



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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Meeting ID: 229 310 936 667

Passcode: nNc2kF

CALL TO ORDER

NEW BUSINESS

1. **160th Apartments**
2. **Update to Design Commission *Rules of Procedure*.**

ROLL CALL

ADJOURNMENT



CITY OF
SUMNER
WASHINGTON

DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT – TO THE DESIGN COMMISSION

Permit Number: DR-2024-0005

Applicant: Graham Satterwhite - Tarragon

Project Representative: Kira Connery – Tiscareno

Location/Parcel(s): 6216 160th Ave East (West of YMCA)
(Parcels # 0520194082, 0520198002, 0520194057, 0520194010, 0520198001, 0520194081) in Neighborhood Commercial and Medium Density Residential.

Project Components: Design Review for construction of 208 apartment units.
Development will include on-site parking lot, creation of on-street parking stalls, public mid block connectors, open space, utilities, plaza and landscaping.

Related Permits: Project will require SEPA environmental review, building and site development permits and a lot line adjustment.

Staff Representative: Scott Waller – Senior Planner

Date of Meeting: May 8th, 2024

Staff Recommendation: Conditionally Approve

Attachments: Plan set including: Site layout plan, landscape plan and details, building elevations and renderings

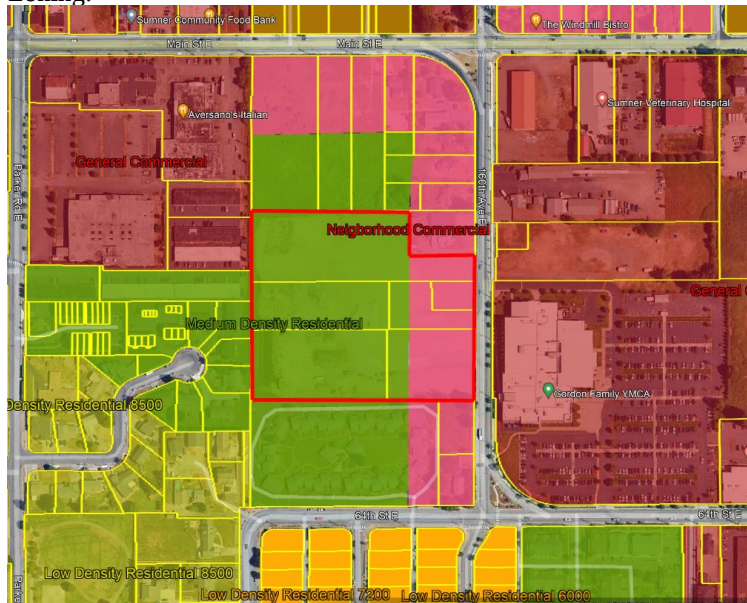
I. BACKGROUND INFORMATION

- a. **Site location and vicinity:** The project is located over a series of vacant parcels across the street west of the YMCA. To the north are proposed apartments, commercial buildings and existing residential uses within the Medium Density Residential and Neighborhood Commercial zones. To the east is the YMCA in the General Commercial zone; directly to the west are a apartments, the old QFC site, duplex and four plex developments in the General Commercial and Medium Density Residential zones. To the south is an cottage development and an existing single family residential house in the Medium Density residential and General Commercial zones.

Site vicinity:



Zoning:



- b. **Zoning and applicable regulations:** The project is zoned Neighborhood Commercial (NC) and Medium Density Residential (MDR), within the East Sumner Urban Village (ESUV)

area. Multi-family dwellings are allowed only as a “mixed use” project use in the NC zone, and must have ground floors commercial along the street frontage or ground floor areas that are capable of transitioning to commercial over time (see SMC 18.30.090(E)(1)(a)). Apartments are a standalone permitted use in the MDR zone within the ESUV. A mixed-use project must also be consistent with the Multi-Family and the Commercial guidelines in the Sumner Design Guidelines.

The Design Guidelines allow apartments to exceed the normal dwelling unit density and building height. In the Design Guidelines, the number of apartments may be increased from the normal 26 dwelling units per acre (du/ac), to an unspecified density, provided the project meets building height, parking, and open space requirements.

- Building height limit is 50 feet (normally 35 feet).
- Parking requirements: Per SMC 18.42 Off-Street Parking.
- Open Space requirement: Per Tables 3-2 and 3-3 in Design Guidelines.

c. **Proposal description:** The project will create 208 apartments on a 7.45-acre vacant site and includes amenity building and transition commercial spaces along 160th. The units are laid out in a series of buildings from 1-3 stories, with an interior parking lot, landscaping, plazas, mid block connectors and open space. There will be new street-frontage improvements that include parking, sidewalks, street trees and lighting.

- Required parking is 348 units and the project provided 352 units which meets and exceeds the minimum requirements. If the frontage parking is required to be parallel, then the applicant would need to ensure they modify the plans to provide the minimum required stalls. There appears to be available space at the north driveway.
- How the project complies with the Open Space and other Design Guidelines is discussed below.

II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned Neighborhood Commercial and is evaluated by the Multi-Family Guidelines (Section 3.4 Apartments) and the Commercial Guidelines of the *Sumner Design and Development Guidelines*.

Development Context

The Zoning Code allows apartments in the NC zone if they are part of a mixed use development (with commercial uses). The project would be required to have commercial spaces or spaces capable of transitioning to commercial on the ground floor along the entire street frontage.

SECTION I – MULTIFAMILY GUIDELINES

3.4 Apartment Guidelines.

Intent

- *To ensure that apartment developments enhance the character of the streetscape.*
- *To provide adequate private and common open space for apartment developments.*
- *To reduce the automobile impacts on the pedestrian environment.*

- To have the apparent bulk and scale of apartment buildings similar to existing structures in the neighborhood.
- To promote architectural diversity, variety and creativity that adds visual interest to the neighborhood through unique design and building type.

3.4.1 Dimensional standards for apartments. See Table 3-3 below.

Table 3-3: Dimensional Standards for Apartments.	
Private Open Space	Minimum Private Open Space: 50 square feet/unit. Private usable open space must be attached and accessible from the dwelling. This may include porches, patios, and balconies. Private open space may be counted toward up to 20 - 30% of the minimum common open space required.
Common Open Space (See Guidelines 3.2.2 and 3.2.3 for detailed common open space requirements and guidelines) [Cottages]	Minimum Common Open Space: 200 square feet/unit. All space in the development must be pedestrian oriented. Common open space must have perceived tenant ownership, promoted with such amenities as gathering areas, community gardens, park spaces, big toys, picnic areas, etc. Common open space shall not interfere with private space of tenants and contain at least one of the following: ▪ Fountain, furniture, art, gardens or other as approved by the Design Commission. ▪ Driveways and minimum required landscape buffers may not be included in the calculations. (add landscaping from other version)
Maximum Height	50 feet
Minimum Setback from a Public Street	0 feet
Side Yard (setback to exterior property line for development)	25' when adjacent to LDR and 15' for all other zones
Rear Yard (setback to exterior property line for development)	25' when adjacent to LDR and 15' for all other zones
Density	Limited by height, parking and open space requirements.

3.4.2 Design standards unique to Apartments.

- Apartments may depart from lot size, width and density standards set forth in SMC 18.14.070 provided they meet all open space and parking standards.*
- Ground floor units and apartments fronting on a public or private street must have entries accessible from that street. Internal or architecturally screened stairwells are highly encouraged. Configurations where enclosed rear yards back up to a street are prohibited. The Director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street. Such departure must meet the intent of the guidelines and goals and objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.*
- Emphasize pedestrian entries: Developments must give greater emphasize to pedestrian entrances rather than parking lots or garages to the extent possible by using both of the following measures:*
 - Enhance entries with a variety of architectural features that provides cover for a person*

- entering the unit and a transitional space between outside and inside the dwelling.*
- ii) Provide a planted area in front of each building entry of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).*
- d) Parking configuration: Carport configuration: For any configuration where the primary access is off of the same facade as vehicular access, carports may be allowed adjacent to an apartment building if integrally designed to the main structure. Lighted carports are encouraged.*
 - e) Storage units: are allowed as accessory structures and shall be located to the side or rear of the buildings and shall be screened from adjacent properties.*
 - f) Landscaped alleys and side streets: For units where parking areas are served off of an alley or side street, the alleys or side street shall include one of the following landscaping elements:*
 - i) Provide a planted area between each individual parking areas at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).*
 - ii) Cluster planting area and trees adjacent to or along the alley area provided there is an average of one tree and at least 20 square feet of landscaped area per individual garage.*
 - iii) Other landscaping treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.*
 - g) Private internal streets. Private internal streets are necessary access to parking areas and shall be posted as "No Parking" areas, except as designated.*
 - h) Building articulation. Apartment buildings shall be articulated per Guideline 3.7.1.*
 - i) Repetition with Variety: Apartment structures shall employ the following guidelines:*
 - i) More than one elevation is required for multiple-structure developments, by changing the roofline, articulation, windows, and/or building modulation patterns (see Figure 3-15).*
 - ii) Other design treatments that add variety and provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.*
- The proposal complies with current setback requirements per the Design Guidelines; the tallest buildings are approximately 45 feet, as allowed by the guidelines. The proposed density is 28 dwelling units per acre (standard = 26 du/ac), which is allowed by Table 3-3 provided the other standards are met. Open space requirements are discussed at DG 3.6.2 and 3.6.3.
 - The apartments in the buildings along 160th Ave East have entries accessible from the street, per Subsection (b).
 - The applicant has proposed a development that does not include exterior stairwells as consistent with these guidelines. The stairwells are not full enclosed, but are located internally on the building facades and are partially walled in with screening elements provided. See sheet D33 for diagram.
 - Pedestrian entries: Unit entrances have design features that provide a transition from public spaces and parking. Landscaping is also used throughout the development to emphasize pedestrian walkways leading to unit entrances.

- Carports and a maintenance building are proposed. The maintenance building is designed to match the style, color and materials of the other buildings. The carports do match the roof style of the other buildings; however, they don't feel like they meet the "integrally designed" aspect of design guidelines. A condition of approval is recommended to address the proposed carport design.
- Regarding Subsection (f) and (g), there are no proposed alleys or private internal streets.
- Building articulation: See discussion under DG 3.7.1.
- Repetition with variety: nine buildings are proposed, with the most visible buildings located along 160th. The buildings all utilize similar designs in order to have an integrated site that feels intentional while also providing a variety of different building elements. Further discussion on the building design will occur throughout this report.

3.5 Site Design and Parking

Intent

- *To create safe and vital streets by encouraging development to enhance the street environment.*
- *To create new development that contributes to natural surveillance and provides for the personal safety of residents.*
- *To ensure that new development reinforces the existing or desired spatial characteristics of the neighborhood.*
- *Encourage safe and pleasant environments for pedestrians.*

3.5.1 Building location and orientation.

- a) Pedestrian entrances facing the street shall be clearly visible from the street.*
- b) Building entries facing common open space which is oriented towards the street are acceptable.*
- c) Buildings shall also provide windows facing the street to provide "eyes on the street" for safety. See Guideline 3.7.2(a) for specific requirements.*

Pedestrian entrances for the units along 160th directly front and have access to the sidewalk. The interior buildings have entrances that provide good connection to the remainder of the site and open space with walkable connection. This project also includes many windows along each side of each building to provide eyes on the street, parking lots and open space. This guideline is met.

3.5.2 Front yard transitional space.

Multifamily buildings should incorporate a front yard transitional space between the adjacent street(s) and the building(s). This may include a landscaped front yard and/or landscaped entry court. This creates a semi-public space that divides the public space (the street) from private space (the building). This space is an important security element, particularly when views are maintained between the street and building(s).

The NC zone requires commercial use or transitional space along the first floor of street frontages and therefore doesn't necessarily have the option for transition space as an apartment with ground floor units along its frontage. There is a plaza space connecting the sidewalk to the

site and landscaping is used throughout the plaza and walkways to provide a transition and entrance. This guideline is met.

3.5.3 Surface parking location.

Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners.

The project has one main parking lot that connects through the site and is located along either side of the fronting buildings along 160th. The parking lot includes two driveway entrances that connect to and through the parking lot. The buildings are located on two separate areas with a woonerf connecting the building clusters between the parking lot. This guideline is met.

3.5.4 Parking garage entries.

3.5.5 Common parking garage design guidelines.

These two guidelines are not applicable, because there is no parking garage.

3.5.6 Privacy and relationship to adjacent sites.

*Adequate **solar access** and **privacy** for multifamily dwelling units and adjacent properties shall be provided along the side yard. Specific standards and guidelines:*

- a) Buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line) shall be set back from the property line at least 15 feet.*
- b) Other designs may be considered by applicant if adequate solar access and privacy along the side yard is provided as recommended by the Design Commission and approved by the Director.*

All residential buildings have at least a 15-foot clear zone around them for solar access and privacy. This guideline is met.

3.5.7 Vehicular access and connectivity.

- a) On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection to the extent possible.*
- b) Sites abutting an alley shall be required to gain vehicular access from the alley.*
- c) Where no alley access is available, the development shall be configured to minimize the number and width of driveways. Shared driveways are encouraged and may be required depending on the nature of the adjacent street.*
- d) The shared driveway or access shall be located to one side of the lot and away from the center of the site to the maximum extent feasible.*
- e) The location and design of pedestrian access from the sidewalk shall be emphasized so as to be more prominent than the vehicular access. Consider special landscaping, lighting, and architectural treatment to accomplish this.*
- f) Development of large sites (more than 2 acres) may be required to provide connections to adjacent sites depending on the surrounding street network and nature of adjacent uses and zoning. Large site development shall also build main access ways to public works standards for public streets.*

The project has 2 driveways located at east and west edges of the site, designed so that vehicles may enter/exit at either end of the site, which provides for functional vehicle circulation. Driveways are located away from intersections. Prominent, separate pedestrian walkways are provided at each driveway to allow pedestrians to safely enter/exit the site. Furthermore, the east driveway is constructed as a woonerf to provide a more pedestrian

oriented area to allow safe walkability and focus on the pedestrian. Landscaping is also used throughout the site to provide screening and highlight pedestrian points. This guideline is met.

3.5.8 Service, loading, and garbage areas.

Developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

- a) Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.*
- b) Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.*
- c) The designated spot for service elements shall be paved.*
- d) Appropriate enclosure of the service elements shall be required, as determined by the planning director. Preferences and considerations:*
 - i) Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.*
 - ii) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.*
 - iii) Preferably, service enclosures are integrated into the building itself.*
 - iv) The design of any detached service enclosure should be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing.*
- e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.*

This project proposes two outdoor trash enclosures both located away from the street and screened from view of neighboring properties and the street. Each trash enclosure is screened and contained within CMU enclosures and paved with concrete. This guideline is met.

3.5.9 Utility meters, electrical conduit, and other service utility apparatus.

Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

The project plans and building elevations do not identify locations or address screening of all utilities. This is particularly important along the street frontages and pedestrian oriented space and plazas.

Staff recommends that prior to building permit approval, plans show how utility equipment will be addressed:

- a. Identify locations on the landscape plan and site plan.
- b. Demonstrate that utilities do not interfere with minimum required open space.
- c. Provide details of how utility equipment is screened with landscaping or architectural features.

3.6 Pedestrian Access and Amenities

Intent

- To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.*
- To encourage walking.*
- To enhance the character of multifamily developments.*

- To minimize impacts to residents' privacy.
- To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.
- To create open spaces which enhance the residential setting.

3.6.1 Internal Pedestrian Paths and Circulation.

An on-site pedestrian circulation system meeting the following standards shall be provided:

- Pathways between dwelling units and the street are required. Exceptions may be allowed by the Director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.*
- The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, trails, common outdoor areas, adjacent pedestrian ways, and any pedestrian amenities shall be required.*
- Elevated external walkways/stairways may be allowed only when they enhance the integrity of the architecture. We will not accept designs similar to figure 3-27.*
- Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided. Acceptable treatments include:*
 - Landscaped beds that separate the pathway from the building facade featuring windows; and/or*
 - Landscaping adjacent to windows shall not impede views from dwelling units.*
- Materials standards for pathways:*
 - The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the private circulation system that provide access to no more than four residential units may be three feet wide.*
 - Except as allowed in subparagraph (iii), below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.*
 - The pedestrian circulation system may be within an auto travel lane if pedestrian circulation system is surfaced with paving blocks, bricks, or other special paving as approved by the Director and as recommended by the Design Commission. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.*
- Lighting. The on-site pedestrian circulation system must be illuminated to a level where pedestrians can identify faces from a reasonable distance.*

The pedestrian circulation system generally connects all the unit entrances, connects parking areas to units, connects to the common open space areas and connects to the public street. The site uses separated 6' wide concrete walkways to meet this guideline but does propose a stamped and stained concrete woonerf along middle of the site. This space provides the required drives aisles with space for pedestrians to walk. The intent is to allow for pedestrians and vehicles to share this space to meet walking connections and provide for vehicular access. This guideline is met.

3.6.2 Require open space for multifamily developments.

- Apartments must comply with open space requirements specified in Table 3-3, Guideline 3.3.1.*
- Townhouses....*
- Cottage housing...*

- d) *Other open space proposals meeting the intent of the open space requirements may be considered by the Design Commission and approved by the Director.*

See discussion below.

3.6.3 Open space types and standards.

- a) **Common open space:** *Common open space may count for up to 100 percent of the required open space for stacked flats. This includes landscaped courtyards or decks, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:*
- i) *Required setback areas shall not count towards the open space requirement, except for spaces that meets the dimensional and design requirements and guidelines herein.*
 - ii) *Space under stairways, stair landings, above grade walkways, balconies and decks shall not count as common open space.*
 - iii) *Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width. Alternative configurations may be considered by the Director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.*
 - iv) *Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.*
 - v) *Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.*
 - vi) *Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.*
 - vii) *Common space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the Director that enhance safety and privacy (both for common open space and dwelling units).*
 - viii) *Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.*
 - ix) *An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard.*
 - x) *Raingardens may count as common open space if it is usable common open space.*
- b) **Indoor recreational areas.** *Indoor recreational areas may count towards the required open space. The following conditions must be met:*
- i) *Indoor spaces must be located in visible areas, such as near an entrance lobby and near high traffic corridors.*
 - ii) *Space must be designed to provide visibility from interior pedestrian corridors. Windows should generally occupy at least one-half of the perimeter of the space (towards internal corridors or outside) to make the space inviting and encourage use.*
 - iii) *Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements such as swimming pools, sport courts, etc. that will encourage use by residents as determined by the Director and as recommended by the Design Commission.*
- c) **Community gathering space.** *Community gathering space, such as mailbox kiosks or community boards, shall provide relief from the weather and provide landscaping, adequate lighting, and a bench.*

Minimum amount of required private and common open space:

Per Table and 3-3, with 208 apartment units, the project will require 41,600 s.f. of total common open space and 50 sf of private open space per apartment. This adds up to a required minimum private open space amount of 10,400 for the apartments. Each type is discussed below. Refer to the applicant's open space diagram and landscape plan.

This project generally does a good job of providing common open space throughout the site in multiple nodes to support options and amenities adjacent to many of the units. The largest common open spaces include:

- The common green space behind the amenity building
- South court
- North court
- Dog run

Private open space provided is 13,976 which exceeds the required minimum.

It should also be noted that this project will provide mid block connectors along the north and west sides of the site. This guideline is met.

3.7 Building Design

Intent

- *To reduce the apparent bulk and scale of large buildings.*
- *To enhance the pedestrian environment.*
- *To promote architectural variety that adds visual interest to the neighborhood.*

3.7.1 Building articulation - multifamily residential buildings and residential portions of mixed-use buildings. *All residential buildings and residential portions of mixed-use buildings shall include **at least three** of the following modulation and/or articulation features at **intervals of no more than 30 feet** along all facades facing a street, common open space, and common parking areas, unless approved by the Design Commission:*

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

The residential portion of this project incorporates elements from each of the above listed options throughout the project.

- The City buildings fronting on 160th are discussed in the commercial guidelines later in this report.

- City building exterior walls (Sheet D23) these façades includes an overall well designed façade with articulation throughout. Staff does feel that some additional color changes could be beneficial between the blue sections to differentiate between the horizontal lap siding and the panels and or vertical use of the wood material similar to the other side of this building. Additionally, a roofline break in the blue sections would also create a more modulation roofline as discussed in other areas of the report.
- City building interior walls (Sheet D24) these façades includes a similar feel as the opposite side of the building except that this elevation includes additional material changes around the stairs and windows.
- Perimeter buildings courtyard elevations (Sheet D26) these façades includes a similar feel as other facades and is one of the least visible sections of any of the elevations. This elevation uses primarily horizontal and panel siding with some accent wood around the stairs. Given the smaller façade size and limited visibility, staff doesn't have any proposed changes here.
- Perimeter buildings parking elevations (Sheet D27) these facades do face outwards and include a very well broken up elevation. The only recommendation staff has on these elevations are to notch or recess the middle section of roofline showing as 75' in length.
- Perimeter buildings end elevations (Sheet D28) half of these facades do face outwards and include a well broken up elevation. The only recommendation staff has on these elevations are to notch or recess a section or sections of the parking side roofline showing as 76' in length.
- Park buildings long side (Sheet D29) these elevations only face internal and contain an appropriate amount of changes given their size.
- Park buildings feature side (Sheet D30) these elevations also only face internal and do a pretty good job of including breaks in color, material and height.

As mentioned throughout the above analysis, some color and roofline breaks would assist in moving certain areas of the buildings into compliance with this guideline. This guideline is met as conditioned.

