



Commission Members -

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

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.

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Phone Conference ID: # 982 248 970#

CALL TO ORDER

NEW BUSINESS

1. **13700 24th Street E Donut and Commercial Design Review.**

ROLL CALL

ADJOURNMENT



REPORT TO THE DESIGN COMMISSION
from the DEVELOPMENT SERVICES DEPARTMENT

Permit Number: DR-2023-0008

Applicant: Kim Phuong
Edgewood, WA 98372

Project Representative: Mark Ward and Laura Duris – Upward Architects
1012 Western Ave
Seattle, WA 98104

Location/Parcel(s): 13700 24th Street E (APN: 0420123074)

Project Components: Design Review for construction of a new commercial shopping center and site improvements on a 2 acre site including parking, landscaping and pedestrian space.

Related Permits: Building and site civil permits.

Date of Meeting: July 12th, 2023 at 6:30 pm

Staff Representative: Scott Waller – Associate Planner

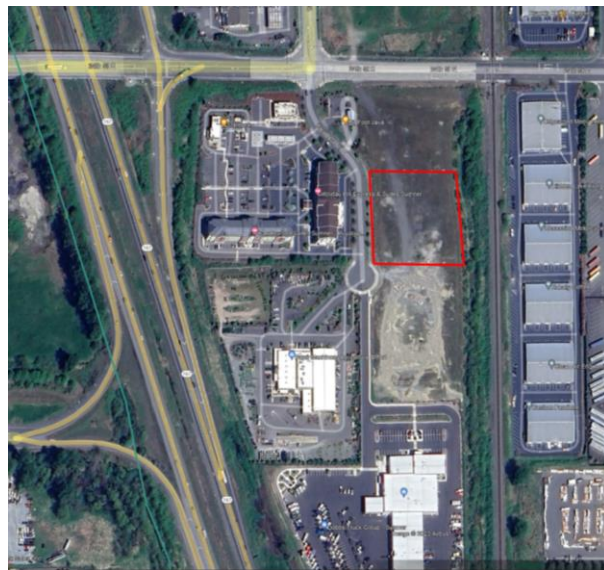
Recommendation: Conditionally Approve

Attachments: Site Plan with floor plan, Landscape Plan, Building Elevations and Presentation Packet.

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The project is located at 13700 24th Street E, Sumner. The site is one of a couple vacant parcels located off 24th Street East that are zoned Interchange Commercial (IC). To the north are a vacant lot and 24th St. To the east is a City storm facility, railroad track and Industrial zoned warehouses. To the south is a vacant lot and the Peterbilt site. To the west is Pape machinery, a gas station, hotels and coffee shops.



b. Proposal Description

The project involves construction of a new approximately 13,295 square foot multi-tenant shopping center with associated parking, landscaping and pedestrian areas.

This proposal is an ideal fit for the zone; however, the use and site created some unique challenges. While the site is zoned IC and has a primary purpose of serving automobile uses, it also needs to contain pedestrian friendly amenities and access. Staff and the applicant reviewed multiple different site plans with different building locations and found the proposed site plan to be the most efficient and best suited to meet the Design Guidelines, allow for an efficient access to this site with ability to connect to adjacent sites while maintaining pedestrian access to neighboring sites. The main challenge was trying to meet lot frontage requirements while supplying adequate parking behind or to the side of the building. Staff feels that given these challenges, the best site plan is being proposed and has included conditions to address concerns.

II. REVIEW CRITERIA AND ANALYSIS

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

IC, Interchange Commercial District

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

2.1 Site Design and Parking

2.1.1 Building location guidelines:

- a) **Non-residential and mixed-use buildings may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a pedestrian-oriented facade.**
- b) **All non-residential buildings located along E. Main Street shall be placed up to the edge of the sidewalk and shall feature a pedestrian-oriented facade. Exceptions are provided in SMC 18.16.080(Q).**
- c) **All other non-residential and mixed-use buildings that are not located adjacent to the sidewalk must feature at least 10 feet of Landscaping Type C or pedestrian-oriented space between the sidewalk or front property line and the building.**

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

- i) **All buildings within 5 feet of the sidewalk should provide a minimum transparency of 50 percent for the ground floor facade between 4 and 8 feet above the sidewalk level.**
- ii) **Low level landscaping elements are usually needed to cover foundation materials while maintaining visibility between sidewalk and ground floor windows.**
- iii) **Raised or terraced planting beds between a sidewalk and building can be an attractive way of defining the street and providing a comfortable transition between the sidewalk and building – particularly where buildings have a limited amount of transparency on the ground floor.**

Due to the nature of the IC zone and the location of this parcel, the applicant is choosing to set the building back from the property line and provide 10' of landscaping under option C above. The project does a great job of meeting this guideline by having a well design street frontage and relationship to the street. This is accomplished through including 10' of frontage landscaping, orienting the series of buildings to open up to the street and providing a wide walkway with landscaping and arched pergola providing an inviting entrance to the site from the street for those who may walk to the site from surrounding businesses. The guideline is met.

2.1.2 Building orientation.

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

- a) Building entries must face the street. Exceptions:**
 - i) For multi-building developments where one or more buildings are located away from the street, the building entries for those buildings not adjacent to the street must be clearly visible and/or accessible from the street.**
 - ii) For street corner buildings, an entry on the corner or entries fronting on both streets are encouraged, but one entry only on the primary street may be permitted, provided the proposed design treatment on the secondary street meets the intent of the guidelines.**
 - iii) For the GC and IC Districts, entries may be on the side of buildings provided the entry is clearly visible and accessible from the street.**
- b) The facade must have transparent windows and/or doors covering at least 25 percent of the ground floor facade between 4 and 8 feet above the sidewalk. Exceptions:**
 - i) For street corner buildings, the Director may reduce the transparency on the secondary street provided the proposed building and landscaping design provide visual interest and create a comfortable pedestrian environment.**
 - ii) Reduced transparency proposals will be considered provided alternative design treatments meet the intent of the guidelines, provide an interesting pedestrian experience, and are compatible with the existing and/or desired character of the area. Examples could include, but are not limited to, a vertical trellis with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.**

This parcel is in the IC zone and accomplishes this guideline through orienting the individual buildings and the overall series of buildings towards 136th Ave E. Each of the buildings includes its primary entrance facing 136th Ave E and includes large storefront windows, metal canopies and individual storefronts all facing and directly connected to 136th Ave E. The design also includes approximately 67% transparency between 4' and 8' along the buildings West facing or main entrances. This guideline is met.

2.1.3 Parking location guidelines.

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

- a) Parking lots shall not be located between the street and any building.**
- b) For properties where at least some street front parking and vehicular access is unavoidable, as determined by the Director, no more than 30 percent of the primary street frontage and no more than 75 percent of the secondary street frontage may be occupied by parking and vehicle access. Design elements must be included to screen parking areas and maintain visual continuity along the street. This could include a combination of trees, lighting, decorative banners, and architectural elements such as a low wall (approximately 3 feet in height) or a trellis.**
- c) For properties in the IC zones, parking should be placed to the side or rear of buildings. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. The Director may grant the following**

exceptions to this requirement provided design elements are included to maintain visual continuity along the street:

- i) The applicant can successfully demonstrate that an increased amount of street front parking allows for a more desirable development configuration in terms of pedestrian access and amenities.**
- ii) Vehicle sales lots: Areas for display vehicles may be provided between the building and the street.**
- d) Except for permitted garage entrances, structured parking on the ground floor may not occupy the primary street frontage. For street corner sites, structured parking may occupy up to 75 percent of the street frontage on the secondary street.**
- e) Parking is prohibited on street corner sites.**

The parking configuration for this site created challenges, the intent is to bring the building close to the street or orient them towards the street, provide shared access, provide efficient vehicular circulation, provide adequate parking and provide pedestrian access and amenities. Staff and the applicant reviewed multiple other building and site layouts and found the current proposal best met the intent of the guidelines. The project has approximately 300' of frontage and would therefore have a maximum of 225' of vehicular use along the frontage, the proposal shows 105' of non-vehicular frontage which would leave 195' of vehicular frontage and therefore meet the 75% maximum. All vehicular space is screened from the street through 10' of landscaping. This guideline is met.

2.1.4 Parking lot screening.

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

- a) Provide at least 10 feet of Landscaping Type C.**
- b) Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Landscaping Type C. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director and as recommended by the Design Commission.**

This guideline is met through subsection (a) by providing 10 feet of type C landscaping to screen the parking areas from the adjacent roads to the north and west. The parking area is screened from 136th. This guideline is met.

2.1.5 Driveways.

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

- a) Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than 25 feet of driveway width per 150 linear feet of street frontage as measured horizontally along the street face.**
- b) Properties with less than 150 linear feet of street frontage shall make a genuine effort to negotiate shared access with adjoining property owners. One entry and one exit lane for vehicle access will be allowed after there is demonstrable evidence, acceptable to the Director, that shared access is not feasible.**

- c) **Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.**
Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the Director that they are unable to arrange joint access with an abutting property.
- d) **Parking garage entries must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.**
- e) **Driveways and vehicular access in the East Main Street Area are regulated by SMC 18.43.**

This project proposes one driveway from 136th and a stubbed out connection to the north that will allow for a future connection between this site and the site to the north. This guideline is met.

2.1.6 Vehicular Access.

Specific standards:

- a) **Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.**
- b) **Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.**
- c) **Properties within the East Main Street Area shall provide vehicular access per SMC 18.43**

This project provides a well laid out parking lot and access for vehicles and pedestrians alike. The layout allows both vehicles and pedestrians to access from 136th through separate points to promote safe circulation and reduce pedestrian conflict. The proposal also allows for future connection to the north. 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.**

Not applicable.

2.1.8 Service, Loading, and Garbage Area Guidelines.

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

materials compatible with the primary structure(s). Enclosures located in a parking lot shall feature self-closing doors.

- b) Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected pedestrian-oriented spaces.
- c) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).
- d) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.
- e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

The exterior refuse area is located behind the buildings adjacent to the loading area and fire lane. This is an ideal location to keep this area screened from 136th and from the pedestrian court. This guideline is met for the know elements and any future equipment will also need abide by this section. Condition #5 addresses this.

2.1.9 Multiple Building and Large Lot Development.

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

- a) Mitigate transportation impacts and facilitate better traffic circulation by connecting through streets, where applicable.
- b) Provide convenient and connected pedestrian access system.
- c) Encourage buildings to complement adjacent activities and visual character (where desirable).
- d) Arrange buildings in clustered masses that enhance the pedestrian environment within the development and along street frontages. For example, consider clustering small retail stores are in close proximity to large retail stores and clustering smaller retail shops front on the main arterial as separate building “pads.”
- e) Incorporate open space and landscaping as a unifying feature.
- f) Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.

This section is not applicable.

2.2 Pedestrian Access and Amenities

2.2.1 Internal pedestrian circulation guidelines:

- a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.
- b) Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.

- c) **For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200- 300 feet would meet the “Intent” statements above and be scaled similar to traditional Sumner block sizes in downtowns.**
- d) **Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or spaced no more than 150 feet apart shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall utilize pedestrian-scaled lighting (lights mounted no higher than 14 feet) and contrasting paving material. Walkways shall be separated from vehicular access and parking areas by 5-foot minimum planting strips with Landscaping Type C. Alternative configurations will be considered by the Director where such treatments create a more desirable configuration/design in terms of pedestrian access and visual or environmental amenities.**
- e) **Crosswalks are required when a walkway crosses a paved area accessible to vehicles. The crosswalk shall use contrasting paving material that differentiates it from the parking lot.**
- f) **Developments must continue the sidewalk pattern and material across driveways.**

This project includes pedestrian access and circulation throughout the site including access from the sidewalk on 136th. Condition # 1 requires that the shown pedestrian walkways are constructed of a contrasting paved surface and encourages a stamped and or stained product.

2.2.2 Weather protection.

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

- a) **Weather protection at least 5 feet deep is required over all primary building, individual business, and individual residence entries. This may include a recessed entry, canopy, porch, marquee, or building overhang.**
- b) **Canopies, awnings, or other similar weather protection features should not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point. The street-side edge of the canopy or awning shall be at least 8 feet above the walking surface.**
- c) **Multi-tenant retail buildings are encouraged to use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building.**

This project provides pedestrian weather protection throughout the site. The building proposes metal canopies above any areas that will be used for pedestrian access and along the store fronts to cover people as they walk and go between buildings. This guideline is satisfied.

2.2.3 Internal Pedestrian Paths and Circulation.

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

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

- b) **Pathways along the facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:**
 - i) **Street trees, as approved by the Director, should be placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building facade must be provided;**
 - ii) **Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 15 feet in width; and**
 - iii) **Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to Director approval, provided they are used at the same intervals.**
- c) **For all other interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot pathway can accommodate groups of persons walking four abreast, or two couples passing one another. An 8-foot pathway will accommodate three persons walking abreast, while a 5-foot pathway will allow two individuals to pass comfortably**

The length of the proposed building façade is over 100' in length. This project is set back from 136th which includes a standard 5' sidewalk and street trees along the street front. The project proposes two connection points leading from the public sidewalk along 136th into the site. These walkways directly connect to the storefronts and include dispersed landscape pockets that provide good buffers from parking spaces. The storefront walkways range from approximately 8' in width up to 16'. The storefront walkways also directly connect to an outdoor seating area that is nearly 50' in depth. These walkways and landscape elements do a great job of connecting this site to the street and creating a functioning site. This guideline is satisfied.

