City of Sumner

DESIGN COMMISSION

AGENDA
Wednesday, January 13, 2021
6:30 p.m.

LOCATION:
-VIRTUAL MEETING-

Join the meeting via the link below:
https://sumnerwa-gov.zoom.us/j/83022762504

Meeting ID: 830 2276 2504
One tap mobile
+12532158782,,83022762504# US (Tacoma)
Dial by your location
+1 253 215 8782 US (Tacoma)

Commission Members
Joleen Peterson, Chair
Jeanne Walter, Vice Chair
Randy Radniecki
Cheryl Ebsworth
Brian Franchini

Staff Members
Scott Waller
Chrissanda Walker

Copy to:
Mayor
City Council
City Administrator
Development Services Director

6:30 pm	*1) Call to Order*
	2) Roll Call
6:30 (allow 60 min)	*3) New Business*

Triad Machinery
13607 24th St E, Sumner, WA
(Parcels #052019-4061)
PLN-2020-0015
Design Review for the construction of a commercial building for Triad Machinery along with site improvements including landscaping, parking and pedestrian space.

7:45 pm	*4) Commission Comments*
	5) Staff comments
8:00 pm	*6) Adjourn*

CITY OF SUMNER WASHINGTON

REPORT TO THE DESIGN COMMISSION

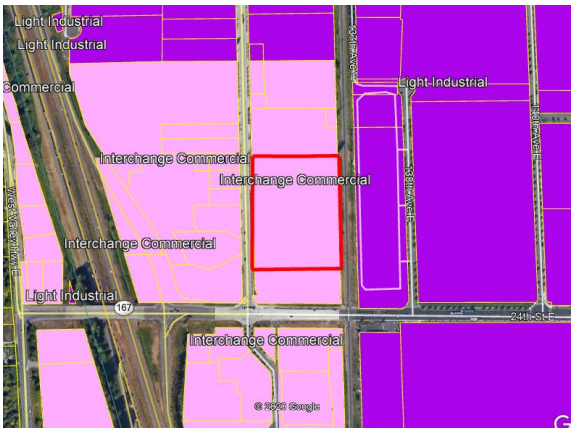
from the DEVELOPMENT SERVICES DEPARTMENT

Permit Number:	PLN-2020-0063
Applicant:	Andrew Lungren Triad Machinery 18200 NE Riverside Parkway Portland, OR 97230
Project Representative:	Lisa Klein AHBL 2215 N 30th St Tacoma, WA 98403
Location/Parcel(s):	13607 24th St E, Sumner, WA 98390 (APN: 4495401361)
Project Components:	Design Review for construction of a new building for Triad Machinery and site improvements including parking, equipment display yard, landscaping and pedestrian space.
Related Permits:	SEPA, CUP, Short Plat, Building and site civil permits.
Date of Meeting:	January 13th 2021 at 6:30 pm **This will be a VIRTUAL MEETING. Meeting information and link are provided in the agenda and on the Cities website.**
Staff Representative:	Scott Waller – Associate Planner
Recommendation:	Conditionally Approve
Attachments:	Elevations, Landscape Plans, Specifications, Site Plan

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The project is located at 13607 24th St E in Sumner. The site is one of several vacant parcels located off 24th Street East that are zoned Interchange Commercial (IC). To the north is a vacant parcel, a contractor business under construction and M-1 Industrial zoning, to the west are a Poulsbo RV, a gas station/deli and truck amenities, to the south are a vacant lot being platted as part of this project, Starbucks, 7-11, a drive through coffee stand, two hotels and a proposed Peterbilt trucking and to the east a rail line and M-1 Industrial zoning with warehouses.



b. Proposal Description

The project involves construction of a new approximately 25,000 square foot building for Trian Machinery with associated parking, equipment display/repair, landscaping and a pedestrian area.

This proposed use is conditionally allowed in the IC zone and the proposed site is a good fit for this use as it is near the Industrial zone, a gas/truck station and rail line and opposite 24th Street from hotels and travel and consumer oriented spaces like Starbucks, Bigfoot Java and 7-11.

c. Site Description

The site is a vacant and undeveloped approximately 5.5-acre parcel that is located on the corner of 24th and 136th. The project proposes a short plat to create two lots and the Triad project would go on the northern most parcel, leaving the corner of 24th and 136th open for future development. The site also contains a wetland that includes a 50' buffer.

d. Vicinity Description

The site is located in the Interchange Commercial zone, in the vicinity of 24th Street E. All adjacent parcels are zoned Interchange Commercial, with M-1 light industrial being the nearest neighboring zone. The Interchange Commercial zone provides services to Highway 167 and Sumner's Manufacturing and Industrial area.

II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned Interchange Commercial and is evaluated by the Commercial Guidelines of the *Design and Development Guidelines*.

IC, Interchange Commercial District
The IC district is intended to provide for retailing and other commercial services that are easily accessible from the freeway yet are not located near residential districts. Such commercial developments primarily rely on the automobile as their principal source of access, yet the design will need to accommodate good pedestrian access. Specific areas are located in the vicinity of the 24th/28th street interchange off of SR-167, and the 166th Ave/ SR-410 area. The designs of these often highly visible developments are important to the character of Sumner.

2.1 Site Design and Parking

2.1.1 Building location guidelines:

a) Non-residential and mixed-use buildings may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a pedestrian-oriented facade.

b) All non-residential buildings located along E. Main Street shall be placed up to the edge of the sidewalk and shall feature a pedestrian-oriented facade. Exceptions are provided in SMC 18.16.080(Q).

c) All other non-residential and mixed-use buildings that are not located adjacent to the sidewalk must feature at least 10 feet of Landscaping Type C or pedestrian-oriented space between the sidewalk or front property line and the building.

Reduced setbacks will be considered provided the proposed landscaping and/or building design treatment adds visual interest to the street and creates a comfortable environment for pedestrians. Special standards and considerations for exceptions:

i) All buildings within 5 feet of the sidewalk should provide a minimum transparency of 50 percent for the ground floor facade between 4 and 8 feet above the sidewalk level.

ii) Low level landscaping elements are usually needed to cover foundation materials while maintaining visibility between sidewalk and ground floor windows.

iii) Raised or terraced planting beds between a sidewalk and building can be an attractive way of defining the street and providing a comfortable transition between the sidewalk and building – particularly where buildings have a limited amount of transparency on the ground floor.

The proposed building is located 65 feet from the front or west property line, this is due to the nature of the site and the type of business going in. This project satisfies this requirement using 10 feet of type C landscaping and two pedestrian spaces along 136th. A conditioned of approval asks for landscaping to be added in the building entrance location to create additional greenery around the building entrance and a more inviting access to a building set back from the sidewalk. While this site is currently a corner lot, this design and layout is contingent on the approval of the pending short plat, which will then remove the corner function form this project and be developed later as a corner lot. The guideline is met as conditioned.

2.1.2 Building orientation.

All buildings shall be oriented towards the street. To meet this requirement:

a) Building entries must face the street. Exceptions:

- **i) For multi-building developments where one or more buildings are located away from the street, the building entries for those buildings not adjacent to the street must be clearly visible and/or accessible from the street.**
- **ii) For street corner buildings, an entry on the corner or entries fronting on both streets are encouraged, but one entry only on the primary street may be permitted, provided the proposed design treatment on the secondary street meets the intent of the guidelines.**
- **iii) For the GC and IC Districts, entries may be on the side of buildings provided the entry is clearly visible and accessible from the street.**

b) The facade must have transparent windows and/or doors covering at least 25 percent of the ground floor facade between 4 and 8 feet above the sidewalk. Exceptions:

- **i) For street corner buildings, the Director may reduce the transparency on the secondary street provided the proposed building and landscaping design provide visual interest and create a comfortable pedestrian environment.**
- **ii) Reduced transparency proposals will be considered provided alternative design treatments meet the intent of the guidelines, provide an interesting pedestrian experience, and are compatible with the existing and/or desired character of the area. Examples could include, but are not limited to, a vertical trellis with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.**

This proposed building is oriented towards its frontage along 136th. The proposed building includes its primary entrance along the north portion of the building's west façade with a direct connection from 136th through a pedestrian space and landscaping. The building also includes 1,586 square feet of transparent frontage façade within 2'- 8' for a required minimum of 392 square feet of windows withing this space. The project proposes approximately 400 square feet which satisfies this requirement. This guideline is satisfied.