3.7.2 Façade modulation.

Buildings shall be divided by a 30-foot wide modulation of the exterior wall. Such modulation must be at least 6 feet for buildings up to 120 foot wide structure and shall increase 1 foot for every additional 10 feet of width and extend through all floors. Decks and roof overhangs may encroach up to 3 feet (per side) into the modulation. The Director and the Design Commission will consider other design methods that are effective at reducing the perceived length of the building. Examples could include a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique.

As shown in the site plan and seen in the elevations/renderings, each building does include modulation along the facades; however it is not provided at these intervals. The following sections of this report include recommendations to add roofline changes and some color and material changes. This guideline is met as conditioned throughout the report.

3.7.3 Diversity of building types.

Multi-building developments shall be required to provide different architectural designs to provide interest and variety. This is particularly important where multiple buildings front on the same street. Simple changes in building colors or reversal of basic facade designs are not sufficient to comply with this standard. Consider changes in vertical and/or horizontal articulation, fenestration, building materials, architectural style, and/or roof design provided they meet the Guideline 3.6.1 above and other applicable standards.

There are nine buildings located throughout the site, with three of those fronting on a street. The street fronting buildings create a pattern using two different buildings style of significant height difference to create a noticeable change. Furthermore, the two types of buildings have different design features. Finally, the two similar buildings flip the elevations to create a unique corner treatment. This guideline is met as conditioned throughout the report.

3.7.4 Roofline standards.

- a) *Single purpose residential buildings must provide a pitched roof with minimum 5:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site's context.*
- b) *Mixed-use buildings in the NC district are encouraged to incorporate a pitched roof with a minimum 5:12 roof pitch.*
- c) *All buildings shall incorporate roofline modulation. The maximum length of any continuous roofline shall be 30 feet for single purpose residential buildings and 60 feet for mixed-use buildings. Specifically:*
 - i. *Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than 40 feet in width (measured horizontally).*

The proposed project includes buildings with a variety of pitched shed style roofs; however, none of them are the minimum 5:12. Staff feels the overall pitch is acceptable, but would like to see more breaks in the roofline. This guideline is met as conditioned throughout the report.

3.8 Building Details and Materials

Intent

- *To encourage the incorporation of design details into building facades that are attractive at a pedestrian scale.*
- *To promote the use of durable materials which are appropriate for residential use and which reduce long term maintenance costs and depreciation.*

3.8.1 Details toolbox:

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

Section 1

- a) *Decorative porch design with distinct design and use of materials.*
- b) *Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.*
- c) *Brick or stonework covering more than 10 percent of the facade. These finishes cannot end on an outside corner (2 points).*
- d) *Decorative building materials that add visual interest, including*
 - i) *Individualized patterns or continuous wood details.*
 - ii) *Decorative moldings, brackets, wave trim or lattice work.*
 - iii) *Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that add visual interest to the façade).*
 - iv) *Other materials with decorative or textural qualities as approved by the Director and as recommended by the Design Commission. The applicant must submit architectural drawings and material samples for approval.*

Section 2

- a) *Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest.*
- b) *Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.*
- c) *Other details that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.*
- d) *Decorative balcony design, such as distinctive railings.*
- e) *Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is non-glaring or a decorative shade or mounting for each building entry on the facade.*
- f) *Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.*

The proposed buildings feature more modern style buildings while incorporating some historic elements such as brick. The City buildings includes some brick work around the base that continue up and around the corners. Wood accents are also used throughout the development to provide a color and texture change from the use of horizontal and panel siding used throughout. The development also uses raised landscape beds throughout to provide greenery throughout. This guideline is met.

3.8.2 Window design.

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

The project has numerous windows on all facades and complies with this guideline. Other conditions do look to make some minor changes to some of the ground floor window facing 160th.

3.8.3 Preferred building materials.

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

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

The buildings have a more modern look similar to other mixed use projects, but also includes the use a large amount of brick along the primary street façade along 160th. While the brick is used in the commercial sections of the building, it provides a good base for the sites most prominent buildings. In addition to the brick, horizontal lap siding is also used throughout the project further tying it into the more traditional design and materials of Sumner. Wood and panel siding are also uses to break up the horizontal siding. This guideline is met.

3.8.4 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) as more than 10 percent of the building facade.*
- c) Corrugated fiberglass.*
- d) 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.*

No prohibited materials are proposed.

3.8.5 Special material standards:

- a) Concrete block. When used for the façade of any building, concrete blocks shall be masonry washed, split, rock- or ground-faced. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.*
- b) Other materials subject to approval by the Director and as recommended by the Design Commission.*

No concrete block is proposed for any of the proposed buildings. CMU is used around the maintenance building and trash enclosures, which is a good material for this application. This guideline is met.

3.9 Landscaping and Screening

Intent

- To reinforce and enhance the character of Sumner’s multifamily residential areas.*
- To screen unwanted views.*
- To improve the livability of multifamily residential areas.*
- To both soften the mass of multi-unit complexes and to provide usable common space for residences with resilient plantings.*

3.9.1 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 approximately 30 percent of the required landscaped areas based on the level of permeability and long term maintenance capabilities as determined by the Director and as recommended by the Design Commission.*

The project is not proposing green roofs or permeable pavement. At time of building permits, the project will be required to meet the requirements for landscape plans in SMC Chapter 18.41.

3.9.2 Side and rear yard buffer requirements.

Refer to SMC for buffer to other zone or use. For MF to MF - developments shall incorporate one or more of the following design options:

- a) Provide Landscaping Type A at least 10 feet deep along side and/or rear property lines where a strong visual buffer to adjacent uses is desired. A screen fence up to 6 feet tall may be used in conjunction*

with the landscaping.

- b) *Provide Landscaping Type B or C at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.*
- c) *Other treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission. 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).*
 - 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.*

The project includes perimeter landscaping in compliance with this guideline in conjunction with 6' fencing. Along the trail and at the property line adjacent to the parking lots. The mix of landscaping and fencing will provide an adequate buffer along the property boundaries. The proposed fence style is preferred in this situation to provide better visibility between the parking lot and the adjacent mid-block connector to allow for more eyes and lighting on the path, thereby making the use of the mid-block connector safer. This guideline is met as conditioned elsewhere in the report.

3.9.3 Building perimeter planting.

All elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- a) *Columnar trees and shrubs adjacent to building walls can provide visual relief without obscuring natural light and views for individual units.*
- b) *The landscaped area must be at minimum of 3 feet wide.*
- c) *There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.*
- d) *Groundcover plants must fully cover the remainder of the landscaped area.*

No exposed foundations are shown as exposed on the drawings and perimeter landscaping is used along most of the buildings. This guideline is met.

3.9.4 Parking landscape.

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

The site plan and landscape plan show landscaped planter islands throughout the projects parking lots at these required intervals in order to break up the parking and drive aisles. This guideline is met.

SECTION II – COMMERCIAL GUIDELINES

2.1 Site Design and Parking

Intent

- Create streets which are safe and **attractive to pedestrians**.
- Provide **activity and interest** along the street.
- Create a sense of enclosure by encouraging development to orient toward the street.
- Reduce the impact of parking lots and blank walls located adjacent to the street.
- Allow adequate vehicular and pedestrian access to both commercial and live/work buildings.
- Encourage safe and pleasant environments for pedestrians moving between cars/transit and their commercial destinations.

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). [Note: that code section allows increased setbacks if pedestrian space is provided.]
- c) All other non-residential and mixed-use buildings that are not located adjacent to the sidewalk must feature at least 10 feet of Landscaping Type C or pedestrian-oriented space between the sidewalk or front property line and the building.

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

Special standards and considerations for exceptions:

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

The commercial component of this project is shown along the City buildings and amenity building fronting on 160th. Each of these buildings can be directly accessed from the sidewalk and includes a paved plaza area between the building and sidewalk to allow for outdoor seating. The first floor commercial space includes windows that provide 36% transparency, since the City buildings are within 5' of the sidewalk they should have higher transparency. Conditions later in the report ask for larger windows along the ground floor of the City buildings. This 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...
 - 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...

This guideline is only applicable to the commercial ready spaces. Each of the commercial buildings front and address the street. 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....*
- c) For properties in the IC zones, parking should be placed to the side or rear of buildings...*
- d) Except for permitted garage entrances, structured parking on the ground floor...*
- e) Parking is prohibited on street corner sites.*

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

Both options (i) and (ii) should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings should be maintained below 3 feet in height while trees (once they achieve taller heights) should generally be trimmed to up to the 8-foot level.

The parking lot is located behind the buildings and to the sides. Additional landscaping does need to be added to meet the required 10' or use a wall/elevated planter. This guideline is met as conditioned.

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.*

Driveways for the project are provided and designed in accordance with this guideline.

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...*
- 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.*

The project provides for a safe and convenient vehicular circulation system. It also provides a neighborhood mid block connector through and around the site which meets the intent of the ESUV plan and includes a woonerf that provides safe connection within the site. This guideline is met.

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.*

This site is not located at a corner and this guideline is 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....*
- 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...*
- c) *No large outside item display areas are permitted...*
- d) *All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element...*
- e) *Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise...*

These guidelines are very similar to those for multi-family under DG 3.5.8. As noted above in DG 3.5.8, the trash enclosures need to be screened as shown on the site and landscape plans. This guideline is met.

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

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

This guideline is applicable to large commercial developments, not this residential/mixed use project.

2.2 Pedestrian Access and Amenities

Intent

- *Improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout commercial areas.*
- *Enrich the pedestrian environment and encourage pedestrian activity by improving access and connectivity for pedestrians.*
- *Reduce conflicts between pedestrians and automobiles.*

2.2.1 Internal pedestrian circulation guidelines.

- All buildings must have clear pedestrian access to the sidewalk...*
- Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.*
- 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...*
- 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 (which ever 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.*
- 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.*
- Developments must continue the sidewalk pattern and material across driveways.*

This guideline is very similar to the DG 3.6.1 for multi-family development, and the project has addressed internal pedestrian circulation as discussed under DG 3.6.1 and below in 2.2.3. Nothing further is needed under this commercial guideline.

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:

- 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.*
- 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.*
- 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.*

The buildings along the street front include 5' deep canopies for weather protection above all of the individual commercial ready doors spaces. Staff recommends that canopies area added along the windows of the commercial ready spaces and not just above the doors. This guideline is met as conditioned elsewhere.

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.*

This guideline is mostly applicable to large commercial sites where there are very busy parking lots and a high volume of pedestrian traffic. The projects commercial frontage is adjacent to the public street and will be accessed by the sidewalk and include street trees and street lighting to PSE standards. The project has a well-designed flow leading from the sidewalk and through a large plaza space, this plaza leads across the parking lot via a woonerf and connects the two building sections. In addition to these wide walkways, the site includes 6' walkways around the perimeter of the buildings and 13' wide concrete walks leading to parking areas. This guideline is met.

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 project has one side accesses to the commercial amenity building on its south side. These are well designed and flow from the plaza areas. This guideline is met.

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...*
- b) The following features are encouraged in pedestrian-oriented space:...*
- c) The following features are prohibited within pedestrian-oriented space...*

This project is primarily residential which also has open space requirements; however, we want to ensure the commercial ready space meets the commercial open space requirements. The commercial component will need to provide approximately 303 sf of commercial open space. ($1\% \text{ of } 4,348 = 43 + 2\% \text{ of } 13,000 = 260 = 303$). The project includes a large plaza space along the amenity building frontage and the sidewalk that is approximately 980 sf and therefore exceeds this requirement by a large amount. This guideline is met.

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.*

Lighting details are not provided in the submittal. As a condition of approval, development permit plans must demonstrate that lighting is downshielded, no taller than 25 feet, and meet the other requirements of this guideline.

2.3 Building Character and Massing

Intent

- Preserve historic details in buildings which typify Downtown Sumner's small town character.
- Encourage preservation, rehabilitation, restoration, or reconstruction of historical properties based on appropriate historic information, materials, and methods.
- Reduce the bulk and mass of buildings compatible with Sumner's small sense of scale.
- Encourage the use of creative design details and small scale elements into building facades that are attractive at a pedestrian scale and add visual interest.
- Preserve Sumner's traditional, compact, pedestrian-scaled network.
- Maintain a compact rhythm of storefronts for retail buildings.
- Encourage high quality building materials that will promote the character and identity of Sumner.
- Discourage colors that are not compatible with the character of Sumner.
- Avoid a generic appearance and chain or franchise architecture that is trademarked, branded, or easily identified with a particular national or regional chain or commercial franchise.

2.3.1 No franchise and corporate architecture. *The use of stock building plans, typical corporate and/or franchise designs, or other designs which are easily identified with a particular chain or corporation are not allowed. "Regional prototype alternatives," may be considered as an alternative by the Director if all other design criteria have been met.*

No franchise architecture is proposed.

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 projects commercial areas are limited to the front and sides of keeping with the overall sites design but including some additional design elements to highlight the commercial space. There are some conditions in the following sections that provide some additional commercial elements.. Commercial areas do a good job of continuing materials and design elements around corners along each elevations. This guideline is met.

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

The project does not present a unique design that cannot be addressed by the design guidelines.

2.3.4 Facade articulation in the NC and MU districts, facades along East Main Street, and on 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...*
- c) Change of roofline.*
- d) Change in building material or siding style.*

e) *Other methods that meet the intent.*

This guideline also addressed in the discussion of building modulation, materials and details in the Multi-Family section of the design guidelines above. The area within the NC zone uses windows and some weather protection, the roofline changes between the amenity building and the City buildings and the NC zoned buildings do include some good material usage to include brick and wood accents. Staff would like to see larger storefront style windows at the ground floor with weather protection over them and the changes looked at in the roofline in the below guideline. This guideline is met as conditioned.

2.3.5 Facade articulation for all other non-residential buildings not covered in Guideline 2.3.4 above.

This guideline is not applicable to the project.

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..*
 - ii) *A sloped or gabled roofline segment of at least 20 feet in width..*
 - iii) *A combination of the above.**The Director may relax this requirement if building incorporates other design treatments ...*
- 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.*

This guideline is discussed in the building modulation, materials and details in the Multi-Family section of the design guidelines above; however, the section along 160th is looked at in this section. The roof pitch does vary from the 5:12 discussed in the guideline for NC zones; however, staff feels this roof pitch matches the surrounding area and other development project that are existing and proposed. Staff does recommend some roofline modulation such as the breaks used on “The Main” apartments. Notched sections of roofline would give the perception of a roofline break without changing the overall building height. This guideline is met as conditioned.

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...

The buildings in the project are not this length, so this guideline does not apply.

2.3.8 First story commercial frontages.

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

The project has been designed to meet the 13-foot ceiling requirement in all the buildings along 160th Street. 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.*

This guideline is addressed in the discussion of building modulation, materials and details in the Multi-Family section of the design guidelines above.

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.**

All the buildings follow a similar style to meet the repartition with variety guideline. Each building located along the street uses high and patterned transparency, heavy brick usage that follows the building lines vertically and wood accents. This site does not include any blank walls along 160th or visible from a street or walkway. There are some building elements that are looked at and addressed elsewhere in the report.

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...

- a) Window and/or entry treatment...*
- b) Decorative facade attachments...*
- c) Building materials and other facade elements...*

This project is being designed as primarily a residential use with commercial transitional space along the street frontage. As discussed above under the multi-family guidelines, a few basic design approaches have been taken to enable to ground floor provides a high functioning commercial feel and aesthetic. This guideline is met.

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.

This guideline is addressed in the discussion of building modulation, materials and details in the Multi-Family section of the design guidelines above; however, brick is heavily used along the commercial sections of the buildings with wood accents. This guideline is met.

2.4.3 Prohibited materials.

The following materials are prohibited in visible locations unless an exception is granted by the Director...

This guideline is essentially the same as the one in Section I, and is addressed in the discussion Multi-Family section of the design guidelines above.

2.4.4 Special standards for concrete block.

The project is not proposing to use concrete block on the buildings. CMU is used at the trash enclosure and maintenance area which is a good material choice for these areas. This guideline is met.

2.4.5 Special standards for metal siding.

Not applicable, as this project does not utilize metal siding.

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

The building does not utilize EIFS or similar; therefore, this guideline is not applicable.

2.4.7 Year of construction.

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

The project has not provided this detail. Staff recommends it be addressed at time of building permits and meets this guideline as conditioned.

2.4.8 Color Palette.

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

The building elevations and renderings show a color palette primarily consisting of a base, trim and accent color; however, some buildings do incorporate some small sections that include additional colors. If anything staff would like the applicant to consider some additional color breaks in sections of walls using the same color over two different siding types as seen on sheet D26. This guideline is met as conditioned.

2.5 Streetscape and Landscaping

Intent

- *Enhance the small town character of downtown Sumner.*
- *Improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout the Commercial Districts.*
- *Provide signs which are pedestrian in scale and located so as to be legible to pedestrians on the sidewalks.*
- *Reduce conflicts between pedestrians and automobiles.*
- *Support the Urban Design Concept Plan for the City of Sumner public improvements.*

2.5.1 Sidewalk widths and uses.

- a) New buildings intended for ground floor restaurant or other similar uses that may desire outdoor dining or seating opportunities are encouraged to setback storefronts to provide for wider sidewalks. For example, 12-foot sidewalks allow for very limited outdoor dining/sitting opportunities, while 15-foot sidewalks provide a more desirable configuration for outdoor dining. Also see SMC 12.28.100 and 18.16.080(O) for related standards.*
- b) Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk. Also see SMC 12.28.080 for related provisions.*

The proposed development will include commercial along the street frontage; however, the specific uses will likely start off as residential and are designed to meet the commercial guidelines/requirements and be able to transition later on if desired. The project does propose 10' sidewalks with tree grates and some grass planters to maximize walkable space and includes an adjacent plaza area that provides between 20' of paved surface which is more than enough for outdoor seating and tables around the amenity area. This guideline is met.

2.5.2 Streetscape amenities.

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

Category I:

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

Category II:

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

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

The project is required by this guideline to provide pedestrian amenities along 160th every 60 feet, from both categories. The plans show landscape planters and bicycle racks to satisfy category I, but nothing is shown for category II. Staff would like the Design Commission's recommendations on amenities under category II. This guideline is met as conditioned.

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.

The project is required to include bicycle parking for the commercial component of the project and shows a bike rack at the north east corner of the site and at the center of the commercial space near the amenity building. Both these locations are ideal for bicycle parking. 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...

This guideline is the same as DG 2.2.6 above and is addressed at DG 2.2.6.

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.*

This guideline is the same as DG 3.9.1 for multi-family development and is addressed above.

2.5.6 Side and rear yard buffer requirements.

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

- a) *Provide Landscaping Type A at least 10 feet deep along side and rear property lines where adjacent to residential zoned land.*
- b) *Provide Landscaping Type B or C at least 10 feet deep along side and rear property lines where a visual separation of uses is desired...*
- c) *Other treatments that meet the intent of the guidelines as approved by the Director...*
 - i) *Shared pathway along or adjacent to the property line with landscaping...*
 - ii) *Tall privacy fence or hedge (up to 6 feet tall)...*
 - iii) *Low screen fence or hedge (up to 3 feet tall)...*
 - iv) *Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable...*

This guideline has already been addressed at DG 3.9.2, which is the same for multi-family development. Additionally, the commercial space is only located at the front of the property.

III. STAFF RECOMMENDATION

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

The proposal (DR-2024-0005) should be APPROVED subject to the following CONDITIONS, to be addressed prior to building permit issuance:

1. DG 2.1.4 Parking Lot Screening

Project must include 10' of landscaping or an elevated planter/wall must be used between the parking lot and sidewalk that would provide 5' of landscaping.

2. DG 2.2.2 Weather Protection and DG 2.3.4 Façade articulation in the NC...on storefronts adjacent to sidewalks.

The City buildings along their 160th frontage in the segments shown in white shall include the following features:

- A. Larger storefront windows in place of the multipaned double windows.
- B. Weather protection shall be included with the above mentioned storefront windows to provide a more continuous storefront feel.

3. **DG 2.3.6 Rooflines and 3.7.4 Roofline standards**
Roofline breaks shall be provided along the 160th Street frontage and carried out throughout the project in the following locations shown on the plans:
 - A. Sheet D23 notch or recess section of roofline between the two 35' segments.
 - B. Sheet D24 notch or recess section of roofline between the two 35' segments.
 - C. Sheet D27 notch or recess the middle section of roofline showing as 75' in length.
4. **DG 2.5.2 Streetscape amenities**
Streetscape amenities listed in category II should be added along the site frontage where appropriate.
5. **DG 3.4.2 Design standards unique to Apartment**
The proposed carports are not integrally designed with the apartment buildings. A carport design in line with the buildings would need to be shown during development permit application if carports are proposed.
6. **DG 3.7.1. Building Articulation**
 - a. Additional color and or material changes between the windowless blue sections shown on sheets D24 and D26 to differentiate between the horizontal lap siding and the panels and or vertical use of the wood material similar to the other side of this building.
 - b. Brick should be used along the base of the amenity building to tie its design in with the City buildings and provide a more commercial feel.
7. **DG Pedestrian-oriented space guidelines.**
Seating and pedestrian scaled lighting shall be used in the outdoor open space areas and walkways.
8. **DG 3.6.1 Internal Pedestrian Paths and Circulation**
The woonerf concept should be constructed of a contrasting paved material such as concrete and include a stain and textured difference from the standard concrete used for walkways and sidewalks.
9. **DG 3.5.9 Service and utility elements guidelines.**
Utility meters, vents, and other mechanical units shall be shown at time of development permit and screened.
10. **DG 2.4.7 Year of Construction**
At time of building permit application plans shall show a year of construction plaque consistent with this guideline. The plaque should be located along 160th.
11. **Special Corners and sidewalk**
 - a. The area north of the north driveway shall include additional amenities and design to provide a small plaza area near the mid block connector and what will likely be a crosswalk between this site across 160th. There appears to be available space in the adjacent parking lot that could be converted to a small plaza with a raised planter and attached seating.
 - b. The sidewalk shall be extended across the full project frontage to allow adjacent properties to connect. Some of the site plans do not show a north or south connection.

