CITY OF SUMNER WASHINGTON

DESIGN COMMISSION AGENDA
CITY HALL – 1104 MAPLE STREET
AUGUST 14, 2024 6:00 PM

Commission Members -
Cheryl Ebsworth, Chair, Joleen Jones, Vice Chair, Brian Franchini, Kristen Martinson, Scott Fletcher, Dusin 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.

Join the meeting now
Meeting ID: 232 462 004 899
Passcode: V7bnmK

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. Heritage Park Event Building

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

CITY OF SUMNER WASHINGTON

REPORT TO THE DESIGN COMMISSION

from the DEVELOPMENT SERVICES DEPARTMENT

Permit Number:	DR-2024-0006
Owner:	City of Sumner
Applicant:	Marc Pevoto TCF Architecture 7520 Bridgeport 124 N I Street Tacoma, WA 9803 Drew McCarty City of Sumner Public Works
Project Location:	914 Kincaid, Sumner, WA 98390. Parcel# 7985000610- 0604,-0603
Project Components:	Design review for the development of a new 3-story building at heritage park. Building includes event space, commercial tenant space, City offices and Council chambers.
Required Permits:	SEPA, Civil and Building permits, ROW vacation.
Staff Representation:	Scott Waller, Senior Planner
Date of Meeting:	**August 14, 2024 at 6:00pm**
Attachments:	Plans (includes renderings, site plan, elevations and floor plans)
Recommendation:	**Approve with conditions**

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The building site is currently vacant following the demolition of a previous building. The site is zoned in the Town Center plan (TCP) Historic District with frontage along Cherry, Kincaid and Maple Street. The park sites northern end is just off Main Street. To the north is TCP Historic District, zoned for up to 5-6 story multi-family/commercial development, to the east and west are existing 2-story commercial structures and to the south across Maple Street are existing residential dwellings (single family and multifamily structures) within the Town Center district.

Vicinity:

b. Proposal Description and Background

Development of a new 3-story building at heritage park. Building includes event space, commercial tenant space, City offices and Council chambers. The building is part of a larger Heritage park master plan build out that will see the creation of an activated alley space to the east of the site and a new park space around the building mostly to the north.

II. REVIEW CRITERIA AND ANALYSIS

The project site is in Sumner's Town Center Plan (TCP) Historic district and zoned for up to 3-4 story multi-family and/or commercial developments. This project is evaluated by Sumner's Design and Development Guidelines, section 1 for Town Center and the project is subject to the TCP form-base code (FBC) as adopted under SMC 18.29.070. Some design requirements are referenced in the FBC and reflected where applicable below.

1.1 Site Design and Parking

1.1.1 Building location. Buildings must be located adjacent to the sidewalk and feature

pedestrian-oriented facades. This includes:

a) **Primary building entry on this facade.**
b) **For commercial space on the ground floor:**
    a. **Transparent windows and doors covering at least 75 percent of the façade between 2 and 8 feet above the ground.**
    Exceptions:
        i. **Buildings may be set back from the sidewalk provided the space between the sidewalk and the building meets the definition of a pedestrian-oriented space.**
        ii. **For street corner buildings, the Director will consider reducing the transparency requirement to 50 percent of the ground floor facade between 2 and 8 feet above the sidewalk provided the facade incorporates sufficient design details that provide visual interest at a pedestrian scale. Facades along Main Street shall not qualify for this exception.**
    b. **Pedestrian weather protection at least 5 feet wide along at least 75 percent of the building's front face. Wider weather protection features are encouraged to provide for outdoor seating areas. The weather protection may be in the form of awnings, marquees, canopies, arcades, or building overhangs. Gaps in the covering allow for visual variety in the facade through the use of architectural features and/or landscaping components.**

The proposed 3-story Heritage park building is subject to section a) and b) of this guideline above. The building and site is a bit unique compared to a standard street frontage on a block. The Heritage park site is a triangular shaped parcel with three street frontages. Any building on the park site would include a façade at a street and a façade oriented towards the park space. The proposed building is located on the south end of the park as that creates the best layout for the park, uses the building as a backdrop behind the park and frames everything in from Main street. The primary street facing façade is oriented towards Maple and Kincaid and designed at an angle. This creates sections of buildings directly adjacent to Maple's ROW and some sections that taper away from Maple, but have direct connection to the sidewalk and Maple/Kincaid ROW. The buildings façade along Maple includes three different entrance points, with two of those containing weather protection elements. The south facing façade on Maple includes just under 75% transparency and weather protection; however, the over all feel of the façade provides good window coverage and ample weather protection in the primary areas of need. This guideline is satisfied.

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1.1.3 Parking location and design:

a) **Main Street: New surface parking lots or ground floor structured parking fronting Main Street are prohibited.**
b) **All other streets: Parking shall be located behind or under structures and away from streets. Where at least some street front surface or structured parking and vehicular access is unavoidable, as determined by the Director, no surface parking may occupy the street frontage. Structured parking (parking garage) may occupy the street frontage with appropriate screening elements. Vehicle access shall be limited from the street and should be shared by multiple users as applicable. Surface parking lots shall be screened from the sidewalk by one of the following methods:**
    i. **Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Landscaping Type C. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the**

guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director. See Figure 1-5 for an example.

ii. **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. See Figure 1-6 as an example.**

c) **Surface or structured parking lots may not be located adjacent to street corners, but the Director may make exceptions for any street, except for Main Street, provided the development includes a special corner treatment that mitigates negative visual impacts of a parking lot, including applicable sight distance requirements, and adds character and identity to the Town Center.**

No onsite parking is proposed for the park or the building. Street parking is proposed in compliance with the TCP frontage requirements.

1.1.4 Vehicular access and curb cuts. In the Historic District new driveways onto any street are prohibited. Access to all other off-street parking areas shall be from existing alleys. All other Districts shall limit parking access from the street. Shared driveways and access are recommended when possible. An easement(s) for public and/or future access may be required.

This project does not propose any new curb cuts or any new driveways onto any streets. This guideline is met.

1.1.5 Street corner sites. All buildings located at the intersection of streets are encouraged to include design elements that accentuate their street corner location. Consider orienting the primary entrance to the corner. Cropped or notched building corners that provide for small pedestrian-oriented spaces adjacent to the street corner are encouraged.

The site includes three different frontages and the building addresses the corner of Maple and Kincaid. The building does include some elements at the corner, such as a large wood canopy that wraps the building, continuation of brick and a window bank on the upper story; however, more could be done and additional elements should be looked at, specifically at the east elevation. This guideline is met as conditioned.

1.1.6 Open space. Commercial developments within the Town Center Plan and in the Activity Nodes or Public Space designations are required to provide pedestrian-oriented space. Commercial developments in the Historic District are not required to incorporate open spaces into the design of the site, but pedestrian-oriented space is encouraged to provide for gathering spaces Downtown. Desirable locations for pedestrian-oriented space are:

a) **Between the sidewalk and the building entrance.**
b) **Adjacent to the street corner.**
c) **Adjacent to a building's secondary entrance (off the alley).**
d) **On rooftops as a patio or garden.**

This project falls within the Historic District and as identified above are not required to incorporate open space into the design of the site. The project, however, does provide ample open space at the adjacent park.

1.1.7 Pedestrian-oriented space guidelines:

a) **To qualify as a pedestrian-oriented space, an area must have all of the following:**
   i. **Pedestrian access to the abutting structures from the street, private drive, or a non- vehicular courtyard.**
   ii. **Paved walking surfaces of either concrete or approved unit paving.**
   iii. **Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.**
   iv. **At least 3 feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.**
   v. **Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security - such as adjacent to a building entry.**
   vi. **Landscaping components that add seasonal interest to the space.**
b) **The following features are encouraged in pedestrian-oriented space:**
   i. **Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.**
   ii. **Provide pedestrian-oriented facades on some or all buildings facing the space.**
   iii. **Consideration of the sun angle at noon and the wind pattern in the design of the space.**
   iv. **Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.**
   v. **Movable seating.**
c) **The following features are prohibited within pedestrian-oriented space:**
   i. **Asphalt or gravel pavement.**
   ii. **Adjacent unscreened parking lots.**
   iii. **Adjacent chain link fences.**
   iv. **Adjacent blank walls.**
   v. **Adjacent dumpsters or service areas.**
   vi. **Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.**

See above guideline. Open space is not required in the Historic district.

