



MEMORANDUM

DATE: **February 21, 2020**
TO: **City of Federal Way**
FROM: **Blueline**
RE: **Landmark Apartments at Federal Way Project Narrative and Compliance Analysis**

LOCATION: The project site consists of twelve parcels with an approximate physical address of 33125 15th Ave S, Federal Way, WA, 98003. The site is bordered by S 330th St to the north, S 332nd St to the south, and 15th Ave S to the east.

EXISTING SITE CONDITIONS: The combined parcels are 7.5 acres. All are zoned Community Business (BC) except for the northwesternmost parcel which is zoned Office Park (OP). The subject property is vacant and forested except for an existing single-family home in the southeastern corner. Adjacent parcels to the east are zoned BC and are occupied by automotive businesses. The parcel to the north is zoned BC as well and holds a church. Neighboring parcels to the south and west are zoned Office Park. The parcel to the southwest contains the Federal Way Public Schools Nutrition Services Building. Directly west is city-owned property associated with Celebration Park. There is a Category III wetland with a 60-foot buffer that extends slightly onto the western portion of the site in two locations. The site is served by the Lakehaven Water and Sewer District for water and sewer. Availability of these services as well as capacity in each system has been confirmed by the Applicant.

PROJECT DESCRIPTION: The project proposes to remove existing impervious surfaces to construct three multi-level mixed-use structures, surface and below structure parking areas, outdoor amenity spaces, and utility infrastructure required to serve the proposed improvements. Future plans include a day care facility on the northwesternmost parcel of the subject property. There are 231 total units of affordable housing and 479 parking stalls proposed. The mixed-use buildings will be Type V wood construction over a one-story parking garage built of Type I construction. The future daycare facility will be one-story of Type V construction. The project will be developed in accordance with Federal Way regulations for the Community Business and Office Park zones.

A leasing office and private recreation center will be provided on the ground level in the northwestern corner of Building A. There will be 3,733 square-feet of ground level commercial space spread over the three buildings along the frontage of 15th Ave S and 13th PI S.

Multiple points of roadway access are proposed. For the eastern portion of the site, entry is proposed between Building A and Building B from the east along 15th Ave S and from the west along 13th PI S. For the western portion of the site, entry is proposed at the northern and southern property perimeters along 13th PI S. Each roadway entrance will provide access to surface parking and a garage beneath the structures.



Frontage and roadway improvements will bring the adjacent right-of-way to City standards. Half street improvements are proposed along S 330th St and 15th Ave S. Fulfilling the connection of 13th Pl S from S 332nd St to S 330th St is also proposed.

Abundant open space is planned—34,428 square-feet of open space, or 149 square-feet per unit. This will be divided among both common and private open spaces. The common open space consists of playgrounds, plazas, community gardens, and a pool.

The completed project is estimated to generate up to 1,625 weekday daily trips with 143 trips occurring during the weekday AM peak hour and up to 170 trips occurring during the weekday PM peak hour. Any impacts to public amenities or services from the proposed development will be mitigated through the payment of impact fees as required by the City.

DRAINAGE DESIGN: The site’s existing topography generally falls from its high point at the northeast corner of the property along S 330th St, southwest where some runoff enters the existing offsite wetland to the west, while the majority of runoff enters the existing storm drainage system within 13th Pl S. In the proposed development, the eastern portion of the site will be excavated to construct two mixed-use structures along with associated below structure and surface parking and amenities. The western portion of the site will be graded to construct two additional mixed-use structures with below structure parking, a daycare, surface parking, and an amenity area. 13th Pl S will be extended north bisecting the site and connecting to S 330th St. Other planned streets improvements will happen on S 330th St, S 332nd St, and 15th Ave S. Stormwater flow control and water quality facilities will be designed to meet the requirements of the 2016 Federal Way Addendum to the King County Surface Water Design Manual.

The project site is divided into three general drainage basins, an east basin (Basin A), a middle basin (Basin B), and a west basin (Basin C). The two proposed flow control facilities serving drainage basins B and C are designed as detention vaults located beneath surface parking. Water quality facilities having General Use Level Designation (GULD) level approval for enhanced treatment under the Department of Ecology Technology Assessment Protocol – Ecology (TAPE) program will be located downstream of the detention vaults to provide enhanced water quality treatment to the runoff. Runoff discharged from the western vault will be directed west towards the wetland, its natural drainage discharge location. Runoff discharged from the eastern vault located in Basin B will be discharged to the public system located within 13th Pl S. Storm water runoff from 15th Ave S. (Basin C) will be collected in catch basins and conveyed to the existing public storm system in 15th Ave S. Basin C does not meet the minimum requirements triggering flow control or water quality. Pre-development discharge rates will be maintained within the Federal Way requirements for each discharge location.

FEDERAL WAY REVISED CODE COMPLIANCE ANALYSIS: The following analysis demonstrates this project will comply with applicable design guidelines of Federal Way Revised Code (FWRC) Chapter 19.115 – Community Design Guidelines.

Chapter 19.115 COMMUNITY DESIGN GUIDELINES

FWRC 19.115.010 Purpose.

- (2) *Implement crime prevention through environmental design (CPTED) principles by:*
 - (i) *Natural surveillance.*



Compliance: **Features will include low landscaping, windows, streetlights, and street designs that encourage pedestrian use, removing hiding and lurking places.**

(ii) Access control.

Compliance: **Access into the building will be controlled with lockable exterior entrances, lockable doors to accessible balconies and terraces, and lockable parking garage entrances. Also, doors will close automatically.**

(iii) Ownership.

