properties, but such modulation shall not be mandated solely to reduce density that is otherwise allowable under the Governing Regulations.

The east and north walls for the 15-16 foot tall ground level of Building B are set back ten feet. The remaining stories –levels 2-5- the building setback are a minimum of 20 feet along the east and north sides. The north wall is 146 feet long, and the east side is 366 feet long, which is the length of a traditional City block. The adjacent multi-family to the north – Normandy Court Condominiums - is a two story structure and a surface parking lot. The underlying zoning to the north is MDR that allows structures with heights of up to 30 feet; however, the whole block is part of the Urban Renewal Overlay with an allowable height of 65 feet. As noted above there are a variety of uses adjacent to the site.

See findings and conclusions under Building Design regarding Building massing and modulation.

4. Minimum interior height

Non-residential uses at street level shall have a floor height of at least 15 feet.

The purpose of this requirement is to ensure that the building is designed such that the commercial space is as leasable as possible. Sheet P2.7, Attachment B shows that the height is about 18 feet. The Live/Work alternative on Sheet P2.1, Attachment B shows that there is adequate height for a mezzanine within the space.

5. Landscaping Standards.

The Urban Renewal Overlay landscaping standards apply to the site is noted here. See the discussion above under Landscape Design for review of compliance with Code and the BAR criteria.

6. Integrated Site.

The Development Parcel within....., each Development Phase shall be considered as a single integrated site, as if there were no interior lot lines, for purposes of determining compliance with the dimensional requirements and setback requirement applicable to each such Development Phase. Further if the BAR determines that two or more development Phases will function as a single integrated site, such Development Phases shall together be considered as a single integrated site, as if there were no interior lot lines for purposes of determining compliance the Governing Regulations such as building setbacks, recreation space, parking and landscape requirements.

The proposed Building B integrates as planned into the overall Tukwila Village development. Building B and A share circulation and service elements and work together well as an integrated site with each other and the other Tukwila Village buildings and the site improvements.

Conclusions

A. Tukwila International Boulevard Design Manual

1. Site Design

In general, the Building B Site Design Concept seeks to integrate this fourth residential building into the final-phase of Tukwila Village. In several ways the site design is quite successful. The site design is orderly and easily understood. The buildings, landscaping and circulation elements support the function of the site. The project meets the requirements of Sections B: Relationship to Street Front, C: Street Corners, and D: Continuity of Site with Adjacent Sites. Requirements for Section E: Shared Facilities, F: Site Design for Safety, and G: Siting and Screening of Service Areas are satisfactorily met. Approval of the front yard setback waiver meets the criteria of the Design Manual. The additional amenity of trash receptacles is warranted because of the commercial uses in and around the site.

2. Building Design

The architectural design provides a strong concept that is easily understood and a positive element in the architectural character of the Tukwila International Boulevard area. The design of the structures articulates their purpose and use. The building materials are complementary in color and choice. The neighboring structures that provide positive examples include the high school. Strategic use of high quality masonry at the pedestrian level is accompanied by a variety of complementary upper story materials. Where brick is not used, a complementary color is used to connect the materials. Vertical as well as horizontal modulation is used in the building to mitigate its larger mass. Good proportions and relationships between major elements and design details are employed. The large blank wall along the east side of the building should be softened and screened in order to mitigate its negative visual impact. A condition is recommended that the landscape plan be modified in order to create visual interest along this large blank exterior wall.

Final design of the mechanical systems and site utilities are not completely shown and their visual impact on pedestrians and the public streets are unknown and will require further review.

3. Landscape Design

The landscape plan reinforces the streetscape improvements and relates well to the building and the site. The plan supports the sites function and will provide amenity for the building’s users as well as the public’s view of the site. The landscape plan and plants can potentially become a casualty when the mechanical system is designed. The final details for the mechanical and electrical systems should be integrated with the Landscape Plan so that impact and potential design and plant mitigation can occur.

The major landscape feature of the site – the redwood – should be recognized and emphasized during night time with up lighting, as is proposed elsewhere on the site.

4. Signs

Individual letters are suspended from the entry canopy for the Building. (Sheet P1.3 Attachment B) The planning for tenant signage has not been developed although the architect has indicated that channel letters, similar to the signage over the residential entry would be required. In addition, staff anticipates that additional on-site informational signage will be necessary to manage the shared parking. The criteria regarding sign placement, orientation, scale are unknown at this time and will require further review.

B. Tukwila Comprehensive Plan and Codes

1. Community Image Goals and Policies

The functionality, attractiveness and diversity of the TIB corridor will be improved with this final building in the Tukwila Village project. The building continues the urban form and pedestrian environment goals for the redevelopment project.

2. Natural Environment Goals and Policies

Trees are being planted along the north and east edges of the site in order to rebuild the tree canopy of the City. Low impact development techniques have also been incorporated into the project. The site plan has been designed to preserve the mature coast redwood along with specific techniques for its preservation.

3. Tukwila International Boulevard Corridors Goals and Policies

The improvement planned for S. 144th Street will reinforce and support its role as a major pedestrian corridor. The project will bring activity and a residential presence to the corridor that will add liveliness and added security because of the additional activity and “eyes on the street.”

Flexibility in many design standards has been provided to allow and encourage creativity and opportunity to gain synergy in development of multiple parcels. The URO allows that flexibility subject to meeting specific criteria. This application meets the criteria.

C. Disposition and Development Agreement/Development Agreement

1. Vision Statement

The proposed design incorporates the neighborhood resource center and allows commercial uses on the ground floor of the buildings. The uses and square footages meet the general expectations for minimums as articulated in the Development Agreement.

2. Focal Point Design

Prominent focal points are designed into the architecture of the buildings, providing visual interest. Nighttime drama and interest is not as strong an element. The illumination of the ground floors of the tenant spaces, including the residential lobbies will assist in creating an appealing nighttime environment. The significant tree proposed for retention could be highlighted for added interest.

3. Buildings along Eastern Boundary

The massing and design of the building into three sections assists with breaking up the length of the building. The use of color and material changes supports that technique to successfully help modulate and break down the mass and visual impact of the eastern building wall.

4. Minimum Interior Height

The criterion is met.

5. Landscaping Standards

Complies.

Recommendation

Staff recommends that the Board of Architectural Review adopt the findings and conclusions of the Staff Report and approve Building B, with its variable 2-3' front yard setback, subject to the following conditions being administratively approved prior to issuance of building permits.

1. To meet Pedestrian-Amenities criterion (#1K1) incorporate into the site plans the placement of at least one trash receptacle that integrates with the overall design of amenities for Tukwila Village.
2. To meet Pedestrian-Oriented Features criterion and (#2D2) and Plant Design criterion (#3B1), revise landscape plans to show:
 - Enhance the blank wall and create visual interest along the east elevation through the use of landscape and plant design.

- installation of an up light to highlight the mature Coast Redwood being preserved.
3. To meet Mechanical Equipment criterion (#1E1 & 2.) update site and elevation plans to show any meters and other utility and mechanical equipment such that their visual and aural impacts on streets and internal drives and walkways are minimized and the equipment is integrated with the landscape design.
 4. To meet the Signage Concept and Placement criteria (#4A and B) the parking signage system shall be reviewed administratively prior to issuance of the certificate of occupancy for the first building in Phase 2 and the tenant signage prior to issuance of any tenant sign permits.