1.1.8 Service and utility elements guidelines:

- **a) Dumpsters, refuse and recycling containers, loading, mechanical areas, utility meters, electrical conduit, and other service/utility elements shall be located in alleys where available. Where alleys are not available or alternative location is necessary, service elements shall be located and designed to minimize the impacts on the streetscape and customer parking areas. Solid waste receptacles visible from the street, customer parking areas, and residential units shall be surrounded on at least three sides by a site obscuring fence or wall. Chain link fencing with slats may be used for gates but not for the enclosure. Landscaping elements surrounding such screen walls are encouraged.**
- **b) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.**
- **c) Exterior hose bibs must be located as to not interfere with access to entryways.**
- **d) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).**
- **e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.**
- **f) Dumpster, refuse, and recycling containers shall be well maintained. Doorways shall be closed when not being serviced.**
- **g) Exterior electrical utilities, such as transformer boxes, shall be developed in a manner that provides visibility and shall include artwork murals to deter graffiti. These areas may include pedestrian amenities such as seating or plantings that reduce the visual impact.**

Dumpster enclosures are proposed inside the building at the south side to allow pick up from Maple street. This is the ideal location and situation given the building is located in a park. Using an inside dumpster will reduce odor at the park and help with cleanliness and pests. Any mechanical units will need to abide by noise regulations.

1.2 Building Character and Massing

1.2.1 Historic District: refers to the restoration of Historic Buildings. New designs should continue the character of the original.

While this building is in the Historic district, it is a new building. The site did previously have a relatively small building. Since the site served as the previous post office, the year of construction plaque should acknowledge the history of the site. The design of the new buildings ties in well with the history and heritage of Sumner and leans heavily on brick as a primary material with timber accents.

1.2.2 Non-period architecture. Existing architecture which is not consistent with the early 1900 style and represents later periods is also encouraged to celebrate distinctive design features, except where such features conflict with other standards and guidelines herein, as determined by the Director. Renovations of these structures

should facilitate pedestrian access. Unique signage and design elements which are not inconsistent with the remainder of the guidelines are to be encouraged.

The section is not applicable.

1.2.3 No franchise and corporate architecture. The use of stock building plans, typical corporate and/or franchise designs, "regional prototype alternatives," or other designs which are easily identified with a particular chain or corporation are not allowed.

The section is not applicable.

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

The proposed building has a frontage along three different streets and is highly visible from all sides. The building will be seen from a variety of different vantage points and is designed as such. Brick is the primary building material and is used heavily on each façade. Glass, wood and weather protection are also carried over on each elevation. The one elevation discussed in other areas of the report needing additional features is the east elevation. This guideline is met as conditioned.

1.2.5 Articulation. Buildings in the Town Center Plan should include modulation and/or articulation features every 30-60 feet to reinforce Downtown's pattern of small storefronts. At least two of the following methods must be employed at intervals no greater than 30 feet:

a. **Use of window and/or entries that reinforce the pattern of 30-foot storefront spaces.**
b. **Use of weather protection features that reinforce 30-foot storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.**
c. **Change of roofline**
d. **Change in building material or siding style**
e. **Use of pillars every 30-40 feet.**
f. **Other methods that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.**

The proposed building has a length of 127' along Maple and 70' along Kincaid. The south façade includes a sloped roofline, varying use of materials ranging from heavy brick on the east side transitioning to almost exclusively windows and timber. The façade also includes changes in canopy height. This guideline is met.

1.2.6 Massing for Multi-story buildings: Buildings must use design techniques to break up long continuous building walls and reduce the architectural scale of the building, and add visual interest. Specifically, any building facade longer than 120 feet in width must employ design techniques to successfully limit the perceived length of individual facades. A combination of techniques will likely be required to meet the intent of the guidelines. Possible techniques include a combination of vertical building modulation or roofline modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration techniques. Changes in paint color alone will not be enough to meet the intent of the guidelines. For buildings incorporating residential uses on upper floors, this guideline is in addition to Guideline 3.6.1.

This building just exceeds the 120-foot width threshold by approximately 15' and therefore needs to include features to break up the scale. As discussed in the above guideline, the building façade includes elements to break it up.

1.2.7 First story height. In order to ensure the ground floor of structures have adequate height to function efficiently for potential commercial uses, the first story's height to finished ceiling of new infill buildings in the Town Center Plan must not be lower than 13 feet. No waiver or variance will be permitted in activity node areas.

The first floor height ranges from very high ceilings in the event space to meeting the 13' height in the tenant and entrance spaces. This guideline is satisfied.

1.2.8 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: Distinct cornice treatments.**
b) **Middle: Upper level fenestration, material changes, and similar treatments that unify the building design.**
c) **Bottom: Pedestrian-oriented storefronts, pedestrian-scale building details, and weather protection elements.**
d) **Other methods that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.**

The bottom and middle levels include distinct materials and changes; however, more could be looked at for the lop story to create more distinct features. This guideline is met as conditioned.

1.3 Building Details and Materials

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

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

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

Other mixtures of detailed elements will be considered provided they meet the intent of the guidelines.

As required above, all new buildings shall employ at least one detail element from each of the three categories. The proposal includes a transom windows, differing styles of canopies and a strong use of brick with some changes to the direction of the brick. This guideline is met.

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1.3.2 Blank walls.

a) **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 that 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 that 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. Methods to treat blank walls can include:**
   i. **Display windows.**
   ii. **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 at least 35 percent of the wall's surface within three years.**
   iii. **Installing a vertical trellis in front of the wall with climbing vines or plant materials.**
   iv. **Artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface.**
   v. **Other methods that meet the intent as determined by the Director and as recommended by the Design Commission.**

Overall, the building includes a strong use of windows and transparent doors; however, there are a couple areas that contain blank walls. One blank wall is located on the south façade and is entirely brick, this location does include a wide landscape bed that will meet the requirements under (ii) above. The other blank wall is located on the east façade and includes much of the elevation. Additional sections of this report look at the east façade and it should be noted that the east façade includes two landscape beds that will help break up the blank wall. This guideline is met.

1.3.3 Fire wall treatments: Exposed firewalls alongside property lines visible from a street or parking area must utilize material, color, and/or textural changes as approved by the City to add visual interest to the wall.

The project does not propose any visible exposed firewalls, this guideline does not apply.

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

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

The proposed building includes multiple different entrance points given the nature of the uses. Each entrance includes adjacent landscaped areas and many of them include weather protection.

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1.3.5 Preferred exterior building materials. Building exteriors shall be constructed from high quality, durable materials. In the Historic District brick is the preferred exterior building material. Other building materials may be acceptable provided they meet all other guidelines herein. All other districts shall use durable materials that meet the intent of this section.

The building proposes the use of brick as the primary material with timber accents, large windows and canopies. This guideline is met.

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

a) **Vinyl or plywood siding (including T-111 or similar plywood).**
b) **Highly tinted or mirrored glass (except stained glass), except when used as an accent design element covering less than 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). See SMC 18.16.080(m) for restrictions for temporary uses.**
e) **Crushed colored rock/crushed tumbled glass.**
f) **Non-corrugated and highly reflective sheet metal.**

No chain link fencing is proposed.

1.3.7 Special material standards:

a) **Concrete block. Special standards for concrete or concrete blocks (concrete masonry units or "cinder blocks"): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:**
    i. **Use a combination of textured surfaces such as split face or grooved to create distinctive patterns that add visual interest.**
    ii. **Use of other masonry types such as brick, glass block, or tile in conjunction with concrete or concrete blocks.**
    iii. **Use of decorative coursing to break up blank wall areas.**
    iv. **Use matching colored mortar where color is an element of architectural treatment for any of the options above.**
b) **Metal siding. When used for walls that are visible from a street, public park or open space, or pedestrian route, buildings shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level. Facades wider than 40 feet that employ metal siding shall incorporate multiple colors or other siding materials.**

No CMU is proposed.

1.3.8 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.

At the time of building permits, a year of construction plaque shall be shown on the building. As conditioned this guideline is satisfied.

1.3.9 Color Palette. In the Historic District a storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors. Applicants should consult with Sumner's Downtown Association on appropriate façade colors.