2.1.3 Parking location guidelines.

Parking should be located behind structures, away from streets. Specifically:

a) Parking lots shall not be located between the street and any building.

b) For properties where at least some street front parking and vehicular access is unavoidable, as determined by the Director, no more than 30 percent of the primary street frontage and no more than 75 percent of the secondary street frontage may be

occupied by parking and vehicle access. Design elements must be included to screen parking areas and maintain visual continuity along the street. This could include a combination of trees, lighting, decorative banners, and architectural elements such as a low wall (approximately 3 feet in height) or a trellis.

c) For properties in the IC zones, parking should be placed to the side or rear of buildings. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. The Director may grant the following exceptions to this requirement provided design elements are included to maintain visual continuity along the street:

i) The applicant can successfully demonstrate that an increased amount of street front parking allows for a more desirable development configuration in terms of pedestrian access and amenities.

ii) Vehicle sales lots: Areas for display vehicles may be provided between the building and the street.

d) Except for permitted garage entrances, structured parking on the ground floor may not occupy the primary street frontage. For street corner sites, structured parking may occupy up to 75 percent of the street frontage on the secondary street.

e) Parking is prohibited on street corner sites.

This lot is located in the IC zone and falls under subsection C above. While the project does include parking and access between the building and street, it provides a landscape buffer and pedestrian oriented space along 136th. The type of business locating at this site benefits from the proposed layout in order to provide a secure space behind the building and accessible parking out front. This proposal does include slightly over 50% parking along its frontage but does provide some to the side of the building. The proposed display area to the north does not count towards this requirement and is outright allowed under subsection (c)(ii). This guideline is met through subsection (c)(i).

2.1.4 Parking lot screening.

One of the following screening methods shall be provided between the sidewalk and any parking area:

a) Provide at least 10 feet of Landscaping Type C.

b) Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Landscaping Type C. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director and as recommended by the Design Commission.

This proposal includes 10 feet of type C landscaping between parking areas and 136th as shown on the landscape plans, this guideline is satisfied.

2.1.5 Driveways.

New driveways should be located and designed to minimize impacts on the pedestrian environment. Specifically:

a) Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than 25 feet of driveway width per 150 linear feet of street frontage as measured horizontally along the street face.

b) Properties with less than 150 linear feet of street frontage shall make a genuine effort to negotiate shared access with adjoining property owners. One entry and one exit lane for vehicle access will be allowed after there is demonstrable evidence, acceptable to the Director, that shared access is not feasible.

c) Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.
Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the Director that they are unable to arrange joint access with an abutting property.

d) Parking garage entries must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.

e) Driveways and vehicular access in the East Main Street Area are regulated by SMC 18.43.

This project proposes two driveway approaches along its 136th frontage which combined create approximately 120 linear feet of driveway access. Triad does have approximately 616 linear feet of frontage which would allow over 100 feet of driveway. While the 120' proposed is slightly larger than the standard commercial driveway, Triads business requires large equipment coming in and out of the site and is generally consistent with this area of the IC zone which includes RV sales and a truck services site. In order to soften the large amount of driveway Triad is proposing approximately 370 feet of landscaping along its frontage along with two pedestrian nodes. This guideline is satisfied.

2.1.6 Vehicular Access.

Specific standards:

a) Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.

b) Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.

c) Properties within the East Main Street Area shall provide vehicular access per SMC 18.43

This project provides a well laid out parking lot and connection to the display area and service access in the back of the site. This projects location and type of business does not have the same customers as other consumer-oriented retail and food establishments that other commercial businesses bring in that benefit from connections to adjacent sites. This guideline is satisfied.

2.1.7 Street corners.

Development proposals for street corner sites shall include at least one of the design treatments described below:

a) Locate a building towards the street corner (within 15 feet of corner property line).

b) Provide pedestrian-oriented space at the corner leading directly to a building entry or entries.

While this site is currently a corner lot, this project is contingent on the approval of a short plat that would put the Triad site away from the corner and become a standards interior lot. This guideline is not applicable. A condition of approval will require the completion of the proposed short plat.

2.1.8 Service, Loading, and Garbage Area Guidelines.

a) **Service, loading, refuse and storage areas shall be located and designed to minimize the impacts on the streetscape, pedestrian areas, and customer parking areas. Solid waste receptacles visible from the street, customer parking areas, and residential units shall be surrounded on at least three sides by a wall. Such enclosures shall be designed compatible with the primary structure(s) onsite by using concrete block or other durable materials compatible with the primary structure(s). Enclosures located in a parking lot shall feature self-closing doors.**

b) Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected pedestrian-oriented spaces.

c) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).

d) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.

e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

The exterior refuse area is located behind the building and will be screened from view from the street. The project will include utilities and a condition of approval will require all above ground utilities to be screened from view of the street/sidewalk. This guideline is satisfied as conditioned

2.1.9 Multiple Building and Large Lot Development.

Developments with more than 20,000 square feet of gross floor area should take advantage of special opportunities and mitigate impacts. Applicants shall demonstrate how their development features a unifying organization that accomplishes the following goals:

a) Mitigate transportation impacts and facilitate better traffic circulation by connecting through streets, where applicable.

b) Provide convenient and connected pedestrian access system.

c) Encourage buildings to complement adjacent activities and visual character (where desirable).

d) Arrange buildings in clustered masses that enhance the pedestrian environment within the development and along street frontages. For example, consider clustering small retail stores are in close proximity to large retail stores and clustering smaller retail shops front on the main arterial as separate building "pads."

e) Incorporate open space and landscaping as a unifying feature.

f) Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.

This section is not applicable as there is only one building/user.

2.2 Pedestrian Access and Amenities

2.2.1 Internal pedestrian circulation guidelines:

a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.

b) Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.

c) For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200- 300 feet would meet the "Intent" statements above and be scaled similar to traditional Sumner block sizes in downtowns.

d) Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or spaced no more than 150 feet apart shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall utilize pedestrian-scaled lighting (lights mounted no higher than 14 feet) and contrasting paving material. Walkways shall be separated from vehicular access and parking areas by 5-foot minimum planting strips with Landscaping Type C. Alternative configurations will be considered by the Director where such treatments create a more desirable configuration/design in terms of pedestrian access and visual or environmental amenities.

e) Crosswalks are required when a walkway crosses a paved area accessible to vehicles. The crosswalk shall use contrasting paving material that differentiates it from the parking lot.

f) Developments must continue the sidewalk pattern and material across driveways.

This project includes pedestrian access and circulation throughout the site. This includes access from the sidewalk on 136th at the south end of site leading to the pedestrian area and access from 136th at the mid-section of the site leading to a smaller pedestrian space and to the buildings main entrance. Plans include contrasting concrete connections across the drive aisle to the south and west of the building to ensure safe and delineated pedestrian circulation; however the parking to the north does not have a contrasting connection and given the drive aisle width of 60' a contrasting paved pedestrian connection will be required as s condition. This guideline is satisfied as conditioned

2.2.2 Weather protection.

Provide pedestrian weather protection in public spaces such as transit stops, building entries, along display windows, and over outdoor dining areas. Specifically:

a) Weather protection at least 5 feet deep is required over all primary building, individual business, and individual residence entries. This may include a recessed entry, canopy, porch, marquee, or building overhang.

b) Canopies, awnings, or other similar weather protection features should not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point. The street-side edge of the canopy or awning shall be at least 8 feet above the walking surface.

c) Multi-tenant retail buildings are encouraged to use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building.

This project provides pedestrian weather protection throughout the site's entrances. The primary entrance is at the north section of the west façade and includes a timber constructed entrance that provides an approximately 600 sf covered entrance area. This is the buildings primary entrance and the only customer entry point. This guideline is satisfied.

