



**DESIGN COMMISSION AGENDA
CITY HALL – 1104 MAPLE STREET
MAY 31, 2023 6:30 PM**

Commission Members -

Cheryl Ebsworth, Chair, Joleen Jones, Vice Chair, Brian Franchini, Kristen Martinson, Scott Fletcher, Dusi Madden and Luke Heath

Staff -

Associate Planner Chrissanda Walker

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.

Join the meeting on Teams online: <https://www.microsoft.com/microsoft-teams/join-a-meeting> Meeting ID: 219 051 548 748 Passcode: 5SNvww Or call in (audio only) 253-299-5500 Phone Conference ID: 187 233 266#

CALL TO ORDER

NEW BUSINESS

1. Sound Transit - Parking Garage Design Review Sumner Station (DR-2023-0006)

COMMISSIONER COMMENTS

STAFF COMMENTS

ADJOURNMENT

SUBJECT: Sound Transit - Parking Garage Design Review Sumner Station (DR-2023-0006)

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Memo
2. Presentation
3. Appendix A - Materials and Details

STAFF CONTACT:

SUMMARY BACKGROUND:

Design Review Study Session for the construction of a new parking structure with 601 parking spaces, new on site and frontage improvements, pedestrian open space, landscaping with storm water retention and treatment.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:



MEMO TO THE DESIGN COMMISSION
from the DEVELOPMENT SERVICES DEPARTMENT

Permit Number: DR-2023-0006

Owner: Sound Transit
401 S Jackson St
Seattle, WA 98104

Applicant: Harbor Pacific Contractors
John Welch, owner

Project Location/Parcels: Sumner Station- 810 Maple Street, Sumner, WA 98390, APN: 5680000020, 5680000010, 0420243174, 0420243184, 7985100080, 0420243179

Project Components: Design Review of a new 5 level parking garage within a 4-story building with approximately 601 new parking spaces, project includes new onsite and frontage improvements, landscaping, pedestrian open space, with storm water retention and treatment.

Related Permits: SEPA MDNS, CUP, Civil and Building Permits.

Staff Representative: Chrissanda Walker - Associate Planner

Date of Meeting: **Study Session- Hybrid Meeting**
May 31st, 2023 at 6:30pm

Attachments: Design Review Presentation Packet (includes architectural elevations, site plan, landscape plan) Appendix A Materials & Details, Appendix B Floor Plans, and for reference the Town Center Design Guidelines, Review Comment letter -Applicant Response to review #1 and 2019 Memo to the Design Commission.

I. BACKGROUND INFORMATION

a. Site Location

The project site is located at the existing Sumner Station parking lot, with associated site and access improvements at the intersection of Academy Street. The primary building is to be constructed along Harrison Street with the proposed structure spanning across Station Lane. The existing surface car parking area will be improved and maintained at the entrance of the Station, located at Maple Street and along Narrows Street. Access to the site can be made via Academy Street and up through Station Lane from Thompson Street.

b. Zoning and Vicinity

The site is zoned Town Center (TC-4) for up to 4 stories and falls within the Station District of the Town Center Plan. The project is subject to the Town Center Form Based Code (TCC). The site makes up of approximately 3 acres out of the 197 acres zoned within the Town Center Plan (TCP) area and would serve as an attraction for transit users within the vicinity encouraging multifamily development. Immediate properties are zoned as TC-4, with TC-6 & TC-6 zoning across Traffic Ave within the designated West Sumner and Riverfront Districts of the TCP. Once mixed-use development is designed and proposed in these areas, the parking structure would not be the tallest in Town.

c. Proposal Description

The proposal is for the construction of a Sound Transit parking garage at the existing Sumner Station. This proposal will be a new structure, located along Harrison Street and spans over Station Lane with spaces for 601 parking stalls including at least 42 new bicycle storage spaces within the structure. The project focuses on access and non-motorized access improvements, with a bus entrance through Station Lane and a bus turnaround loop maintained at the center of the site. Additional site improvements include paved and landscaped open spaces, paving, striping, lighting and parking area landscaping. The project will also include stormwater runoff retention and treatment against pollution generating impervious surfaces.

II. REVIEW CRITERIA AND ANALYSIS

The project site is in Sumner's Town Center Plan (TCP) Station District and zoned for up to 4-5 stories multifamily and or commercial. This project is evaluated by the Town Center Plan section

of the *Design and Development Guidelines*, Sections 1 and as applicable the Town Center form base code applies.

For the purpose of this Study Session, it is important to note that the proposed project before the Design Commission represents at least 35%-complete designed plans and is the second submittal provided to the City under this design review application. As an advisory board to City Staff, recommendations from the Commission will be sought on some of the guidelines below. To aid in your review, each guideline is called out with at least clarifying if this project meets the intent or further review will result in a staff recommendation of a condition. Where it notes a review analysis, staff provides a summary of the project’s ability to apply the guidelines and provides a discussion memo. Where it states review criteria, a brief description of how this guideline should be applied followed by the analysis memo to seek further discussion on the specific criteria required.

1.1 Site Design and Parking

1.1.1: Building location- Review Analysis:

The south facing elevation will likely be the structure’s address-orientation, which fronts along Harrison Street. This elevation contains motorized main egress/ingress into the structure/site at two areas, underbuilding for bus access and at the east end for vehicles entering the structure. The building is setback beyond the required parking setback of 5 feet applicable to the ground story per the TCP form-base-code, but no more than 10 feet from the edge of sidewalk to meet the maximum setback allowed in this zone. Landscaping is proposed within this setback range and further discussion and applicability of a pedestrian oriented facade along the ground story along this south elevation should be considered.

The building is proposed to span across Station Lane, to maximize parking and emphasis of site access through an underbuilding entrance. A large metal canopy/signage structure spans approximately 150 feet in length across the main bus loop entrance, extending up to the 2nd floor ceiling height and projecting out 6 feet from the façade. At the east end of this elevation, a matching metal canopy is erected above the vehicular ingress/egress into the structure, which extends up to the first-floor height. The main materials proposed within the first 2 levels of the structure here are exposed shear walls proposed as board-formed concrete and use of metal mesh screening along with metal sheets to aim for a reinforced storefront. Similar ground story material treatments are applied to the ground story along the north façade, which operates more purposefully as the primary pedestrian entrance. Per this guideline the primary main entrance shall be on the façade adjacent to the sidewalk. The Director has flexibility to determine the primary main entrance location, yet this building location guideline is evaluating the character of the location of the building and provides considerations to emphasize all entrances to this structure.

DG 1.1.1: Building location.	Discussion Memo
Specific Criteria: Buildings must be located adjacent to the sidewalk and feature pedestrian-oriented facades.	Overall, this guideline is satisfied in terms of where the building is proposed to be located and meets the minimum and maximum setback requirements. Further evaluation of the features of the facade as it relates to its location continues below. Opportunity for conditions to enhance a pedestrian oriented facade for compliance with the intent of this building location requirement, occurs

Per definitions: <i>Pedestrian-oriented facade</i> - Ground floor facades that contain the following characteristics: (a) Transparent window area or window displays along a minimum of 75 percent of the ground floor facade between a height of 2 to 8 feet above the ground. (b) The primary building entry must be on this facade. (c) Weather protection at least 5 feet in width and a height accentuating the design of the structure while providing protection to the pedestrian along at least 75 percent of the facade width.	along the North and South Elevations. See definitions provided under this specific criteria. Questions and considerations for the Design Commission: 1. Comments on the transparency provided. What additional architectural modulation features are important for the ground floor? Examples: Pilasters, wainscoting/base course, trim around openings, etc. 2. The North elevation carries more weight to discuss application of a pedestrian level weather protection, no taller than 15 feet in height and at least 5 feet in width. 3. Regarding vehicular entrance canopies, any thoughts on the metal extending all the way to the ground? 4. Should another canopy be erected above the vehicle entrance into the structure on the north façade?
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1.1.2: Guideline has been previously omitted.

1.1.3: Parking Location and Design: Existing surface parking at Maple Street and the parking layout revision is still under review. Per this guideline, screening requirements shall apply to new surface parking areas, and staff will consider recommendations for an installation of a low continuous wall along a 5-foot-wide planting bed to buffer bus loop area from new surface parking spaces at Narrows Street. Per the Town Center form-base-code, surface parking lots must be planted with trees at a minimum rate of 1 tree for every 10 parking spaces. Trees must be located within the parking lot planter islands. Continued revisions are anticipated and will be further evaluated under the staff report where conditions will likely be recommended.

1.1.4: Vehicular access and curb cuts: This guideline applies to projects within the Historic District and will not apply.

1.1.5 Street Corner Sites: This structure is proposed on a unique site configuration, with no true street

corner for definite emphasis under this guideline. The proposed corner treatment sits at the station platform, where the main vertical pedestrian entrance is located. This features a wide extended awning and a use of variety of materials such as brick and glass brick to accentuate the corner of this site. Further evaluation will occur under the staff report.

1.1.6 Open Space- Review Criteria:

Per the Town Center Plan, an activity node is called out at the corner of maple street and narrows street, which would count towards open space requiremnts under this guideline. Current site plan and landscape plans are not yet in compliance with the Town Center form base code, where revisions will likely produce additional landscaping treatments and include additional improvements within this called out node. Further evaluation will occur with the next review and be addressed in the staff report. At this next review, plans will need to delineate open space calculations and be shown consistent with the intent of the pedestrian-oriented space guideline, DG1.17 below.

1.1.7 Pedestrian-oriented space guidelines- Review Analysis:

This project boasts a large open plaza area that would qualify as a pedestrian oriented space and is proposed at the center of the site, approximately 15,376.9 sf in size. Pedestrian-orientated spaces are also featured as inset pedestrian nooks along the ground story façade adjacent to the vertical stairwell. Considerations for pavement treatment, specific pedestrian amenities and landscaping components would warrant further discussion to narrow down recommendations of conditions.

DG 1.1.7 Pedestrian-oriented space	Discussion Memo
Specific Criteria: To qualify as a pedestrian-oriented space, an area must contain all of the elements listed under subsection i) thru vi).	Considerations for the Design Commission: 1. Pedestrian access to the open space area occurs from the north side Academy Street, from/through Station Lane and heading south from Narrows Street. 2. Discussion on the crosswalk across Station Lane with the Applicant on opportunity for a contrasting paving material and/or elevated walkway for a clear pedestrian zone within the vehicular way. How would this impact bus access? 3. Addition of pedestrian scaled lighting within the public plaza. 4. Evaluate seating proposed in the plaza, per subsection iv) at least 3 feet of seating area (bench or ledge) per 60 square feet of plaza area. 5. Per section c) of this guideline, adjacent unscreened parking lots are prohibited within pedestrian-oriented spaces. Discuss material specific for proposed raised planters with seating ledges to add screening/buffer.

1.1.8 Service and utility elements: This guideline will be met through standard conditions. As a point of discussion, the location of the exterior generator at the base of the West elevation will need to meet structural screening requirements found under chapter 8 of the Town Center form base code. Materials proposed for screening may work to enhance this elevation, further evaluation will be demonstrated after review 3 and reflected in the staff report.

1.2 Building Character and Massing

1.2.1 Historic District: Historic building guidelines and standards will not apply.

1.2.2 Non-period architecture on existing architecture: This guideline will not apply.

1.2.3 No franchise and corporate architecture: This project does not propose franchise architecture.

1.2.4 Design all visible façades: All facades of a building shall be given equal design consideration. Flexibility to the East elevation, which is not visible from the street or parking lots may be given by the Director, thus the ground story would not necessarily need to apply a lot of design changes. Under the staff report full review analysis will be provided to each façade, which will include evaluation of all upper stories.

1.2.5 Articulation- Review Criteria:

Discussions with the applicant on the applicability of this guideline resulted in considerations of applying interval changes along the ground story only. Page 21 demonstrates overall articulation, which works to meet and achieve the intent of the vertical articulation guideline DG 1.2.8 and step back requirements per the TCP form base code. As noted below, specific criteria under this guideline aims to reinforce a pattern of a small storefront. The interval range appears flexible, calling for modulation and/or articulation of the façade at every 30-60 feet, while specifying methods to employ for storefront articulation at no more than 30 feet intervals. See memo below for further discussion:

DG 1.2.5 Articulation (of the building)	Discussion Memo
Specific Criteria: Buildings in the Town Center Plan should include modulation and/or articulation features every 30-60 feet to reinforce the pattern of small storefront. At least two of the following methods must be employed at intervals no greater than 30 feet: a) Use of windows and/or entries that reinforce the pattern of 30-foot storefront spaces b) Use of weather protection features that reinforce 30-foot storefronts. c) change of roofline d) change in building material or siding	Review the building character elevations on page 22. Questions for the Design Commission: 1. Would you agree that this articulation guideline applies exclusively to the ground story? 2. What are your thoughts on the mesh materials to mimic storefront windows? Evaluate the interval of the proposed transparency along the ground story. 3. How can a storefront feel be thoughtfully designed, staff is considering recommendations of structured windowsills, for a welcoming opportunity at the face of the ground story. 4. Evaluate the modulation that occurs within the proposed pedestrian nooks, does it adequately incorporate at least 2 of the

style e) use of pillars every 30-40 feet	recommended methods under the specific criteria? 5. Are there other methods (not listed under this guideline) that meet the intent you would recommend?
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1.2.6 Massing for Multi-Story Buildings- Review Criteria:

This guideline must be employed to the overall structure to create a building form that is easily consumed in smaller identifiable pieces, reducing the overall architectural scale. A mix of building or screening elements should really be considered to provide the architectural design variety these guidelines are calling for. This guideline also speaks to an anticipated interval modulation, a stepping back or projecting forward of portions of a building façade within specified intervals of the building width and depth. This assists with lessening the apparent bulk of a structure's continues exterior walls. Feedback provided at the first review referenced these specifics as required by the Town Center form base code, referenced below. Required building projections were applied, but there is still room for improvement to reduce the architectural scale of the building.

DG 1.2.6 Massing	Discussion Memo
Specific Criteria: Buildings must use design techniques to break up long continuous building walls and reduce the architectural scale of the building and add visual interest. Per the Town Center Form Base Code Articulation in Building Façade requirements: For buildings 100 feet or more in length, at least 2 combinations of the required variations in setback must total no less than 15% of the length of the building.	Questions and considerations for the Design Commission: - Staff feels that the screening fins add architectural interest with soft articulation applied in a horizontal and vertical direction with the use of small projecting bands that could be further emphasized in width (page 25 provides an illustration of these bands, they are not easily seen from afar). Do the screening fins work to reduce the scale of the building? - Where along the building walls must the massing be reduced, clear direction will need to be given to addresses the longer facades: The north façade measures 370 feet in length The south façade measures 420 feet in length - Exposing the shear walls to provide a facade break in the structure assists with reduction in massing. As a quick note, the board form lined concrete does match the Downtown Sumner character. - Possible techniques as referenced in this guideline include a combination of vertical building modulation, or roofline modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration techniques:

	Projecting the creative screening fins out from the face of the building should be further discussed. If considerable, along the outside of the projected portion an introduction of a solid material could be applied to give the appearance of a pattern that aids in reducing mass and still utilizing the fin design.
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1.2.7 First story height: Project complies with this guideline.

1.2.8 Vertical Articulation- Review Criteria:

This guideline aims to moderate the scale of a multi-story building, and provides a definitive top, middle and bottom. As previously discussed under massing above, building materials or methods that effectively define the middle portion of the building will reduce mass, but also work to unify the structure. Considerations to apply cornice treatment to emphasize the top of the structure were discussed with the applicant and has not yet been fully designed, so there is an opportunity to provide further direction on these moderating techniques. The bottom is clearly and visually defined, as previously evaluated the set of the canopies at varying lengths and at the pedestrian scale provides some great design techniques in this area.

DG 1.2.8 Vertical Articulation	Discussion Memo
Specific Criteria: To moderate the scale of multi-story buildings, the design shall include techniques to clearly define the building's top, middle and bottom. Per the Town Center Form Base Code Articulation in Building Height: For buildings 150 feet or more in length, at least 15% of the street-facing roof line must have a variation in height of at least 5 feet. On a corner lot, the variation in height must be located at the corner of the building that addresses both street fronts.	Review Sheets 25 & 26 Questions and considerations for the Design Commission: 1. Top: Distinct cornice treatments: what material type would be affixed to the corners of the structure. 2. What cornice material type is sufficient for the tops of the shear walls that extend above the roofline? 3. The way the current fins end, flat at the top of the roofline, just further elongates the mass of the building. What other material type could span across the top to create a distinctive band, or strong cap/end atop the screening fins? Would extending the fins above the roofline by a recommended height work to add vertical articulation? 4. Defining the middle, what material change, or banding changes should be employed to unify the design and create this required distinction?

1.3 Building Details and Materials Review Criteria:

When buildings are seen from a distance, the most noticeable qualities are the overall form and color. For example, a 100-foot wide, three-story commercial building must be observed at least 200 feet away in order for the building to fit within a person's cone of vision so its overall shape can be perceived. At that distance, the building’s major features including windows and doors are clearly visible. However, at closer range (within 60 to 80 feet from the building - approximately the distance across a typical Downtown Street), a person notices a building’s individual elements and details much more than its overall form. From the adjacent sidewalk, the most important aspects of a building are its design details, texture of materials, quality of its finishes, and small, decorative elements. In Sumner’s Downtown setting, it is essential that buildings and their contents be attractive up close.

1.3.1 Building Details: All new (non-residential) buildings are required to employ at least one detail element from each of the three categories listed under this design guideline. Study session will not dive into these specific treatments, as other guidelines may bring opportunity for implementation. Some elements may not be strictly applied, and a few may be conditioned further after review 3 and discussed in depth further in the staff report.

1.3.2 Blank Walls- Review Criteria:

Specific to this guideline, blank walls mean any portion of the exterior façade of the building that does not include windows or doors, columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change). The Town Center form base code also addresses this “blank” wall feature of a structure setting a maximum length of 30 feet. Blank wall length applies in both vertical and horizontal direction, with a surface area greater than 400 square feet. The full applicability of this guideline is up for discussion in terms of intervals and methods to address, however per the form base code, blank wall requirements shall apply to ground story and upper stories along the primary and side street-facing facades. Additional evaluation of a revision will be provided in depth. See further specific criteria and discussion memo below.

DG 1.3.2 Blank Walls	Discussion Memo
Specific Criteria: Blank Walls along the ground floor wall over 6 feet in height that has a horizontal length greater than 15 feet which does not include a transparent window or doors, columns, pilasters. Specific to this project, seeking articulation greater than 12 inches in depth, or a substantial material change in the building at the TCP recommended blank wall interval. Per the Town Center form-base-code, blank wall length maximum is 30 feet.	Previous Commission Comments that may be helpful: a. Screen types: Large mesh screen with trees is attractive, so are the large more opaque metal panels. (Referencing a series of numbered architectural examples provided by Sound Transit.) Generic screens-i.e. not ostentatious—are preferred. b. Storefront” is considered to be a series of large openings, penetrations/treatments at the pedestrian level that give the appearance of transparency or penetration in the façade at ground level (even if not glass), with no blank walls on ground floor. But such special treatment would not be needed next to other buildings or along Harrison Street. Refer to the specific criteria called out and provide discussion on applicability of the blank wall articulation methods, identifying building walls that warrant substantial changes to address blank walls.

	Questions and considerations for the Design Commission: 1. How does the metal mesh fit into this standard? Is it considered a transparent window? 2. At the ground story, where there are openings for pedestrian access, it should be fully accentuated, with an awning extended above and different material type framing the “doorway” opening.
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1.3.3 Fire wall treatments: Will be further evaluated at building permit review for compliance.

1.3.4 Secondary entrance: Overall, this guideline is satisfied and may be conditioned further under review 3 and further analysis provided in the staff report.

1.3.5 Preferred exterior building materials - Review Analysis:

As previously expressed, preferred exterior building materials of high, quality and durable materials aimed to achieve aesthetic quality and represent the desired community appearance is the intent of this guideline and more specifically the goal of the project. Brick masonry was a building element that has remained communicated as a key material element. While the focus under review 1 was on the form and shape of the structure an overall evaluation of this project’s application of preferred exterior building materials will be keenly expressed and further guided by the design commission in this study session. Staff requested a buildings material exhibit to better demonstrate the proposed exterior building materials and the applicant has clarified that an average of 35% of each elevation (except the West elevation) contains a mix of metal panel and metal screening along the ground story.

While landscaping will be utilized to hide most of the materials along Harrison Street, the overall feel of the ground story does not provide a sense of longevity or promote aesthetic quality for the pedestrian’s experience. The strict application of the aluminum fins as the primary and single material utilized for the entire screening of the exterior of the parking garage, staff is challenged with crafting any direct conditions to recommend for compliance with this guideline. Exclusive use of durable brick material is shown encased around the vertical stairwell, and this was a tremendous improvement from preliminary plans. To provide a starting point, emphasis along pedestrian routes and pedestrian spaces of the ground story of the North Elevation can be further evaluated. See discussion prompts on proposed building materials below.

DG 1.3.5 Preferred exterior building materials	Discussion Evaluation Memo
Specific Criteria: Building exterior shall be constructed from high quality, durable materials. Previous Design Commission preferred exterior building materials direction: • General comments from commissioners indicate “classic” look is appropriate, but contemporary elements are acceptable:	North Elevation Review: The main pedestrian entrance will be landmarked by the vertical stairwell, designed with a mix of glass brick, extension of the use of this brick masonry or brick veneer should be discussed around the pedestrian experience. Canopy Material Evaluation: Discuss and evaluate the metal canopy structure at the northwest corner (end of building) as pedestrian’s exit the stairwell onto the platform and the metal canopy proposed above the bus travel way. Canopies present opportunity for under awning spot lighting.

○ Brick masonry preferred; want a building that presents stability and longevity. ○ Classic look (i.e. with brick) may not be financially feasible for entire building; if not, need to avoid a “stage set” with quality treatment only on the front. ○ Entire building, not just the stair tower, should have quality treatment and good design. ○ Ground floor needs different treatment, should have clean, classic look there. Upper floors could be different. ○ Materials do not have to be the same throughout the building. For example, could emphasize brick on main facades but combine with less costly and/or more contemporary materials on other facades. ○ A “quieter” material or architectural treatment is acceptable on the back facades of the building. ○ Tower should be compatible with the overall architecture of the building. ○ Having some contemporary elements would be good; the new Town Center Plan will be attracting new demographics to the area, so it’s good for Sumner to be “looking forward.”	Shear Wall Material Evaluation: proposed board form liner concrete used as a finish on all of the exposed shear walls. Which is a compatible to the existing downtown feel, staff would like to encourage a discussion on the options to change the color/tone of the brick. Brick Material Evaluation: The proposed muted imperial gray (which is more of a dusty peach color) together with the use of the glass brick gives a very old look. Would the Commission consider a staff recommendation of using darker bricks, blacks, greys or complementary colors to the existing Station Elements. Consider matching to the new construction of the Sumner HS building? Review material exhibit B, material details for further discussion. Material Evaluation Aluminum Screening Fins: The proposed rhythm of the screening fins was inspired by local trails, aiming to mimic tree trunks. Will need clarity on the exact color schemes, but Staff would move towards a green color palette. • Which façade carries the aluminum fin building material well? • Do you prefer straight screening patterns included? South Elevation Review: The stacked metal panel and mesh material proposed along the west end of this elevation, under the prominent signage canopy works because of the reduction of the application of aluminum fins in this corner. Questions/Comments for the Design Commission: 1. Previous design commission review provided directions on screen types, what are you recommendations on the metal mesh material? 2. Review and evaluate the West elevation, the fins extend to the ground story, which gives an opportunity to experience it at the pedestrian level. Discuss the use of vegetation such as climbing plants along mesh material, is there design opportunity for on building planter. 3. Question to consider asking the applicant: In previous meetings, projections were mentioned, how far could/should the screening fins project of the face of the building at the West Elevation?
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1.3.6 Prohibited Materials: No prohibited materials are shown or proposed. This guideline is met.