The project proposes a dark gray brick with a black accent brick, timber and concrete accents. This guideline is met.

1.4 Streetscape and Landscaping

1.4.1 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 site currently has sidewalk running along its frontage, new sidewalk will be constructed specifically on the south side adjacent to Maple totaling 12' of ROW. The site will have areas of larger paved walkways adjacent or connected to the sidewalk which will allow for seating areas. This guideline is met.

1.4.2 Streetscape amenities. Pedestrian amenities must be included along all downtown streets. Specifically, at least one amenity 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 (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) Planting beds and/or other permanent planting elements;

c) Decorative pavement patterns and tree grates;

Category II:

a) Drinking fountain.

b) Ground-mounted Pedestrian-scaled lighting (placed between 12 feet 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.

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 proposed project will include trash receptacles, benches, lighting and landscape beds spread throughout. This guideline is met.

1.4.3 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 12 feet in height shall be fitted with a full cut-off shield, except for catenary lights.**

d) **Pedestrian-scaled lighting (light fixtures no taller than 14 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.**

Site lighting will be reviewed under the CUP and development permits. This guideline is met as conditioned.

1.4.4 Landscaping. Developments in the Town Center Plan incorporating landscaped areas are subject to SMC Chapter 18.41 requirements with the following exceptions and/or provisions:

a) **Properties adjacent to Main Street are exempt from the requirements of SMC 18.41.040.**

b) **Green roofs are encouraged to be used to provide pee patches and open space areas for residents. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.**

The proposed project takes place in a park with landscaping and greenspace all around. This guideline is met.

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-2024-0006) should be subject to the following RECOMMENDED CONDITIONS, to be addressed prior to development permit issuance:

A.

1. **DG 1.1.5 Street corner sites**
   Additional design features should be included on the east elevation to better address the corner.

2. **DG 1.1.8 Service and utility elements guidelines:**
   Rooftop equipment shown shall be screened and colored to be an integral element of the building and designed for compliance with Sumner's noise ordinance.

3. **DG 1.2.8 Vertical articulation**
   Additional elements should be added to the top story to create a more distinct break between the top, middle and bottom.

4. **DG 1.3.8 Year of Construction:** At the time of building permits, a year of construction plaque shall be shown on the building elevation. In addition to the year this building is constructed, the plaque should acknowledge the prior building used as the Sumner post office location.

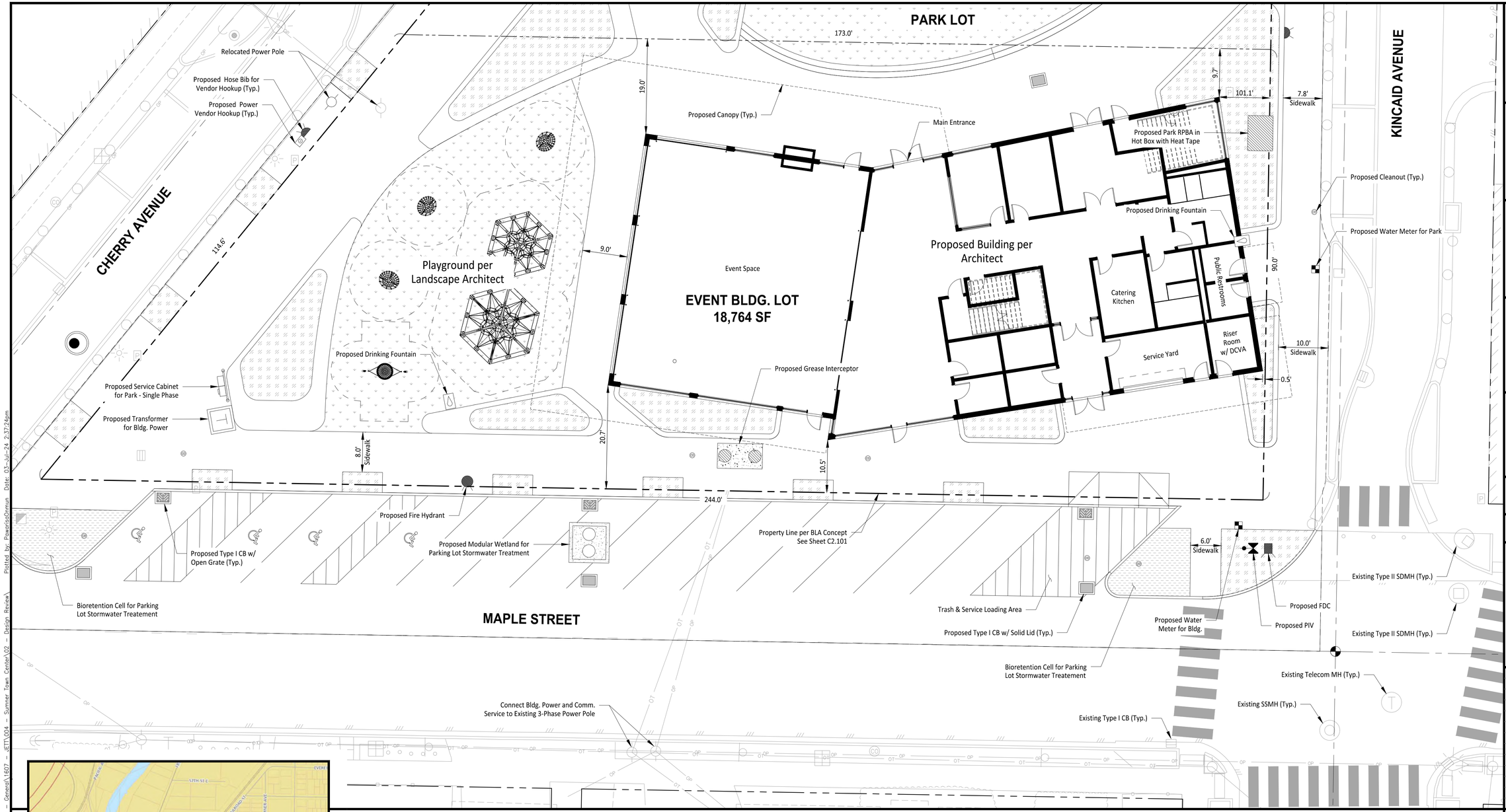
5. **DG 1.4.3 Site Lighting:** The project shall show that site lighting is provided in compliance with these guidelines and the FBC at time of development permit application.

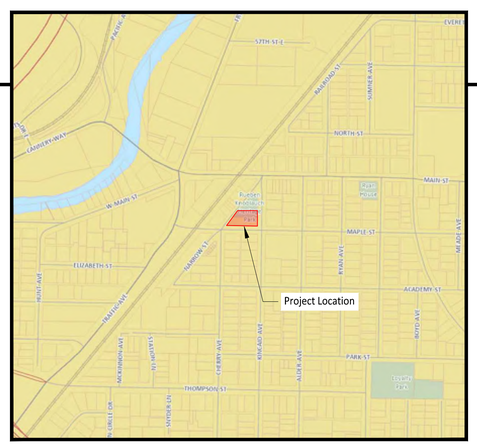
B. Parking Waivers and Agreements

1. **Administrative Parking Reduction:**
   This project shall implement a shared parking agreement and or offsite parking arrangement to cover the minimum required stalls for the event space of the building. Additionally, a parking waiver would need to be approved under SMC 18.42.047 if the tenant and office space is not covered under the above mentioned shared parking agreement/offsite arrangement.

C. TCP Minor Modifications

1. **Town Center Plan (TCP) Minor Modification:**
   The building setback along Maple Street shows some deviation from the standard allowance of 10' maximum setback. The TCP allows a minor modification of up to 5' increase in maximum setback allowing the building to be 15' from the ROW line. This modification is recommended to be approved.





VICINITY MAP

LEGEND

Proposed Landscape

Proposed Permeable Turf

Proposed Bioretention Cell

SITE DATA

Parcel No: 7985000604, 7985000610
Parcels to be Combined in Proposed Lot Combination, City to Verify

Parcel Area: 18,764 SF (0.43 AC)

Zoning: 4 STories, Multi-Family/Commercial, Town Center Area

ON-SITE LOT COVERAGE

Landscape Area: 4,337 SF

Vehicular Use Area: 0 SF

Building Area: 6,565 SF

STORMWATER NOTES

1. Runoff from Proposed Roof shall be routed to infiltration gallery located below lawn area in the Park Lot.
2. Runoff from Proposed Sidewalk shall be routed to silva cells and permeable turf in park to be infiltrated.