2.2.3 Internal Pedestrian Paths and Circulation.

Provide appropriate pathway widths to accommodate the anticipated pedestrian activity and create a comfortable pedestrian environment. Specifically:

a) All internal pathways must be at least 5 feet in width.

b) Pathways along the facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:

i) Street trees, as approved by the Director, should be placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building facade must be provided;

ii) Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 15 feet in width; and

iii) Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to Director approval, provided they are used at the same intervals.

c) For all other interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot pathway can accommodate groups of persons walking four abreast, or two couples passing one another. An 8-foot pathway will accommodate three persons walking abreast, while a 5-foot pathway will allow two individuals to pass comfortably

The length of the proposed building façade is more than 200' and includes wider walkways around the buildings north and south nodes. The walkways in these areas widen to approximately 12' and tapper to 5'between the nodes. This building does not include a continuous storefront along its façade and pedestrians are not anticipated to be walking along its frontage due to the nature of the use. The majority of customer and employee circulation is anticipated at the north node as this is the buildings primary entrance and only customer facing entry. Trees are planted between the walkway and the building in conjunction with the timber trellising. This guideline is satisfied.

2.2.4 Secondary entrance design elements.

All commercial uses containing a secondary side or rear customer entrance shall incorporate at least two of the following design elements to visually enhance such entries:

a) Weather protection over the entry at least 3 feet wide in the form of awnings, marquees, canopies, or overhangs.

b) Decorative pedestrian-oriented signage consistent with SMC 18.44 that highlights the entry and adds visual interest.

c) Pedestrian-oriented space or designated outdoor eating areas.

d) Fixed landscaping elements, including one of the following:

- **i) Landscaped planter or fixed planter box incorporating decorative groundcover, shrubs, and/or trees.**
- **ii) A trellis or other similar architectural element that incorporates landscaping.**

e) Decorative pedestrian-scaled lighting fixture(s).

f) Special building details that highlight the entry and add visual interest.

g) Other features that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

The proposed building does contain a secondary entrance that is located on the south section of the west elevation; however, this is not a customer facing entrance and instead accesses utilities. This second entrance does contain a shallow timber supported canopy to add a design element to this section of the building and give it a more commercial feel. This guideline is satisfied.

2.2.5 Pedestrian-oriented space.

All non-residential development shall provide pedestrian-oriented space (designed consistent with the definition below) according to the formula below:

2 percent of the lot area + 1 percent of the non-residential building area. This total area can be provided in one large space or split up into a few smaller spaces.

Note: Minimum required sidewalks or interior walkway areas shall not count as pedestrian-oriented space. However, where walkways are widened beyond minimum requirements, the widened area may count as pedestrian-oriented space if the Director determines that the area meets the definition of pedestrian-oriented space.

A pedestrian-oriented space is an area that promotes pedestrian activity, subject to the following:

a) To qualify as a pedestrian-oriented space, an area must have:

- **i) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.**
- **ii) Paved walking surfaces of either concrete or approved unit paving.**
- **iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.**
- **iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.**
- **v) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular courtyard.**
- **vi) Landscaping components that add seasonal interest to the space.**

b) The following features are encouraged in pedestrian-oriented space:

- **i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.**
- **ii) Provide pedestrian-oriented facades on some or all buildings facing the space.**

iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.

iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

v) Movable seating.

c) The following features are prohibited within pedestrian-oriented space:

i) Asphalt or gravel pavement.

ii) Adjacent unscreened parking lots.

iii) Adjacent chain link fences.

iv) Adjacent blank walls.

v) Adjacent dumpsters or service areas.

vi) Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.

This project contains a pedestrian oriented space to the south of the building and a small node along the sidewalk access from 136th. The space to the south is the larger of the pedestrian nodes at approximately 6,505sf. This space contains a grassy lawn, concrete walkway, tables, benches and 14' lighting. This location is located adjacent to the onsite wetland buffer to create an ideal setting for pedestrian pace. A condition of approval will require landscaping along the north section of the pedestrian area except for the access point. This will provide a buffer from the drive aisle and parking for the pedestrian space. This guideline is satisfied as conditioned.

2.2.6 Site Lighting.

Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas. New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

a) All public areas shall be lighted with average minimum and maximum levels as follows:

i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;

ii) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and

iii) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

c) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

d) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

e) Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions

should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

The proposal does not show illumination plans but does call out general locations and heights. A condition of approval will require lighting plans that comply with this guideline and provide the details needed to ensure it is met. This guideline will be satisfied as conditioned.

2.3 Building Character and Massing

2.3.1 No franchise and corporate architecture.

The use of stock building plans, typical corporate and/or franchise designs, or other designs which are easily identified with a particular chain or corporation are not allowed. "Regional prototype alternatives," may be considered as an alternative by the Director if all other design criteria have been met.

The proposed building does not contain any franchise or corporate architecture. This guideline is satisfied.

2.3.2 Design all visible facades.

All facades of a building shall be given equal design consideration. Some flexibility may be given by the Director for alley or other facades that are not visible from streets, parks, parking lots, or other uses.

The proposed building does include design elements on the three most visible facades (North, South and West) while the rear (east) façade does not contain much in the way of design elements, its visibility is severely limited due to its location. While its visibility will not be highly visible, it is anticipated that this elevation would be visible from 24th Street. A condition of approval will require some additional elements to break up the otherwise blank rear wall. This could be accomplished through contrasting paint bands, canopy's over the bay doors or other details that will be visible from a distance. This guideline is satisfied as conditioned.

2.3.3 Unique designs.

Designs which are unique and utilize generic products and integrate them into the building design may be considered.

The proposed building uses a concrete tilt design found in many warehouses in Sumner and integrates masonry materials along the bottom, large storefront style windows, metal siding accents, timber entrance features and a 30" wide black flashing cap to create a cornice style treatment. This guideline is satisfied.

2.3.4 Facade articulation in the NC and MU districts, facades along East Main Street, and on storefronts adjacent to a sidewalk. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least two of the following articulation features at intervals no greater than 30 feet.

a) Use of window and/or entries that reinforce the pattern of small storefront spaces.

b) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
c) Change of roofline.
d) Change in building material or siding style.
e) Other methods that meet the intent.

This project is zoned IC, and therefore this section is not applicable.

2.3.5 Facade articulation for all other non-residential buildings not covered in Guideline 2.3.4 above. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least three of the following articulation features at intervals no greater than 60 feet.
a) Use of window and/or entries that reinforce the pattern of small storefront spaces.
b) Providing building modulation of at least 2 feet in depth and 4 feet in width.
c) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
d) Change of roofline.
e) Change in building material or siding style.
f) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
g) Other methods that meet the intent.
Exception: Alternative articulation methods will be considered by the Director provided such treatment meets the intent of the guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the guidelines using greater articulation intervals. Also, where the articulated features are more substantial in terms of effectively breaking up the façade into smaller components, then a greater distance between architectural intervals may be acceptable.

The proposed project contains building modulation, weather protection awnings, a change in roofline, change in building materials with the use of red metal siding, storefront glass, landscaped trellising at the 60' intervals. The building includes a large recessed portion between the two entrance nodes to provide significant modulation. This modulated area is combined with landscaping and timber trellising. The change in roofline is also tied to this modulation to create a clean break in the façade. The use of metal siding is limited to an accent role and incorporated along the side elevations and in a band along the front elevation along the modulated section. This guideline is satisfied.

2.3.6 Rooflines:
a) **Rooflines visible from a public street, open space, or customer parking area must be varied by emphasizing dormers, gables, stepped roofs, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without modulation. Modulation should consist of either:**
i) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The required change in elevation noted above may be reduced by approximately ½ provided the roofline change corresponds with a change in building materials.

ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.

iii) A combination of the above.

The Director may relax this requirement if building incorporates other design treatments that reduce the perceived scale of the building, add visual interest, and complement the design of other nearby buildings.

b) For buildings in the NC zone, pitched roofs with a minimum slope of 5/12 are preferred to maintain the residential character of the area.

The proposal exceeds 100 feet and contains modulation and breaks to the roofline using varying height and materials. The north and south building nodes include parapet heights of 38' while the middle stretch is 35' in height. This creates a 3' change that is also tied to a recessed section to create the feel of an even greater change in roofline. This guideline is satisfied.

2.3.7 Maximum Facade Width.

The maximum facade width (the facade includes the apparent width of the structure facing the street) of the upper story of multi-story and large-scale retail buildings (with floor area greater than 50,000 square feet) visible from a street, public open space, or pedestrian-oriented space is 120. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot wide modulation of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors except the ground floor where a pedestrian-oriented facade has been provided. Decks and roof overhangs may encroach up to 3 feet (per side) into the modulation. The Director will consider other design methods that are effective at reducing the perceived width of the building.