1.3.7.a Special material standards- Concrete blocks: CMU is not shown or proposed along the building foundation or other exterior structural elements. This guideline is considered met.

1.3.7.b Special material standards- Metal siding: open for criteria analysis

DG 1.3.7 Special material standards: Metal siding	Discussion Memo
Specific Criteria: 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 or other siding materials.	• Discuss treatments to any proposed metal siding or metal material proposed as walls, which are visible from a street or a pedestrian route. • Metal siding versus metal cladding, applicant may need to provide this distinction, however where metal panels are proposed, it appears to contain the board form lined concrete within 2 feet of the ground level. • Discussion on the metal panels proposed at the ground story, different finishes, preferred colors? • Discussion on using different colors for metal canopies? Or keeping them all the same color.

1.3.8 Year of construction: Will be conditioned to be shown at building permit.

1.3.9 Color Palette- Review Criteria:

Although not proposed district in the Historic District, its close proximity to the downtown core area warrants further evaluation into the color pallets and choice proposed for the overall structure.

DG 1.3.9 Color Palette.	Discussion Memo
Specific Criteria: In the Historic District 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.	Review Materials Sheets exhibit. Color palette discussion, review, the proposed color schemes 01 & 02. Questions for the Design Commission: 1. Do you have any color preference for any proposed metal mesh material? 2. What is your consensus on the color choice of aluminum fins? The renderings do not do the color finish justice, gaining clarification with the applicant will be helpful. 3. Complementing the brick material is preferred, do you have any comments on the proposed tone of the proposed brick.

1.4 Streetscape and Landscaping Review Criteria:

These guidelines are intended to enhance the small-town character of a vibrant Downton Sumner. Through improving the pedestrian environment by making it easier, safer and more comfortable to walk through the Town Center and aiming to reduce conflicts between pedestrians and automobiles.

1.4.1 Sidewalk Widths: Public realm calls for 6-foot sidewalk widths and min 6-foot-wide tree furniture width. Along Harrison Street, 6-foot-wide sidewalks are proposed. Will be further evaluated and reviewed in the staff report.

1.4.2 Streetscape amenities: Shall include at least one amenity for every 60 lineal feet of street frontage; Developments with greater than 120 linear feet of street frontage shall include at least one amenity from category 2. These guidelines will be further reviewed and conditioned under the staff report.

1.4.3 Site Lighting: Lighting impacts will likely be reviewed through the CUP application. This guideline will be further evaluated and reviewed through the staff report.

1.4.4 Landscaping: This project is subject to SMC 18.41 Requirements and the TCC requirements. Under chapter 8 of the Town Center form base code, parking lot landscaping is required for all on site surface vehicle parking areas which includes required interior islands and perimeter planting. Landscape plans associated with the site development permit submittal shall be updated with these requirements satisfied.

SUMNER STATION DESIGN COMMISSION PRESENTATION

City of Sumner
May 10th, 2023





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CRITERION 3	Floor Plans
CRITERION 4	Landscape A. Public Plaza B. Landscape Plan C. Public Plaza D. Typical Plaza Paving E. Street Amenities
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APPENDIX A	Architectural Detail A. Decorative Screening B. Awnings Material Qualities A. Material Application Precedents B. Color Scheme 01 C. Color Scheme 02
APPENDIX B	Supporting Documents A. Site Survey

Design Commission Requirements | OVERVIEW

High Quality Materials

Decorative Screening

Modulations

Architectural Details

Ground Floor Height

Minimizing Garage Height

Architectural Site Lighting

Pedestrian Experience

Vertical Tower Design Elements

Landscaping

Plaza

Summary of Design Revision | OVERVIEW

City of Sumner Design Change Request

Design Revision

- | | | | |
|---|-----|---|--|
| ● Screen color to be green. | --- | ➔ | ● Screen color changed to green. |
| ● Vertical articulation requested. | --- | ➔ | ● Vertical articulation added with extending shear wall |
| ● 30' modulation to be expressed | --- | ➔ | ● 30' modulation expressed through exposing columns. |
| ● Massing break-down preferred through material change. | --- | ➔ | ● Mass is broken down by introducing metal canopy elements. |
| ● Cars to be screened from the street. | --- | ➔ | ● Solid metal screening added in front of parking stalls at every floor. |
| ● Pedestrian level building engagement encouraged. | --- | ➔ | ● Small bench nook added by the building entry for passengers. |

PROPOSED SITE PLAN



Vicinity Map | OVERVIEW



Post Office

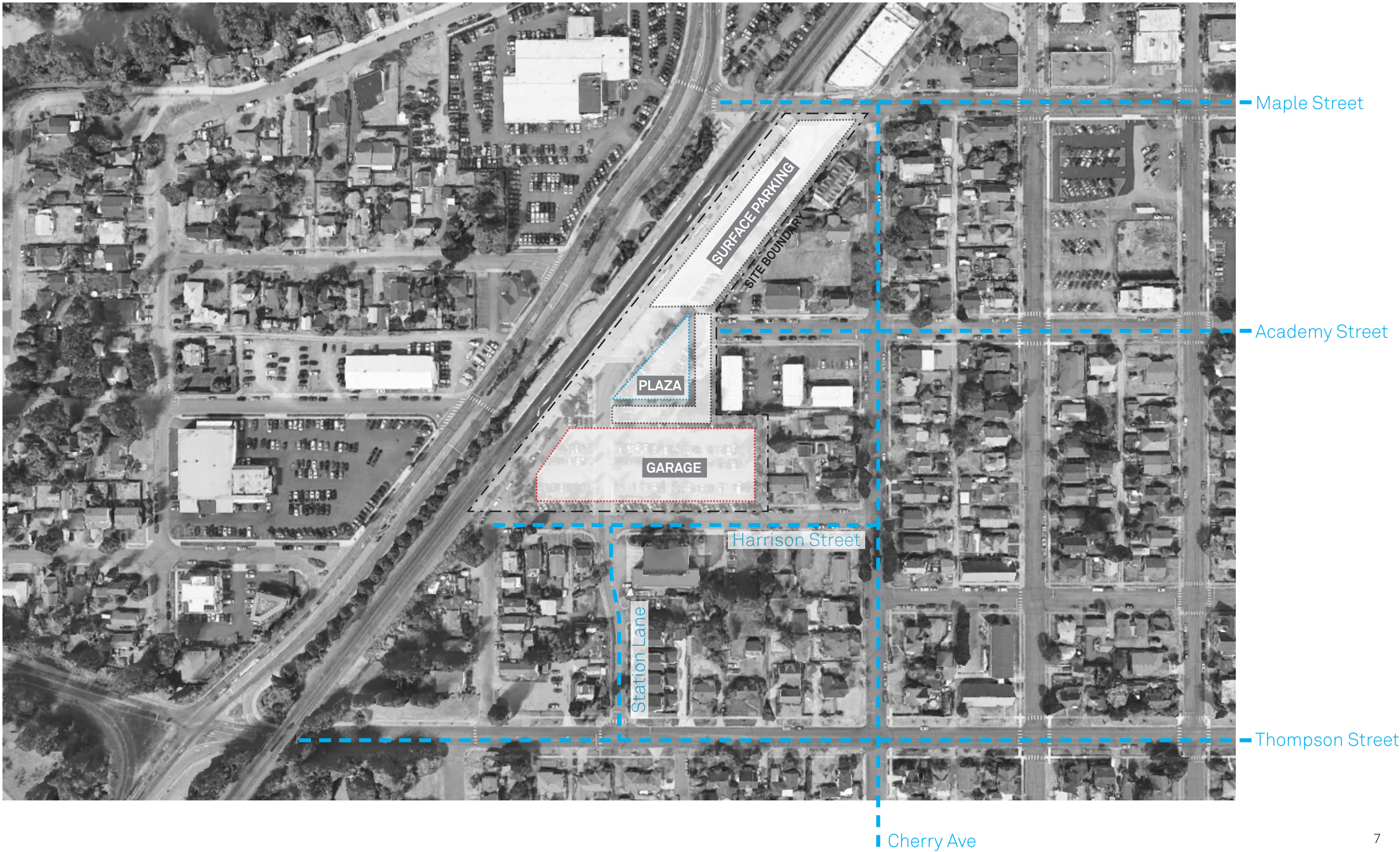
High School

Main Street

Sumner Station

Fire Station

Site | OVERVIEW



Approach from Main Street | PEDESTRIAN EXPERIENCE

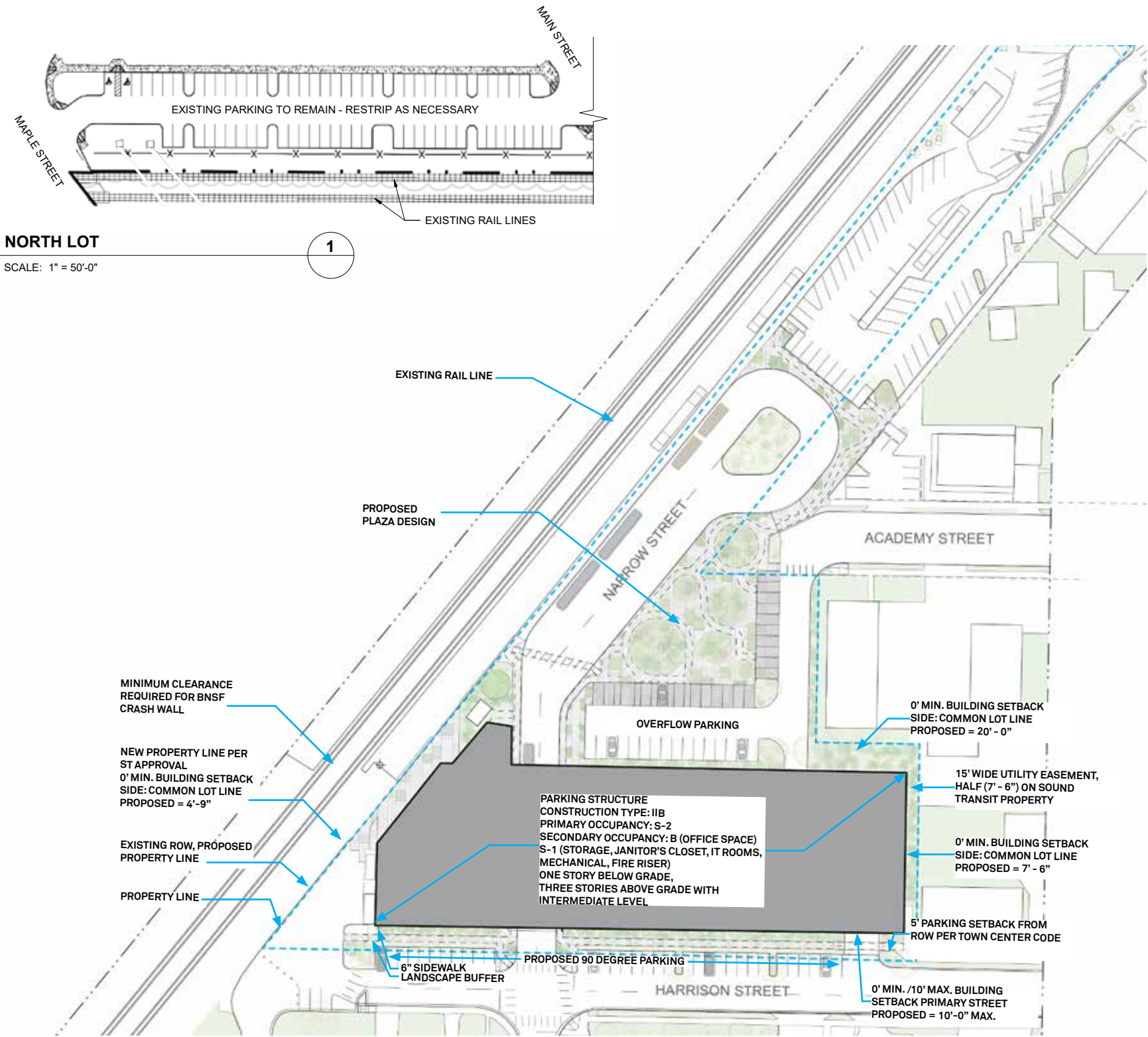


Site Circulation | OVERVIEW



Zoning Analysis | OVERVIEW

*Refrence Only



NORTH LOT

SCALE: 1" = 50'-0"

ZONING PLAN

SCALE: 1" = 50'-0"

ZONING REQUIREMENTS:
TOWN CENTER CODE - 4 STORIES, MIXED-FAMILY / COMMERCIAL
STATION DISTRICT - MIXED-USE / COMMERCIAL
ALLOWABLE BUILDING COVERAGE: 90% MAX.

AREAS:
SITE: +/-185,000SF
BUILDING: 55,614SF

BUILDING SETBACKS:
PRIMARY STREET: 0' MIN. / 10' MAX.
SECONDARY STREET (NOT APPLICABLE TO THIS PROJECT): 5' MIN. / 10' MAX.
SIDE / REAR: COMMON LOT LINE: 0' MIN.

LOT FRONTAGE:
PRIMARY STREET: 80% MIN.
PROPOSED: 84%

PARKING SETBACKS:
HARRISON STREET: 5' MIN.
SIDE / REAR: COMMON LOT LINE - 5' MIN.
APPLIES TO THE GROUND STORY ONLY.
PARKING SETBACKS MEASURED FROM THE RIGHT-OF-WAY.

PUBLIC REALM:
PRIMARY / SECONDARY STREET SETBACK: 0'-10' MAX.
SIDEWALK (CLEAR PEDESTRIAN ZONE): 6' MIN.
STREET TREE / FURNITURE ZONE: 6' MIN.
CITY OF SUMNER MAY APPROVE REDUCTION IN STREET TREE / FURNITURE ZONE
ALLOWED WHERE INSUFFICIENT ROW IS PRESENT.
PROPOSED 4' WIDE STREET TREE/FURNITURE ZONE WITH DISPLACED LANDSCAPE
(STREET TREE) SQUARE FOOTAGE PROVIDED ALONG SAME STREET.

PARKING COUNTS:
(TABLE 1106.1) MINIMUM REQUIRED ACCESSIBLE SPACES
1 TO 25 = 1 ACCESSIBLE SPACE
26 TO 50 = 2 ACCESSIBLE SPACES
51 TO 75 = 3 ACCESSIBLE SPACES
501 TO 1,000 = 2% OF TOTAL
807 - 87 (EXISTING, NO CHANGES) = 720 X 2% = 14.4 = 15 TOTAL STALLS REQUIRED
1 OF EVERY 6 STALLS TO BE VAN ACCESSIBLE
15 X 1.67 = 2.5 = 3 STALLS REQUIRED

(WAC 51-50-0429) ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE
SECTION 429.5: 10% OF PARKING SPACES PROVIDED
807 - 87 (EXISTING, NO CHANGES) = 720 X 20% = 72 EV STALLS
72 + 20 (ST REQUESTED EV STALLS) = 92 TOTAL EV LOCATIONS REQUIRED

(31.2.3) PROJECT PARKING REQUIREMENTS
HIGH OCCUPANCY VEHICLES (HOV): 5% OF TOTAL VEHICLE PARKING STALLS
807 - 87 (EXISTING, NO CHANGES) = 720 X 5% = 36 TOTAL HOV STALL REQUIRED
SERVICE & TRANSIT SECURITY VEHICLES: 2 STALLS
MOTORCYCLE PARKING: MIN. 2% OF TOTAL VEHICLE PARKING
PROVIDED: 38 / 601 = 6.3%

NORTH LOT: 68 (EXISTING, NO CHANGES)

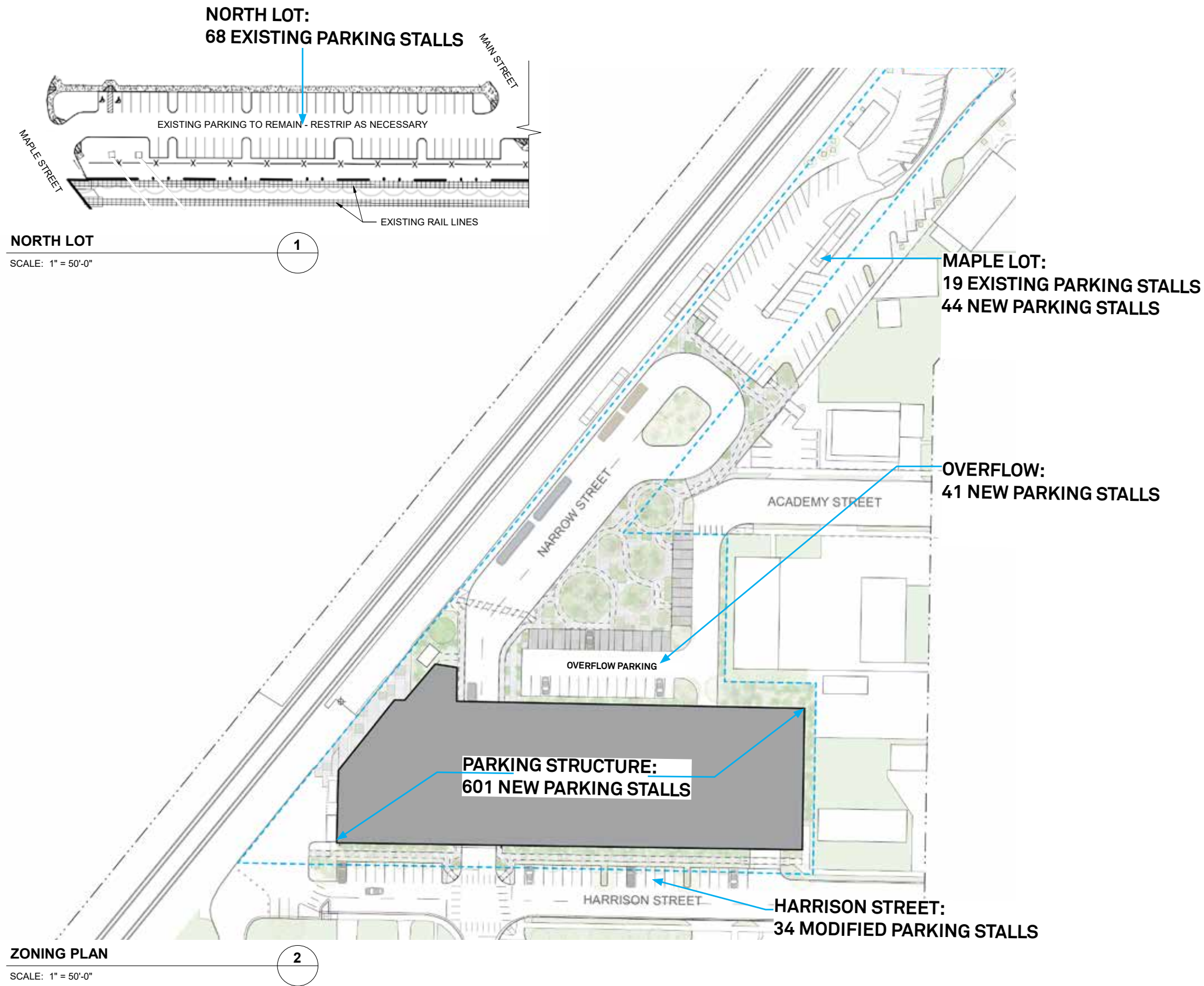
MAPLE LOT: 63
EXISTING, NO CHANGES: 19
NEW STALLS: 44
ACCESSIBLE: 2
ACCESSIBLE VAN: 1
STANDARD STALLS: 41

OVERFLOW: 41
ACCESSIBLE STALLS: 2
STANDARD STALLS: 39
HARRISON: 34
PARKING STRUCTURE: 601
ACCESSIBLE: 8
ACCESSIBLE VAN: 2
STANDARD: 461
EV (INFRASTRUCTURE): 92
HOV: 36
SOUND TRANSIT: 2
TOTAL = 807 STALLS

MOTORCYCLE: 38
BICYCLE:
ON SITE: TBD
IN PARKING GARAGE: 24



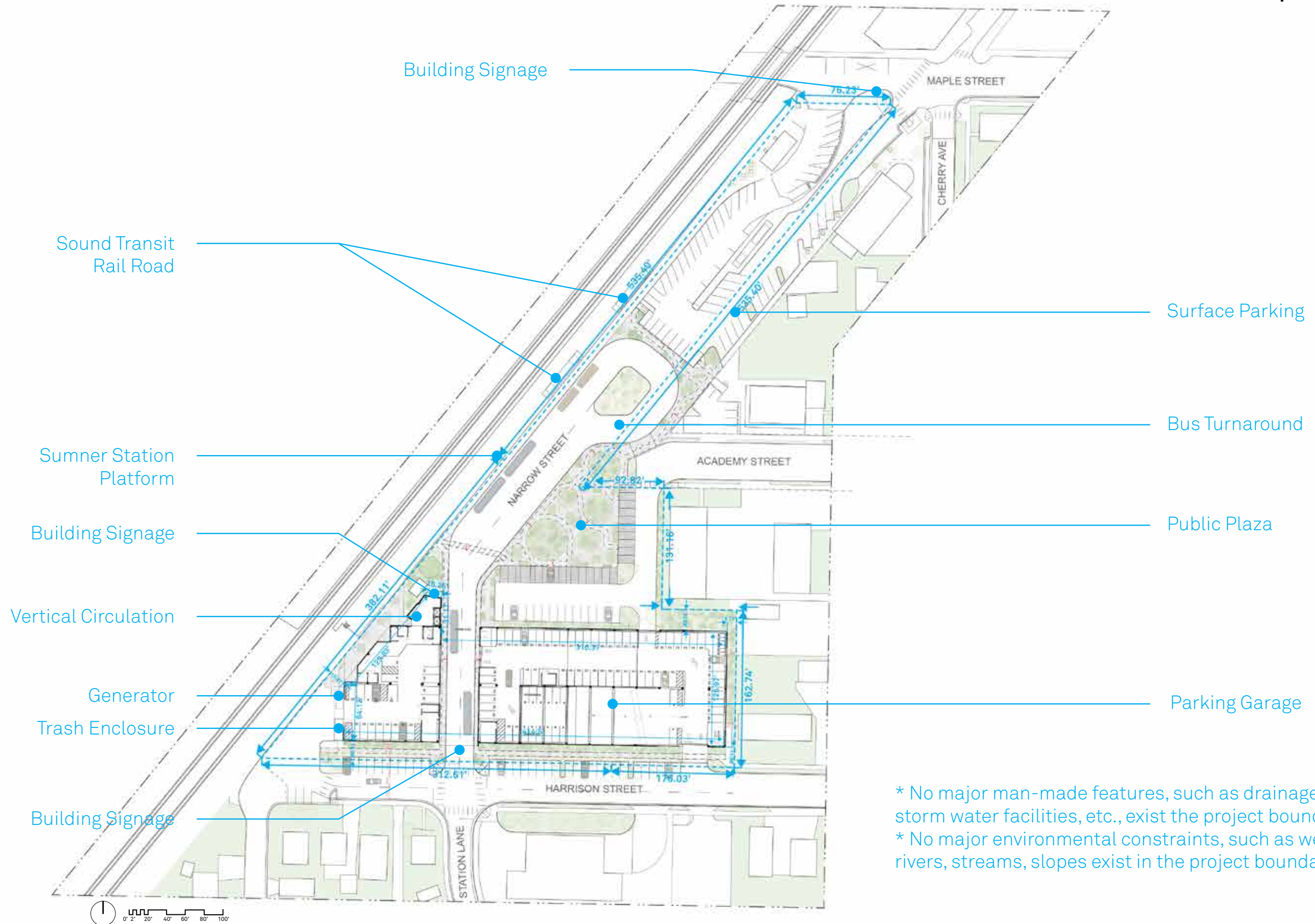
Parking Count | OVERVIEW



Proposed Parking Counts

North Lot - 68 (existing)
Maple Lot - 63
Existing, no changes - 19
New Stalls - 44
Overflow - 41
Harrison Street - 34
Parking Structure - 601
Total = 807 Stalls