12. Gates

SMC 18.30.110. Gates and call box will also need to be designed to not impede use of the ROW, create queuing backing up across sidewalks or into the ROW or open in a way that conflicts with parking. Usage of gates in the ESUV are a Director decision and requires justification from the applicant.

13. Street Parking

The proposed angled parking is outside of the standard design for this street. A traffic study will need to be submitted and reviewed for this proposed design. The Director will make the final determination on street parking layout. If angled parking is not permitted, the frontage would need to include parallel parking.

14. Landscaping

At time of development permits plans shall show landscaping consistent with SMC 18.41 and reflect the concepts approved. Street trees and tree grates must comply with City standard details.

15. Site Lighting.

The project shall show that site lighting is provided in compliance with these guidelines at time of development permit application.

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.

160th Apartments LLC | 160th Apartments

Design Review | April 19, 2024



PROJECT INFORMATION

DWELLING UNITS:

12	STUDIO
108	1 BEDROOM
32	1 BEDROOM + DEN
56	2 BEDROOM
208	UNITS

AREAS:

LOT SIZE	7.45 acres (324,500 sf)
COMMERCIAL-READY SPACE	4,348 sf
LEASING & AMENITY	4,775 sf
BUILDING AREA	189,342 sf
VEHICULAR AREA	117,029 sf

OPEN SPACE REQUIREMENTS:

208 UNITS:	200 sf per unit = 41,600sf
LANDSCAPED AREA:	36,203 sf

PARKING REQUIREMENTS:

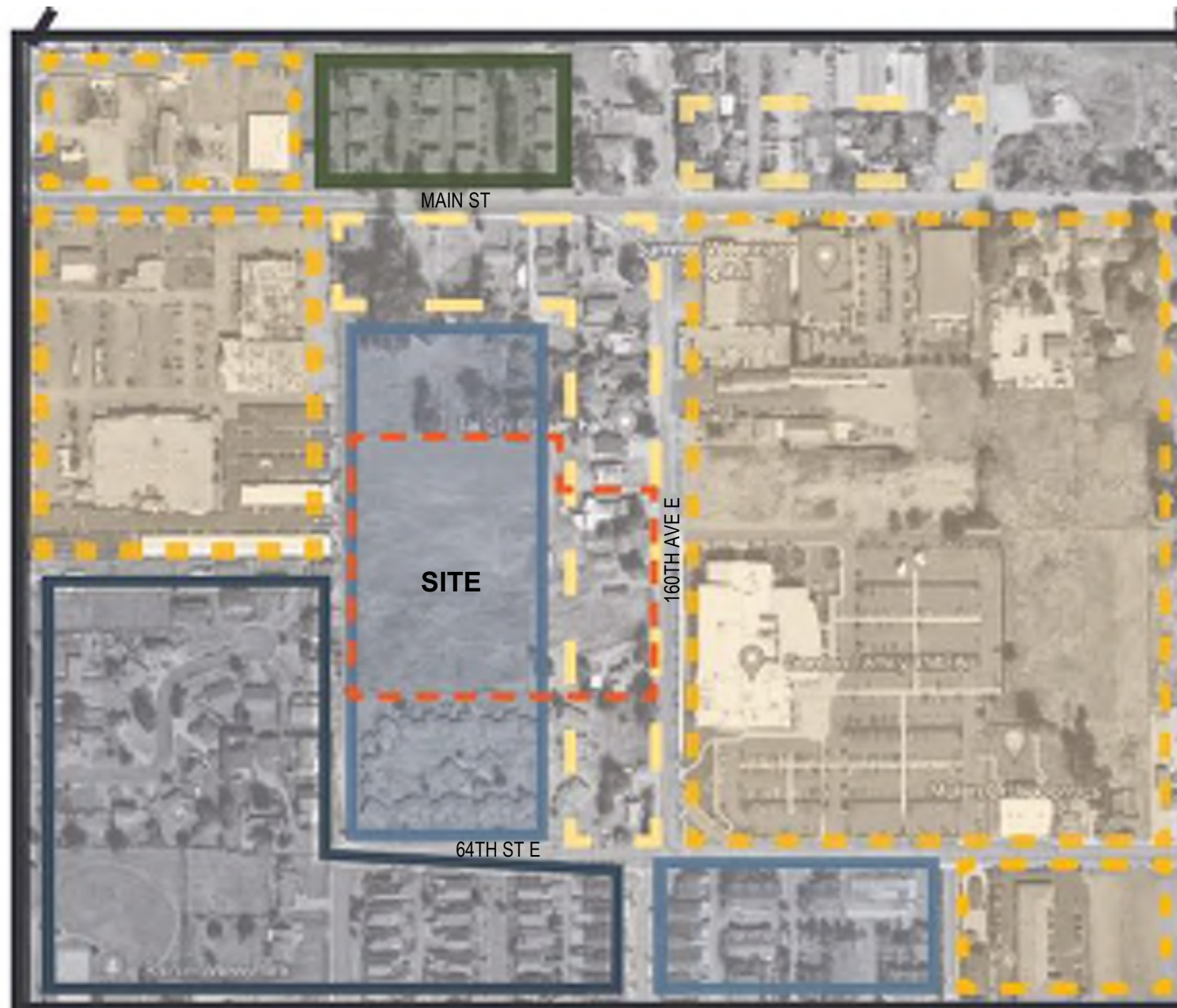
STUDIO	1 per unit
1BR, 1BR+D & 2BR	1.5 per unit
VISITOR PARKING	1 per 5 units

STUDIO	(12 * 1)	12 STALLS
1BR, 1BR+D, 2 BR	(196 * 1.5)	294 STALLS

- REQD UNIT STALLS: 306
- REQD VISITOR STALLS: 42
- TOTAL REQD PARKING TOTAL COUNT: 348

TOTAL STALLS PROVIDED: 352

COVERED STALLS: (109) 30%

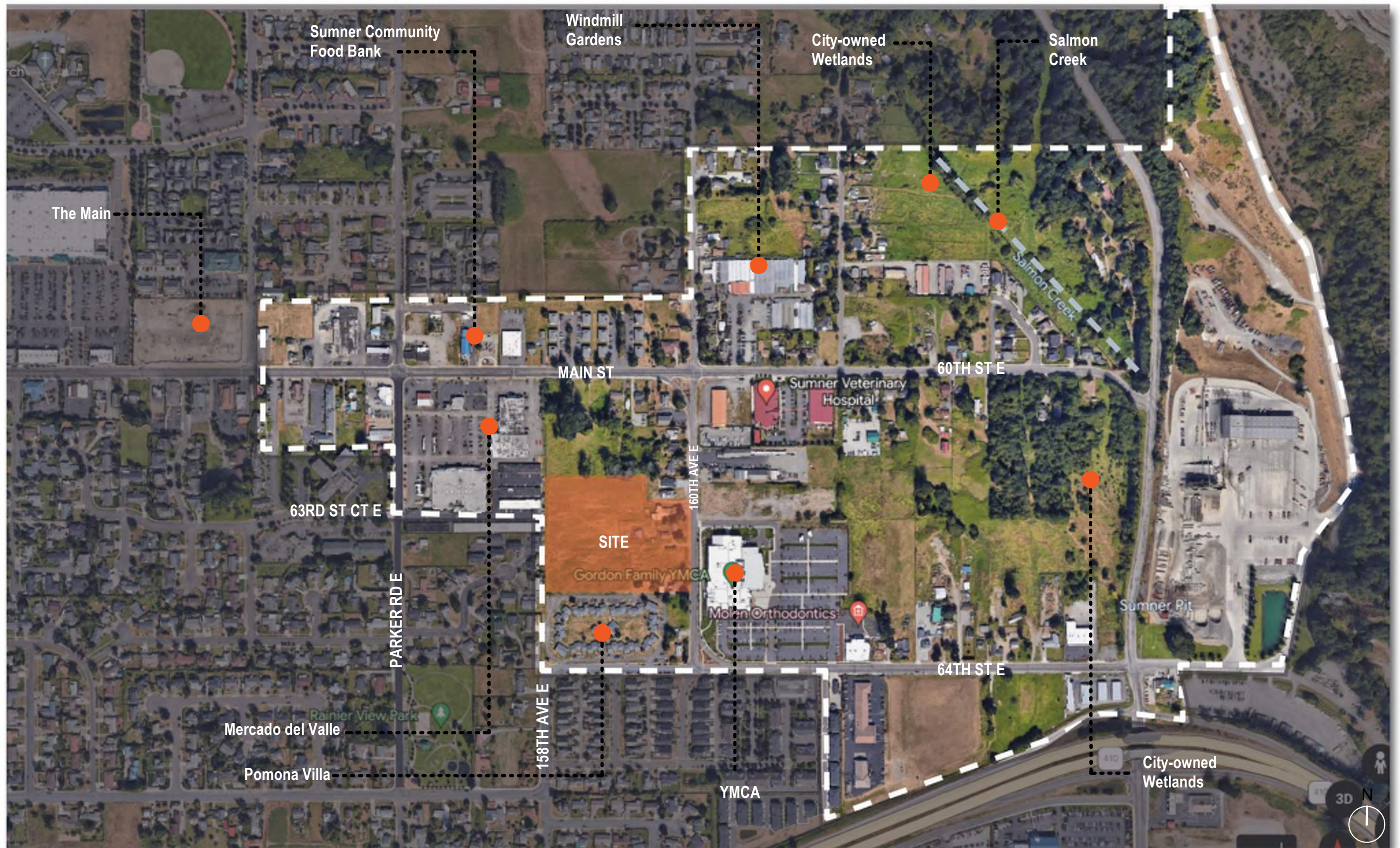


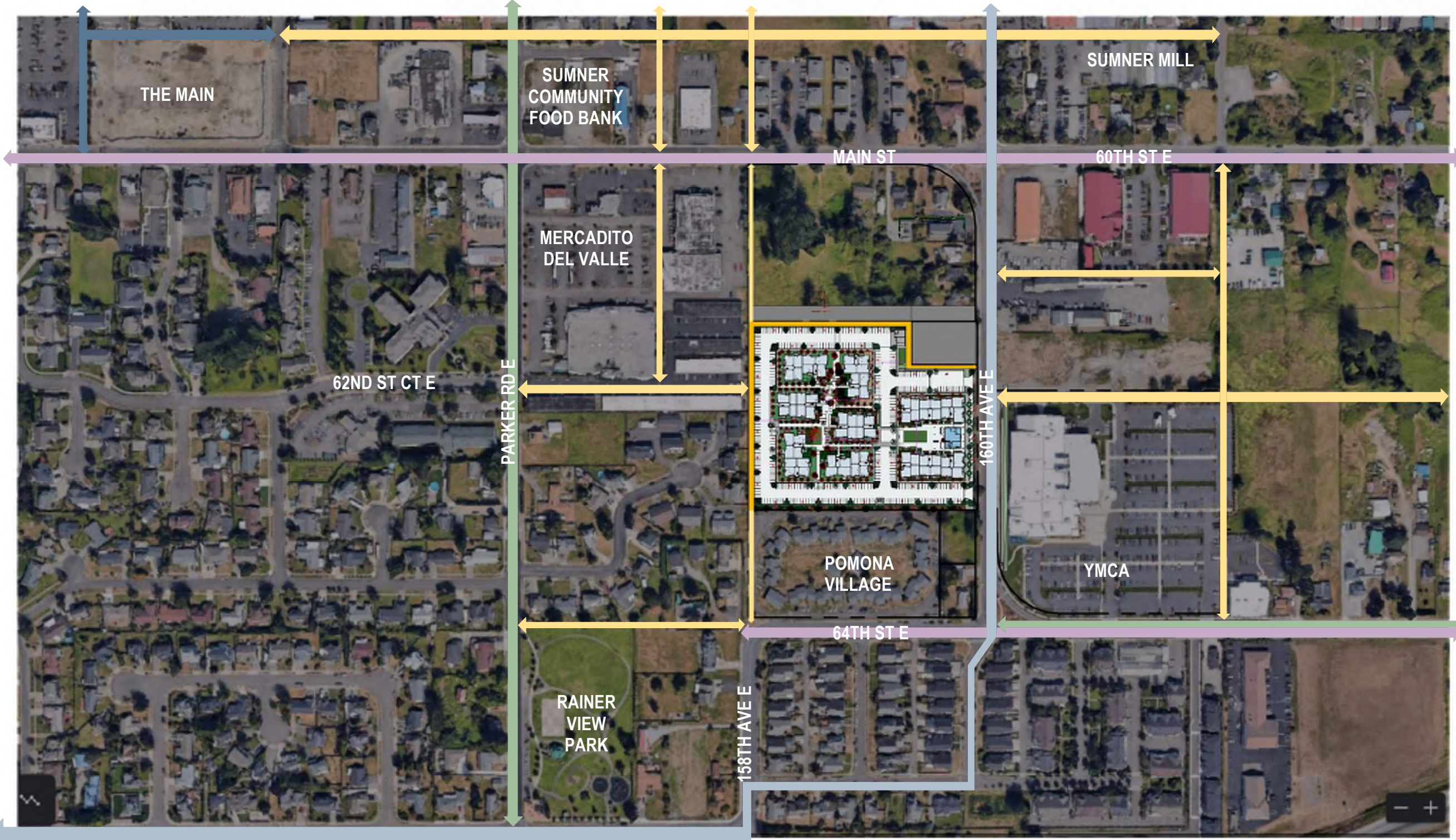
ZONING DESIGNATION

The site is zoned MDR as well as NC along the eastern edge. It is in the East sumner Neighborhood Plan Area.

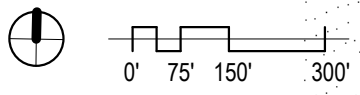
ZONING KEY

-  GC (General Commerical)
-  NC (Neighborhood Commerical)
-  LDR (Low Density Residential)
-  MDR (Medium Density Residential)
-  HDR (High Density Residential)





- LEGEND**
- PEDESTRIAN & BIKE IMPROVEMENTS
 - MID-BLOCK CONNECTOR
 - FUTURE MID-BLOCK CONNECTIONS
 - EXISTING BIKE TRAIL
 - FUTURE BIKE TRAIL
 - FUTURE TRAIL





1 LOOKING SE - TOWARDS YMCA



2 LOOKING EAST - FROM NE CORNER OF THE SITE



3 LOOKING NORTH - FROM NE CORNER OF THE SITE



4 LOOKING NW - FROM NORTH EDGE OF THE SITE



5 LOOKING SOUTH - FROM SW CORNER OF THE SITE



6 LOOKING EAST - FROM SOUTH EDGE OF THE SITE



7 LOOKING SW - FROM SOUTH EDGE OF THE SITE





1 LOOKING SE - TOWARDS YMCA



2 YMCA - MAIN ENTRANCE (EAST)

GORDON FAMILY YMCA
Large-Scale, Commercial / Industrial

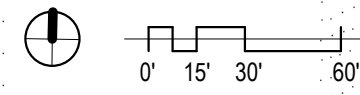
Tiscareno

160th Apartments LLC

160th Apartments

160th Apartments LLC | 160th Apartments | April 19, 2024 | NEIGHBORHOOD CONTEXT

D06

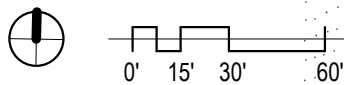




DESIGN ELEMENTS

THE SITE FUNCTIONS AS AN URBAN VILLAGE, WITH A MORE STREETSCAPE-FOCUSED URBAN GREEN AT THE FRONT OF THE SITE AND MORE SHELTERED URBAN COURTS TOWARDS THE REAR.

BUILDING PLACEMENT, VEGETATION AND PAVEMENT ENCOURAGE A CONNECTION BETWEEN THE FRONT AND REAR OF THE SITE, TRANSITIONING FROM GREEN TO COURT.





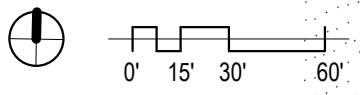
DESIGN ELEMENTS



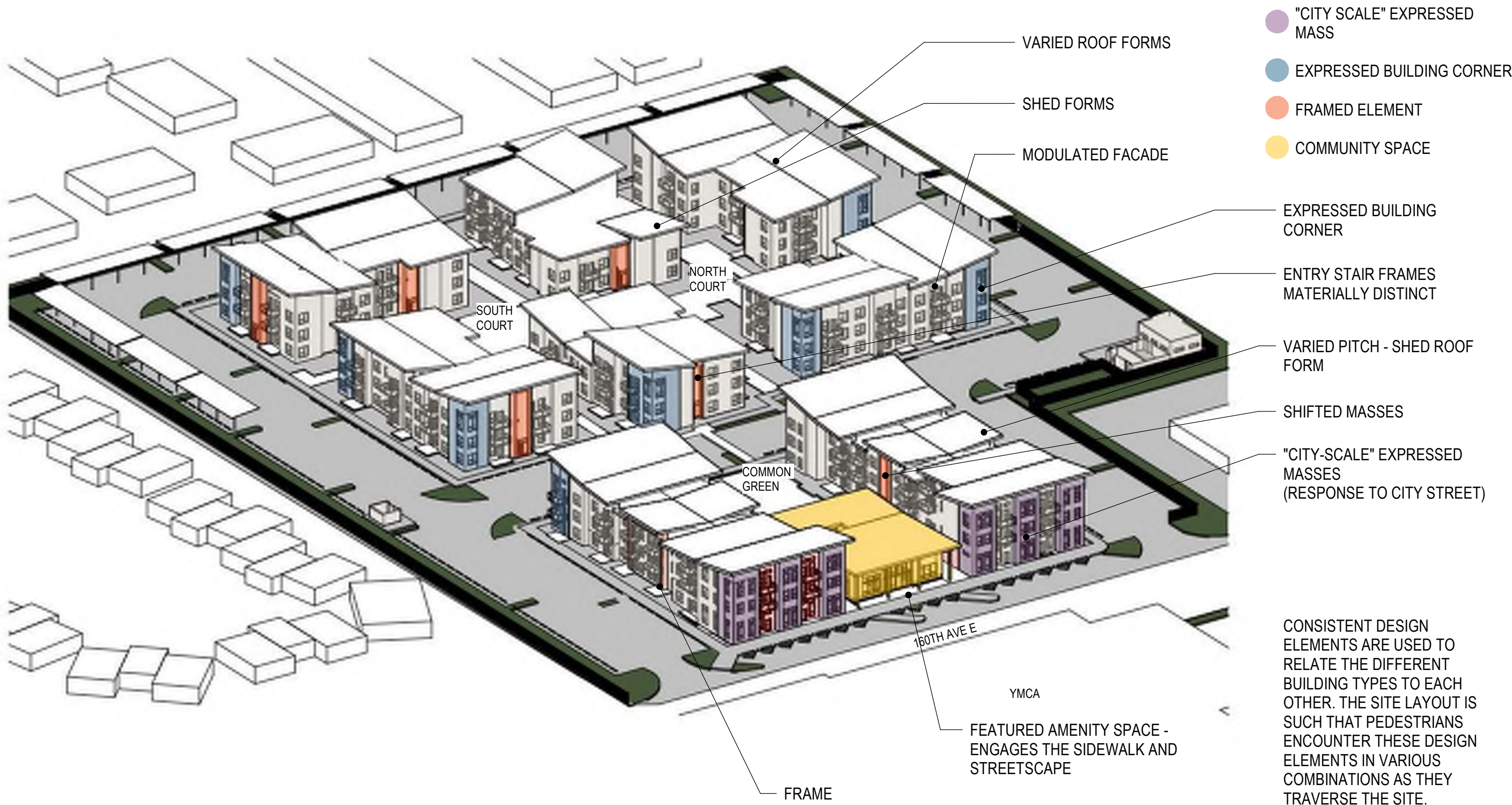
- "CITY" BUILDING
3 STORIES
- "PERIMETER" BUILDING
3 STORIES
- "PARK" BUILDING
2/3 STORIES
- COMMUNITY SPACE
- COMMERCIAL-READY SPACES
- SHARED GREENSPACE

THE SITE FEATURES THREE RESIDENTIAL BUILDING TYPES AND A COMMUNITY SPACE.

THE CITY BUILDINGS FEATURE A MORE URBAN CHARACTER, STREET AND PLAZA, WHEREAS THE PARK BUILDINGS STEP DOWN IN HEIGHT TO ENGAGE THE PARK SCALE AT THE REAR OF THE SITE. THE L BUILDINGS FORM A POROUS PERIMETER THAT FRAMES THE PARK SPACES TOWARDS THE REAR OF THE SITE.