Compliance: **Ownership will be shown through landscaping provided around the property. Plant material will be selected for its size at maturity to avoid blocking sightlines and will be maintained by management.**

FWRC 19.115.040 Security program.

(1) Develop written security policies and an emergency management plan, including evacuation procedures.

Compliance: **Life safety plans will be provided. Ownership will provide security policies and emergency management plan.**

(2) Provide illumination in all areas of the building, including parking facilities and entryways to buildings, according to requirements of the Illuminating Engineering Society (IES) Lighting Handbook.

Compliance: **Emergency and security lighting will be provided in all areas of the site.**

(3) Ensure that the lobby and the area immediately outside its doors are free of places of concealment for persons.

Compliance: **All entrances and exits from the building will be free of encumbrances.**

(4) Install large glass panels in lobby doors.

Compliance: **All entrances and exits from the building will be free of encumbrances.**

(5) Design buildings so that the elevator area is fully visible throughout the lobby. On levels other than the lobby floor, elevators should open directly to hallways, without recesses or blind corners that restrict two-way visibility.

Compliance: **Per floor plans all elevators will be in plain sight and clearly visible.**

(6) Locate laundry rooms in a more active area of the building, adjacent to common space or the main lobby, and install large glass windows in the laundry room.

Compliance: **Washers and dryers will be provided in each unit.**

(7) Keep laundry rooms and exercise rooms secure and accessible by residents.

Compliance: **Washer and dryers will be provided in each unit, and exercise rooms will be accessed via key card.**

(8) Locate mailboxes and mail rooms adjacent to the main lobby of the building.

Compliance: **Mailboxes and delivery services will be located outside Buildings A and C.**

(9) Store keys in a secure location and control their distribution.

Compliance: **Management will keep key cards in a secure location and control the distribution.**



(10) Control access into the building by locking all exterior entrances, including accessible roof openings, doors to accessible balconies and terraces, and parking garage entrances. Provide automatic door closures, as needed.

Compliance: **Panic hardware with automatic closures will be provided on all exit doors.**

(11) Provide deadbolt locks, peepholes, and (night latches) on resident doors.

Compliance: **Buildings will be fully secured.**

(12) Install a functioning high quality video monitoring system with cameras located in the lobby, elevator, playground, and parking lot.

Compliance: **Security systems will be provided in all public areas.**

(13) Keep plants and shrubs trimmed to provide for visibility of the building and surrounding property.

Compliance: **Plants and shrubs will be kept trimmed to provide visibility of the building and surrounding property.**

(14) Trim tree branches up from the ground in order to discourage the possibility of a person hiding.

Compliance: **Landscape will be maintained by owner.**

(15) Make sure fences can be seen through.

Compliance: **All fences will be chain-link.**

(16) Post the site and building addresses clearly.

Compliance: **Project signage will be provided at each entrance. Building signage will be provided per Fire Department requirements.**

FWRC 19.115.050 Site Design – All zoning districts.

(1) General criteria.

(a) Natural amenities such as views, significant or unique trees, or groupings of trees, creeks, riparian corridors, and similar features unique to the site should be incorporated into the design.

Compliance: **Site does not contain significant trees, territorial views or creeks. On the northwest portion of the site, native trees shall be retained.**

(b) Pedestrian areas and amenities should be incorporated in the overall site design. Pedestrian areas include but are not limited to outdoor plazas, arcades, courtyards, seating areas, and amphitheaters. Pedestrian amenities include but are not limited to outdoor benches, tables and other furniture, balconies, gazebos, transparent glass at the ground floor, and landscaping.

Compliance: **Community gardens, outdoor play areas, and other amenities will be located at Building A.**

(c) Pedestrian areas should be easily seen, accessible, and located to take advantage of surrounding features such as building entrances, open spaces, significant landscaping, unique topography or architecture, and solar exposure.

Compliance: **Community areas are south facing to ensure maximum solar exposure.**



(d) *Project designers shall strive for overall design continuity by using similar elements throughout the project such as architectural style and features, materials, colors, and textures.*

Compliance: **Similar elements, styles, materials and colors will be used throughout the project.**

(e) *Place physical features, activities, and people in visible locations to maximize the ability to be seen, and therefore, discourage crime. For example, place cafes and food kiosks in parks to increase natural surveillance by park users, and place laundry facilities near play equipment in multiple-family residential development. Avoid barriers, such as tall or overgrown landscaping or outbuildings, where they make it difficult to observe activity.*

Compliance: **All community areas and activities will be clearly visible.**

(f) *Provide access control by utilizing physical barriers such as bollards, fences, doorways, etc., or by security hardware such as locks, chains, and alarms. Where appropriate, utilize security guards. All of these methods result in increased effort to commit a crime and, therefore, reduce the potential for it to happen.*

Compliance: **Site will be fully secured; fencing, lighting, and security hardware will be used in all appropriate areas.**

(g) *Design buildings and utilize site design that reflects ownership. For example, fences, paving, art, signs, good maintenance, and landscaping are some physical ways to express ownership. Identifying intruders is much easier in a well-defined space. An area that looks protected gives the impression that greater effort is required to commit a crime. A cared-for environment can also reduce fear of crime. Areas that are run down and the subject of graffiti and vandalism are generally more intimidating than areas that do not display such characteristics.*

Compliance: **Perimeter fences, paved walkways, building signage as well as community gardens and other amenities will reflect ownership.**