Site Plan | PROPOSED DESIGN

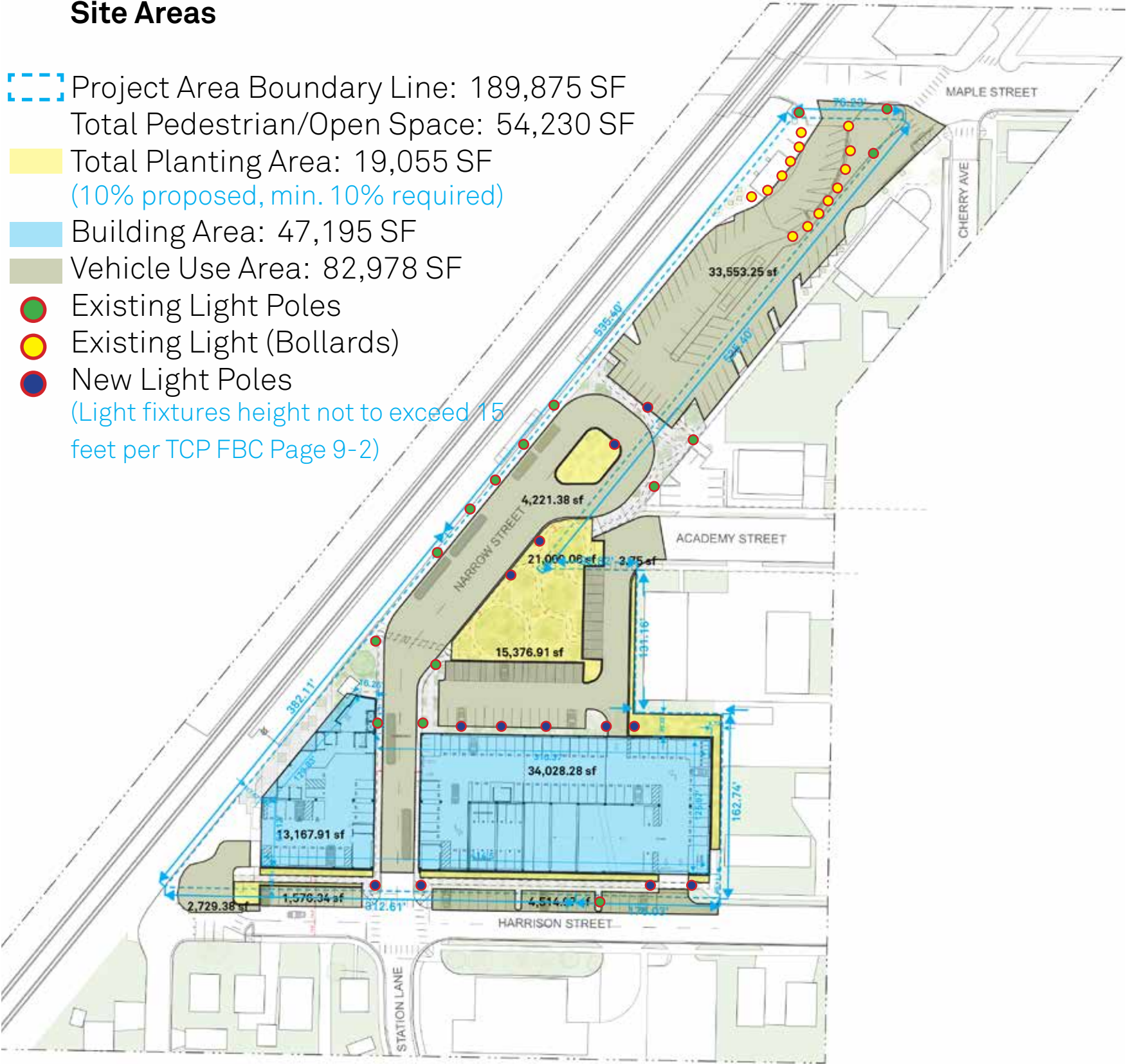


- * No major man-made features, such as drainage ditches, storm water facilities, etc., exist the project boundary.
- * No major environmental constraints, such as wetlands, rivers, streams, slopes exist in the project boundary.

Landscape Areas/Site Lighting | LANDSCAPE

Site Areas

- Project Area Boundary Line: 189,875 SF
- Total Pedestrian/Open Space: 54,230 SF
- Total Planting Area: 19,055 SF
(10% proposed, min. 10% required)
- Building Area: 47,195 SF
- Vehicle Use Area: 82,978 SF
- Existing Light Poles
- Existing Light (Bollards)
- New Light Poles
(Light fixtures height not to exceed 15 feet per TCP FBC Page 9-2)



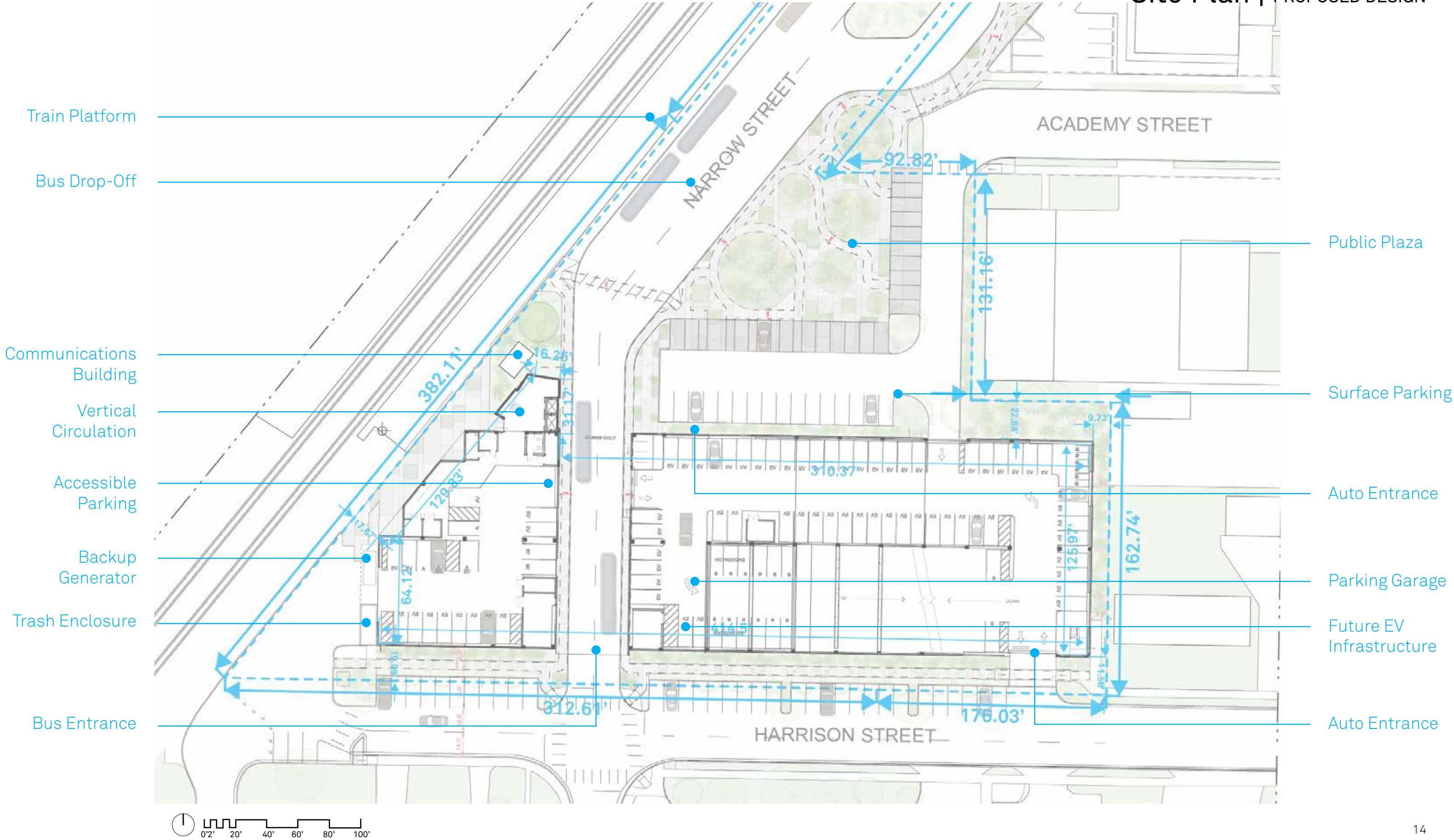
SUMNER TRANSIT STATION - PLANT PALETTE			
Botanical Name	Common Name	Tree/Shrub/Ground Cover	Size
TREES			
Pinus contorta var. contorta	Shore pine	tree	2" CAL
Thuja plicata	Western red cedar	tree	6'-8'
Acer circinatum	Vine Maple	tree	6'-8' MULTI TRUNK
Acer griseum	Paperbark Maple	tree	2" CAL
Quercus garryana	Oregon white oak, Garry oak	tree	2" CAL
Corylus cornuta	Western Hazelnut	tree	1-1/2" CAL
SHRUBS			
Physocarpus opulifolius	Ninebark ('Dart's Gold' acceptable)	shrub	2 GAL
Rosa nutkana	Nootka rose	shrub	2 GAL
Rosa pisocarpa	Clustered rose	shrub	2 GAL
Cornus stolonifera	red osier dogwood	shrub	2 GAL
Cornus stolonifera 'Kelsey'	Kelsey dogwood	shrub	2 GAL
Mahonia aquifolium	Tall Oregongrape	shrub	1 GAL
Mahonia nervosa	Low Oregongrape	shrub	1 GAL
Mahonia repens	Creeping Mahonia	shrub	1 GAL
Pinus mugo	Mugo pine	shrub	5 GAL
Ribes sanguinum	Red flowering current	shrub	2 GAL
Symphoricarpos albus	Common snowberry	shrub	2 GAL
Vaccinium ovatum	Evergreen huckleberry	shrub	2 GAL
Polystichum munitum	Sword fern	shrub	1 GAL
Philadelphus lewisii	Mock orange	shrub	2 GAL
GROUND COVER			
Gaultheria shallon	Salal	ground cover	1 GAL
Festuca glauca	Blue Fescue	ground cover	4" POT
Arctostaphylos uva-ursi	Kinnikinnick	ground cover	4" POT
Fragaria chiloensis	Beach strawberry	ground cover	4" POT
Penstemon rupicola	Rock Penstemon	ground cover	4" POT
Blechnum spicant	Deer fern	ground cover	1 GAL
HERBACIOUS			
Iris douglasii	Douglas iris	Herbacious	4" POT
Rudbeckia fulgida	Black-eyed susan	Herbacious	4" POT
Aster spp.	Aster	Herbacious	4" POT
Carex deweyana	Dewey's sedge	Herbacious	4" POT
Carex obnupta	Slough sedge	Herbacious	4" POT
Juncus effuses var. pacificus	Soft rush	Herbacious	4" POT
Lonicera ciliosa	Western Trumpet Honeysuckle	vine	2 GAL

Plant Palette

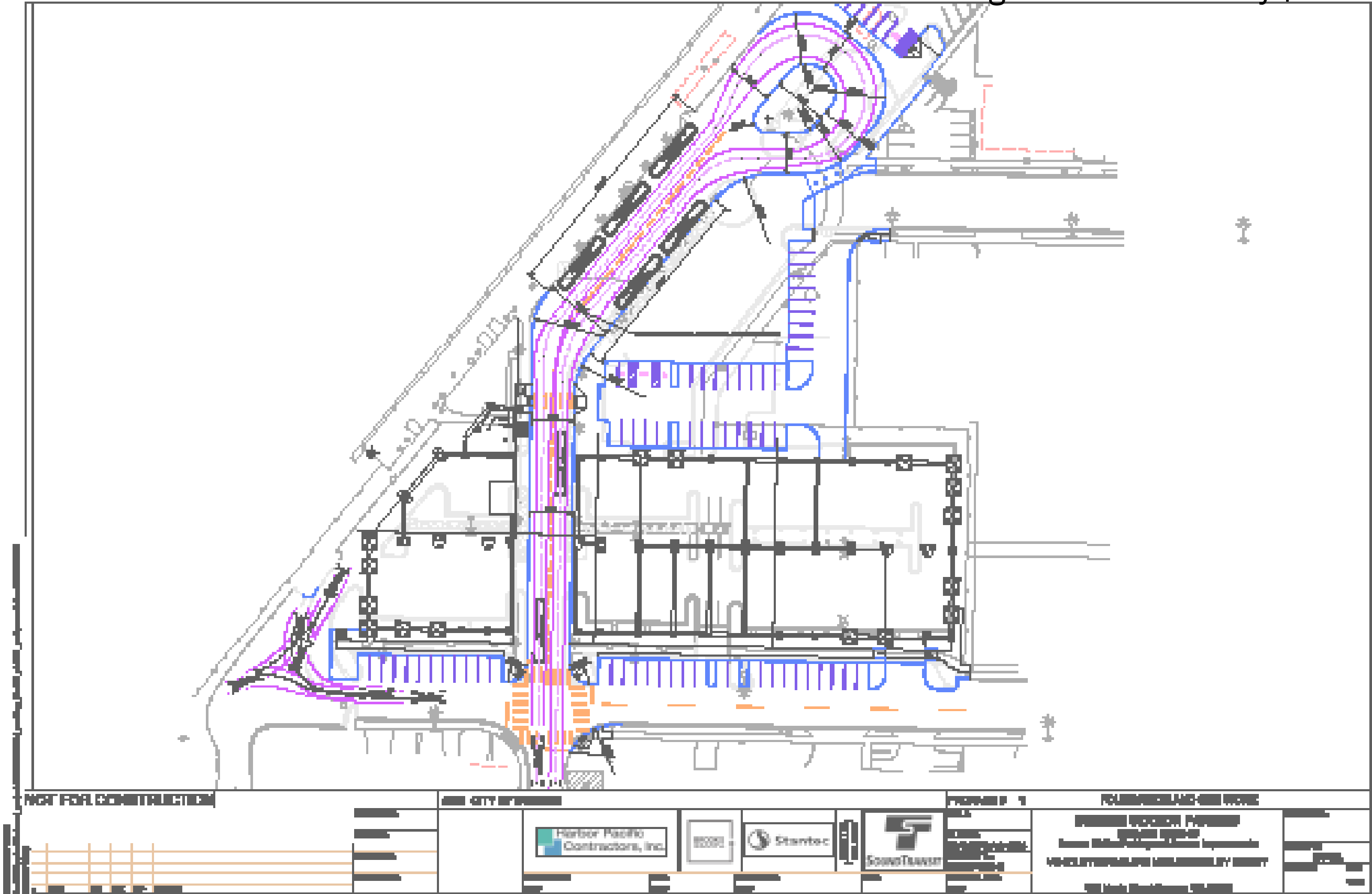
BOTANICAL / COMMON NAME	CONT	QTY
FLOWERING NATIVE TREE		7
-		7
DECIDUOUS TREE		5
ACER CIRCINATUM / VINE MAPLE	7'-8" HT	1
ACER GRISEUM / PAPERBARK MAPLE	2" CAL	1
CORYLUS CORNUTA / WESTERN HAZELNUT	7'-8" HT	1
QUERCUS GARRYANA / OREGON WHITE OAK	2" CAL	1
PLAZA TREES		28
ACER GRISEUM / PAPERBARK MAPLE	2" CAL	28
SMALL FLOWERING NATIVE TREE		3
-		3
EVERGREEN TREE		4
PINUS CONTORTA / SHORE PINE	7'-8" HT	2
THUJA PLICATA / WESTERN RED CEDAR	7'-8" HT	2
BOTANICAL / COMMON NAME		
NATIVE SHRUB PLANTING		
-		19,055 SF
-		19,055 SF

Plant Schedule

Site Plan | PROPOSED DESIGN



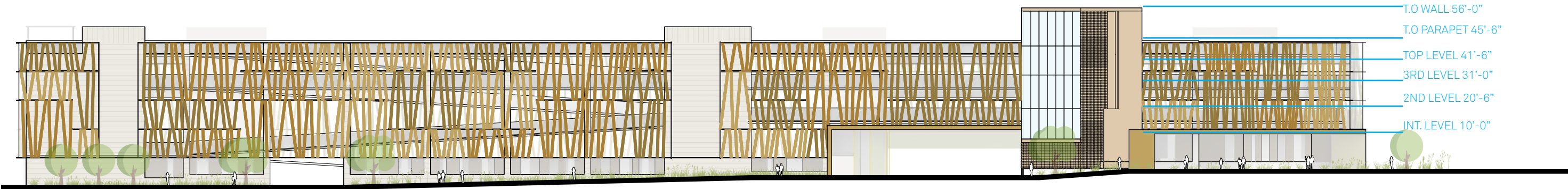
Vehicular Turning & Manueverability | PROPOSED DESIGN



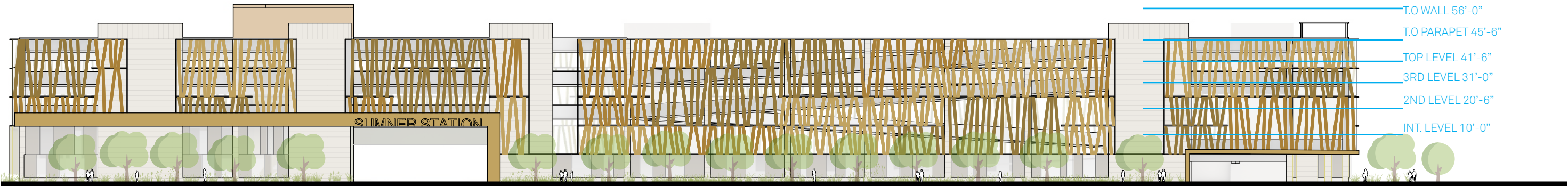


PROPOSED ELEVATIONS

ELEVATIONS | PROPOSED DESIGN

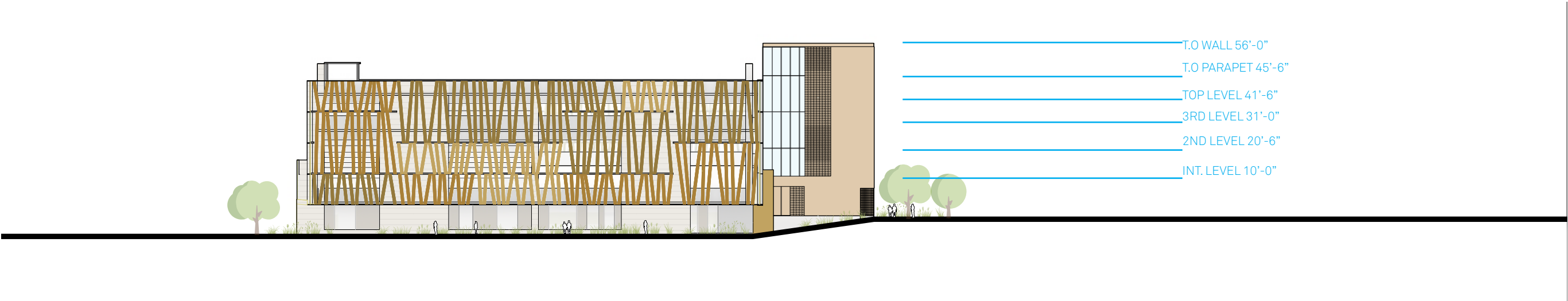
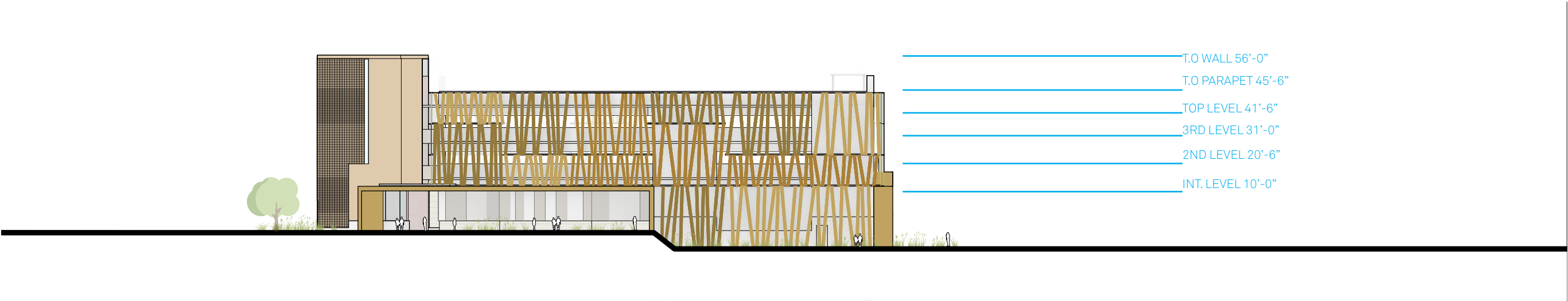


North Elevation



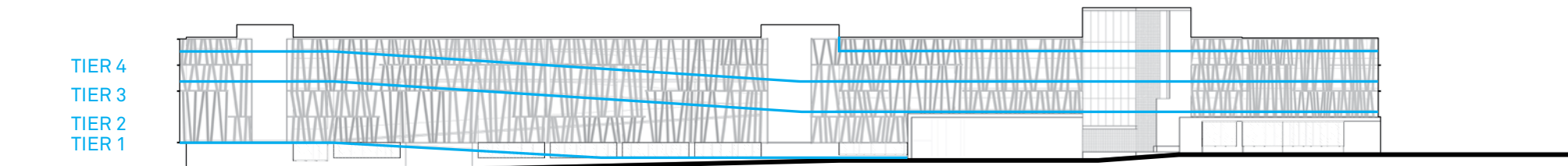
South Elevation

ELEVATIONS | PROPOSED DESIGN

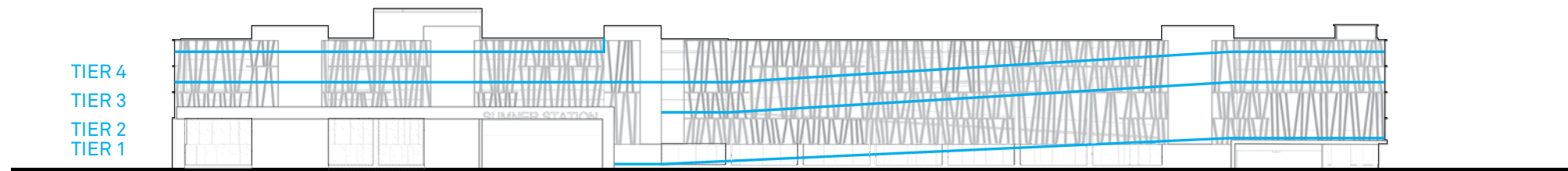


East Elevation

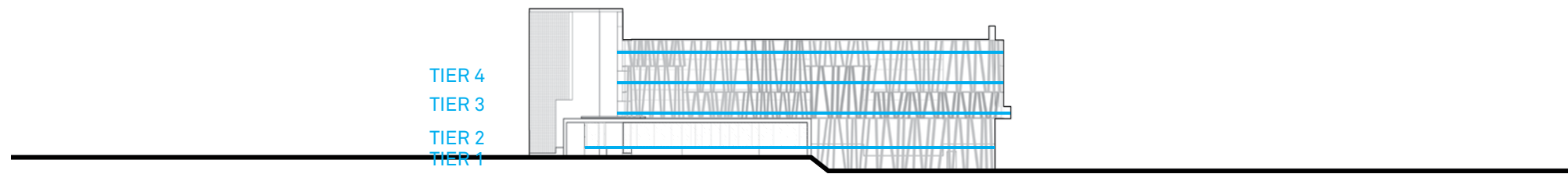
OPEN PARKING GARAGE REQUIREMENT | IBC 406.5.2