REVIEW #1

DR-2024-0006

0 10 20 FEET
1" = 10'

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

DR Submittal

REV	DATE	DESCRIPTION

SHEET TITLE:
Site Plan

PROJ. NO: 1607-004
DATE: July 3rd, 2024
DRAWN BY: PO
DESIGN BY: JJ
SHEET NUMBER: C1.101
DWG. X OF XX

Owner/Developer:
CITY OF SUMNER WASHINGTON
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
JETT LANDSCAPE ARCHITECTURE + DESIGN
JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Architect:
TCF Architecture
TCF Architecture
902 N 2nd Street
Tacoma, WA 98403
(253) 572-3993

Engineer:
JMJTEAM
JMJ Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

Project:
Heritage Park

Plotted by: PowersOnmun Date: 03-Jul-24 2:37:24pm
Path: C:\Users\PowersOnmun\JMJ TEAM\JMJ Projects - General\1607 - Sumner Town Center\02 - Design Review\JETT\004
File: 1607004-02C-SP.dwg

1 PARK & HOPS ALLEY - ILLUSTRATIVE PLAN
1" = 30'-0"

0' 15' 30' 60' 90'
SCALE: 1"=30'-0"

N

REVIEW #1

DR-2024-0006

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:
CITY OF SUMNER WASHINGTON
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
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3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Engineer:
JMJTEAM
JMJ Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

Project:
Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

DR Submittal

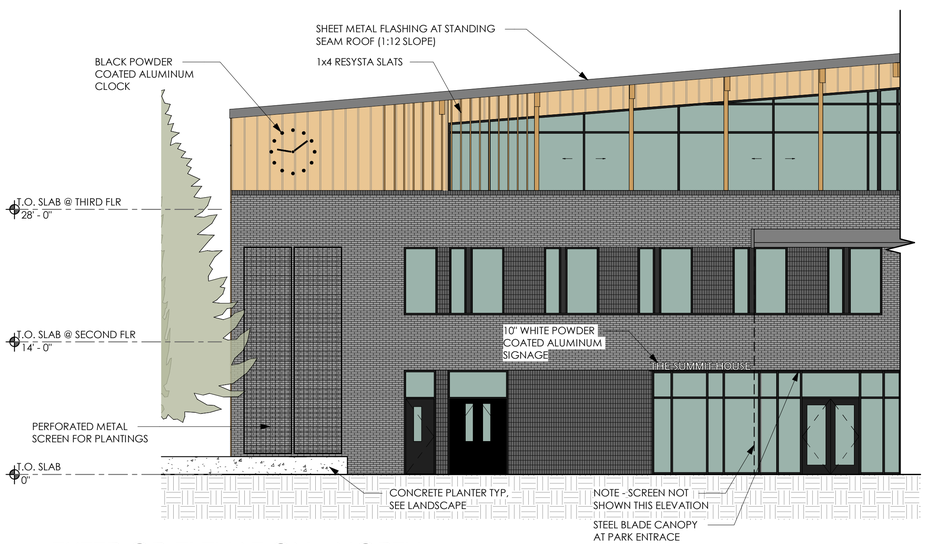
REV	DATE	DESCRIPTION

SHEET TITLE
ILLUSTRATIVE PLAN

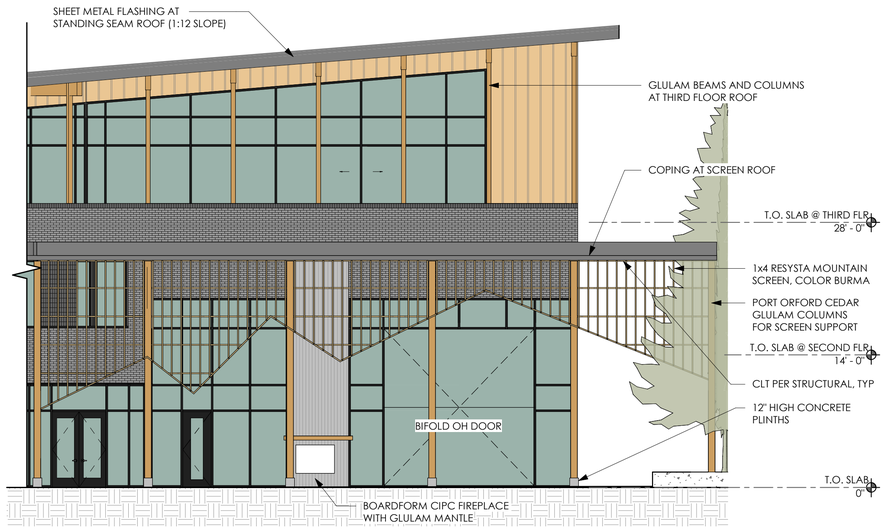
PROJ. NO: -
DATE: July 1, 2024
DRAWN BY: MM
DESIGN BY: TB

SHEET NUMBER
G0.01

DWG.
_____ OF _____ XX



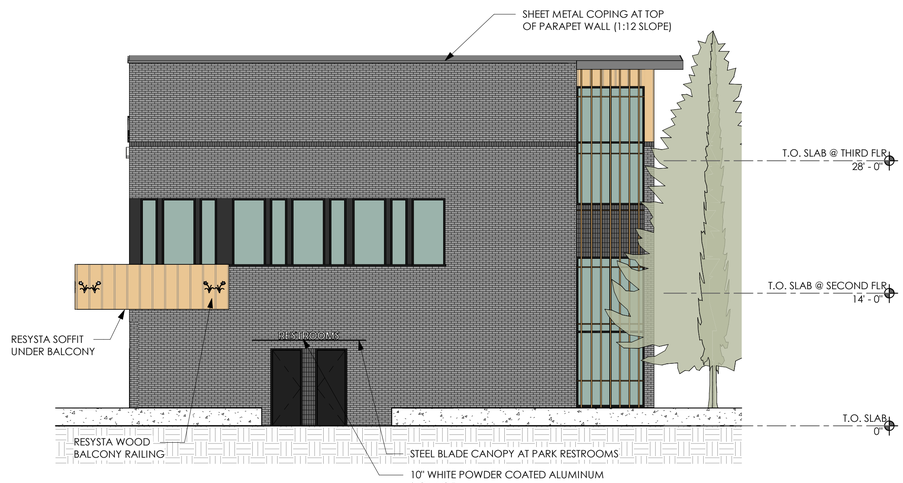
1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- TYP BRICK - DARK GRAY NORMAN CLINKER BRICK, RUNNING BOND (BOD: PACIFIC CLAY THIN BRICK IN DARK IRON SPOT)
- ACCENT BRICK - BLACK GLAZED BRICK, SOLDIER COURSE (BOD: FIRE CLAY, GLAZED THIN BRICK IN BITTERROOT)
- TYP WOOD - COMPOSITE RESYSTA WOOD CLADDING, COLOR YELLOW TEAK
- CIP BOARDFORM CONCRETE
- HM DOORS AND FRAMES, AND ALUM STOREFRONT FRAMING (BLACK)
- ALUMINUM BRAKE METAL INFILL (BLACK)
- GLAZING / FENESTRATION
- PERFORATED METAL SCREEN (BOD: REVAMP ARCHITECTURAL METAL SCREEN, POWDER-COATED ALUMINUM, WOVEN PATTERN IN BLACK)



3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

REVIEW #1

DR-2024-0006

Owner/Developer:
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Architect:
TCF Architecture
124 North I Street
Tacoma, WA 98103
(253) 572-3993