(2) *Surface parking lots.*

(a) *Site and landscape design for parking lots are subject to the requirements of Chapter 19.125 FWRC.*

Compliance: **Site and landscape design for parking lots meet the requirements of Chapter 19.125 FWRC.**

(b) *Vehicle turning movements shall be minimized. Parking aisles without loop access are discouraged. Parking and vehicle circulation areas shall be clearly delineated using directional signage.*

Compliance: **Vehicle circulation will be clearly delineated using directional signage.**

(c) *Driveways shall be located to be visible from the right-of-way but not impede pedestrian circulation on-site or to adjoining properties. Driveways should be shared with adjacent properties to minimize the number of driveways and curb cuts.*

Compliance: **All driveways will be marked and clearly visible so as not to impede pedestrian circulation on-site or to adjoining properties.**

(d) *Multi-tenant developments with large surface parking lots adjacent to a right-of-way are encouraged to incorporate retail pads against the right-of-way to help break up the large areas of pavement.*

Compliance: **Retail pads will be provided per site plan.**

(3) *Parking structures (includes parking floors located within commercial buildings).*

(a) *The bulk (or mass) of a parking structure as seen from the right-of-way should be minimized by placing its short dimension along the street edge. The parking structure*



should include active uses such as retail, offices or other commercial uses at the ground level and/or along the street frontage.

Compliance: **Parking structures perpendicular to right-of way are concealed by landscape berms and modulation that is consistent with other exterior architectural elements.**

(b) Parking structures which are part of new development shall be architecturally consistent with exterior architectural elements of the primary structure, including rooflines, facade design, and finish materials.

Compliance: **Parking structures will be architecturally consistent with exterior elements of the primary structures.**

(c) Parking structures should incorporate methods of articulation and accessory elements, pursuant to FWRC 19.115.060(3)(b), on facades located above ground level.

Compliance: **Parking structures will incorporate methods of articulation and accessory elements on facades of structures.**

(d) Buildings built over parking should not appear to “float” over the parking area, but should be linked with ground level uses or screening. Parking at grade under a building is discouraged unless the parking area is completely enclosed within the building or wholly screened with walls and/or landscaped berms.

Compliance: **Landscaped berms and screening will be used to link the building to surface parking where applicable.**

(e) Top deck lighting on multi-level parking structures shall be architecturally integrated with the building, and screened to control impacts to off-site uses. Exposed fluorescent light fixtures are not permitted.

Compliance: **Not applicable to this project.**

(f) Parking structures and vehicle entrances should be designed to minimize views into the garage interior from surrounding streets. Methods to help minimize such views may include, but are not limited to, landscaping, planters, and decorative grilles and screens.

Compliance: **Vehicle entrances will be located perpendicular to surrounding streets.**

(g) Security grilles for parking structures shall be architecturally consistent with and integrated with the overall design. Chain-link fencing is not permitted for garage security fencing.

Compliance: **Decorative metal grills architecturally consistent with the overall design will be used for the parking structures.**

(4) Pedestrian circulation and public spaces.

(a) Primary entrances to buildings, except for zero lot line townhouse development and attached dwelling units oriented around an internal courtyard, should be clearly visible or recognizable from the right-of-way. Pedestrian pathways from rights-of-way and bus stops to primary entrances, from parking lots to primary entrances, and pedestrian areas, shall be accessible and should be clearly delineated.

Compliance: **Building entrances will be clearly visible and identifiable from right-of-way.**

(b) Pedestrian pathways and pedestrian areas should be delineated by separate paved routes using a variation in paved texture and color, and protected from abutting vehicle circulation areas with landscaping. Approved methods of delineation include: stone, brick or granite pavers; exposed aggregate; or stamped and colored concrete. Paint striping on asphalt as a method of delineation is not encouraged.

Compliance: **Painted striping, stamped and/or colored concrete will define and delineate all pathways and pedestrian areas.**



(c) *Pedestrian connections should be provided between properties to establish pedestrian links to adjacent buildings, parking, pedestrian areas and public rights-of-way.*

Compliance: **Pedestrian connections between buildings, parking, and the right-of-way will be provided.**

(d) *Bicycle racks should be provided for all commercial developments.*

Compliance: **Bicycle racks will be located at Buildings A and B.**

(e) *Outdoor furniture, fixtures, and streetscape elements, such as lighting, freestanding signs, trellises, arbors, raised planters, benches and other forms of seating, trash receptacles, bus stops, phone booths, fencing, etc., should be incorporated into the site design.*

Compliance: **All the items listed applicable to the project have been incorporated.**

(5) *Landscaping. Refer to Chapter 19.125 FWRC for specific landscaping requirements and for definitions of landscaping types referenced throughout this chapter.*

Compliance: **Landscaping will comply with 19.125 FWRC.**

(6) *Commercial service and institutional facilities. Refer to FWRC 19.125.150 and 19.125.040 for requirements related to garbage and recycling receptacles, placement and screening.*

Compliance: **This item is not applicable.**

(7) *Miscellaneous site elements.*

Compliance: **Lighting will not spill onto adjacent properties or produce off-site glare.**

FWRC 19.115.060 Building Design – All zoning districts.