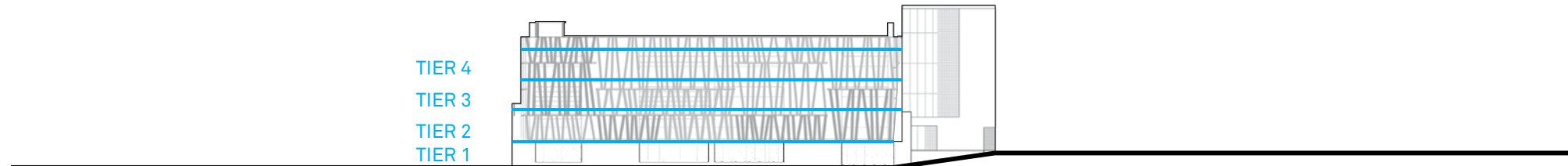
North Elevation



South Elevation



East Elevation

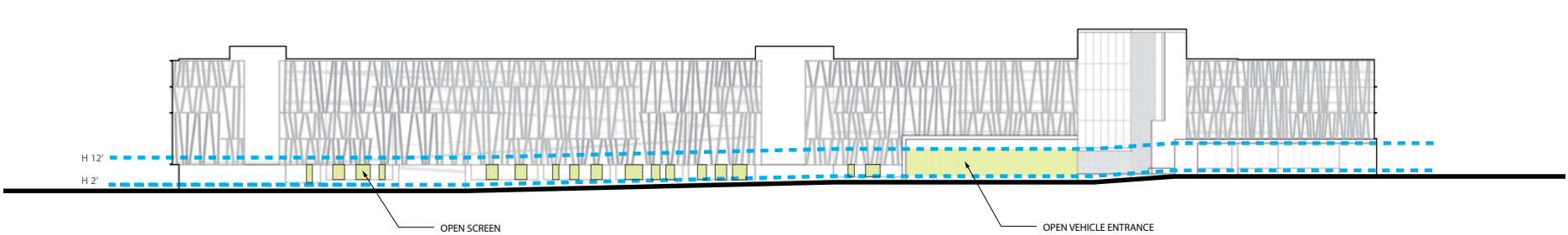


West Elevation

	Side of Building	Total Facade Area (sq ft)	Total Opening Area (sq ft)	Facade Openess Ratio
Tier 1	N	5804	2774.73	0.48
	E	1439	264.57	0.18
	S	8047	2394.02	0.30
	W	1274	416.96	0.33
	NW	1575	837.76	0.53
	Total	18138	6688.05	0.37
Tier 2	N	4873.11	2478.97	0.51
	E	2572.5	1038.04	0.40
	S	6565.47	3334.17	0.51
	W	634.29	148.40	0.23
	NW	783.95	426.19	0.54
	Total	15429.32	7425.76	0.48
Tier 3	N	3431.16	1794.61	0.52
	E	1249.5	431.91	0.35
	S	4090.53	2039.23	0.50
	W	634.66	148.40	0.23
	NW	783.95	426.19	0.54
	Total	10189.8	4840.34	0.48

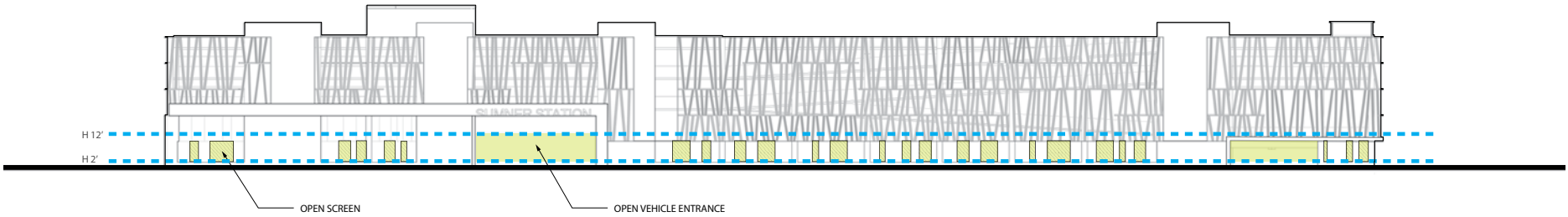
MIN. 40% PER TIER REQUIRED PER IBC 406.5.2

GROUND STORY TRANSPARENCY | TCP FBC p. 3-20



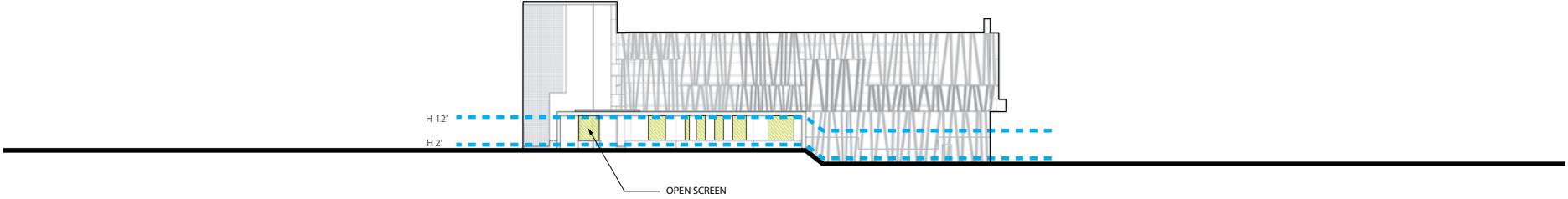
North Elevation

Total open area = 61 ft²
(between 2' + 12')
NORTH
39%
(required transparency ratio = 30%)



South Elevation

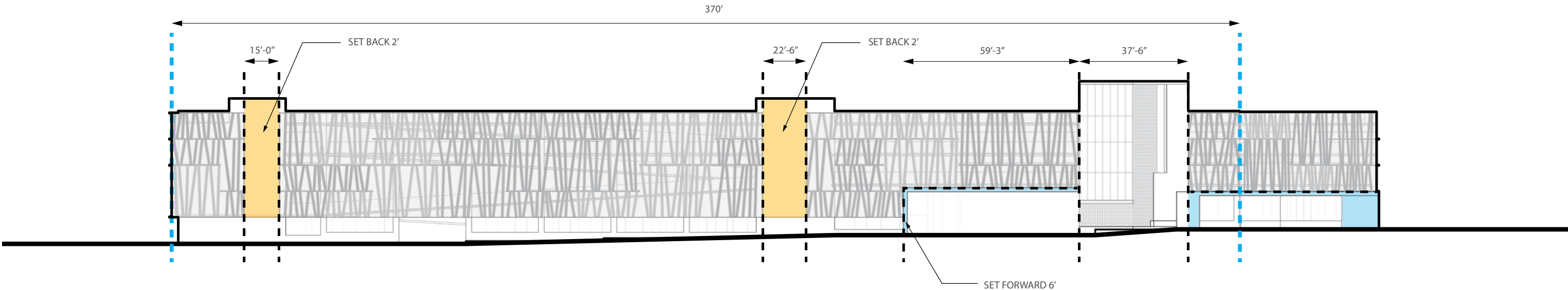
Total open area = 101 ft²
(between 2' + 12')
SOUTH
41%
(required transparency ratio = 30%)



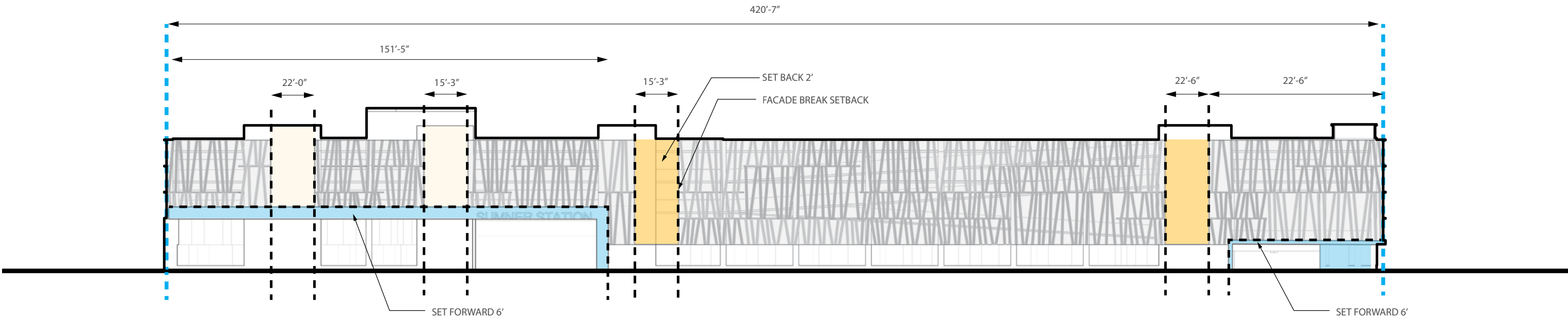
West Elevation

Total open area = 40 ft²
(between 2' + 12')
WEST
50%
(required transparency ratio = 30%)

ARTICULATION IN BUILDING FACADE FOR 100FT+| DG 1.2.8



North Elevation

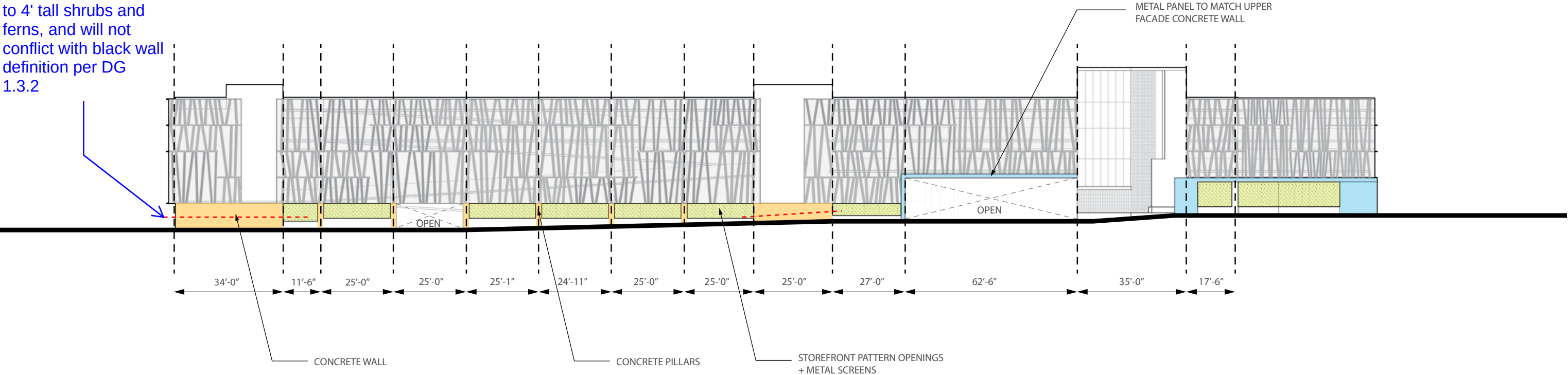


South Elevation

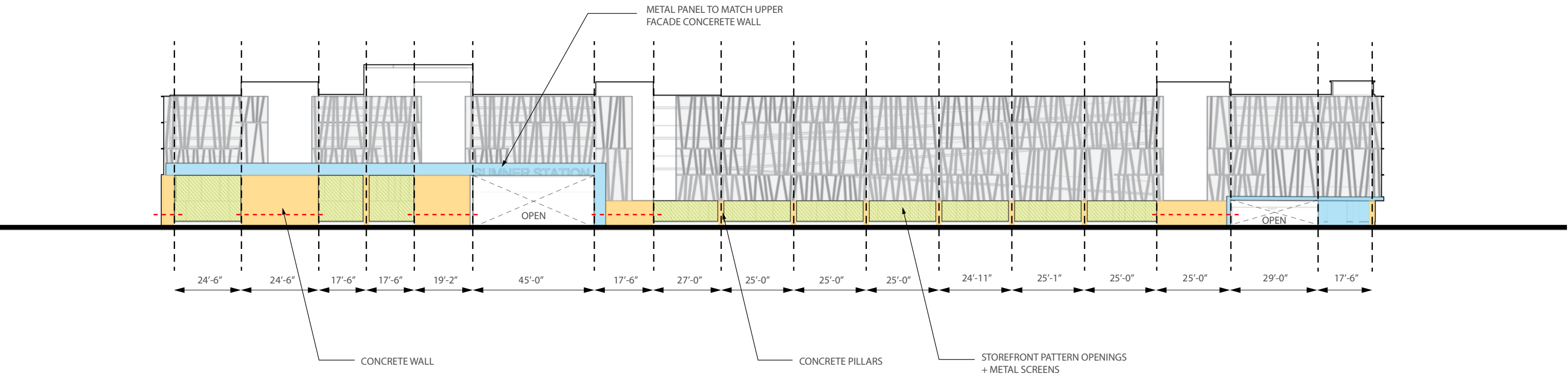
	NORTH	SOUTH
Total length of facade =	370' - 6"	420' - 7"
Length of facade set back =	37' - 6"	37' - 9"
Length of facade set forward =	96' - 10"	205' - 7"
% of facade set back or forward =	Set back 10.13%	10.20%
	Set forward 26.16%	48.89%
	required min. 15%	required min. 15%

BUILDING CHARACTER AT PEDESTRIAN LEVEL | DG 1.2.5

Potential blank walls will be covered with 3' to 4' tall shrubs and ferns, and will not conflict with black wall definition per DG 1.3.2



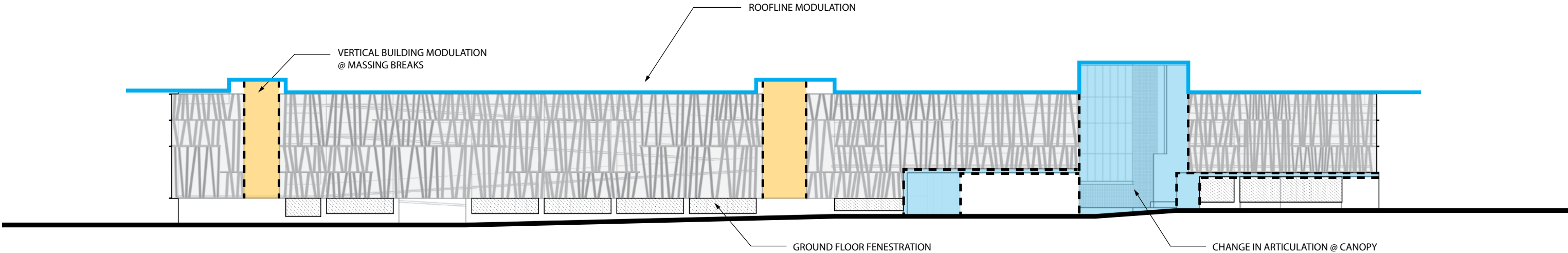
North Elevation



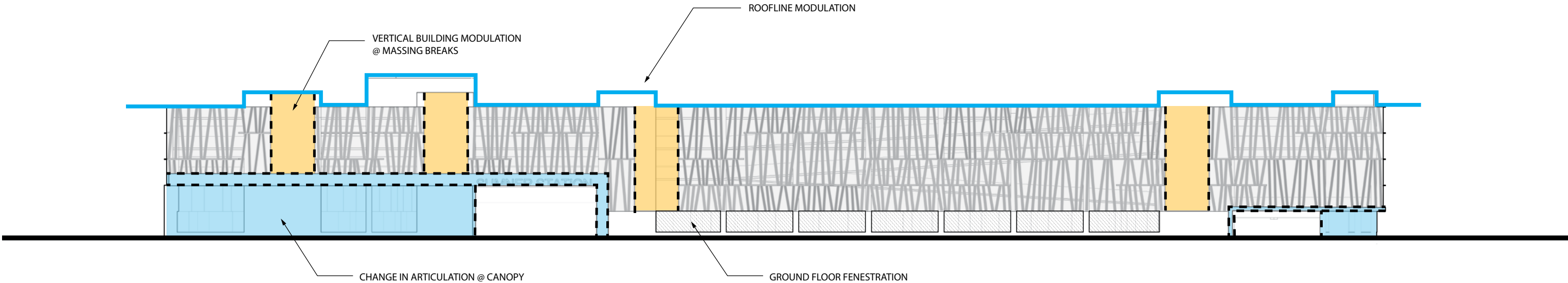
South Elevation

- Use of windows and/or entries that reinforce 30' storefront pattern
- Change in building material
- Use of concrete column/shear wall every 30 - 40' required 30' modulation to reinforce storefront pattern

MASSING FOR MULTI-STORY BUILDINGS FOR 120FT+ | DG 1.2.6



North Elevation

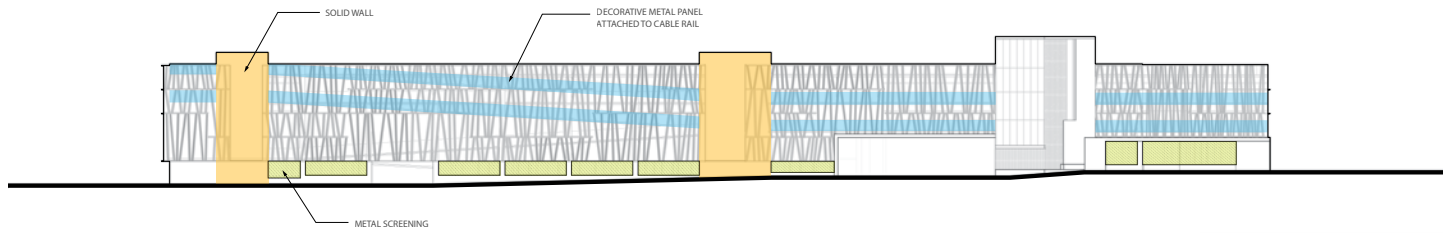


South Elevation

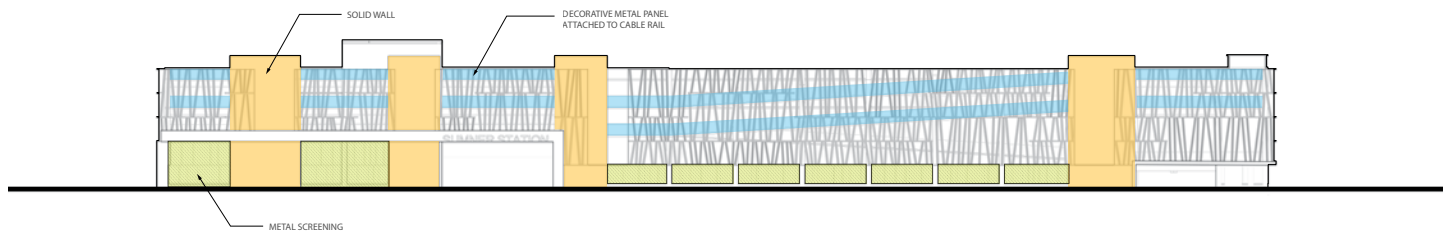
RECOMMENDED DESIGN TECHNIQUES TO BREAKDOWN THE BUILDING MASS

- Vertical building modulation
- Roofline modulation
- Change in building material

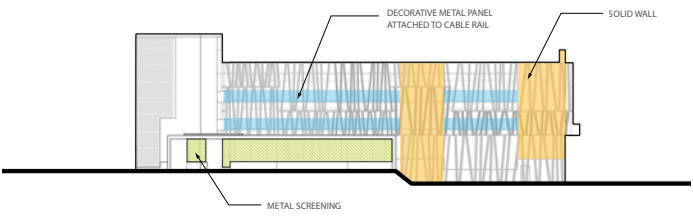
VISIBILITY INTO PARKING GARAGE | TCP FBC p. 3-18



