

PROPOSED SUMNER SENIOR AGING IN PLACE COMMUNITY

LOCATED AT THE CORNER OF GRAHAM AVE. AND MAIN ST. E.

TOTAL SITE AREA: 57,063 SF (1.31 Ac)

GROUND LEVEL BUILDING AREA: 6,630 SF (0.15 Ac)

DRIVEWAY/PARKING: 23,152 SF (0.53 Ac)

TOTAL OPEN SPACE: 27,281 SF (0.62 Ac)

OUTDOOR AMENITY AREA: 7,340 SF (0.17 Ac)

ADDITIONAL LANDSCAPED AREA: 19,941 SF (0.46 Ac)

4 STORY BUILDING WITH 41% OF THE 85 ON-SITE PARKING STALLS ON-GRADE UNDER BUILDING

66 APARTMENT RESIDENCES

GROUND FLOOR LOBBY OF 1,200 S.F. AND 2,600 S.F. COMMERCIAL SPACE FRONTING MAIN ST. E.

85 ON-SITE PARKING STALLS WITH 84 REQUIRED STALLS

HOUSING RESIDENTS PARKING: 62+ HANDICAP RESIDENTS 4/ SENIOR HOUSING STAFF 2/ GUESTS 9/
RESIDENT VAN 1/ RETAIL STAFF/ 2 ON-STREET 7

VEHICULAR ACCESS FROM GRAHAM AVE.





SECTION 19, TOWNSHIP 20 N, RANGE 05 E, W.M.

SUMNER SENIOR HOUSING APARTMENT COMMUNITY

PRELIMINARY SITE PLAN



POLE LIGHT FIXTURE

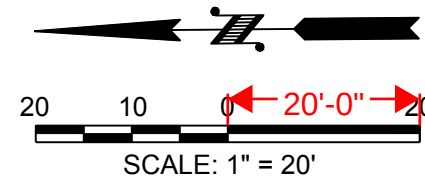
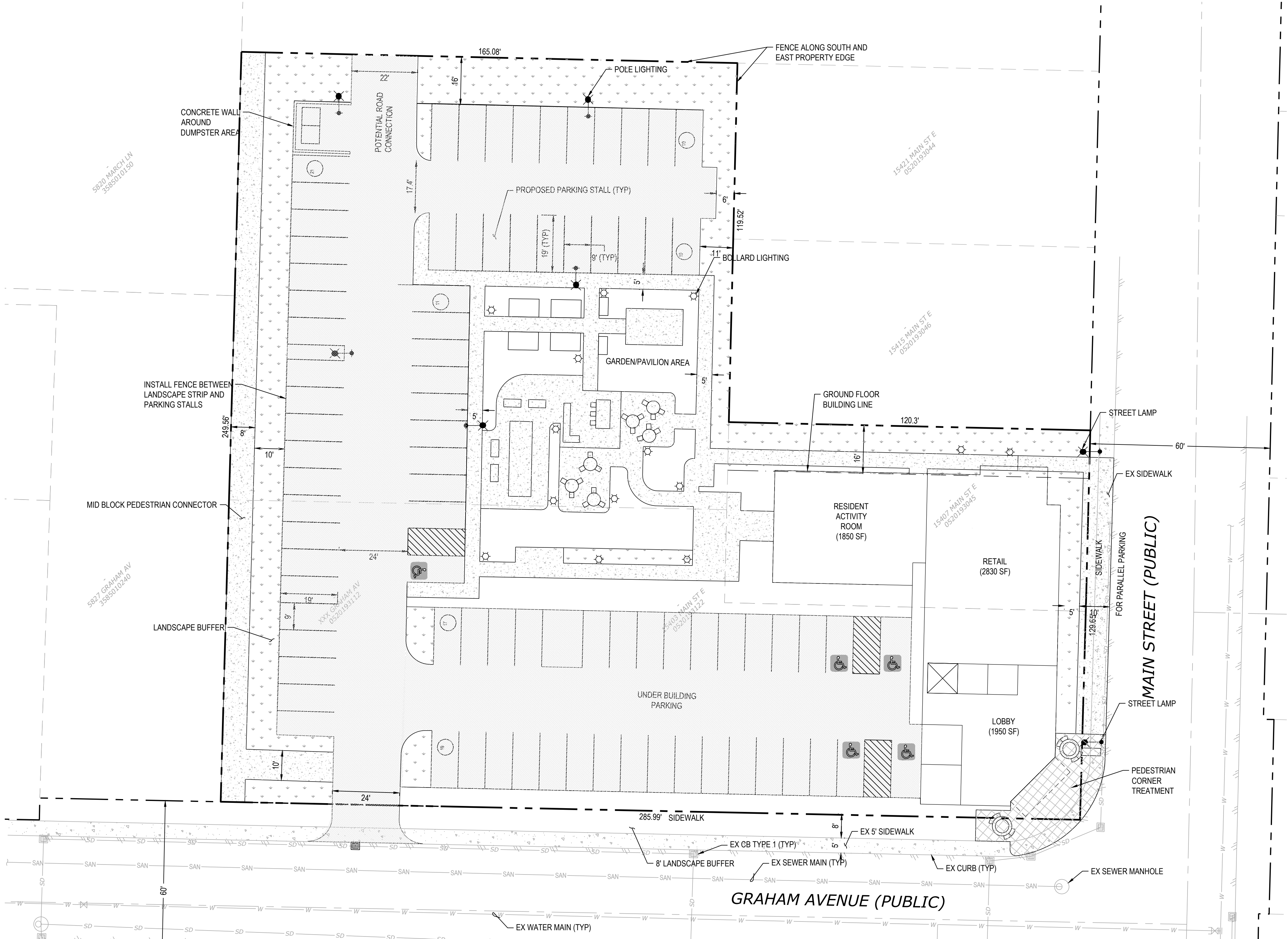


BOLLARD FIXTURE

AREAS TABLE	
TOTAL SITE AREA:	57,063 SF (1.31 Ac)
BUILDING AREA:	6,630 SF (0.15 Ac)
DRIVEWAY/PARKING:	23,152 SF (0.53 Ac)
TOTAL OPEN SPACE:	27,281 SF (0.62 Ac)
OUTDOOR AMENITY AREA:	7,340 SF (0.17 Ac)
ADDITIONAL LANDSCAPED AREA:	19,941 SF (0.46 Ac)

PARKING	
DESCRIPTION	NO. STALLS
HOUSING RESIDENTS	62
HANDICAP RESIDENTS	4
SENIOR HOUSING STAFF	2
GUESTS	9
RESIDENT VAN	1
RETAIL STAFF	2
TOTAL ON-SITE STALLS REQUIRED	84
TOTAL ON-SITE STALLS PROVIDED	85
ON-STREET PARKING STALLS	10

LEGEND	
	EX PROPERTY BOUNDARY
	EX RIGHT-OF-WAY
	EX CENTERLINE
	BUILDING
	BUILDING SETBACK
	EX ASPHALT
	EX CONCRETE
	ASPHALT PAVEMENT
	CONCRETE



SITE DATA	
PARCEL NUMBER:	0520193177, 0520193112, & 0520193122
SITE ADDRESS:	GRAHAM AVE, MAIN ST SUMNER, WA 98390
SITE AREA:	56898 SF (1.31 ACRES)

BEYLER CONSULTING
Plan. Design. Manage
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PROJECT MANAGEMENT | PLANNING & FEASIBILITY
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT
3/27/2023

CORPORATE OFFICE
5920 100th St SW, Ste #25
Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

NO.	DESCRIPTION	INIT	DATE

SUMNER SENIOR HOUSING

PRELIMINARY SITE PLAN

CITY OF SUMNER WASHINGTON

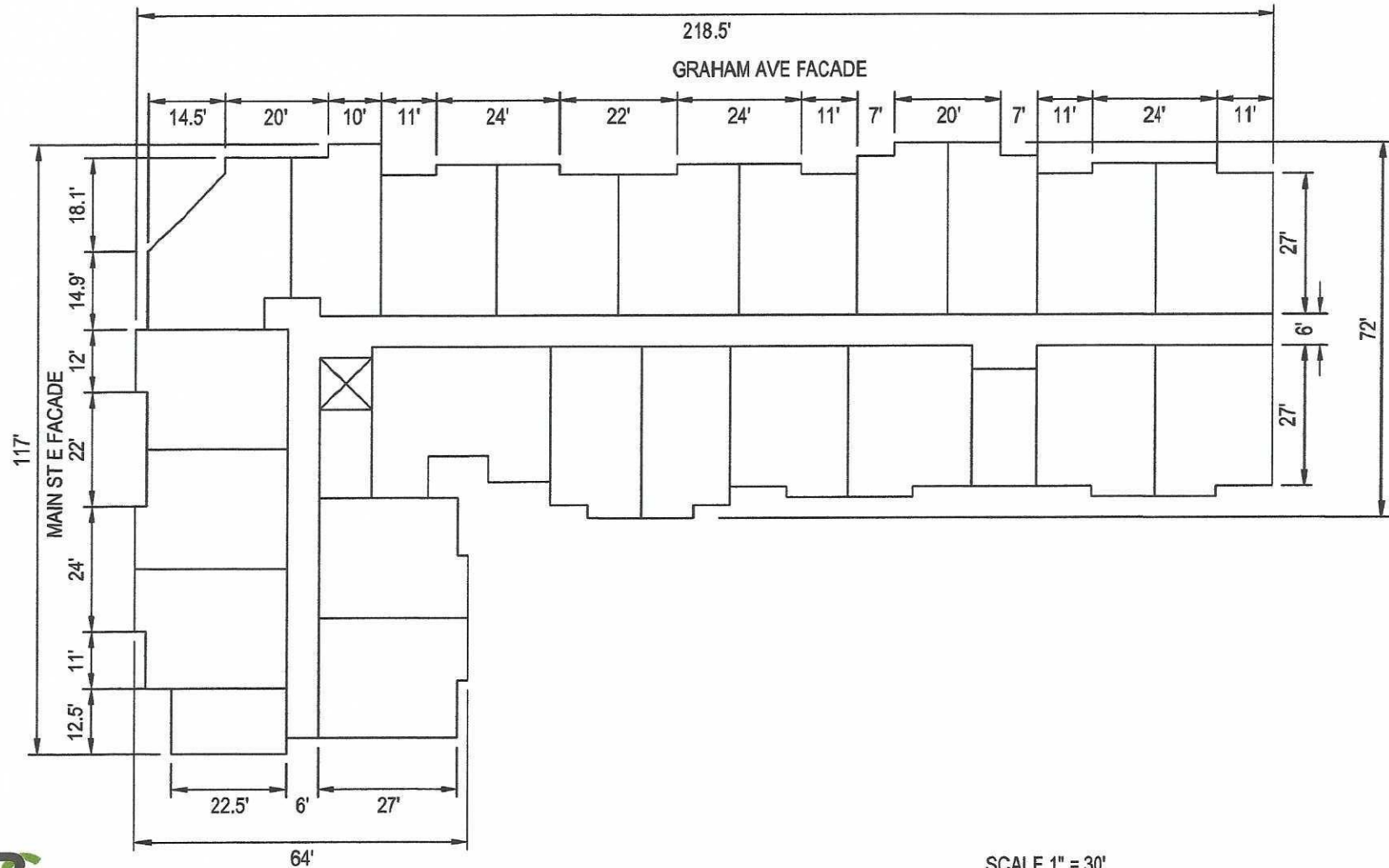
DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:	DATE:
LCB	CCB/EJM	LCB	HORZ: VERT:	3/27/2023

JOB NUMBER

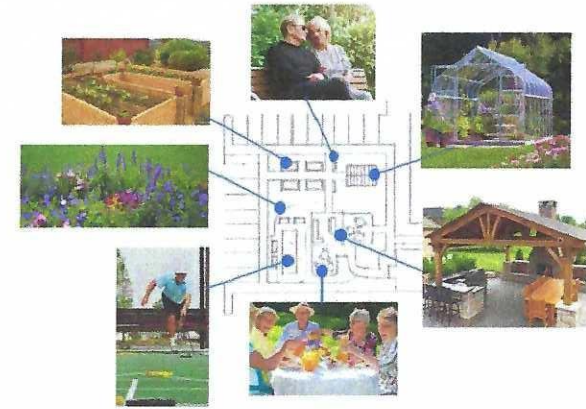
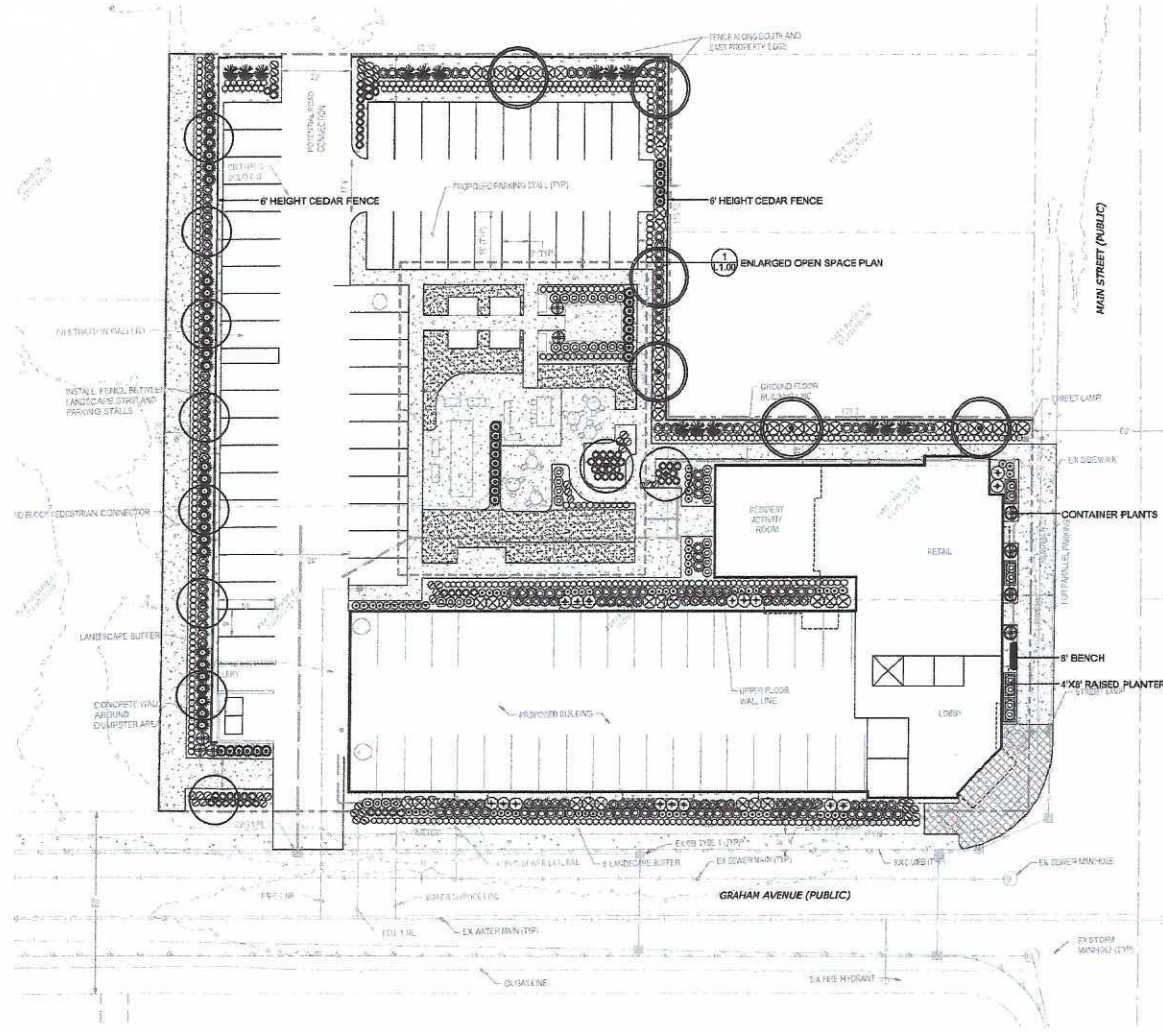
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SHEET

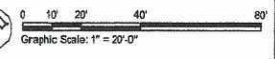
BUILDING FACADE ARTICULATION MAIN ST E & GRAHAM AVE



SCALE 1" = 30'



1 ENLARGED OPEN SPACE PLAN
GRAPHIC



Landscape Planting Plan
Exhibit 7

DATE	BY	REVISION	DATE
05/05/2011	05/05/2011	05/05/2011	05/05/2011
05/05/2011	05/05/2011	05/05/2011	05/05/2011
05/05/2011	05/05/2011	05/05/2011	05/05/2011

LYON
Landscape Architects
2111 South C Street, Tacoma, WA 98402
206-404-1111 | lion@lyonlax.com

**Summer Senior Housing
Apartment Community**
Graham Avenue and Main Street
Sumner, WA 98390
PROJECT





Summer Senior Housing
Apartment Community
Graham Avenue and Main Street
Sumner, WA 98390
PROJECT

LYON
Landscape Architects
2111 South C Street, Tacoma, WA 98402
253.478-4173 | Eric@LyonLA.com

Plant Legend and Images

PLANT	REVISIONS	DATE

L1.01 OF SHEETS

NAME	DATE	BY

100% OF PROPOSED PLANTS ARE DROUGHT TOLERANT SPECIES

PLANT LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
DECIDUOUS TREES			
2	LACERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	3" CALIPER, SPACING PER PLAN
6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CALIPER, 30" O.C., 5' GRAFT
1	STYRAX JAPONICUS 'PINK CHIMES'	PINK CHIMES JAPANESE SNOWBELL	3" CALIPER, 30" O.C., 5' GRAFT
7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY COLUMNAR GINKGO	3" CALIPER, 30" O.C., 5' GRAFT
EVERGREEN TREES			
15	CUPRESSUS X LEYLANDII	TALL SLENDER HINOKI CYPRESS	6-8" HEIGHT, 3" O.C. SPACING
28	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6-8" HEIGHT, 3" O.C. SPACING
SHRUBS			
65	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES WEIGALA	24" HT., 4" O.C. SPACING
50	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET JAPANESE BARBERRY	24" HT., 3" O.C. SPACING
31	PHORNIUM 'APRICOT QUEEN'	APRICOT QUEEN FLAX	24" HT., 4" O.C. SPACING
31	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	24" HT., 4" O.C. SPACING
15	HYDRANGEA MACRO 'ALL SUMMER BEAUTY'	ALL SUMMER BEAUTY HYDRANGEA	24" HT., 4" O.C. SPACING
44	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24" HT., 3" O.C. SPACING
54	WANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	24" HT., 4" O.C. SPACING
GROUND COVER			
64	PENNISETUM SETACEUM RUBRUM	PURPLE FOUNTAIN GRASS	1 GALLON, 30" O.C. SPACING
87	CAREX TESTACEA	ORANGE SEDGE	1 GALLON, 30" O.C. SPACING
486	ARCTOSTYLYLOS UVA-URSI	KINKY KINK	1 GALLON, 24" O.C. SPACING
43	RUDBECKIA HIRTA	BLACK EYED SUSAN	1 GALLON, 30" O.C. SPACING
HYDROSEED MIXES			
SYNTHETIC GRASS			
MISC.			
6" HEIGHT CEDAR FENCE			

LANDSCAPE NOTES AND SOIL QUALITY

- LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWELVE (12) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- CONTRACTOR SHALL PROVIDE 4" DEPTH IMPORTED TOPSOIL AT SEED MIX AREAS AND 9" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING AREAS.
- COMPACT ALL SEED MIX AREAS IN TWO DIRECTIONS WITH ROLLER PRIOR TO HYDROSEEDING.
- IMPORTED TOPSOIL SHALL BE 3-WAY MIX.
- CONTRACTOR SHALL PROVIDE 2" DEPTH FINE COMPOST MULCH THROUGHOUT LANDSCAPE PLANTING AREAS.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR AFTER APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
- TREES PLANTED FIVE FEET OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT CONTROL BARRIER.