(1) *General criteria.*

(a) *Emphasize, rather than obscure, natural topography. Buildings should be designed to “step up” or “step down” hillsides to accommodate significant changes in elevation, unless this provision is precluded by other site elements such as stormwater design, optimal traffic circulation, or the proposed function or use of the site. See FWRC 19.120.110 for related standards for development on sites with slopes of 15 percent or greater.*

Compliance: **Each building will step down to accommodate the natural slope of the site.**

(b) *Building siting or massing shall preserve public viewpoints as designated by the comprehensive plan or other adopted plans or policies.*

Compliance: **This item is not applicable.**

(c) *Materials and design features of fences and walls should reflect that of the primary building(s) and shall also meet the applicable requirements of FWRC 19.120.120, Rockeries and retaining walls.*

Compliance: **Materials and designed features of fences and walls will be reflected in primary buildings and will also meet the applicable requirements of FWRC 19.120.120, Rockeries and retaining walls.**

(2) *Building façade modulation and screening options, defined.*

(a) *Facade modulation. Minimum depth: two feet; minimum width: six feet; maximum width: 60 feet. Alternative methods to shape a building, such as angled or curved facade elements, off-set planes, wing walls and terracing, will be considered; provided, that the intent of this section is met.*

Compliance: **Offset planes and terracing will be utilized in creating façade modulation.**



- (b) *Landscape screening. Eight-foot-wide Type II landscape screening along the base of the facade, except Type IV may be used in place of Type II for facades that are comprised of 50 percent or more window area, and around building entrance(s). For building facades that are located adjacent to a property line, some or all of the underlying buffer width required by Chapter 19.125 FWRC, Outdoors, Yards, and Landscaping, may be considered in meeting the landscape width requirement of this section.*

Compliance: **Community gardens, outdoor areas, and yards will be used for landscape screening.**

- (c) *Canopy or arcade. As a modulation option, canopies or arcades may be used only along facades that are visible from a right-of-way. Minimum length: 50 percent of the length of the facade using this option.*

Compliance: **Canopies will be used to help with façade modulations.**

- (d) *Pedestrian plaza. Size of plaza: Plaza square footage is equal to one percent of the gross floor area of the building, but it must be a minimum of 200 square feet. The plaza should be clearly visible and accessible from the adjacent right-of-way.*

Compliance: **Plaza is located at Building A adjacent to right-of-way.**

(3) *Building articulation and scale.*

- (a) *Except for zero lot line townhouse development and attached dwelling units, building facades visible from rights-of-way and other public areas should incorporate methods of articulation and accessory elements in the overall architectural design, as described in subsection (3)(b) of this section.*

Compliance: **Offset planes, terracing, and canopies will be incorporated in the articulation of the overall architectural design.**

- (b) *Methods to articulate blank walls. Following is a nonexclusive list of methods to articulate blank walls, pursuant to FWRC 19.125.040(22) and subsection (3)(a) of this section:*

- (i) *Showcase, display, recessed windows;*
- (ii) *Window openings with visible trim material, or painted detailing that resembles trim;*
- (iii) *Vertical trellis(es) in front of the wall with climbing vines or similar planting;*
- (iv) *Set the wall back and provide a landscaped or raised planter bed in front of the wall, with plant material that will obscure or screen the wall's surface;*
- (v) *Artwork such as mosaics, murals, decorative masonry or metal patterns or grillwork, sculptures, relief, etc., over a substantial portion of the blank wall surface. (The Federal Way arts commission may be used as an advisory body at the discretion of the planning staff);*
- (vi) *Architectural features such as setbacks, indentations, overhangs, projections, articulated cornices, bays, reveals, canopies, and awnings;*
- (vii) *Material variations such as colors, brick or metal banding, or textural changes; and*
- (viii) *Landscaped public plaza(s) with space for vendor carts, concerts and other pedestrian activities.*

Compliance: **The overall architectural design will feature setbacks, indentations, overhangs, projections, articulated bays and canopies. Along with exterior material changes such as colors and textural changes.**

(4) *Methods to reduce building massing.*

- (a) *Reduce the apparent bulk of a building by breaking it into several smaller masses and varying the roof line with architectural elements.*



Compliance: **Setbacks, varying roof lines, and other architectural features will break the mass into smaller elements.**

(b) Consider options such as upper level setbacks in order to minimize bulk and shadow impacts on adjacent development.

Compliance: **The bulk and mass have been reduced by dividing the project into multiple buildings.**

FWRC 19.115.070 Building and pedestrian orientation – All zoning districts.

(1) Building and pedestrian orientation, for all buildings except zero lot line townhouse development and attached dwelling units.

(a) Buildings should generally be oriented to rights-of-way, as more particularly described in FWRC 19.115.090. Features such as entries, lobbies, and display windows should be oriented to the right-of-way; otherwise, screening or art features such as trellises, artwork, murals, landscaping, or combinations thereof should be incorporated into the street-oriented facade.

Compliance: **Buildings are oriented to rights-of-way with entries, lobbies, and landscaping designed as described in FWRC 19.115.090**

(b) Plazas, public open spaces and entries should be located at street corners to optimize pedestrian access and use.

Compliance: **Public open space will be adjacent to 13th PI S.**

(c) All buildings adjacent to the street should provide visual access from the street into human services and activities within the building, if applicable.

Compliance: **Large storefront glazing will provide visual access to services and activities.**

(d) Multiple buildings on the same site should incorporate public spaces (formal or informal). These should be integrated by elements such as plazas, walkways, and landscaping along pedestrian pathways, to provide a clear view to destinations, and to create a unified, campus-like development.

Compliance: **Large open plaza area, community gardens, and walkways will unify the site.**

FWRC 19.115.080 Mixed-use residential buildings in commercial zoning districts.

Facades of mixed-use buildings that front a public right-of-way shall meet the following guidelines.