The proposed building does not exceed 50,000 square feet floor area and includes modulation as described in the above sections to ensure no segment of the building meets or exceeds 120' in width. This guideline is satisfied.

2.3.8 First story commercial frontages.

In order to ensure the ground floor of structures has adequate height to function efficiently for retail uses, the first story's height to finished ceiling of new infill buildings must not be lower than 13 feet.

This is a primarily single-story building with some section containing a second story and hasn't submitted detailed plans that show the distance between the floor and ceiling. The applicant has verified that the height in the indoor seating area will be 14 feet in height. This guideline is satisfied.

2.3.9 Vertical articulation.

To moderate the vertical scale of multi-story buildings, the design shall include techniques to clearly define the building's top, middle and bottom. The following techniques are suggested methods of achieving vertical articulation:

a) Top: Sloped roofs, strong eave lines, cornice treatments, horizontal trellises or sunshades, etc.

b) Middle: Windows, balconies, material changes, railings and similar treatments that unify the building design.

c) Bottom: Pedestrian-oriented storefronts, pedestrian-scaled building details, awnings, and arcades.

While this building is primarily a single-story structure it is tall enough to be a multi-story building and includes measures to break up and distinguish the sections of the building. The bottom includes a pedestrian oriented façade, masonry along the ground level, storefront style windows and awning coverings. The middle includes windows and material/color changes. The top includes a modulated parapet with a distinct 30" black cap to create a cornice style treatment. This guideline is satisfied.

2.3.10 Blank walls.

Untreated blank walls visible from a public street or pedestrian pathway are prohibited.

a) Blank walls - A wall (including building facades and retaining walls) is considered a blank wall if:

i) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or

ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

b) Untreated Blank walls facing a public street, pedestrian-oriented space, or pedestrian pathway are prohibited. Any new blank walls shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible blank walls are encouraged to utilize one or more of the following treatments to add visual interest to the street.

i) Transparent windows or doors;

ii) Display windows

iii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen approximately 1/3 of the wall's surface within three years.

iv) Installing a vertical trellis in front of the wall with climbing vines or plant materials.

v) Artwork (mosaic, mural, sculpture, relief, etc.) over approximately 1/2 of the blank wall surface.

vi) Other methods that meet the intent.

The east elevation does appear to contain a blank wall as discussed in the above DG addressing the design of all facades. This wall will need an additional treatment as discussed above. This guideline is satisfied as conditioned.

2.4 Building Details and Materials

2.4.1 Building details.

All buildings shall be enhanced with appropriate details. All new buildings are encouraged to employ at least one detail element from each of the three categories below. Other mixtures of detail elements will be considered. The applicant must demonstrate how the amount, type, and mix of details meet the intent of the guidelines. For example, a large building with multiple

storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the guidelines.

a) Window and/or entry treatment
- **i) Display windows divided into a grid of multiple panes**
- **ii) Transom windows**
- **iii) Roll-up windows/doors**
- **iv) Other distinctive window treatment that meets the intent of the guidelines.**
- **v) Recessed entry**
- **vi) Decorative door**
- **vii) Arcade**
- **viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry**
- **ix) Other decorative entry treatment that meets the intent of the guidelines.**

b) Decorative facade attachments
- **i) Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning**
- **ii) Decorative, custom hanging sign(s)**
- **iii) Decorative building-mounted light fixtures**

c) Building materials and other facade elements
- **i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.**
- **ii) Decorative artwork on building (such as a mural) or bas-relief sculpture**
- **iii) Decorative kick-plate, pier, beltcourse, design**
- **iv) Other details that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.**

Decorative elements referenced above must be distinct "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship as determined by the Director.

The proposed project contains a transom window above the front elevations entrance, steel canopy's over all entry ways with timber construction, landscaped trellises, large storefront style windows and uses masonry along the lower wall as a building material. This guideline is satisfied.

2.4.2 Building materials.

Building exteriors should be constructed from high quality, durable materials. Building materials such as concrete, masonry, tile, stone, and wood are encouraged.

The proposed building uses concrete walls, masonry along the base, metal siding, timber accents and entrance coverings. This guideline is satisfied.

2.4.3 Prohibited materials.

The following materials are prohibited in visible locations unless an exception is granted by the Director based on the integration of the material into the overall design of the structure.

a) Vinyl or plywood siding (including T-111 or similar plywood).

b) Highly tinted or mirrored glass (except stained glass), except when used as an accent design element covering less than approximately 10 percent of the building facade.

c) Corrugated fiberglass.

d) Un-enhanced (e.g. galvanized, non-trimmed, non-vinyl) chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).

e) Crushed colored rock/crushed tumbled glass.
f) Non-corrugated and highly reflective sheet metal.

None of the prohibited materials are proposed.

2.4.4 Special standards for concrete block.
Special standards for concrete or concrete blocks (concrete masonry units, CMU, or "cinder blocks"): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:
a) Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.
b) Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.
c) Use of decorative coursing to break up blank wall areas.
d) Use matching colored mortar where color is an element of architectural treatment for any of the options above.

The use of a masonry material is proposed along the bottom 3' of the building, three options have been shown and the final decision will be made by the owner. If CMU is used, it is in a limited use for a base material and not used as an extensive wall. This guideline is met.

2.4.5 Special standards for metal siding.
When used for walls that are visible from a street, public park or open space, or pedestrian route, buildings shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level. Facades wider than 40 feet that employ metal siding shall incorporate multiple colors / other siding materials.

Metal siding is used as an accent material and is not present at corners. Only one color is used as it is for accent purposes and not the primary building material. This guideline is satisfied.

2.4.6 Special standards for Exterior Insulation and Finish System (EIFS) and other similar troweled finishes. EIFS and other similar troweled finishes (including Exterior Insulation and Finish system or "EIFS") must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than approximately 1/3 of the facade area. Weather exposed horizontal surfaces must be avoided. Masonry, stone, or other durable permanent material is required for the first 2 feet above ground level.

No EIFS are proposed.

2.4.7 Year of construction.
The year of construction of a building shall be noted by the installation of a permanent cast metal plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a cast metal plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included.

A year of construction plaque is not shown, but a condition requires that a plaque is shown at time of building permit application. This guideline is satisfied as conditioned.

2.4.8 Color Palette.

A storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors. An attempt should be made to choose colors that are compatible with surrounding buildings.

The color palate is made up of three colors, the base is light grey/white, the trim is black and the accent is red. This guideline is satisfied.

2.5 Streetscape and Landscaping

2.5.1 Sidewalk widths and uses.

a) New buildings intended for ground floor restaurant or other similar uses that may desire outdoor dining or seating opportunities are encouraged to setback storefronts to provide for wider sidewalks. For example, 12-foot sidewalks allow for very limited outdoor dining/sitting opportunities, while 15-foot sidewalks provide a more desirable configuration for outdoor dining. Also see SMC 12.28.100 and 18.16.080(O) for related standards.

Wider sidewalks provide opportunities for a greater range of pedestrian activities.

b) Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk. Also see SMC 12.28.080 for related provisions.

The proposed building does not have outdoor seating on the sidewalk, since the building is not adjacent to any sidewalk. The site does provide outdoor seating to the south of the building and a small space adjacent to the sidewalk along 136th. This guideline is met.

2.5.2 Streetscape amenities.

Pedestrian amenities must be included along Main Street within the East Main Street Planning Area and Fryer/Traffic Avenue within the Town Center Plan Area…

The proposed project is in the IC zone and is outside the above-mentioned areas, it does however contain outdoor seating and planters in the pedestrian oriented space.

2.5.3 Bicycle Rack Location.

New developments are to provide bicycle parking per SMC 18.42.085. These bicycle racks should be placed close to major entrances in visible and well-lit areas on private property.

Bicycle racks are not shown on the plans; a condition of approval requires that bicycle racks are shown at time of site development permit application. These racks should be located near the primary entrance and pedestrian area. This guideline is satisfied as conditioned.