DESIGN ELEMENTS







Simple, clean lines, urban modulation





Using material, color, and form to create facade expression







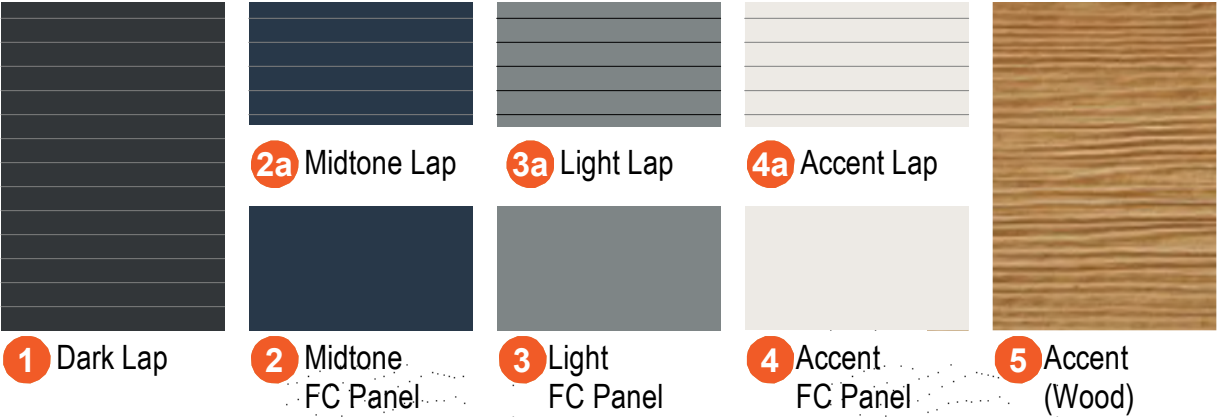




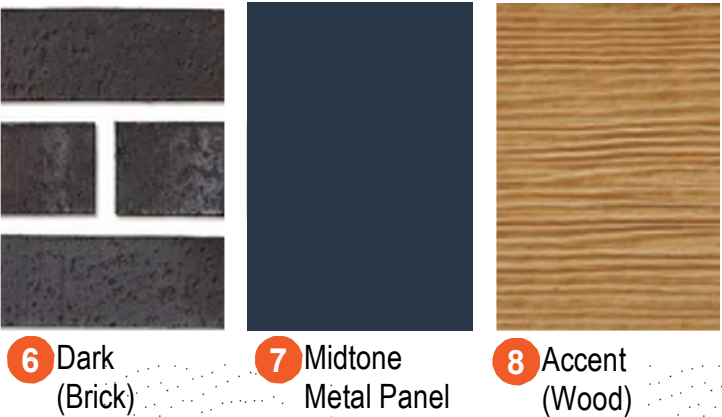


① SITE ELEVATION: 160TH AVENUE EAST
1/16" = 1'-0"

RESIDENTIAL CHARACTER



COMMERCIAL INFLUENCE



ACCENTS



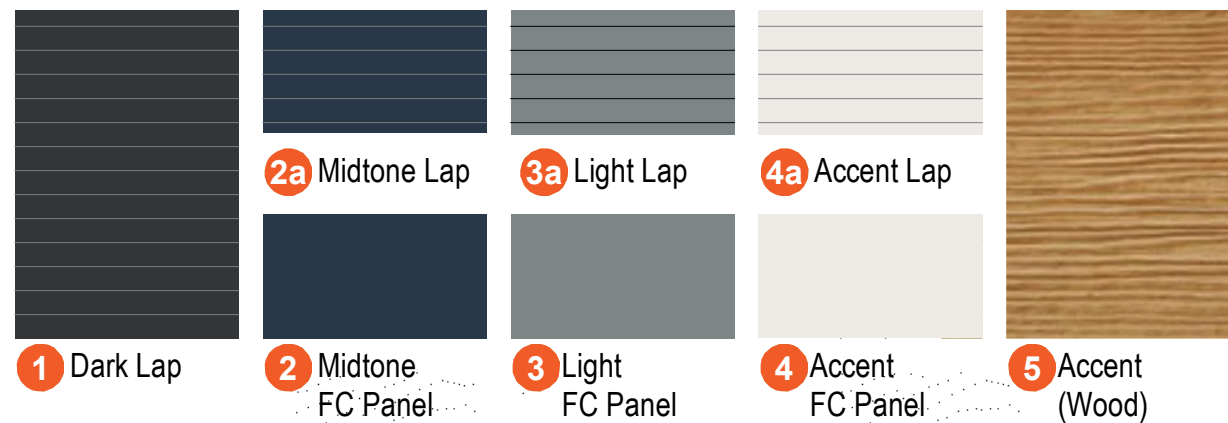


② ELEVATION: AMENITY WEST (PLAZA)
1/16" = 1'-0"

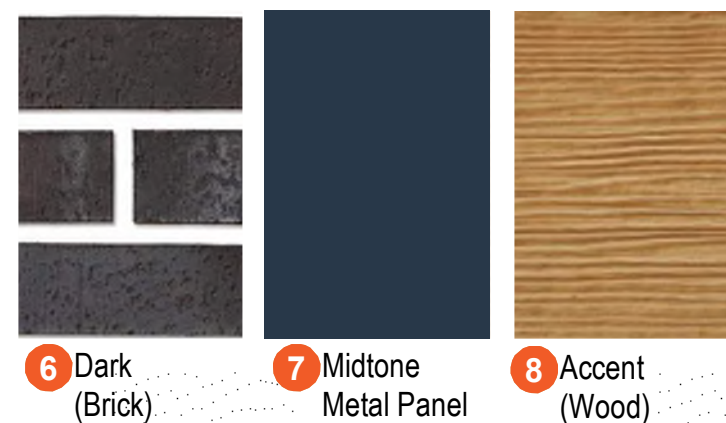


① ELEVATION: AMENITY EAST (PARKING)
1/16" = 1'-0"

RESIDENTIAL CHARACTER



COMMERCIAL INFLUENCE



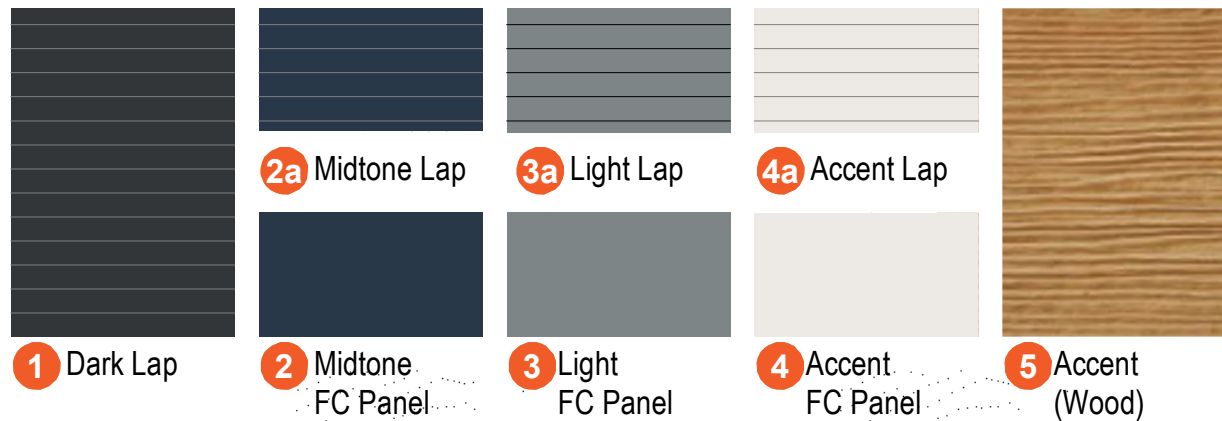


② ELEVATION: AMENITY NORTH
1/16" = 1'-0"

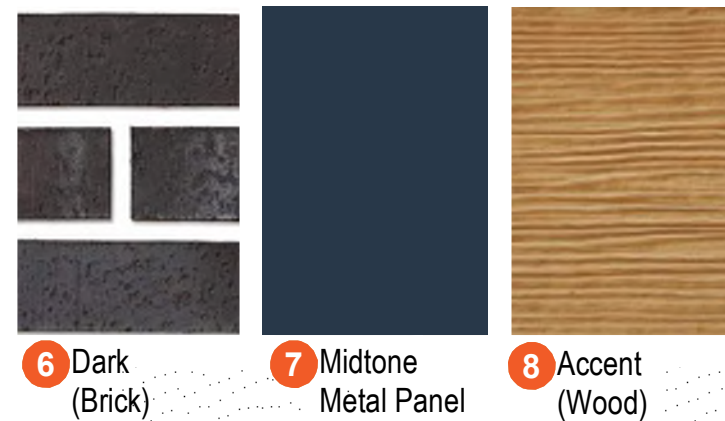


① ELEVATION: AMENITY SOUTH
1/16" = 1'-0"

RESIDENTIAL CHARACTER



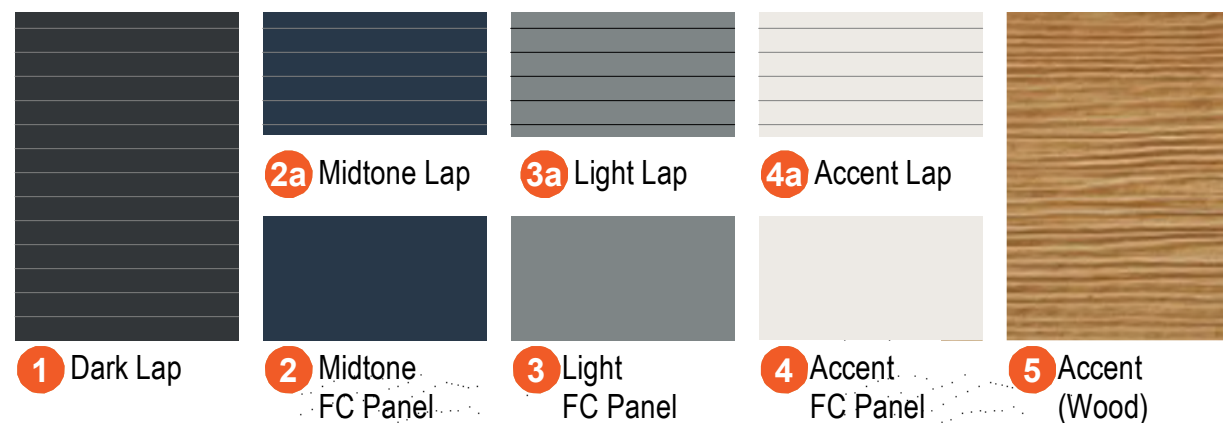
COMMERCIAL INFLUENCE



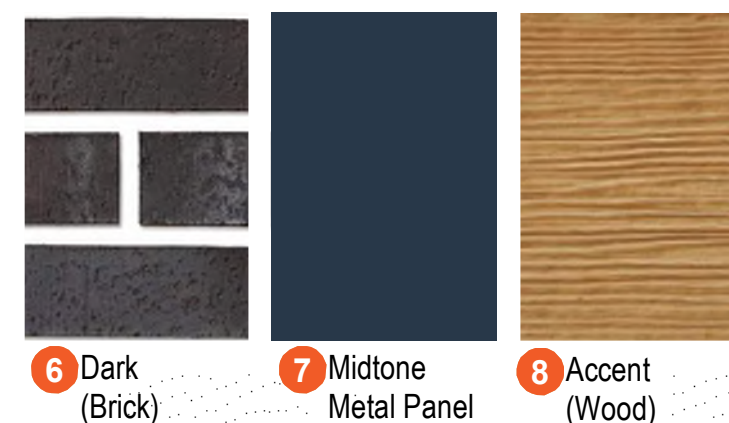


① ELEVATION: CITY BUILDINGS (A&B) - PARKING SIDE
1/16" = 1'-0"

RESIDENTIAL CHARACTER



COMMERCIAL INFLUENCE



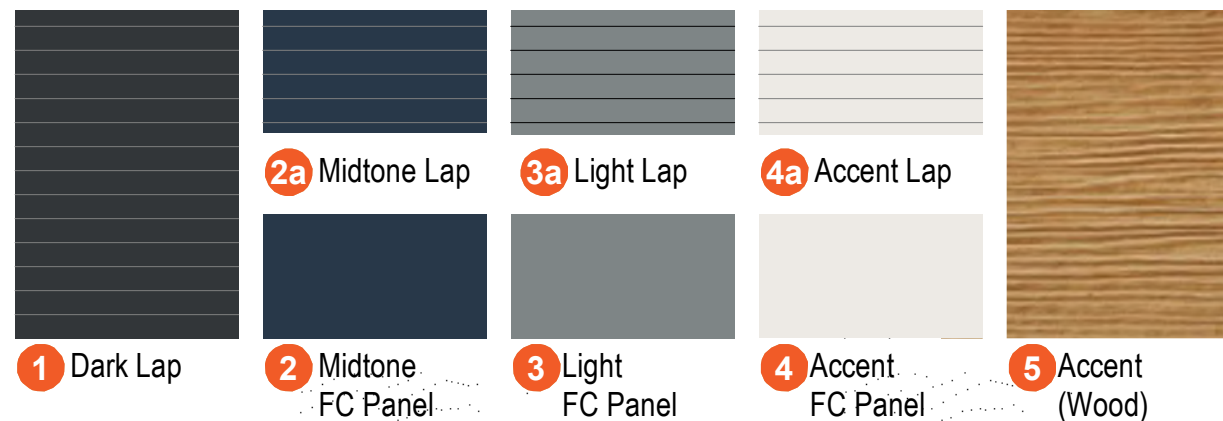
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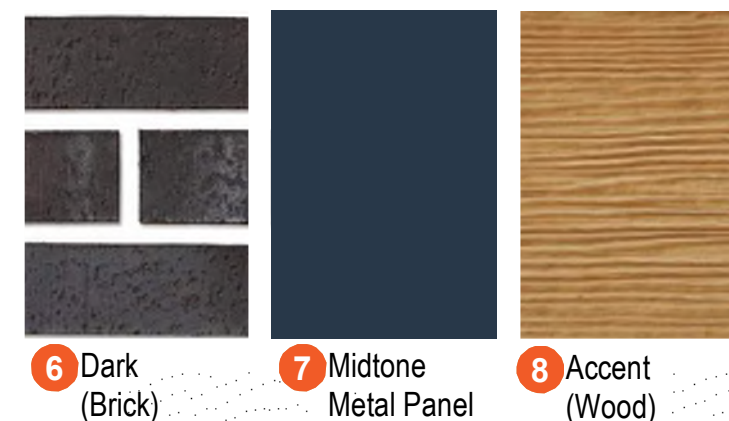


1 ELEVATION: CITY BUILDINGS (A&B) - PLAZA SIDE
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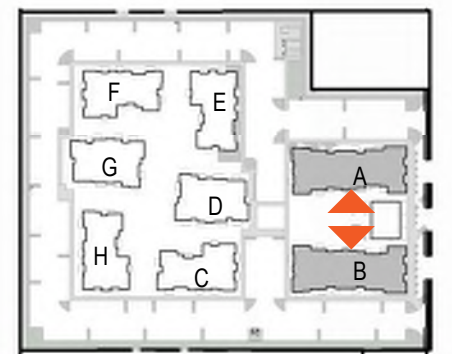
RESIDENTIAL CHARACTER



COMMERCIAL INFLUENCE



ACCENTS



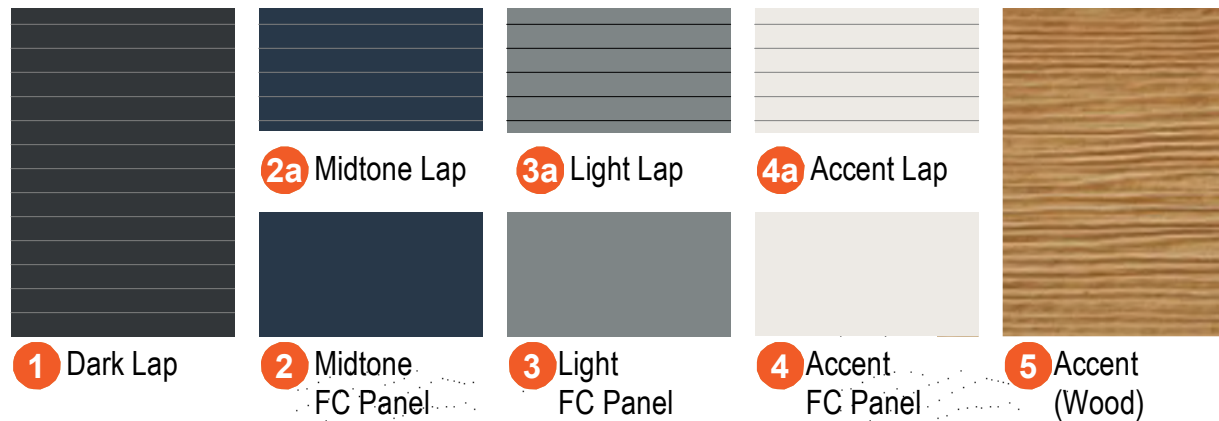


② ELEVATION: CITY BUILDINGS (A&B) - WOONERF SIDE
1/16" = 1'-0"

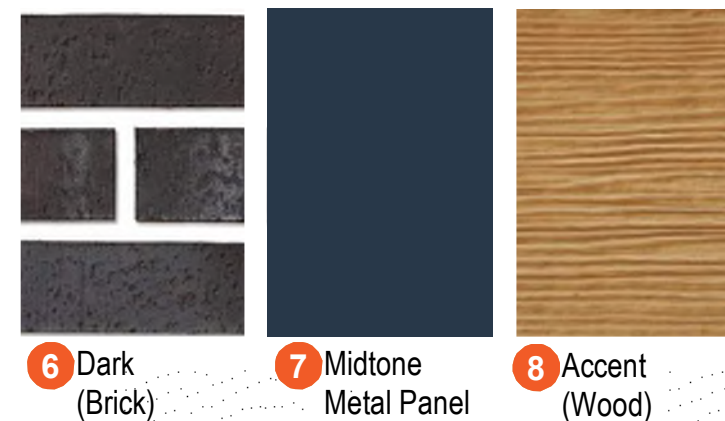


① ELEVATION: CITY BUILDINGS (A&B) - 160TH AVE SIDE
1/16" = 1'-0"

RESIDENTIAL CHARACTER



COMMERCIAL INFLUENCE



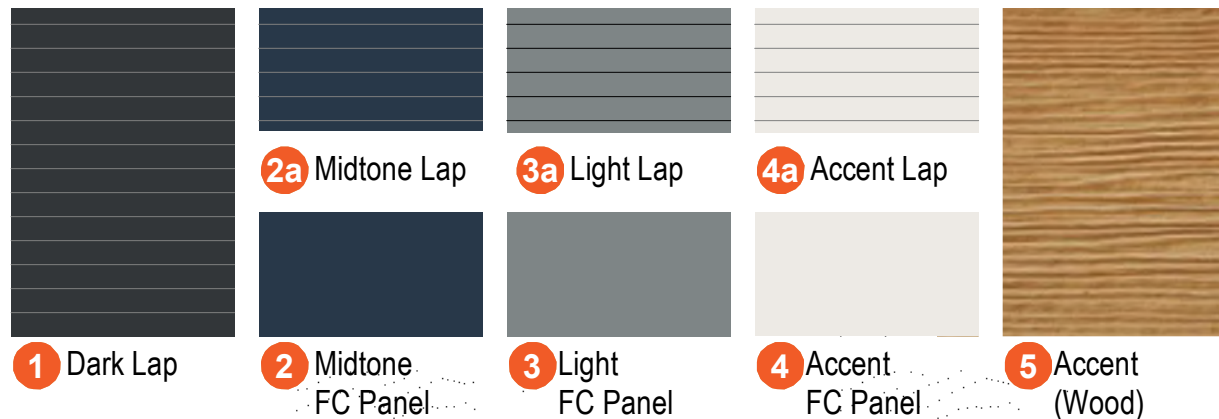
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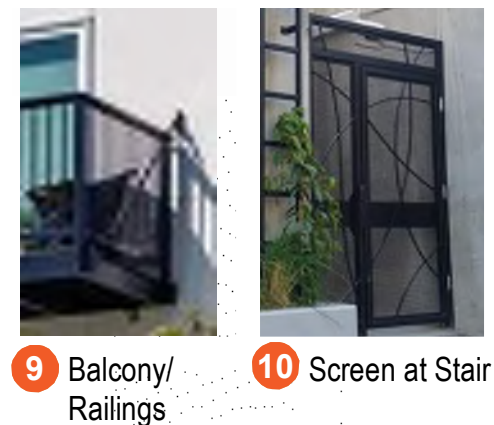


① ELEVATION: PERIMETER BUILDINGS (CEFH) - COURTYARD SIDE
1/16" = 1'-0"