2.2.4 Secondary entrance design elements.

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

- a) **Weather protection over the entry at least 3 feet wide in the form of awnings, marquees, canopies, or overhangs.**
- b) **Decorative pedestrian-oriented signage consistent with SMC 18.44 that highlights the entry and adds visual interest.**
- c) **Pedestrian-oriented space or designated outdoor eating areas.**
- d) **Fixed landscaping elements, including one of the following:**
 - i) **Landscaped planter or fixed planter box incorporating decorative groundcover, shrubs, and/or trees.**
 - ii) **A trellis or other similar architectural element that incorporates landscaping.**
- e) **Decorative pedestrian-scaled lighting fixture(s).**
- f) **Special building details that highlight the entry and add visual interest.**
- g) **Other features that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.**

The proposed buildings do contain a series of entrances along the facades, with customer entrances primarily located along the west façade, with some entrances at the north and south facades

of some of the buildings. Each of the customer entrances includes weather protection over the door and is directly connected to the main walkway along the storefront that includes landscaping and seating areas. This guideline is satisfied.

2.2.5 Pedestrian-oriented space.

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

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

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

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

- a) To qualify as a pedestrian-oriented space, an area must have:**
 - i) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.**
 - ii) Paved walking surfaces of either concrete or approved unit paving.**
 - iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.**
 - iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.**
 - v) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular courtyard.**
 - vi) Landscaping components that add seasonal interest to the space.**
- b) The following features are encouraged in pedestrian-oriented space:**
 - i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.**
 - ii) Provide pedestrian-oriented facades on some or all buildings facing the space.**
 - iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.**
 - iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.**
 - v) Movable seating.**
- c) The following features are prohibited within pedestrian-oriented space:**
 - i) Asphalt or gravel pavement.**
 - ii) Adjacent unscreened parking lots.**
 - iii) Adjacent chain link fences.**
 - iv) Adjacent blank walls.**
 - v) Adjacent dumpsters or service areas.**
 - vi) Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.**

This project contains its pedestrian oriented space abutting the south side of the donut shop and acts as a courtyard connecting the two buildings. This space is connected to each building and the sidewalk through well thought out connection points. The primary access from the sidewalk includes a wide walkway with perimeter landscaping and a trellis feature to highlight and invite people into the site. The size of site and building would require 1,846 square feet of pedestrian oriented space and this proposes approximately 5,670 square feet; however, some of that includes areas that are also required walkways, but still provides ample space per this guideline. A condition of approval does look at adding some landscaping or buffer element between the drive aisle and the seating area. This guideline is met as conditioned.

2.2.6 Site Lighting.

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

- a) **All public areas shall be lighted with average minimum and maximum levels as follows:**
 - i) **Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;**
 - ii) **Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and**
 - iii) **Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.**
- b) **Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.**
- c) **Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.**
- d) **Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.**
- e) **Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.**

The proposal does not show illumination plans and condition #4 will require the lights located in the pedestrian areas to be a maximum of 15 feet high and be down shielded. This guideline will be satisfied with condition #6.

2.3 Building Character and Massing

2.3.1 No franchise and corporate architecture.

The use of stock building plans, typical corporate and/or franchise designs, or other designs which are easily identified with a particular chain or corporation are not allowed. “Regional

prototype alternatives,” may be considered as an alternative by the Director if all other design criteria have been met.

The proposal includes architectural features and amenities are unique and stylistically match the design that Sumner seeks. This is accomplished through the use of a brick and large store front windows with steel canopies. The proposed materials and colors ensure that this building does not appear as franchise or corporate architecture. This guideline is met.

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 development generally does a good job of carrying design elements and materials throughout the project. The buildings do include some areas where less design elements are included, specifically the east, north and south facades of some of the structures. These areas are far less visible than the other areas of the site and still carry many of the features from the front elevations. This is also discussed in the blank wall section and condition #3 addresses this.

2.3.3 Unique designs.

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

The proposed building integrates brick, stucco and CMU into the building design. This guideline is satisfied.

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

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

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

2.3.5 Facade articulation for all other non-residential buildings not covered in Guideline 2.3.4 above. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least three of the following articulation features at intervals no greater than 60 feet.

- a) **Use of window and/or entries that reinforce the pattern of small storefront spaces.**
- b) **Providing building modulation of at least 2 feet in depth and 4 feet in width.**

- c) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
- d) Change of roofline.
- e) Change in building material or siding style.
- f) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
- g) Other methods that meet the intent.

Exception: Alternative articulation methods will be considered by the Director provided such treatment meets the intent of the guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the guidelines using greater articulation intervals. Also, where the articulated features are more substantial in terms of effectively breaking up the façade into smaller components, then a greater distance between architectural intervals may be acceptable.

The proposed project contains building modulation, weather protection awnings, a change in roofline, change in building material including, storefront glass, brick CMU along with landscaping throughout the site and around 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 $\frac{1}{2}$ provided the roofline change corresponds with a change in building materials.
- ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.
- iii) A combination of the above.

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

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

While the proposal does not exceed 100 feet, it does contain modulation and breaks to the roofline through the use of varying height and materials.

2.3.7 Maximum Facade Width.

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

may encroach up to 3 feet (per side) into the modulation. The Director will consider other design methods that are effective at reducing the perceived width of the building.

The proposed building does not exceed 50,000 square feet floor area, but is over 120 feet in width; however, the site is really a series of multiple buildings and includes clear and distinct breaks between each tenant space to provide a product that comes across as a series of buildings much like those in the downtown. This guideline is met.

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 proposed structures are all single story and show 14' height of the actual structure, with areas extending up to provide for modulation, parapets and mechanical screens. This guideline is met.

2.3.9 Vertical articulation.

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

- a) Top: Sloped roofs, strong eave lines, cornice treatments, horizontal trellises or sunshades, etc.**
- b) Middle: Windows, balconies, material changes, railings and similar treatments that unify the building design.**
- c) Bottom: Pedestrian-oriented storefronts, pedestrian-scaled building details, awnings, and arcades.**

The proposed building is a single story structure; therefor this guideline is not applicable.

2.3.10 Blank walls.

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

- a) Blank walls - A wall (including building facades and retaining walls) is considered a blank wall if:**
 - i) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or**
 - ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.**
- b) Untreated Blank walls facing a public street, pedestrian-oriented space, or pedestrian pathway are prohibited. Any new blank walls shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible blank walls are encouraged to utilize one or more of the following treatments to add visual interest to the street.**
 - i) Transparent windows or doors;**
 - ii) Display windows**

- iii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen approximately 1/3 of the wall's surface within three years.
- iv) Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- v) Artwork (mosaic, mural, sculpture, relief, etc.) over approximately 1/2 of the blank wall surface.
- vi) Other methods that meet the intent.

For purposes of this section, the series of buildings are being looked at as a whole. The north, south and east elevations do contain areas that would be considered blank walls. It should be noted that these are some of the least visible facades from the street and have limited visibility from higher trafficked neighboring sites. The applicant proposes using green walls/trellises, CMU and modulation to walls and rooftops to provide some breaks. Condition #3 addresses this guideline.

2.4 Building Details and Materials

2.4.1 Building details.

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

- a) Window and/or entry treatment
 - i) Display windows divided into a grid of multiple panes
 - ii) Transom windows
 - iii) Roll-up windows/doors
 - iv) Other distinctive window treatment that meets the intent of the guidelines.
 - v) Recessed entry
 - vi) Decorative door
 - vii) Arcade
 - viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry
 - ix) Other decorative entry treatment that meets the intent of the guidelines.
- b) Decorative facade attachments
 - i) Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning
 - ii) Decorative, custom hanging sign(s)
 - iii) Decorative building-mounted light fixtures
- c) Building materials and other facade elements
 - i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
 - ii) Decorative artwork on building (such as a mural) or bas-relief sculpture
 - iii) Decorative kick-plate, pier, beltcourse, design

- iv) **Other details that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.**

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

The proposed project contains a transom window above the front elevations entrance, metal canopy’s over all entry ways and windows and incorporates brick and other masonry around the lower wall of each building. This guideline is satisfied.

2.4.2 Building materials.

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

The proposed building uses brick, stucco, CMU and large glass storefront windows. The use of brick works great for this project from a visual and durability standpoint and the remaining materials are within the required high quality material standard and fit into Sumner’s desired design elements. This guideline is satisfied.

2.4.3 Prohibited materials.

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

- a) **Vinyl or plywood siding (including T-111 or similar plywood).**
- b) **Highly tinted or mirrored glass (except stained glass), except when used as an accent design element covering less than approximately 10 percent of the building facade.**
- c) **Corrugated fiberglass.**
- d) **Un-enhanced (e.g. galvanized, non-trimmed, non-vinyl) chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).**
- e) **Crushed colored rock/crushed tumbled glass.**
- f) **Non-corrugated and highly reflective sheet metal.**

None of the prohibited materials are proposed.

2.4.4 Special standards for concrete block.

Special standards for concrete or concrete blocks (concrete masonry units, CMU, or “cinder blocks”): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:

- a) **Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.**
- b) **Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.**
- c) **Use of decorative coursing to break up blank wall areas.**
- d) **Use matching colored mortar where color is an element of architectural treatment for any of the options above.**

The use of CMU is proposed along the bottom 3’ of the building and other masonry materials such as brick are used in addition to CMU. This guideline is met.

2.4.5 Special standards for metal siding.

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

No metal siding is proposed.

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.

Stucco is proposed in sections of the buildings. The project shows moderate use on the primary façade with heavy use on the back façade. The buildings do include masonry at the bottom 2' along the entire perimeter. The applicant has expressed that other materials such as Hardie panels could be used in place of Stucco. Staff would like to hear from the Design Commission on how they feel the Stucco fits into this Design, condition# 4 looks at the Stucco material.

2.4.7 Year of construction.

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

A year of construction plaque is not shown, but condition #7 requires that a plaque is shown at time of building permit application.

2.4.8 Color Palette.

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

The color palate is made up of two base colors of white and blue with dark trim. In addition to these colors, materials such as wood, brick and CMU provide accent colors and support the feel of multiple storefronts. This guideline is satisfied.

2.5 Streetscape and Landscaping

2.5.1 Sidewalk widths and uses.

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

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

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

The proposed building does not have outdoor seating along the sidewalk, since the building is not adjacent to any sidewalk. The site does provide outdoor seating is against the building at the pedestrian oriented space and paved pedestrian walkways connecting this site to the sidewalk. This guideline is satisfied.

2.5.2 Streetscape amenities.

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

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

2.5.3 Bicycle Rack Location.

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

Bicycle racks are shown on the plans adjacent to the southern building and are directly connected to the walkway area. This guideline is met.

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.**

Condition #6 requires a lighting plan that complies with the above design guidelines shall be supplied at time of building permit application.

2.5.5 Landscaping.

Developments are subject to SMC Chapter 18.41 requirements.

- a) **Green roofs may be used to meet up to 50 percent of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.**
- b) **Permeable pavements may count for up to 30 percent of the required landscaped areas based on the level of permeability and long term maintenance capabilities as determined by the Director.**

The proposed project is required to have 81556 square feet of landscaping in order to meet the required 10% of the 85,558 site. The project proposes approximately 17,992 square feet and therefore exceeds the required amount of landscaping. This guideline is satisfied.

2.5.6 Side and rear yard buffer requirements.

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

- a) **Provide Landscaping Type A at least 10 feet deep alongside and rear property lines where adjacent to residential zoned land.**
- b) **Provide Landscaping Type B or C at least 10 feet deep alongside and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.**
- c) **Other treatments that meet the intent of the guidelines as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:**
 - i) **Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).**

- ii) **Tall privacy fence or hedge (up to 6 feet tall). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn't negatively impact views from the street or nearby properties.**
- iii) **Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.**
- iv) **Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided design treatments are included to meet Guideline 2.4.7 (Blank Walls).**

This project proposes 10 feet of type C landscaping along the north, south and west property to screen the parking space from the adjacent properties and street. The east property lines continue into a City owned storm facility that requires access and maintenance and therefore does not need buffering. This guideline is satisfied.

III. STAFF RECOMMENDATION

The proposal (PLN-2023-0008) should be APPROVED subject to the following CONDITIONS, to be addressed prior to building permit issuance:

1. **2.2.1 Internal pedestrian circulation guidelines:**

The pedestrian walkways shall be constructed of a contrasting paving material to provide durable safe walkways and promote safety between vehicles and pedestrians. It is encouraged to use a stamped and or stained material leading to the pedestrian court.

2. **DG 2.2.5 Pedestrian Oriented Space**

Landscape planters should be added along the western edge of the pedestrian space. This will ensure that the pedestrian spaces is screened and protected from the drive aisle and parking area.

3. **2.3.2 Design all visible facades and 2.3.10 Blank Walls.**

- a. The east elevations of both buildings should include changes in color and or other methods to break up the facades.
- b. The south elevation of the south building should include changes in color and or other methods to break up the facades.
- c. The north elevation of the north building should include changes in color and or other methods to break up the facades.