2.5.4 Site Lighting.

Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

a) All public areas shall be lighted with average minimum and maximum levels as follows:
- **i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;**
- **ii) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and**
- **iii) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.**

b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

c) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

d) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

e) Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

A condition of approval requires a lighting plan that complies with the above design guidelines shall be supplied at time of building permit application. This guideline is satisfied as conditioned.

2.5.5 Landscaping.

Developments are subject to SMC Chapter 18.41 requirements.

a) Green roofs may be used to meet up to 50 percent of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.

b) Permeable pavements may count for up to 30 percent of the required landscaped areas based on the level of permeability and long term maintenance capabilities as determined by the Director.

The proposed project is required to have 2,170 square feet of landscaping in order to meet the required 10% of the site. The project proposes approximately 7,000 square feet and therefor exceeds the required amount of landscaping. This guideline is satisfied.

2.5.6 Side and rear yard buffer requirements.

All developments shall incorporate one or more of the following design options:

a) Provide Landscaping Type A at least 10 feet deep alongside and rear property lines where adjacent to residential zoned land.

b) Provide Landscaping Type B or C at least 10 feet deep alongside and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.

c) Other treatments that meet the intent of the guidelines as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:

- **i) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).**
- **ii) Tall privacy fence or hedge (up to 6 feet tall). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn't negatively impact views from the street or nearby properties.**
- **iii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.**
- **iv) Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided design treatments are included to meet Guideline 2.4.7 (Blank Walls).**

Buffering from neighboring properties is not required as this property is surrounded by other commercial sites and no visual separation is need for adjacent uses. This project proposes 10 feet of type C landscaping along the north and west property line, this will adequately buffer parking areas 24th and SR 167. The south and east property lines continue into neighboring parcels and therefor do not contain buffering. This guideline is satisfied.

III. STAFF RECOMMENDATION

The proposal (PLN-2020-0063) should be APPROVED subject to the following CONDITIONS, to be addressed prior to building permit issuance:

1. **DG 2.1.1 Building Location**
   Landscape planters should be added at the primary building entrance to create additional landscaping around the building entrance and offset the large setback and parking between the building and street.

2. **DG 2.1.8 Service, Loading, and Garbage Area Guidelines.**
   Utility meters, vents, and other mechanical equipment shall be located and screened in accordance with this guideline.

3. **DG 2.2.1 Internal pedestrian circulation guidelines:**
   An additional pedestrian walkway constructed of a contrasting paved material shall be provided to connect the northern parking are to either the sidewalk or building entrance in order to provide durable safe walkways and promote safety between vehicles and pedestrians.

4. **DG 2.2.5 Pedestrian Oriented Space**
   Landscape planters shall be added along the northern section of the pedestrian space located to the south of the building. This will ensure that the pedestrian space is screened and protected from the drive aisle and parking area.

5. **DG 2.2.6 and 2.5.4 Site Lighting**
   The project shall show that site lighting is provided in compliance with these guidelines at time of building permit application.

6. **DG 2.3.2 Design all visible facades.**
   Additional treatment must be used on the rear elevation to provide a break to the otherwise blank wall. This could include painted bands, canopies over bay doors or other combinations to provide visible breaks to the building façade.

7. **DG2.4.7 Year of construction.**
   A year of construction plaque shall be shown near the either the east or south entrance at time of building permit application.

8. **DG 2.5.7 Bicycle Rack Location**
   Bicycle parking in compliance with SMC 18.42.085 shall be shown on the site plans at time of building permit application. Bike racks should be located near the main building entrance and southern pedestrian space.

9. **Dust Control**
10. This project proposes gravel surfacing for the tracked vehicle storage area as provided in SMC 18.42.030(D) (1), a dust control agreement will be required prior to building permit approval.

11. **Fence Height Increase**
    Any fence over 6’ in height or proposing barbed wire will require Director approval at time of building permit per SMC 18.16.080(M) (3) and (5).

12. **Short Plat**
    The proposed layout is contingent on the approval of the proposed short plat. If the short plat is not approved or significantly altered, this would require further design review as this would be a corner lot and have design revisions required to address corner lot requirements requirements.

13. **Signs**
    Signs are not approved as part of this design review; a separate sign permit shall be required for any proposed signs, showing that it complies with the location, height and size limits of

the sign code. By approving design review plans, the City does not review or approve the shown signs.

NOTE: The Design Review approval process does not authorize uses or construction. Public Works, Building and Fire Department approvals have not been granted under this review; additional reviews and approvals are required prior to final project approval.

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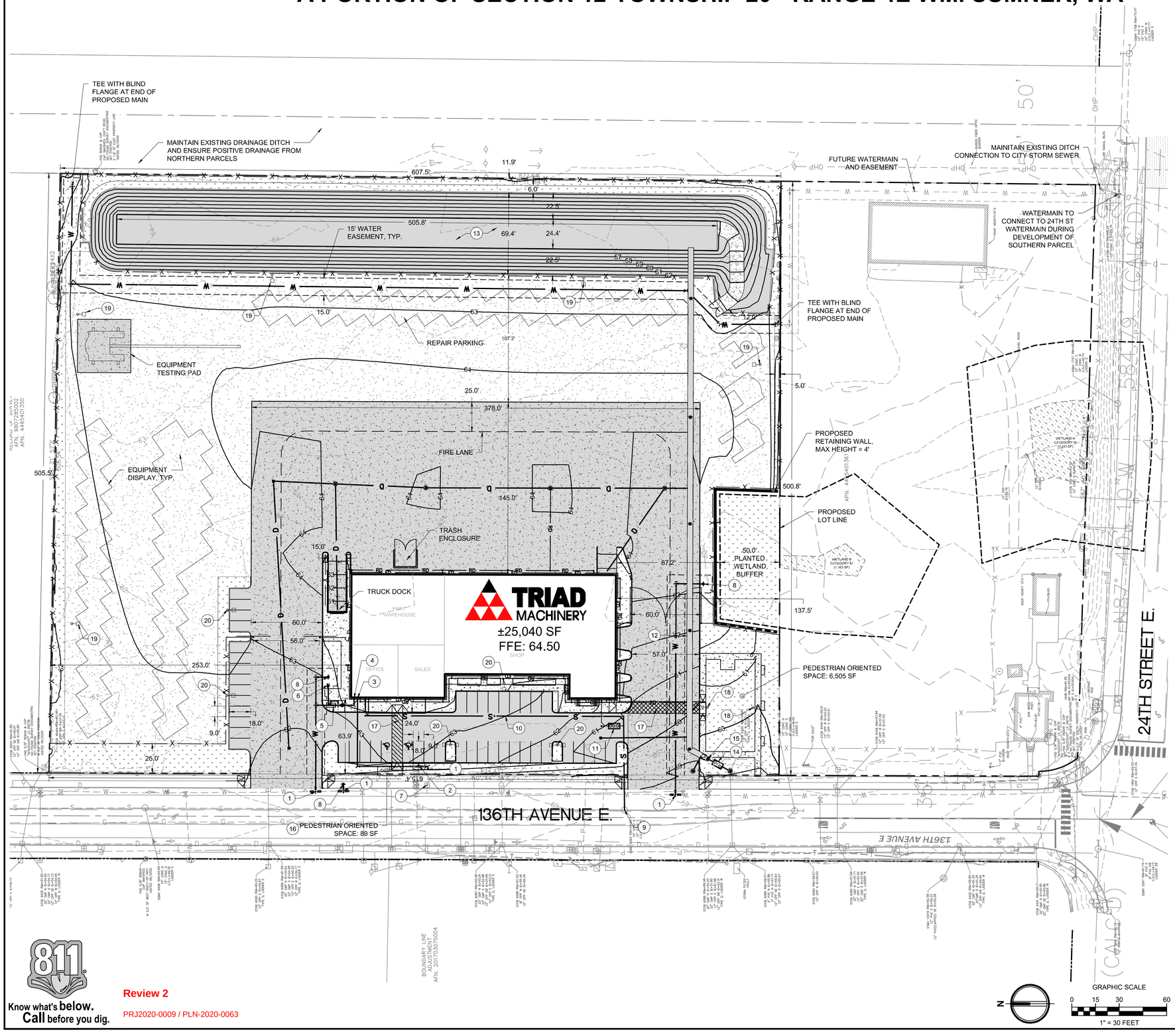
TRIAD MACHINERY