RESIDENTIAL CHARACTER



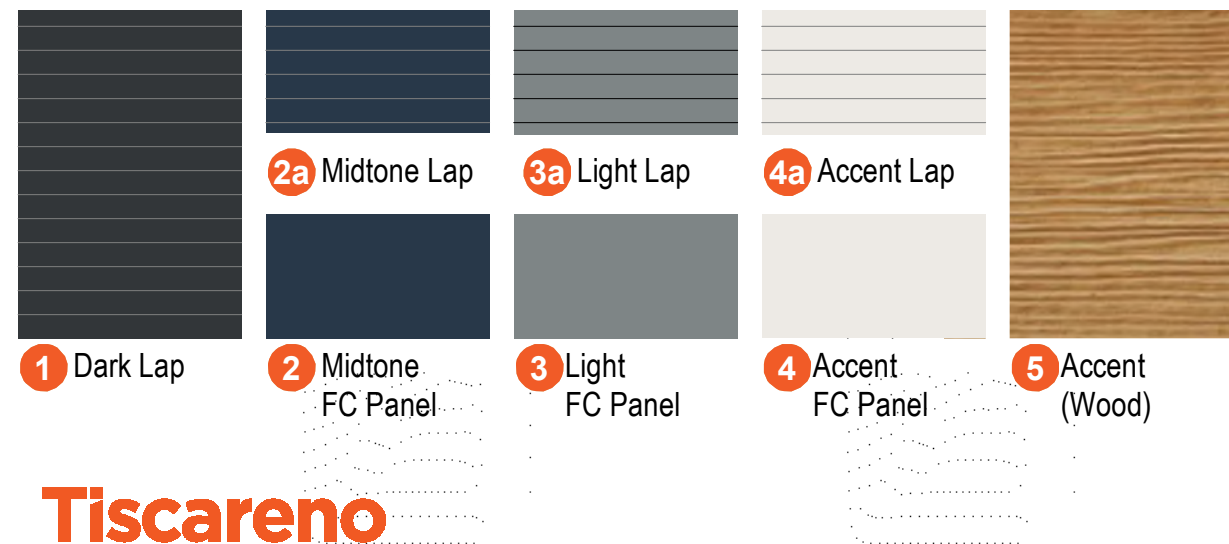
ACCENTS



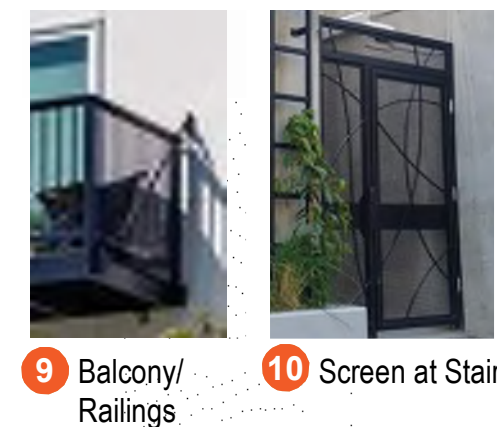


① ELEVATION: PERIMETER BUILDINGS (CEFH) - PARKING SIDE
1/16" = 1'-0"

RESIDENTIAL CHARACTER



ACCENTS



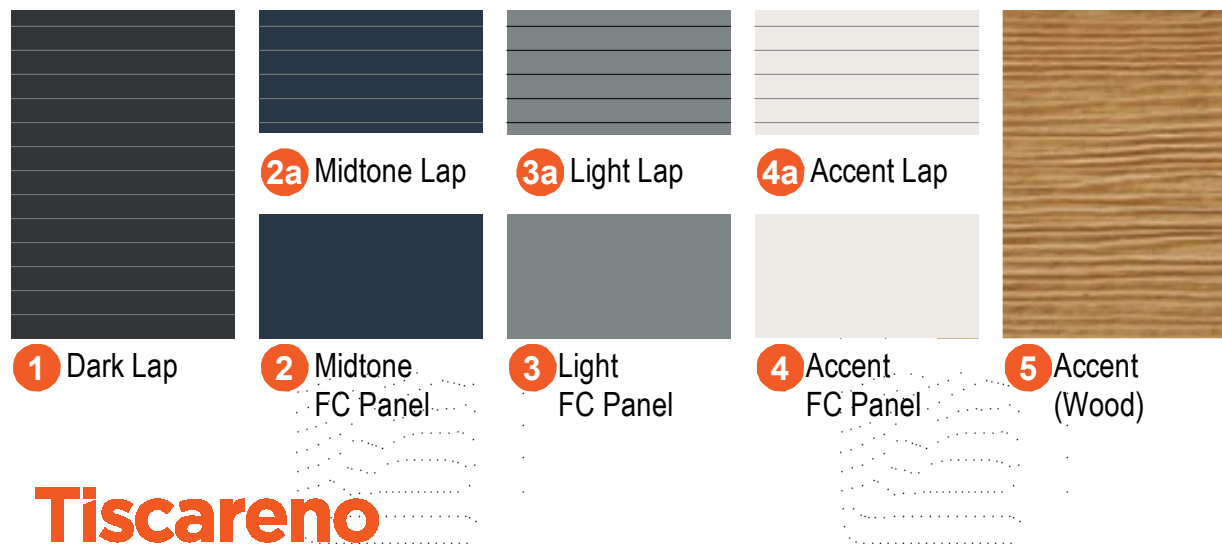


② ELEVATION: PERIMETER BUILDINGS (CEFH) - PARKING SIDE
1/16" = 1'-0"

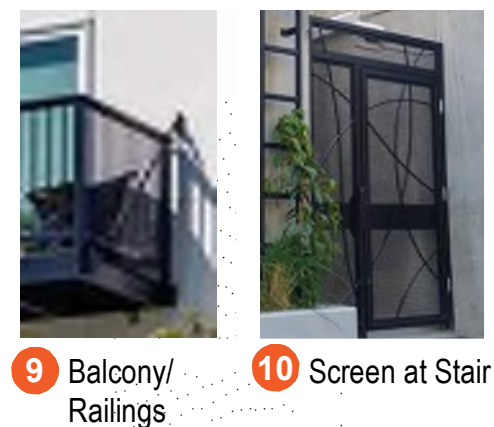


① ELEVATION: PERIMETER BUILDINGS (CEFH) - COURTYARD SIDE
1/16" = 1'-0"

RESIDENTIAL CHARACTER



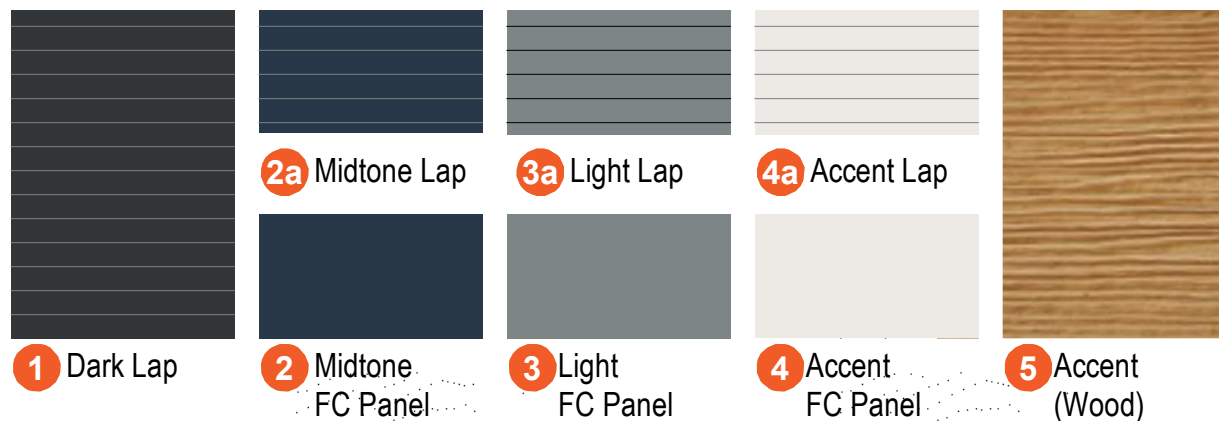
ACCENTS



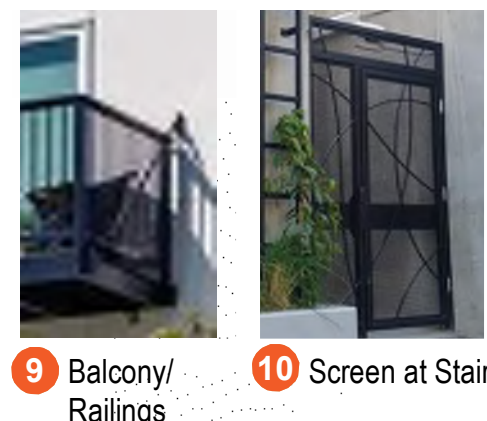


① ELEVATION: PARK BUILDINGS (D&G) - LONG SIDE
1/16" = 1'-0"

RESIDENTIAL CHARACTER



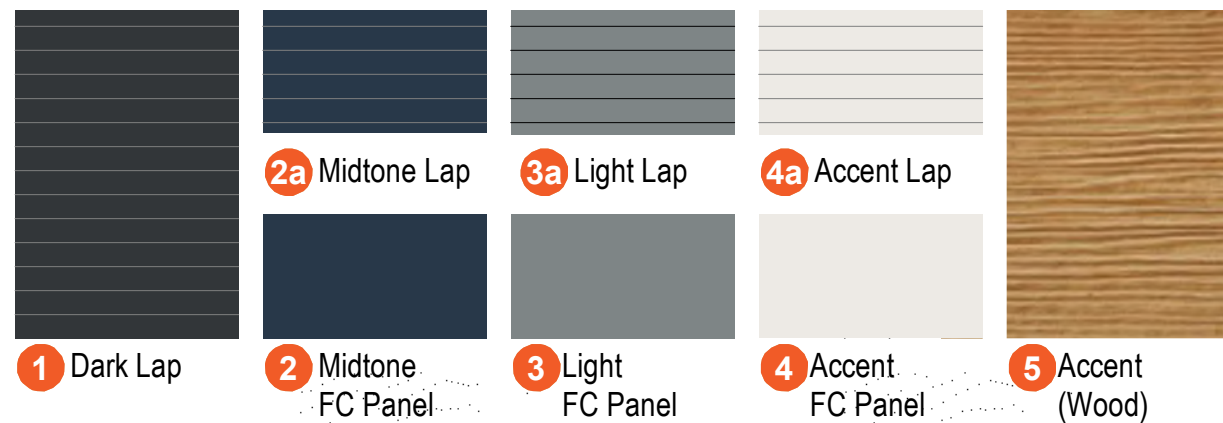
ACCENTS



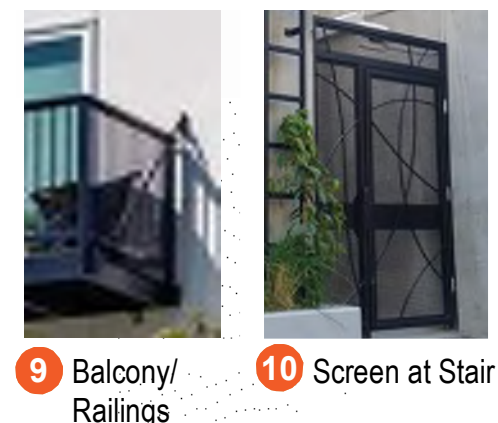


① ELEVATION: PARK BUILDINGS (D&G) - FEATURE SIDE
1/16" = 1'-0"

RESIDENTIAL CHARACTER



ACCENTS



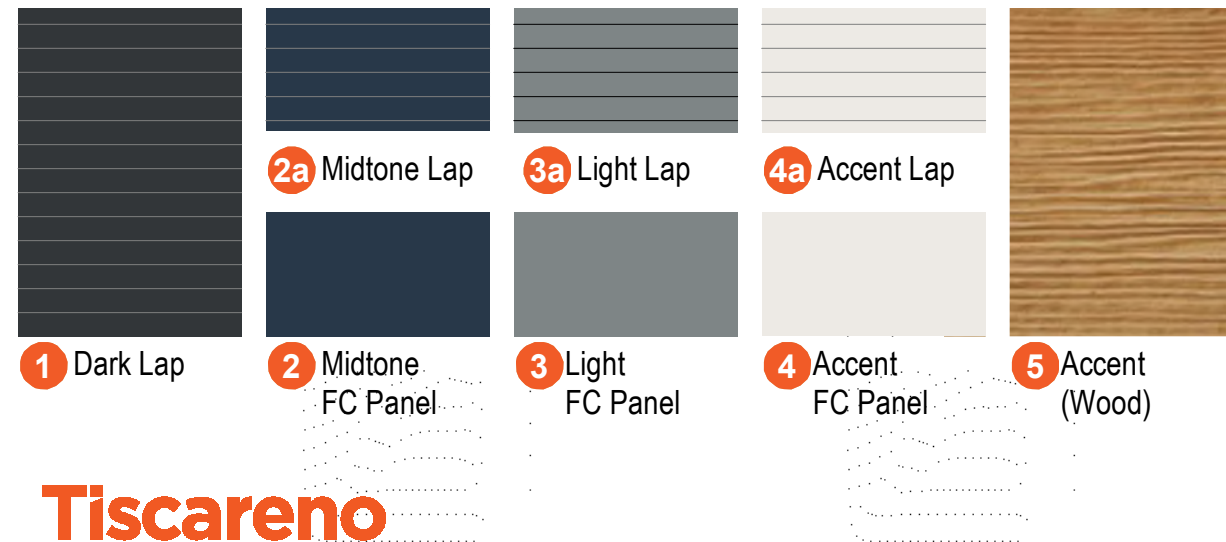


② ELEVATION: PARK BUILDINGS (D&G) - 3 LEVEL SHORT SIDE
1/16" = 1'-0"

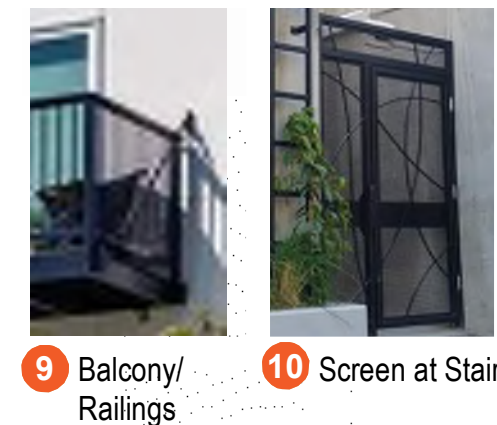


① ELEVATION: PARK BUILDINGS (D&G) - 2 LEVEL SHORT SIDE
1/16" = 1'-0"

RESIDENTIAL CHARACTER



ACCENTS

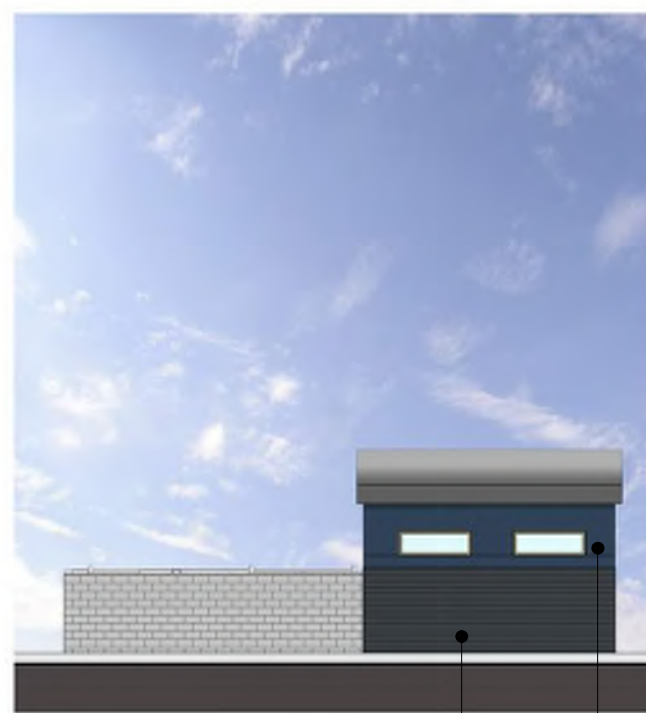




④ ELEVATION: MAINTENANCE WEST
1/16" = 1'-0"



③ ELEVATION: MAINTENANCE SOUTH
1/16" = 1'-0"

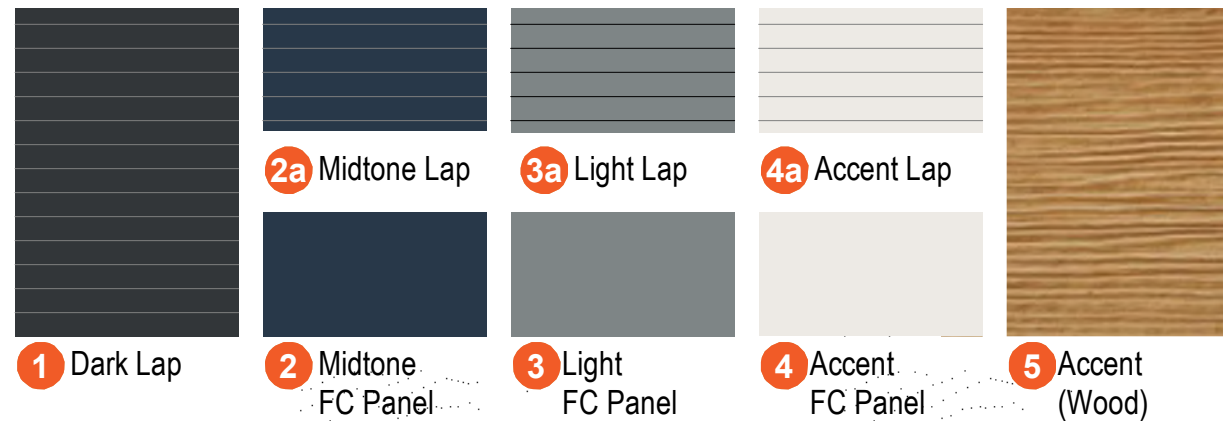


② ELEVATION: MAINTENANCE EAST
1/16" = 1'-0"

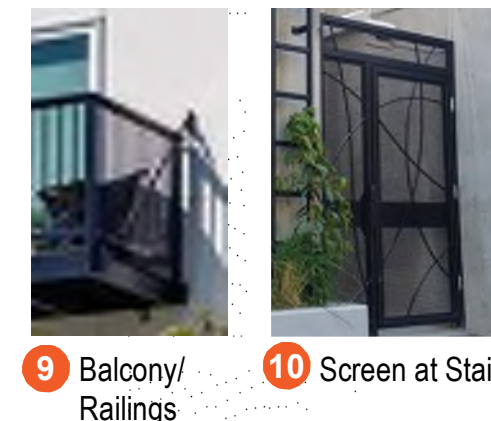


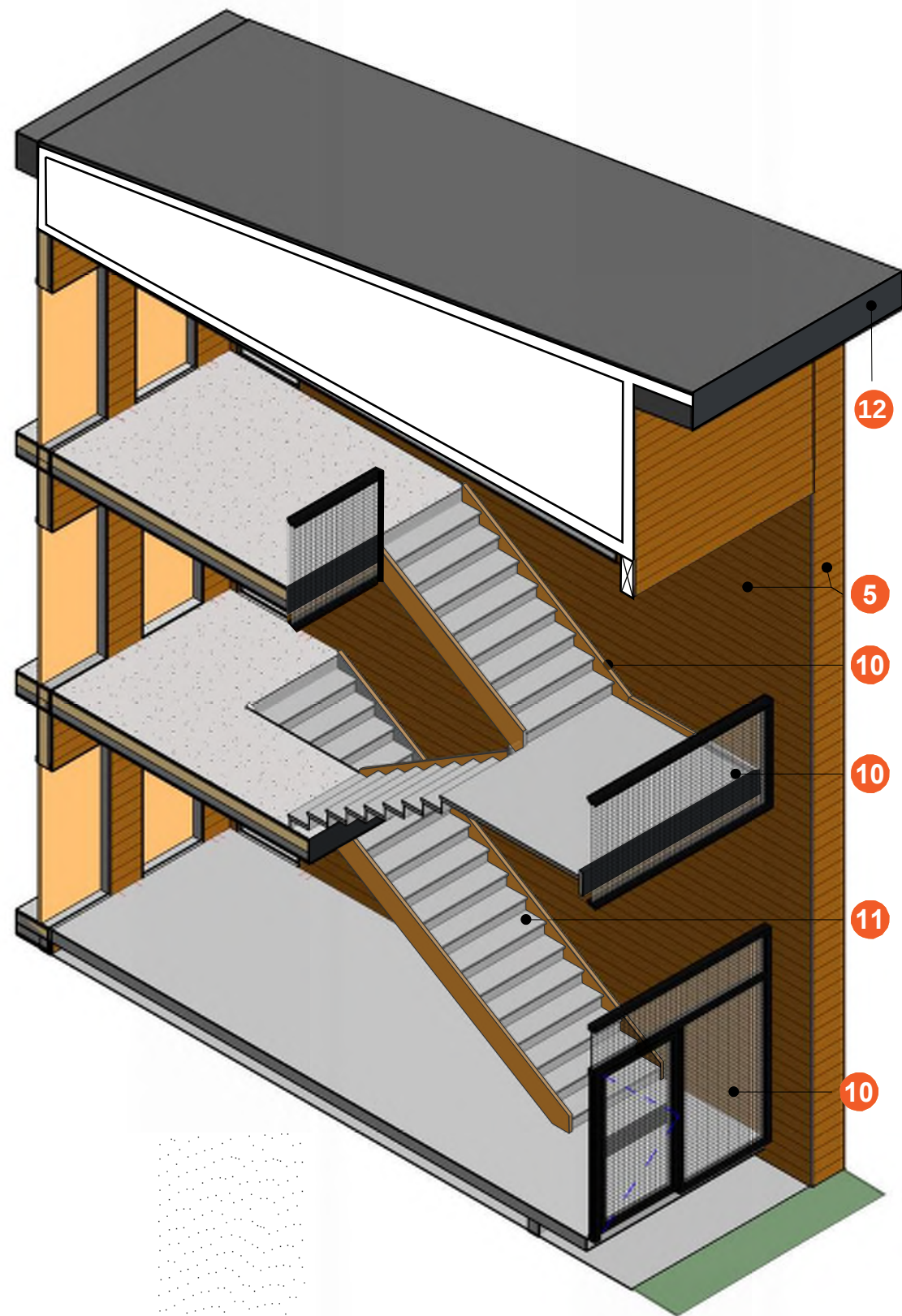
① ELEVATION: MAINTENANCE NORTH
1/16" = 1'-0"