4. **2.4.6 Special standards for Exterior Insulation and Finish System (EIFS) and other similar troweled finishes**

The proposed Stucco material will need to provide information and details to adequately show its durability and look at implementing trim around the perimeter.

5. **DG 2.1.8 Service, Loading, and Garbage Area Guidelines.**

Utility meters, vents, and other mechanical equipment shall be located and screened in accordance with this guideline.

6. **DG 2.2.6 and 2.5.4 Site Lighting**

The project shall show that site lighting is provided in compliance with these guidelines prior to issuance of development permits.

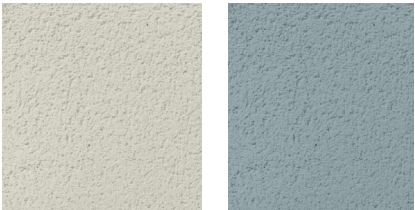
7. **2.4.7 Year of construction.**

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

8. **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.



STUCCO
1) WHITE
2) BLUE



BRICK



**CONCRETE
MASONRY
UNITS**



WOOD SIDING



**GREEN SCREEN
WALL TRELLIS**



**ALUMINUM
WINDOWS**



**STEEL
CANOPIES**



CHUCK'S DONUTS - WEST ELEVATION



CHUCK'S DONUTS - EAST ELEVATION

PROJECT

13700 24th St E
Sumner, Washington

CLIENT

Kim Phuong & Thi Nguyen
12418 51st Street Court E
Edgewood, WA 98372

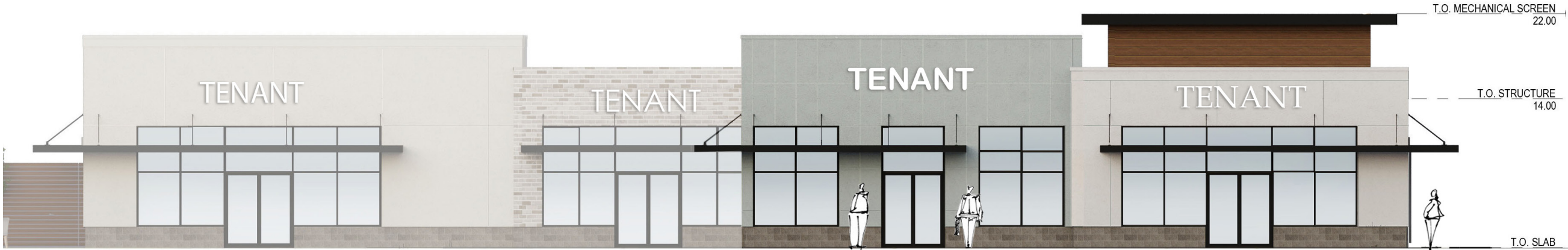
ARCHITECT

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Laura Duris
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upwardarchitecture.com

LANDSCAPE ARCHITECT

Ida Ottensen, PLA
Nakano Associates
Seattle, Washington
nakanoassociates.com

EXTERIOR ELEVATIONS & MATERIALS



BUILDING 2 - WEST ELEVATION

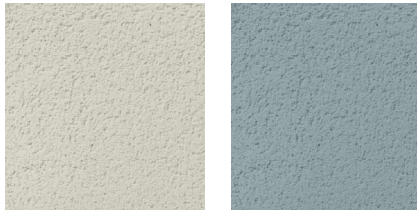


CHUCK'S DONUTS - SOUTH ELEVATION (COURTYARD)



CHUCK'S DONUTS - NORTH ELEVATION

EXTERIOR ELEVATIONS & MATERIALS



STUCCO
1) WHITE
2) BLUE



BRICK



**CONCRETE
MASONRY
UNITS**



**WOOD
SIDING**



**GREEN
SCREEN
WALL
TRELLIS**



**ALUMINUM
WINDOWS**



**STEEL
CANOPIES**



BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - EAST ELEVATION

PROJECT

13700 24th St E
Sumner, Washington

CLIENT

Kim Phuong & Thi Nguyen
12418 51st Street Court E
Edgewood, WA 98372

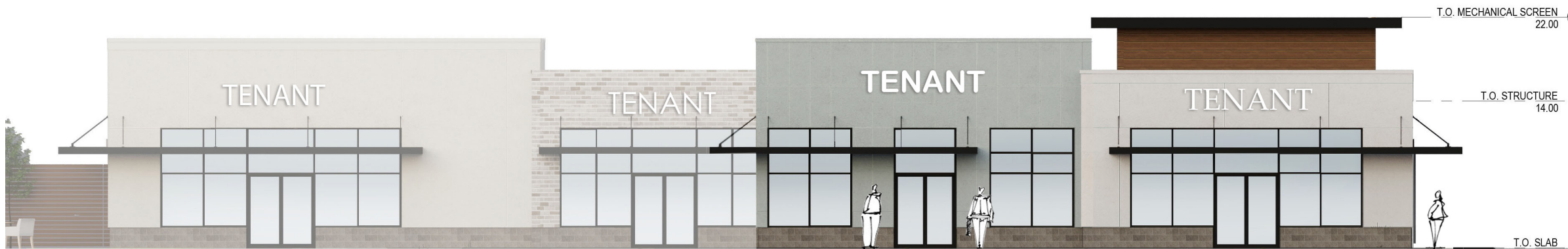
ARCHITECT

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LANDSCAPE ARCHITECT

Ida Ottensen, PLA
Nakano Associates
Seattle, Washington
nakanoassociates.com

EXTERIOR ELEVATIONS & MATERIALS

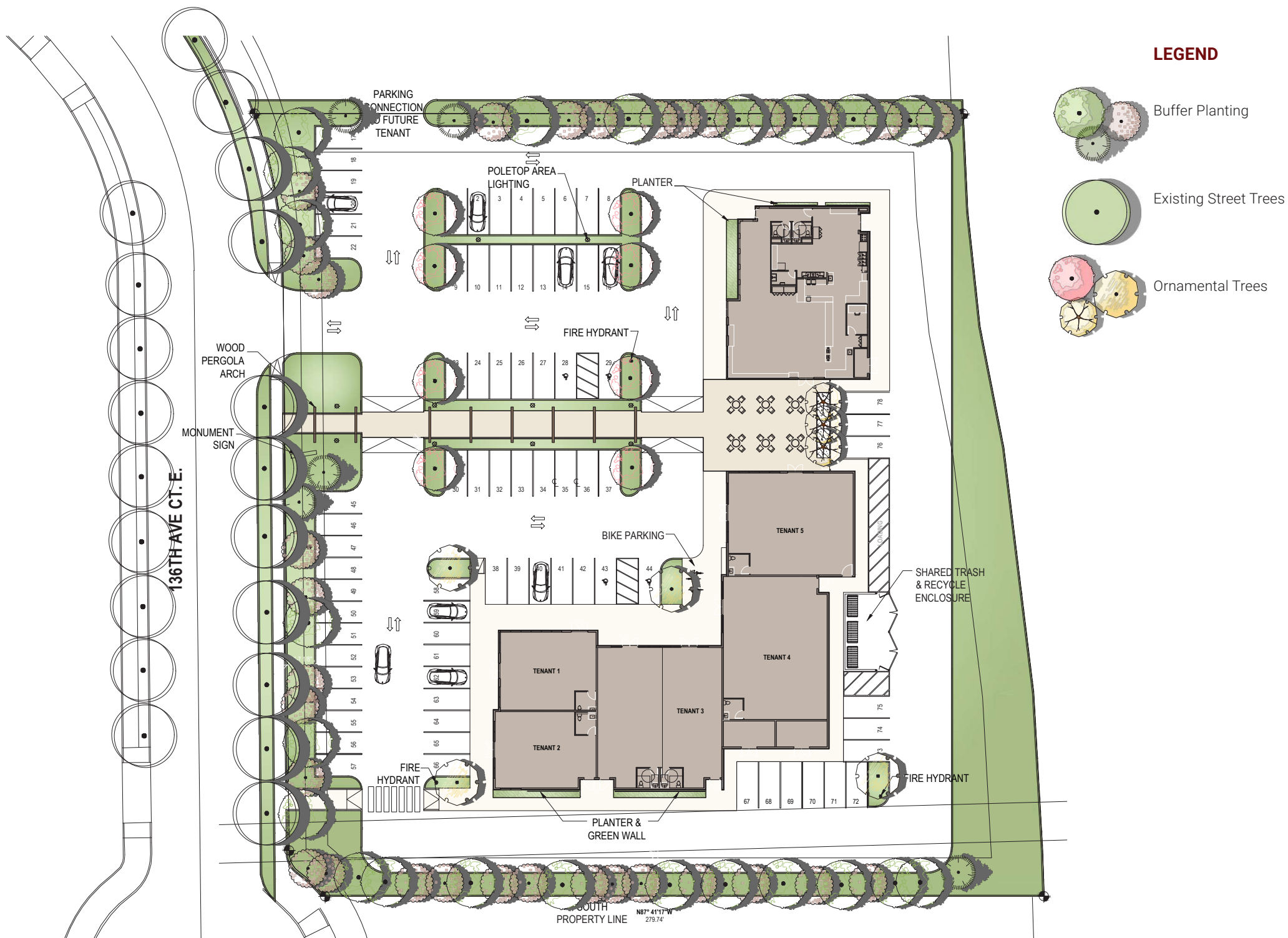


BUILDING 2 - WEST ELEVATION

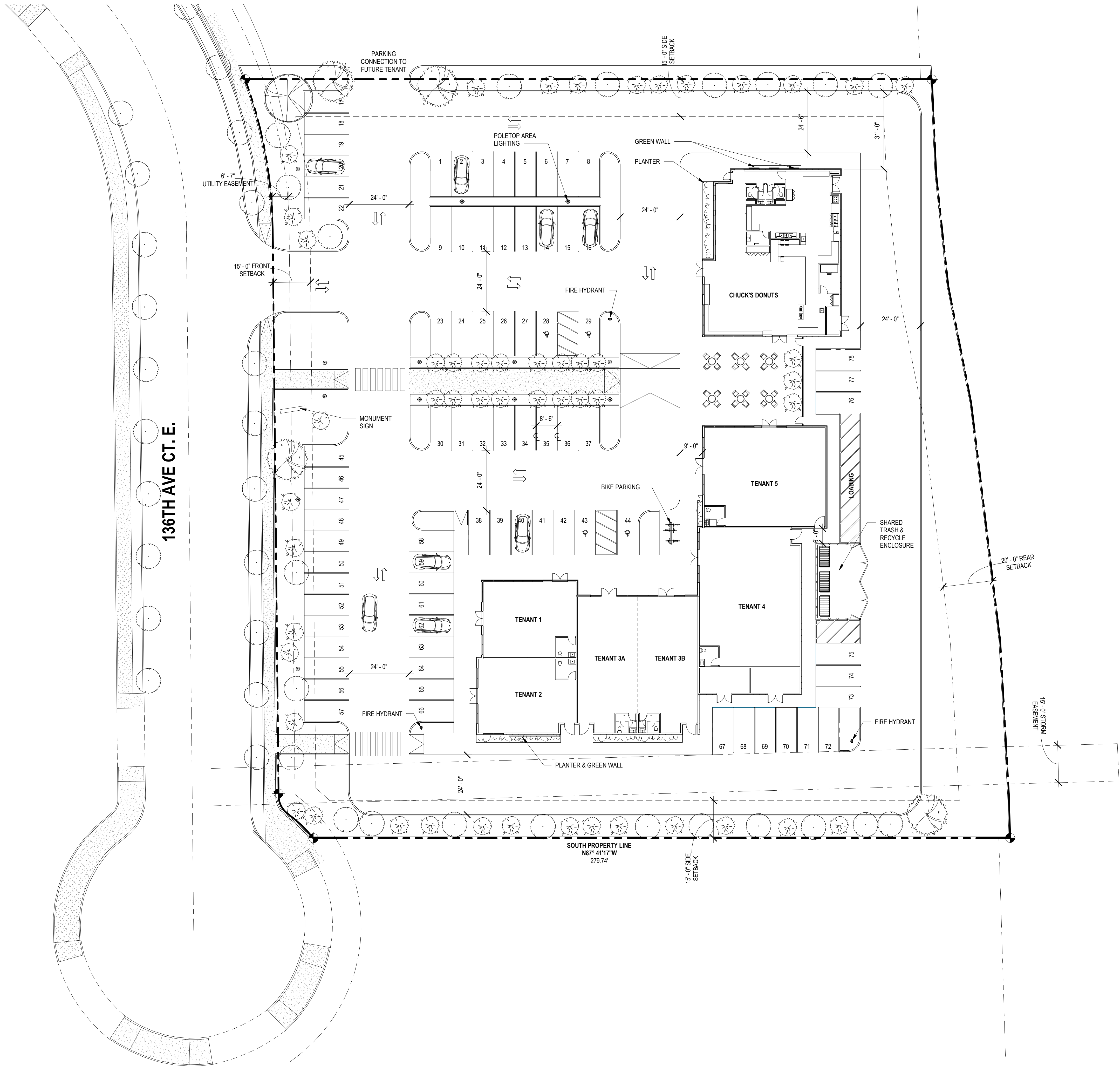


BUILDING 2 - NORTH ELEVATION (COURTYARD)