Project:
Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

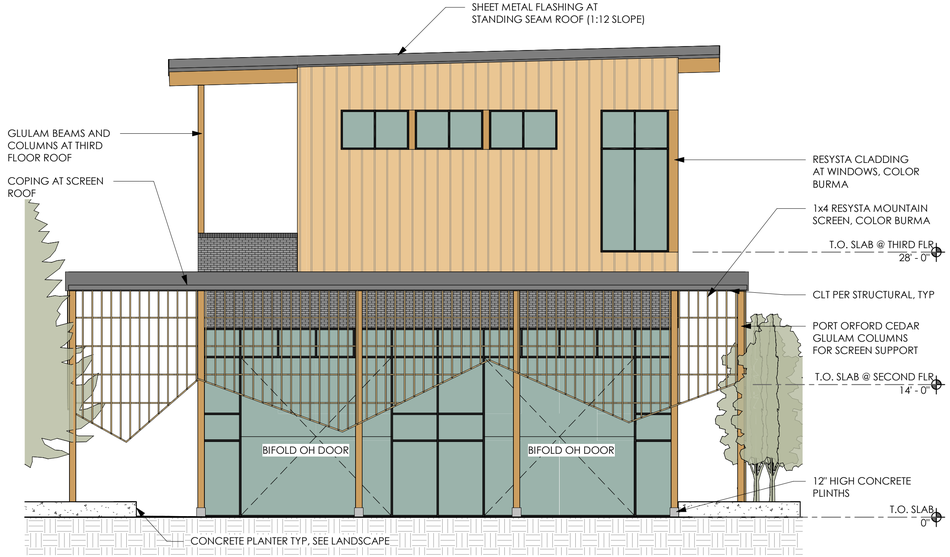
REV	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR ELEVATIONS

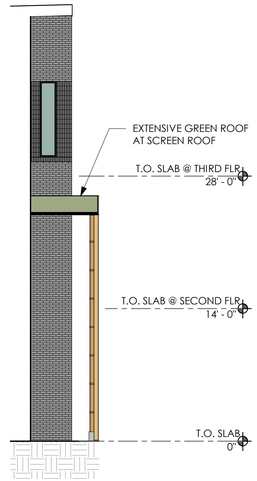
PROJ. NO: -
DATE: July 3, 2024
DRAWN BY: KE
DESIGN BY: MP

SHEET NUMBER:
A5.01

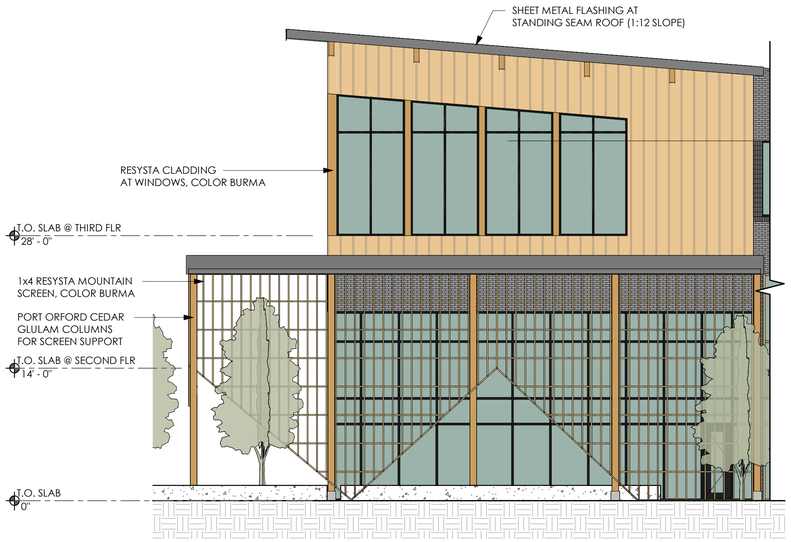
DWG.
____ OF XX



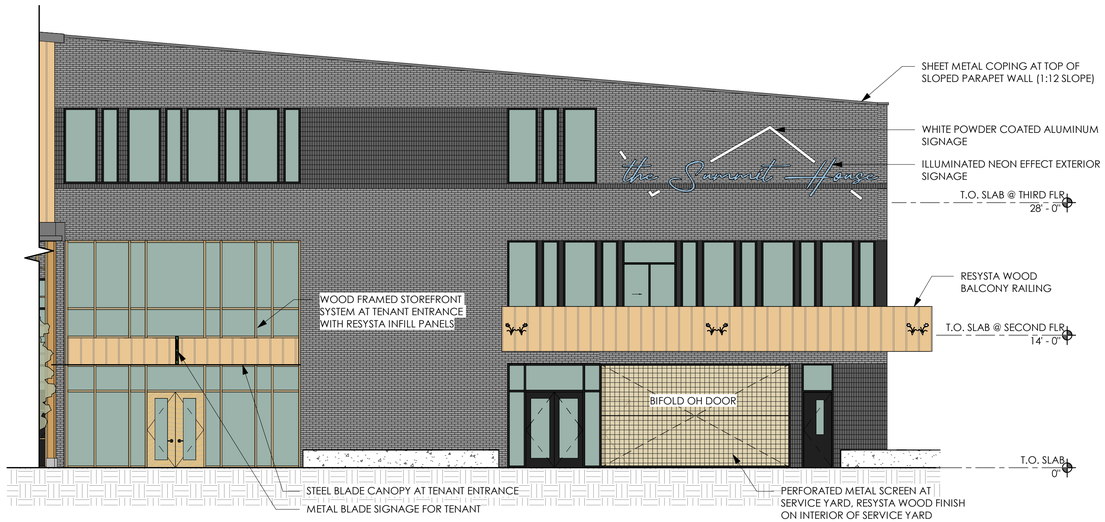
1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- TYP BRICK - DARK GRAY NORMAN CLINKER BRICK, RUNNING BOND (BOD: PACIFIC CLAY THIN BRICK IN DARK IRON SPOT)
- ACCENT BRICK - BLACK GLAZED BRICK, SOLDIER COURSE (BOD: FIRE CLAY, GLAZED THIN BRICK IN BITTERROOT)
- TYP WOOD - COMPOSITE RESYSTA WOOD CLADDING, COLOR YELLOW TEAK
- CIP BOARDFORM CONCRETE
- HM DOORS AND FRAMES, AND ALUM STOREFRONT FRAMING (BLACK)
- ALUMINUM BRAKE METAL INFILL (BLACK)
- GLAZING / FENESTRATION
- PERFORATED METAL SCREEN (BOD: REVAMP ARCHITECTURAL METAL SCREEN, POWDER-COATED ALUMINUM, WOVEN PATTERN IN BLACK)

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(206) 909-3890

Architect:
TCF Architecture
124 North I Street
Tacoma, WA 98103
(253) 572-3993

Project:
Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

REV	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJ. NO: -
DATE: July 3, 2024
DRAWN BY: KE
DESIGN BY: MP

SHEET NUMBER:
A5.02

DWG.
____ OF XX

LOOKING SOUTH AT NORTH WALL

LOOKING EAST AT WEST WALL

LOOKING NORTH AT SOUTH WALL

LOOKING NORTH AT SOUTHEAST WALL

Owner/Developer:
CITY OF SUMNER WASHINGTON
City of Sumner
1104 Maple Street
Sumner, WA 98390
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Landscape Architect:
JETT LANDSCAPE ARCHITECTURE + DESIGN
JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Architect:
TCF Architecture
TCF Architecture
124 North I Street
Tacoma, WA 98103
(253) 572-3993