RESIDENTIAL CHARACTER

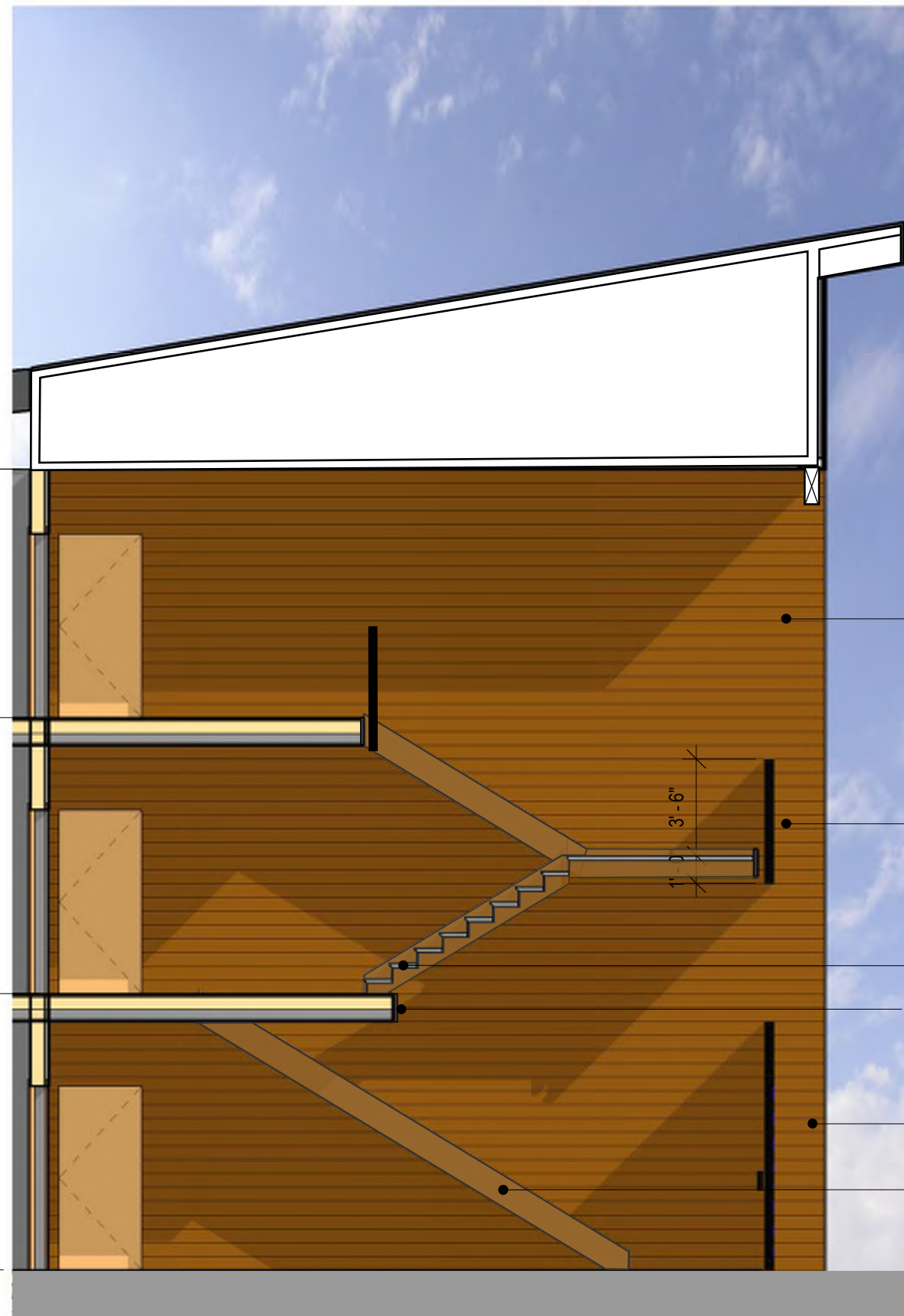


ACCENTS





② AXON: STAIR



① SECTION: STAIR
3/16" = 1'-0" (SOME GUARDRAILS AND HANDRAILS NOT SHOWN FOR CLARITY)

STAIR CHARACTER



11 Pre-cast concrete tread



12 Accent
FC Trim



5 Accent
(Wood)

ACCENTS

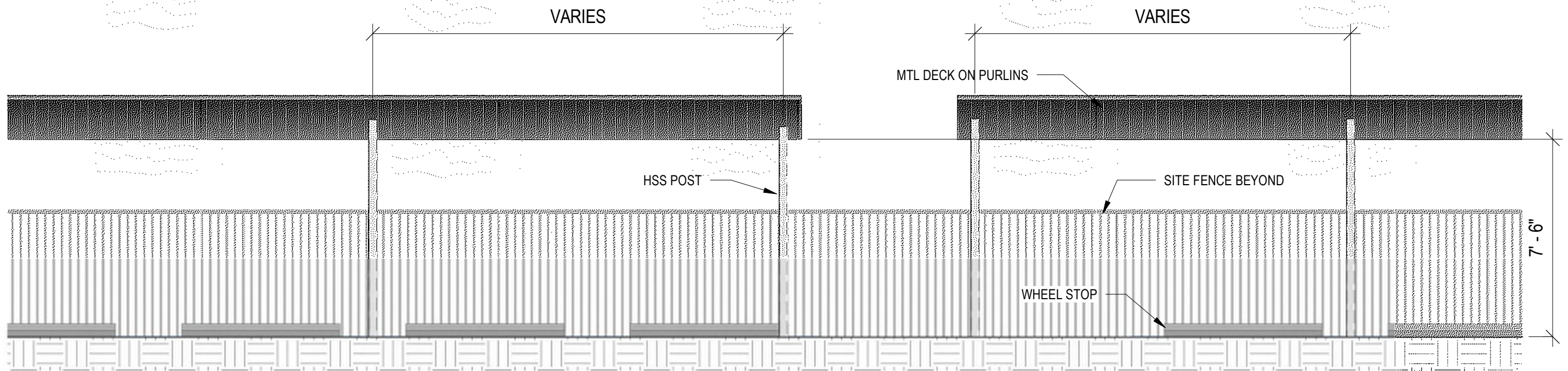


9 Balcony/
Railings

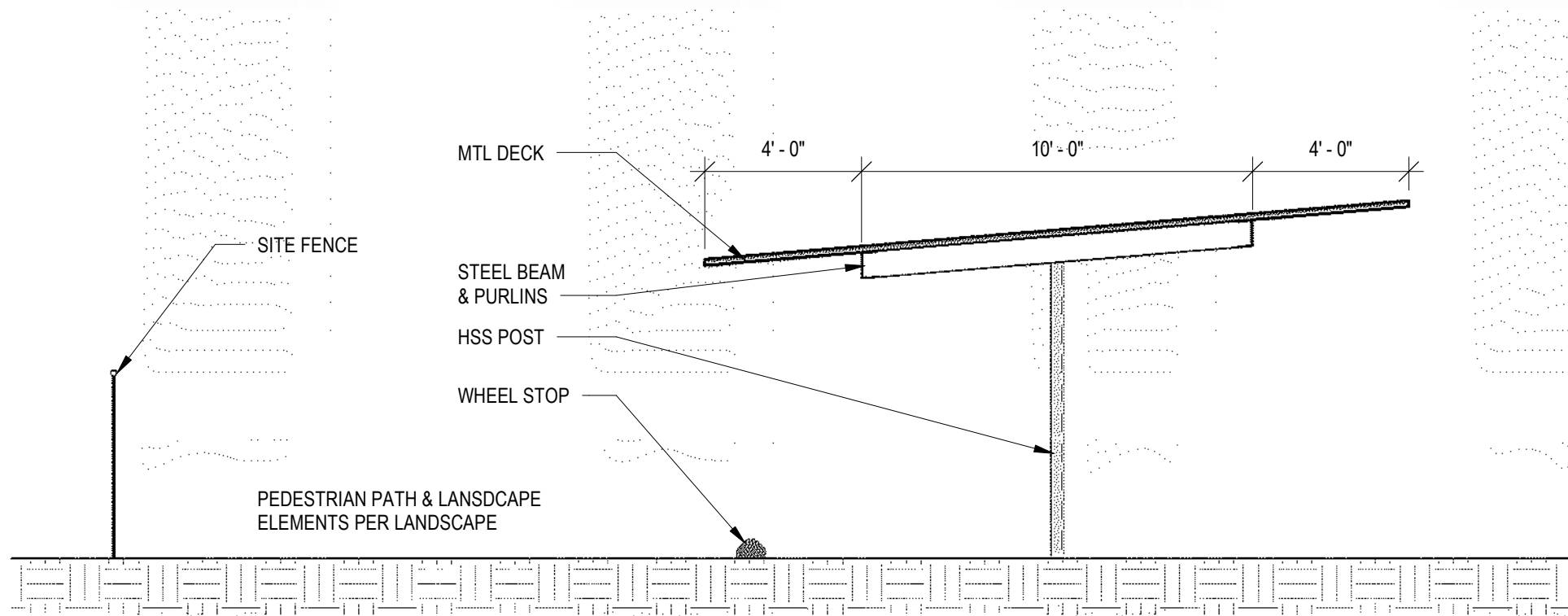


10 Screen at Stair





② TYPICAL PARKING CANOPY - FRONT
1/4" = 1'-0"



① TYPICAL PARKING CANOPY - PROFILE
1/4" = 1'-0"

SITE ELEMENTS



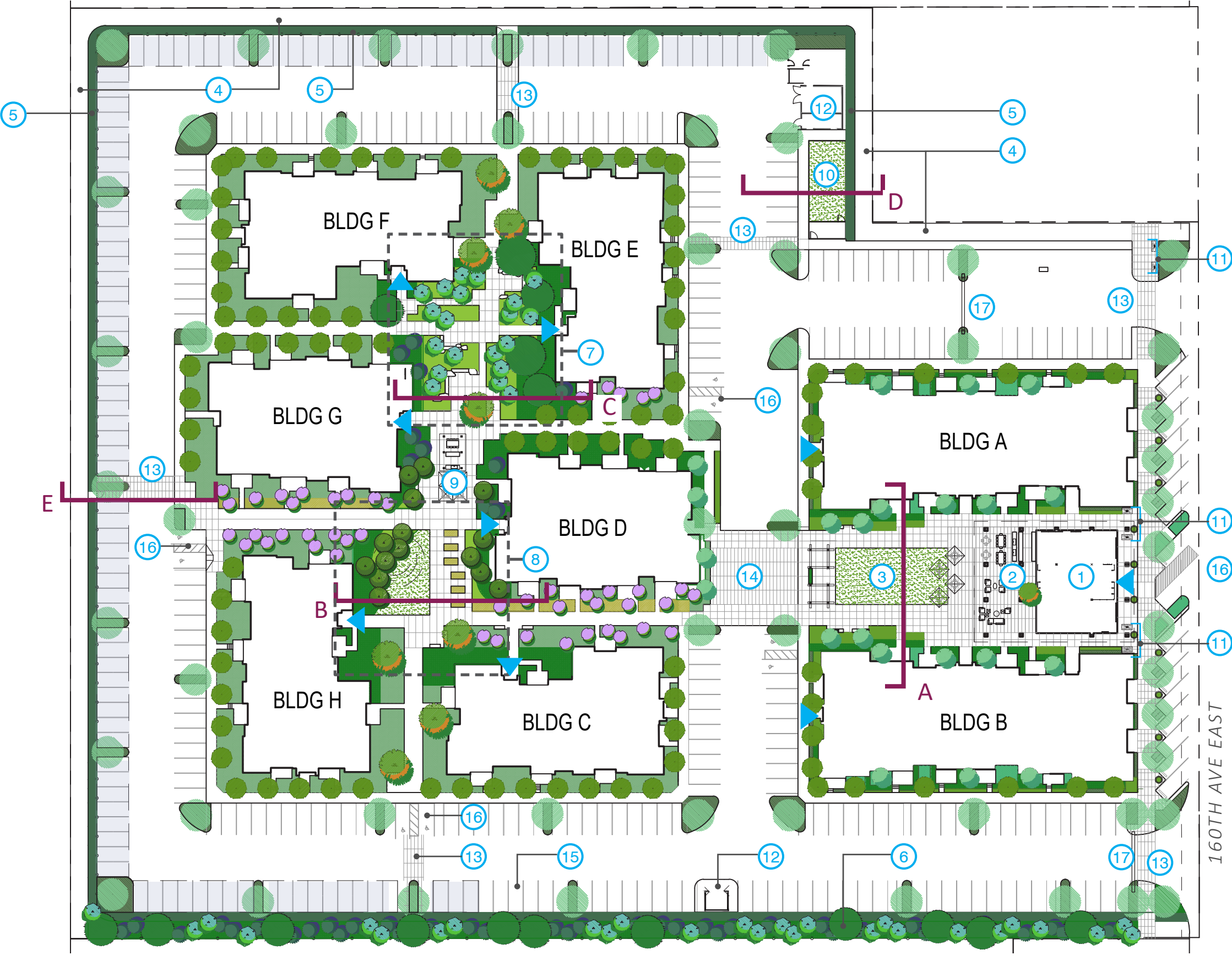
13 FENCE



14 CARPORT



LANDSCAPE PLAN - OVERVIEW



TREE LEGEND

- COLUMNAR TREES
- MED-SCALE TREES
- SMALL ACCENT TREES
- SMALL- TO MED-SCALE GROVE TREES
- MED-SCALE ORNAMENTAL TREES
- MED- TO LARGE-SCALE CONIFERS
- PARKING LOT SHADE TREES

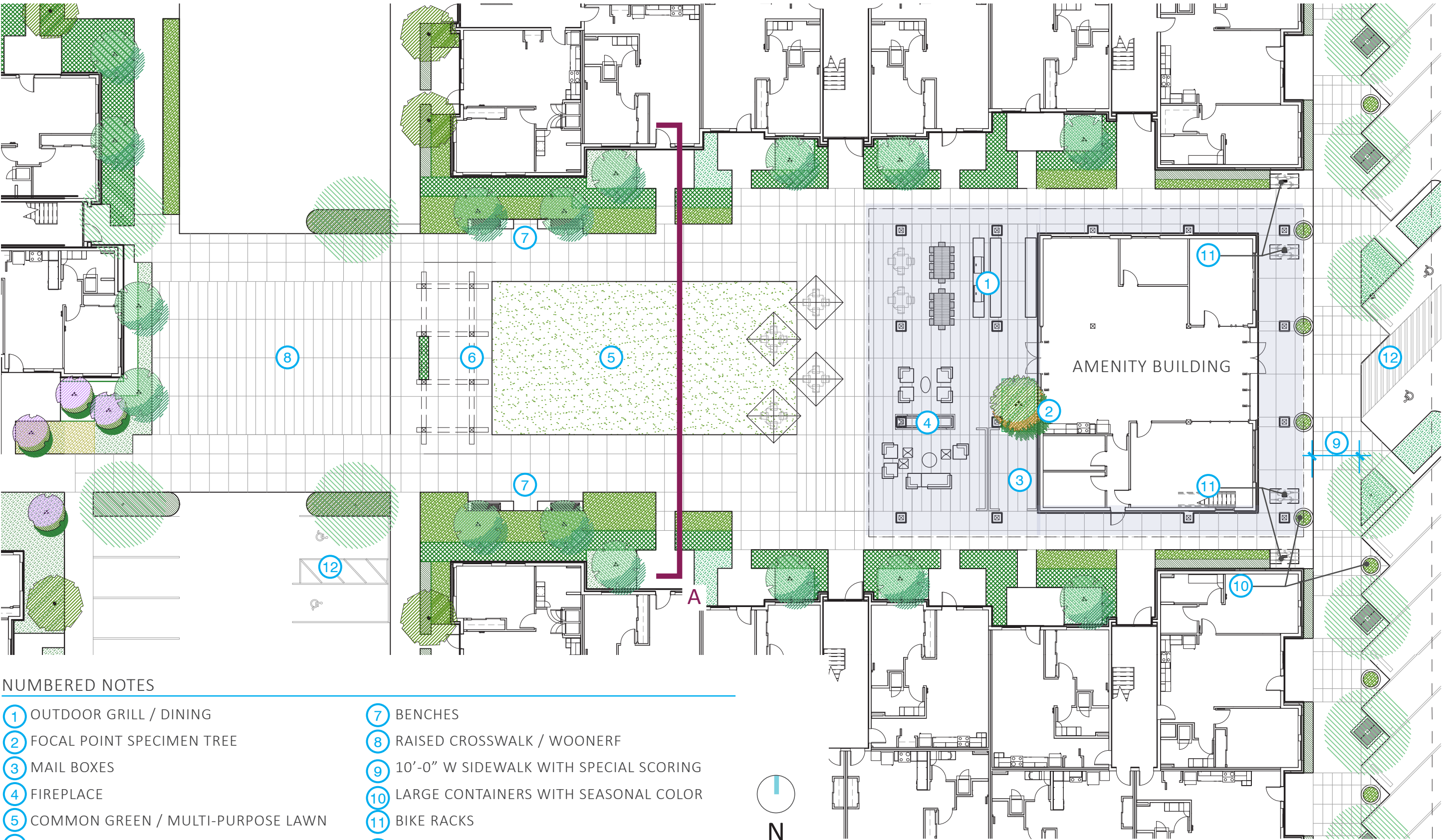
NUMBERED NOTES

- 1 AMENITY BUILDING
- 2 COVERED OUTDOOR AMENITY SPACE
- 3 COMMON GREEN
- 4 10'W INTERBLOCK PED/BIKE CONNECTOR
- 5 5'W PLANTED BUFFER
- 6 14'W PLANTED BUFFER
- 7 NORTH COURT
- 8 SOUTH COURT
- 9 COVERED GRILLING/EATING AREA
- 10 DOG RUN
- 11 BIKE PARKING, TYP.
- 12 TRASH ENCLOSURE
- 13 SPECIALLY SCORED CONCRETE, TYP.
- 14 RAISED CROSSING / WOONERF
- 15 COVERED PARKING, TYP.
- 16 ACCESSIBLE PARKING, TYP.
- 17 VEHICULAR GATE



Scale: 1"=60'-0"

ENLARGED PLAN - AMENITY COURT



NUMBERED NOTES

- 1 OUTDOOR GRILL / DINING

2 FOCAL POINT SPECIMEN TREE

3 MAIL BOXES

4 FIREPLACE

5 COMMON GREEN / MULTI-PURPOSE LAWN

6 COVERED TRELLIS
- 7 BENCHES

8 RAISED CROSSWALK / WOONERF

9 10'-0" W SIDEWALK WITH SPECIAL SCORING

10 LARGE CONTAINERS WITH SEASONAL COLOR

11 BIKE RACKS

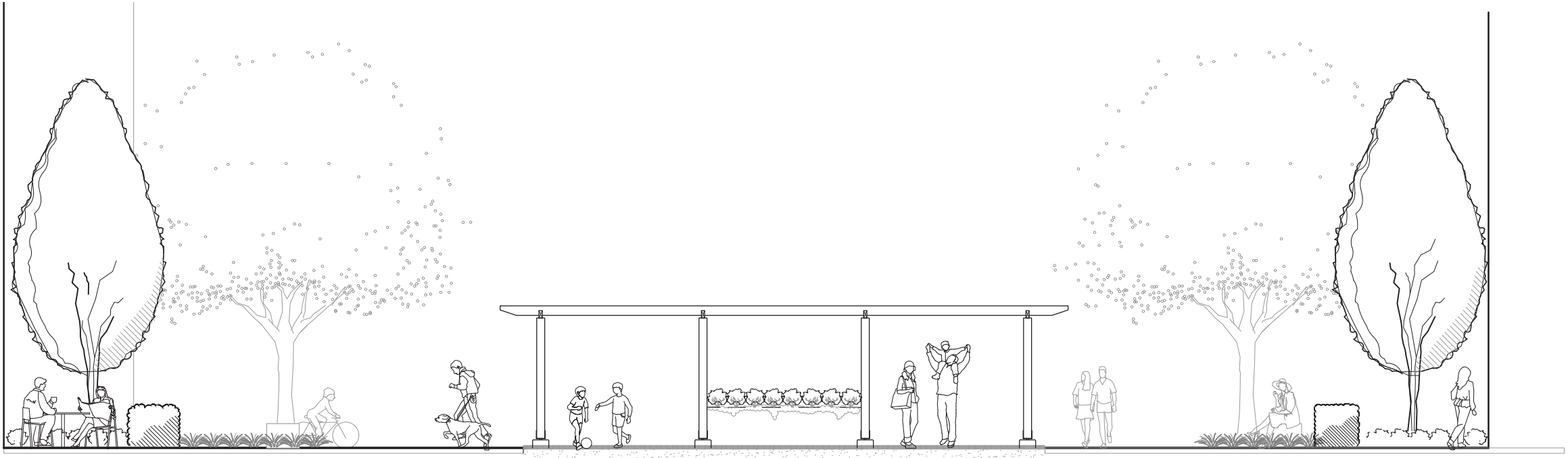
12 ACCESSIBLE PARKING STALLS

AMENITY COURT MATERIALS



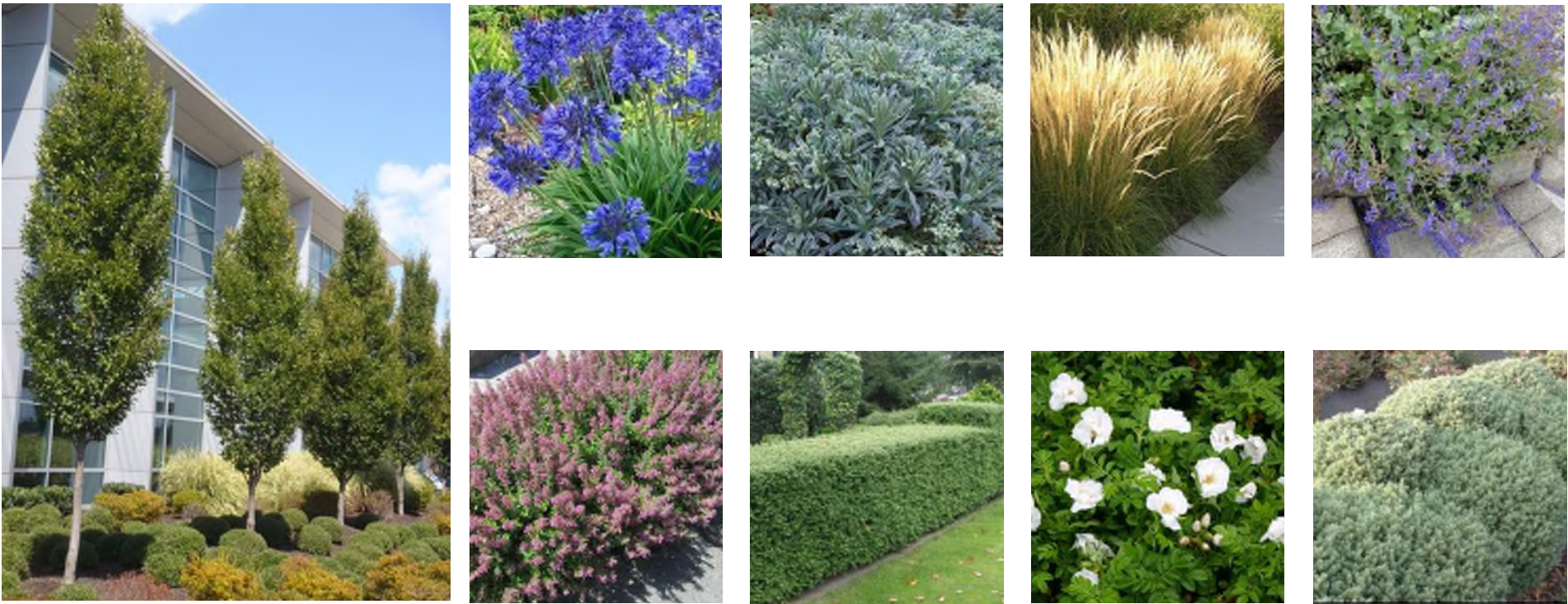
THE COMMON GREEN: MULTI-PURPOSE LAWN WITH SEATING AND LARGE PERGOLA AS FOCAL POINT