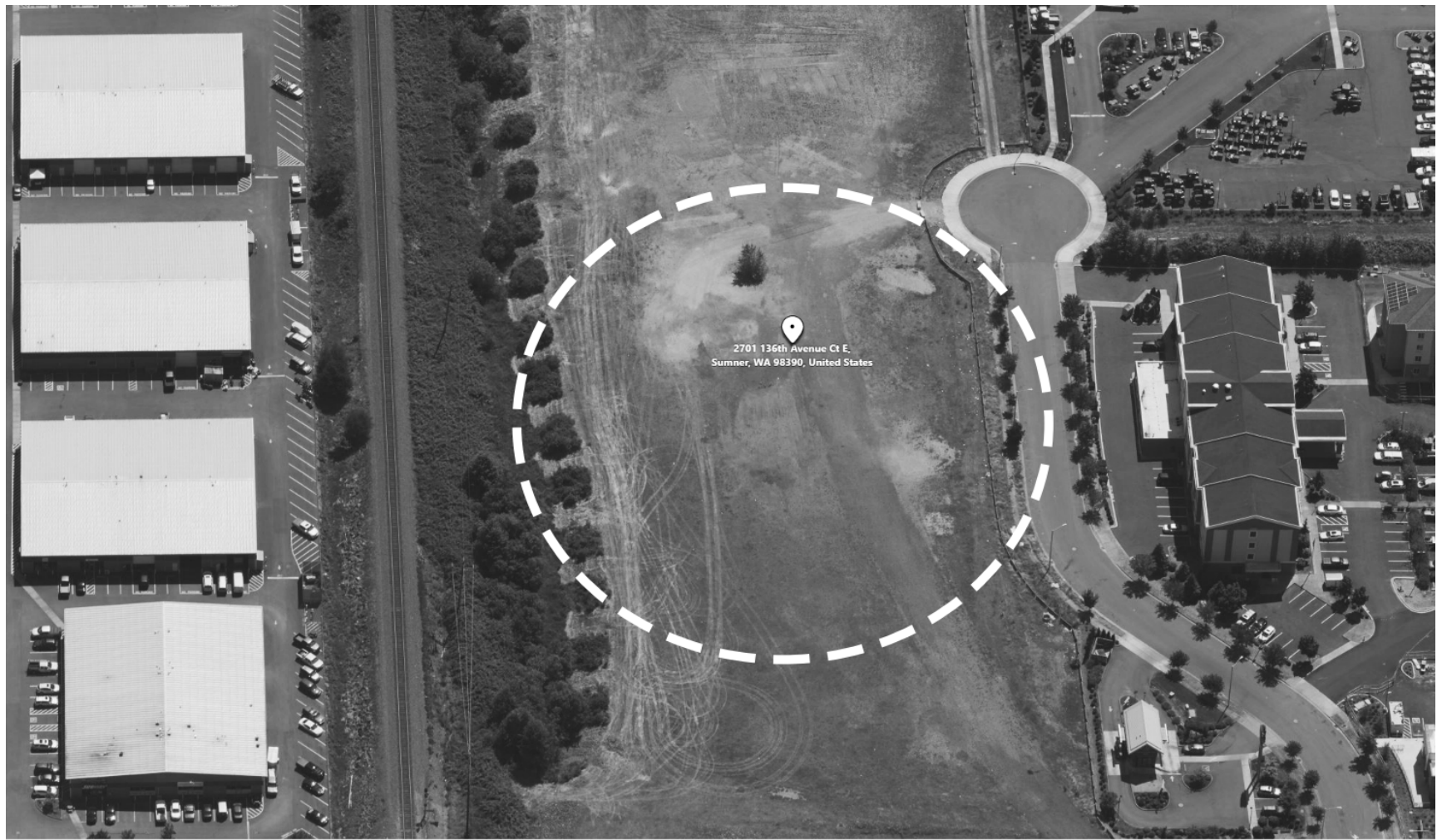
EXTERIOR ELEVATIONS & MATERIALS



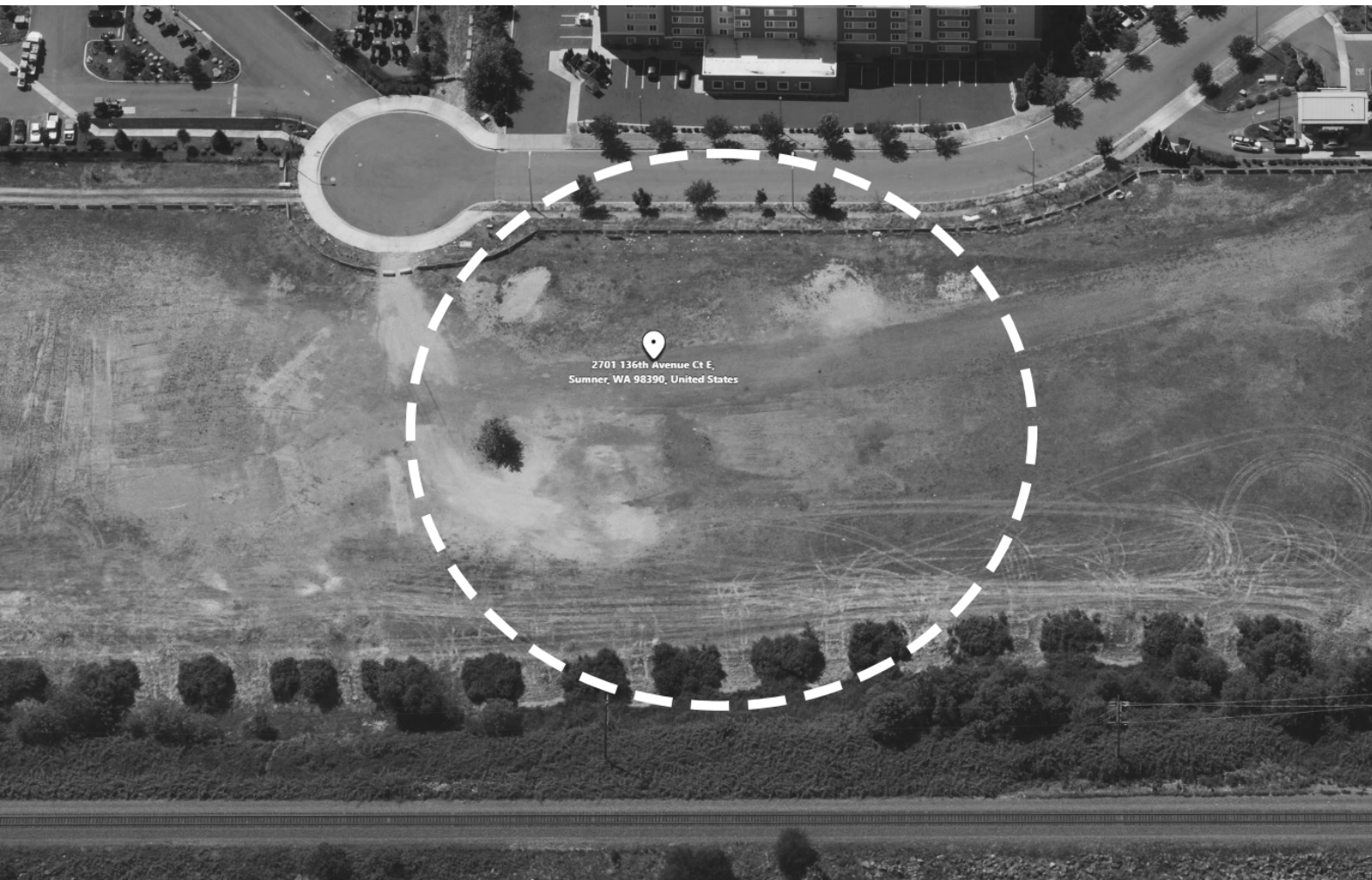
 **RENDERED LANDSCAPE PLAN**



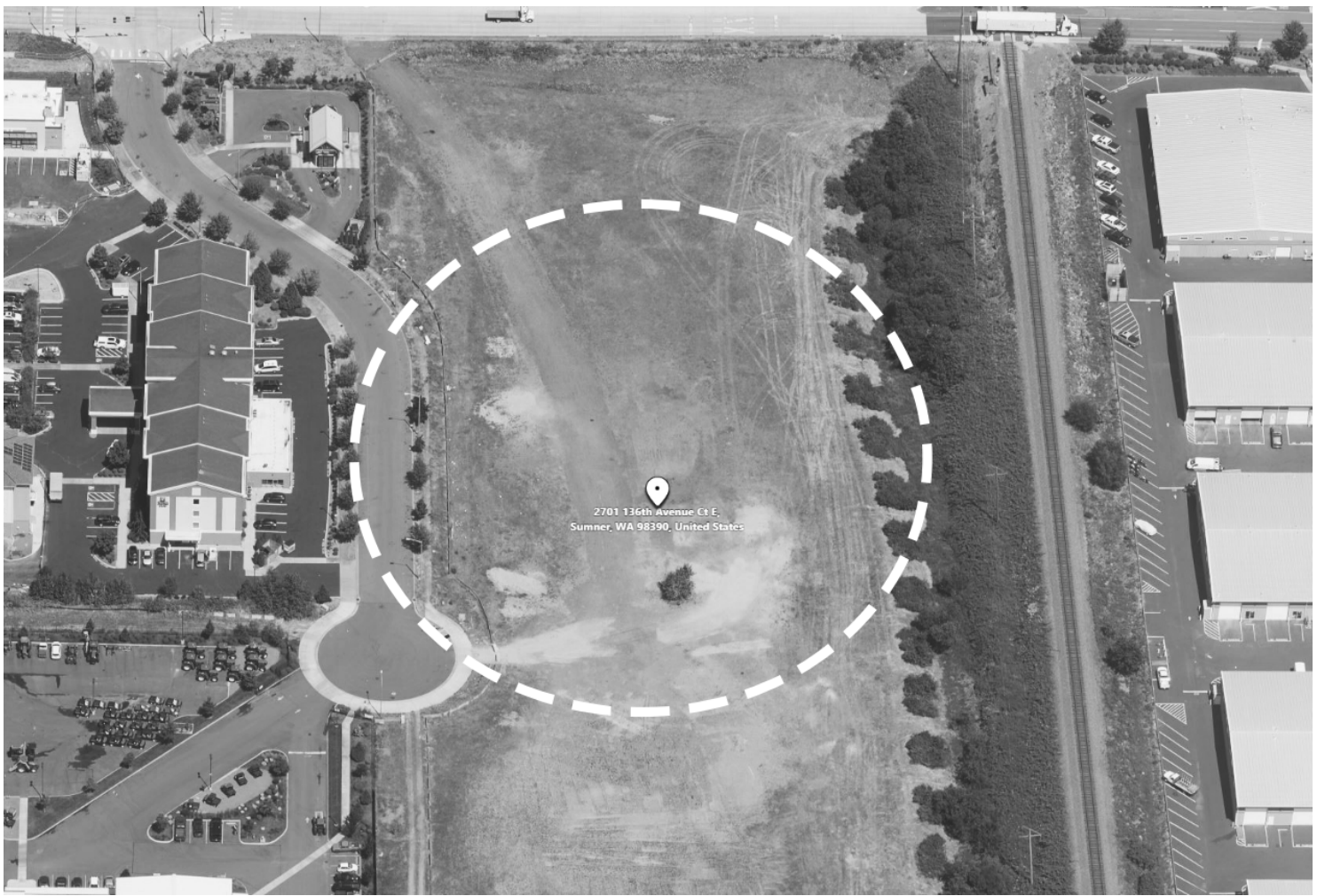
1 SITE PLAN
1" = 20'-0"