(1) Residential component(s) shall contain residential design features and details, such as individual windows with window trim, balconies or decks in upper stories, bay windows that extend out from the building face, upper story setbacks from the building face, gabled roof forms, canopies, overhangs, and a variety of materials, colors, and textures.

Compliance: **Balconies, storefront glazing, and canopies will be incorporated throughout the site.**

(2) Commercial component(s) shall contain individual or common ground-level entrances to adjacent public sidewalks.

Compliance: **Separate and secure entrances to adjacent public sidewalk will be provided for all commercial spaces.**

(3) Commercial and residential components may have different architectural expressions, but the facade shall exhibit a number of unifying elements to produce the effect of an integrated project.



Compliance: **Elements such as materials, colors, and textures will unify the commercial and residential spaces.**

(4) If parking occupies the ground level, see FWRC 19.115.050(3).

Compliance: **Modulation, architectural elements and commercial space at the ground level will meet FWRC 19.115.050(3).**

(5) Landscaped gardens, courtyards, or enclosed terraces for private use by residents should be designed with minimum exposure to the right-of-way.

Compliance: **There will be a landscaped courtyard with terraces with minimum exposure to the right-of-way.**

FWRC 19.115.090 District guidelines.

(1) Professional office (PO), neighborhood business (BN), and community business (BC).

(a) Surface parking may be located behind the building, to the side(s) of the building, or adjacent to the right-of-way; provided, however, that parking located adjacent to the right-of-way maximizes pedestrian access and circulation pursuant to FWRC 19.115.050(4).

Compliance: **Surface parking will be located behind or to the sides of the buildings. The parking located adjacent to the right-of-way will maximize pedestrian access and circulation separated routes pursuant to FWRC 19.115.050(4).**

(b) Entrance facades shall front on, face, or be clearly recognizable from the right-of-way; and shall incorporate windows and other methods of articulation.

Compliance: **Storefront glazing and canopies will articulate the entrance facades.**

(c) Building entrances shall be architecturally emphasized and shall incorporate transparent glass.

Compliance: **All entrances will incorporate transparent glazing, where applicable.**

(d) Ground floor entrances to retail sales or services shall incorporate plaza features or considering the scale of the retail use(s) and entrance(s) to the overall building or development, and the proximity and access to other existing plaza or streetscape features.

Compliance: **Entrances to ground floor commercial spaces will incorporate plaza features and have been designed with consideration of their scale and the entrances to the overall development and proximity to existing streetscape features.**

(e) Ground-level mirrored or reflective glass is not allowed adjacent to a public right-of-way or pedestrian area.

Compliance: **All ground level glazing will be transparent.**

(f) If utilized, chain-link fences visible from public rights-of-way or adjacent properties, and not screened by Type I landscaping as defined by Chapter 19.125 FWRC, shall utilize vinyl-coated mesh, powder-coated poles, dark color(s), and architectural element(s) such as pole caps and/or decorative grid pattern.

Compliance: **Chain-link fences shall utilize dark colors, pole caps, and decorative panels.**

(g) Landscaped yards shall be provided between building(s) and public street(s). Parking lots should be beside or behind buildings that front upon streets.

Compliance: **A minimum 5-ft wide area of landscaping has been included between all buildings and sidewalk areas to soften the transition between building and street.**

(h) Parking lots should be broken up into rows containing no more than 10 adjacent stalls, separated by planting areas.



Compliance: **Parking lots have been designed to be broken up into rows containing no more than 10 adjacent stalls, separated by planting areas.**

(i) *Pedestrian walkways (minimum six feet wide) shall be provided between the interior of the project and the public sidewalk.*

Compliance: **Pedestrian walkways will be provided between the interior of the project and the public sidewalk.**

(j) *Lighting fixtures should not exceed 20 feet in height and shall include cutoff shields.*

Compliance: **Lighting fixtures will not exceed 20 feet in height and will include cutoff shields.**

(k) *Principal entries to buildings shall be highlighted with plaza or garden areas containing planting, lighting, seating, trellises and other features. Such areas shall be located and designed so windows overlook them.*

Compliance: **Principal entries have been highlighted with small entry plazas, architectural canopies, and plantings.**

(l) *Common recreational spaces shall be located and arranged so that windows overlook them.*

Compliance: **Recreational spaces are centrally located and viewable from adjacent buildings.**

(m) *Units on the ground floor (when permitted) shall have private outdoor spaces adjacent to them so those exterior portions of the site are controlled by individual households.*

Compliance: **There will be no ground floor units in these buildings. Base floors will be either parking, commercial, or community spaces.**

(n) *All new buildings, including accessory buildings such as carports and garages in PO and BN zones only, shall appear to have a roof pitch ranging from at least 4:12 to a maximum of 12:12.*

Compliance: **This item is not applicable to this project.**

(o) *Carports and garages in front yards should be discouraged.*

Compliance: **This item is not applicable to this project.**

(p) *Building facades that exceed 120 feet in length and are visible from an adjacent residential zone, right-of-way, public park, or recreation area shall incorporate a significant structural modulation (offset). The minimum depth of the modulation shall be approximately equal to 10 percent of the total length of the subject facade and the minimum width shall be approximately twice the minimum depth. The modulation shall be integral to the building structure from base to roofline.*

Compliance: **There will be extensive use of undulating facades, balconies, and setbacks on both South 330 St. and 15th Ave S.**