REQUIRED LANDSCAPING MINIMUM

TOTAL SITE AREA	= 69,808 SF
REQUIRED TOTAL SITE LANDSCAPE AREA (10% OF TOTAL SITE AREA)	= 5,980 SF
TOTAL SITE LANDSCAPE AREA PROVIDED (ONLY INCLUDES AREAS OF NEW PLANTINGS OR EXISTING VEGETATION TO REMAIN)	= 12,980 SF (23%)

PLANT IMAGES



MAXIMUM BUILDING HEIGHT 46' FLOOR TO FLOOR HEIGHT



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CONSULTING

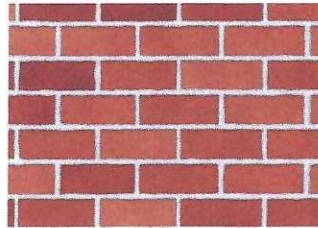
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PROJECT MANAGEMENT | FEASIBILITY | PERMIT EXPEDITING

BUILDING MATERIALS GROUND FLOOR COMMERCIAL FACING MAIN ST. E.



ENTRY DOOR & WINDOWS



BRICK PATTERN



**CONCRETE CANOPY OVER COMMERCIAL
ENTRIES & LOBBY ENTRY**

BUILDING MATERIALS PUBLIC PEDESTRIAN SPACES FACING GRAHAM AVE. MAIN ST.



**CONCRETE UNDER-BLDG.
SCREEN WALLS**



DECORATIVE PAVING



PUBLIC AREA BENCHES



**PUBLIC AREA
PLANTER**

BUILDING MATERIALS UPPER FLOORS FAÇADES



RESIDENTIAL WINDOWS



**FRC INSULATED WALL
PANEL**

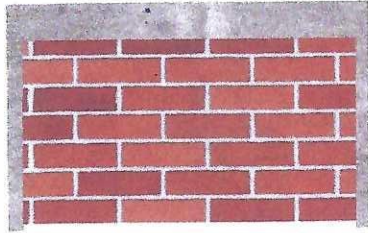


**BOLT-ON ALUMINUM
BALCONY**

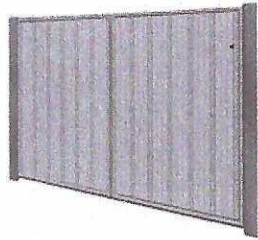


**TPO SINGLE PLY
ROOFING WOOD TRIM**

BUILDING MATERIALS SITE



DUMPSTER WALLS



SELF-CLOSING
DUMPSTER ENCLOSURE

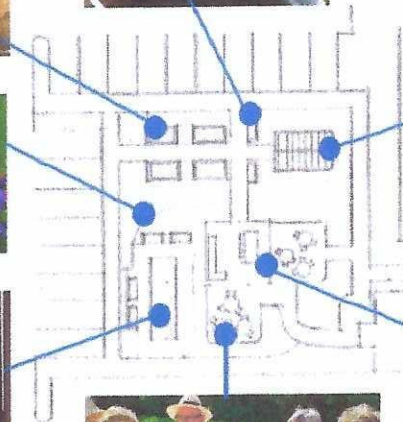


POLE LIGHT FIXTURE
ARIA CALIFORNIA
MODEL



BOLLARD FIXTURE
ARIA LED

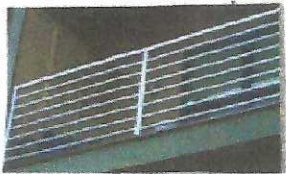
OUTDOOR AMENITY SPACE



MAIN ST E ELEVATION FACADE MATERIALS



BOLT-ON BALCONY



WHITE VINYL WINDOW

WHITE VINYL OR ALUMINUM
WINDOW (TYP)
GROUND UNITS ONLY

FRC PANEL



FRC PANEL



5' CONCRETE OVERHANG
AT ENTRANCES

BRICK



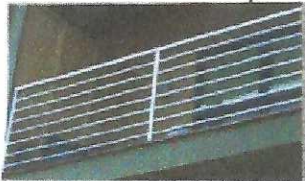
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PROJECT MANAGEMENT | FEASIBILITY | PERMIT EXPEDITING

GRAHAM AVE ELEVATION FACADE MATERIALS



BOLT-ON BALCONY



WHITE VINYL WINDOW

FRC PANEL



FRC PANEL



3' LIGHT GRAY CONCRETE SCREEN
WALL w/ LIGHT GRAY COLUMNS
AS SHOWN ON COLORED ELEVATION

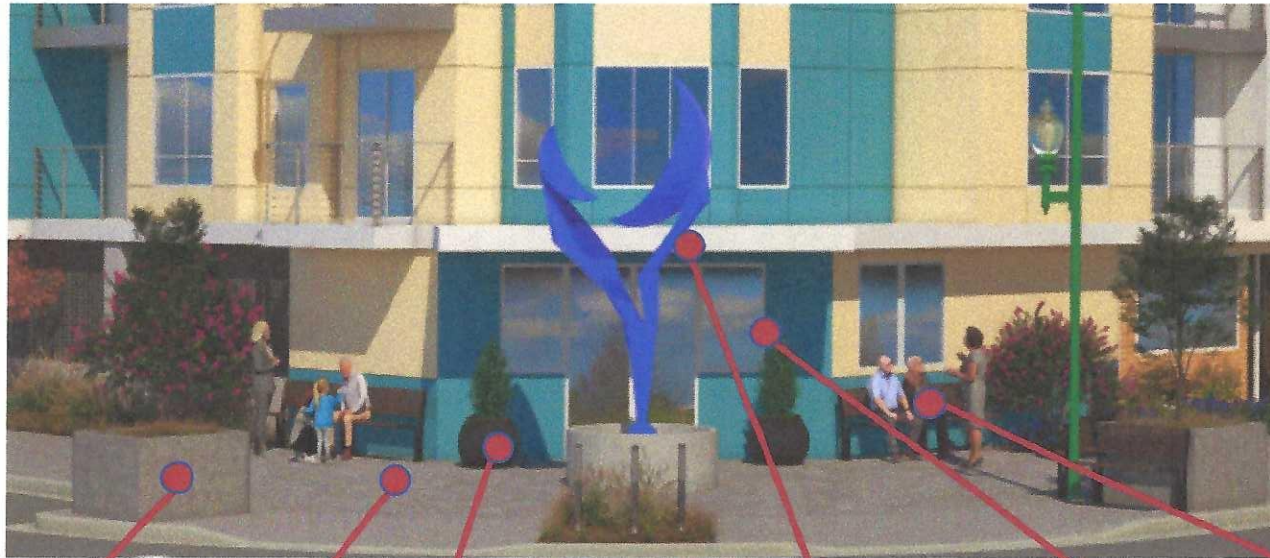


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Plan. Design. Manage

CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PLANNING
PROJECT MANAGEMENT | FEASIBILITY | PERMIT EXPEDITING

FEATURES CORNER PEDESTRIAN ORIENTED SPACE



**RAISED BED
PLANTERS**



**DECORATIVE
PAVING**



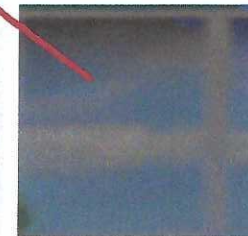
**RAISED
PLANTER
POTS**



SCULPTURE



LOBBY ENTRY 5' OVERHANG

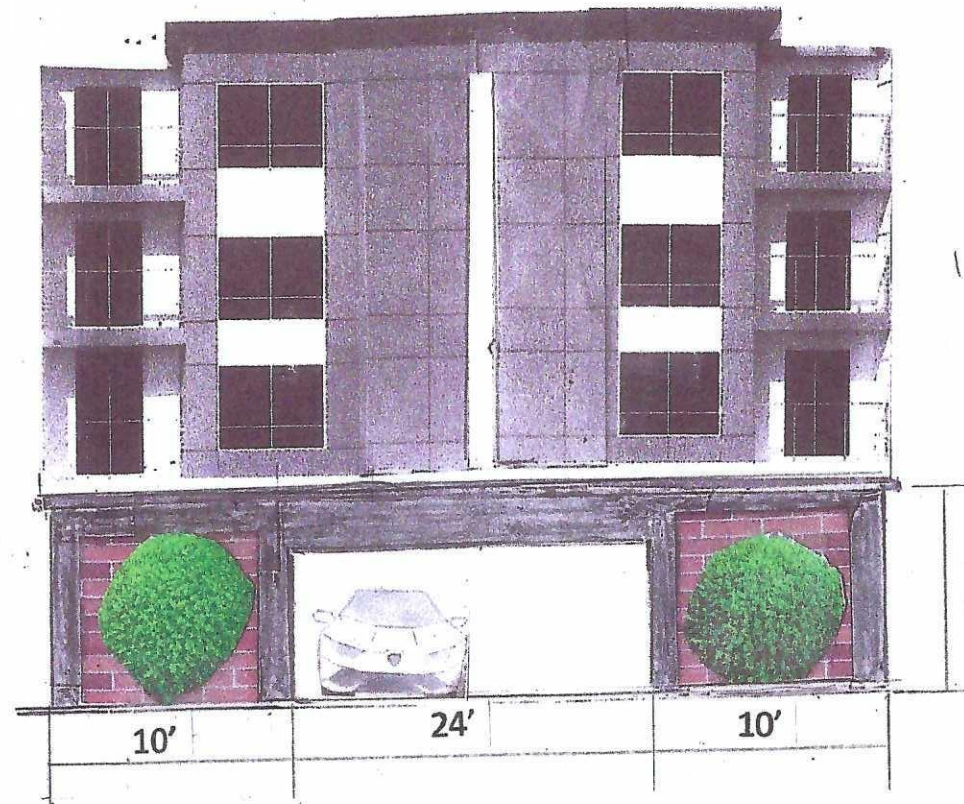


**ALUMINUM DOORS &
WINDOWS 75%
WALL TRANSPARENCY**



PUBLIC BENCH

UNDER-BUILDING GARAGE ENTRY



BRICK SIDE WALLS WITH CONCRETE BORDER
DECORATIVE LANDSCAPING SCHRUBS



1104 MAPLE STREET, SUMNER WA 98390

COMMUNITY DEVELOPMENT DEPARTMENT

253-299-5520

REPORT TO THE DESIGN COMMISSION *from the DEVELOPMENT SERVICES DEPARTMENT*

Project Number:	DR-2023-0004
Project Representative:	Synthesis-Interests 1610 33 rd Avenue Seattle, WA 98122
Project Address:	15403 Main Street E Sumner, WA 98390 (Parcel# 0520193122) and parcels 0520193045, 0520193112 and 0520193177.
Project Components:	Design Review for construction of a senior apartment community, within a new 4-story apartment building approximately 15,00 SF building. Project includes on-site parking, commercial required pedestrian spaces, on-site common open space and site landscaping.
Related Permits:	SEPA, Planned Residential Development Permit, Boundary Line Adjustment, Demo, Civil and Building permits required.
Date of Meeting:	April 12, 2023
Staff Representative:	Chrissanda Walker– Associate Planner
Attachments:	Site Plan, landscaping plan, building elevations, building renderings and building material list.
Recommendation:	Recommend to approve with conditions

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The project site is approximately 1.3 acres in size, it currently consists of 4 parcels for a total of 57,063 square foot. The existing site comprises of mostly undeveloped lands, with a vacant commercial building at the corner of the main parcel. These parcels are situated along Main Street and Graham Ave, located to the East of the Main Apartment projects and the Top-Down Brewery location. The site is zoned general commercial (GC), within the East Main Street Design Strategy area and contains a large parcel zoned under the East Sumner Urban village (ESUV) overlay. This project is regulated by the various applicable

SMC development standards, including but not limited to SMC 18.16, SMC 18.30, 18.43 and Chapter 2 and 3 of Sumner's Design and Development Guidelines. Neighboring parcels to the north are zoned MDR just outside of the ESUV overlay, immediate parcels to the south and west are zoned GC, within the ESUV and parcels located West are GC within the East Main Street design strategy.

b. Proposal Description

The project involves construction of a new senior community center, within a 4-story building that provides 15 studio apartments, 48 1-bedroom units and three (3) 2-bedroom units for a total of 66 units proposed. Approximately 20% of the total units will be designated as affordable units. The building is proposed with an indoor common area for resident use, a ground story leasing office adjacent to a 2,000 square foot space for retail/commercial along the street frontage on Main Street. The site includes a large out-door community amenity space, approximately 7,340 SF in size equipped with a garden pavilion structure, outdoor seating, benches and landscaping. The project includes 85 on-site parking, with 36 stalls located within under-building structured parking, and 52 surface parking stalls located behind the building and towards the rear of the site.

c. Site Description

The site contains mostly vacant lands with an abandoned commercial use building on the corner parcel. There are existing curb cuts and slab material to be demolished. The site is relatively flat and contains no known wetlands.

d. Vicinity Description

Located to the West is the Main Apartments zoned within GC, to the north are existing SFR development zoned MDR, immediately adjacent to the East are existing commercial uses zoned GC and directly across Main Street lies an existing multi-family development within GC zoned.



Zoning Map

II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned General Commercial (GC) within the East Sumner Urban Village overlay, and is evaluated by the Commercial section, chapter 2 of the *Design and Development Guidelines*. This project will involve a planned residential development to allow a senior housing proposal within General Commercial zones. As a multi-family development, this project will also be evaluated by applicable sections from the *Multi-Family Guidelines*, Chapter 3 of the *Design and Development Guidelines*.

Review Section 1: General Commercial – East Sumner Urban Village overlay

2. Commercial Guidelines

- 2.1 Site Design and Parking
- 2.2 Pedestrian Access and Amenities
- 2.3 Building Character and Massing
- 2.4 Building Details and Materials
- 2.5 Streetscape and Landscaping

Applicability

The design guidelines apply to all new development and re-development within the General Commercial (GC), Interchange Commercial (IC), Neighborhood Commercial (NC), and Mixed-Use Development (MUD) zones unless specifically noted. For example, there are some guidelines that apply only to properties fronting on East Main Street. In such instances, the text in the guideline will clearly spell out what properties are applicable.

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

District Objectives

GC, General Commercial District

The GC district is intended to provide for retailing and other commercial services that serve the large market area surrounding the Sumner community. In this respect, GC district regulations are intended to accommodate conventional commercial development that is typical to urban areas such as shopping centers, commercial malls and office complexes. While such commercial developments usually rely upon the automobile as their principal source of access, they should be designed to encourage pedestrian access.

ESUV, East Sumner Urban Village Overlay District

The ESUV district is intended to be a neighborhood-oriented area with a mix of residential, commercial, and civic uses that serve the neighborhood and the larger region with goods and services. The area features a wide range of types of residences, from single-family, to townhouse and multiple-family residential buildings. Motor vehicles are accommodated in the street designs and parking areas, yet the ESUV district strongly promotes a pedestrian scale through streetscape improvements, sidewalks, building locations, signage and pedestrian oriented development. An improved street grid system provides efficient circulation and supports transit.

Though it features urban uses and development types, the neighborhood retains much of its original open character through landscaping and protection of the natural areas around Salmon Creek

Permitted Uses

Senior Housing in the GC District:

SMC 18.16.040 Senior housing is a permitted use in the GC district, except that single-family homes, zero lot line homes, cottage housing, duplex dwellings, and townhomes for seniors are allowed only as a secondary use in a development that is primarily senior apartments. Senior housing may be located on the ground floor, and is not required to include commercial uses; provided, residential uses are not allowed on the ground floor fronting Main Street East/60th Street East. Development standards for senior housing may be modified through a planned residential development permit pursuant to chapter 18.24 SMC.