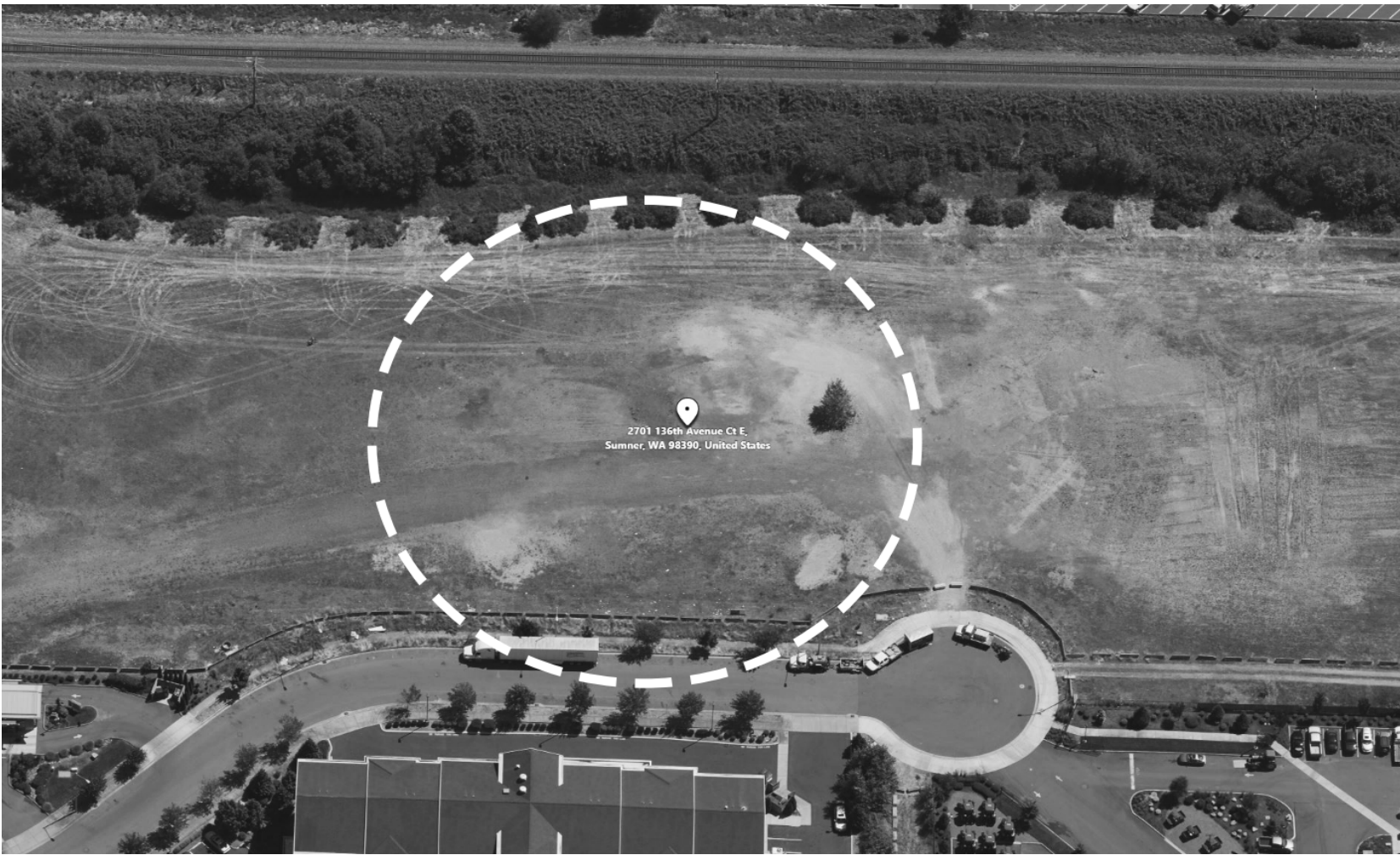
NORTH AERIAL



EAST AERIAL



SOUTH AERIAL



WEST AERIAL

PROJECT INFORMATION

SITE/PROPERTY OWNER: KIM PHONG
ADDRESS: 13700 24TH STREET E. SUMNER, WA 98390
PARCEL NUMBER: 0420123074
LOT AREA: 85,557 SF / 1.964 ACRES
CONSTRUCTION TYPE: TYPE VB
BUILDING USE: RETAIL (M-MERCANTILE), OFFICE (B-BUSINESS), RESTAURANT (A3-ASSEMBLY)
ZONING: INTERCHANGE COMMERCIAL (IC-1)

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SUMNER, PIERCE COUNTY, WASHINGTON, STATE, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 12;
THENCE SOUTH 87°41'02" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1048.73 FEET TO THE WESTERLY MARGIN OF THE CHICKASAW, MILWAUKEE AND PORT SOUND RAILROAD COMPANY RIGHT-OF-WAY;
THENCE SOUTH 01°11'14" WEST, 123.08 FEET TO THE SOUTH LINE OF 24TH STREET EAST AS ESTABLISHED BY DEED; TO ROWNY LLC PER AUDITOR'S FEE NO. 201202280590;
THENCE CONTINUING SOUTH 01°11'14" WEST, 54.24 FEET;
THENCE NORTH 87°41'02" WEST, 79.29 FEET;
THENCE SOUTH 01°44'49" WEST, 72.67 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF SUMNER PER AUDITOR'S FEE NO. 201202280591;
THENCE SOUTH 04°38'46" WEST, ALONG THE WEST LINE OF SAID TRACT, 66.25 FEET;
THENCE SOUTH 00°17'46" EAST, CONTINUING ALONG SAID WEST LINE 57.64 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°17'46" EAST, 38.21 FEET;
THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING COURSES AND DISTANCES:
SOUTH 03°59'52" EAST, 45.00 FEET;
SOUTH 08°47'09" EAST, 47.91 FEET;
SOUTH 04°38'00" EAST, 96.09 FEET;
SOUTH 00°59'08" EAST, 61.64 FEET;
SOUTH 00°34'22" WEST, 17.70 FEET;
THENCE NORTH 87°41'17" WEST, 279.74 FEET TO THE EASTERLY MARGIN OF 138TH AVENUE COURT EAST, CONVEYED TO THE CITY OF SUMNER BY INSTRUMENT RECORDED UNDER AUDITOR'S FEE NO. 201609102025, SAID POINT BEING A POINT ON A NON-TANGENT 56.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THE RADIAL CENTER OF WHICH BEARS SOUTH 53°08'54" WEST;
THENCE COUNTER-CLOCKWISE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°31'19", AN ARC DISTANCE OF 14.19 FEET TO THE BEGINNING OF 9.00 FOOT RADIUS REVERSE CURVE, CONCAVE NORTHEASTERLY;
THENCE COUNTER-CLOCKWISE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°07'27", AN ARC DISTANCE OF 8.34 FEET;
THENCE NORTH 01°43'02" EAST, ALONG SAID EASTERLY MARGIN, 227.32 FEET TO THE BEGINNING OF A 58.00 FOOT RADIUS CURVE, CONCAVE WESTERLY;
THENCE COUNTER-CLOCKWISE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°37'17", AN ARC DISTANCE OF 61.84 FEET;
THENCE SOUTH 87°41'17" EAST, 276.69 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS PARCEL D OF BOUNDARY LINE ADJUSTMENT RECORDED ON MAY 25, 2018 AS RECORDING NUMBER: 201802255004, IN THE OFFICIAL RECORDS OF PIERCE COUNTY, WASHINGTON.)

BUILDING USEABLE SF CALCULATION

DONUT SHOP: 3,509 SF
TENANT 1: 1,439 SF
TENANT 2: 1,434 SF
TENANT 3: 2,167 SF
TENANT 4: 2,544 SF
TENANT 5: 1,600 SF
BUILDING SERVICES: 602 SF

TOTAL USEABLE SF:
 $3,509 + 1,439 + 1,434 + 2,167 + 2,544 + 1,600 + 602 = 13,295$ SF

PARKING CALCULATION

DONUT SHOP: RESTAURANT
TOTAL SF: 3,522
TOTAL SEATS: 61
PARKING SPACES REQUIRED: 1 PER EVERY 4 SEATS + 2 EMPLOYEE SPACES
 $61 \text{ SEATS} / 4 = 15.25 + 2 = 17.25$

TENANT 1:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 1,133
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
 $1,133 / 1,000 = 1.133$
 $1.133 * 2.5 = 2.833$

TENANT 2:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 1,136
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
 $1,136 / 1,000 = 1.136$
 $1.136 * 2.5 = 2.84$

TENANT 3A:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 1,288
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
 $1,288 / 1,000 = 1.288$
 $1.288 * 2.5 = 3.22$

TENANT 3B:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 1,288
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
 $1,288 / 1,000 = 1.288$
 $1.288 * 2.5 = 3.22$

TENANT 4:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 2,221
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
 $2,221 / 1,000 = 2.221$
 $2.221 * 2.5 = 5.553$

TENANT 5:
OCCUPANCY: RESTAURANT
TOTAL SF: 1,602
TOTAL SEATS: 61
PARKING SPACES REQUIRED: 1 PER EVERY 4 SEATS + 2 EMPLOYEE SPACES
 $61 \text{ SEATS} / 4 = 15.25 + 2 = 17.25$

TOTAL PARKING REQUIRED:
 $17.25 + 2.833 + 2.84 + 3.22 + 3.22 + 5.553 + 17.25 = 52.166$
ROUND UP TO 53

TOTAL PARKING PROVIDED: 78

upward
ARCHITECTURE & INTERIORS
815 SEATTLE BOULEVARD SOUTH
SUITE 221
SEATTLE, WA 98134
(206) 290-6345
CONTACT: MARK WARD
mark@upwardarchitecture.com

PROJECT

SUMNER PLAZA
CHUCK'S DONUT SHOP
DEVELOPMENT

SITE ADDRESS

13700 24TH ST E
SUMNER, WA 98390

OWNER

KIM PHONG & THI NGUYEN
12418 51ST STREET COURT E
EDGEWOOD, WA 98121
PHONE: (206) 598-3735
kimphon@yahoo.com

STRUCTURAL ENGINEER

SWENSON SAY FAGET
2124 3RD AVE
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ARCHITECTURAL STAMP

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ISSUE

#	ADD	REVISION	DATE
1		PROGRESS PLANS	10-14-2022
2		SD PACKAGE	10-21-2022
3		CITY PRESUBMITTAL	03-01-2022
4		30% DESIGN DEVELOPMENT	03-17-2022

DATE

JULY 12, 2023

SHEET TITLE

SITE PLAN

A1-01



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upward

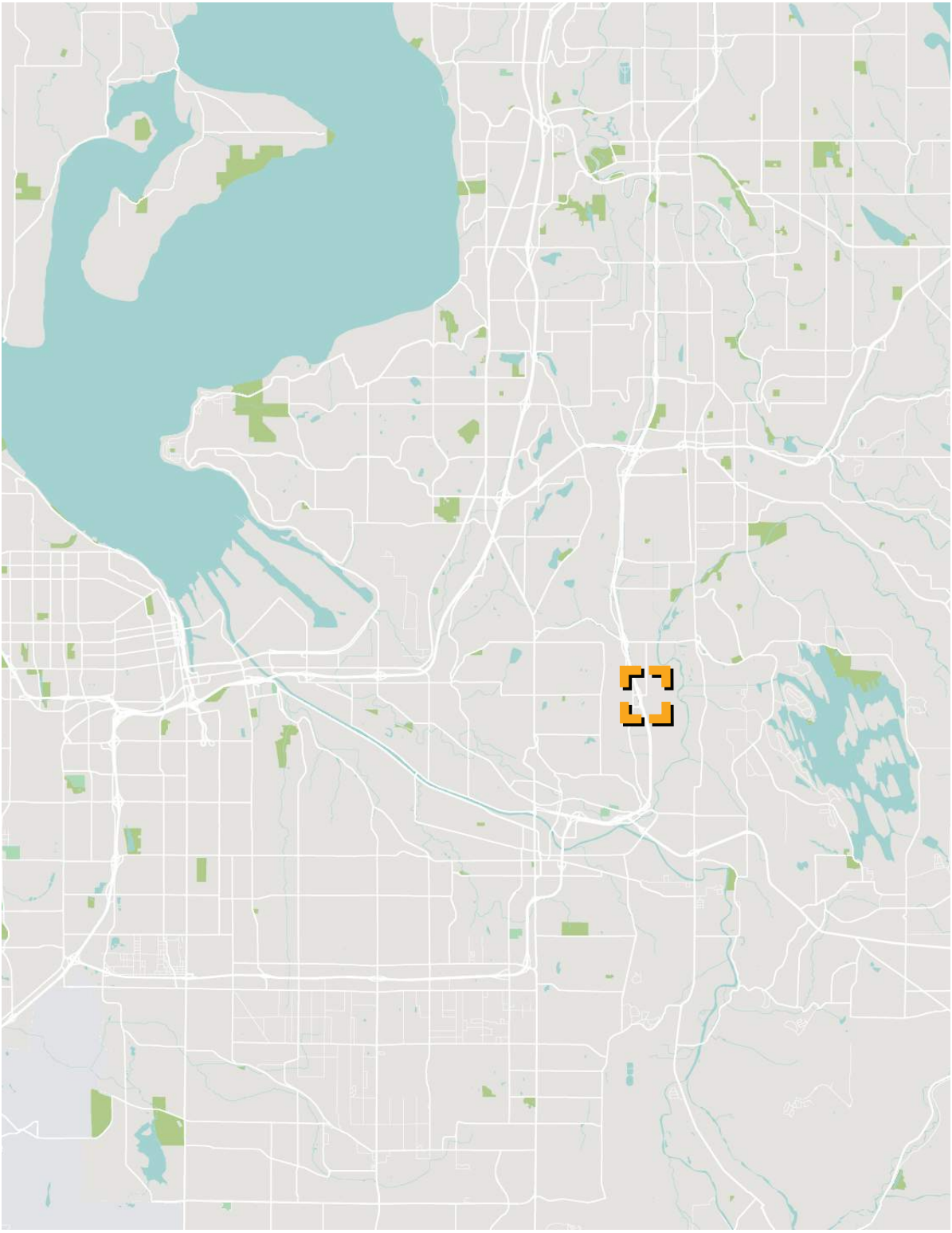
13700 24th St E

Design Review Presentation
July 12 2023



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SITE INFORMATION

Pierce County Parcel #: 0420123074

Address: 13700 24th St E

Zoning: Interchange Commercial (IC)