(q) *Buildings should be designed to have a distinct base, middle and top. The base (typically the first floor) should contain the greatest number of architectural elements such as windows, materials, details, overhangs, cornice lines, and masonry belt courses. The midsection, by comparison, may be simple. (Note: single-story buildings have no middle.) The top should avoid the appearance of a flat roof and include distinctive roof shapes including but not limited to pitched, vaulted or terraced, etc.*

Compliance: **Utilization of decorative canopies, storefront glazing, and material selections will distinguish the main floors. Balconies, overhangs, window treatments, and color changes through the use of different materials will indicate the main portion of each building. The undulating roofline will be achieved through gables and sloped roofs.**

(r) *Residential design features, including but not limited to entry porches, projecting window bays, balconies or decks, individual windows (rather than strip windows), offsets and cascading or stepped roof forms, shall be incorporated into all buildings. Window openings shall have visible trim material or painted detailing that resembles trim.*



Compliance: **Balconies, decks, windows with trim, gable ends, sloped roofs, overhangs, and offsets will combine for a visually pleasing aesthetic.**

(s) Subsection (1)(n) of this section shall apply to self-service storage facilities.

Compliance: **This item is not applicable to this project.**

(2) Office park (OP), corporate park (CP), and commercial enterprise (CE).

(a) Surface parking may be located behind the building, to the side(s) of the building, or adjacent to the right-of-way; provided, however, that parking located adjacent to the right-of-way maximizes pedestrian access and circulation pursuant to FWRC 19.115.050(4).

Compliance: **Surface parking will be located behind or to the sides of the buildings. The parking located adjacent to the right-of-way will maximize pedestrian access and circulation separated routes pursuant to FWRC 19.115.050(4).**

(b) Entrance facades shall front on, face, or be clearly recognizable from the right-of-way.

Compliance: **Entry facades will front on and be clearly visible from the right-of way.**

(c) Building entrances shall be architecturally emphasized and shall incorporate transparent glass.

Compliance: **All entrances will incorporate transparent glazing, where applicable.**

(d) Ground floor entrances to retail sales or services shall incorporate plaza features or furnishings, and/or streetscape amenities, in a context-sensitive amount and combination, considering the scale of the retail use(s) and entrance(s) to the overall building or development, and the proximity and accessibility from the building to other existing plaza or streetscape features.

Compliance: **Entrances to ground floor commercial spaces will incorporate plaza features and have been designed with consideration of their scale and the entrances to the overall development and proximity to existing streetscape features.**

(e) Ground-level mirrored or reflective glass is not allowed adjacent to a public right-of-way or pedestrian area.

Compliance: **All ground level glazing will be transparent.**

(f) If utilized, chain-link fences visible from public rights-of-way or adjacent properties, and not screened by Type I landscaping as defined in Chapter 19.125 FWRC, shall utilize vinyl-coated mesh, powder-coated poles, dark color(s), and architectural element(s) such as pole caps and/or decorative grid pattern.

Compliance: **Chain-link fences shall utilize dark colors, pole caps and decorative panels.**

(g) Subsections (1)(g) through (r) of this section shall apply.

Compliance: **See above.**

FWRC 19.125.040 General landscaping requirements – All zones.

(1) All portions of a lot not used for buildings, future buildings, parking, storage or accessory uses, and proposed landscaped areas shall be retained in a “native” or predeveloped state. The department of community development may allow or require supplemental plantings in these areas, pursuant to the provisions of this title.

Compliance: **The undeveloped portion of the north side of the parcel zoned OP will be cleared of invasive vegetation and enhanced with native plants**

(2) All outside storage areas shall be fully screened by Type I landscaping a minimum of five feet in width, as described in FWRC 19.125.050(1), unless determined by the community



development review committee (CDRC) that such screening is not necessary because stored materials are not visually obtrusive.

Compliance: The undeveloped portions of parcels# 1721049034 and 1721049064 are to be either left in a completely natural state or to be enhanced with native species in areas of required landscaping.

(3) Slopes in areas that have been landscaped with lawn shall generally be a 3:1 ratio or less, length to height, to assist in maintenance and to allow irrigation systems to function efficiently. In other areas of plantings, a slope of up to a 2:1 ratio, length to height, may be used if acceptable to the public works director, upon review of a geotechnical/soils study submitted by an applicant to ensure soil slope integrity.

Compliance: All onsite storage areas will be contained within buildings.

(4) All trash enclosures shall be screened from abutting properties and/or public rights-of-way by a 100 percent sight-obscuring fence or wall and appropriate landscape screen.

Compliance: Trash enclosures will be screened with a wall and Type I landscape planting.

(5) Type III landscaping, defined in FWRC 19.125.050(3), shall be placed outside of sight-obscuring fences abutting public rights-of-way and/or easements unless determined by the director of community development that such arrangement would be detrimental to the stated purpose of this article.

Compliance: No sight-obscuring fencing shall be used along public rights-of-way and/or easements. 6-ft tall sight obscuring fences will only be installed along the MV Towing property in the southeast corner of the site and will be fronted with 5 feet of Type III perimeter landscaping

(6) With the exception of lawn areas, at least 25 percent of new landscaping materials (i.e., plants, trees, and groundcovers) shall consist of drought-tolerant species. All developments are encouraged to include native Pacific Northwest and drought-tolerant plant materials for all projects.

Compliance: A minimum of 25% of proposed plants will be either native species or drought tolerant species

(7) Deciduous trees shall have a caliper of at least 1.5 inches at the time of planting measured 4.5 feet above the root ball or root structure.

Compliance: Minimum size of deciduous trees will be 1.5 inches caliper.

(8) Evergreen trees shall be a minimum six feet in height (measured from tree top to the ground) at the time of planting.