2.1 Site Design and Parking

2.1.1 Building location guidelines. All non residential buildings located along East Main Street shall be placed up on the edge of the sidewalk and shall feature a pedestrian oriented façade.

The proposed development includes a 4-story senior apartment building with a ground story mixed-use space along the primary street fronting side of the building. Senior housing is permitted residential use in the general commercial zone through the approval of a Planned Residential development permit. Pursuant to SMC 18.16.040(B), residential uses are not allowed along ground floor areas fronting Main Street. To meet the intent of this location requirement per the code, the project proposes to locate the apartment lobby area at the ground floor and adjacent to a separate commercial/retail space totaling 4,780 square feet of non-residential spaces. The location of uses satisfies the intent of the code, and for the purposes of this guideline this building is considered mixed-use.

Under this building location guideline, mixed-use buildings may be placed up to the edge of the sidewalk only if they feature a prominent pedestrian-oriented façade. Specific characteristics to qualify as a pedestrian oriented façade include locating the primary entrance on the front facade, providing transparent windows and/or doorways along a minimum of 75 percent of the ground floor façade between a height of 2 feet to 8 feet above the ground floor and including weather protection at least 5 feet in width at a height accentuating the design of the structure while providing protection to the pedestrians along at least 75 percent of the facade width. These parameters create an attractive pedestrian space to access the commercial entrances located adjacent to a sidewalk. If mixed-use buildings are not located up toward the sidewalk, then they must feature at least 10 feet of Landscaping type C or pedestrian -oriented space between the sidewalk of property line.

The site plan shows the required 10-foot-wide sidewalk along Main Street and a proposed building setback of 5-feet and this is not consistent with the above evaluated building location guidelines. Reduced setback would be considered, provided the proposed landscaping and building design treatments add visual interest to the street and create a comfortable environment for pedestrians. Evaluation of the proposed front facade are as follows:

The total length of the front facade of the building extends 117 feet along Main Street. The ground floor height proposed is 14 feet, thus the total ground floor area equals approximately 1,638 square feet. The front elevation shows two (2) separate commercial entrances fronting Main Street with 5-foot-wide concrete overhangs above

all entrances. There are large picture windows on either side of the street fronting doorways, and the overall transparency along the ground floor should equal a total area of 1,228 square feet to meet the 75% transparency requirement.

For the design commission to approve an exception to this guideline, consider the following special standards that qualify a reduced setback:

- i) All buildings within 5 feet of the sidewalk should provide a minimum transparency of 50 percent for the ground floor façade between 4 and 8 feet above the sidewalk level;
- ii) Low level landscaping elements are typically 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 project proposes to add two raised planter pots at the notched entrance on each side of this main entranceway, and 8-foot-wide benches proposed along each street facing façade. The project will provide pedestrian corner treatment further evaluated under These elements are great pedestrian features to include along the main entrance. Any proposed raised planters within the ROW are not reviewed under this guideline, and could require ROW occupancy agreements, approvals sought through the Public Works department.

In order to comply fully with these guidelines, staff would recommend that the design of the raised planters be complimentary to the brick facades and the distinction of the awning material be further clarified. There is a concrete overhang that appears to provide weather protection at least 5 feet in width along at least 75 percent of the total primary street facing façade. A distinguished awning material and design should be utilized above the main entrance. To approve the reduced setbacks and as a condition of approval, a pedestrian oriented façade along Main Street shall include raised planters constructed with stone or brick material that will be complimentary to the building design and this project shall provide at a minimum 50% transparency for the ground floor façade between 4 feet and 8 feet. This guideline is satisfied 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 (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 treatments on the secondary street meets the intent of the guidelines.
- b) The façade must have transparent windows and/or doors covering at least 25% of the ground floor façade 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 buildings and landscaping design provide visual interest and create a comfortable pedestrian environment.

The site is located at the corner of Main Street and Graham Ave and proposes a main entrance at a well-designed notched corner of the building; this serves as the primary entrance of access for residential use. At the notched building corner, the total transparency at the ground story façade appears to be about 75% with a proposed double door and two tall windows on either side of the door. The main entrance to the leasing office and to the proposed commercial spaces have direct connections to the public sidewalk and under DG 2.1.1, at least 50% of the street facing façade at the ground story will exceed the transparency requirements herein this guideline. The location of the building entrance also satisfies building orientation requirements consistent with

design guideline 3.5.1 under multifamily design guidelines, which requires pedestrian entrances to face the street and be clearly visible. This guideline is satisfied.

2.1.3 Parking location guidelines. Parking should be located behind structures, away from streets. Specially:

- 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 vehicular access. Design elements must be included to screen parking areas and maintain visual continuity along the street.
- c) For properties in the IC zone (does not apply)
- 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.

Parking is located behind the structure on a surface lot and proposed structured parking under building which gains access from the secondary street, Graham Ave. The driveway width meets the minimum required width of 24 feet. Per subsection d) above, structured parking may occupy up to 75% of the street frontage on the secondary street. The total length of the frontage along the secondary street Graham Ave measures approximately 278 feet, excluding the portion of the walkway to be dedicated as a public mid-block connection. Under condition # 17, there will be dedication requirements and specific conditions to establish the standard for this mid-block connection, pursuant to SMC 18.30.100(E). The length of structured parking along the secondary street frontage does not exceed the 75% allowance. Structured parking is not proposed along the primary frontage. This guideline is satisfied.

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.
- c) Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest as determined by the Director and as recommended by the Design Commission.

For the parking lot screening, the intent of this guideline is to address screening between the sidewalk and the parking areas along Graham Ave. Building elements may be further discussed in other design guidelines to accentuate the structured screening. For the purpose of this guideline, the visible relationship between parking area and sidewalk will be evaluated. Between the sidewalk and the under-building parking area the project proposes an 8-foot-wide landscape buffer, which provides adequate distance from the 5-foot-wide sidewalk along Graham Ave. The total length of under building parking is approximately 218 feet, which occupies

roughly 76% of the secondary street frontage, Graham Ave. Within this portion of 8 feet wide of landscaping along the western façade of the structure, it appears that Type C landscaping is not proposed, which would call for trees to be planted at 20 feet on-center with a minimum 2" caliper at installation. Above this landscaped area is the extended concrete canopy ledge, which may interfere with tree growth. To enhance the screening between the sidewalk and the under-building parking areas, the project should install a trellis for climbing plants to add vertical landscaping where trees would not fit.

Surface parking is proposed in the rear, parked in parallel orientation with the street. The first surface parking stall from Graham Ave is setback approximately 20 feet from ROW, with the opportunity to provide dense landscaping and installation of a walkway for internal circulation, between the ROW and the surface parking area. If pedestrian utilization is desired at this corner, and for the purposes of parking lot screening, the project should aim to meet subsection c) of this guideline, by installing an elevated planter with ledges that are approximately 12 inches in width to double as seating within this NW landscape corner. As a recommended condition of approval, an elevated planter with ledges should be constructed of brick, stone, or decorative concrete that is complimentary to the overall building design. This would provide visual interest and enhance pedestrian utilization, while helping to define the street edge and satisfying this parking lot screening. Further parking lot screening around the rear of the lot, which will face the new public-mid-block connections, will include a fence line proposed between the landscaping strip and parking stalls. The construction of the fence provides adequate screening of parking and would allow for the reduction of the landscape buffer to a minimum of 5 feet. Evergreen tree species are called out under another guideline to be installed along this buffer, so at the very least this landscape buffer should be reduced to 8 feet wide in order to comply with condition #19 below regarding the mid-block connection development. The width of a new mid-block connection shall be a minimum of 10 feet. Maintaining Type B or C landscaping within the buffer will provide necessary screening to meet the intent of this guideline. As conditioned, 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 shall comply with the East Main Street design strategy requirements of the cross-access connection per SMC 18.43. The proposed 24 feet wide driveway is positioned in the location specified by code to provide cross access through this parcel onto the adjacent property.

vehicles and all easement, and agreements and stipulations shall be provided. Future development of the adjacent site can be stipulated within the required easement to provide unified access and circulation within the East Main Street Area. Per SMC 18.43.100, prior to building permit issuance, property owner shall grant an easement, running with the land allowing public ingress and egress from the other properties in the affected area and, where applicable, to East Main Street. At site development permits, stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access. The Director may be able to approve temporary features installed to temporarily block access until future development of adjacent site. As a condition of approval, provide the easement agreement that reflects the cross-access connection proposed, 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 .0**
- b) 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.**
- c) **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.**
- d) **Properties within the East Main Street Area shall provide vehicular access per SMC 18.43.**

Vehicular access for this site will be gained through one curb cut located on the west side, along Graham Ave. The proposed width is 24 feet which meets minimum requirements. This project complies with subsection c) of this guideline. Under SMC 18.43.050 B. When major new construction occurs on a corner property all access rights along the frontage of East Main Street shall be dedicated to the city, and all other pre-existing driveways and curb cuts shall be removed and new curb, gutter, and sidewalk shall be installed. The project satisfies this portion of code, and 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.**

The main entrance for this project is located at the corner and the building step backs approximately setback 20 feet from the corner property line, and a 5 foot wide awning is proposed along the entire entrance façade, which measures approximately 23 feet long. This provides for adequate pedestrian-oriented space to be developed at this street corner and further evaluated under DG 2.2.5. The building also uses modulated step backs to provide visual changes at corners. This guideline is met.

Please note: The project proposes to install an art piece at the street corner, and the details of that piece have not been evaluated. Concerns about setback and from the sign code, franchised artworks would not be permitted. Through the PRD process, community engagement can solicit the type of art that could be compatible for the street corner design, subject to Public Work ROW requirements and approvals. Under the sign code, sculptures are exempt from sign regulations per SMC 18.44.030(J), it provides that sculptures, fountains, mosaics, murals and design features which do not incorporate advertising or identifications.

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 to be 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 project proposes to locate an enclosed trash receptacle approximately 318 square feet area within the rear parking areas, minimizing the proximity to adjacent residential units. This is a desirable location for these services as it's the least impactful to residential uses and neighboring properties. As a condition of approval, a self-closing gate shall be equipped in the front of the trash enclosure.

Any other service areas or exterior equipment will need to meet these guidelines for location and screening. At the time of building permits, identify locations of rooftop mechanical equipment that is designed to be an integral element of the building, with the use of complimentary building materials and colored to match. At time of building permits, show locations of exterior mechanical to be screened as necessary and operations of such equipment shall conform to SMC 18.16.080(A) as indicated within this guideline. 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 project proposes a single building approximately 15,000 SF in total size. This guideline is not applicable.

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.

The project proposes clear and direct pedestrian access to the sidewalk; at the main entrance the pedestrian corner treatment proposed decorative paving to emphasize the pedestrian connection and enhance a commercial feel along the street. Any paving proposed within ROW shall meet the City’s Public Work development standards. The exact dedication of ROW to be acquired at this corner is not yet known and must be confirmed with City Engineering. Applying decorative paving on private property in this location could work. From Main Street, the project includes a 5-foot-wide walkway that extends from the sidewalk along the side yard setback along the East property line. This 5-foot-wide walkway continues to circulate residents towards the parking area and to access common outdoors areas which includes the garden pavilion, outdoor seating and pedestrian scaled lighting.

There is a proposed 10-foot-wide walkway that connects pedestrians from the parking area towards the proposed mid-block connection running along the northern property line. Where this 10-foot-wide access connects to vehicular ways, per subsection e) a paved crosswalk across the parking area shall use contrasting paving materials that differentiates it from the parking lot. Staff would also recommend relocating this proposed connection to be more central and potentially connect across to the proposed 5-foot internal walks along the rear/side of the building. For this project, to protect the internal circulation adjacent to parking, on site development permits wheel stops shall be installed along walkway, to prevent vehicles protruding onto the walkway. As a condition of approval, wherever pedestrian walkways cross through parking and/or drive aisles, crosswalks will be required that are constructed with contrasting paving materials that differentiates it from the parking lot. As conditioned, this guideline is satisfied.

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 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 internal pathways proposed satisfy the minimum 5 feet width and internal pathways were further evaluated under the design guideline 2.2.1 satisfied as conditioned. Subsection b) of this guideline pertains to internal pedestrian pathway along the mixed-use façades that are not adjacent to the street. Along the East the building is setback 16 feet from the property line, and total width of this façade facing east is approximately 95 feet, which would not trigger subsection b) of the guideline. There is a 5-foot-wide internal pathway which connects from the sidewalk along Main Stret, and towards the resident garden area. The outdoor garden/amenity area is shown to be approximately 7,340 SF. Since this space is intended for resident use only, there is no need to evaluate increasing the widths of any of these internal walkways proposed. Adequate circulation is shown for movement and connection. 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

This project does not propose a secondary commercial entrance. Potential for a future secondary retail use and entrance could be located at the Southeast corner of the building, or along the East side which would then need to incorporate the elements of design as mentioned within this guideline. At this time, no further evaluation is needed under this secondary entrance guideline.

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*.

This project by nature and location, is required to ensure there is non-residential uses along the street at the ground story, per SMC 18.30.090(E)(2)(b). To satisfy the code, the project includes the prospect for future retail/commercial use within a space approximately 2,830 square feet in size. Per this commercial guideline, at the minimum the pedestrian-oriented space should be a total of 1,133 square feet. At the corner main entrance, the project proposes decorative paving and provides outdoor seating area that could qualify this space as pedestrian oriented, satisfying at least 1,000 square feet. At site development permits, total area designated as pedestrian—oriented space shall be delineated. Future retail/commercial space is located at the eastern end of the building, with a direct connection to the sidewalk along Main Street. At this east corner, where the 5 wide walkway is proposed to connect from the sideway back to the rear garden area, a small 200-300 square foot area of pedestrian oriented space could serve as a great transition from public to private space use. Because a separate commercial space is not required to be a part of this senior housing project staff will not be recommending an increase in the area of pedestrian oriented space. At the minimum, to qualify the main entrance as pedestrian- oriented space, the project shall provide decorative building-mounted lighting at the main entrance and the commercial entrance along the street fronting façade, no more than 14 feet in height. As conditioned, this guideline is satisfied.

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.

Under the building materials exhibit provided, the project shows two proposed lighting examples, pole light and bollard fixtures constructed of black steel or aluminum material. The bollard light fixtures are proposed within the outdoor garden amenity area, which is satisfactory for pedestrian use. There are 5 parking lights proposed as the black pole lights and will be limited to the height limits provided herein. As a condition of approval, at site development permits project shall provide a lighting plan and details consistent with this guideline. This guideline is satisfied.

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.

No Franchise or corporate architecture is proposed as part of the development. This guideline is not applicable.

- 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 has frontage along Main Street and Graham Ave, proposed at a 4-story height which creates high visibility at the street facing façade. With a design that accentuates the corner of the building, the project overall does a good job carrying design elements along the street fronting sides of the building. Carrying brick material around all façades of the building will satisfy the intent of providing equal design considerations to any facade that would be visible. As a condition of approval, the East elevation which is not shown shall include brick materials along the ground story. 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.

Fiber reinforced concrete panels are used, contains a mix of cement, mortar or concrete. The project proposes two different stained options for the overall design,

2.3.4 Facade articulation in the NC and MU districts, facaded awnings s 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.

The Main Street facing facade (south elevation) includes the use of windows and storefront entrances that reinforce the patterns of storefront spaces along the ground story. The proposed design incorporates the use of brick and the FRC panels to provide a mix of materials. Changes in building materials and increasing window transparency may not be adequate enough to qualify under this guideline. Articulation should be encouraged with a change in the canopy line. Cantilevered awnings above the commercial storefront entrances can break the straight line of the concrete overhang and as discussed under building details guidelines below would qualify as a decorative item. Staff would recommend that a change in the canopy line and material type should be shown above the main entrance and the commercial entrance to emphasize the façade articulation. As conditioned, this guideline is satisfied.

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 west facing façade along the secondary street frontage presents an opportunity for a reinforced pattern and change in style or materials along the structured screening of the under-building parking. This façade does not contain a pedestrian entrance and the concrete overhangs are presented along this façade above the ground story. This treatment creates the appearance of a storefront feel, between the grey columns shown. The opening patterns along the structured parking will be further evaluated under the multi-family design guideline DG 3.5.5 for common garage design. The overall façade above the ground story along this west elevation sees a change in building materials between the use of FRC panels using 2 contrasting colors, how they are placed on the building you can see what spaces are private open space and what walls are for units. Changes in building material also occur with the use of aluminum balcony railings and white trim windows that provide adequate articulation methods that meet the intent of this guideline. Further evaluation from the design commission will seek to clarify the recommendation of any building material changes along the non-residential portion of the building. 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.

The design of the building incorporates adequate roofline modulation. With an overall height proposed of 46 feet, this exceeds the base height allowed in the GC/ESUV zone set at 45 feet. Through the planned residential development review, this height adjustment can be requested by the hearing examiner. Any proposed rooftop equipment may be further evaluated at that time, however this design review will call for additional rooftop items to be designed integral to the building. This guideline is met.

2.3.7 Maximum Façade Width

This guideline is not applicable. The maximum façade width facing main street is 117 feet which falls just under the maximum length of 120 feet. The main street facing façade also features a pedestrian-oriented façade and warrants no further application of this guideline. The façade width along the secondary street measures 218.5 feet long, however the total floor area of this multi-story building is not greater than 50,000 SF as determined to be the trigger to employ modulation at least 20 feet deep through all the floors. 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.