Lot area: 85,557 SF / 1.964 acres

Legal description: Section 12 Township 20 Range 04 Quarter 33 PARCEL "D" OF ROS FOR BLA 2018-05-25-5004 DESC AS POR OF SW OF SW COM AT NW COR OF SD SW TH S 87 DEG 41 MIN 02 SEC E 1048.73 FT TO WLY MAR OF CHICAGO, MILWAUKEE & PUGET SOUND RR CO R/W TH S 01 DEG 11 MIN 14 SEC W 123.08 FT TO S LI OF 24TH ST E TH CONT S 01 DEG 11 MIN 14 SEC W 54.24 FT TH N 87 DEG 41 MIN 02 SEC W 79.29 FT TH S 01 DEG 44 MIN 49 SEC W 72.67 FT TH S 04 DEG 38 MIN 46 SEC W 66.25 FT TH S o DEG 17 MIN 46 SEC E 57.64 FT TO POB TH S 03 DEG 50 MIN 52 SEC E 45 FT TH S 08 DEG 47 MIN 09 SEC E 47.91 FT TH S 04 DEG 38 MIN E 96.09 FT TH S o DEG 55 MIN 08 E 61.64 FT TH S o DEG 34 MIN 27 SEC W 17.7 FT TH N 87 DEG 41 MIN 17 SEC W 279.74 FT TO ELY MAR OF 136TH AVCT E SD PT BEING PT ON NON-TANG 56 FT RAD CURVE CONCAVE SWLY RAD CTR OF WHICH BEARS S 53 DEG 06 MIN 54 SEC W TH COUNTER-CLOCKWISE ALG SD CURVE THRU C/A OF 14 DEG 31 MIN 19 SEC 14.19 FT TO BEG OF 9.00 FT RAD REVERSE CURVE CONCAVE NELY TH CLOCKWISE ALG SD CURVE THRU C/A OF 53 DEG 07 MIN 27 SEC 8.34 FT TH N 01 DEG 43 MIN 02 SEC E ALG SD ELY MAR 227.32 FT TO BEG OF 180 FT RAD CURVE CONCAVE WLY TH COUNTER-CLOCKWISE ALG SD CURVE THRU C/A OF 19 DEG 37 MIN 17 SEC 61.64 FT TH S 87 DEG 41 MIN 17 E 275.69 FT TO POB EASE OF RECORD OUT OF 04-20-12-3-067 & 3-068 SEG 2019-0029 BB 7/12/18 BB

Site orientation: Approximately square

Site grade: Grade change of approx. 2' from southeast to northwest.

Solar access: Site is fully exposed.

Adjacencies: Vacant lots to north, and south, Holiday Inn across the street. East parcel is the Milwaukee Ditch Conveyance System owned by the City of Sumner.

Existing non-conformities: None.

Critical areas:

- Hydric soil on portion of property
- Urban growth/potential annexation area
- Storm treatment site to east, storm line easment to the south
- Flood hazard area "X"
- Seismic hazard area: high

Zoning Designation: Interchange Commercial (IC)

Height limit: 45' - 0"

Maximum lot coverage: 80%

Front yard setback: 15' - 0"

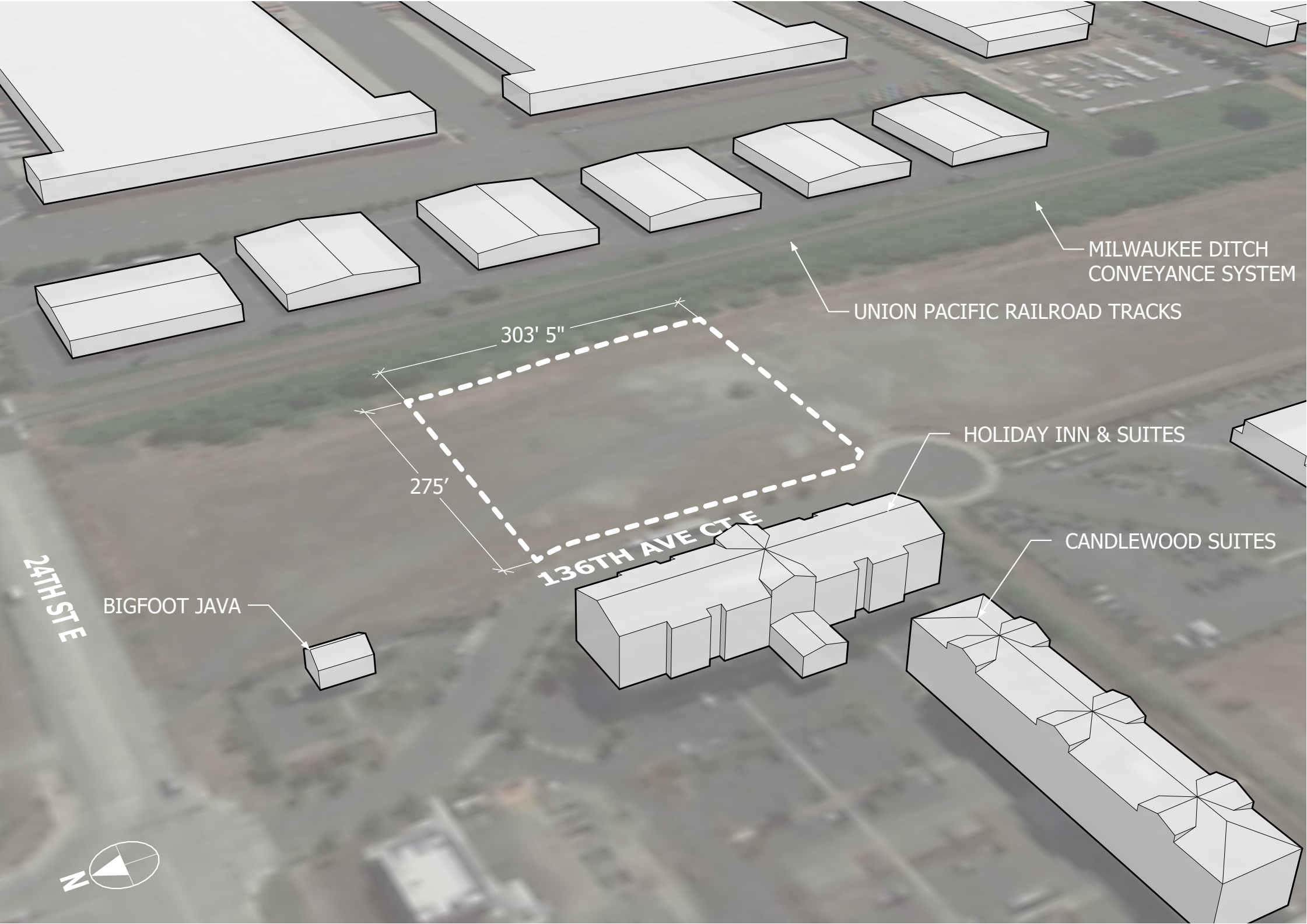
Rear yard setback: 20' - 0"

Side yard setback: 15' - 0"

Minimum landscaping: 10%

Parking Requirements:

- Business and commercial: 2.5 spaces per 1,000 gross sf
- Restaurant: 1 space per four seats, plus one space per employee on the max shift
- Office & professional: 2.5 spaces per 1,000 gross sf



PROJECT

13700 24th St E
Sumner, Washington

CLIENT

Kim Phuong & Thi Nguyen
12418 51st Street Court E
Edgewood, WA 98372

ARCHITECT

Mark Ward, AIA
Laura Duris
Upward Architecture
Seattle, Washington
upwardarchitecture.com

LANDSCAPE ARCHITECT

Ida Ottensen, PLA
Nakano Associates
Seattle, Washington
nakanoassociates.com

EXISTING SITE

PARKING CALCULATIONS

DONUT SHOP:
OCCUPANCY: RESTAURANT
TOTAL SF: 3,522
TOTAL SEATS: 61
PARKING SPACES REQUIRED: 1 PER EVERY 4 SEATS + 2 EMPLOYEE SPACES
61 SEATS / 4 = 15.25 + 2 = 17.25

TENANT 1:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 1,133
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
1,133 / 1,000 = 1.133
1.133 * 2.5 = 2.833

TENANT 2:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 1,136
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
1,136 / 1,000 = 1.136
1.136 * 2.5 = 2.84

TENANT 3A:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 1,288
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
1,288 / 1,000 = 1.288
1.288 * 2.5 = 3.22

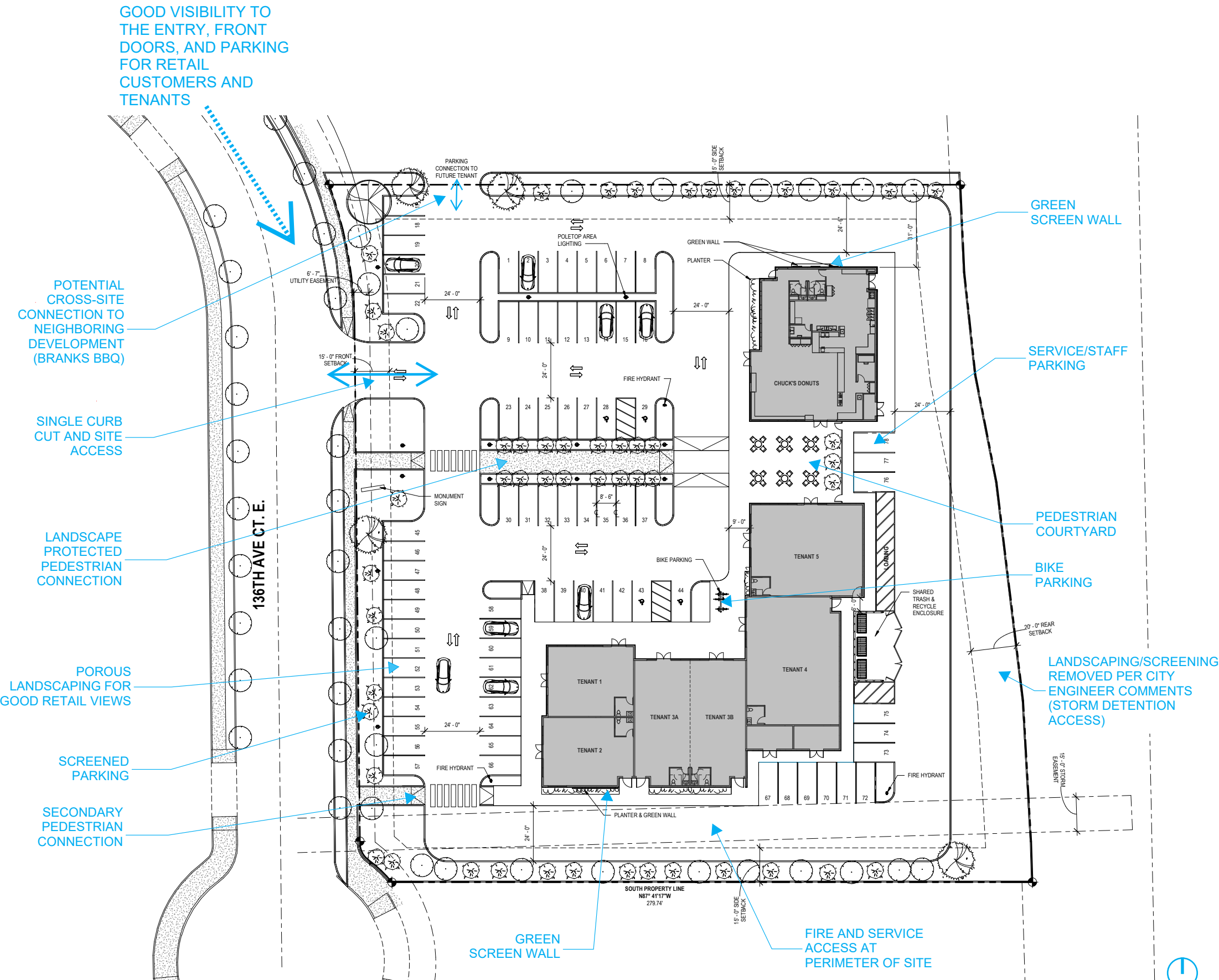
TENANT 3B:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 1,288
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
1,288 / 1,000 = 1.288
1.288 * 2.5 = 3.22

TENANT 4:
OCCUPANCY: OFFICE/RETAIL
TOTAL SF: 2,221
PARKING SPACES REQUIRED: 2.5 PER 1,000 SF
2,221 / 1,000 = 2.221
2.221 * 2.5 = 5.553

TENANT 5:
OCCUPANCY: RESTAURANT
TOTAL SF: 1,922
TOTAL SEATS: 61
PARKING SPACES REQUIRED: 1 PER EVERY 4 SEATS + 2 EMPLOYEE SPACES
61 SEATS / 4 = 15.25 + 2 = 17.25