A PORTION OF SECTION 12-TOWNSHIP 20 - RANGE 4E WM. SUMNER, WA



LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- BUILDING OUTLINE
- SITE FENCING, 8' CYCLONE
- ASPHALT PAVEMENT - STANDARD DUTY
- EQUIPMENT STORAGE AREA BALLAST SURFACING
- CEMENT CONCRETE - STANDARD DUTY
- CEMENT CONCRETE - HEAVY DUTY
- SANITARY SIDE SEWER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- METER AS NOTED
- POST INDICATOR VALVE (PIV)
- GATE VALVE
- THRUST BLOCKING
- FITTINGS AS NOTED
- WATER PIPING
- FIRE SERVICE PIPING
- CATCH BASIN - TYPE II
- CATCH BASIN - TYPE I
- STORM DRAINAGE CLEANOUT
- STORM DRAINAGE PIPING
- ROOF DRAIN PIPING
- FOOTING DRAIN/PERFORATED UNDERDRAIN

SITE INFORMATION

ADDRESS	13607 24TH STREET EAST SUMNER, WA 98390
PARCEL NUMBER	4495401361
EXISTING ZONING	INTERCHANGE COMMERCIAL (IC) WITH TRUCK PARKING OVERLAY
SETBACKS	
FRONT YARD (ARTERIAL)	15'-0"
SIDE YARD	15'-0"
REAR YARD	20'-0"
PARKING	
STALLS PROVIDED: STANDARD	44
ADA	2
AREA	
PARKING LOT	13,526 SF
EQUIPMENT DISPLAY/REPAIR	108,546 SF
CONCRETE SURFACE AND BUILDING SLAB	100,279 SF
LANDSCAPE	38,296 SF
TOTAL LOT	307,649 SF
PEDESTRIAN ORIENTED OPEN SPACE	6,594 SF

KEYNOTES

1. CONNECT TO EXISTING WATER MAIN.
2. REDUCED PRESSURE BACKFLOW PREVENTER (RPBA)
3. DOMESTIC WATER CONNECTION
4. FIRE SERVICE WATER CONNECTION
5. DOUBLE CHECK DETECTOR (DDCVA)
6. FIRE DEPARTMENT CONNECTION (FDC)
7. EXISTING DOMESTIC WATER METER
8. FIRE HYDRANT
9. CONNECT TO EXISTING SEWER MANHOLE
10. 6" PVC SANITARY SEWER
11. OIL WATER SEPARATOR
12. 48"Ø CMP STORM DETENTION PIPE
13. STORM DETENTION POND
14. MODULAR WETLAND WATER QUALITY TREATMENT DEVICE
15. STORMWATER CONTROL STRUCTURE
16. PEDESTRIAN PLAZA AREA WITH BENCH
17. RED COLORED, ASHLAR PATTERN STAMPED CONCRETE SURFACING AT CROSSWALKS
18. PEDESTRIAN LIGHT POLE* - MAX HEIGHT 14'
19. EQUIPMENT YARD LIGHT POLE* - MAX HEIGHT 30'
20. PARKING LOT LIGHT POLE* - MAX HEIGHT 20'

*ALL LIGHTS SHALL BE DOWNSHIELDED

GRAPHIC SCALE
0 15 30 60
1" = 30 FEET

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Review 2

PRJ2020-0009 / PLN-2020-0063

AHBL
TACOMA · SEATTLE · SPOKANE · TRI-CITIES
2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

TRIAD MACHINERY
13607 24TH ST E.
SUMNER, WA 98390

Client:

TRIAD MACHINERY
18200 NE RIVERSIDE PARKWAY
PORTLAND, OR 97230

Project No.

2200262.10

DOREEN S. GAY
STATE OF WASHINGTON
23467
REGISTERED
PROFESSIONAL ENGINEER
08/07/2020

Revisions:

4	
3	
2	
1	

Sheet Title:

CONDITIONAL USE PERMIT SITE PLAN

Designed by:	Drawn by:	Checked by:
SLN	SLN	DSG

Sheet No.

C1.00

1 of 1 Sheets

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TRIAD MACHINERY SUMNER
SEC-TWP-RGE-JURISDICTION-WM-ETC

GENERAL LANDSCAPE NOTES

1. SEE SPECIFICATIONS FOR PLANT MATERIAL, TOP SOIL AND PLANTING MIX TYPES AND DEPTH, MULCHING, SOIL AMENDMENTS, FERTILIZERS AND WARRANTIES.
2. PLANTING SHALL CONFORM TO ALL CITY OF SUMNER CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES/ TRIANGULAR AREAS.
3. CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
4. INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
5. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR READING THE PLANS, SPECIFICATIONS AND NOTES.
6. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
7. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
8. SEE L1-01 SHEET FOR PLANTING DETAILS.

LANDSCAPE CALCULATIONS

1. SMC 18.16.040 TOTAL AMOUNT OF LANDSCAPING SHALL BE NO LESS THAN 10% OF THE TOTAL SITE AREA.
   - TOTAL AREA = 307,781 SF
   - REQUIRED LANDSCAPE = 307,649 x 10% = 30,765 SF
   - LANDSCAPE PROVIDED = 38,830 SF
2. SUMNER DESIGN AND DEVELOPMENT GUIDELINES B-4 LANDSCAPING-TYPE C.
   - TREES SPACED 20' O.C. (ALL SPECIES TO BE AT LEAST 35' TALL AT MATURITY AND A MIN. OF 2" DBH)
   - SHRUBS @ 1 PER 20 SF OF LANDSCAPED AREA (SHRUBS SHALL BE AT LEAST 16" TALL AT PLANTING)
   - GROUNDCOVER REQUIRED.
3. SUMNER DESIGN AND DEVELOPMENT GUIDELINES PEDESTRIAN ORIENTED OPEN SPACE. 2% OF LOT AREA + 1% OF BUILDING AREA.
   - (307,649 X .02) + (25,040 X .01) = 6,402 SF REQUIRED
   - PEDESTRIAN OPEN SPACE PROVIDED = 6,594 SF

FENCE AND GATE SCHEDULE

#	TYPE	MATERIAL	HT.	SPAN	SINGLE OR DOUBLE	FINISH	ADDL. NOTES
F1	FENCE	CHAINLINK	6'-0"	2,608'	-	BLACK VINYL	BARBED WIRE, PRIVACY SLATS
F2	FENCE	CHAINLINK	4'-0"	43'	-	BLACK VINYL	-
G1	SWING	CHAINLINK	6'-0"	3'	SINGLE	BLACK VINYL	BARBED WIRE, PRIVACY SLATS
G2	SWING	CHAINLINK	6'-0"	12'	DOUBLE	BLACK VINYL	BARBED WIRE, PRIVACY SLATS
G3	SWING	CHAINLINK	6'-0"	56'	DOUBLE	BLACK VINYL	BARBED WIRE, PRIVACY SLATS
G4	SLIDING	CHAINLINK	6'-0"	56'	DOUBLE	BLACK VINYL	BARBED WIRE, PRIVACY SLATS

NOTES:
1. SEE PLAN FOR GATE LOCATIONS.
2. ALL GATES TO HAVE LOCKABLE LATCHES.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL FENCES AND GATES.
4. ALL FENCE AND GATE POSTS TO BE INSTALLED WITH CAPS.
5. HOLD BOTTOM RAIL OR BOTTOM FENCE FABRIC BETWEEN 1-1/2" AND 2" FROM FINISHED GRADE.

GRAPHIC SCALE
0 15 30 60 FEET
1" = 30 FEET

811 Know what's below. Call before you dig.

Review 2
PRJ2020-0009 / PLN-2020-0063

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18200 NE RIVERSIDE PARKWAY
PORTLAND, OR 97230

Project No.