Project:
Heritage Park

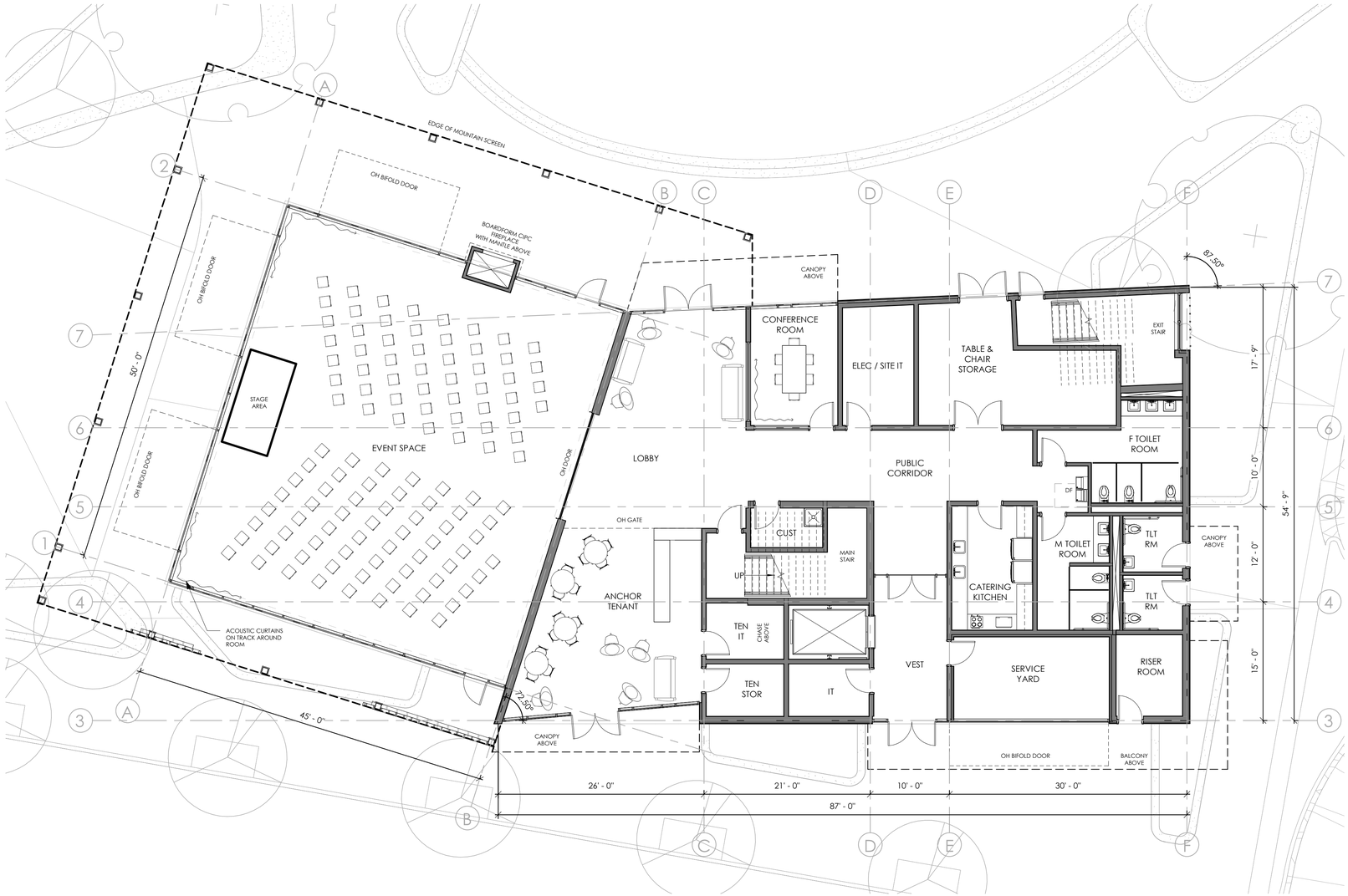
ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

REV	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR RENDERINGS

PROJ. NO: -
DATE: July 3, 2024
DRAWN BY: KE
DESIGN BY: MP
SHEET NUMBER: G4.01
DWG.
____ OF XX



1 FIRST FLOOR REFERENCE PLAN
1/8" = 1'-0"

NORTH

Owner/Developer:
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
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3445 California Ave SW
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Architect:
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Tacoma, WA 98103
(253) 572-3993

Project:
Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

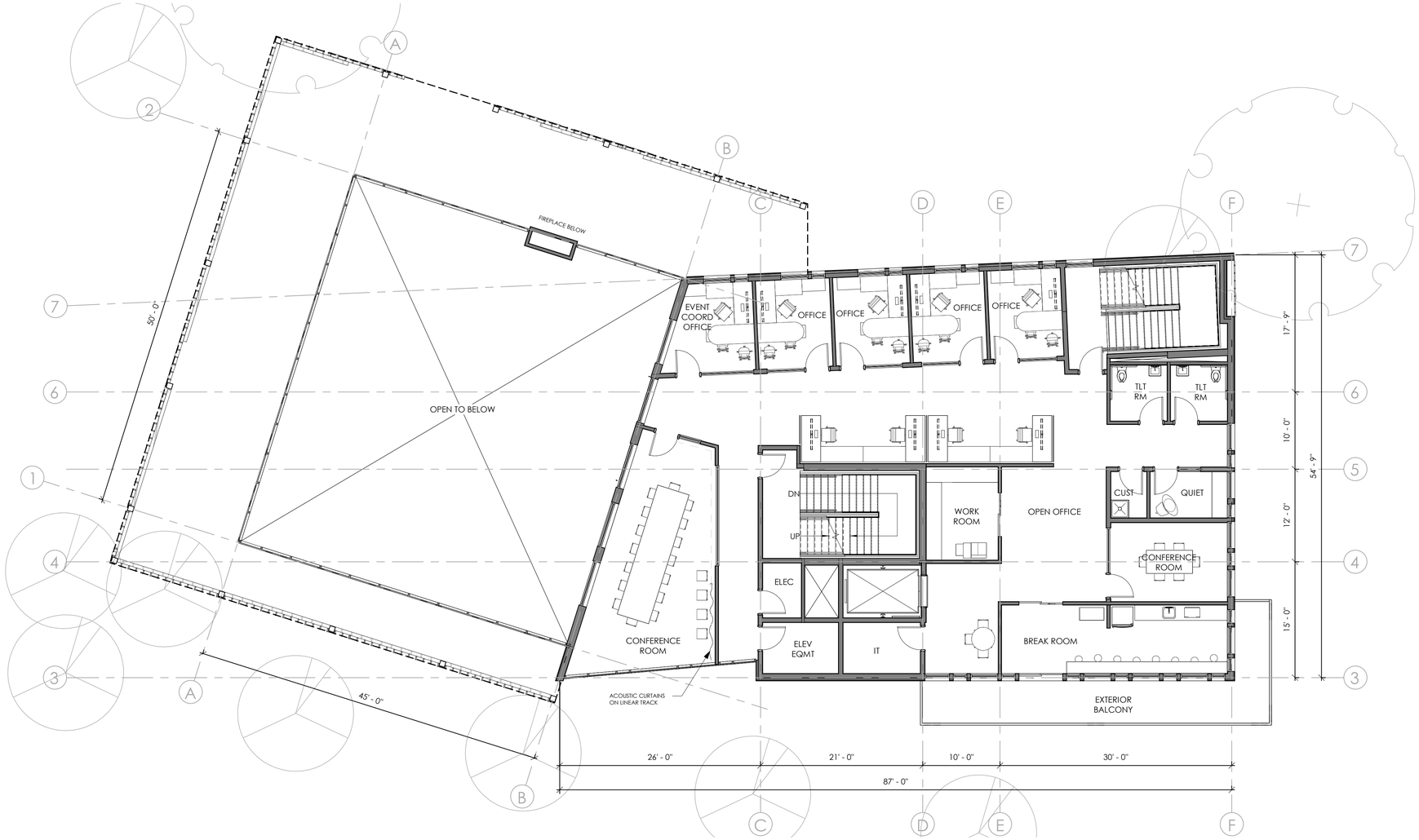
REV	DATE	DESCRIPTION

SHEET TITLE
FIRST FLOOR PLAN

PROJ. NO: -
DATE: July 3, 2024
DRAWN BY: KE
DESIGN BY: MP

SHEET NUMBER
A2.10a

DWG.
____ OF XX



1 SECOND FLOOR REFERENCE PLAN

1/8" = 1'-0"

NORTH

Owner/Developer:
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Architect:
TCF Architecture
124 North I Street
Tacoma, WA 98103
(253) 572-3993