The project proposes a first story height of 14 feet which meets the intent of this guideline. 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.

The ground story elevation along the street includes a proposed use of red brick pattern around the base of the ground story, with a mix of fiber reinforced concrete. Staff would recommend that brick material be utilized along the entire ground story. Concrete overhangs above appear to extend all along the facades to provide a break at the first-floor height. The middle stories incorporate one material type for the building façade, FRC panels in two-tones, cannery yellow and a turquoise blue. Vertical articulation through the middle of the building includes some material changes with the use of the railings along the balconies, and designing portions of the building to be setback increases modulation. Along the top of the building, rooflines are sloped along various sections of the building that provide adequate vertical articulation. 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.

This project meets the intent of the blank wall design guideline, including the building materials anticipated along the garage entrance located in the rear. This guideline is satisfied.

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, belt course, 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.

Under this guideline, the project needs to demonstrate that 1 detail from each section above is applied to the mixed-use portion of the building. An art sculpture is proposed at the street corner, however it is not located on private property, thus would not qualify under this guideline. Further, ROW occupancy for the proposed sculpture location will need to be discussed with the Director and Public Works. Because the elevations do not clearly show the extent of brick to be utilized, staff would recommend that brick be used in a decorative manner and be applied around the entire main entrance and provide a natural transition between brick and FRC panel materials. Another element that the project could employ is to erect a steel canopy over the commercial entrance, as recommended under the façade articulation guideline, the use of a cantilevered steel awning would qualify as a building detail item. Finally, other elements such as trellises that are recommended to be utilized along the secondary street frontage or affixing a decorative kick plate at the main entrance door would count as the final required item, to meet the intent of 3 building details required under this guideline. Staff will place a standard condition which solicits options for narrowing down a specific condition to apply to this project. As conditioned, 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 overall building material type used on this building are FRC panels, which are fiber reinforced concrete panels, steel materials encased in concrete. This is a siding material that contains energy efficiency components that may be utilized in performance calculations. There can be different types of finish on these panels and the material itself is quite durable. The base of the buildings include the use of concrete along the under-building parking area and incorporation of brick materials along the ground story level, at the rear parking garage entrance and as conditioned above, to solicit points for decorative elements, apply brick over the main entrance. Other durable materials can be seen with the proposed landscape planters, steel and wood benches and aluminum patio railings. The building materials used satisfy the intent of this guideline. Clarifying the type of finish on the FRC panels may result in a clarifying condition. 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 these materials are proposed. This guideline is satisfied.

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.

CMU is proposed as the base for the structured screening façade along the west elevation. The height proposed is 3 feet in height and would likely be hidden behind lush landscaping. The use of colored mortar that tied in with the architectural treatment of the building could be incorporated. Because CMU walls are not proposed, this guideline is not fully triggered for review. This guideline is satisfied.

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 not proposed as walls on any of the facades. This guideline does not apply.

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.

Specific EIFS or other troweled finishes have not been called out or proposed on this design. This guideline is not applicable.

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.

Year of construction plaque will be conditioned to be shown at building permits and shall be of cast metal material and set on stone or brick material integral to the building design. This guideline is satisfied.

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.

Color palette proposed includes 2-3 colors, with the 2 contrasting tones along the FRC panels, and integrating concrete and brick material. 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.
- 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

No restaurant uses are proposed or required to be included within this project. This guideline does not apply.

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. Specifically, one or more of the desired amenities listed below must be included for each 60 lineal feet (on average) of street frontage. The type, location, and design of chosen amenities must contribute to a well-balanced mix of features on the street, as determined by the Director. Developments with greater than 120 linear feet of frontage shall include at least one amenity from Category II below. Desired amenities include:

Category I:

- a) Pedestrian furniture, such as seating space, approved trash receptacles, and consolidated newspaper racks, and drinking fountains (each piece of furniture may count as an amenity element). The design of such furniture should be compatible, durable, and located to minimize impacts to pedestrian movement on the sidewalk. Seating areas and trash receptacles are particularly important where there is expected to be a concentration of pedestrian activity (such as near major building entrances and transit stops) and may be required by the Director. Low walls or planter edges to be used for seating should be at least 12 inches wide to function successfully. Seating can be incorporated into parking lot screening walls, building foundations or be free-standing planters or benches.
- b) Pedestrian furniture, such as approved trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains.
- c) Planting beds, hanging flower baskets, and/or large semi-permanent potted plants, and/or other permanent planting elements;
- d) Decorative pavement patterns and tree grates;

Category II:

- a) Drinking fountain.
- b) Ground-mounted Pedestrian-scaled lighting (placed between 12 and 14 feet above the ground) as approved by the Director.
- c) Informational kiosks.
- d) Transit shelters.
- e) Decorative clocks.
- f) *Artwork* such as sculptures, installations, or other *artwork* incorporated into sidewalk.
- g) Other amenities that meet the intent.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement (at least 8 feet of unobstructed horizontal clearance is required on all sidewalks) will not qualify as an amenity to meet this guideline.

The project has the intent to enhance the streetscape along Main Street with proposed landscaped planters, adequate pedestrian seating under weather protection and other building detailed elements. Decorative paving is proposed at the pedestrian corner, where decorative paving is proposed on private property it would qualify under this guideline. All paving material proposed in ROW shall meet the City's public work standards, At the street corner, the project also proposes a large sculpture art piece that may not be approvable in the ROW, but inquiring on a ROW occupancy of this nature would also be through the Public Works department. As mentioned, under the sign code the sculpture is exempt from sign permitting and shall not represent advertising or franchising. This guideline is seeking not only design details but amenities that can be accessible along the streetscape. Further discussion during the design commission meeting on the streetscape amenities can determine any new conditions, such as locations for bicycle racks to qualify under this guideline, installation of trash receptacles or other elements. A standard condition will be provided, this guideline is satisfied.

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.

A standard condition will be recommended to satisfy this guideline.

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.

At site development permits project shall provide a lighting plan and details consistent with this guideline.

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.

A landscape plan was provided under this design review to show adequate areas of landscaping. At site development permits, code requires landscape plans to meet the minimum requirements under SMC 18.41. 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 along-side and rear property lines where adjacent to residential zoned land.
- b) Provide *Landscaping Type B or C* at least 10 feet deep along-side 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).

Along the rear yard buffer, Type C landscaping is proposed within a 10-foot-wide strip. Landscape plans show seven (7) columnar ginkgos proposed here, which could work as a visual screen, but the design guidelines call for tree species that would reach a mature height of at least 35 feet and provide shade with their growth pattern. As a recommendation, revise landscape Type C along this rear landscape buffer area to include evergreen tree species that meet the minimum installation requirements under SMC 18.41. The submitted landscape plans appear to propose an 8-foot-wide side yard buffer, along the easternly property line. The width

of this buffer can be reduced to 5 in conjunction with a screen fence approximately 6 feet in height. As a condition of approval, the side yard buffer shall provide Type B or C landscaping and fence details shall be shown at the time of building permits. This guideline is satisfied as conditioned.

Review Section 2: Multi-Family Guidelines

Applicability:

The design guidelines apply to all new development and re-development within the General Commercial (GC), Interchange Commercial (IC), Neighborhood Commercial (NC), and Mixed-Use Development (MUD) zones unless specifically noted. For example, there are some guidelines that apply only to properties fronting on East Main Street. In such instances, the text in the guideline will clearly spell out what properties are applicable.

These guidelines apply to all new mixed-use buildings featuring commercial and at least one dwelling unit. For mixed-use buildings featuring ground floor commercial uses, the development must comply with applicable site planning, pedestrian access, building design and streetscape guidelines for applicable Commercial Design Guidelines. Residential portions of the site and building will need to comply with open space and building design guidelines of the Multi-Family Design Guidelines.

Guidelines specific to multifamily types listed under section 3.2, 3.3 and 3.4 are not applicable. The remainder of the design review under these multi-family guidelines section will evaluate DG 3.4.1, DG 3.5.4, DG 3.5.5, DG 3.6.1, DG 3.6.3, DG 3.7.1, DG 3.7.4, DG 3.8.1, DG 3.8.2, DG 3.8.3 and DG 3.9.4.

3.4 Apartment Guidelines

3.4.1 Dimensional Standards for apartments

Standard	Requirement (Rationale/discussion)	Review and Zoning Evaluation of this project
Private Open Space	Minimum Private Open Space: 50 square feet/unit. Private usable open space must be attached and accessible from the dwelling. This may include porches, patios, and balconies. Private open space may be counted toward up to 20 - 30% of the minimum common open space required.	For senior apartments and senior retirement homes, per SMC 18.41.200(B)(1) private open space shall be provided at a minimum of 32 square feet per unit for 30 percent of the units; Each residential unit proposed meets the minimum private open space requirements with individual balconies.
Common Open Space	Minimum Common Open Space: 200 square feet/unit. All space in the development must be pedestrian oriented. Common open space must have perceived tenant ownership, promoted with such amenities as gathering areas, community gardens, park spaces, big toys, picnic areas, etc. Common open space shall not interfere with private space of tenants and contain at least one of the following:	Per SMC 18.41.200(B)(2) common open space is required to be at 25 percent of the area of the site devoted to senior housing uses; except that open space may be reduced through a planned residential development permit pursuant to chapter 18.24 SMC.

Maximum Height	50 feet	The base height within the GC/ESUV zone is 45 feet and 35 feet for the standard GC zone. Updated elevations show a total height of 46 feet. Base height for senior housing may be increased to up to 50 feet within the GC zone, through the PRD.
Minimum Setback from a Public Street	0 feet	The project proposes a 5 foot setback from the public sidewalk along Main Street and an 8 foot wide landscaped setback from Graham Ave.
Side Yard (setback to exterior property line for development)	25' when adjacent to LDR and 15' for all other zones	Side yard setback shown is 16 feet; adjacent property to the East is zoned GC
Rear Yard (setback to exterior property line for development)	25' when adjacent to LDR and 15' for all other zones	Rear yard setback is maintained beyond the minimum 15 feet required; parking is proposed in the rear with a 10 foot wide landscaped setback from the future dedicated mid-block connection.
Density	Limited by height, parking and open space requirements.	Because a large portion of this site falls within the ESUV/GC zone, the less restrictive zoning will apply to this development, setting a base density at 40 du. /acre. Density standards for senior housing proposed in GC zone could adjust the base density up to 50 du/acre through the PRD process pursuant to SMC 18.24.060.

3.5 Site Design and Parking

- 3.5.4. Parking garage entries.** Parking garage entries must not dominate the streetscape. They should be designed and sited to complement pedestrian entry. This applies to both public garages and any individual private garages, whether they are fronting on a street or private interior access road.

The proposed parking garage entry to the above ground structure parking area is accessed from the drive aisle which gains its access from the secondary street. The orientation of the garage entrance faces inward to the site, and does not dominate the street or impact pedestrians. The location for the under -building parking area is located in a great location for access, and visibility. The use of brick materials at the garage entrance enhances the building greatly. This guideline is satisfied.

- 3.5.5 Common parking garage design guidelines.** Buildings containing above-grade structured parking shall screen such parking areas with landscaped berms, or incorporate contextual architectural elements, that complement adjacent buildings or buildings in the area, to the satisfaction of the Director. Upper-level parking garages must use *articulation* or *fenestration* treatments that break up the massing of the garage and/or add visual interest.

This design guideline will look at the screening and architectural design of the parking garage proposed on site. As an under-building structured parking the portion of evaluation is along the ground story fronting Graham Ave. The proposed 3 foot height concrete walls at the base of the parking garage is supported with grey columns that extend up in distinct row of columns visible from the street. To break up the massing effect

of the pattern presented here, staff would recommend increasing the width of some of the columns, to provide variety and minimize the visual impact of the parking lot screening. As a recommended condition, an increase in the width of the columns should occur at a minimum of 60 foot intervals. This would provide for a variety in size of the openings along the west facing ground story façade and an opportunity to erect a landscape trellis to add structure screening elements to further enhance the parking garage design. At the minimum, the 8 foot wide landscape buffer would be adequate for screening should it include a variety of columnar trees and shrubs or bushes within the 3-5 foot range. Staff reviewed the proposed landscaping along this street frontage and find that no trees are proposed. The Design Commission may want to evaluate the possibility for lean columnar tree species to be conditioned within this landscaped buffer, which adds to screening required for above grade structured parking. The architectural changes recommended is satisfactory to meet the intent of this guideline.

3.6 Pedestrian Access and Amenities

3.6.1 **Internal Pedestrian Paths and Circulation.** An on-site pedestrian circulation system meeting the following standards shall be provided:

- a) Pathways between dwelling units and the street are required. Exceptions may be allowed by the Director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.
- b) The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, trails, common outdoor areas, adjacent pedestrian ways, and any pedestrian amenities shall be required.
- c) Elevated external walkways/stairways may be allowed only when they enhance the integrity of the architecture.
- d) Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided.
- e) Materials standards for pathways:
 - i) The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the private circulation system that provide access to no more than four residential units may be three feet wide.
 - ii) Except as allowed in subparagraph (iii), below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.
 - iii) The pedestrian circulation system may be within an auto travel lane if pedestrian circulation system is surfaced with paving blocks, bricks, or other special paving as approved by the Director and as recommended by the Design Commission. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.
- f) Lighting. The on-site pedestrian circulation system must be illuminated to a level where pedestrians can identify faces from a reasonable distance.

The onsite pedestrian pathways are provided adequately throughout the site. There are no elevated walkways or external stairways proposed as a part of the external pedestrian circulation. individual access to these units

is integrated inside the structure. The circulation system includes direct connections to the sidewalk and all entrances. The walkway proposed across the drive aisle shall be constructed with a contrasting material from the paved drive surface as conditioned under other guidelines. Per this guideline, all internal pedestrian walkways proposed onsite shall maintain a width of five feet as shown. This guideline is satisfied.

3.6.2 Require open space for multifamily developments. Other open space proposals meeting the intent of the open space requirements may be considered by the Design Commission and approved by the Director. See discussion below, this guideline is satisfied.

3.6.3 Open space types and standards:

- a. Common open space: Common open space may count for up to 100 percent of the required open space for stacked flats. This includes landscaped courtyards or decks, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces.
- b. Indoor recreational areas: Indoor recreational areas may count towards the required open space. The following conditions must be met:
 - i. Indoor spaces must be located in visible areas, such as near an entrance lobby and near high traffic corridors.
 - ii. Space must be designed to provide visibility from interior pedestrian corridors. Windows should generally occupy at least one-half of the perimeter of the space (towards internal corridors or outside) to make the space inviting and encourage use.
 - iii. Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements such as swimming pools, sport courts, etc.
- c. Community gathering space: Community gathering space, such as mailbox kiosks or community boards, shall provide relief from the weather and provide landscaping, adequate lighting, and a bench.

Per the code under SMC 18.16.040(E), Open space requirements for senior housing developments requiring design review shall be in compliance with the city of Sumner design and development guidelines, except that open space requirements for senior housing shall be provided in accordance with SMC [18.41.200](#). Under this allowance, SMC 18.41.200(B)(2) provides that common open space is required to be at 25 percent of the area of the site devoted to senior housing uses; except that open space may be reduced through a planned residential development permit pursuant to chapter [18.24](#) SMC. The total project site area is 55,241 square feet (subtracting 2,830 square feet proposed for the commercial/retail space) would result in 13,102 square feet of required common open space.

The common open space evaluated for this proposal includes an indoor resident activity center approximately 1,850 SF and the site proposes a large outdoor open space area that is approximately 7,340 SF. This is shy of the required 25% of the area of the site devoted to senior housing uses, for a total of 9,190 square feet. Further evaluation during the design commission meeting can determine if additional areas should be considered to increase the common open area total, or if the design commissioners provide support for the reduction in the open space provided, the approval to reduce the total amount can go through the PRD process. This guideline is satisfied.

3.7 Building Design

3.7.1 Building articulation - multifamily residential buildings and residential portions of mixed-use buildings. All residential buildings and residential portions of mixed-use buildings shall include at least three

of the following *modulation* and/or *articulation* features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas, unless approved by the Design Commission:

- a) Repeating distinctive window patterns at intervals less than the required interval.
- b) Vertical building *modulation*. To qualify for this measure *modulation* shall be significant and tied to a change in color or building material and/or roofline *modulation* as defined below (Figure 3-27). Significant building modulation must have a distinct change in modulation, creativity as approved by the Design Commission like the reduction as seen in Figure 3-28. Balconies may not be used to meet *modulation* option unless they are recessed or projected from the facade and integrated with the building's architecture as determined by the Director. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.
- c) Horizontal *modulation* (upper level step-backs). To qualify for this measure, the horizontal *modulation* shall be significant as shown in figure 3-34.
- d) *Articulation* of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline.

Evaluation of the building through this multi-family guideline is through a closer look at the horizontal modulation that is incorporated throughout all of the story levels. The overall design of the structure presents a strong vertical modulation with recessed patios and the use of repeating distinctive window patterns less than intervals required. The articulation of the top of the building is designed with a distinctive roofline and the concrete canopy overhang provides a delineation of the bottom. Consistent articulation throughout the middle floors creates a well-designed multi-family development while meeting pedestrian oriented facades and facade articulation of the commercial portion of the building along the street frontage. All of the residential portions of this building meet the intent of this guideline. This guideline is satisfied.

3.7.4 Roofline standards.

- a) Single purpose residential buildings must provide a pitched roof with minimum 5:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site's context.
- b) Mixed-use buildings in the NC district are encouraged to incorporate a pitched roof with a minimum 5:12 roof pitch.
- c) All buildings shall incorporate roofline *modulation*. The maximum length of any continuous roofline shall be 30 feet for single purpose residential buildings and 60 feet for mixed-use buildings

This building proposes the minimum roof pitch at the corners of the building and utilizes the roof pitch changes to accentuate the roofline. There are no continuous walls that exceed the maximum length that are shown which do not contain adequate modulation. This guideline is satisfied.