Compliance: Minimum size of evergreen trees will be 6 feet in height.

(9) Shrubs shall be a minimum 12 to 24 inches in height (measured from top of shrub to the ground) at the time of planting based on the following:

(a) Small shrubs – 12 inches.

(b) Medium shrubs – 18 inches.

(c) Large shrubs – 24 inches.

Compliance: Minimum size of shrubs will be between 12 and 24 inches depending on species/variety.



(10)Groundcovers shall be planted and spaced, using a triangular planting arrangement, to result in total coverage of a landscaped area within three years.

Compliance: **Groundcovers will be planted in a triangular arrangement.**

(11)All portions of a lot not used for buildings, future buildings, parking, storage or accessory uses, and proposed landscaped areas shall be retained in a "native" or predeveloped state. The department of community development may allow or require supplemental plantings in these areas, pursuant to the provisions of this title.

(a) Constitute no more than 75 percent of landscaped areas; provided, there shall be an exception for biofiltration swales; and

(b) Be a minimum of five feet wide at the smallest dimension.

Compliance: **The undeveloped portions of parcels# 1721049034 and 1721049064 are to be either left in a completely natural state or to be enhanced with native species.**

(12)Grass and required landscaping areas shall contain at least four inches of topsoil at finish grade.

Compliance: **Section 1.6 of the Landscape Specifications states that all planted areas shall be graded or over excavated to allow for the placement of 9-inches of stockpiled organic topsoil or 3-way topsoil.**

(13)Existing clay or sandy soils shall be augmented with an organic supplement.

Compliance: **(See above)**

(14)Landscape areas shall be covered with at least two inches of mulch to minimize evaporation where plant materials will cover and three inches of mulch over bare soil.

Compliance: **Proposed planting will be mulched to a minimum depth of 3 inches.**

(15)In order to reduce irrigation requirements, design principles using xeriscape techniques are encouraged. In meeting water conservation goals, and to deliver appropriate amounts of water necessary to maintain planted vegetation, species that are not drought tolerant should be grouped together and have irrigation systems, and be separated from any other irrigation system provided for drought-tolerant species.

Compliance: **All non-native plant species in the landscape design have been selected for their ability to adapt to our climate.**

(16)Mulch shall be used in conjunction with landscaping in all planting areas to meet xeriscaping goals, assist vegetative growth and maintenance or to visually complement plant material. Mulches include organic materials such as wood chips and shredded bark. Nonvegetative material shall not be an allowable substitute for plant material.

Compliance: **A 3-in minimum thickness of composted bark mulch will be used throughout the site.**

(17)All development shall comply with city of Federal Way street tree requirements. (See the City of Federal Way Right-of-Way Vegetation Standards and Specifications Manual.)

Compliance: **Street tree species have been selected from the Federal Way Recommended Tree Species list published on November 10, 2016.**



(18) Landscaping proposed to be located within or adjacent to utility easements shall be reviewed by the respective utility agency(ies).

Compliance: **Noted.**

(19) Landscaping and fencing shall not violate the sight distance safety requirements at street intersections and points of ingress/egress for the development.

Compliance: **Landscaping and fencing has been located as to not violate sight distance safety requirements.**

(20) All tree types shall be spaced appropriate for the compatibility of the planting area and the canopy and root characteristics of the tree.

Compliance: **All tree types have been spaced and located in accordance with mature size and health.**

(21) All permanent lawn or sod areas shall have permanent irrigation systems.

Compliance: **No permanent lawn or sod areas are to be installed on this site.**

(22) Screening of blank building walls. Building walls which are uninterrupted by window, door, or other architectural feature(s) listed in Chapter 19.115 FWRC, Community Design Guidelines, FWRC 19.115.060(3)(b), that are 240 square feet or greater in area, and not located on a property line, shall be screened by landscaping. Such planting shall include trees, shrubs and groundcover appropriate for the area proposed.

Compliance: **Building walls which are uninterrupted by window, door, or other architectural feature(s) have been screened with plantings that include trees, shrubs, vines, and groundcovers.**

(23) Foundation landscaping is encouraged for all developments to reduce the scale, bulk and height of structures.

Compliance: **Wherever possible, foundation landscaping has been included soften buildings and other structures.**

(24) All loading areas shall be fully screened from public right-of-way or nonindustrial/manufacturing uses with Type I landscaping.

Compliance: **All loading areas shall be located away from public rights-of-way.**

(25) Use of products made from post-consumer waste is encouraged whenever possible.

Compliance: **Noted.**

(26) Soil in parking lot landscaped areas must be noncompacted to a depth of 18 inches prior to planting of any shrubs, trees, or groundcovers.

Compliance: **Soil in parking lots will be decompacted to a depth of 18 inches prior to planting.**

(27) Landscaping shall not be required along interior lot lines within a development where parking is being shared.

Compliance: **No parking is to be shared with neighboring developments.**

(28) Landscaping is not required along perimeter lot lines abutting rights-of-way where the building is constructed so that the building's side(s) rest directly on the lot line and no yards



can be provided pursuant to Division VI, Zoning Regulations. Landscaping along the perimeter lot lines abutting rights-of-way shall be required pursuant to Division VI, Zoning Regulations, where the building is constructed so that the building's side(s) do not rest directly on the lot line.

Compliance: **Although some perimeter lot lines lie within public rights-of-way, none abut these areas.**

FWRC 19.125.060 Landscaping requirements by zoning district.

(6) Community Business, BC.