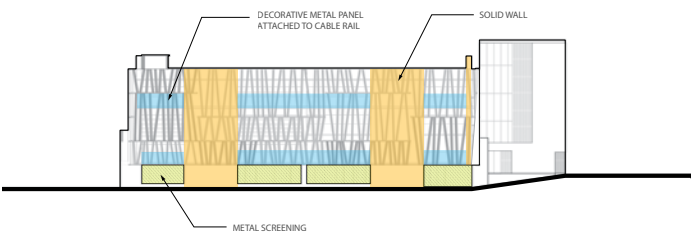
North Elevation



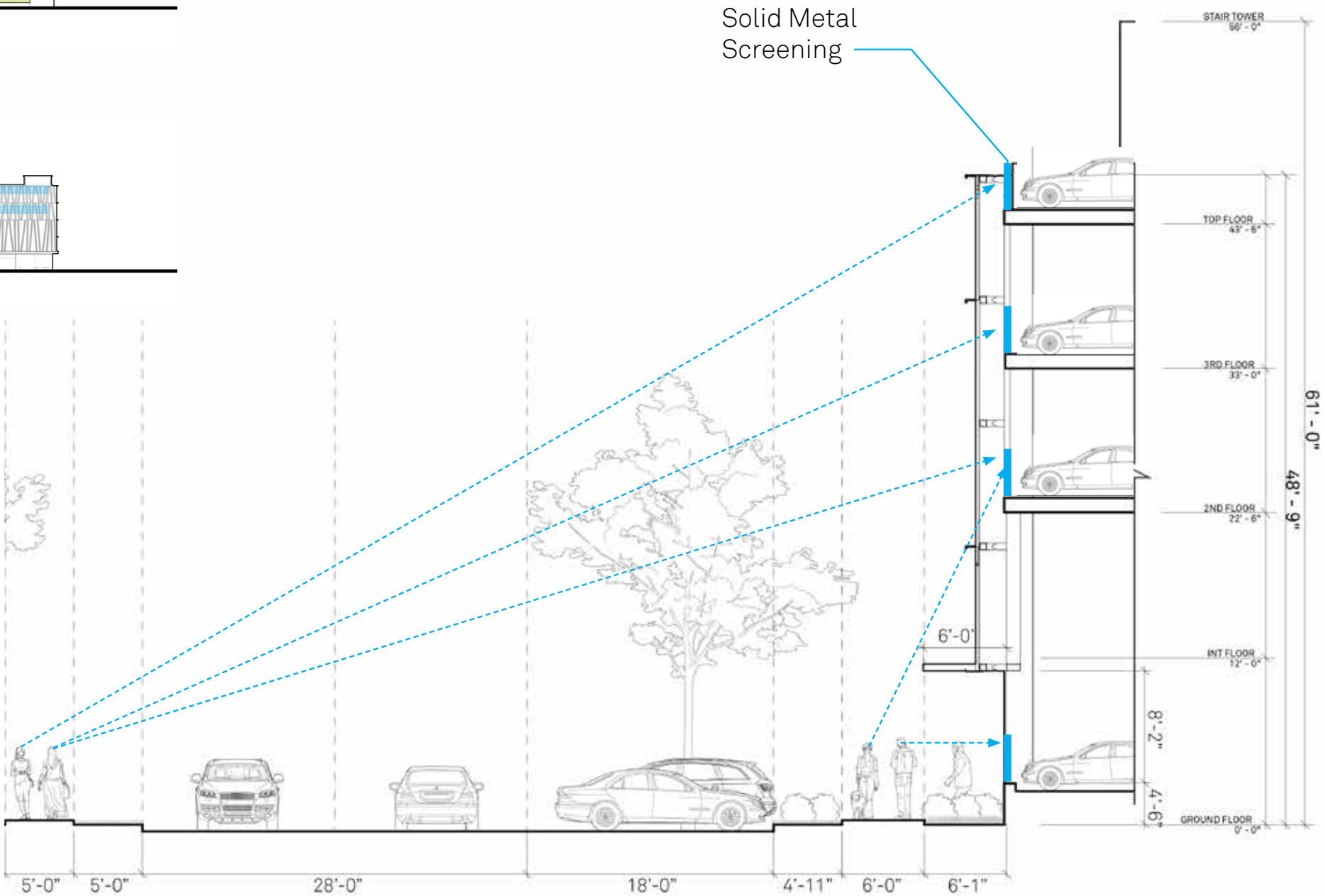
South Elevation



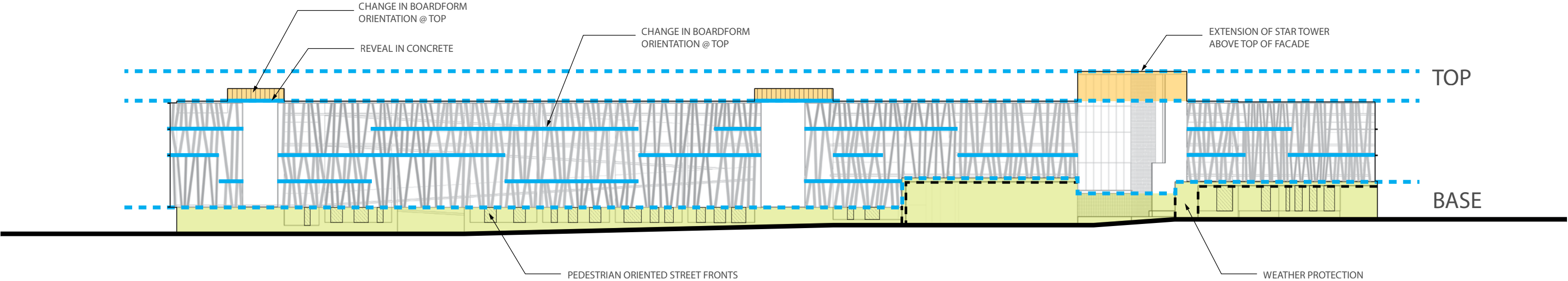
East Elevation



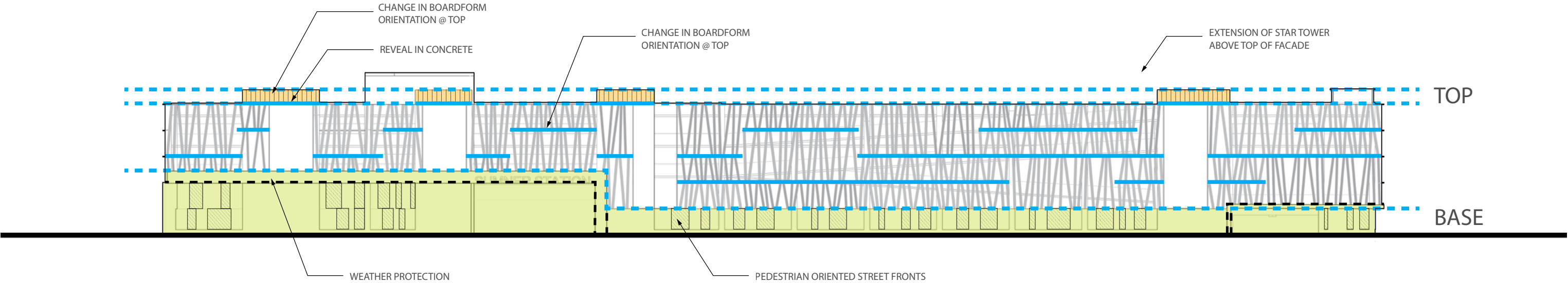
West Elevation



VERTICAL ARTICULATION: TOP, MIDDLE, AND BOTTOM | TCP FBC p. 3-22

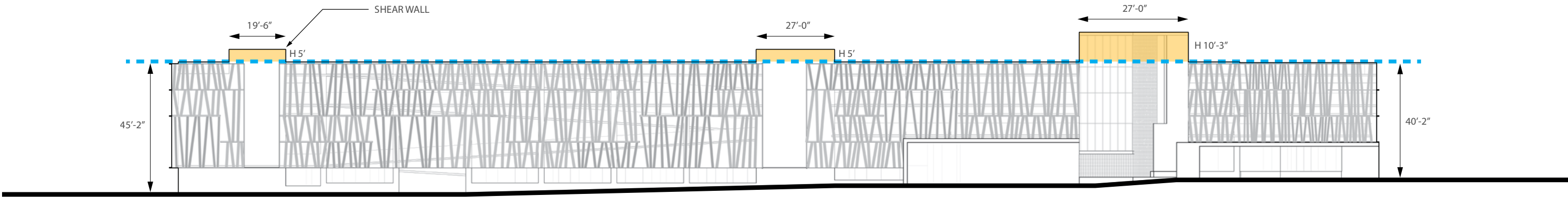


North Elevation

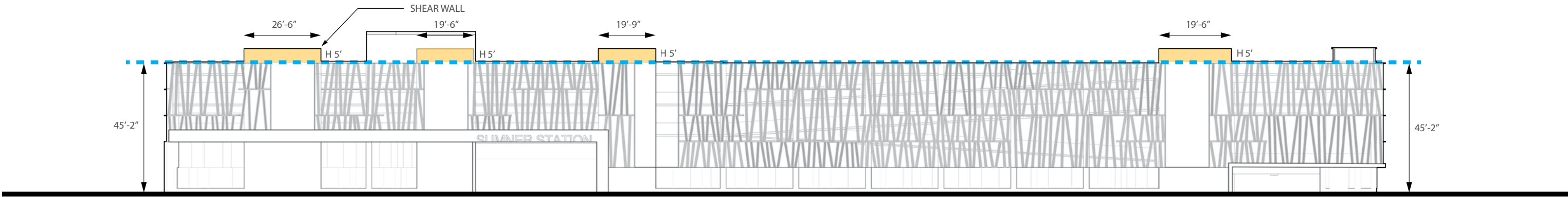


South Elevation

ARTICULATION IN BUILDING HEIGHT FOR 150FT+ | TCP FBC p. 3-22



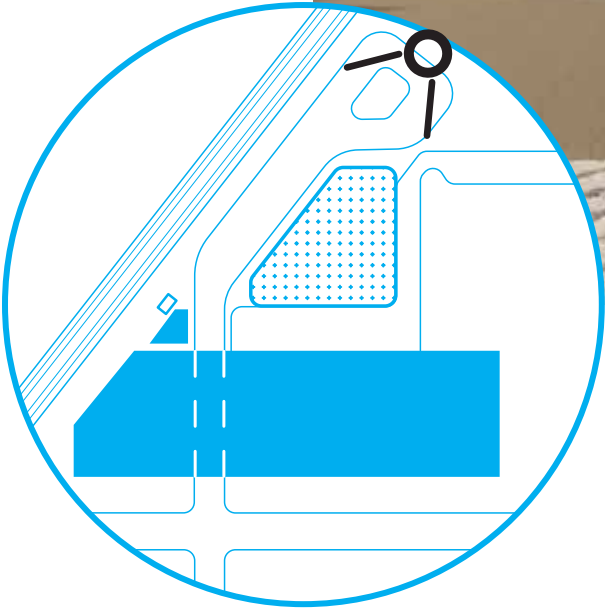
North Elevation



South Elevation

Total length of building = Length of raised roofline = % height variation = Required building height = min. 15%	NORTH	SOUTH
	370' - 1/4"	420' - 6 1/2"
	84' - 1/2"	65 - 9 1/4"
	22.7%	15.4%
	Required building height = min. 15%	Required building height = min. 15%

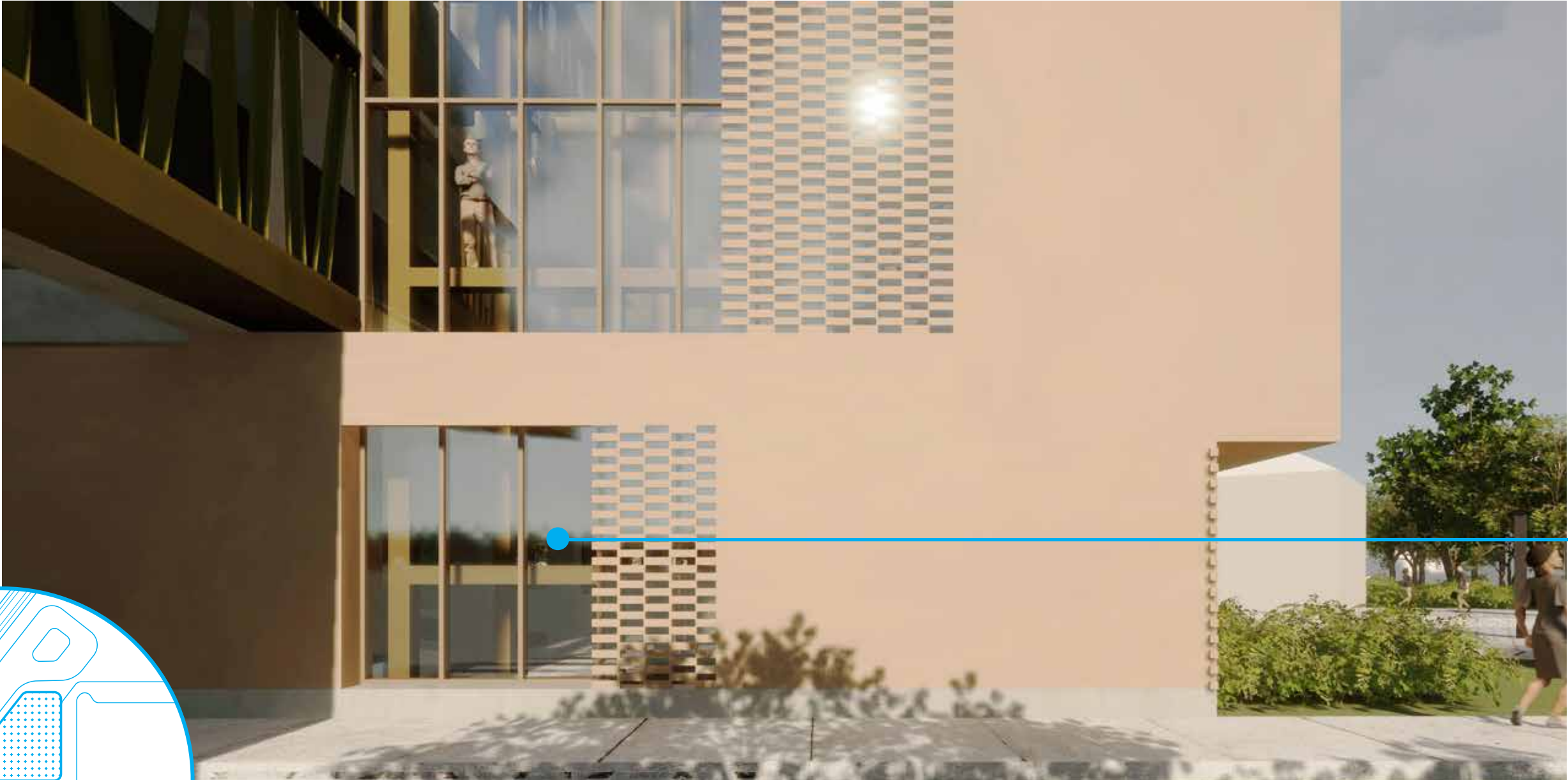
Proposed Design | PEDESTRIAN EXPERIENCE



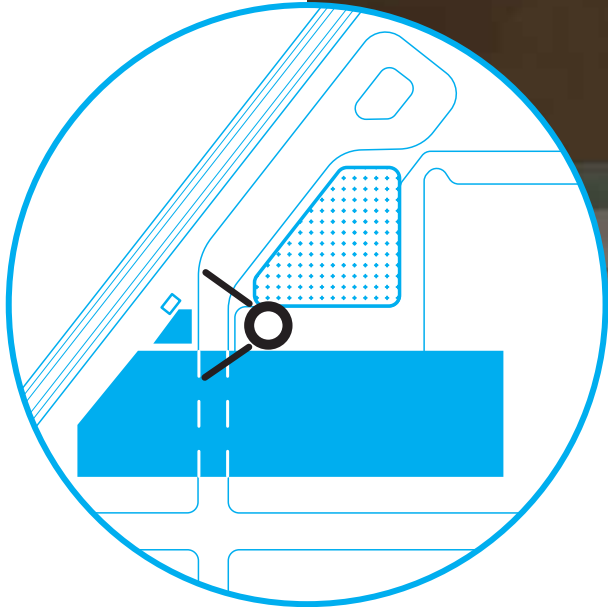
Proposed Design | PEDESTRIAN EXPERIENCE



Proposed Design | PEDESTRIAN EXPERIENCE



Window openings in brick screen create human-scaled elements along street front

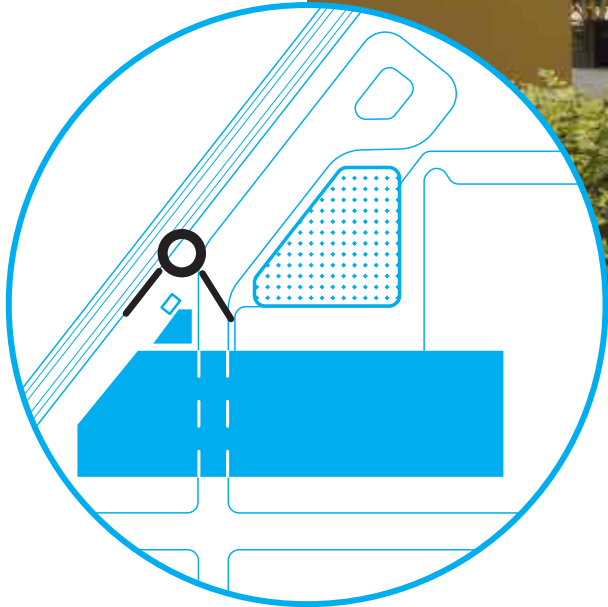


Proposed Design | PEDESTRIAN EXPERIENCE

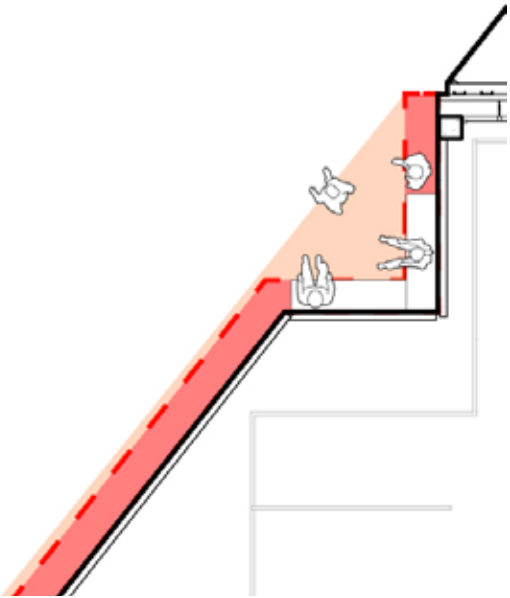
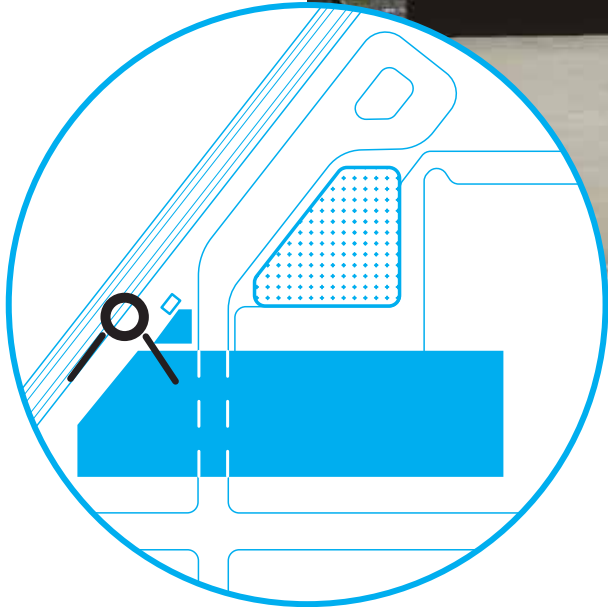


Awning for weather protection at entrance

Offsets and reveals in brick walls add depth and shadows to facade



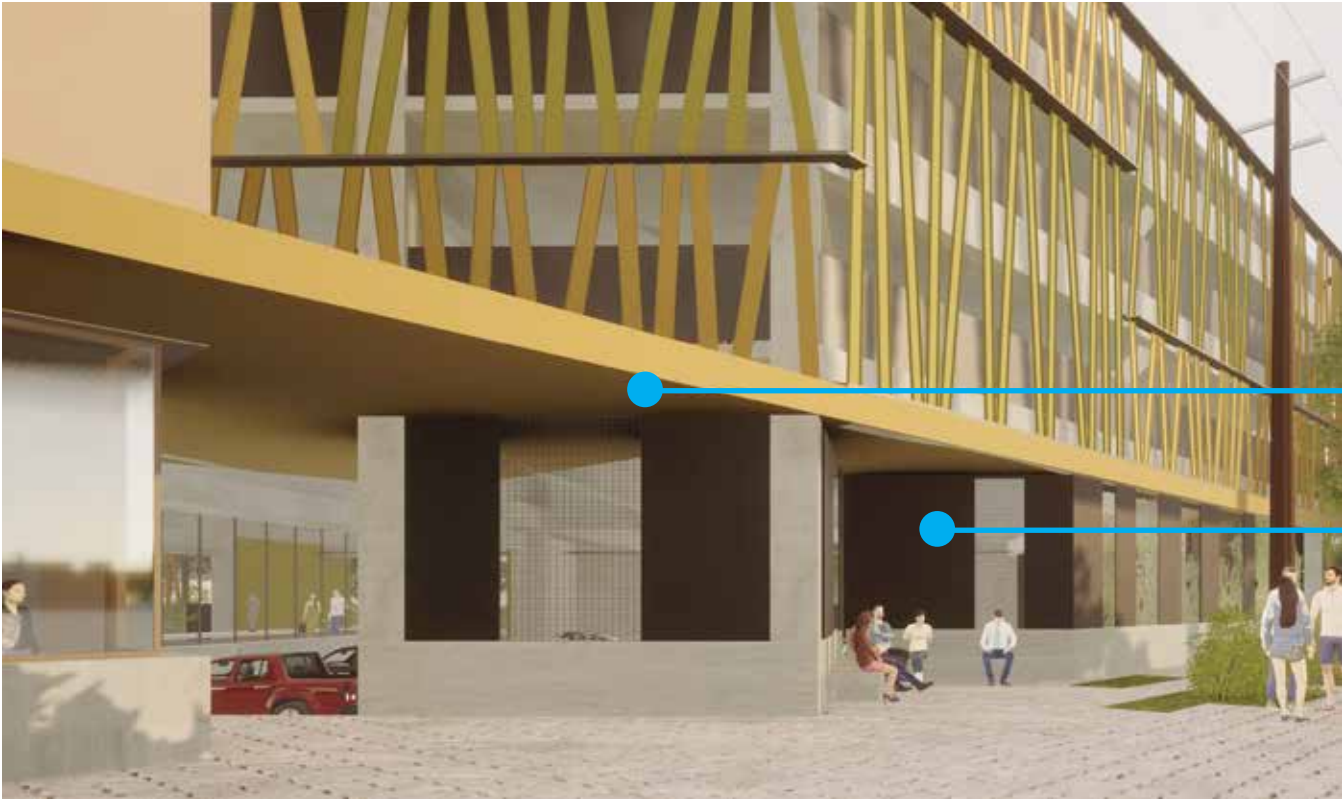
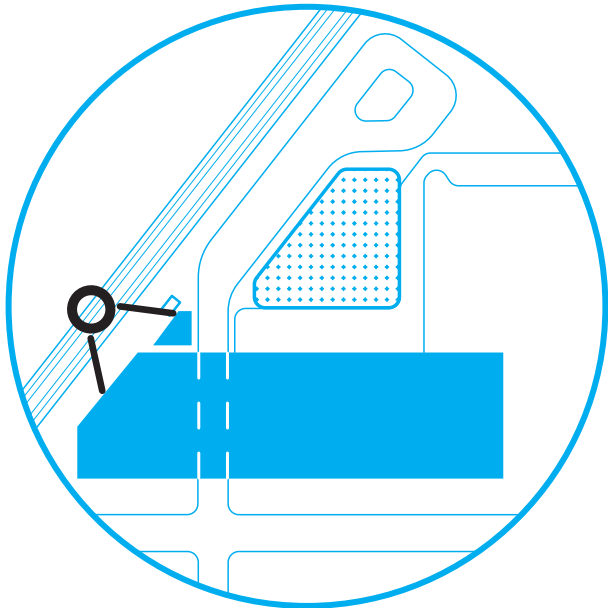
Proposed Design | PEDESTRIAN EXPERIENCE