COVERED OUTDOOR ROOM WITH FIREPLACE



COLUMNAR TREES AND LAYERED PLANTING AT UNIT TERRACES

SECTION A: CENTRAL GREEN LOOKING WEST



COLUMNAR TREES AND LAYERED PLANTING AT UNIT TERRACES



LARGE CONTAINERS WITH SEASONAL COLOR AT 160TH

ENLARGED PLAN - SOUTH COURT



NUMBERED NOTES

- 1 HERB & POLLINATOR GARDEN PLOTS
- 2 COVERED OUTDOOR GRILL SPACE
- 3 NATURAL LAWN WITH BERM
- 4 BIRCH OR ASPEN GROVE + FERNS
- 5 FLOWERING TREES AND GROUNDCOVER
- 6 LOW EVERGREEN GROUNDCOVER
- 7 SHADE-LOVING FOUNDATION PLANTS
- 8 BENCHES
- 9 SPECIALLY SCORED CONCRETE



Scale: 1"=20'-0"



SECTION B: SOUTH COURT LOOKING NORTH



BERM WITH NATURAL LAWN



HERB AND POLLINATOR GARDEN PLOTS

SOUTH COURT MATERIALS



FLOWERING GROUNDCOVER



FERNS



EVERGREEN GROUNDCOVER



SHADE LOVING FOUNDATION PLANTS



GROVE TREES: ASPEN OR BIRCH



SMALL FLOWERING TREES: I.E. SERVICEBERRY, DOGWOOD, OR REDBUD



ENLARGED PLAN - NORTH COURT





SECTION C: NORTH COURT LOOKING NORTH

NORTH COURT MATERIALS + CHARACTER



GROVE TREES: VINE MAPLE AND DOGWOOD



PLANTING CHARACTER: GROVE TREES + GROUNDCOVER



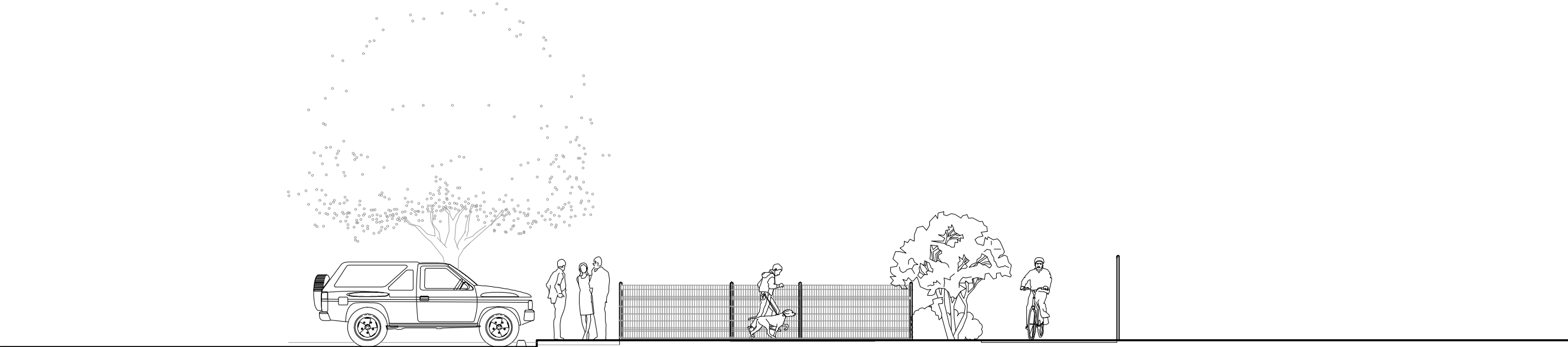
BOARD-FORM CONC. SEATING



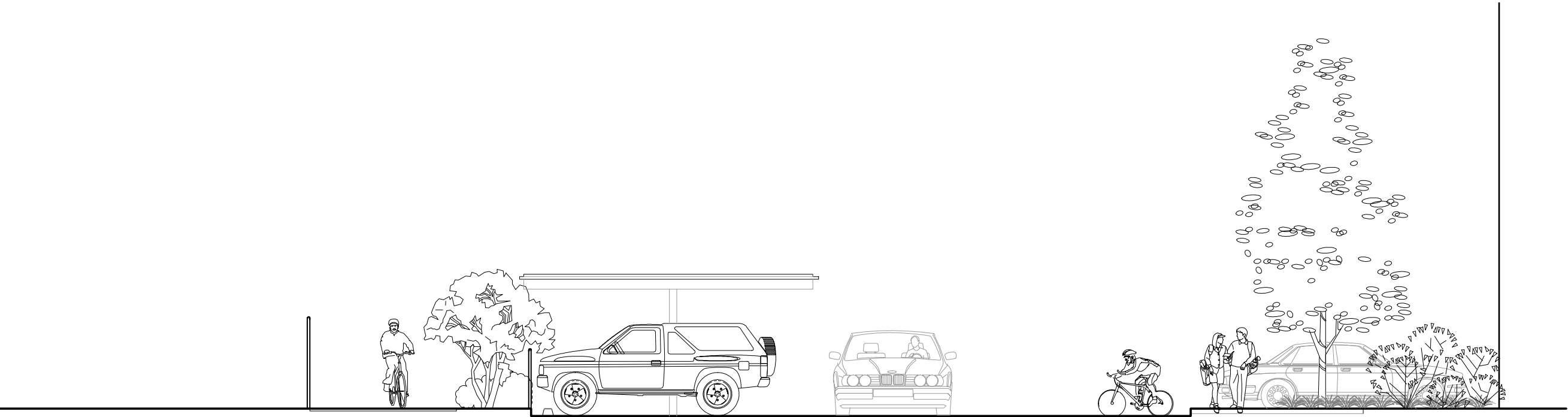
CONIFERS AND BROADLEAF EVERGREEN SHRUBS



SHADE LOVING FOUNDATION PLANTS



SECTION D: DOG RUN LOOKING NORTH



SECTION E: BIKE / PED CONNECTOR AND CROSSING AT WEST PARKING

ZONING OVERVIEW	CODE REFERENCE				COMPLIANCE NOTES
Zone		Medium Density Residential (MDR) Neighborhood Commercial (NC)			
Adjacent Zones		General Commercial (GC), Neighborhood Commercial (NC), Low Density Residential (LDR)			
Zoning Overlay		East Sumner Urban Village (ESUV) Overlay District			
R.O.W. Designation	STP Fig. 5-1	160th Ave	Minor Arterial, Commercial Zone		
R.O.W. Standards	ESNP, p.21	Sidewalks	10' wide minimum with the potential for outdoor seating and pedestrian-friendly spacees along commercial streets.		See Site Plan Sheet D07
	SMC 18.30.100.B	Bike Lanes	Street improvements should include separated sidewalks at least six feet wide, street trees, and bike lanes on 160th Ave where safe and practicable to do so.		See Site Plan Sheet D07
	SMC 18.30.100.C		Street improvements and multimodal corridors shall comply with the city's adopted cross sections for the ESUV.		Acknowledged
	ESNP, p. 29	Street Improvement	Improve 60th St, 64th St, and 160th Ave East with bike paths and sidewalks		See Site Plan Sheet D07
	SMC 18.30.110	Private Roads	Private roads shall remain ungated unless (A): it can be demonstrated, to the satisfaction of the director, that a gate is needed for the safety and security of the residents; and (B) that a gate does not inhibit overall connectivity of the larger neighborhood; and (C) where it is determined such connectivity would be inhibited a development shall contain an ungated pedestian access that traverses the site.		See Site Plan Sheet D07 and Services and Screening Sheet D10
Permitted Uses	SMC 18.14.020	Outright (when combined with ESUV overlay)	MDR	NC	
	SMC 18.16.020		Apartments and multifamily residential uses, townhouse and townhouse condominiums, duplexes, adult family homes, cottage housing, one single family dwelling per building site	Accessory parks and recreation facilities, artists studios and workshops, business and consumer services, churches, child day care, health and fitness club, hotels, medical and dental services, multifamily dwellings, personal services (barber, beauty shops, salons/spas), restaurants, retail business, off-street parking lots, taverns, micro-breweries, bars	Multifamily residential dwellings comply.
	SMC 18.14.030, SMC 18.16.020	Conditional	Adult care facilities, bed and breakfasts, churches, hospitals, professionals offices and services,	banks and professional offices, convenience store, drive-through coffee business, hospitals, public parks and recreation facilities,	No conditional uses proposed.
ECA		Volcanic Hazard Area, High Liquefaction Hazard Area, Wetlands (Partial)			

DEVELOPMENT STANDARDS	CODE REFERENCE					COMPLIANCE NOTES
Allowable Density	SMC 18.14.070	Dwellings per net acre	MDR	NC	DDG	Current density is 29 dwellings per acre. Project intends to meet all open space and parking standards to apply density exemption f...
	DDG 3.4.2	Design standards unique to apartments	26	45	N/A	
			Apartments may depart from lot size, width and density standards set forth in SMC 18.14.070 provided they meet all open space and parking standards.			
Structure Height	SMC 18.30.080	Maximum building...	MDR	NC	DDG	Buildings are all less than 50
	SMC 18.30.090.C.3	Design standards unique to apartments	35	45	50	Buildings are all 3 stories or less.
			Building height shall be limited to four stories in various areas within the ESUV, including along 160th Avenue East. Building height in the noted locations shall not be superseded by height exceptions in the design...			Project intends to meet all open space and parking standards to apply apartment height exemption.
			Apartments may depart from lot size, width, and density standards set forth in SMC 18.14.070 provided they meet all open space and parking standards			
Setbacks	SMC 18.14.070 /	Front yard	MDR	NC	DDG	All buildings are located outside of setbacks
	SMC 18.30.080	Side yard	10	0		
		Side yard	25	0 (20' when abutting residential zone)	25' when adjacent to LDR, 15' all other zones	
		Rear yard	5	0	25' when adjacent to LDR, 15' all other zones	
	SMC 18.32.030 (C)	Permitted intrusions	Permitted Intrusions into Required Yards: Fences and walls, fireplace structures not wider than eight feet up to 30 inches, cornices, sills, eave projections and awnings up to 30 inches, bay windows and garden windows up to 30 inches, unenclosed decks at grade and not above 30 inches above grade, planting boxes or masonr...			
Open Space Requirement	DDG 3.4.1	Common Open Space	200 sf/unit			See Open Space Calculations Sheet D52
	DDG 3.4.1	Guidelines	All space in the development must be pedestrian oriented. Common open space must have perceived tenant ownership, promoted with such amenities as gathering...			See Landscape Plans Sheet D35
	DDG 3.4.1	Minimum width	No dimension shall be less than 15' in width. Raingardens may count as common open space if usable.			See Open Space Calculations Sheet D52
	DDG 3.4.1	Private Open Space	50 sf/unit			
		Guidelines	Private usable open space must be attached and accessible from the dwelling. This may include porches, patios, and balconies. Private open space may be counted toward up to 20 - 30% of the minimum common open space required. Indoor recreational areas may count towards the required open space.			
Gates and Fencing	SMC 18.14.080.K.1-2		MDR	NC	DDG	See Services and Screening on Sheet D10
		Height	6' maximum	6' (3' max if within front or street side yard)	Per underlying zone	
		Location Standards	Within 5' of street-side property line, 3' ht max where fence would provide <50% visibility, 4' ht max if >50% visibility.	If adjacent to residential property, 10' landscaped yard setback and a 6' masonry wall or wood fence along the property line that abuts the residential zone	Chain link prohibited except for temp purposes or gate at trash enclosure	
	SMC 18.16.080.E, DDG 3.8.4					
	SMC 18.14.080.L SMC 18.30.90.F	Sight Distance ESUV	At street/driveway intersection, 20' (driveway side) x 10' (street side) triangle clear Fencing within the ESUV overlay should meet the standards for the underlying zoning district.			

STREET LEVEL STANDARDS	CODE REFERENCE			COMPLIANCE NOTES
Ground Floor Commercial	SMC18.30.090 (E)(1)	(NC Zone) The ground floor fronting Main Street East, 60th Street East or the portion of 160th Avenue East south of Main Street East shall be occupied by a commercial use or is transitional residential to commercial space.		See Circulation and Community Opportunities Sheed D09
Ground Floor Residential	DDG 3.4.2.b	Units fronting public or private street must have entries accessible from that street.		See Circulation and Community Opportunities Sheed D09
Front Yard Transitional Space	DDG 3.5.2	Landscaped front yard and/or landscaped entry court between adjacent streets and buildings.		See Landscape Plan Sheet D35
Pedestrian Entries	DDG 3.4.2.c	Emphasize pedestrian entries over parking areas. Enhance entries with architectural features, weather coverage. Provide planted area in front of each building entry of at least 20 sf, with no dimension less than 4'.Provide a combination of shrubs or groundcover and a street tree.		See Circulation and Community Opportunities Sheet D09 and Enlarged Entry Section Sheet D33
Repetition and Variety	DDG 3.4.2.i	More than one elevation required for multiple structure developments. Provide by changing roofline, articulation, windows, and or modulation patterns.		See Color Elevations
Pedestrian Access and Amenities	DDG 3.6.1.a	Pathways between dwelling units and street are required.		See Landscape Plan Sheet D35
Circulation	DDG 3.6.1.b	Location	Pedestrian circulation shall connect all main entrances on site and all common areas.	See Circulation and Community Opportunities Sheed D09
		Minimum Width	Must be hard surfaced, 5' wide minimum. Segments with access to no more than 4 units may be 3' wide.	See Landscape Plan Sheet D35
		Woonerf	Circulation may be within an auto travel lane if surfaced with paving blocks, bricks, or other special paving as approved by Design Commision. Bollard spacing 5' OC max	See Landscape Plan Sheet D35
Stairs	DDG 3.6.1.c	Exterior	External stairways may be allowed only when they enhance the integrity of the architecture.	See Enlarged Entry Section Sheet D33

BUILDING DESIGN	CODE REFERENCE		COMPLIANCE NOTES
Building Articulation	DDG 3.7.1	All residential buildings and residential portions of mixed-use buildings shall include at least three modulation and/or articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas, unless approved by the Design Commission a) Repeating distinctive window patterns b) vertical building modulation... c) horizontal modulation per 3-34 d) top-middle-bottom articulation	Features a, b, and c incorporated. See Color Elevations and Building Modulation Sheet D53
		The "City" building type features one façade segment that is 34' in width. A Woodtone frame element is provided to visually modulate this portion of the façade.	See Building Modulation Sheet D53. Departure requested for "City" building type.
Façade modulation	DDG 3.7.2	Façade modulation shall be at least 6' wide for up to 120 foot wide structure. One additional foot width required for every additional 10' of building width. Decks and roof overhangs may encroach up to 3' per side into modulation. The "City" building type features one façade segment that is 11' wide on a façade length of 178' (1' below the minimum width).	See Building Modulation Sheet D53. Departure requested for "City" building type.
Building types	DDG 3.73	Multi-building developments shall provide a diversity of building types.	3 residential building types + Amenity building. See Site Plan Sheet D07 and Color Elevations
Rooflines	DDG 3.7.4.a	Minimum 5:12 pitch. Alternatives will be considered provided design elements are included to help the building and its roofline fit into the site's context.	Alternative pitches of 2:12 and 1:12 requested for contemporary aesthetic
	DDG 3.7.4.b	Mixed-use buildings in NC are encouraged to use 5:12 pitch	
	DDG 3.7.4.c	Maximum length of any continuous roof line without modulation shall be 30' for residential buildings, 60' for mixed-use buildings.	See Color Elevations. Departure requested for some areas.
Details and Materials	DDG 3.8.1	Multi-family buildings must earn 2 points worth of details from each section: Section 1: decorative porch design, decorative treatment of windows, brick or stonework covering more than 10% of façade (2pts), decorative building materials that add visual interest. Section 2: decorative roofline design, decorative railings, grill work, or terraced landscape beds along the façade.	Section 1: decorative stair design, decorative building materials. Section 2: decorative roofline design, decorative landscaping at facades
Transparency	DDG 3.8.2.a	35-45% front façade transparency 10-15% side façade transparency	See Transparency Sheet D54

 DEPARTURE FROM STANDARD REQUESTED

PARKING REQUIREMENTS		CODE REFERENCE			COMPLIANCE NOTES
Automobiles	SMC 18.42.040 (B)	Minimum Parking Required:	Studio: 1/2 Bedroom Unit: 3+ Bedroom Units: Visitor Parking:	1 space 1.5 spaces 2 spaces 1 space per 5 units	Requirement met, see Cover Sheet D01
Pedestrian/Vehicle Buffers	DDG 3.6.1.d	Screening or buffering to create physical separation between pedestrians and vehicle access areas and the windows or residential units shall be provided.			See Landscape Plan Sheet D35
Bicycles	SMC 18.42.085	10 percent of the number of required off-street auto parking spaces for nonresidential uses			None required, some provided. See Landscape Plan Sheet D35

MAX HT (APARTMENTS)
124' - 0"

MAX HT (MDR)
109' - 0"

LEVEL 3 T.O. PLATE
103' - 0"

LEVEL 3
94' - 0"

LEVEL 2
84' - 0"

LEVEL 1
74' - 0"



② MAX HEIGHT - WEST BLOCK
3/64" = 1'-0"

MAX HT (APARTMENTS)
124' - 0"

MAX HT (MDR)
109' - 0"

LEVEL 3
94' - 0"

LEVEL 2
84' - 0"

LEVEL 1
74' - 0"



① MAX HEIGHT - EAST BLOCK
3/64" = 1'-0"

MAX HT (APARTMENTS)
124' - 0"

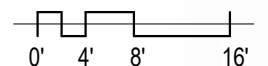
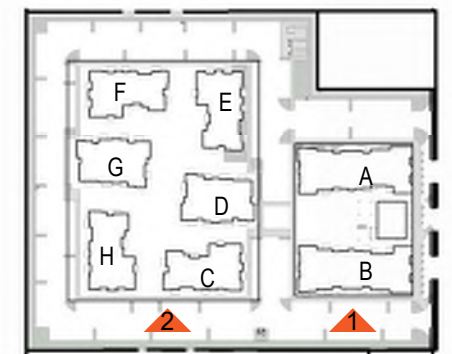
MAX HT (NC)
118' - 4"

LEVEL 3A T.O. PLATE
107' - 10"

LEVEL 3A
98' - 10"

LEVEL 2A
88' - 10"

LEVEL 1A
73' - 4"





NAME	AREA (SF)
ENCLOSED AMENITY	1,314
ENCLOSED AMENITY	461
	1,775
OUTDOOR SHARED AMENITY	11,704
OUTDOOR SHARED AMENITY	17,145
OUTDOOR SHARED AMENITY	1,206
OUTDOOR SHARED AMENITY	1,659
	31,714
GRAND TOTAL	33,488