3.8 Building Details and Materials

3.8.1 Details toolbox: All multifamily buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth **one point** unless otherwise noted. Multifamily buildings must achieve the equivalent of **two points** worth of architectural details from each section on their facades from the following elements:

Section 1

- a) Decorative porch design with distinct design and use of materials.

- b) Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.
- c) Brick or stonework covering more than 10 percent of the facade. These finishes cannot end on an outside corner (2 points).
- d) Decorative building materials that add visual interest.

Section 2

- a) Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest.
- b) Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.
- c) Other details that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.
- d) Decorative balcony design, such as distinctive railings..

In evaluating each façade through this multi-family design oriented guideline, so long as the brick proposed and conditioned under other guidelines cover 10% of any given façade, it can qualify as a detail for one point. The proposal includes a porch design with some porches recessed and others projecting from the building, which qualifies as a decorative building design and meets the intent of this guideline. These elements satisfy as 2 points under section 1.

Under section 2, the decorative roofline design with articulation and angle changes that adds distinctive visual interest, qualifies as 1 point. The installation of raised landscape planters proposed along the front façade of the building and as conditioned under DG 2.1.4 to add a raised planter at the NW corner of the property (for parking lot screening) could count towards the additional point for added decoration. If the raised planter includes ledges as recommended, then it greatly enhances pedestrian/resident use, be design with compatible materials will create a great extension of amenity space that would meet the intent of this guideline. Staff feels that there are other elements such as this condition that could count as the additional point needed to qualify the design under this toolbox guideline. This guidelines is satisfied.

3.8.2 Window design.

- a) Windows facing the street must be transparent. At least 35-45 percent of the front façade must be transparent. At least 10 - 15 percent of the side facade must be transparent.
- b) Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or facade treatment that adds visual interest to the building.

Transparency requirements will be different along the ground story. The upper levels are proposed with a distinctive window pattern and meets the minimum transparency requirements as indicated in this guideline. To meet the full intent of this guideline, per subsection b) building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate

window trim at least four inches in width. The proposed windows as shown on the building materials list appear to be proposed as white which works as a great contrast color to the base color of the building. Staff would recommend that both of these techniques be incorporated into the design. Along the main street frontage, the building design should project individual windows above the ground story out at least 2 inches. At the design commission meeting, discussion on which of these windows should be designated as projecting could assist in narrowing down this condition. Further, staff recommends that all of the windows incorporate window trim at least 4 inches in width featuring color that contrasts well with the base color of the building. As conditioned, this guideline is satisfied.

3.8.3 Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the City's desired traditional main street character are as follows:

- a) Brick or other stone masonry.
- b) Horizontal wood or composite siding (generally with a reveal of 5 inches or less); wider siding will be considered where there is a historic precedent.
- c) Locally sourced or produced.
- d) Other materials subject to approval by the Director and as recommended by the Design Commission.

Incorporating the use of brick or other stone masonry material is a reflection of the desired traditional main street character. The project aims to utilize the brick more strongly at the rear facing garage entrance which creates a welcoming presence for the building itself and the users of the site from a vehicular stand point. Where there may still be conflict in the design on the use or application of the brick along the street facing facades, or as conditioned to be applied along the ground story of the East elevation, the design commission could recommend more preferred materials under this guideline. Applicants could present at the meeting some clarification on any locally sourced products that would meet the intent of this guideline. Staff has no further recommendation, this guideline is considered satisfied.

3.9 Landscaping and Screening

3.9.4 Parking landscape: Landscaped islands shall be required between every 8-10 stalls and should be located in front of building entranceways when applicable. Landscaping strips shall be a minimum of 5 feet. Those landscaped islands in front of building entranceways shall include 5 feet minimum of continuous landscaping. The stall adjacent to the landscape strip shall be a minimum of 12 feet wide.

The site proposes a row of 21 parking stalls along the north property line, located in the rear of the site. At least one landscape island of 5 feet wide should be constructed within this row of parking. At least one shade tree should also be planted within this strip. Adequate parking landscaped areas surrounds the site. No more than 10 parking spaces area proposed in a row surrounding the outdoor open space. Where these parking stalls abutt a pedestrian walkway, wheel stops shall be required. As conditioned, this guideline is satisfied.

III. CONDITIONS OF APPROVAL

NOTE: PUBLIC WORKS, BUILDING AND FIRE APPROVAL HAVE NOT BEEN GRANTED UNDER THIS REVIEW. ADDITIONAL PERMITS AND FURTHER REVIEW AND APPROVAL BY ALL DEPARTMENTS IS REQUIRED PRIOR TO FINAL PROJECT APPROVAL.

The proposal DR-2023-0004 is subject to the following *CONDITIONS of APPROVAL*:

1. **DG 2.1.1 Building location guidelines:** A reduced building setback of 5 feet from the edge of sidewalk will require features that accentuate a pedestrian-oriented façade along Main Street. Staff recommends the following conditions in addition to what is proposed:
 - a. Raised planters shall be used along the primary street frontage, within the 5 foot setback and shall be constructed with stone or brick material that will be complimentary to the building design;
 - b. This project shall provide at a minimum 50% transparency between the range of 4 feet and 8 feet along the ground story.
2. **DG 2.1.4 Parking Area Screening.**
 - a. To enhance the screening between the sidewalk and the under-building parking areas, the project should install a trellis for climbing plants to add vertical landscaping where trees would not fit.
 - b. To accentuate a visual screening of the surface parking lot at the NW corner of the site, a 5-foot-wide elevated planter with ledges 12 inches thick should be constructed of brick, stone, or decorative concrete that is complimentary to the overall building design.
3. **DG 2.1.5 Driveway.** Project shall comply with access requirements per SMC 18.43, prior to building permit issuance provide the required easement agreement that reflects the cross-access connection proposed.
4. **DG 2.1.8 Service and utility elements guidelines:**
 - a. At building permit submittal, provide trash enclosure architectural details which shall be equipped with a self-closing gate.
 - b. At the time of building permits, show proposed rooftop mechanical equipment which shall be designed to be an integral element of the building, with the use of complimentary building materials and colored to match.
5. **DG 2.2.1 Internal Pedestrian Circulation Guidelines:**
 - a. Wheel stops shall be installed in parking spaces along internal pedestrian walkways.
 - b. Wherever pedestrian walkways cross through parking and/or drive aisles, crosswalks will be required that are constructed with contrasting paving materials that differentiates it from the parking lot.
6. **DG 2.2.5 Pedestrian-oriented space.** To qualify the main entrance as pedestrian- oriented space, the project shall provide decorative building-mounted lighting at the main entrance and the commercial entrance along the street fronting façade, no more than 14 feet in height.
7. **DG 2.3.2 Design all visible Facades.** At the time of building permit, the East elevation shall include extension of proposed brick materials along the ground story.

8. **DG 2.3.4 Façade Articulation along East Main Street.** Project should show a change in the canopy line and a different material type for an awning above the main entrance and the commercial entrance to emphasize the façade articulation.
9. **DG 2.4.1 Building Details:** The project needs to demonstrate that 1 detail from each section under this guideline is applied to the mixed-use portion of the building. Staff recommends:
 - a. Brick should be used in a decorative manner and be applied around the entire main entrance and provide a natural transition between brick and FRC panel materials.
 - b. Install a decorative canopy over the commercial entrance (or main entrance) such as a cantilevered steel awning
 - c. Add a decorative kick plate at the main entrance door.
10. **DG 2.4.7 Year of Construction** Prior to building permit issuance plans shall show a year of construction plaque near the primary building entrance along Main street. Plaque shall be of cast metal material and set on stone or brick material integral to the building design.
11. **DG Streetscape Amenities.** Provide one additional amenity along the streetscape.
12. **DG 2.5.3 Bicycle Rack Location.** Provide bicycle parking pursuant to SMC 18.42.085. Bicycle facilities should be placed close to major entrances in visible and well-lit areas on private property.
13. **DG 2.5.4 Site Lighting.** At site development permits project shall provide a lighting plan and details consistent with this guideline.
14. **DG 2.5.6 Side and rear yard buffer requirements:**
 - a. Provide landscape Type C along this rear landscape buffer area which shall include evergreen tree species that meet the minimum installation requirements under SMC 18.41.
 - b. Along the side yard buffer, provide Type B or C landscaping and fence details shall be shown at the time of building permits.
15. **DG 3.5.5 Common parking garage design.**

Along the structured parking façade, the width of the columns should be increased to at least 4 feet wide which should occur at a minimum of 60-foot intervals
16. **DG 3.8.1 Building Details.**

Recommend incorporating 1 additional point from the details toolbox to each façade.
17. **DG 3.8.2. Window Design.**
 - a. Along the main street frontage, the building design should project individual windows above the ground story out at least 2 inches.
 - b. All of the windows shall incorporate window trim at least 4 inches in width featuring color that contrasts well with the base color of the building.
18. **DG 3.9.4 Parking Landscape.** At least one landscape island of 5 feet wide should be constructed within the rear facing row of parking and include at least 1 shade tree.

19. SMC 18.30.100(E), Public Mid-Block Connection requirement:

- a. Consistent with the ESNP Mid-Block Pedestrian/Bicycle Connection plan, the project proposes the development of a new pathway/sidewalk which shall be contained in a recorded easement for public access and shall be recorded prior to receiving certificate of occupancy.
- b. The proposed path lies along the north property line, and shall be constructed at a minimum 10 feet wide. This will reduce the adjacent landscape buffer down to 8 feet; the landscape buffer which is located in front of a proposed 6 foot fence, could be further reduced to 5 feet.
- c. It would be recommended to maintain pedestrian scaled lighting to illuminate the mid-block connection, as a condition installing bollard lighting closest to the street and at the intersection of the walkway connection onto the site.

20. Landscape Plans

At time of development permits plans shall show landscaping consistent with SMC 18.41 and reflect the concepts approved. Planter strips will need to comply with Engineering standard details and will likely require grass and street trees or tree grates.

21. 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.

IV. DECISION OF THE DIRECTOR

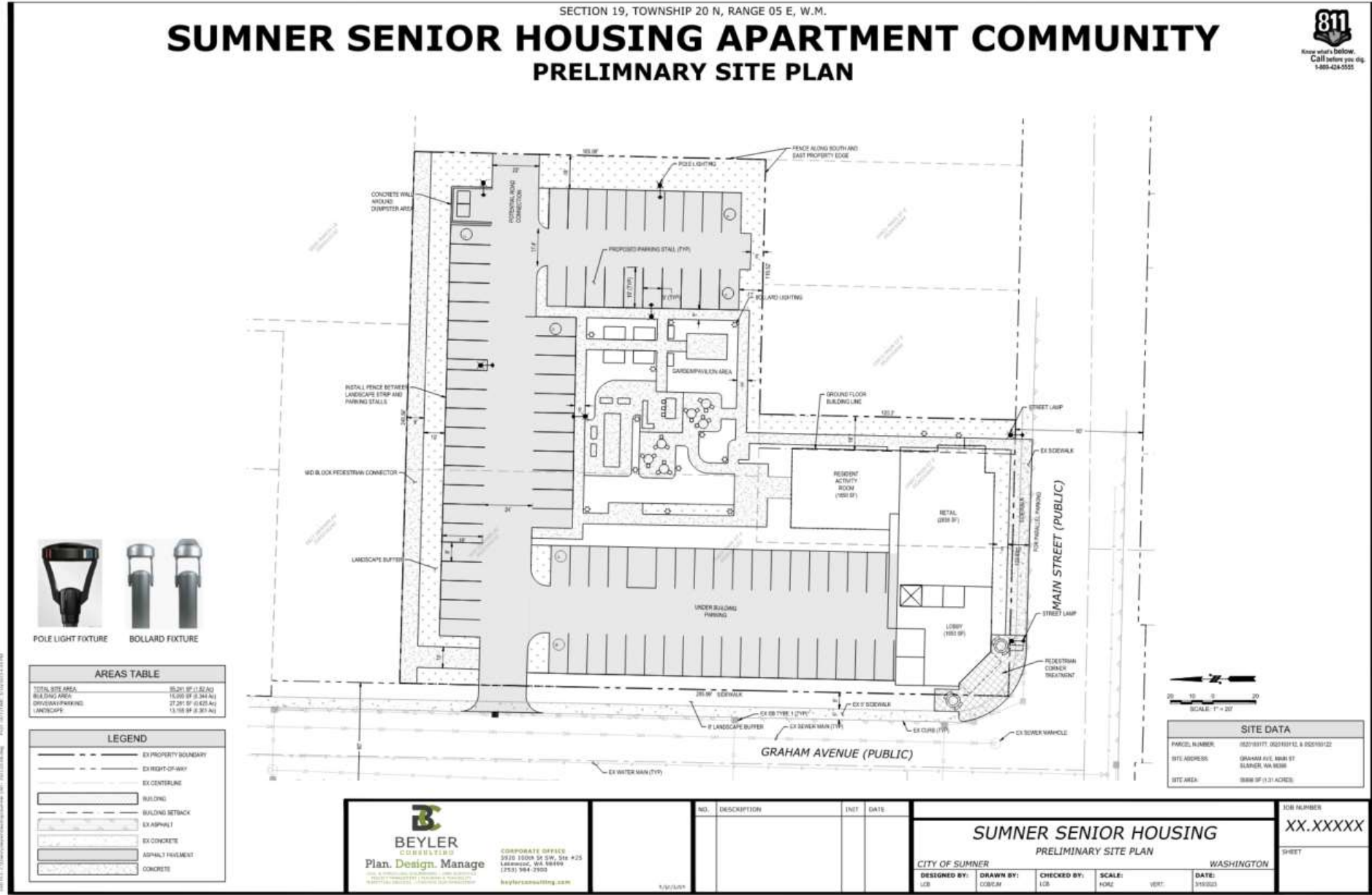
The Director of the Development Services Department hereby approves project number DR-2023-0001 subject to the above Conditions of Approval.

Doug Beagle – Development Services Director

Date: _____

V. APPEALS

An appeal of this decision may be filed pursuant to Sumner Municipal Code (SMC) Section 18.56.170 for Type III decisions. The appeal shall be in writing and shall state specific objections to the decision and the relief sought. Appeals must be submitted to the Sumner City Clerk at 1104 Maple Street, Sumner, WA 98390, no later than 5:00 p.m. of the fifteenth calendar day following the date of the decision above.



MAIN ST E ELEVATION FACADE MATERIALS



BOLT-ON BALCONY



WHITE VINYL WINDOW

WHITE VINYL OR ALUMINUM
WINDOW (TYP)
GROUND UNITS ONLY

FRC PANEL



FRC PANEL

5' CONCRETE OVERHANG
AT ENTRANCES

BRICK



Plan. Design. Manage

CIVIL & STRUCTURAL ENGINEERING / LAND SURVEYING / PLANNING
PROJECT MANAGEMENT / FEASIBILITY / PERMIT EXISTING



1104 MAPLE STREET, SUMNER WA 98390

COMMUNITY DEVELOPMENT DEPARTMENT

253-299-5520

REPORT TO THE DESIGN COMMISSION *from the DEVELOPMENT SERVICES DEPARTMENT*

Project Number:	DR-2023-0004
Project Representative:	Synthesis-Interests 1610 33 rd Avenue Seattle, WA 98122
Project Address:	15403 Main Street E Sumner, WA 98390 (Parcel# 0520193122) and parcels 0520193045, 0520193112 and 0520193177.
Project Components:	Design Review for construction of a senior apartment community, within a new 4-story apartment building approximately 15,00 SF building. Project includes on-site parking, commercial required pedestrian spaces, on-site common open space and site landscaping.
Related Permits:	SEPA, Planned Residential Development Permit, Boundary Line Adjustment, Demo, Civil and Building permits required.
Date of Meeting:	April 12, 2023
Staff Representative:	Chrissanda Walker– Associate Planner
Attachments:	Site Plan, landscaping plan, building elevations, building renderings and building material list.
Recommendation:	Recommend to approve with conditions

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The project site is approximately 1.3 acres in size, it currently consists of 4 parcels for a total of 57,063 square foot. The existing site comprises of mostly undeveloped lands, with a vacant commercial building at the corner of the main parcel. These parcels are situated along Main Street and Graham Ave, located to the East of the Main Apartment projects and the Top-Down Brewery location. The site is zoned general commercial (GC), within the East Main Street Design Strategy area and contains a large parcel zoned under the East Sumner Urban village (ESUV) overlay. This project is regulated by the various applicable

SMC development standards, including but not limited to SMC 18.16, SMC 18.30, 18.43 and Chapter 2 and 3 of Sumner's Design and Development Guidelines. Neighboring parcels to the north are zoned MDR just outside of the ESUV overlay, immediate parcels to the south and west are zoned GC, within the ESUV and parcels located West are GC within the East Main Street design strategy.

b. Proposal Description

The project involves construction of a new senior community center, within a 4-story building that provides 15 studio apartments, 48 1-bedroom units and three (3) 2-bedroom units for a total of 66 units proposed. Approximately 20% of the total units will be designated as affordable units. The building is proposed with an indoor common area for resident use, a ground story leasing office adjacent to a 2,000 square foot space for retail/commercial along the street frontage on Main Street. The site includes a large out-door community amenity space, approximately 7,340 SF in size equipped with a garden pavilion structure, outdoor seating, benches and landscaping. The project includes 85 on-site parking, with 36 stalls located within under-building structured parking, and 52 surface parking stalls located behind the building and towards the rear of the site.

c. Site Description

The site contains mostly vacant lands with an abandoned commercial use building on the corner parcel. There are existing curb cuts and slab material to be demolished. The site is relatively flat and contains no known wetlands.

d. Vicinity Description

Located to the West is the Main Apartments zoned within GC, to the north are existing SFR development zoned MDR, immediately adjacent to the East are existing commercial uses zoned GC and directly across Main Street lies an existing multi-family development within GC zoned.