TOTAL PARKING REQUIRED:
17.25 + 2.833 + 2.84 + 3.22 + 3.22 + 5.553 + 17.25 = 52.166
ROUND UP TO 53

TOTAL PARKING PROVIDED: 78



PROPOSED SITE PLAN



RENDERED LANDSCAPE PLAN

PROJECT CLIENT ARCHITECT LANDSCAPE ARCHITECT

13700 24th St E
Sumner, Washington

Kim Phuong & Thi Nguyen
12418 51st Street Court E
Edgewood, WA 98372

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Seattle, Washington
upwardarchitecture.com

Ida Ottensen, PLA
Nakano Associates
Seattle, Washington
nakanoassociates.com

Street Frontage Planting

Central Walkway Island

Plaza

Entrance & Front

Central Walkway Island

Plaza



Snowflake Creeping Phlox



Spring Cinquefoil



Snowflake Creeping Phlox



Creeping Thyme



Sedums



Creeping Thyme



Boulders and low growing plants



Flagstone stepping stone path in beds



Plaza backdrop option: greenscreen wall trellis with vines



Plaza backdrop option: wooden fence



Weeping Alaskan Yellow Cedar



Blueberry Delight Juniper



Kinninick



Creeping Raspberry



Natchez Crape Myrtle



Lavender & Aromatic Herbs



Ornamental Grasses



Monument sign at entrance



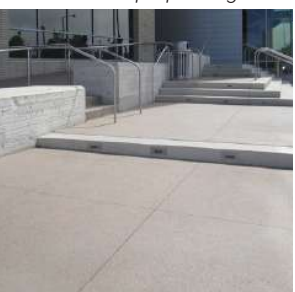
Conifer with strong architectural form



Wood pergola arch over walkway



Precast concrete seating elements



Grey or tan concrete



Pavers with muted colors



Metal bistro tables

Buffer Planting - Seasonality



Pacific Fire Vine Maple



American Yellowwood



Black Tupelo



Kelsey's Dwarf Red-Osier Dogwood



Birch Leaf Spiraea



Vines for Sun



Virginia Creeper - fall color



Star Jasmine

Vines for Shade



Climbing Hydrangea

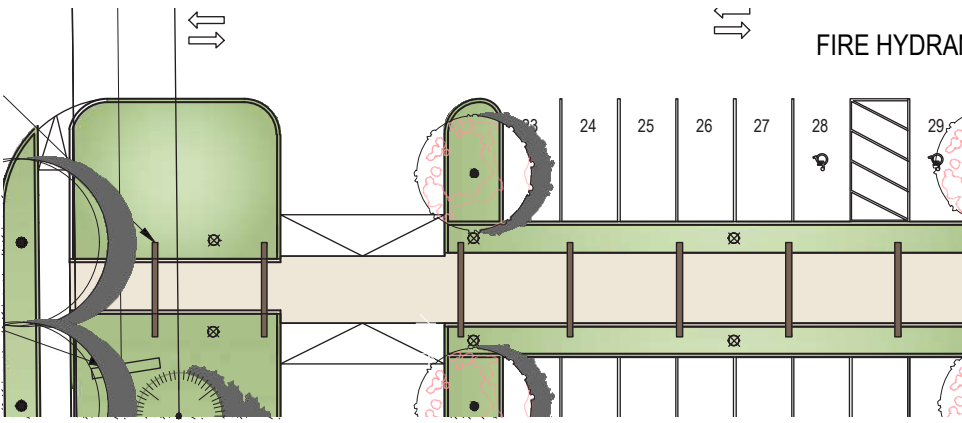


Orange Trumpet Honeysuckle

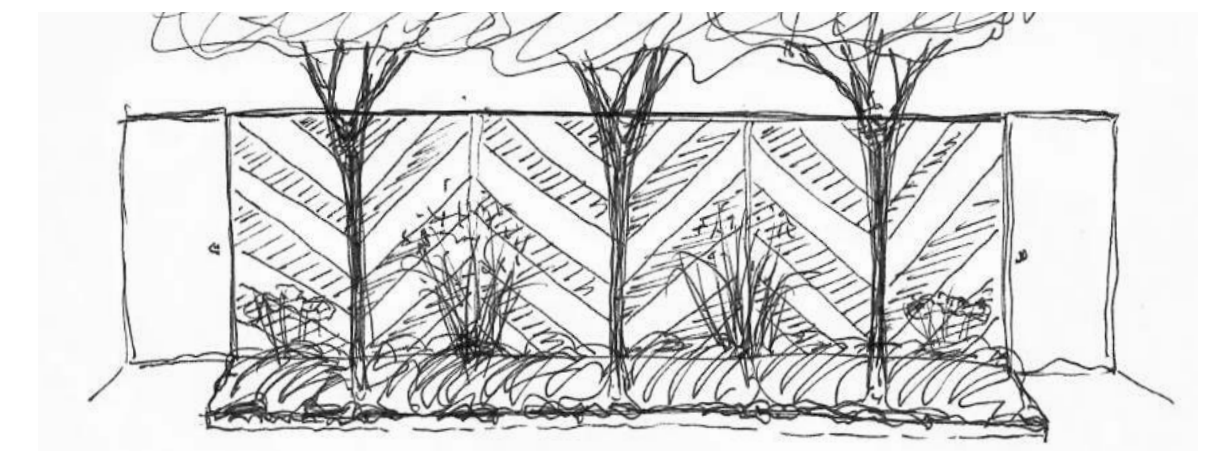
Site Amenities



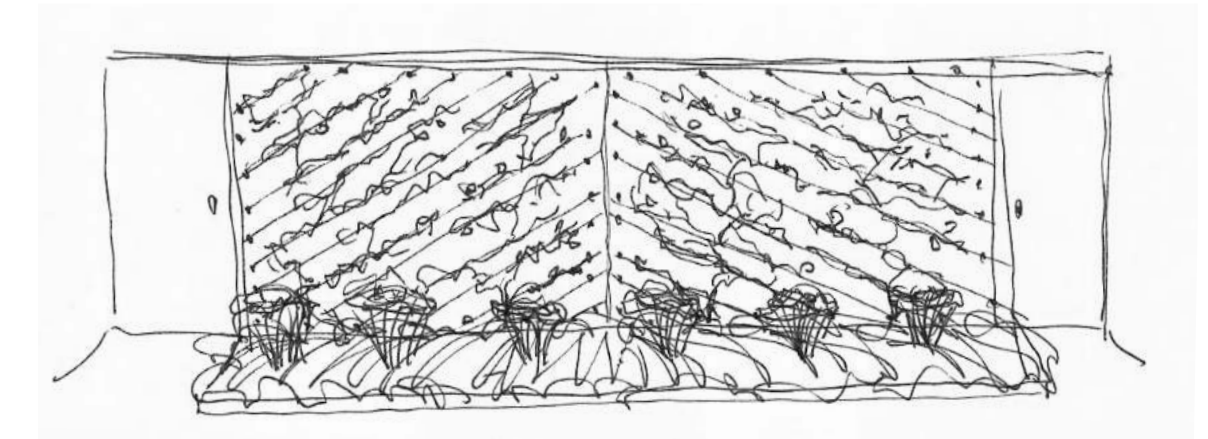
Bike rack



Wood pergola arches over walkway



Plaza background wall option: wood fence with geometric pattern



Plaza background wall option: wall with trellis cables and vines

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PLANT PALLET

MATERIAL PALETTE

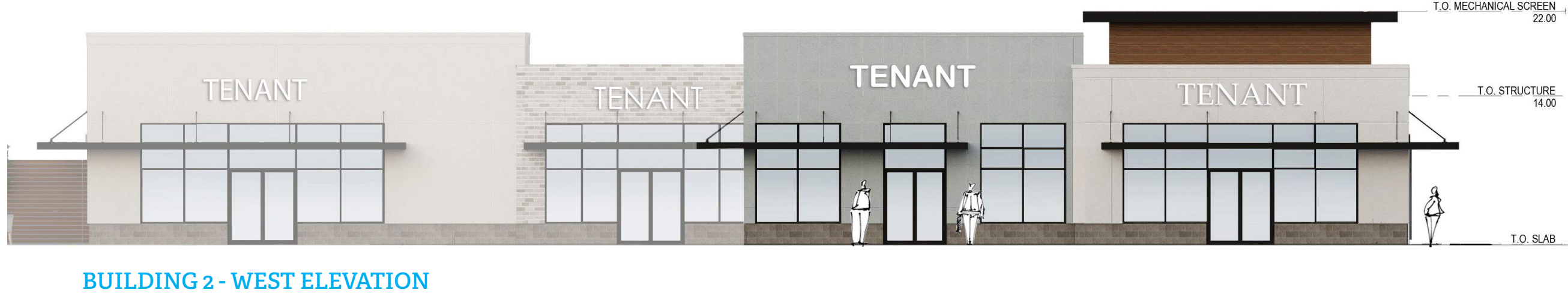
- STUCCO

1) WHITE

2) BLUE
- BRICK
- CONCRETE MASONRY UNITS
- WOOD SIDING
- GREEN SCREEN WALL TRELLIS
- ALUMINUM WINDOWS
- STEEL CANOPIES



CHUCK'S DONUTS - WEST ELEVATION



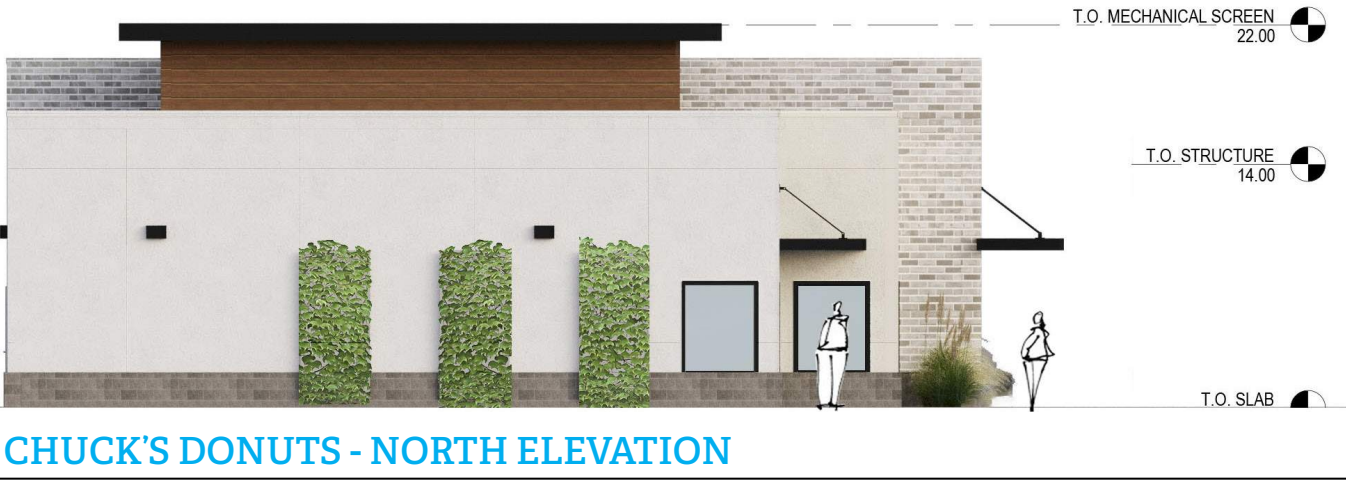
BUILDING 2 - WEST ELEVATION



CHUCK'S DONUTS - EAST ELEVATION



CHUCK'S DONUTS - SOUTH ELEVATION (COURTYARD)

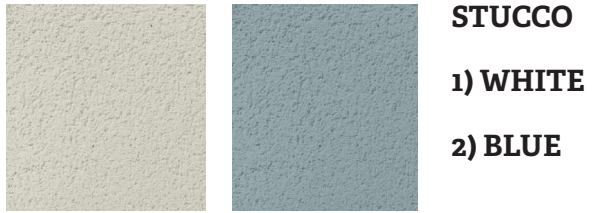


CHUCK'S DONUTS - NORTH ELEVATION

EXTERIOR ELEVATIONS & MATERIALS

EXTERIOR ELEVATIONS & MATERIALS

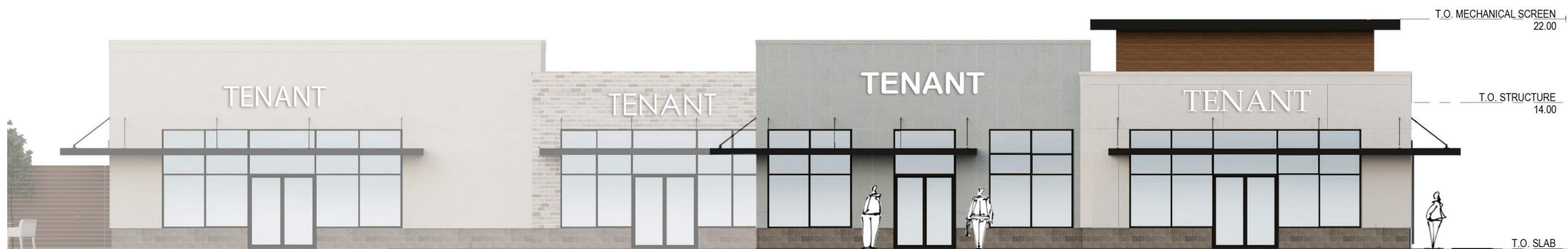
PROJECT	CLIENT	ARCHITECT	LANDSCAPE ARCHITECT
13700 24th St E Sumner, Washington	Kim Phuong & Thi Nguyen 12418 51st Street Court E Edgewood, WA 98372	Mark Ward, AIA Laura Duris Upward Architecture Seattle, Washington upwardarchitecture.com	Ida Ottensen, PLA Nakano Associates Seattle, Washington nakanoassociates.com



BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - EAST ELEVATION



BUILDING 2 - WEST ELEVATION



BUILDING 2 - NORTH ELEVATION (COURTYARD)

PROJECT	CLIENT	ARCHITECT	LANDSCAPE ARCHITECT	EXTERIOR ELEVATIONS & MATERIALS
13700 24th St E Sumner, Washington	Kim Phuong & Thi Nguyen 12418 51st Street Court E Edgewood, WA 98372	Mark Ward, AIA Laura Duris Upward Architecture Seattle, Washington upwardarchitecture.com	Ida Ottensen, PLA Nakano Associates Seattle, Washington nakanoassociates.com	

EXTERIOR ELEVATIONS & MATERIALS

City of Sumner Requirement Calculations

Required Landscaping

The City of Sumner Design Guidelines requires landscaping to be 10% or more of the total site area.