NAME	Count	AREA (SF)
BALCONY	136	6,908
PATIO	72	7,068
GRAND TOTAL		13,976

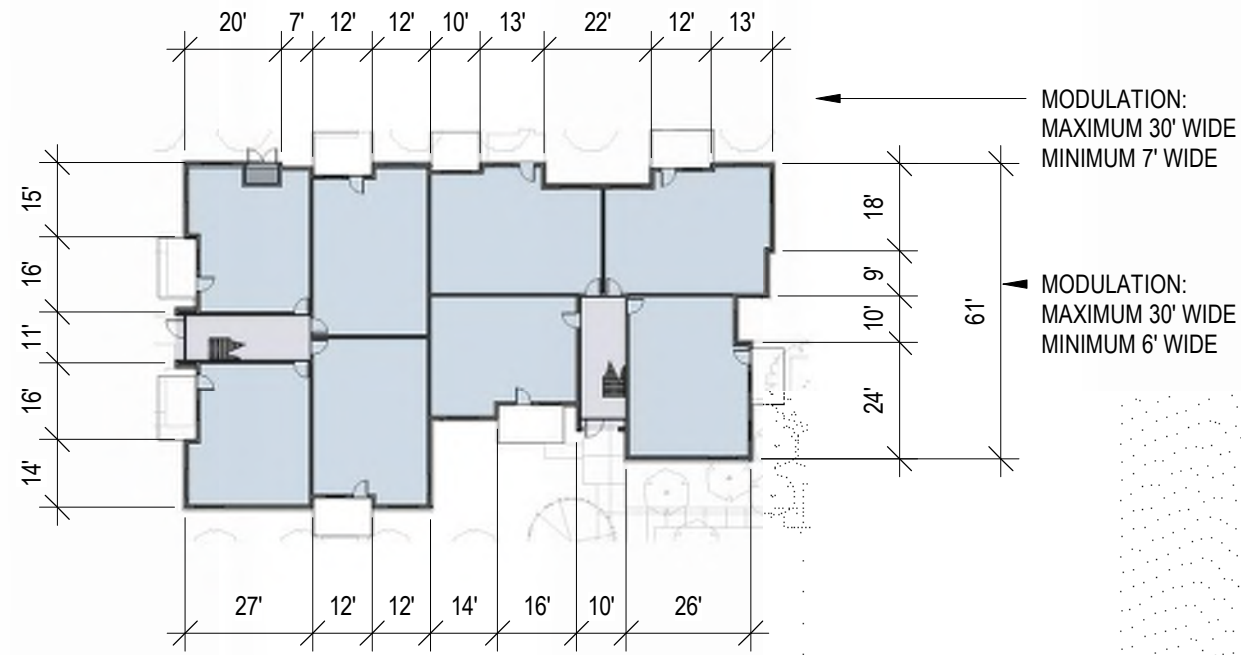
Common Open Space:
 208 units @ 200 Sq ft per unit = 41,600 SF
 Max Private Amenity (20%) = 8,320 SF
 Max Private Amenity (30%) = 12,480 SF
 Required Shared Amenity = 33,280 SF

Provided Shared = 33,488 SF
 Provided Total (20%) = 41,371 SF
 Provided Total (30%) = 45,981 SF

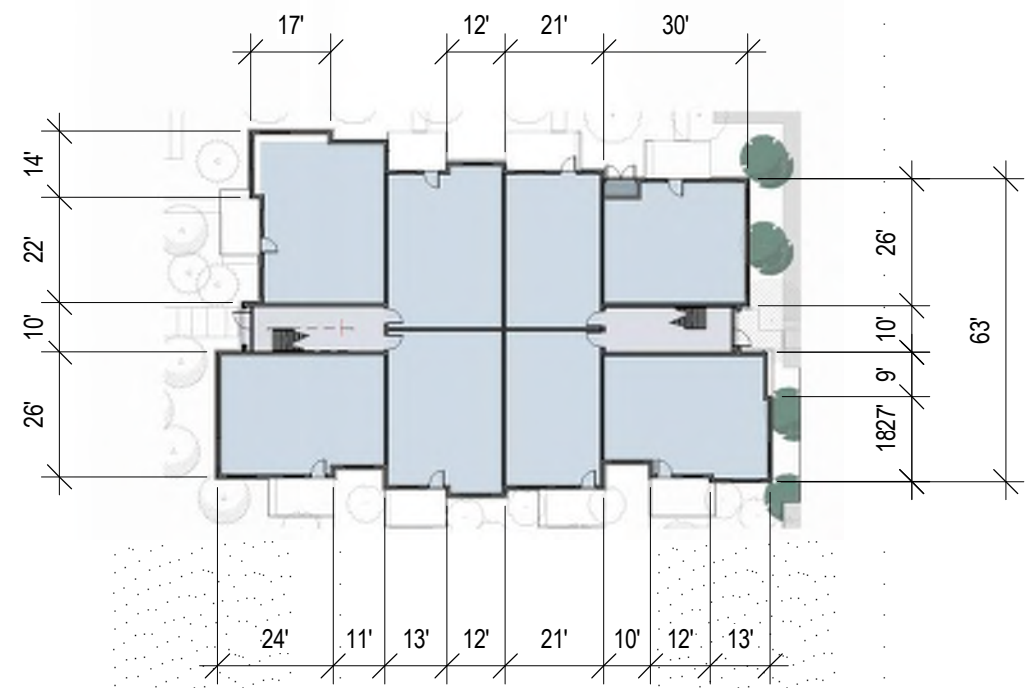
Private Open Space:
 208 units @ 50 SF per unit = 10,400 SF
 Provided = 13,976 SF

AMENITY AREA KEY

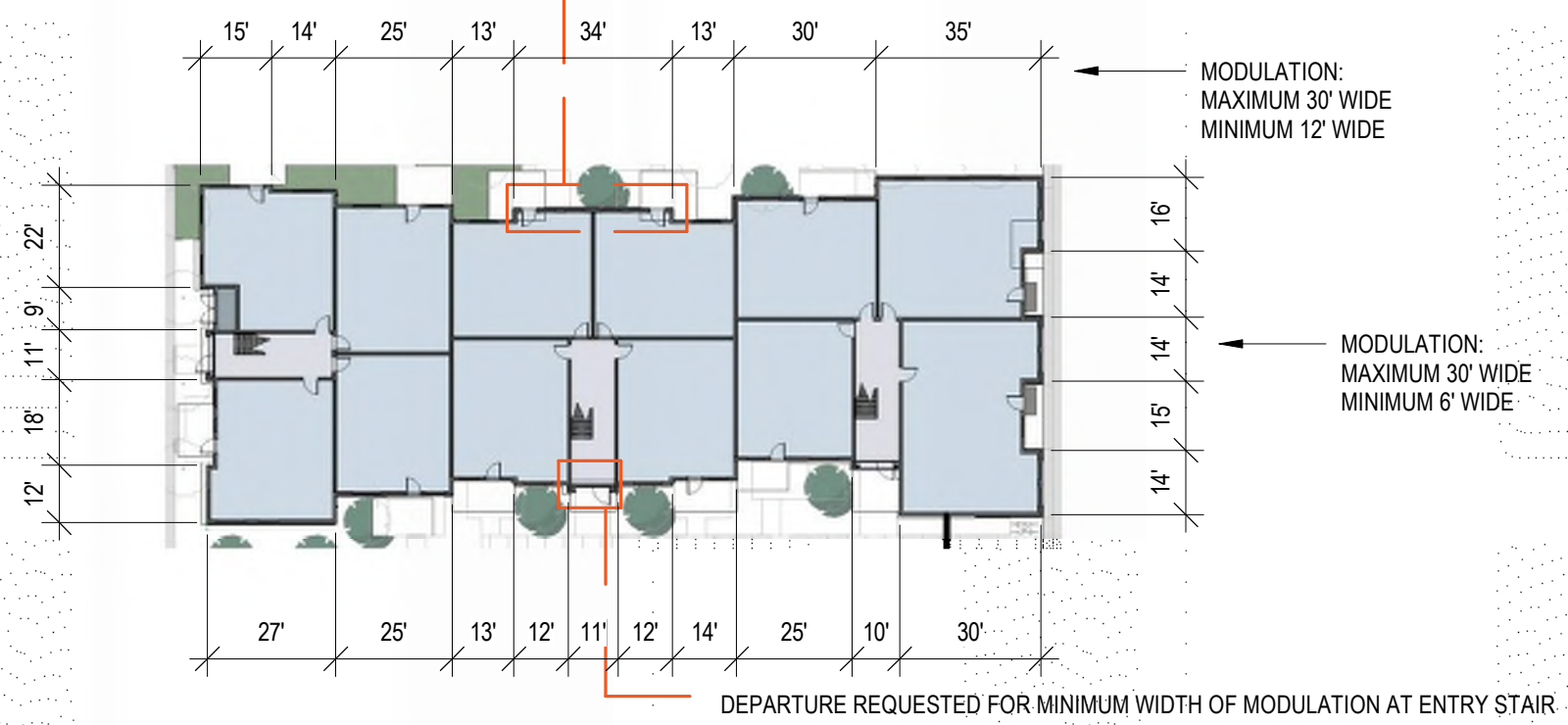
- ENCLOSED AMENITY
- OUTDOOR SHARED AMENITY
- PATIO
- LANDSCAPE AREA
- MID-BLOCK CONNECTOR
- VEHICLE AREA



3
D53 BUILDING MODULATION - "PERIMETER" BUILDING TYPE



2
D53 BUILDING MODULATION - "PARK" BUILDING TYPE
1" = 40'-0"



1
D53 BUILDING MODULATION - "CITY" BUILDING TYPE
1" = 40'-0"



⑤ TRANSPARENCY: NORTH (SIDE)
1/32" = 1'-0"

Facade Area: 6,420 SF
Required Transparency: 642 - 963 SF (10-15%):
Provided Transparency: 1,833 SF (29%)



④ TRANSPARENCY: NORTH (SIDE)
1/32" = 1'-0"

Facade Area: 6,887 SF
Required Transparency: 689 - 1,003 SF (10-15%):
Provided Transparency: 1,779 SF (26%)



③ TRANSPARENCY: SOUTH (SIDE)
1/32" = 1'-0"

Facade Area: 13,304 SF
Required Transparency: 1,330 - 1,996 SF (10-15%):
Provided Transparency: 3,658 SF (28%)



② TRANSPARENCY: 160TH AVENUE EAST (FRONT)
1/32" = 1'-0"

Facade Area: 7,258 SF
Required Transparency: 2,540 - 3,226 SF (35-45%):
Provided Transparency: 2,618 SF (36%)



① TRANSPARENCY: 160TH AVENUE EAST (SIDE)
1/32" = 1'-0"

Facade Area: 4,223 SF
Required Transparency: 422 - 634 SF (10-15%):
Provided Transparency: 1,103 SF (26%)





PROPOSED UPDATE

RULES OF PROCEDURE

OF THE

DESIGN COMMISSION OF THE CITY OF SUMNER, WASHINGTON

We, the members of the Design Commission of the City of Sumner, State of Washington, are proposing the following rules of procedure. In all meetings of the Design Commission of the city of Sumner at which business is conducted and official action taken upon any question, the following rules shall apply and any action taken contrary to these rules is subject to review:

- 1. Name:**
The official name shall be: "The City of Sumner Design Commission".
- 2. Location of Meetings:**
The official seat of the Commission shall be in the City Hall of the City of Sumner, 1104 Maple Street, Sumner Washington, 98390, and meetings shall be held there except on such occasions, and at such times, as the Commission may by a majority vote otherwise direct.
- 3. Regularly Scheduled Meetings:**
The number of meetings per month and a schedule of meeting dates shall be established. The regular meeting date is established each month on the second Wednesday, and if necessary, on the fourth Wednesday at ~~6:30~~ 6:00p.m. in the Sumner Council Chambers. If at any time any regular meeting falls on a holiday, such regular meeting shall be held on the next business day.
- 4. Special Meetings:**
A special meeting may be called at any time by the Chair of the Design Commission upon consultation with City planning staff. Notification may be given in writing via the U.S. Postal Service, email or delivered personally to each member of the Commission. Such notice must be delivered personally or by mail at least forty-eight (48) hours before the time of such meeting as specified in the notice.
- 5. Study Sessions:**

Study sessions may be requested by any member of the Commission. Generally, study sessions following a review of a project on an as-need basis or to discuss other Commission business.

6. Open Meetings and Sessions:

The meetings and sessions of the Commission shall be open to the public.

7. Election of Officers and Term Limits:

The Commission at its first regular meeting in December of each year shall elect a Chair and Vice-Chair . The officers shall serve for a period of two years commencing with the first meeting in January of each year, serving until a successor has been elected.

8. Compensation:

The members of the Commission, including the Chair and Vice-Chair, while acting as such, shall serve without compensation.

9. Duties and Powers of the Officers of the Design Commission:

The duties and powers of the Officers of the Design Commission shall be as follows:

A. Chair:

1. Preside at all meetings of the Commission.
2. Call special meetings of the Commission in accordance with the by-laws.
3. Sign official documents of the Commission.
4. See that all actions of the Commission are properly taken.
5. No member may serve more than two (2) full consecutive terms as Chair.

B. Vice-Chair:

During the absence, disability, or disqualification of the Chair, the Vice- Chair shall exercise or perform all the duties and be subject to all the responsibilities of the Chair.

The Vice-Chair shall succeed the Chair if he vacates his office before his term is completed, the Vice-Chair to serve the unexpired term of the vacated office. A new Vice-Chair shall be elected at the next regular meeting.

The Chair and Vice-Chair, both being absent, the members present, if a quorum, may elect for the meeting a temporary Chair who shall have full powers of the Chair during absence of the Chair and Vice-Chair.

10. Absence Reports:

Each member of the Design Commission who has knowledge of the fact that he will not be able to attend a scheduled meeting of the Commission shall notify City Planning Staff at the earliest possible opportunity and, in any event, prior to 5:00 p.m. on the date of the meeting.

11. Attendance at Meetings:

Members shall attend at least three-fourths (3/4) of the regularly scheduled meetings, special meetings, and study sessions called by the Chair during each twelve (12) month period. A member who does not so attend three-fourths (3/4) of the aforementioned meetings and sessions or who misses three (3) consecutive meetings or sessions, without

being excused by the Design Commission, duly entered into the minutes of the Design Commission, shall be deemed to have forfeited his office.

Members may be removed by the Mayor, with the approval of the City Council for malfeasance in office and in accordance with SMC 2.89.030. The Mayor shall appoint new members of the Design Commission in the manner provided by law.

12. Quorum:

A majority of the members of the seated Commission entitled to vote shall constitute a quorum for the transaction of business. Any action taken by a majority of those present when those present constitute a quorum at any regular or special meeting of the Commission shall be deemed and taken as the action of the Commission.

13. Deadline for Agenda:

The agenda should be completed and mailed or delivered with supporting materials to the Commission, and be available to the public, one week prior to the scheduled regular or special meeting or study session.

14. General Order of Business:

At every regular meeting of the Commission, the Order of Business shall be as follows:

1. Roll Call;
2. Public Comment;
3. Staff Presentation;
4. Applicant Presentation;
5. Commission Comments;
6. Staff Comments; and
7. Adjournment.

15. Roberts Rules Shall Prevail:

Roberts Rules of Order Newly Revised are hereby adopted for the government of the Commission in all cases not otherwise provided for in these rules.

16. Order of Questions:

The Chair shall put all questions in the order they are moved, unless a subsequent motion, because of its parliamentary nature, has precedence. Unless indicated otherwise in these rules or in Robert's Rules, motions shall require a second.

17. Motion to Reconsider:

When a motion has been passed, any member who voted on the prevailing side may move a reconsideration thereof at the same meeting immediately after the announcement of such vote, or at the next succeeding meeting whenever motions are in order, provided that the subject matter has not passed out of the control of the Commission. A motion to reconsider requires the votes of a majority of those members present; if such a motion thusly prevails, the subject shall be open to debate and amendment in the same manner as the original question. Debate on motions to reconsider shall be limited to fifteen (15) minutes, and no member shall speak more than five (5) minutes. No motion shall be reconsidered more than once.

18. Motions in Written Form:

Any motion must be reduced to writing if the Chair so requires or any member so demands, and no other motion shall be entertained until reasonable time (not over thirty (30) minutes) has been afforded for compliance with this rule.

19. Withdrawal of Motions:

After a motion has been stated or read by the Chair, it is in the possession of the Commission and shall be disposed of by vote; provided, however, that the mover may by unanimous consent of the members present, withdraw it at any time before decision or amendment.

20. A motion to amend a motion is in order. A motion to amend an amendment is not in order and shall not be entertained.

21. Appeal of Decisions:

No appeal from any decision of the Chair shall be entertained unless it has seconded, and no other business shall be in order until the question on appeal has been decided. The question on the appeal is not debatable and shall be as follows: "Shall the decision of the Chair stand as the Judgment of the Commission?" The question shall be deemed to be decided in the affirmative unless a majority of the votes given are to the contrary.

22. Motions that are in Order:

While a question is under debate, the Chair shall receive any of the following motions, but no other;

1. To adjourn;
2. To recess;
3. To raise a question of privilege;
4. To call for the order of the day, or the regular order;
5. To lay on the table;
6. For the previous question;
7. To limit or extend limits of debate;
8. To postpone to a certain time;
9. To refer;
10. To amend; and
11. To postpone indefinitely.

When any one of the above motions has been made, none of the others inferior to it in the order in which they stand above shall be made, and in proceeding to vote, motions pending shall be put in the order of their rank as above arranged. The first seven are not subject to debate. A motion to postpone to a certain time, refer, amend, or to postpone indefinitely may be amended; the previous question may be deemed before an amendment, which motion shall be decided without debate. A motion to adjourn shall always be in order provided that business of a nature to be recorded in the journal has been transacted since any previous motion to adjourn has been defeated. No motion or proposition of a subject different to that under consideration shall be admitted under color of an amendment.

When a matter had been especially assigned to be taken up at a fixed time, or a certain stage of proceedings, such matter shall, at the appointed time or at any time subsequent thereto, be in order upon the call of any member, and shall take precedence over all other business.

23. Parliamentary Inquiries:

Any member may at any time during the meeting make a parliamentary inquiry of the Chair.

24. Point Of Order:

Any member may at any time make a point of order without a second. The Chair may speak to points of order in preference to other members, and shall decide all such questions, subject to appeal to the Commission by motion duly seconded. No other business shall be in order until question on appeal has been decided.

25. Suspension of Rules:

These rules of order of business shall be followed unless suspended temporarily for a special purpose of any emergency nature by four (4) affirmative votes. Any member may move at any time for the suspension of any rule, and such motion must be seconded to entitle it to consideration.

26. Calling to Order:

If any member, in speaking or otherwise, violates the rules of the Commission, the Chair shall, or any member may, call him to order; in which case the member so called to order shall immediately cease discussion unless permitted by the Chair to explain; and the Commission if appealed to, shall decide the question without debate. If the decision be in favor of the member so called to order, he shall be at liberty to proceed; if otherwise, he shall not proceed without leave of the Commission to proceed in order.

27. Recognition by the Chair:

A member about to speak shall respectively address the Chair, and shall not begin to speak until recognized by the Chair. When two (2) or more members request to speak at the same time, the Chair shall determine which one is recognized.

28. When Speaking as a Commissioner:

Every member while speaking shall confine himself/herself to the subject under debate, shall refrain from personalities, and shall not refer to any other member of the Commission, or the public, except in a respectful manner.

29. On Interrupting Speakers Having the Floor:

Unless a member who has the floor yields for that purpose, no member shall interrupt another while speaking, except to propound a parliamentary inquiry or to make a point of order.

30. Time Limitations on Member Speaking:

No member shall speak more than twice for more than ten (10) minutes continuously to any one question, except that one or more additional periods of ten (10) minutes may be

granted by unanimous consent of those members present. The reading of papers desired by any member, shall be read by himself/herself or by the secretary within the member's time limitation unless permission for the Secretary to read such paper outside the time limitation is unanimously granted.

31. Designation of Voting Order:

Voting shall be by verbal vote. If there is a roll call vote, the order of voting shall be rotated each month except that the Chair shall vote last. The votes of each member shall be permanently entered on the record of the proceedings of the Sumner Design Commission.

32. When Members Must Vote:

Any member who moves a question, or who participates in the discussion of any question, must vote on said question.

33. Ability of Chair to Move the Question:

Anything to the contrary in these rules notwithstanding, in all cases where an extraordinary majority is not required, and when no motion is before the Planning Commission, the Chair may, in lieu of calling for or awaiting a motion to be made, put the question in the following form: "Without objection, it will be so ordered", If no objection is heard, he/she shall announce; "It is so ordered;" which has the same effect as if a motion to that effect had been made and voted upon favorably. If a single objection is reasonably expressed when the question is put, the chair shall not proceed further under this rule, but instead shall call for a motion, which motion shall be handled in similar manner.

34. Knowledge of Plans, Policies and Rules: All members shall remain familiar with:

- 1) Sumner Codes and policies including:
 - a. Sumner Comprehensive Plan
 - b. Sumner Zoning Ordinance
 - c. Other relevant plans, strategies and codes as appropriate, such as Sumner Subdivision Ordinance, Critical Area/Resource Regulations, Sumner Shoreline Master Program, Urban Design Concept Plan/Design and Development Guidelines.
- 2) State laws and doctrines, including, but not limited to:
 - a. Open Meetings
 - b. Liability
 - c. Appearance of Fairness
 - d. Conflict of Interest