Zoning Map

II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned General Commercial (GC) within the East Sumner Urban Village overlay, and is evaluated by the Commercial section, chapter 2 of the *Design and Development Guidelines*. This project will involve a planned residential development to allow a senior housing proposal within General Commercial zones. As a multi-family development, this project will also be evaluated by applicable sections from the *Multi-Family Guidelines*, Chapter 3 of the *Design and Development Guidelines*.

Review Section 1: General Commercial – East Sumner Urban Village overlay

2. Commercial Guidelines

- 2.1 Site Design and Parking
- 2.2 Pedestrian Access and Amenities
- 2.3 Building Character and Massing
- 2.4 Building Details and Materials
- 2.5 Streetscape and Landscaping

Applicability

The design guidelines apply to all new development and re-development within the General Commercial (GC), Interchange Commercial (IC), Neighborhood Commercial (NC), and Mixed-Use Development (MUD) zones unless specifically noted. For example, there are some guidelines that apply only to properties fronting on East Main Street. In such instances, the text in the guideline will clearly spell out what properties are applicable.

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

District Objectives

GC, General Commercial District

The GC district is intended to provide for retailing and other commercial services that serve the large market area surrounding the Sumner community. In this respect, GC district regulations are intended to accommodate conventional commercial development that is typical to urban areas such as shopping centers, commercial malls and office complexes. While such commercial developments usually rely upon the automobile as their principal source of access, they should be designed to encourage pedestrian access.

ESUV, East Sumner Urban Village Overlay District

The ESUV district is intended to be a neighborhood-oriented area with a mix of residential, commercial, and civic uses that serve the neighborhood and the larger region with goods and services. The area features a wide range of types of residences, from single-family, to townhouse and multiple-family residential buildings. Motor vehicles are accommodated in the street designs and parking areas, yet the ESUV district strongly promotes a pedestrian scale through streetscape improvements, sidewalks, building locations, signage and pedestrian oriented development. An improved street grid system provides efficient circulation and supports transit.

Though it features urban uses and development types, the neighborhood retains much of its original open character through landscaping and protection of the natural areas around Salmon Creek

Permitted Uses

Senior Housing in the GC District:

SMC 18.16.040 Senior housing is a permitted use in the GC district, except that single-family homes, zero lot line homes, cottage housing, duplex dwellings, and townhomes for seniors are allowed only as a secondary use in a development that is primarily senior apartments. Senior housing may be located on the ground floor, and is not required to include commercial uses; provided, residential uses are not allowed on the ground floor fronting Main Street East/60th Street East. Development standards for senior housing may be modified through a planned residential development permit pursuant to chapter 18.24 SMC.

2.1 Site Design and Parking

2.1.1 Building location guidelines. All non residential buildings located along East Main Street shall be placed up on the edge of the sidewalk and shall feature a pedestrian oriented façade.

The proposed development includes a 4-story senior apartment building with a ground story mixed-use space along the primary street fronting side of the building. Senior housing is permitted residential use in the general commercial zone through the approval of a Planned Residential development permit. Pursuant to SMC 18.16.040(B), residential uses are not allowed along ground floor areas fronting Main Street. To meet the intent of this location requirement per the code, the project proposes to locate the apartment lobby area at the ground floor and adjacent to a separate commercial/retail space totaling 4,780 square feet of non-residential spaces. The location of uses satisfies the intent of the code, and for the purposes of this guideline this building is considered mixed-use.

Under this building location guideline, mixed-use buildings may be placed up to the edge of the sidewalk only if they feature a prominent pedestrian-oriented façade. Specific characteristics to qualify as a pedestrian oriented façade include locating the primary entrance on the front facade, providing transparent windows and/or doorways along a minimum of 75 percent of the ground floor façade between a height of 2 feet to 8 feet above the ground floor and including weather protection at least 5 feet in width at a height accentuating the design of the structure while providing protection to the pedestrians along at least 75 percent of the facade width. These parameters create an attractive pedestrian space to access the commercial entrances located adjacent to a sidewalk. If mixed-use buildings are not located up toward the sidewalk, then they must feature at least 10 feet of Landscaping type C or pedestrian -oriented space between the sidewalk of property line.

The site plan shows the required 10-foot-wide sidewalk along Main Street and a proposed building setback of 5-feet and this is not consistent with the above evaluated building location guidelines. Reduced setback would be considered, provided the proposed landscaping and building design treatments add visual interest to the street and create a comfortable environment for pedestrians. Evaluation of the proposed front facade are as follows:

The total length of the front facade of the building extends 117 feet along Main Street. The ground floor height proposed is 14 feet, thus the total ground floor area equals approximately 1,638 square feet. The front elevation shows two (2) separate commercial entrances fronting Main Street with 5-foot-wide concrete overhangs above

all entrances. There are large picture windows on either side of the street fronting doorways, and the overall transparency along the ground floor should equal a total area of 1,228 square feet to meet the 75% transparency requirement.

For the design commission to approve an exception to this guideline, consider the following special standards that qualify a reduced setback:

- i) All buildings within 5 feet of the sidewalk should provide a minimum transparency of 50 percent for the ground floor façade between 4 and 8 feet above the sidewalk level;
- ii) Low level landscaping elements are typically 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 project proposes to add two raised planter pots at the notched entrance on each side of this main entranceway, and 8-foot-wide benches proposed along each street facing façade. The project will provide pedestrian corner treatment further evaluated under These elements are great pedestrian features to include along the main entrance. Any proposed raised planters within the ROW are not reviewed under this guideline, and could require ROW occupancy agreements, approvals sought through the Public Works department.

In order to comply fully with these guidelines, staff would recommend that the design of the raised planters be complimentary to the brick facades and the distinction of the awning material be further clarified. There is a concrete overhang that appears to provide weather protection at least 5 feet in width along at least 75 percent of the total primary street facing façade. A distinguished awning material and design should be utilized above the main entrance. To approve the reduced setbacks and as a condition of approval, a pedestrian oriented façade along Main Street shall include raised planters constructed with stone or brick material that will be complimentary to the building design and this project shall provide at a minimum 50% transparency for the ground floor façade between 4 feet and 8 feet. This guideline is satisfied 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 (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 treatments on the secondary street meets the intent of the guidelines.
- b) The façade must have transparent windows and/or doors covering at least 25% of the ground floor façade 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 buildings and landscaping design provide visual interest and create a comfortable pedestrian environment.

The site is located at the corner of Main Street and Graham Ave and proposes a main entrance at a well-designed notched corner of the building; this serves as the primary entrance of access for residential use. At the notched building corner, the total transparency at the ground story façade appears to be about 75% with a proposed double door and two tall windows on either side of the door. The main entrance to the leasing office and to the proposed commercial spaces have direct connections to the public sidewalk and under DG 2.1.1, at least 50% of the street facing façade at the ground story will exceed the transparency requirements herein this guideline. The location of the building entrance also satisfies building orientation requirements consistent with

design guideline 3.5.1 under multifamily design guidelines, which requires pedestrian entrances to face the street and be clearly visible. This guideline is satisfied.

2.1.3 Parking location guidelines. Parking should be located behind structures, away from streets. Specially:

- 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 vehicular access. Design elements must be included to screen parking areas and maintain visual continuity along the street.
- c) For properties in the IC zone (does not apply)
- 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.

Parking is located behind the structure on a surface lot and proposed structured parking under building which gains access from the secondary street, Graham Ave. The driveway width meets the minimum required width of 24 feet. Per subsection d) above, structured parking may occupy up to 75% of the street frontage on the secondary street. The total length of the frontage along the secondary street Graham Ave measures approximately 278 feet, excluding the portion of the walkway to be dedicated as a public mid-block connection. Under condition # 17, there will be dedication requirements and specific conditions to establish the standard for this mid-block connection, pursuant to SMC 18.30.100(E). The length of structured parking along the secondary street frontage does not exceed the 75% allowance. Structured parking is not proposed along the primary frontage. This guideline is satisfied.

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.
- c) Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest as determined by the Director and as recommended by the Design Commission.

For the parking lot screening, the intent of this guideline is to address screening between the sidewalk and the parking areas along Graham Ave. Building elements may be further discussed in other design guidelines to accentuate the structured screening. For the purpose of this guideline, the visible relationship between parking area and sidewalk will be evaluated. Between the sidewalk and the under-building parking area the project proposes an 8-foot-wide landscape buffer, which provides adequate distance from the 5-foot-wide sidewalk along Graham Ave. The total length of under building parking is approximately 218 feet, which occupies

roughly 76% of the secondary street frontage, Graham Ave. Within this portion of 8 feet wide of landscaping along the western façade of the structure, it appears that Type C landscaping is not proposed, which would call for trees to be planted at 20 feet on-center with a minimum 2" caliper at installation. Above this landscaped area is the extended concrete canopy ledge, which may interfere with tree growth. To enhance the screening between the sidewalk and the under-building parking areas, the project should install a trellis for climbing plants to add vertical landscaping where trees would not fit.

Surface parking is proposed in the rear, parked in parallel orientation with the street. The first surface parking stall from Graham Ave is setback approximately 20 feet from ROW, with the opportunity to provide dense landscaping and installation of a walkway for internal circulation, between the ROW and the surface parking area. If pedestrian utilization is desired at this corner, and for the purposes of parking lot screening, the project should aim to meet subsection c) of this guideline, by installing an elevated planter with ledges that are approximately 12 inches in width to double as seating within this NW landscape corner. As a recommended condition of approval, an elevated planter with ledges should be constructed of brick, stone, or decorative concrete that is complimentary to the overall building design. This would provide visual interest and enhance pedestrian utilization, while helping to define the street edge and satisfying this parking lot screening. Further parking lot screening around the rear of the lot, which will face the new public-mid-block connections, will include a fence line proposed between the landscaping strip and parking stalls. The construction of the fence provides adequate screening of parking and would allow for the reduction of the landscape buffer to a minimum of 5 feet. Evergreen tree species are called out under another guideline to be installed along this buffer, so at the very least this landscape buffer should be reduced to 8 feet wide in order to comply with condition #19 below regarding the mid-block connection development. The width of a new mid-block connection shall be a minimum of 10 feet. Maintaining Type B or C landscaping within the buffer will provide necessary screening to meet the intent of this guideline. As conditioned, 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 shall comply with the East Main Street design strategy requirements of the cross-access connection per SMC 18.43. The proposed 24 feet wide driveway is positioned in the location specified by code to provide cross access through this parcel onto the adjacent property.

vehicles and all easement, and agreements and stipulations shall be provided. Future development of the adjacent site can be stipulated within the required easement to provide unified access and circulation within the East Main Street Area. Per SMC 18.43.100, prior to building permit issuance, property owner shall grant an easement, running with the land allowing public ingress and egress from the other properties in the affected area and, where applicable, to East Main Street. At site development permits, stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access. The Director may be able to approve temporary features installed to temporarily block access until future development of adjacent site. As a condition of approval, provide the easement agreement that reflects the cross-access connection proposed, 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 .0**
- b) 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.**
- c) **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.**
- d) **Properties within the East Main Street Area shall provide vehicular access per SMC 18.43.**

Vehicular access for this site will be gained through one curb cut located on the west side, along Graham Ave. The proposed width is 24 feet which meets minimum requirements. This project complies with subsection c) of this guideline. Under SMC 18.43.050 B. When major new construction occurs on a corner property all access rights along the frontage of East Main Street shall be dedicated to the city, and all other pre-existing driveways and curb cuts shall be removed and new curb, gutter, and sidewalk shall be installed. The project satisfies this portion of code, and 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.**

The main entrance for this project is located at the corner and the building step backs approximately setback 20 feet from the corner property line, and a 5 foot wide awning is proposed along the entire entrance façade, which measures approximately 23 feet long. This provides for adequate pedestrian-oriented space to be developed at this street corner and further evaluated under DG 2.2.5. The building also uses modulated step backs to provide visual changes at corners. This guideline is met.

Please note: The project proposes to install an art piece at the street corner, and the details of that piece have not been evaluated. Concerns about setback and from the sign code, franchised artworks would not be permitted. Through the PRD process, community engagement can solicit the type of art that could be compatible for the street corner design, subject to Public Work ROW requirements and approvals. Under the sign code, sculptures are exempt from sign regulations per SMC 18.44.030(J), it provides that sculptures, fountains, mosaics, murals and design features which do not incorporate advertising or identifications.

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 to be 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 project proposes to locate an enclosed trash receptacle approximately 318 square feet area within the rear parking areas, minimizing the proximity to adjacent residential units. This is a desirable location for these services as it's the least impactful to residential uses and neighboring properties. As a condition of approval, a self-closing gate shall be equipped in the front of the trash enclosure.

Any other service areas or exterior equipment will need to meet these guidelines for location and screening. At the time of building permits, identify locations of rooftop mechanical equipment that is designed to be an integral element of the building, with the use of complimentary building materials and colored to match. At time of building permits, show locations of exterior mechanical to be screened as necessary and operations of such equipment shall conform to SMC 18.16.080(A) as indicated within this guideline. 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 project proposes a single building approximately 15,000 SF in total size. This guideline is not applicable.

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.

The project proposes clear and direct pedestrian access to the sidewalk; at the main entrance the pedestrian corner treatment proposed decorative paving to emphasize the pedestrian connection and enhance a commercial feel along the street. Any paving proposed within ROW shall meet the City’s Public Work development standards. The exact dedication of ROW to be acquired at this corner is not yet known and must be confirmed with City Engineering. Applying decorative paving on private property in this location could work. From Main Street, the project includes a 5-foot-wide walkway that extends from the sidewalk along the side yard setback along the East property line. This 5-foot-wide walkway continues to circulate residents towards the parking area and to access common outdoors areas which includes the garden pavilion, outdoor seating and pedestrian scaled lighting.

There is a proposed 10-foot-wide walkway that connects pedestrians from the parking area towards the proposed mid-block connection running along the northern property line. Where this 10-foot-wide access connects to vehicular ways, per subsection e) a paved crosswalk across the parking area shall use contrasting paving materials that differentiates it from the parking lot. Staff would also recommend relocating this proposed connection to be more central and potentially connect across to the proposed 5-foot internal walks along the rear/side of the building. For this project, to protect the internal circulation adjacent to parking, on site development permits wheel stops shall be installed along walkway, to prevent vehicles protruding onto the walkway. As a condition of approval, wherever pedestrian walkways cross through parking and/or drive aisles, crosswalks will be required that are constructed with contrasting paving materials that differentiates it from the parking lot. As conditioned, this guideline is satisfied.

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 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 internal pathways proposed satisfy the minimum 5 feet width and internal pathways were further evaluated under the design guideline 2.2.1 satisfied as conditioned. Subsection b) of this guideline pertains to internal pedestrian pathway along the mixed-use façades that are not adjacent to the street. Along the East the building is setback 16 feet from the property line, and total width of this façade facing east is approximately 95 feet, which would not trigger subsection b) of the guideline. There is a 5-foot-wide internal pathway which connects from the sidewalk along Main Stret, and towards the resident garden area. The outdoor garden/amenity area is shown to be approximately 7,340 SF. Since this space is intended for resident use only, there is no need to evaluate increasing the widths of any of these internal walkways proposed. Adequate circulation is shown for movement and connection. 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

This project does not propose a secondary commercial entrance. Potential for a future secondary retail use and entrance could be located at the Southeast corner of the building, or along the East side which would then need to incorporate the elements of design as mentioned within this guideline. At this time, no further evaluation is needed under this secondary entrance guideline.

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*.

This project by nature and location, is required to ensure there is non-residential uses along the street at the ground story, per SMC 18.30.090(E)(2)(b). To satisfy the code, the project includes the prospect for future retail/commercial use within a space approximately 2,830 square feet in size. Per this commercial guideline, at the minimum the pedestrian-oriented space should be a total of 1,133 square feet. At the corner main entrance, the project proposes decorative paving and provides outdoor seating area that could qualify this space as pedestrian oriented, satisfying at least 1,000 square feet. At site development permits, total area designated as pedestrian—oriented space shall be delineated. Future retail/commercial space is located at the eastern end of the building, with a direct connection to the sidewalk along Main Street. At this east corner, where the 5 wide walkway is proposed to connect from the sideway back to the rear garden area, a small 200-300 square foot area of pedestrian oriented space could serve as a great transition from public to private space use. Because a separate commercial space is not required to be a part of this senior housing project staff will not be recommending an increase in the area of pedestrian oriented space. At the minimum, to qualify the main entrance as pedestrian- oriented space, the project shall provide decorative building-mounted lighting at the main entrance and the commercial entrance along the street fronting façade, no more than 14 feet in height. As conditioned, this guideline is satisfied.

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.

Under the building materials exhibit provided, the project shows two proposed lighting examples, pole light and bollard fixtures constructed of black steel or aluminum material. The bollard light fixtures are proposed within the outdoor garden amenity area, which is satisfactory for pedestrian use. There are 5 parking lights proposed as the black pole lights and will be limited to the height limits provided herein. As a condition of approval, at site development permits project shall provide a lighting plan and details consistent with this guideline. This guideline is satisfied.

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.

No Franchise or corporate architecture is proposed as part of the development. This guideline is not applicable.

- 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 has frontage along Main Street and Graham Ave, proposed at a 4-story height which creates high visibility at the street facing façade. With a design that accentuates the corner of the building, the project overall does a good job carrying design elements along the street fronting sides of the building. Carrying brick material around all façades of the building will satisfy the intent of providing equal design considerations to any facade that would be visible. As a condition of approval, the East elevation which is not shown shall include brick materials along the ground story. 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.