2200262.40

Issue Set & Date:

CONDITIONAL USE PERMIT
11/13/2020

STATE OF WASHINGTON · CRAIG R. SKIPTON · 21891 · REGISTERED LANDSCAPE ARCHITECT · EXP. 03/09/2021

12/02/2020

Revisions:

A
A
A
1 12/03/2020

Sheet Title:

PLANTING PLAN

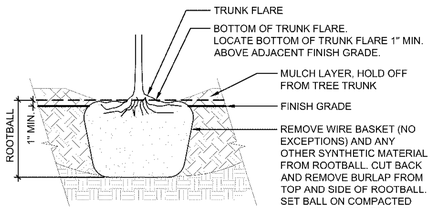
Designed by:	Drawn by:	Checked by:
SJ	SJ	SSS

Sheet No.

L1.00
1 of # Sheets

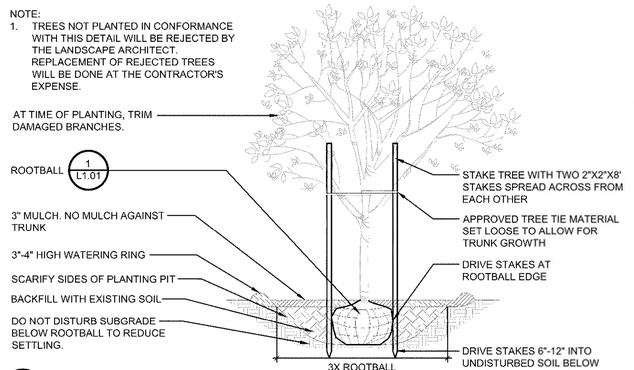
TRIAD MACHINERY SUMNER
SEC-TWP-RGE-JURISDICTION-WM-ETC

NOTES:
1. TREES PLANTED TOO DEEP WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED AND SHALL BE REMOVED AND REPLANTED AT PROPER DEPTH.
2. REPLACEMENT OR REPLANTING OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
3. REMOVE EXCESS SOIL THAT MAY HAVE ACCUMULATED ABOVE THE TRUNK FLARE PRIOR TO DIGGING AT NURSERY. EXPOSE AND LOCATE TRUNK FLARE PRIOR TO PLANTING.
4. PRUNE ANY GIRDLING OR ADVENTITIOUS ROOTS PRIOR TO BACKFILLING.



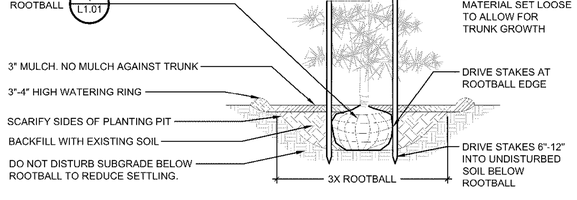
1 ROOTBALL
1" = 1'-0" P-2-TRI-71

NOTE:
1. TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

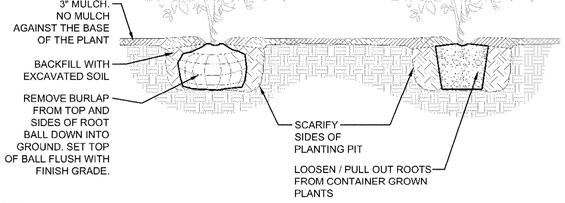


2 DECIDUOUS TREE PLANTING
3/8" = 1'-0" P-2-TRI-70

NOTES:
1. TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
2. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.

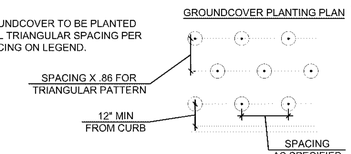


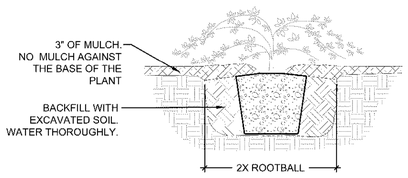
3 CONIFER TREE PLANTING W/ STAKE
3/8" = 1'-0" P-2-TRI-01



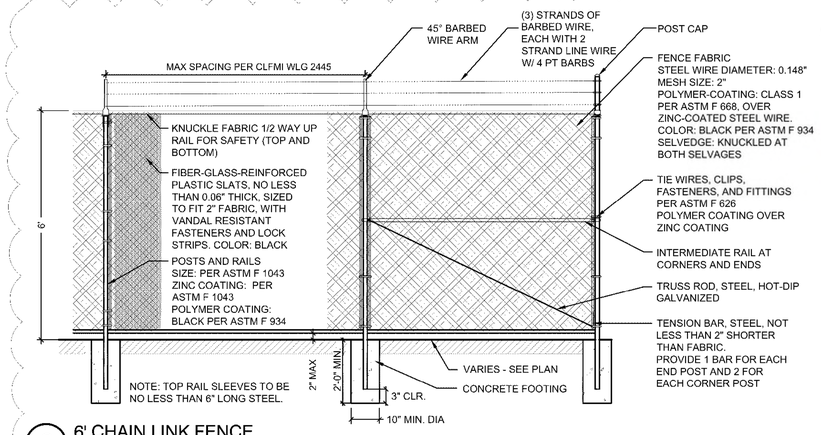
4 SHRUB PLANTING
NTS P-2-TRI-02

NOTE:
1. ALL GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING PER O.C. SPACING ON LEGEND.





5 GROUNDCOVER PLANTING
1/2" = 1'-0" P-2-TRI-66



6 6' CHAIN LINK FENCE
NOT TO SCALE P-2-TRI-19

811 Know what's **below.** **Call** before you dig.

1

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AA	16	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	2" CAL
	CD2	44	CALOCEDRUS DECURRENS	INCENSE CEDAR	6` MIN. HT.
	CD	1	CEDRUS DEODARA	DEODAR CEDAR	8` HT. MIN.
	CG	5	CHAMAECYPARIS OBTUSA `GRACILIS`	SLENDER HINOKI FALSE CYPRESS	7`-8` HT
	CX	24	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	6` HT MIN.
	GD	10	GLEDITSIA TRIACANTHOS `DRAVES` TM	STREET KEEPER HONEY LOCUST	2" CAL
	PT	8	PARROTIA PERSICA `RUBY VASE`	PERSIAN PARROTIA	2" CAL
	PF	13	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	VANDERWOLF`S PYRAMID PINE	6` HT MIN.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	AR	41	AZALEA X `RLH1-3P3`	BLOOM A THON WHITE REBLOOMING AZALEA	3 GAL
	BR	51	BERBERIS THUNBERGII `GENTRY` TM	ROYAL BURGUNDY BARBERRY	3 GAL
	CJ	124	CHAENOMELES JAPONICA `CAMEO`	JAPANESE FLOWERING QUINCE	3 GAL
	PO	34	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	YELLOW NINEBARK	3 GAL
	PL	434	PRUNUS LAUROCERASUS `MOUNT VERNON`	MOUNT VERNON LAUREL	3 GAL
	RS	160	RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL
	VD	63	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL
VINES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	TE	6	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE TRELLIS	3 GAL
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT** / **SPACING**
	CR	132	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL / 48" o.c.
	MC	230	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	2 GAL / 48" o.c.
	SA	93	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	2 GAL / 48" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT** / **SPACING**
	AU	5,061 SF	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL / 36" O.C.
	FS	2,727 SF	FRAGARIA X `LIPSTICK`	FALSE STRAWBERRY	4" POT / 36" O.C.
	SS	32,442 SF	SLOPE SEED MIX	SLOPE MIX	HYDROSEED
			AGROSITS CAPILLARIS	COLONIAL BENTGRASS	5%
			FESTUCA ARUNDINACEA	TALL FESCUE	40%
			FESTUCA RUBRA	RED FESCUE	25%
			LOLIUM PERENNE	PERENNIAL RYEGRASS	25%
			TRIFOLIUM REPENS	WHITE LAWN CLOVER	5%
	TH	3,116 SF	TURF GRASS	HYDROSEED	HYDROSEED
	WW	12,318 SF	WET SEED MIX SEEDED	WET SEED MIX	HYDROSEED
			AGROSITS GIGANTEA	REDTOP BENTGRASS	15%
			CAREX OBNUPTA	SLOUGH SEDGE	10%
			CAREX STIPATA	SAWBEAK SEDGE	10%
			FESTUCA ARUNDINACEA	TALL FESCUE	50%
			JUNCUS TENUIS	SLENDER RUSH	10%
			SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH	5%

AHBL
TACOMA · SEATTLE · SPOKANE · TRI-CITIES
2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

TRIAD MACHINERY SUMNER

Client:

TRIAD MACHINERY
18200 NE RIVERSIDE PARKWAY
PORTLAND, OR 97230

Project No.