Proposed Design | PEDESTRIAN EXPERIENCE

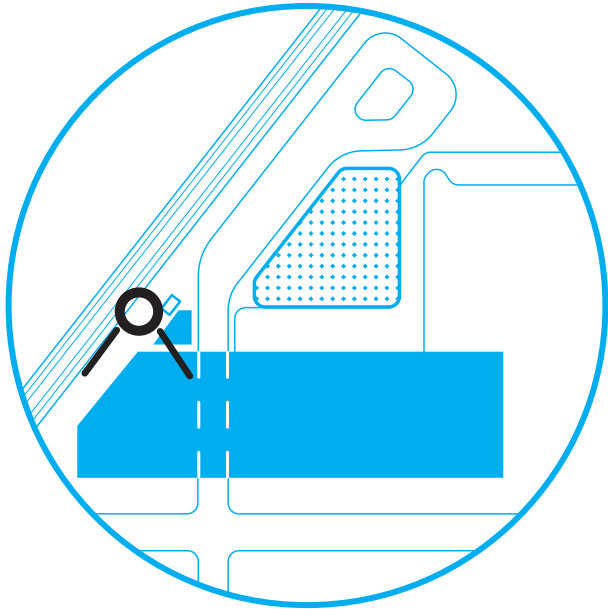


Entry to stair tower



Canopy above entrance

Alcove to create modulation in facade

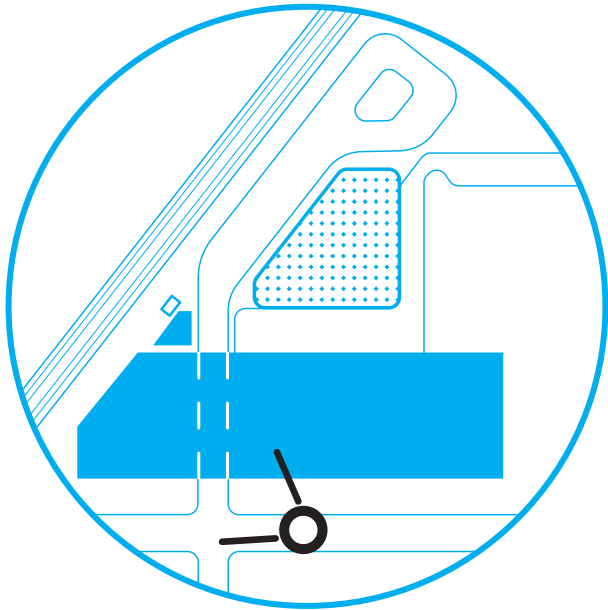


Proposed Design | PEDESTRIAN EXPERIENCE



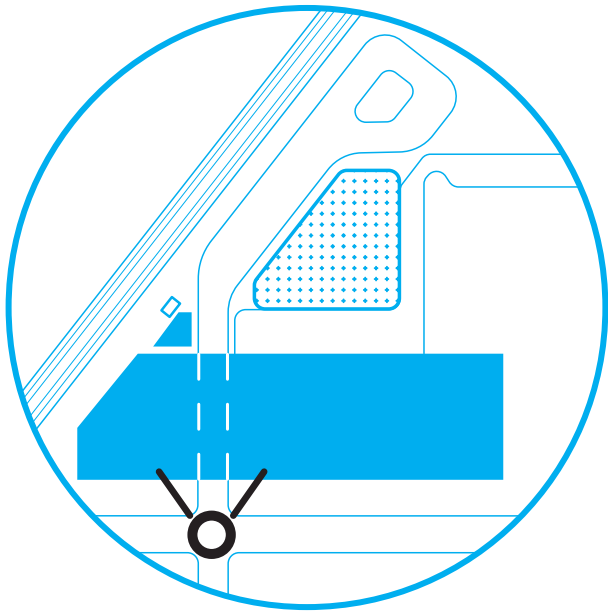
Sumner Sign

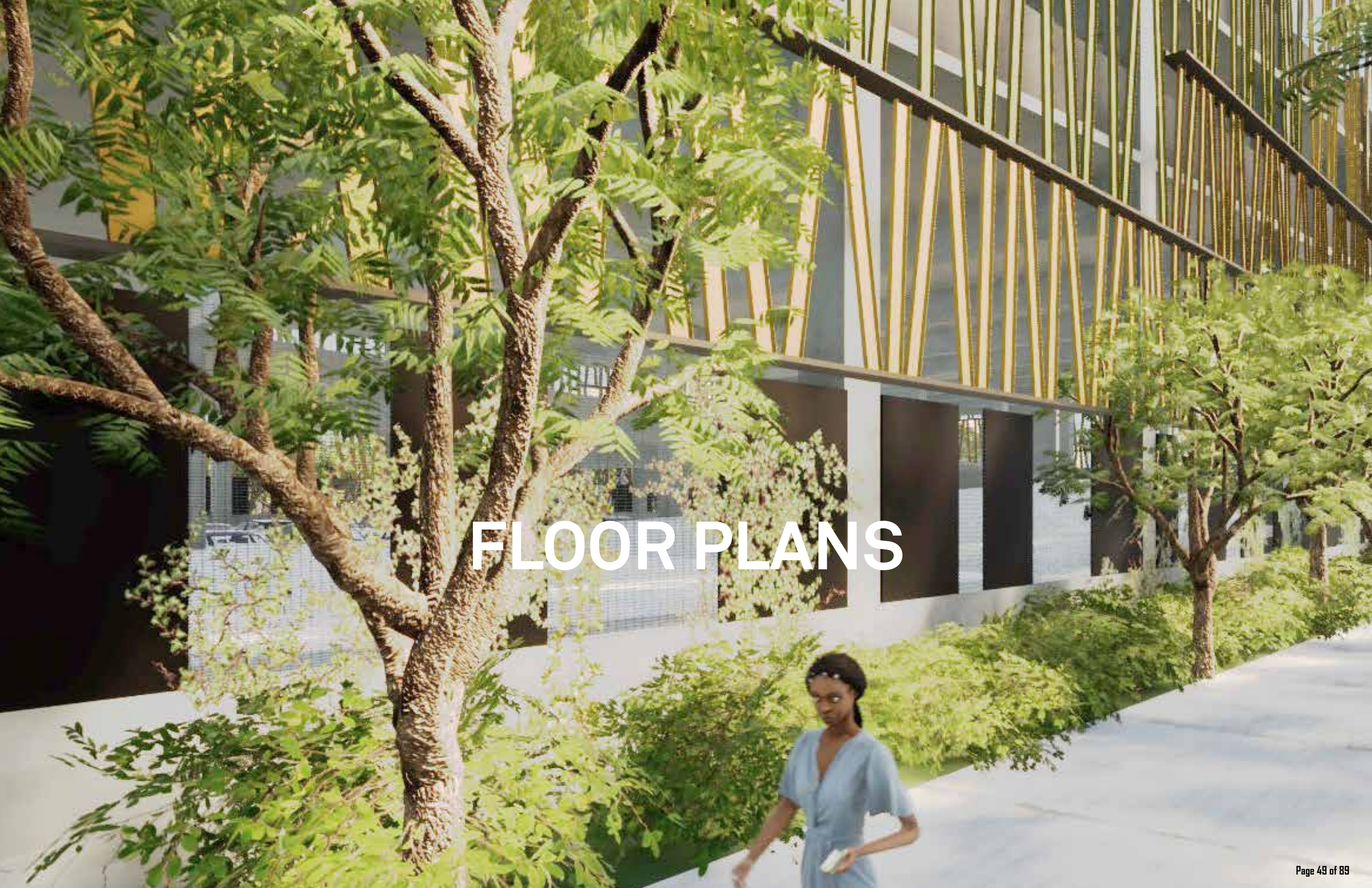
Bus Entrance



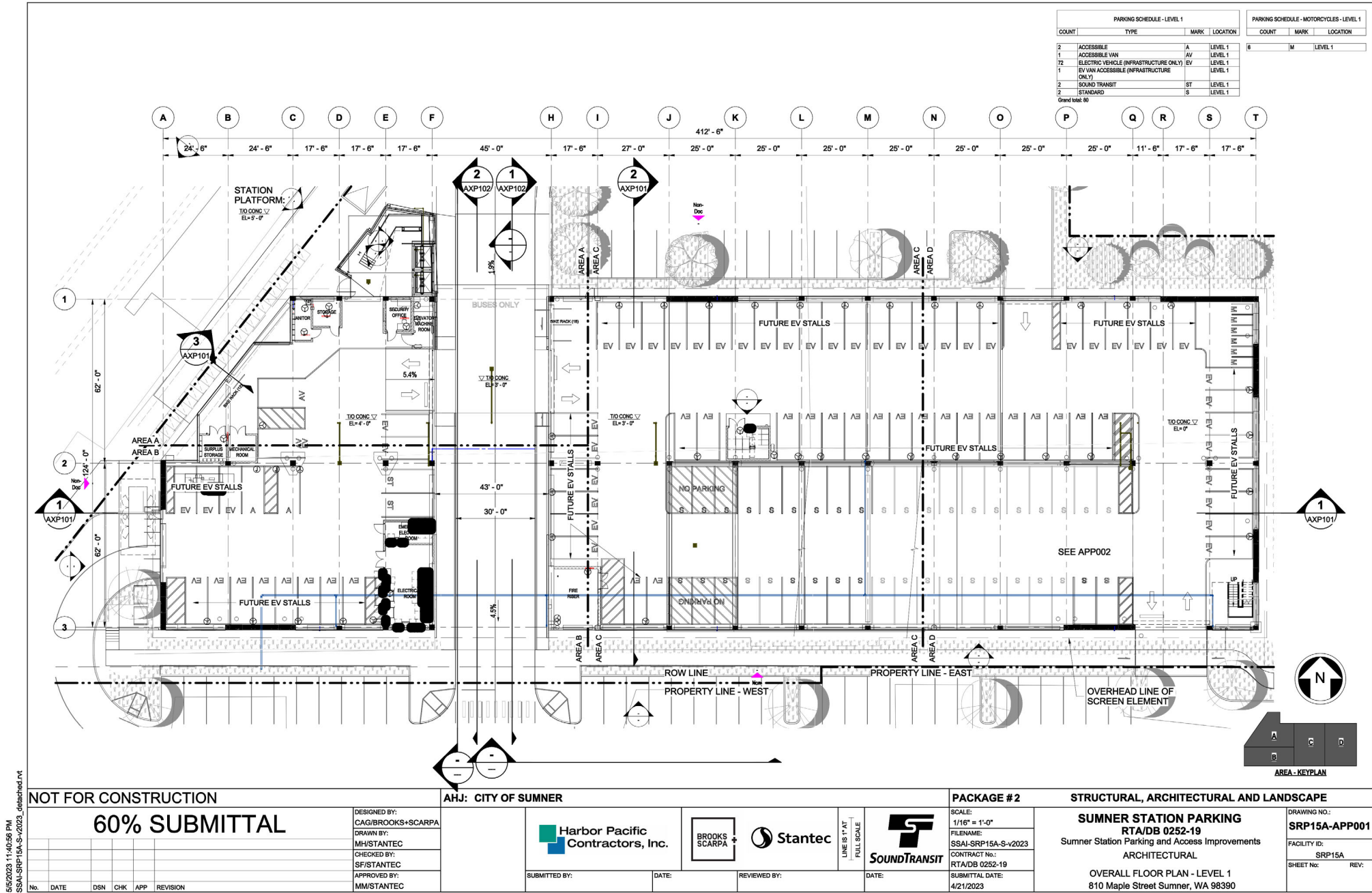
Aluminum sign

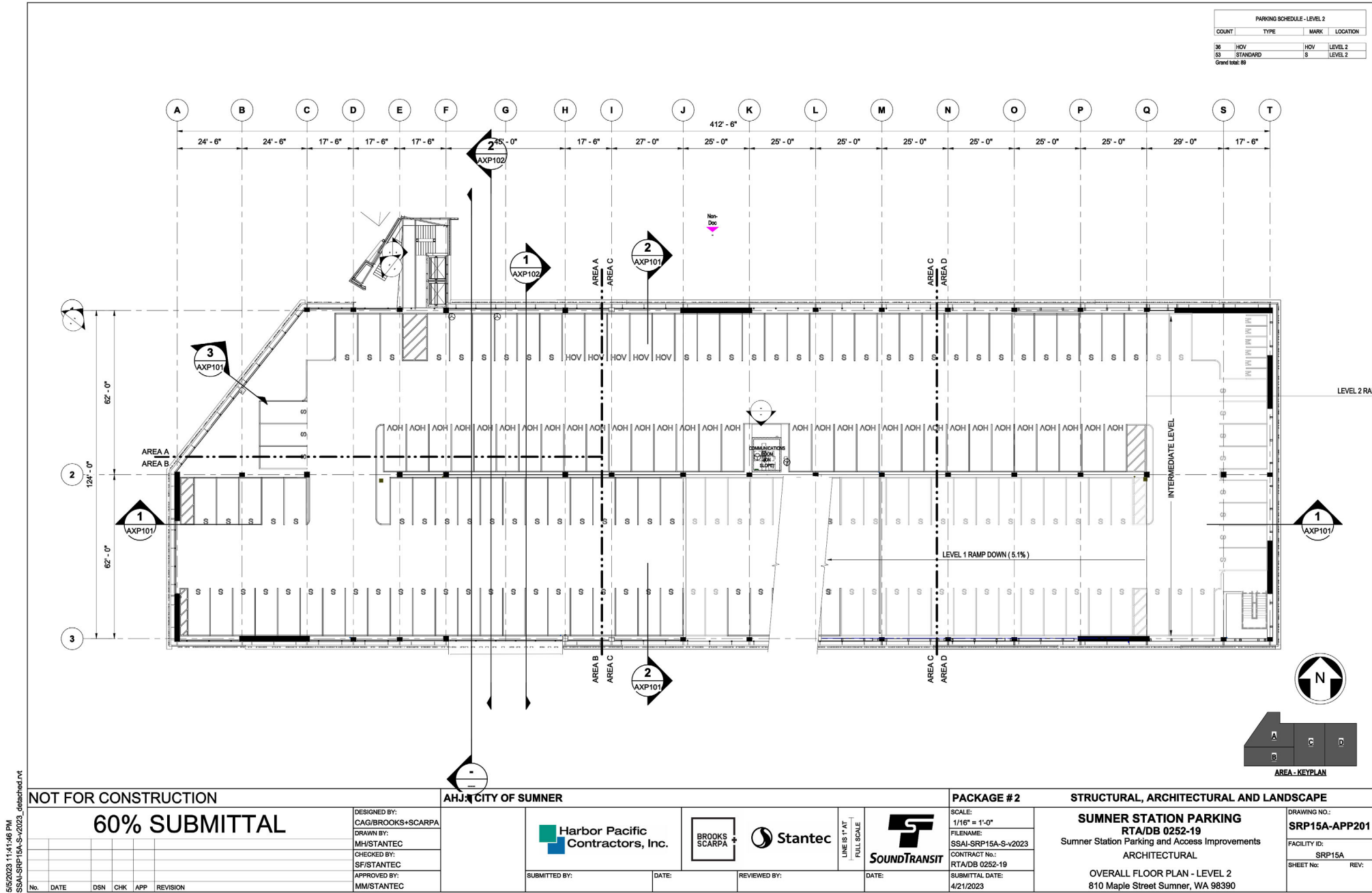
Frame Around Passageway

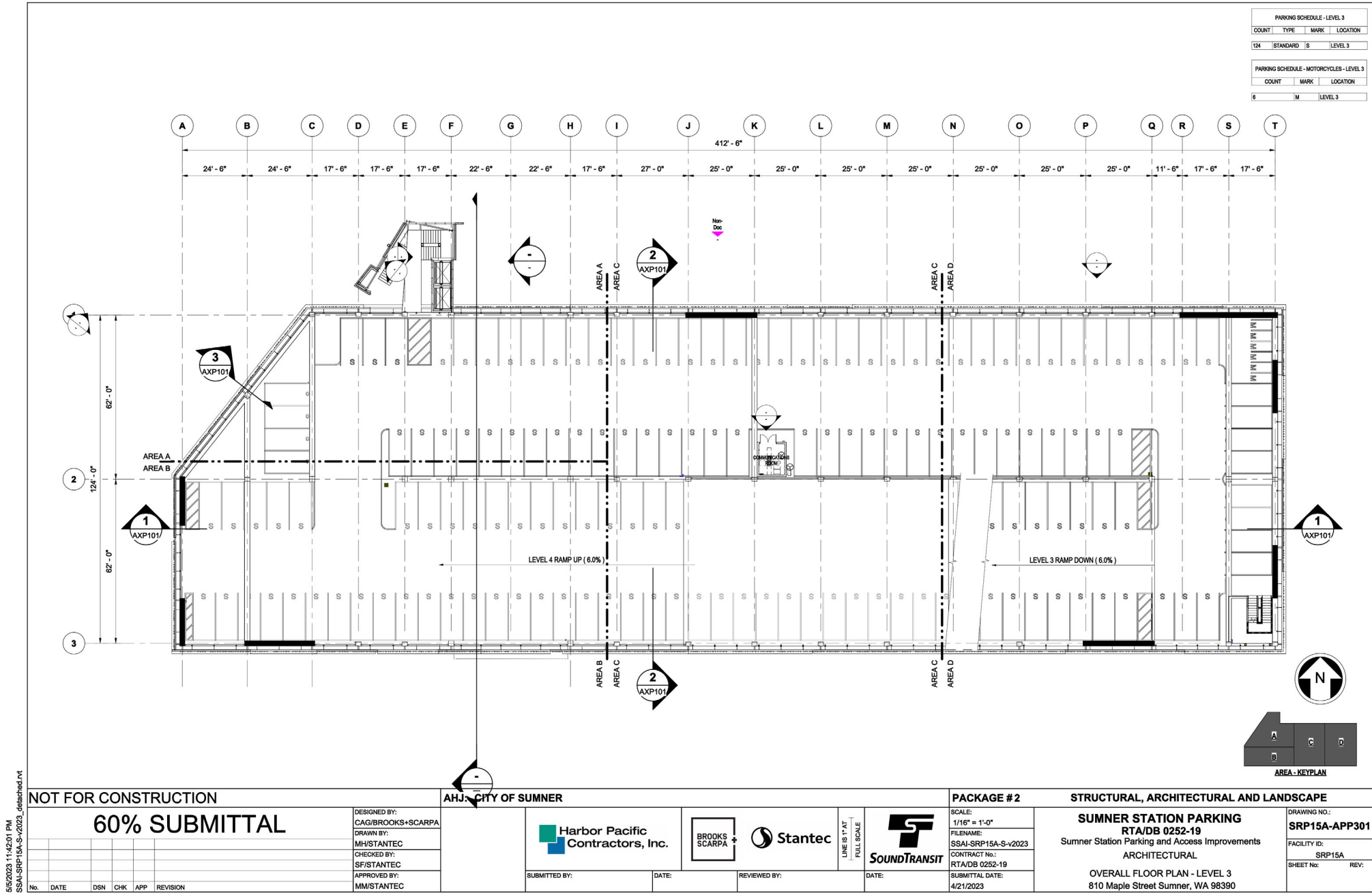


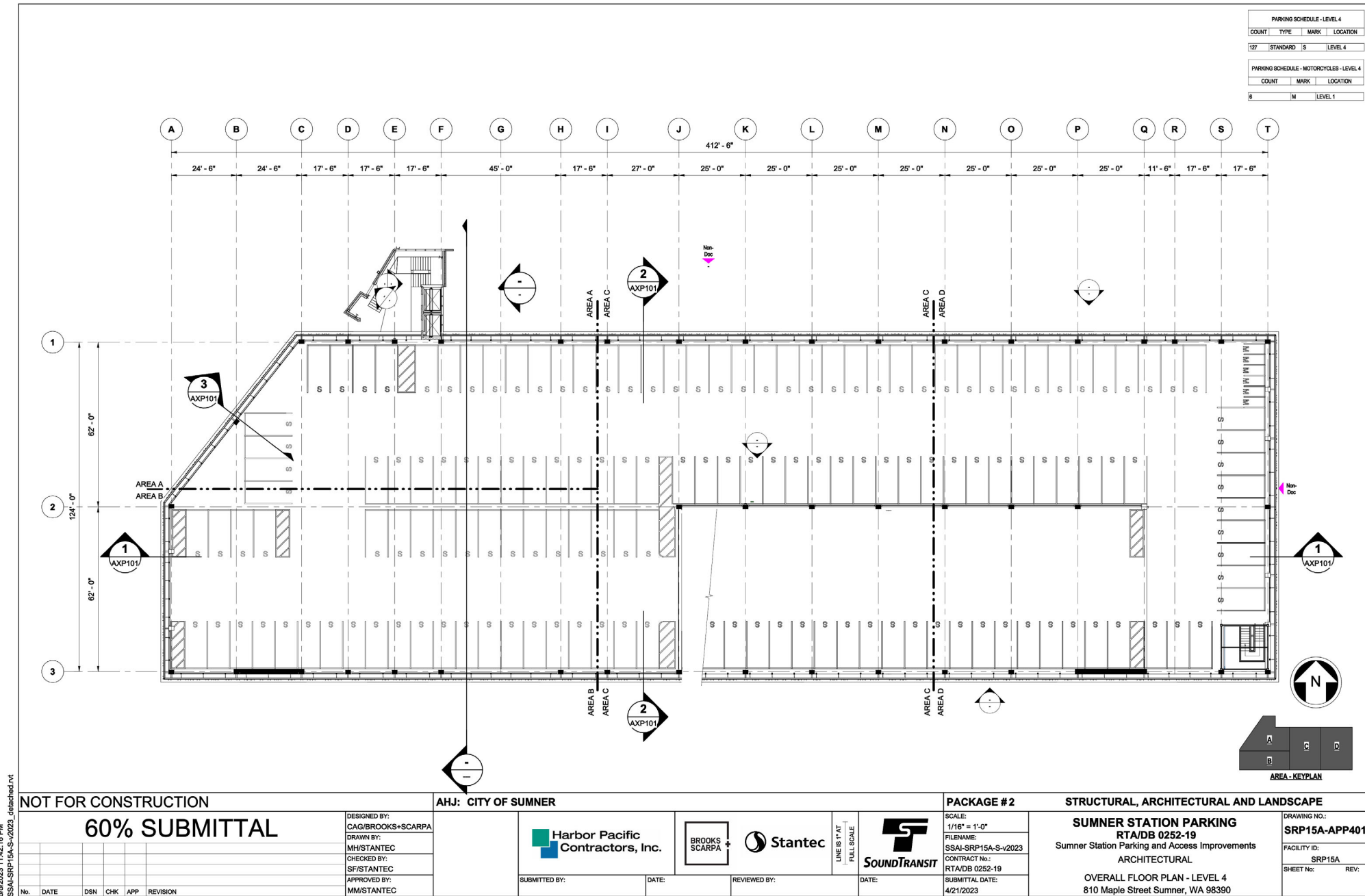
An architectural rendering of a modern building with a facade of vertical gold-colored slats and large glass windows. In the foreground, a woman in a light blue dress walks on a paved path, holding a small white object. Lush green trees and bushes are planted around the building, creating a landscaped environment. The text "FLOOR PLANS" is overlaid in the center of the image.

FLOOR PLANS









LANDSCAPE

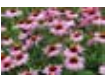


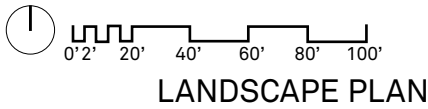
Public Plaza | LANDSCAPE



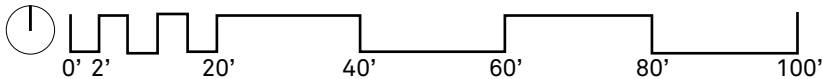
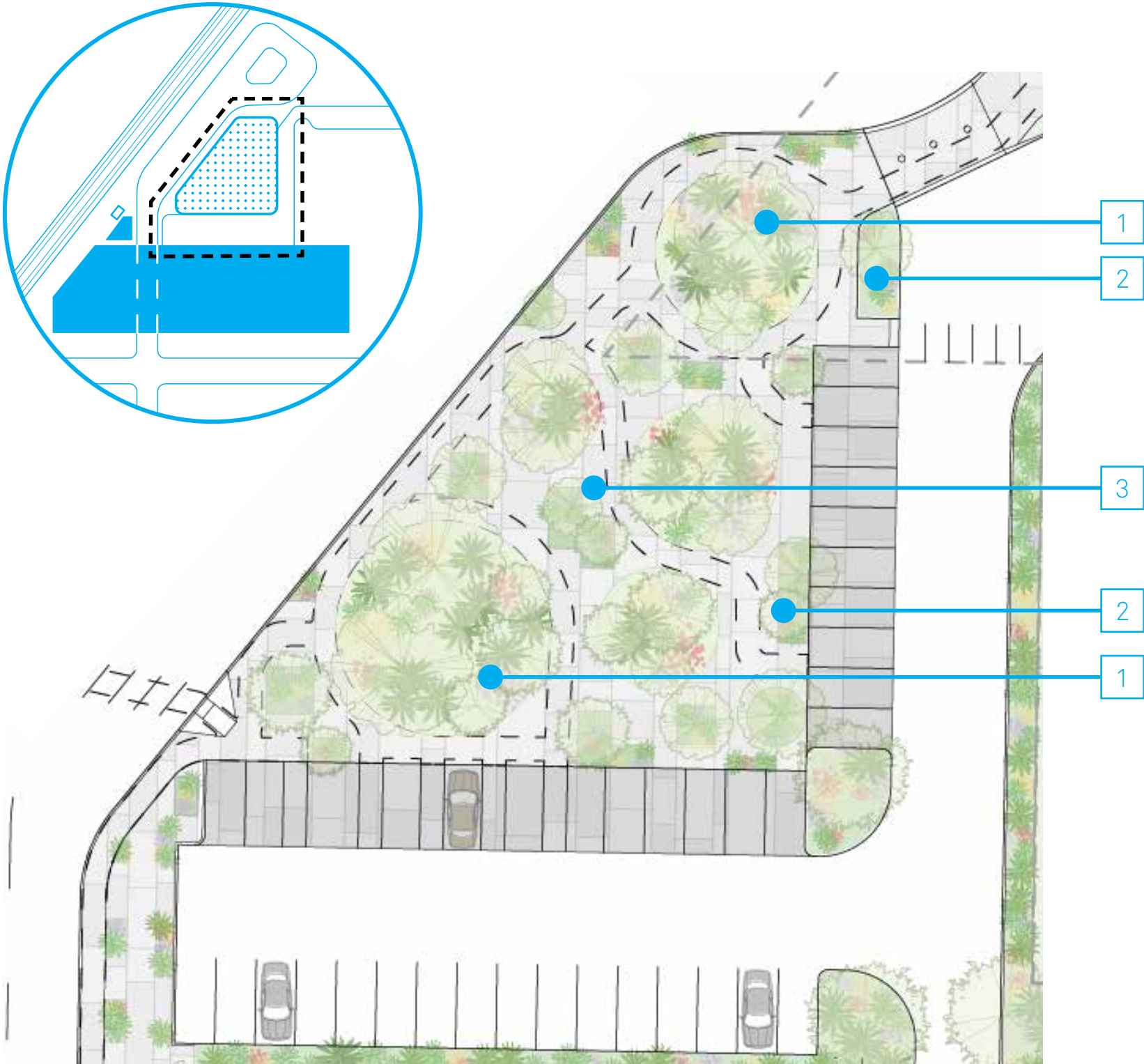
Public Plaza | LANDSCAPE

LANDSCAPE PALETTE

TREES		PAPERBARK MAPLE ACER GRISEUM
		WHITE OAK QUERCUS ALBA
MOUNDS		RED COLUMBINE AQUILEGIA FORMOSA
		NATURE CAMAS CAMASSIA QUAMASH
		SLOUGH SEDGE CAREX OBNUPTA
		STRUTHIOPTERIS SPICANT DEER FERN
		ASTER
		PURPLE CONEFLOWER ECHINACEA PURPUREA
		COMMON RUSH JUNCUS EFSUS
		SHASTA DAISY LEUCANTHEMUM × SUPERBUM
		LILY TURF LIRIOPE MUSCARI SPICATA
		ORANGE CONEFLOWER RUDBECKIA FULGIDA
PERIMETER		DEER FERN BLECHNUM SPICANT
		OREGON GRAPE MAHONIA AQUIFOLIUM
		BROADLEAF STONECROP SEDUM SPATHULIFOLIUM
		OREGON STONECROP SEDUM OREGANUM
		GOLDENROD SOLIDAGO CANADENSIS
		STRAWBERRY



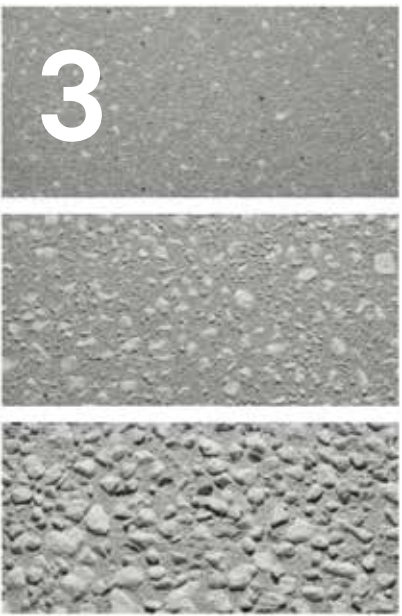
Public Plaza | LANDSCAPE



Planted Mounds

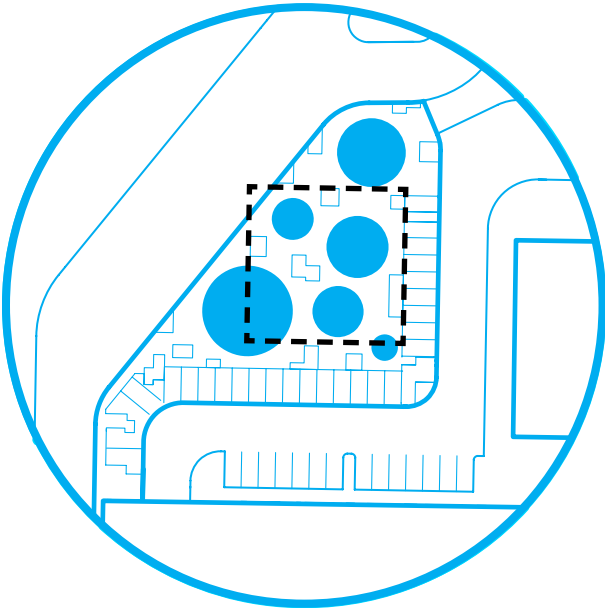


Plantings dispersed within paving pattern



Concrete texture variations

Typical Plaza Paving| LANDSCAPE



Top cast concrete
retardant 3 different
finishes, TYP.