Fiber reinforced concrete panels are used, contains a mix of cement, mortar or concrete. The project proposes two different stained options for the overall design,

2.3.4 Facade articulation in the NC and MU districts, facaded awnings s 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.

The Main Street facing facade (south elevation) includes the use of windows and storefront entrances that reinforce the patterns of storefront spaces along the ground story. The proposed design incorporates the use of brick and the FRC panels to provide a mix of materials. Changes in building materials and increasing window transparency may not be adequate enough to qualify under this guideline. Articulation should be encouraged with a change in the canopy line. Cantilevered awnings above the commercial storefront entrances can break the straight line of the concrete overhang and as discussed under building details guidelines below would qualify as a decorative item. Staff would recommend that a change in the canopy line and material type should be shown above the main entrance and the commercial entrance to emphasize the façade articulation. As conditioned, this guideline is satisfied.

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 west facing façade along the secondary street frontage presents an opportunity for a reinforced pattern and change in style or materials along the structured screening of the under-building parking. This façade does not contain a pedestrian entrance and the concrete overhangs are presented along this façade above the ground story. This treatment creates the appearance of a storefront feel, between the grey columns shown. The opening patterns along the structured parking will be further evaluated under the multi-family design guideline DG 3.5.5 for common garage design. The overall façade above the ground story along this west elevation sees a change in building materials between the use of FRC panels using 2 contrasting colors, how they are placed on the building you can see what spaces are private open space and what walls are for units. Changes in building material also occur with the use of aluminum balcony railings and white trim windows that provide adequate articulation methods that meet the intent of this guideline. Further evaluation from the design commission will seek to clarify the recommendation of any building material changes along the non-residential portion of the building. 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.

The design of the building incorporates adequate roofline modulation. With an overall height proposed of 46 feet, this exceeds the base height allowed in the GC/ESUV zone set at 45 feet. Through the planned residential development review, this height adjustment can be requested by the hearing examiner. Any proposed rooftop equipment may be further evaluated at that time, however this design review will call for additional rooftop items to be designed integral to the building. This guideline is met.

2.3.7 Maximum Façade Width

This guideline is not applicable. The maximum façade width facing main street is 117 feet which falls just under the maximum length of 120 feet. The main street facing façade also features a pedestrian-oriented façade and warrants no further application of this guideline. The façade width along the secondary street measures 218.5 feet long, however the total floor area of this multi-story building is not greater than 50,000 SF as determined to be the trigger to employ modulation at least 20 feet deep through all the floors. 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.

The project proposes a first story height of 14 feet which meets the intent of this guideline. 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.

The ground story elevation along the street includes a proposed use of red brick pattern around the base of the ground story, with a mix of fiber reinforced concrete. Staff would recommend that brick material be utilized along the entire ground story. Concrete overhangs above appear to extend all along the facades to provide a break at the first-floor height. The middle stories incorporate one material type for the building façade, FRC panels in two-tones, cannery yellow and a turquoise blue. Vertical articulation through the middle of the building includes some material changes with the use of the railings along the balconies, and designing portions of the building to be setback increases modulation. Along the top of the building, rooflines are sloped along various sections of the building that provide adequate vertical articulation. 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.

This project meets the intent of the blank wall design guideline, including the building materials anticipated along the garage entrance located in the rear. This guideline is satisfied.

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, belt course, 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.

Under this guideline, the project needs to demonstrate that 1 detail from each section above is applied to the mixed-use portion of the building. An art sculpture is proposed at the street corner, however it is not located on private property, thus would not qualify under this guideline. Further, ROW occupancy for the proposed sculpture location will need to be discussed with the Director and Public Works. Because the elevations do not clearly show the extent of brick to be utilized, staff would recommend that brick be used in a decorative manner and be applied around the entire main entrance and provide a natural transition between brick and FRC panel materials. Another element that the project could employ is to erect a steel canopy over the commercial entrance, as recommended under the façade articulation guideline, the use of a cantilevered steel awning would qualify as a building detail item. Finally, other elements such as trellises that are recommended to be utilized along the secondary street frontage or affixing a decorative kick plate at the main entrance door would count as the final required item, to meet the intent of 3 building details required under this guideline. Staff will place a standard condition which solicits options for narrowing down a specific condition to apply to this project. As conditioned, 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 overall building material type used on this building are FRC panels, which are fiber reinforced concrete panels, steel materials encased in concrete. This is a siding material that contains energy efficiency components that may be utilized in performance calculations. There can be different types of finish on these panels and the material itself is quite durable. The base of the buildings include the use of concrete along the under-building parking area and incorporation of brick materials along the ground story level, at the rear parking garage entrance and as conditioned above, to solicit points for decorative elements, apply brick over the main entrance. Other durable materials can be seen with the proposed landscape planters, steel and wood benches and aluminum patio railings. The building materials used satisfy the intent of this guideline. Clarifying the type of finish on the FRC panels may result in a clarifying condition. 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 these materials are proposed. This guideline is satisfied.

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.

CMU is proposed as the base for the structured screening façade along the west elevation. The height proposed is 3 feet in height and would likely be hidden behind lush landscaping. The use of colored mortar that tied in with the architectural treatment of the building could be incorporated. Because CMU walls are not proposed, this guideline is not fully triggered for review. This guideline is satisfied.

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 not proposed as walls on any of the facades. This guideline does not apply.

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.

Specific EIFS or other troweled finishes have not been called out or proposed on this design. This guideline is not applicable.

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.

Year of construction plaque will be conditioned to be shown at building permits and shall be of cast metal material and set on stone or brick material integral to the building design. This guideline is satisfied.

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.

Color palette proposed includes 2-3 colors, with the 2 contrasting tones along the FRC panels, and integrating concrete and brick material. 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.
- 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

No restaurant uses are proposed or required to be included within this project. This guideline does not apply.

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. Specifically, one or more of the desired amenities listed below must be included for each 60 lineal feet (on average) of street frontage. The type, location, and design of chosen amenities must contribute to a well-balanced mix of features on the street, as determined by the Director. Developments with greater than 120 linear feet of frontage shall include at least one amenity from Category II below. Desired amenities include:

Category I:

- a) Pedestrian furniture, such as seating space, approved trash receptacles, and consolidated newspaper racks, and drinking fountains (each piece of furniture may count as an amenity element). The design of such furniture should be compatible, durable, and located to minimize impacts to pedestrian movement on the sidewalk. Seating areas and trash receptacles are particularly important where there is expected to be a concentration of pedestrian activity (such as near major building entrances and transit stops) and may be required by the Director. Low walls or planter edges to be used for seating should be at least 12 inches wide to function successfully. Seating can be incorporated into parking lot screening walls, building foundations or be free-standing planters or benches.
- b) Pedestrian furniture, such as approved trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains.
- c) Planting beds, hanging flower baskets, and/or large semi-permanent potted plants, and/or other permanent planting elements;
- d) Decorative pavement patterns and tree grates;

Category II:

- a) Drinking fountain.
- b) Ground-mounted Pedestrian-scaled lighting (placed between 12 and 14 feet above the ground) as approved by the Director.
- c) Informational kiosks.
- d) Transit shelters.
- e) Decorative clocks.
- f) *Artwork* such as sculptures, installations, or other *artwork* incorporated into sidewalk.
- g) Other amenities that meet the intent.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement (at least 8 feet of unobstructed horizontal clearance is required on all sidewalks) will not qualify as an amenity to meet this guideline.

The project has the intent to enhance the streetscape along Main Street with proposed landscaped planters, adequate pedestrian seating under weather protection and other building detailed elements. Decorative paving is proposed at the pedestrian corner, where decorative paving is proposed on private property it would qualify under this guideline. All paving material proposed in ROW shall meet the City's public work standards, At the street corner, the project also proposes a large sculpture art piece that may not be approvable in the ROW, but inquiring on a ROW occupancy of this nature would also be through the Public Works department. As mentioned, under the sign code the sculpture is exempt from sign permitting and shall not represent advertising or franchising. This guideline is seeking not only design details but amenities that can be accessible along the streetscape. Further discussion during the design commission meeting on the streetscape amenities can determine any new conditions, such as locations for bicycle racks to qualify under this guideline, installation of trash receptacles or other elements. A standard condition will be provided, this guideline is satisfied.

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.

A standard condition will be recommended to satisfy this guideline.

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.

At site development permits project shall provide a lighting plan and details consistent with this guideline.

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.

A landscape plan was provided under this design review to show adequate areas of landscaping. At site development permits, code requires landscape plans to meet the minimum requirements under SMC 18.41. 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 along-side and rear property lines where adjacent to residential zoned land.
- b) Provide *Landscaping Type B or C* at least 10 feet deep along-side 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).

Along the rear yard buffer, Type C landscaping is proposed within a 10-foot-wide strip. Landscape plans show seven (7) columnar ginkgos proposed here, which could work as a visual screen, but the design guidelines call for tree species that would reach a mature height of at least 35 feet and provide shade with their growth pattern. As a recommendation, revise landscape Type C along this rear landscape buffer area to include evergreen tree species that meet the minimum installation requirements under SMC 18.41. The submitted landscape plans appear to propose an 8-foot-wide side yard buffer, along the easternly property line. The width

of this buffer can be reduced to 5 in conjunction with a screen fence approximately 6 feet in height. As a condition of approval, the side yard buffer shall provide Type B or C landscaping and fence details shall be shown at the time of building permits. This guideline is satisfied as conditioned.

Review Section 2: Multi-Family Guidelines

Applicability:

The design guidelines apply to all new development and re-development within the General Commercial (GC), Interchange Commercial (IC), Neighborhood Commercial (NC), and Mixed-Use Development (MUD) zones unless specifically noted. For example, there are some guidelines that apply only to properties fronting on East Main Street. In such instances, the text in the guideline will clearly spell out what properties are applicable.

These guidelines apply to all new mixed-use buildings featuring commercial and at least one dwelling unit. For mixed-use buildings featuring ground floor commercial uses, the development must comply with applicable site planning, pedestrian access, building design and streetscape guidelines for applicable Commercial Design Guidelines. Residential portions of the site and building will need to comply with open space and building design guidelines of the Multi-Family Design Guidelines.

Guidelines specific to multifamily types listed under section 3.2, 3.3 and 3.4 are not applicable. The remainder of the design review under these multi-family guidelines section will evaluate DG 3.4.1, DG 3.5.4, DG 3.5.5, DG 3.6.1, DG 3.6.3, DG 3.7.1, DG 3.7.4, DG 3.8.1, DG 3.8.2, DG 3.8.3 and DG 3.9.4.

3.4 Apartment Guidelines

3.4.1 Dimensional Standards for apartments

Standard	Requirement (Rationale/discussion)	Review and Zoning Evaluation of this project
Private Open Space	Minimum Private Open Space: 50 square feet/unit. Private usable open space must be attached and accessible from the dwelling. This may include porches, patios, and balconies. Private open space may be counted toward up to 20 - 30% of the minimum common open space required.	For senior apartments and senior retirement homes, per SMC 18.41.200(B)(1) private open space shall be provided at a minimum of 32 square feet per unit for 30 percent of the units; Each residential unit proposed meets the minimum private open space requirements with individual balconies.
Common Open Space	Minimum Common Open Space: 200 square feet/unit. All space in the development must be pedestrian oriented. Common open space must have perceived tenant ownership, promoted with such amenities as gathering areas, community gardens, park spaces, big toys, picnic areas, etc. Common open space shall not interfere with private space of tenants and contain at least one of the following:	Per SMC 18.41.200(B)(2) common open space is required to be at 25 percent of the area of the site devoted to senior housing uses; except that open space may be reduced through a planned residential development permit pursuant to chapter 18.24 SMC.

Maximum Height	50 feet	The base height within the GC/ESUV zone is 45 feet and 35 feet for the standard GC zone. Updated elevations show a total height of 46 feet. Base height for senior housing may be increased to up to 50 feet within the GC zone, through the PRD.
Minimum Setback from a Public Street	0 feet	The project proposes a 5 foot setback from the public sidewalk along Main Street and an 8 foot wide landscaped setback from Graham Ave.
Side Yard (setback to exterior property line for development)	25' when adjacent to LDR and 15' for all other zones	Side yard setback shown is 16 feet; adjacent property to the East is zoned GC
Rear Yard (setback to exterior property line for development)	25' when adjacent to LDR and 15' for all other zones	Rear yard setback is maintained beyond the minimum 15 feet required; parking is proposed in the rear with a 10 foot wide landscaped setback from the future dedicated mid-block connection.
Density	Limited by height, parking and open space requirements.	Because a large portion of this site falls within the ESUV/GC zone, the less restrictive zoning will apply to this development, setting a base density at 40 du. /acre. Density standards for senior housing proposed in GC zone could adjust the base density up to 50 du/acre through the PRD process pursuant to SMC 18.24.060.

3.5 Site Design and Parking

- 3.5.4. Parking garage entries.** Parking garage entries must not dominate the streetscape. They should be designed and sited to complement pedestrian entry. This applies to both public garages and any individual private garages, whether they are fronting on a street or private interior access road.

The proposed parking garage entry to the above ground structure parking area is accessed from the drive aisle which gains its access from the secondary street. The orientation of the garage entrance faces inward to the site, and does not dominate the street or impact pedestrians. The location for the under -building parking area is located in a great location for access, and visibility. The use of brick materials at the garage entrance enhances the building greatly. This guideline is satisfied.

- 3.5.5 Common parking garage design guidelines.** Buildings containing above-grade structured parking shall screen such parking areas with landscaped berms, or incorporate contextual architectural elements, that complement adjacent buildings or buildings in the area, to the satisfaction of the Director. Upper-level parking garages must use *articulation* or *fenestration* treatments that break up the massing of the garage and/or add visual interest.

This design guideline will look at the screening and architectural design of the parking garage proposed on site. As an under-building structured parking the portion of evaluation is along the ground story fronting Graham Ave. The proposed 3 foot height concrete walls at the base of the parking garage is supported with grey columns that extend up in distinct row of columns visible from the street. To break up the massing effect

of the pattern presented here, staff would recommend increasing the width of some of the columns, to provide variety and minimize the visual impact of the parking lot screening. As a recommended condition, an increase in the width of the columns should occur at a minimum of 60 foot intervals. This would provide for a variety in size of the openings along the west facing ground story façade and an opportunity to erect a landscape trellis to add structure screening elements to further enhance the parking garage design. At the minimum, the 8 foot wide landscape buffer would be adequate for screening should it include a variety of columnar trees and shrubs or bushes within the 3-5 foot range. Staff reviewed the proposed landscaping along this street frontage and find that no trees are proposed. The Design Commission may want to evaluate the possibility for lean columnar tree species to be conditioned within this landscaped buffer, which adds to screening required for above grade structured parking. The architectural changes recommended is satisfactory to meet the intent of this guideline.

3.6 Pedestrian Access and Amenities

3.6.1 **Internal Pedestrian Paths and Circulation.** An on-site pedestrian circulation system meeting the following standards shall be provided:

- a) Pathways between dwelling units and the street are required. Exceptions may be allowed by the Director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.
- b) The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, trails, common outdoor areas, adjacent pedestrian ways, and any pedestrian amenities shall be required.
- c) Elevated external walkways/stairways may be allowed only when they enhance the integrity of the architecture.
- d) Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided.
- e) Materials standards for pathways:
 - i) The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the private circulation system that provide access to no more than four residential units may be three feet wide.
 - ii) Except as allowed in subparagraph (iii), below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.
 - iii) The pedestrian circulation system may be within an auto travel lane if pedestrian circulation system is surfaced with paving blocks, bricks, or other special paving as approved by the Director and as recommended by the Design Commission. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.
- f) Lighting. The on-site pedestrian circulation system must be illuminated to a level where pedestrians can identify faces from a reasonable distance.

The onsite pedestrian pathways are provided adequately throughout the site. There are no elevated walkways or external stairways proposed as a part of the external pedestrian circulation. individual access to these units

is integrated inside the structure. The circulation system includes direct connections to the sidewalk and all entrances. The walkway proposed across the drive aisle shall be constructed with a contrasting material from the paved drive surface as conditioned under other guidelines. Per this guideline, all internal pedestrian walkways proposed onsite shall maintain a width of five feet as shown. This guideline is satisfied.

3.6.2 Require open space for multifamily developments. Other open space proposals meeting the intent of the open space requirements may be considered by the Design Commission and approved by the Director. See discussion below, this guideline is satisfied.

3.6.3 Open space types and standards:

- a. Common open space: Common open space may count for up to 100 percent of the required open space for stacked flats. This includes landscaped courtyards or decks, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces.
- b. Indoor recreational areas: Indoor recreational areas may count towards the required open space. The following conditions must be met:
 - i. Indoor spaces must be located in visible areas, such as near an entrance lobby and near high traffic corridors.
 - ii. Space must be designed to provide visibility from interior pedestrian corridors. Windows should generally occupy at least one-half of the perimeter of the space (towards internal corridors or outside) to make the space inviting and encourage use.
 - iii. Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements such as swimming pools, sport courts, etc.
- c. Community gathering space: Community gathering space, such as mailbox kiosks or community boards, shall provide relief from the weather and provide landscaping, adequate lighting, and a bench.

Per the code under SMC 18.16.040(E), Open space requirements for senior housing developments requiring design review shall be in compliance with the city of Sumner design and development guidelines, except that open space requirements for senior housing shall be provided in accordance with SMC [18.41.200](#). Under this allowance, SMC 18.41.200(B)(2) provides that common open space is required to be at 25 percent of the area of the site devoted to senior housing uses; except that open space may be reduced through a planned residential development permit pursuant to chapter [18.24](#) SMC. The total project site area is 55,241 square feet (subtracting 2,830 square feet proposed for the commercial/retail space) would result in 13,102 square feet of required common open space.