2200262.40

Issue Set & Date:

CONDITIONAL USE PERMIT
11/13/2020

12/02/2020

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A
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A 12/03/2020

Revisions:

Sheet Title:

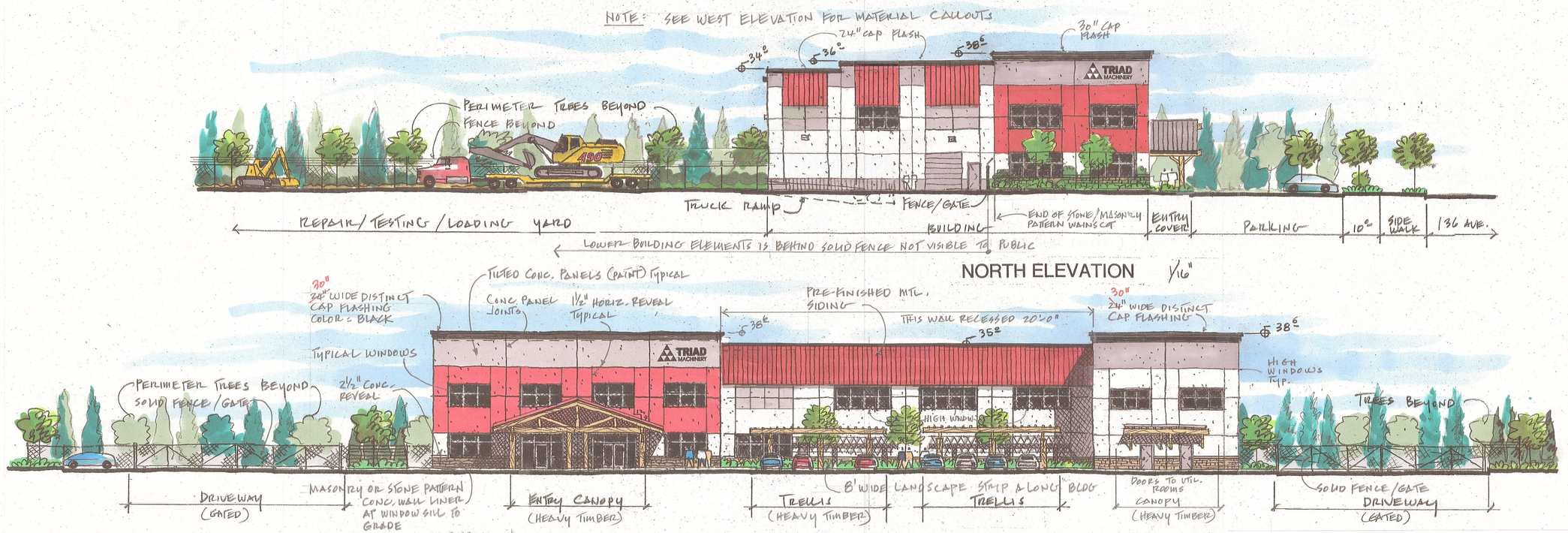
PLANTING DETAILS AND SCHEDULE

Designed by:	Drawn by:	Checked by:
SJ	SJ	SSS

Sheet No.

L1.01

2 of # Sheets



NOTE:

Hatching is used to depict shadow only unless noted otherwise. All first floor level windows and store front systems are fully transparent. All upper level windows are fully transparent except at north office area. There will have window screen device to control light when training session is in progress.

ARCHITECTS
PLLC

601 St. Helens Ave
Tacoma, Washington 98402

Phone: (253) 922-4168
Fax: (253) 922-7391

Project Title

TRIAD MACHINERY

Sumner, WA

Sheet Title

BUILDING ELEVATIONS (PRELIMINARY)

Project Number:

Date: 8-26-20 Issue Date

Drawn: CMT Author

Checked: Checker

File:

Scale:

REVISIONS:

#	Date	Description
	REV. 10/29/20	PER PLANNER'S COMMENTS/PHONE DISCUSSION
	REV. 11/3/20	PER OWNER'S REQUESTS
	REV. 11/20/20	PER PLANNER'S EMAIL COMMENTS DATED 11-25-20

Material (other than concrete) and Colors to be used For Triad Machinery project Sumner, WA

Review 2

Ideal for vertical and horizontal wall applications, ceilings and soffits.

METAL SIDING

Box Rib®

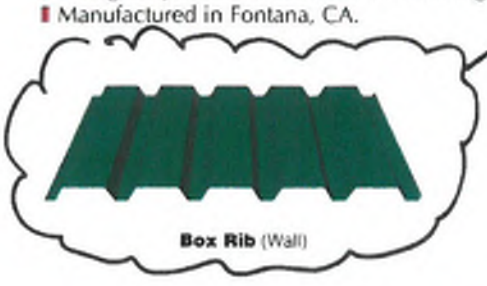
EXPOSED FASTENER PANEL

Saffron Complex | Redmond, WA

Box Rib is an economical structural, exposed-fastener wall panel with 36" net coverage that is suitable for general usage. Box Rib is ideal for vertical and horizontal wall applications, ceilings and soffits.

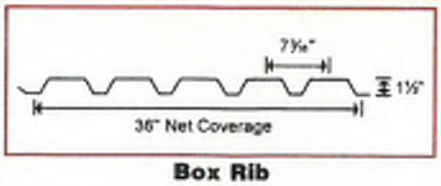
- Architectural/Structural panel.
- Superior load and span capacities.
- Recommended minimum slope of 1:12.
- Gauges: 24ga and 22ga standard. Also available in 20ga and 18ga.
- Reversed Box Rib available for roof and wall applications.
- Standard economical trim packages available.
- Crimp curving available for a unique appearance.
- Fiberglass panels are available in matching profile.
- Manufactured in Fontana, CA.

Kings County Journal Newspaper | Kent, WA



Box Rib (Wall)

Reverse Box Rib (Roof and Wall)



Box Rib

16999LP Georgia Ashlar (Modular)

16970 8" x 16" Splitfaced Stacked Block

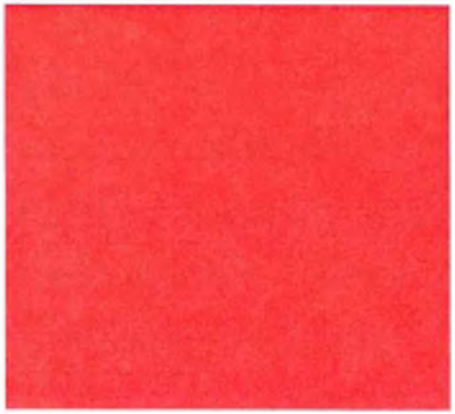
16947LP 8" Used Brick (Modular)

ONE OF THESE PATTERNS TO BE DECIDED BY OWNER

WAINSCOT

COLOR TECHNICALS

Triad Machinery uses three core colors outlined below. This includes red and should be used sparingly on digital media. The primary color invokes energy, action and passion. Using this color helps draw attention to materials and elements you want users to see.

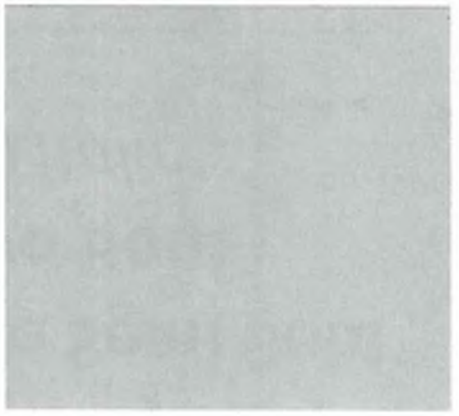


Primary Color

HEX #E4002B
PMS 185 C
RGB 228, 0, 43
CMYK 0, 100, 89, 0

Secondary Color

HEX #00000
PMS Black
RGB 0, 0, 0
CMYK 60, 40, 40, 100



Tertiary Color

HEX #B2B4B2
PMS 421 C
RGB 178, 180, 179
CMYK 28, 20, 20, 01