(a) Type III landscaping five feet in width shall be provided along all properties abutting public rights-of-way and ingress/egress easements.

(b) Type I landscaping 15 feet in width shall be provided along the perimeter of property abutting a residential zoning district.

(c) Type III landscaping five feet in width shall be provided along all perimeter lot lines except as noted in subsections (6)(a) and (b) of this section.

Compliance: **5 feet width of type III plants will be implemented along perimeter lot lines.**

(8) Office Park, OP; and Corporate Park, CP-1.

(a) Type III landscaping 10 feet in width shall be provided along all property lines abutting public rights-of-way and access easements.

(b) Type I landscaping 15 feet in width shall be provided along the perimeter of property abutting a residential zoning district.

(c) Type III landscaping five feet in width shall be provided along all perimeter lot lines, except as noted in subsections (8)(a) and (b) of this section.

Compliance: **5 feet width of type III plants will be implemented along perimeter lot lines.**

FWRC 19.125.070 Parking lot landscaping.

(1) Purpose. The purpose of this section is to break up large areas of impervious surfaces, mitigate adverse impacts created by vehicle use areas which include noise, glare and increases in heat reflection by buffering, screening adjacent properties and shading, respectively, to facilitate movement of traffic, and improve the physical appearance of vehicle use areas. Developments are encouraged to use parking lot landscaping as on-site LID stormwater infiltration facilities, unless such techniques are infeasible. LID stormwater infiltration facilities shall be designed and constructed accordance with FWRC Title 16, Surface Water Management.

Compliance: **Noted.**

(2) Type IV Landscaping. Type IV landscaping shall be provided within surface parking areas as follows:

(a) Required interior lot landscaping. Landscape area shall be provided at the following rate within paved areas:

(i) Commercial, industrial, and institutional developments shall provide the following:

(A) Twenty square feet per parking stall when up to 49 parking stalls are provided; and

(B) Twenty-two square feet per parking stall when 50 or more parking stalls are being provided.

(ii) Residential developments with common parking areas including, but not limited to, subdivisions, PUDs or multifamily, shall provide landscape areas at a rate of 15 square feet per parking stall.



Compliance: **Type IV plants will be provided in parking areas.**

- (3) *Landscape islands. Landscape islands shall be a minimum size of 64 square feet and a maximum of 305 square feet, and a minimum width of six feet at the narrowest point for islands at the end of 90-degree parking rows, three feet at the end of rows with angled parking, and eight feet in width for islands used to separate head-to-head parking stalls and shall be provided at the following locations:*
- (a) *At the end of all rows of parking; and*
 - (b) *For separation buffering between loading doors or maneuvering areas and parking areas or stalls; and*
 - (c) *Any remaining required landscaping shall be dispersed throughout the interior parking area in a manner to reduce visual impact of the parking lot;*
 - (d) *Deciduous trees are preferred for landscape islands within interior vehicle use areas.*

Compliance: **Landscape or landscape islands will be located at the end of each row of parking.**

- (4) *Curbing. Permanent curbing shall be provided in all landscape areas within or abutting parking areas. Based upon appropriate surface water considerations, other structural barriers may be substituted for curbing, such as concrete wheel stops.*

Compliance: **All landscaping that abuts parking areas shall be provided with permanent curbing.**

- (5) *Parking areas/screening for rights-of-way.*
- (a) *Parking areas adjacent to public right-of-way shall incorporate berms at least three feet in height within perimeter landscape areas; or alternatively, add substantial shrub plantings to the required perimeter landscape type, and/or provide architectural features of appropriate height with trees, shrubs and groundcover, in a number sufficient to act as efficient substitute for the three-foot berm, to reduce the visual impact of parking areas and screen automobiles, and subject to approval by the director of community development.*
 - (b) *Parking adjacent to residential zones shall reduce the visual impact of parking areas and buffer dwelling units from light, glare, and other environmental intrusions by providing Type I landscaping within required perimeter landscape areas.*

Compliance: **Parking areas adjacent to public right-of-way will have substantial shrub plantings within the perimeter landscape adequate to screen automobiles.**

- (6) *Vehicular overhang. Vehicular overhang into any landscaping area shall not exceed two feet.*

Compliance: **Noted.**

- (7) *Landscaping and irrigation.*
- (a) *All landscape islands within parking areas shall use drought-tolerant trees, shrubs and groundcovers. The use of plants native to the Pacific Northwest is encouraged. Lawn shall not be permitted in landscape islands less than 200 square feet and shall be used as an accessory planting material to required trees, shrubs, and other groundcovers.*
 - (b) *No plant material greater than 12 inches in height shall be located within two feet of a curb or other protective barrier in landscape areas adjacent to parking spaces and vehicles use areas.*

Compliance: **Landscape islands will be planted with drought tolerant or native plant material, and no plant material greater than 12 inches in height will be located within 2 feet of a curb.**



FWRC 19.125.085 Planting requirements for certain trees.

(1) The following types of trees may not be planted closer than the listed minimum planting distance to rights-of-way or sewers:

Compliance: **Trees listed will not be used in rights of way or sewer areas**

(2) In addition to any other enforcement mechanism or penalty contained within or authorized by this chapter, any person violating this provision is responsible for any damage caused by the tree or trees.

Compliance: **Noted.**

(3) All street trees and other plantings shall be installed in conformance with standard landscaping practices and with appropriate city guidelines and regulations.

Compliance: **All street trees and other plantings will be installed in conformance with standard landscaping practices and with appropriate city guidelines and regulations.**