Trees in planter in
plaza

Liriodendron tulipifera typ.
under trees in plaza

Planters in plaza ± 15%

Street Amenities | LANDSCAPE



ADDITIONAL RENDERINGS



Proposed Design | STAIR TOWER



Location of
Sumner Sign

Proposed Design | STAIR TOWER



Location of
artwork

Proposed Design | STAIR TOWER



Brick wall with glass brick

Glass Brick Masonry Concept

Proposed Design | BUILDING ARTICULATION



Proposed Design | BUILDING ARTICULATION



Proposed Design | BUILDING ARTICULATION



Proposed Design | BUILDING ARTICULATION



APPENDIX-A

MATERIALS & DETAILS

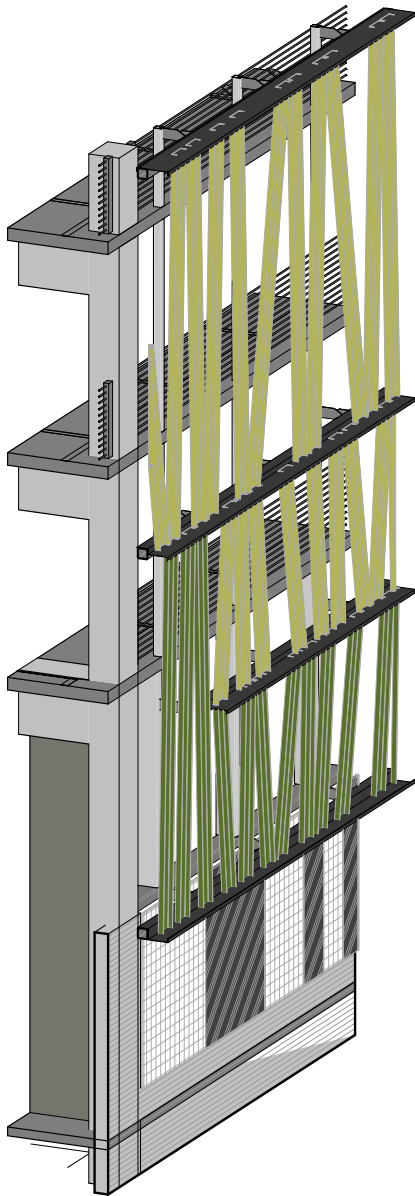
An architectural rendering of a modern building. The building features a prominent green facade with vertical slats and a dark brown horizontal band. To the left, a white textured wall is visible. In the foreground, there are lush green trees and a paved walkway where two people are walking. The sky is clear and blue.

ARCHITECTURAL DETAIL

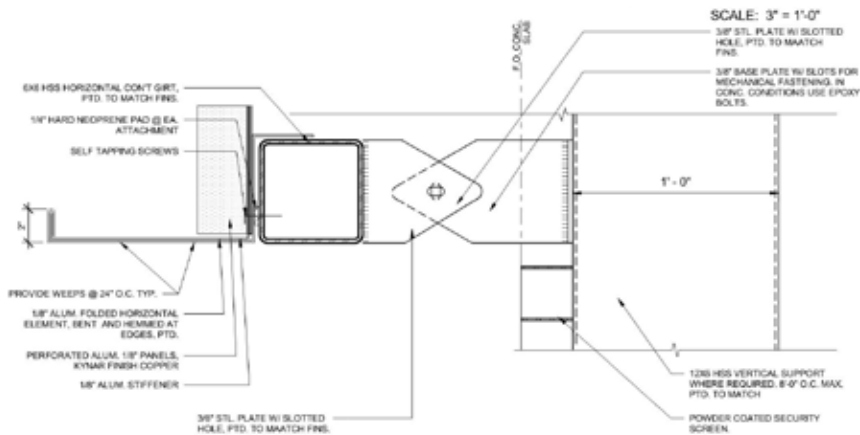
Decorative Screening | ARCHITECTURAL DETAIL



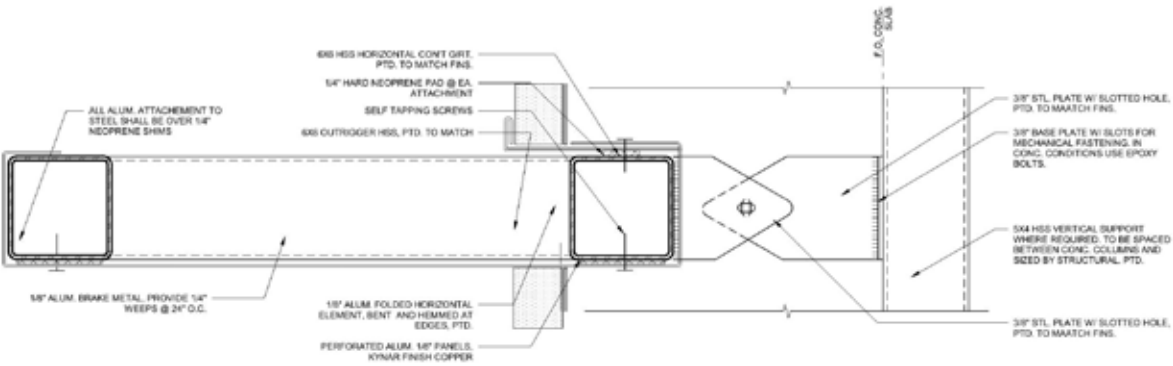
High-finish metal panels set off building face to create depth and shadows



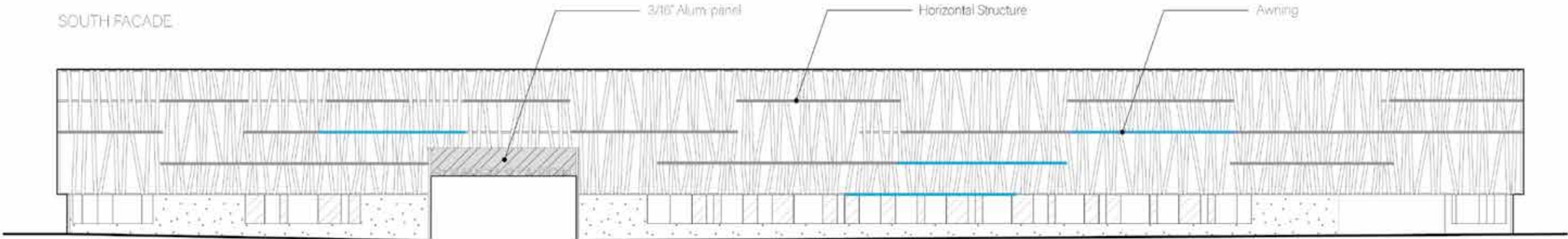
Awnings | ARCHITECTURAL DETAIL



Horizontal Member Detail (design subject to change)



Awning Detail (design subject to change)



MATERIAL QUALITIES



Material Application Precedents | MATERIAL QUALITIES

PRECEDENT IMAGES



Brick mixed with glass brick



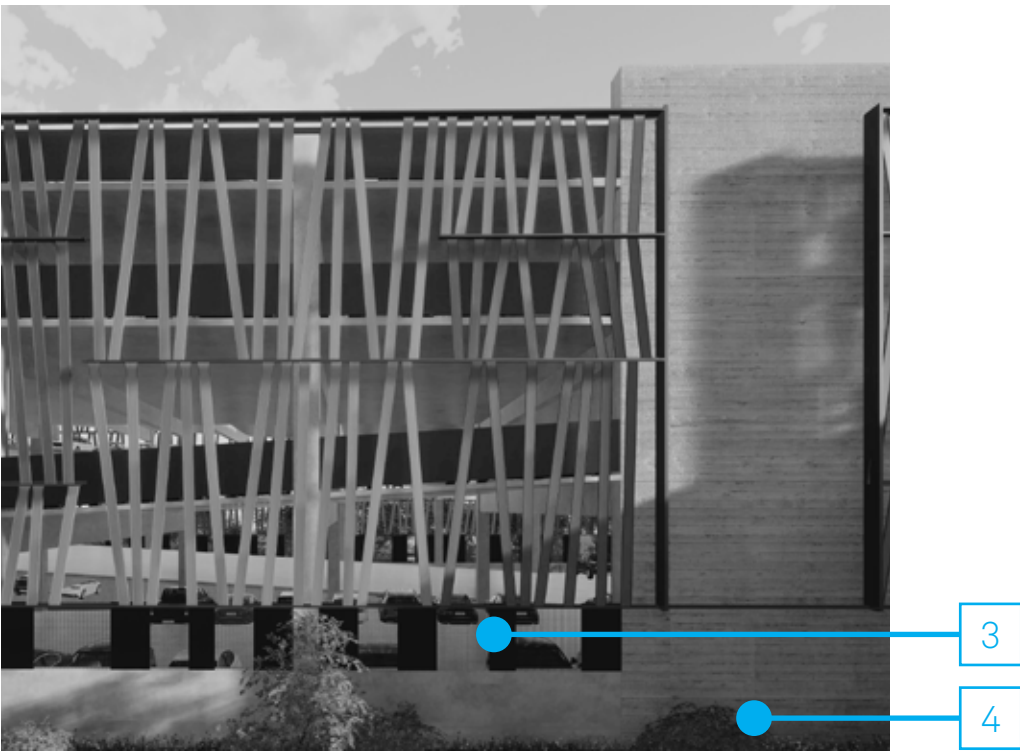
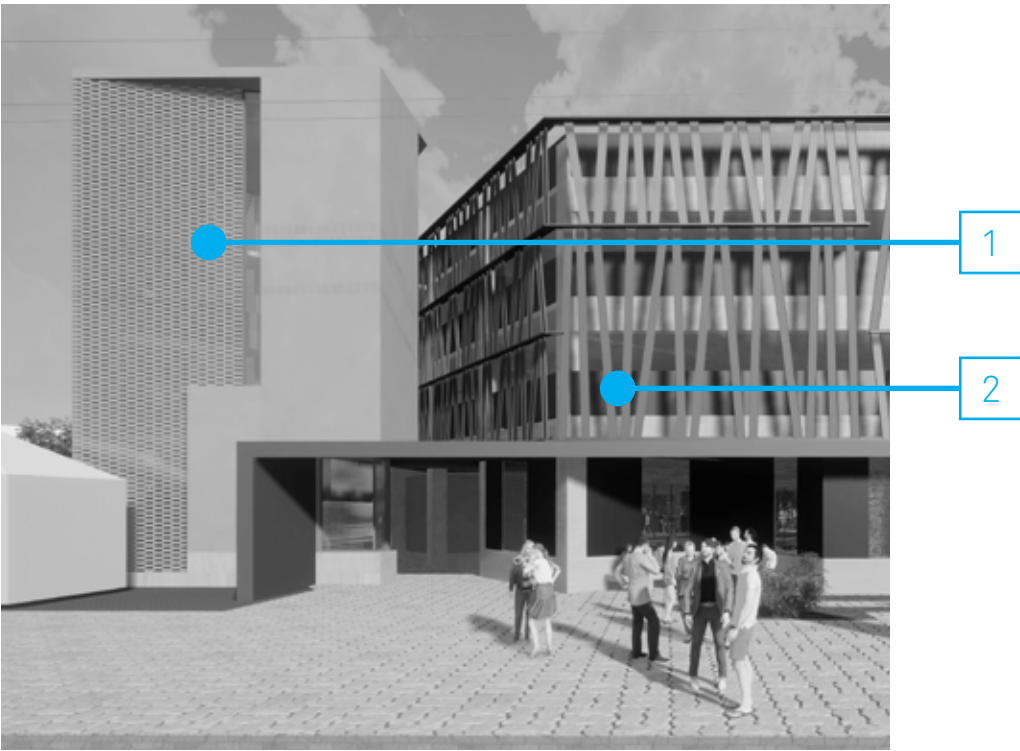
Metal panel facade system set off of the face of building to create depth and shadows



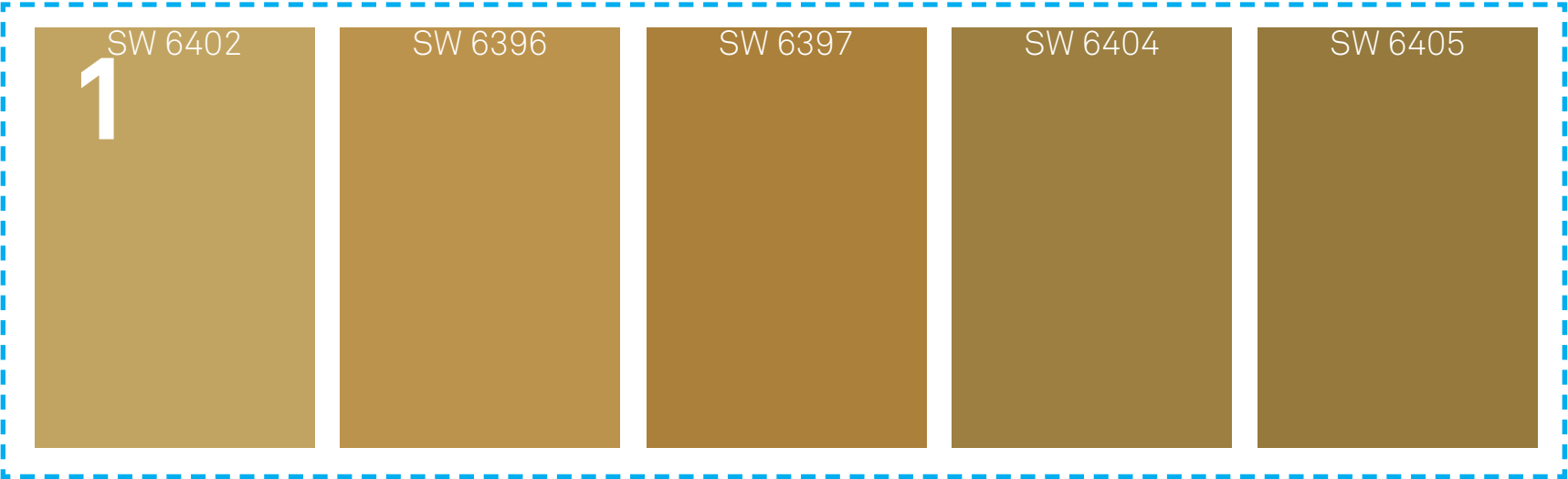
Metal screen storefront



Board-formed concrete



Color Scheme 01 | MATERIAL QUALITIES



Metal facade colors
pvdf-coated aluminum



Dark metal accent
pvdf-coated aluminum



Mutual Materials brick
Imperial gray



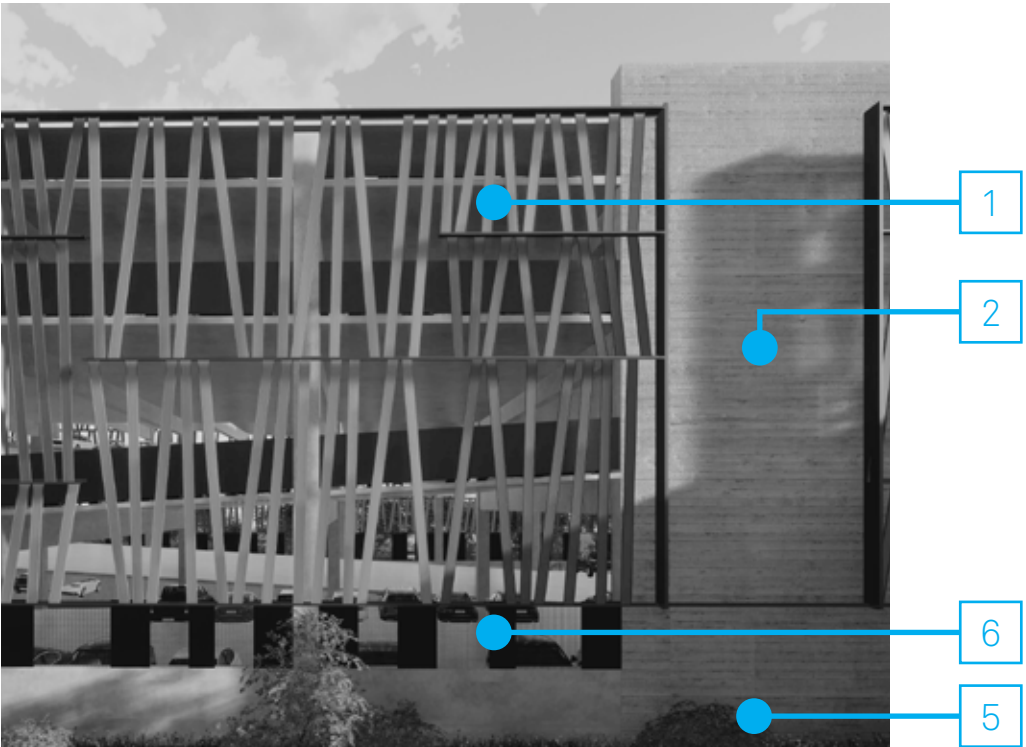
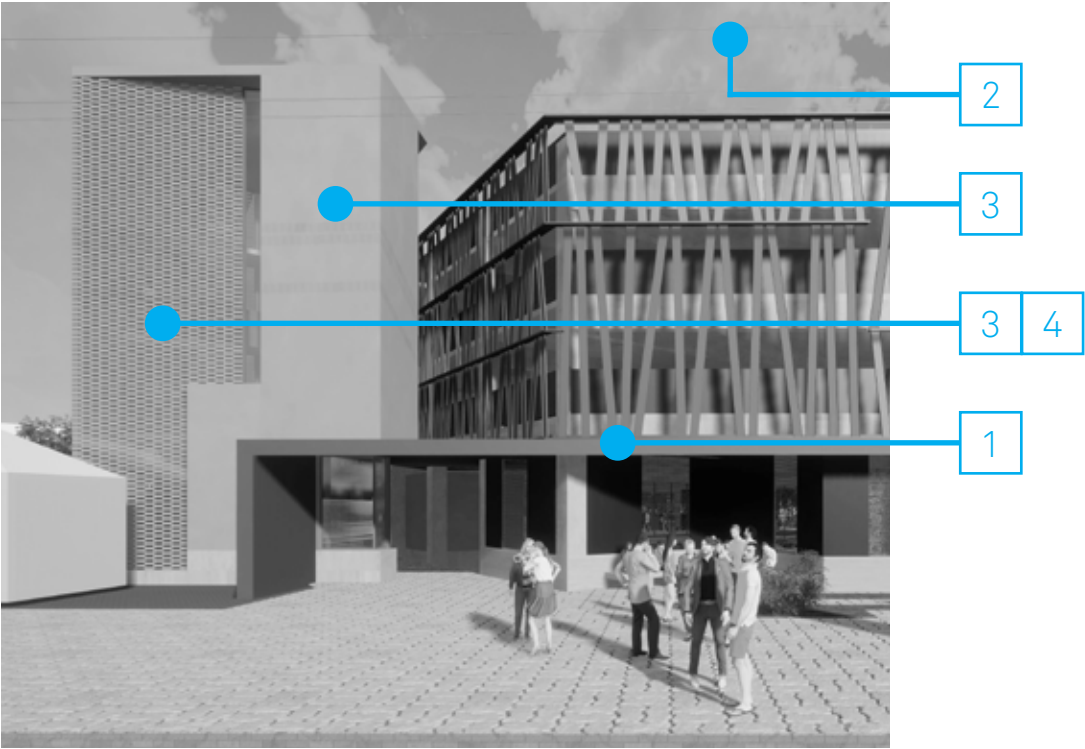
Solid Glass
Brick