Existing site:
85,558 Sf

Minimum 10% of site:
8,556 Sf

Provided landscaping:
17,992 Sf

Required Pedestrian-Oriented Space

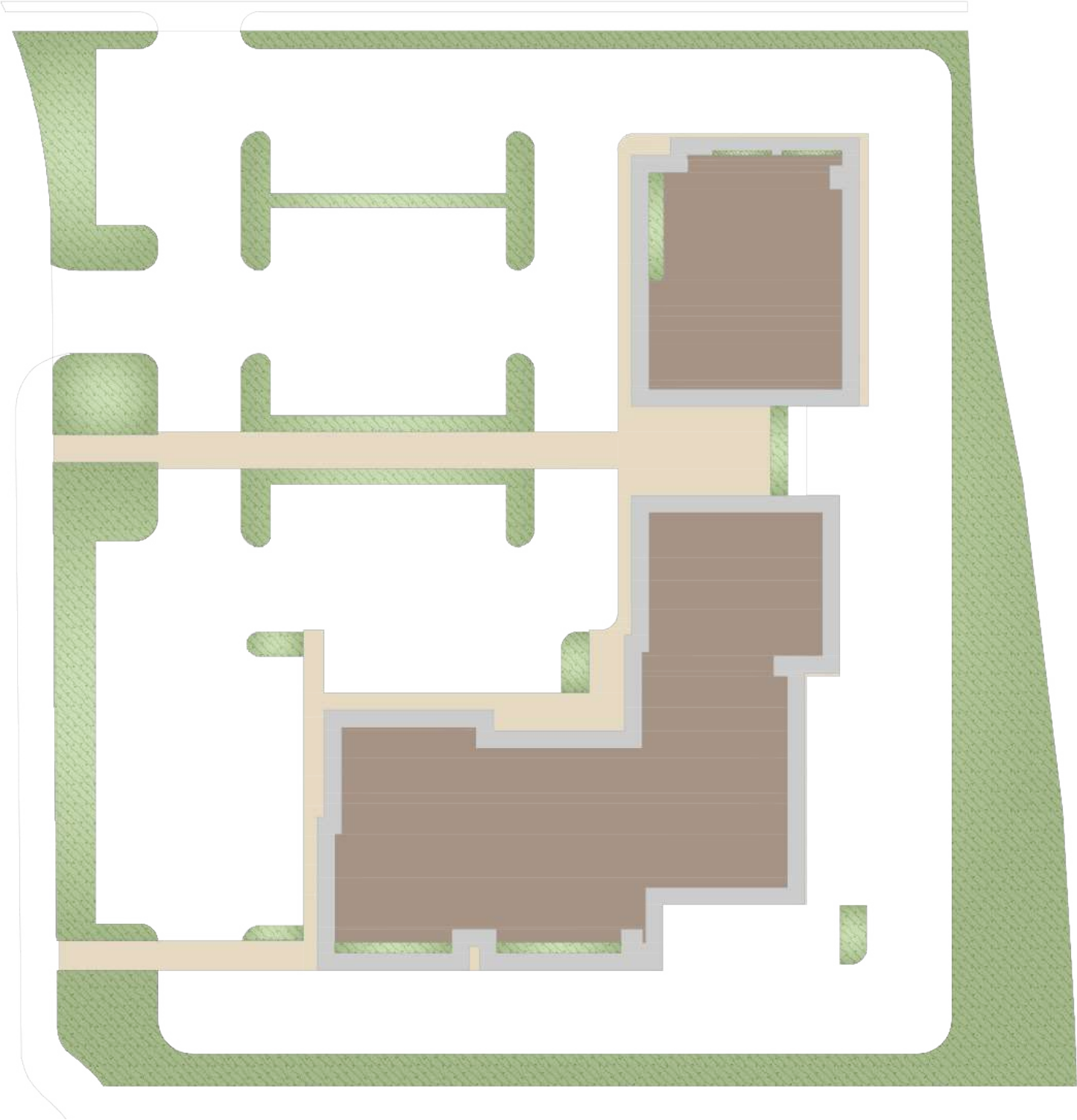
Requirement formula:
2 percent of the lot area + 1 percent of non-residential area.
Note: cannot include required sidewalks

2% Lot area:
1,711 Sf
 $85,558 \times 2\% = 1,711 \text{ sf}$

1% Non-residential building area:
135 Sf
 $13,517 \times 1\% = 135 \text{ sf}$

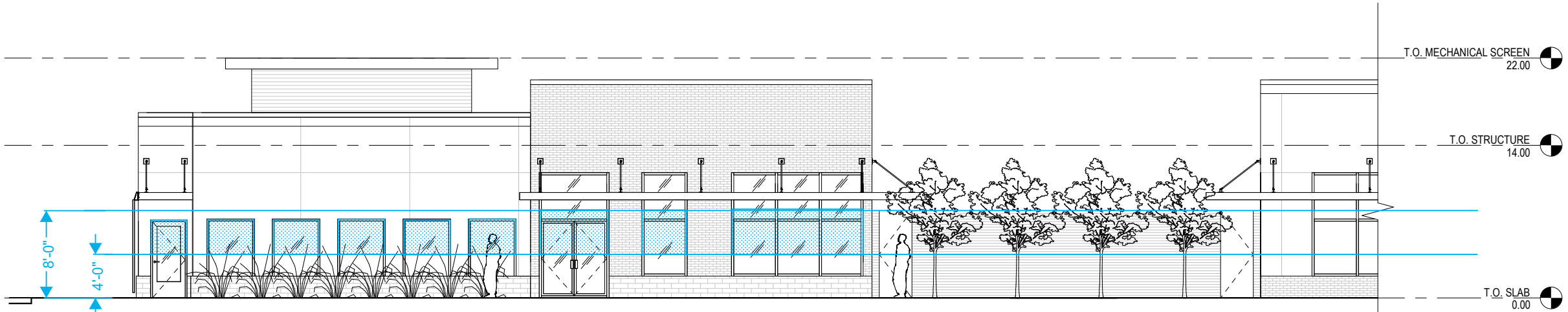
Minimum pedestrian-oriented space:
1,846 Sf
 $1,711 + 135 = 1,846 \text{ Sf}$

Provided pedestrian-oriented space:
5,670 Sf

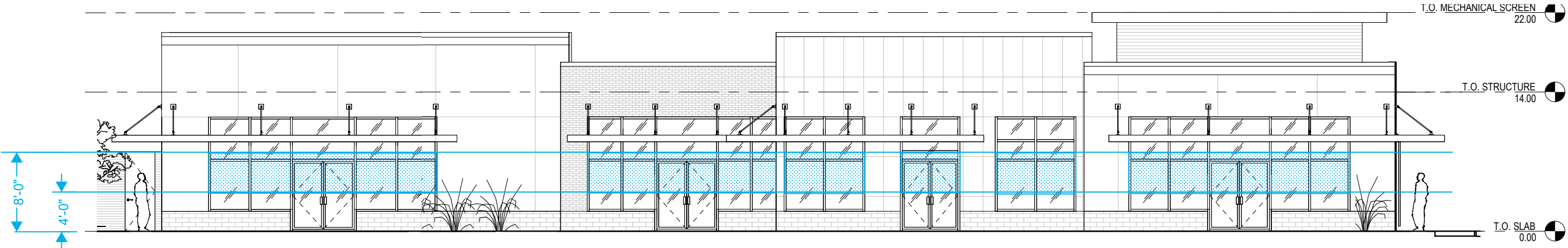


LEGEND

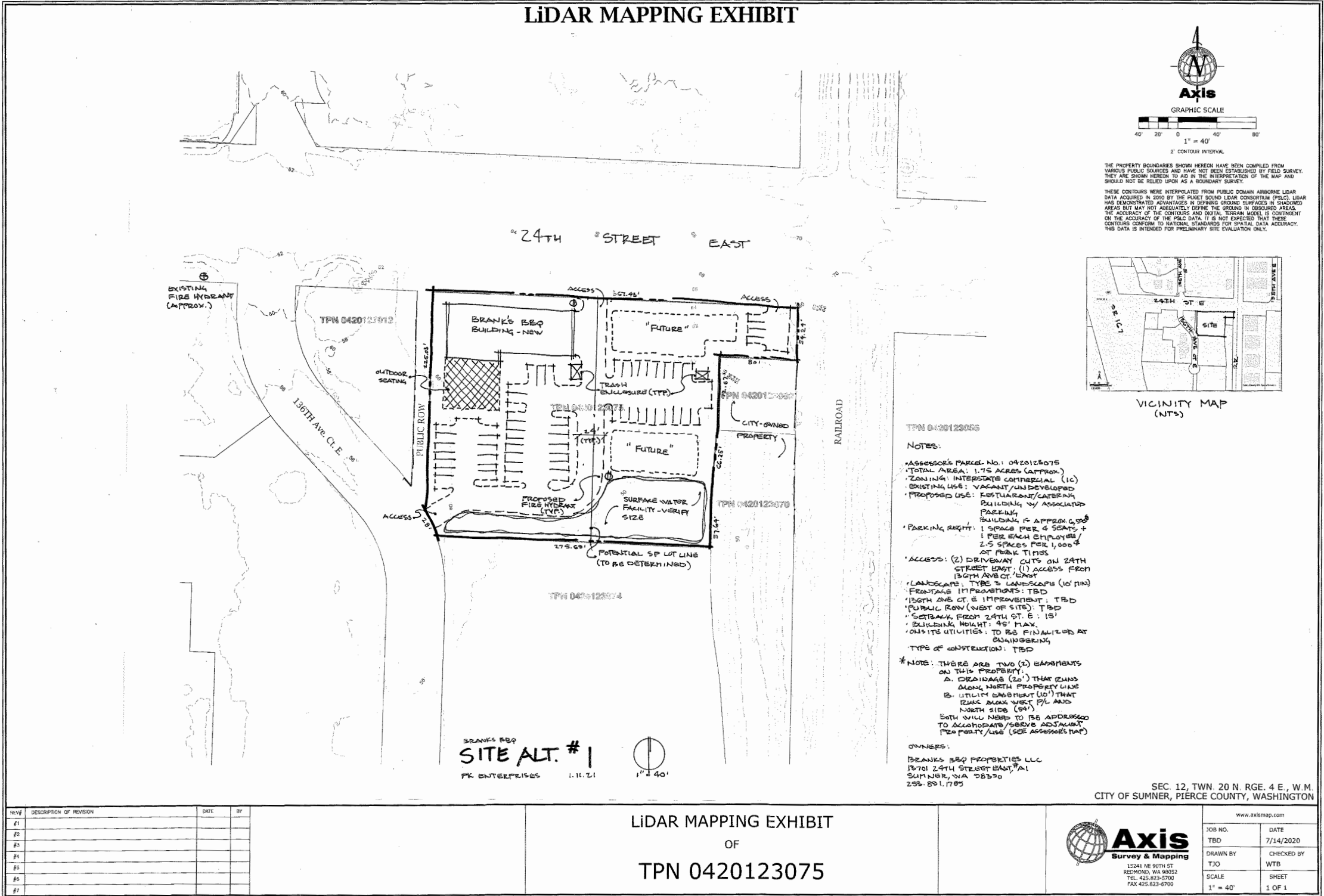
- Provided Landscaping
- Pedestrian-Oriented Space
- Required Walkways
- Building Footprint



CHUCK'S DONUTS - STREET FACING FAÇADE
CODE REQUIRED: 25% TRANSPARENT
CURRENT DESIGN: 67% TRANSPARENT



BUILDING 2 - STREET FACING FAÇADE
CODE REQUIRED: 25% TRANSPARENT
CURRENT DESIGN: 67% TRANSPARENT



PROJECT CLIENT ARCHITECT LANDSCAPE ARCHITECT EXISTING SITE SURROUNDINGS

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