The common open space evaluated for this proposal includes an indoor resident activity center approximately 1,850 SF and the site proposes a large outdoor open space area that is approximately 7,340 SF. This is shy of the required 25% of the area of the site devoted to senior housing uses, for a total of 9,190 square feet. Further evaluation during the design commission meeting can determine if additional areas should be considered to increase the common open area total, or if the design commissioners provide support for the reduction in the open space provided, the approval to reduce the total amount can go through the PRD process. This guideline is satisfied.

3.7 Building Design

3.7.1 Building articulation - multifamily residential buildings and residential portions of mixed-use buildings. All residential buildings and residential portions of mixed-use buildings shall include at least three

of the following *modulation* and/or *articulation* features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas, unless approved by the Design Commission:

- a) Repeating distinctive window patterns at intervals less than the required interval.
- b) Vertical building *modulation*. To qualify for this measure *modulation* shall be significant and tied to a change in color or building material and/or roofline *modulation* as defined below (Figure 3-27). Significant building modulation must have a distinct change in modulation, creativity as approved by the Design Commission like the reduction as seen in Figure 3-28. Balconies may not be used to meet *modulation* option unless they are recessed or projected from the facade and integrated with the building's architecture as determined by the Director. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.
- c) Horizontal *modulation* (upper level step-backs). To qualify for this measure, the horizontal *modulation* shall be significant as shown in figure 3-34.
- d) *Articulation* of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline.

Evaluation of the building through this multi-family guideline is through a closer look at the horizontal modulation that is incorporated throughout all of the story levels. The overall design of the structure presents a strong vertical modulation with recessed patios and the use of repeating distinctive window patterns less than intervals required. The articulation of the top of the building is designed with a distinctive roofline and the concrete canopy overhang provides a delineation of the bottom. Consistent articulation throughout the middle floors creates a well-designed multi-family development while meeting pedestrian oriented facades and facade articulation of the commercial portion of the building along the street frontage. All of the residential portions of this building meet the intent of this guideline. This guideline is satisfied.

3.7.4 Roofline standards.

- a) Single purpose residential buildings must provide a pitched roof with minimum 5:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site's context.
- b) Mixed-use buildings in the NC district are encouraged to incorporate a pitched roof with a minimum 5:12 roof pitch.
- c) All buildings shall incorporate roofline *modulation*. The maximum length of any continuous roofline shall be 30 feet for single purpose residential buildings and 60 feet for mixed-use buildings

This building proposes the minimum roof pitch at the corners of the building and utilizes the roof pitch changes to accentuate the roofline. There are no continuous walls that exceed the maximum length that are shown which do not contain adequate modulation. This guideline is satisfied.

3.8 Building Details and Materials

3.8.1 Details toolbox: All multifamily buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth **one point** unless otherwise noted. Multifamily buildings must achieve the equivalent of **two points** worth of architectural details from each section on their facades from the following elements:

Section 1

- a) Decorative porch design with distinct design and use of materials.

- b) Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.
- c) Brick or stonework covering more than 10 percent of the facade. These finishes cannot end on an outside corner (2 points).
- d) Decorative building materials that add visual interest.

Section 2

- a) Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest.
- b) Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.
- c) Other details that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.
- d) Decorative balcony design, such as distinctive railings..

In evaluating each façade through this multi-family design oriented guideline, so long as the brick proposed and conditioned under other guidelines cover 10% of any given façade, it can qualify as a detail for one point. The proposal includes a porch design with some porches recessed and others projecting from the building, which qualifies as a decorative building design and meets the intent of this guideline. These elements satisfy as 2 points under section 1.

Under section 2, the decorative roofline design with articulation and angle changes that adds distinctive visual interest, qualifies as 1 point. The installation of raised landscape planters proposed along the front façade of the building and as conditioned under DG 2.1.4 to add a raised planter at the NW corner of the property (for parking lot screening) could count towards the additional point for added decoration. If the raised planter includes ledges as recommended, then it greatly enhances pedestrian/resident use, be design with compatible materials will create a great extension of amenity space that would meet the intent of this guideline. Staff feels that there are other elements such as this condition that could count as the additional point needed to qualify the design under this toolbox guideline. This guidelines is satisfied.

3.8.2 Window design.

- a) Windows facing the street must be transparent. At least 35-45 percent of the front façade must be transparent. At least 10 - 15 percent of the side facade must be transparent.
- b) Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or facade treatment that adds visual interest to the building.

Transparency requirements will be different along the ground story. The upper levels are proposed with a distinctive window pattern and meets the minimum transparency requirements as indicated in this guideline. To meet the full intent of this guideline, per subsection b) building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate

window trim at least four inches in width. The proposed windows as shown on the building materials list appear to be proposed as white which works as a great contrast color to the base color of the building. Staff would recommend that both of these techniques be incorporated into the design. Along the main street frontage, the building design should project individual windows above the ground story out at least 2 inches. At the design commission meeting, discussion on which of these windows should be designated as projecting could assist in narrowing down this condition. Further, staff recommends that all of the windows incorporate window trim at least 4 inches in width featuring color that contrasts well with the base color of the building. As conditioned, this guideline is satisfied.

3.8.3 Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the City's desired traditional main street character are as follows:

- a) Brick or other stone masonry.
- b) Horizontal wood or composite siding (generally with a reveal of 5 inches or less); wider siding will be considered where there is a historic precedent.
- c) Locally sourced or produced.
- d) Other materials subject to approval by the Director and as recommended by the Design Commission.

Incorporating the use of brick or other stone masonry material is a reflection of the desired traditional main street character. The project aims to utilize the brick more strongly at the rear facing garage entrance which creates a welcoming presence for the building itself and the users of the site from a vehicular stand point. Where there may still be conflict in the design on the use or application of the brick along the street facing facades, or as conditioned to be applied along the ground story of the East elevation, the design commission could recommend more preferred materials under this guideline. Applicants could present at the meeting some clarification on any locally sourced products that would meet the intent of this guideline. Staff has no further recommendation, this guideline is considered satisfied.

3.9 Landscaping and Screening

3.9.4 Parking landscape: Landscaped islands shall be required between every 8-10 stalls and should be located in front of building entranceways when applicable. Landscaping strips shall be a minimum of 5 feet. Those landscaped islands in front of building entranceways shall include 5 feet minimum of continuous landscaping. The stall adjacent to the landscape strip shall be a minimum of 12 feet wide.

The site proposes a row of 21 parking stalls along the north property line, located in the rear of the site. At least one landscape island of 5 feet wide should be constructed within this row of parking. At least one shade tree should also be planted within this strip. Adequate parking landscaped areas surrounds the site. No more than 10 parking spaces area proposed in a row surrounding the outdoor open space. Where these parking stalls abutt a pedestrian walkway, wheel stops shall be required. As conditioned, this guideline is satisfied.

III. CONDITIONS OF APPROVAL

NOTE: PUBLIC WORKS, BUILDING AND FIRE APPROVAL HAVE NOT BEEN GRANTED UNDER THIS REVIEW. ADDITIONAL PERMITS AND FURTHER REVIEW AND APPROVAL BY ALL DEPARTMENTS IS REQUIRED PRIOR TO FINAL PROJECT APPROVAL.

The proposal DR-2023-0004 is subject to the following *CONDITIONS of APPROVAL*:

1. **DG 2.1.1 Building location guidelines:** A reduced building setback of 5 feet from the edge of sidewalk will require features that accentuate a pedestrian-oriented façade along Main Street. Staff recommends the following conditions in addition to what is proposed:
 - a. Raised planters shall be used along the primary street frontage, within the 5 foot setback and shall be constructed with stone or brick material that will be complimentary to the building design;
 - b. This project shall provide at a minimum 50% transparency between the range of 4 feet and 8 feet along the ground story.
2. **DG 2.1.4 Parking Area Screening.**
 - a. To enhance the screening between the sidewalk and the under-building parking areas, the project should install a trellis for climbing plants to add vertical landscaping where trees would not fit.
 - b. To accentuate a visual screening of the surface parking lot at the NW corner of the site, a 5-foot-wide elevated planter with ledges 12 inches thick should be constructed of brick, stone, or decorative concrete that is complimentary to the overall building design.
3. **DG 2.1.5 Driveway.** Project shall comply with access requirements per SMC 18.43, prior to building permit issuance provide the required easement agreement that reflects the cross-access connection proposed.
4. **DG 2.1.8 Service and utility elements guidelines:**
 - a. At building permit submittal, provide trash enclosure architectural details which shall be equipped with a self-closing gate.
 - b. At the time of building permits, show proposed rooftop mechanical equipment which shall be designed to be an integral element of the building, with the use of complimentary building materials and colored to match.
5. **DG 2.2.1 Internal Pedestrian Circulation Guidelines:**
 - a. Wheel stops shall be installed in parking spaces along internal pedestrian walkways.
 - b. Wherever pedestrian walkways cross through parking and/or drive aisles, crosswalks will be required that are constructed with contrasting paving materials that differentiates it from the parking lot.
6. **DG 2.2.5 Pedestrian-oriented space.** To qualify the main entrance as pedestrian- oriented space, the project shall provide decorative building-mounted lighting at the main entrance and the commercial entrance along the street fronting façade, no more than 14 feet in height.
7. **DG 2.3.2 Design all visible Facades.** At the time of building permit, the East elevation shall include extension of proposed brick materials along the ground story.

8. **DG 2.3.4 Façade Articulation along East Main Street.** Project should show a change in the canopy line and a different material type for an awning above the main entrance and the commercial entrance to emphasize the façade articulation.
9. **DG 2.4.1 Building Details:** The project needs to demonstrate that 1 detail from each section under this guideline is applied to the mixed-use portion of the building. Staff recommends:
 - a. Brick should be used in a decorative manner and be applied around the entire main entrance and provide a natural transition between brick and FRC panel materials.
 - b. Install a decorative canopy over the commercial entrance (or main entrance) such as a cantilevered steel awning
 - c. Add a decorative kick plate at the main entrance door.
10. **DG 2.4.7 Year of Construction** Prior to building permit issuance plans shall show a year of construction plaque near the primary building entrance along Main street. Plaque shall be of cast metal material and set on stone or brick material integral to the building design.
11. **DG Streetscape Amenities.** Provide one additional amenity along the streetscape.
12. **DG 2.5.3 Bicycle Rack Location.** Provide bicycle parking pursuant to SMC 18.42.085. Bicycle facilities should be placed close to major entrances in visible and well-lit areas on private property.
13. **DG 2.5.4 Site Lighting.** At site development permits project shall provide a lighting plan and details consistent with this guideline.
14. **DG 2.5.6 Side and rear yard buffer requirements:**
 - a. Provide landscape Type C along this rear landscape buffer area which shall include evergreen tree species that meet the minimum installation requirements under SMC 18.41.
 - b. Along the side yard buffer, provide Type B or C landscaping and fence details shall be shown at the time of building permits.
15. **DG 3.5.5 Common parking garage design.**

Along the structured parking façade, the width of the columns should be increased to at least 4 feet wide which should occur at a minimum of 60-foot intervals
16. **DG 3.8.1 Building Details.**

Recommend incorporating 1 additional point from the details toolbox to each façade.
17. **DG 3.8.2. Window Design.**
 - a. Along the main street frontage, the building design should project individual windows above the ground story out at least 2 inches.
 - b. All of the windows shall incorporate window trim at least 4 inches in width featuring color that contrasts well with the base color of the building.
18. **DG 3.9.4 Parking Landscape.** At least one landscape island of 5 feet wide should be constructed within the rear facing row of parking and include at least 1 shade tree.

19. SMC 18.30.100(E), Public Mid-Block Connection requirement:

- a. Consistent with the ESNP Mid-Block Pedestrian/Bicycle Connection plan, the project proposes the development of a new pathway/sidewalk which shall be contained in a recorded easement for public access and shall be recorded prior to receiving certificate of occupancy.
- b. The proposed path lies along the north property line, and shall be constructed at a minimum 10 feet wide. This will reduce the adjacent landscape buffer down to 8 feet; the landscape buffer which is located in front of a proposed 6 foot fence, could be further reduced to 5 feet.
- c. It would be recommended to maintain pedestrian scaled lighting to illuminate the mid-block connection, as a condition installing bollard lighting closest to the street and at the intersection of the walkway connection onto the site.

20. Landscape Plans

At time of development permits plans shall show landscaping consistent with SMC 18.41 and reflect the concepts approved. Planter strips will need to comply with Engineering standard details and will likely require grass and street trees or tree grates.

21. 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.

IV. DECISION OF THE DIRECTOR

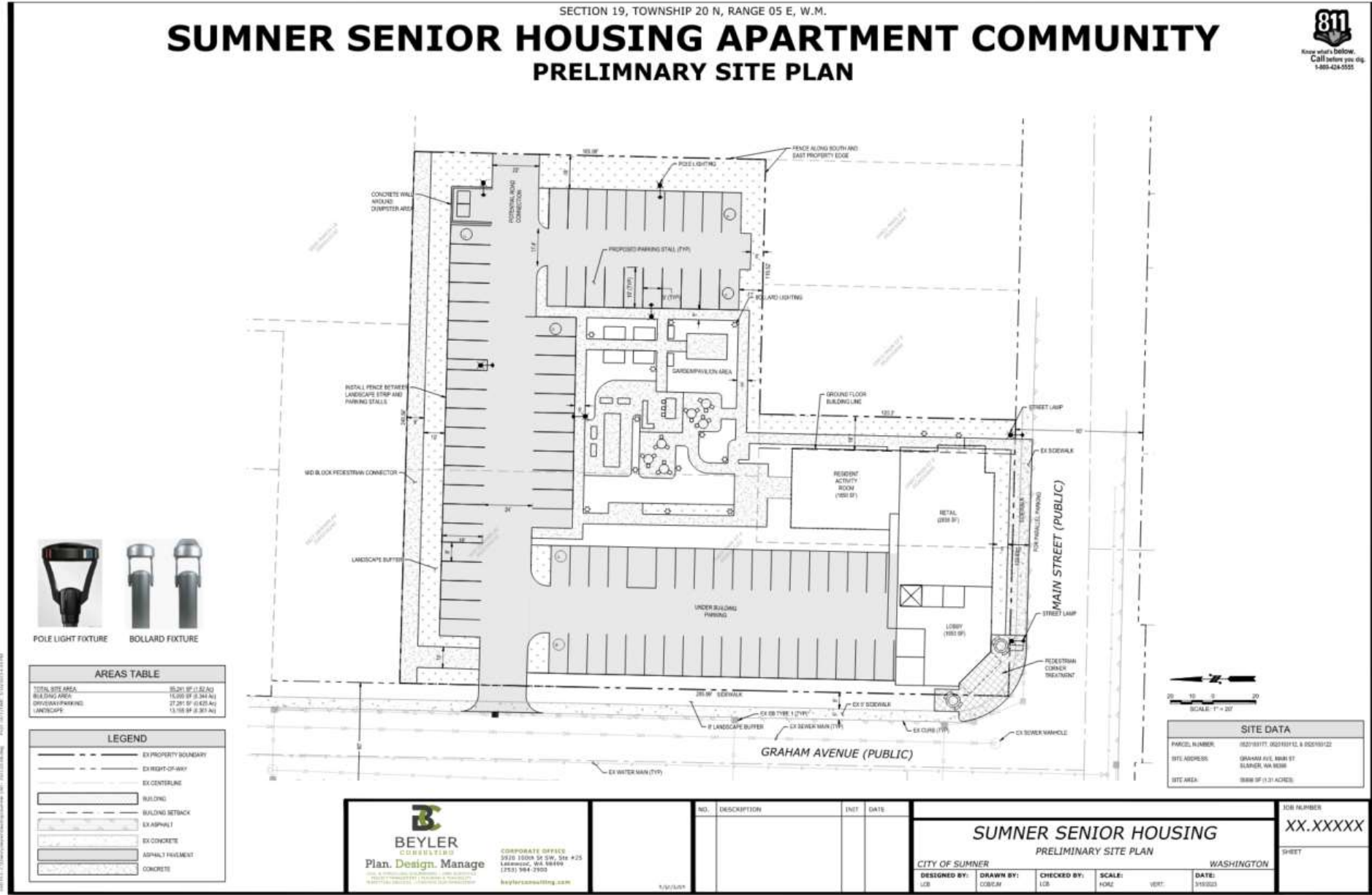
The Director of the Development Services Department hereby approves project number DR-2023-0001 subject to the above Conditions of Approval.

Doug Beagle – Development Services Director

Date: _____

V. APPEALS

An appeal of this decision may be filed pursuant to Sumner Municipal Code (SMC) Section 18.56.170 for Type III decisions. The appeal shall be in writing and shall state specific objections to the decision and the relief sought. Appeals must be submitted to the Sumner City Clerk at 1104 Maple Street, Sumner, WA 98390, no later than 5:00 p.m. of the fifteenth calendar day following the date of the decision above.



MAIN ST E ELEVATION FACADE MATERIALS



BOLT-ON BALCONY



WHITE VINYL WINDOW

WHITE VINYL OR ALUMINUM
WINDOW (TYP)
GROUND UNITS ONLY

FRC PANEL



FRC PANEL

5' CONCRETE OVERHANG
AT ENTRANCES

BRICK



Plan. Design. Manage

CIVIL & STRUCTURAL ENGINEERING / LAND SURVEYING / PLANNING
PROJECT MANAGEMENT / FEASIBILITY / PERMIT EXISTING