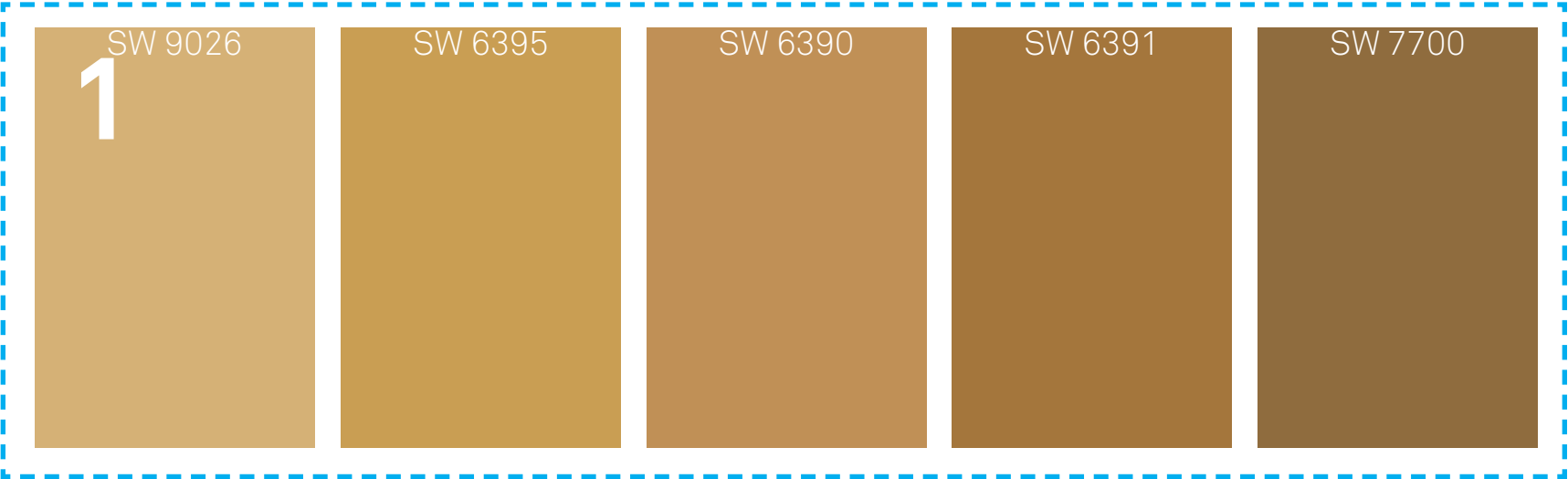
Board-formed
concrete



Metal screen



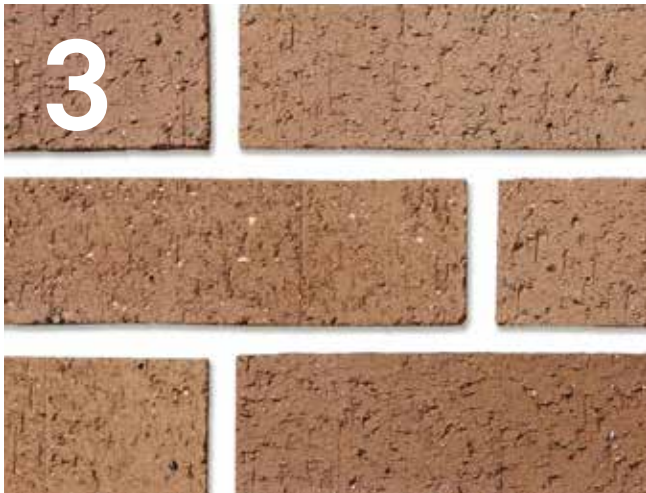
Color Scheme 02 | MATERIAL QUALITIES



Metal facade colors
pvdf-coated aluminum



Dark metal accent
pvdf-coated aluminum



Mutual Materials brick
Tan Terra



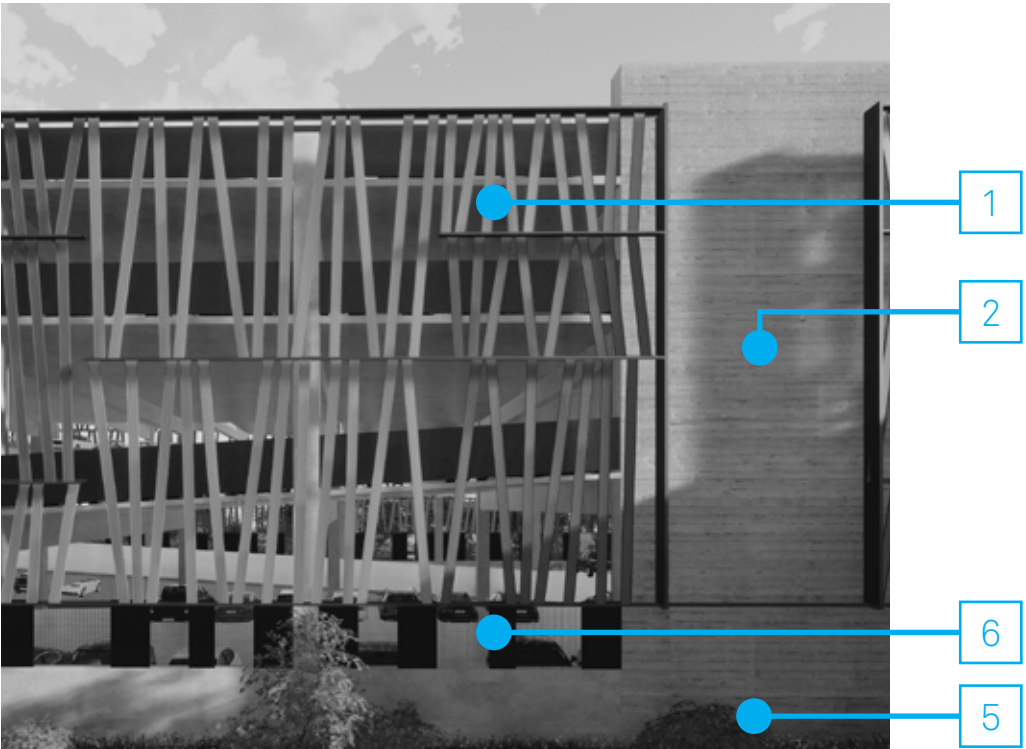
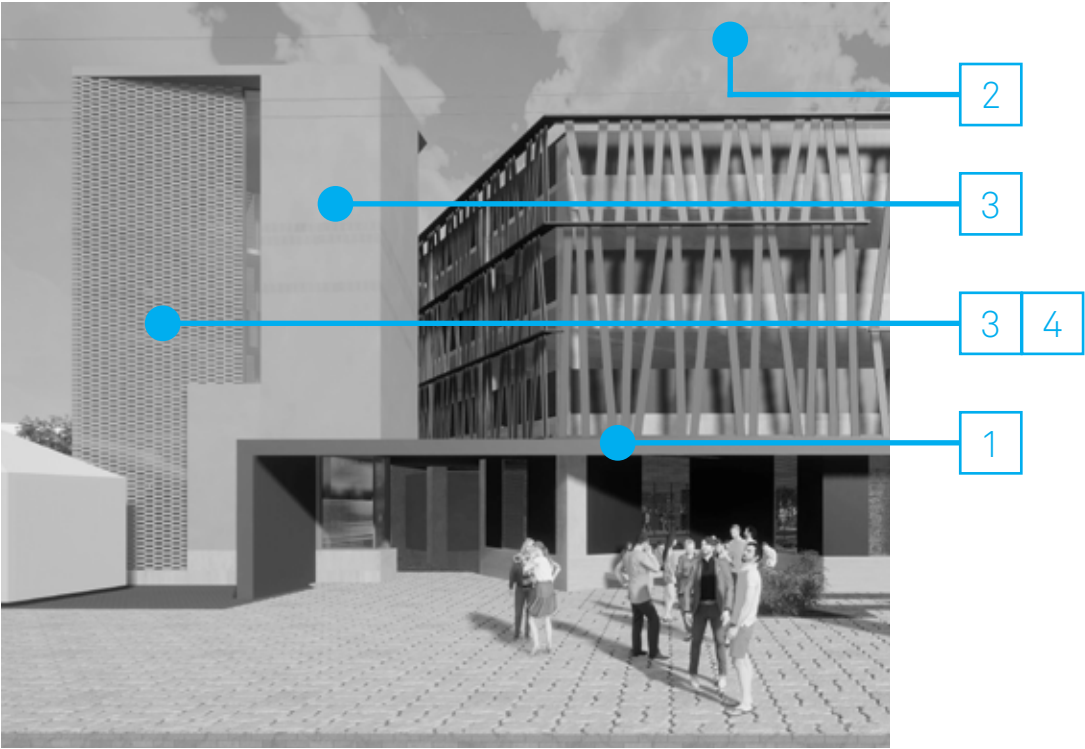
Solid Glass
Brick



Board-formed
concrete



Metal screen





**Innovative Fence, Railing and Architectural
Screen Systems**



Architectural Beauty • Industrial Strength



Not Just a Better Product; A Better Approach.

Architects, Designers, Contractors and Builders are faced with a myriad of products from all over the world with which to complete their vision, make their project perfect and make their clients happy. Most of these suppliers, while they offer honest products, are interested primarily in keeping their production lines humming and the stock rolling out the door.



Metalco Is Different.

We offer truly superior products that you can customize to make your project stand out as an example of beauty and function.



We Are Architects, Designers and Contractors Ourselves.

Perhaps more importantly, however, Metalco is a company made up of architects, designers and contractors who understand that when our product is delivered to your site, our real job is not over; like yours, it is just beginning. We stay with the job until it is done, offering our expertise to make the implementation of our products as trouble-free and satisfying as is possible in our industry.



Expert Consultants; Not Just Salesmen.

Your Metalco representative is not just a company salesman. He is your fencing, railing, architectural screening and gate consultant and advisor. None of us at Metalco is a stranger to a job site, from very large to quite modest. All of us understand the challenges of bringing a unique project to completion on time, on budget and making it everything the client wanted and more.

Promises Made; Promises Kept. Always.

So, while our products are demonstrably superior to everything else on the market, we believe you will find it is our customer service and support that keeps you coming back to Metalco project after project, year after year.

Call Metalco today. Together, we will build something wonderful.

1-877-638-2526
www.fence-system.com



metalco[®]

A Range of Fencing Systems That are More Beautiful, Stronger, More Secure — Better Than Chain Link.

For more than 15 years, Metalco has been designing, perfecting and producing innovative fencing, gates, railings and architectural screening for a list of clients that includes government agencies, major sports franchises, international corporations as well as hundreds of more modest (but no less important) projects.

When you specify any of Metalco's fencing systems for your project, you are securing advantages for your project that will enhance it at every level. Our fencing systems are unsurpassed in beauty, durability and in every measure of security. Chain link fencing is never completely secure because with a simple wire-cutter it can be breached in less than a minute. Our fencing systems resist cutting by normal means and we even have a grid that is virtually "unclimbable". Whether security or aesthetics is your primary concern, Metalco fencing systems are the obvious choice.

GRIGLIATO Fencing System



Highlights

- Extremely Durable
- Very Sturdy and Rigid
- 15 Year Warranty
- Unlimited Design Possibilities
- Suitable for Highest Security Demands
- Vandal Resistant

TWINBAR Fencing System



Highlights:

- Very Strong and Rigid Mesh Panels
- Great Durability
- Affordable Alternative to Chainlink
- Clean and Appealing Looks
- Well Suited for Highest Security Requirements
- Easy Installation
- 15 Year Warranty

SECURITE Fencing System



Highlights

- Unclimbable
- Virtually impenetrable
- Highest security
- Maintenance free
- Unobtrusive appearance
- High deterrent
- Many electronic monitoring options
- Ease of installation
- 15 Year Warranty

AMEGO Fencing System



Highlights:

- Very Affordable
- Great Value
- Easy Installation
- Flexibility
- 15 Year Warranty
- Design & Aesthetics
- Security Rating Low to Medium
- Custom Options for High Security

The Twinbar Fence System Light in appearance, yet extremely sturdy. Made of forge-welded galvanized wire mesh with 1 vertical wire sandwiched between 2 horizontal wires. For medium to highest security needs. Available in a variety of colors with a 15-year warranty. Economical enough to replace chainlink.

The Amego Fence System A stylish wire mesh fence system very competitively priced. Makes a great alternative to chainlink or expensive ornamental fence. The omega-shaped profile posts enable easy installation while a rectangular post enables an "endless" installation with pre-installed posts.

The Grigliato Fence System A very flexible and customizable system suitable for commercial and industrial applications with medium to highest security requirements. Based on a forge welded galvanized steel bar mesh. Available in a wide variety of colors and backed by a 15 year warranty.

The Securite Fence System A welded wire mesh system for high and highest security needs. Virtually indestructible and un-climbable, it offers the best protection for sensitive high security sites.

Creative, Durable Solutions for Designers, Architects and Project Managers From Metalco

Durability, beauty and functionality are hard to find in the same product. At Metalco, it is our aim with every product we sell.

Architectural Screen (Curtain Wall) applications present artistic as well as functional challenges for every designer. Metalco's line of architectural screening systems answers every architect's dreams.

In today's open architecture, railing systems have become the "jewelry of the building" and, yet, they must perform their original function flawlessly. The Grigliato railing system does just that.

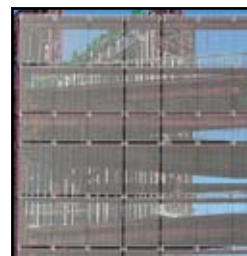
To round out Metalco's security systems, we offer a range of standard and custom gate solutions.

GRIGLIATO ARCHITECTURAL SCREEN System



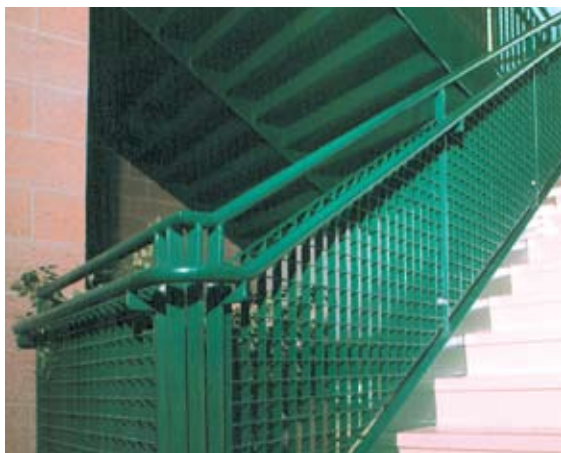
The GRIGLIATO Screen panels create a versatile system for many applications. These panels can be used for facade screen, privacy screens, dumpster enclosures, equipment enclosures, sunshades and more.

GRIGLIATO-SC ARCHITECTURAL SCREEN System



The GRIGLIATO "SC" louver panel is a versatile panel system for many applications. These panels can be used for facade screen, privacy screens, dumpster enclosures, equipment enclosures, sunshades and more.

GRIGLIATO RAILING Systems



- Bolted Modular System
- 15 Year Warranty
- Many Design Possibilities
- Custom Designs to accommodate your project
- Competitive Priced
- Long Lasting and Durable
- Galvanized and Polyester Coated Finishes
- Wide variety of standard and custom colors

METALCO GATE Systems



Our gate systems include Swing Gates, Cantilever Slide Gates and V-Track Roller Gates. We are offering standard size gates as well as custom size gates for virtually any application. Custom designs to match your project are also available. All of our gates can be equipped with a hydraulic powered operator with many control options such as keypads, transmitters and more. For the infill panels you can choose between our Grigliato type or TwinBar type panels.

• Railing System

The Grigliato Railing System A very versatile railing system based on our Grigliato panels. A wide variety of panel sizes and shapes makes the system adaptable to dozens of different applications. A variable mesh size allows Grigliato to achieve the perfect balance whether see-through properties or screening and climbability are paramount.

• Architectural Screen / Curtain Wall Systems

The Grigliato Screen System An architectural Screen System with exceptional versatility, flexibility and durability. Allows for use as façade screening, privacy screening, sunshades, and enclosures of all kinds.

The Grigliato SC Screen System A Louver Panel Screen System with a unique look. With a combination of patterns and colors, the architect can create many different looks with the same system.

• Gate Systems

Standard and Custom Gates Metalco offers Swing Gates, Cantilever Slidegates and V-Track Roller Gates in both standard and custom sizes and configurations for every gate application from high security government/industrial to residential.



**Innovative Fence, Railing and Architectural
Screen Systems**



A r c h i t e c t u r a l B e a u t y • I n d u s t r i a l S t r e n g t h



Innovative Fence Systems



Architectural Beauty • Industrial Strength

TWINBAR Fencing System

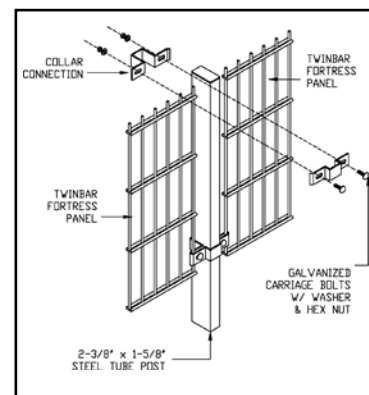


Highlights:

- Very Strong and Rigid Mesh Panels
- Great Durability
- Affordable Alternative to Chainlink
- Clean and Appealing Looks
- Well Suited for Highest Security Requirements
- Easy Installation
- 15 Year Warranty

Twinbar Fence System. Light in appearance yet extremely sturdy. Forge welded galvanized steel wire mesh with 1 vertical wire sandwiched between 2 horizontal wires. Suitable for medium to high security needs. Ideal for schools, playgrounds, airports, parks, sport facilities and many other residential or commercial applications.

Material:	Forge welded galvanized steel wire, 2/4/2 ga (6/5/6mm) double wire mesh
Mesh Size:	2" x 8" (50x200mm) tips on top or bottom
Finish:	Galvanized and Polyester Powder coated or galvanized only
Limited Warranty:	20 year against rust and corrosion
Security Rating:	Medium, High
Availability:	1 - 2 weeks for standard in stock, 8 weeks custom
Post Types:	Rectangular 1-5/8" x 2-3/8" and 1-5/8"x3"
Post Heights :	Stock 6'-0" and 8'-0", custom 4'-0", 4'-8", 5'-3" and 7'-3"
Post Hieghts:	Panel Height + 2'-0", Custom height up to 20'-0" for stacked panel install
Panel Length:	8'-3" [2510]
Colors:	Black and Green, Custom any color
Accessories:	Gates, Angled Top, Razor Wire Carrier, Base Plates
Special Options:	Custom design and fabrication for special applications such as enclosures, dog kennels and more



GRIGLIATO Fencing System

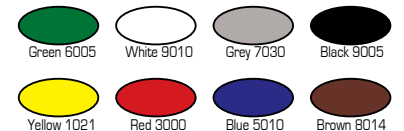
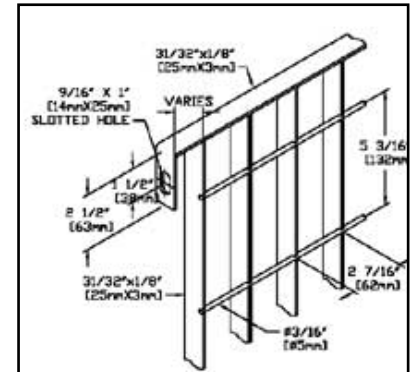


Highlights

- Extremely Durable
- Very Sturdy and Rigid
- 15 Year Warranty
- Unlimited Design Possibilities
- Suitable for Highest Security Demands
- Vandal Resistant

The Grigliato Fence System Heavy duty fence product for demanding industrial and commercial applications. It is offered in standard and custom specification for all types of installations. Our design and engineering team can work closely with architects, specifiers and planners to create custom solutions best suited for any project. The Grigliato system has been successfully installed in many demanding applications such as major league sport stadiums, schools, college and university facilities, parks, airports, power plants, postal facilities, military installations, chemical plants and more.

Material:	Electro Forge Welded mesh, steel bars and wire rods
Mesh Size:	11 different mesh sizes and shapes from 1"x 1" [25mm x 25mm] to 4-7/8" x 5-3/16" [125 x 130 mm]
Finish:	Galvanized and Polyester Powder Coated, Galvanized only or mill finish
Limited Warranty:	15 Years against rust and corrosion
Security Rating:	Medium, High, Highest depending on style
Availability:	Stock/Custom Manufactured, 4 - 6 weeks
Post Types:	2-3/8"x 1-5/8" rect., 2"x2", 3" x 3", 4" x 4" and any custom
Post Heights :	Panel height + 2'-0", any custom
Panel Heights:	3'-6", 4'-0", 5'-0", 6'-0", 8'-0" and any custom size as per design requirements
Panel Length:	Standard 6'-6", any custom
Colors:	As per color chart or any custom color
Accessories:	Gates, security options, special hardware, base plates and more
Special Options:	Angled tops, razor wire carrier, custom design and engineering service, electronic security system.



SECURITE Fencing System

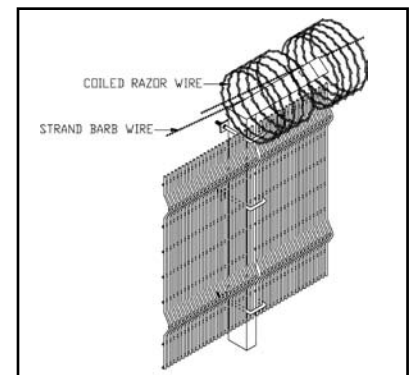


Highlights:

- Unclimbable
- Virtually Impenetrable
- Highest Security
- Maintenance Free
- Unobtrusive Appearance
- High Deterrent
- Many Electronic Monitoring Options
- Fast of Installation

Securite Fence System. Welded wire mesh panel fence system. The Securite system is suitable for highest security applications such as prisons, airport, military etc. The small mesh size of $\frac{1}{2}$ " x 3" makes it virtually impossible to penetrate, very hard to climb and prevents passing through of objects (contraband, weapons). Finishes available are galvanized or galvanized and polyester powder coated in a variety of standard and custom colors. Different post and mounting options are available. The system can be installed with a vertical or horizontal mesh alignment. Panels can be mounted between, onto the front or across posts. SECURITE stands out with its translucent and unobtrusive appearance for good visibility which is important for effective security monitoring. Yet this fence system sends a clear message to would be intruders.

Material:	6 ga (4mm) welded steel wire mesh, also available with thicker 4 ga (5mm) wire
Mesh Size:	3" x 1/2" (76 x 12 mm) Galvanized and Polyester Powder Coated
Finish:	Standard Black, Green, Gray & White. Color Chart
Limited Warranty:	15 year against rust and corrosion
Security Rating:	Medium, High, Highest
Availability:	Stock 1-2 weeks
Post Types:	Rectangular 2-3/8"x 1-5/8" or 2-3/8" x 3" or C-Channel
Post Heights :	Panel height + 2'-0", any custom
Panel Heights:	Std. 8'-0" and custom on request, panels are stackable for taller fence heights.
Panel Length:	7'-3"
Colors:	As per color chart or any custom color
Accessories:	Gates, security options, special hardware, base plates and more
Special Options:	Angled tops, razor wire carrier, custom design and engineering service, electronic security system.



AMEGO Fencing System

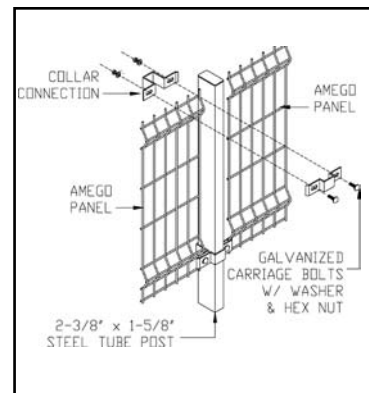


Highlights:

- Very Affordable
- Great Value
- Easy Installation
- Flexibility
- 15 Year Warranty
- Design & Aesthetics
- Security Rating Low to Medium
- Custom Options for High Security

Amego Fence System. A stylish welded wire mesh fence system very competitively priced. Makes a great alternative to chainlink or expensive ornamental fence. The rectangular posts are available with attachment options for panel installation between posts or across the front of the posts. Secure and hard to climb. Subtle translucence that doesn't call attention to itself, but rather compliments the design integrity of your scheme. Advance manufacturing technologies allow us to provide a product of highest quality while offering a significantly lower price than leading competitors.

Material:	Electro Forge welded 5 ga [5.6mm] steel wire mesh
Mesh Size:	2" x 8" [50x200mm], tips on top or bottom
Finish:	Galvanized and Polyester Powder Coated
Limited Warranty:	15 year against rust and corrosion
Security Rating:	Low to Medium, but always higher than chainlink
Availability:	Stock 2-4 weeks, custom 8 weeks
Post Types:	Rectangular 2-3/8"x 1-5/8" (40 x 60mm)
Post Heights :	Panel height + 2'-0", any custom
Post Spacing:	Profile Post 8'-2 1/2" or 7'-3", Rect.Post = 7' - 8'-3"
Panel Heights:	4'-0", 5'-0", 6'-0", 8'-0"
Panel Length:	8'-3"
Color:	Black or Green, any custom color
Accessories:	Gates, security options, special hardware, base plates and more
Special Options:	Angled tops, razor wire carrier, custom design and engineering service, electronic security system



Green 6005



Black 9005