Project:
Heritage Park

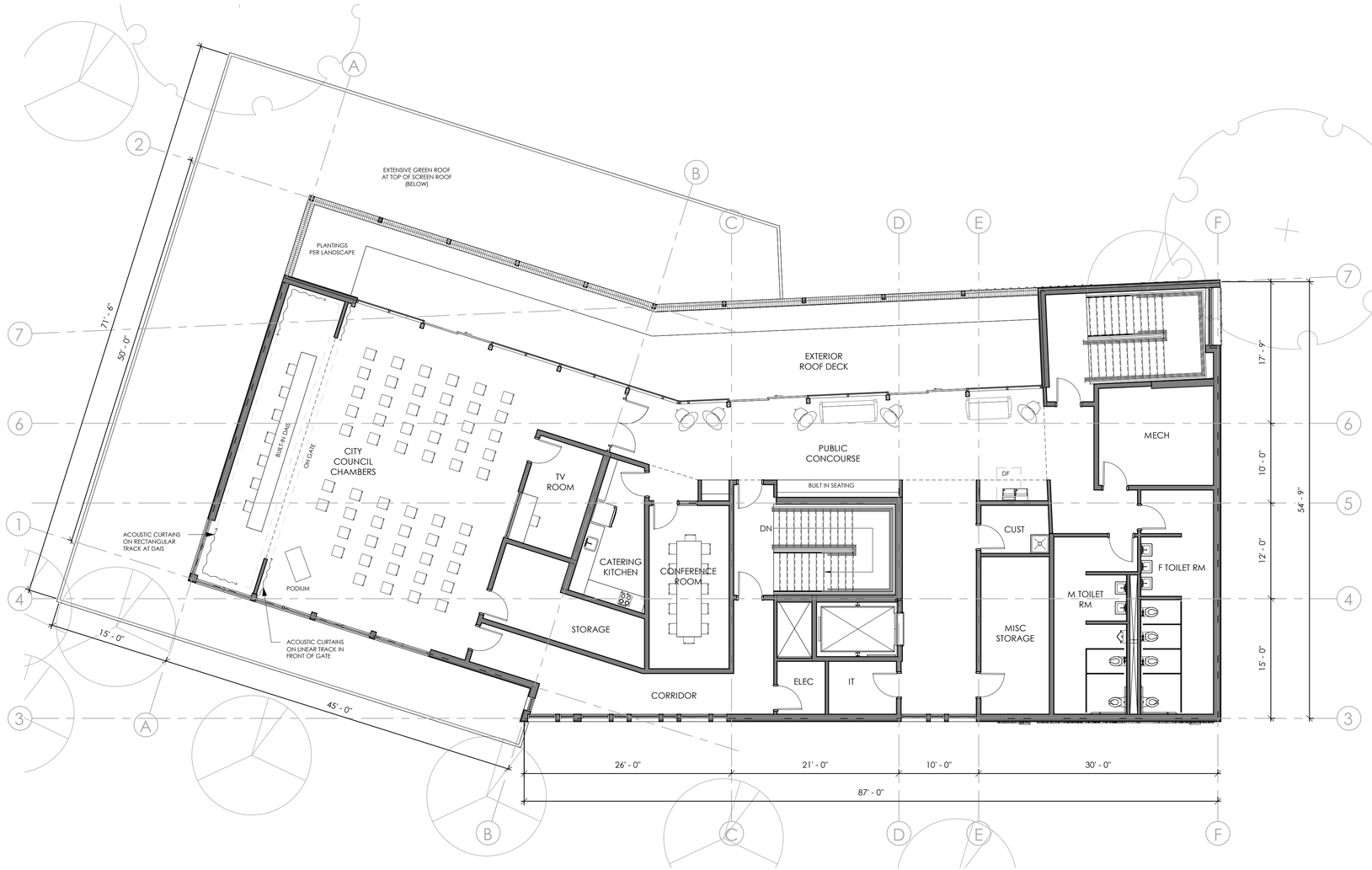
ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

REV	DATE	DESCRIPTION

SHEET TITLE
SECOND FLOOR PLAN

PROJ. NO: -
DATE: July 3, 2024
DRAWN BY: KE
DESIGN BY: MP
SHEET NUMBER: A2.11a
DWG. ____ OF XX



1 THIRD FLOOR REFERENCE PLAN

1/8" = 1'-0"

NORTH

Owner/Developer:
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Architect:
TCF Architecture
124 North I Street
Tacoma, WA 98103
(253) 572-3993

Project:

Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

REV	DATE	DESCRIPTION

SHEET TITLE

THIRD FLOOR PLAN

PROJ. NO: -

DATE: July 3, 2024

DRAWN BY: KE

DESIGN BY: MP

SHEET NUMBER

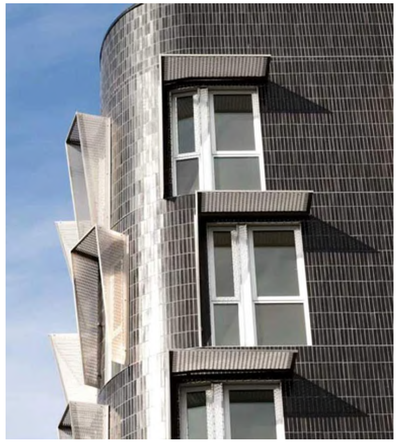
A2.12a

DWG:

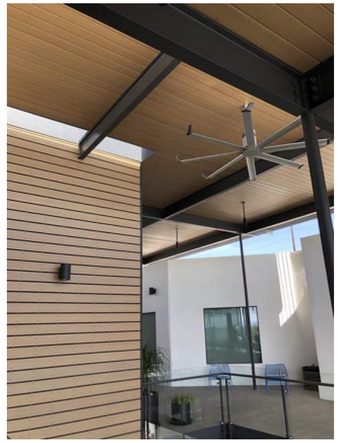
_____ OF XX

EXTERIOR MATERIAL PALETTE

DARK GRAY CLINKER BRICK, TYP



BLACK GLAZED ACCENT BRICK



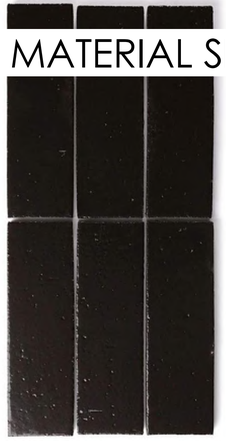
RESYSTA COMPOSITE CLADDING

RESYSTA SLATTED SCREEN

ARCHITECTURAL METAL SCREEN

PRELIMINARY EXTERIOR MATERIAL SELECTION

TYP BRICK - DARK GRAY CLINKER NORMAN THIN BRICK, RUNNING BOND (PACIFIC CLAY THIN BRICK IN DARK IRON SPOT or INTERSTATE THIN BRICK IN PLATINUM)



ACCENT BRICK - BLACK GLAZED NORMAN THIN BRICK, SOLDIER COURSE (FIRECLAY TILE GLAZED THIN BRICK IN BITTERROOT)

METAL SCREEN - REVAMP ALUMINUM METAL SCREEN, WOVEN PATTERN IN BLACK
(PATTERN FOR REFERENCE ONLY)

VERTICAL BOARDFORM CONCRETE, CAST IN PLACE

PORT ORFORD CEDAR GLULAM COLUMNS AND BEAMS

TYP WOOD - RESYSTA COMPOSITE WOOD CLADDING

ACCENT WOOD - RESYSTA COMPOSITE WOOD CLADDING & SLATS

EXTENSIVE GREEN ROOF, SEDUM AND WILDFLOWER MIX

ALUMINUM STOREFRONT FRAMING, KAWNEER TRIFAB VERSAGLAZE 451 IN BLACK

WOOD STOREFRONT FRAMING

Owner/Developer:
City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:
JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Architect:
TCF Architecture
124 North I Street
Tacoma, WA 98103
(253) 572-3993

Project:
Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

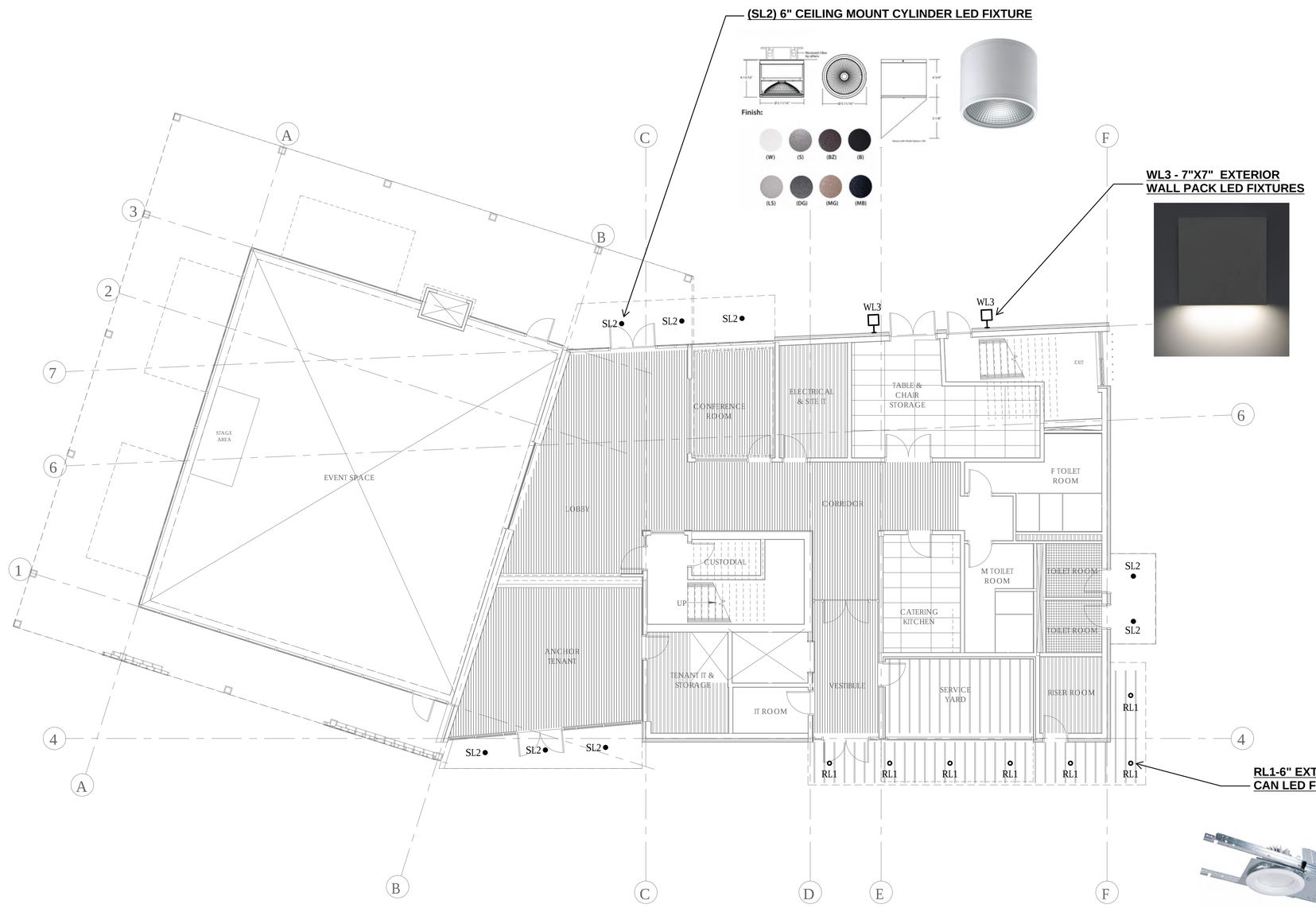
REV	DATE	DESCRIPTION

SHEET TITLE:
MATERIAL PALETTE

PROJ. NO: -
DATE: July 3, 2024
DRAWN BY: KE
DESIGN BY: MP

SHEET NUMBER:
A5.10

DWG.
____ OF XX



1 FIRST FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

NORTH

6/12/2024 3:10:55 PM HPEB - Arch SD.rvt

Owner/Developer:

CITY OF SUMNER WASHINGTON

City of Sumner
1104 Maple Street
Sumner, WA 98390
(253) 299-5700

Landscape Architect:

JETT LANDSCAPE ARCHITECTURE + DESIGN

JETT
3445 California Ave SW
Seattle, WA 98116
(206) 909-3890

Architect:

TCF Architecture

TCF Architecture
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Tacoma, WA 98103
(253) 572-3993

Project:

Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

REV	DATE	DESCRIPTION

SHEET TITLE

EXTERIOR LIGHTING PLAN - FIRST FLOOR

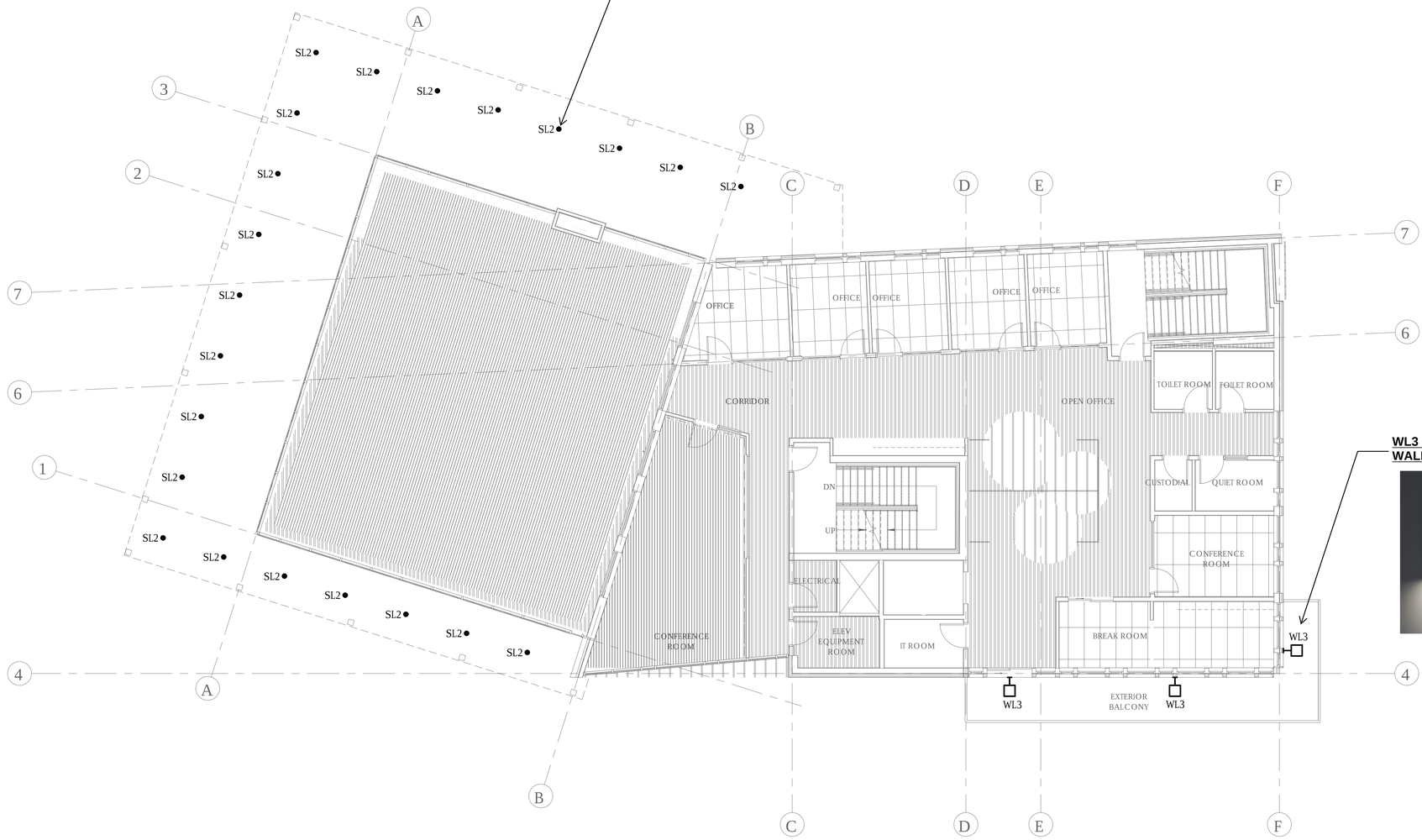
PROJ. NO:	-
DATE:	July 3, 2024
DRAWN BY:	KE
DESIGN BY:	MP

SHEET NUMBER

E2.10

DWG.

____ OF ____ XX



1 SECOND FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

NORTH

6/12/2024 3:10:55 PM HPEB - Arch SD.rvt

Owner/Developer:
CITY OF SUMNER WASHINGTON
City of Sumner
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Sumner, WA 98390
(253) 299-5700

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Seattle, WA 98116
(206) 909-3890

Architect:
TCF Architecture
TCF Architecture
124 North I Street
Tacoma, WA 98103
(253) 572-3993

Project:
Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

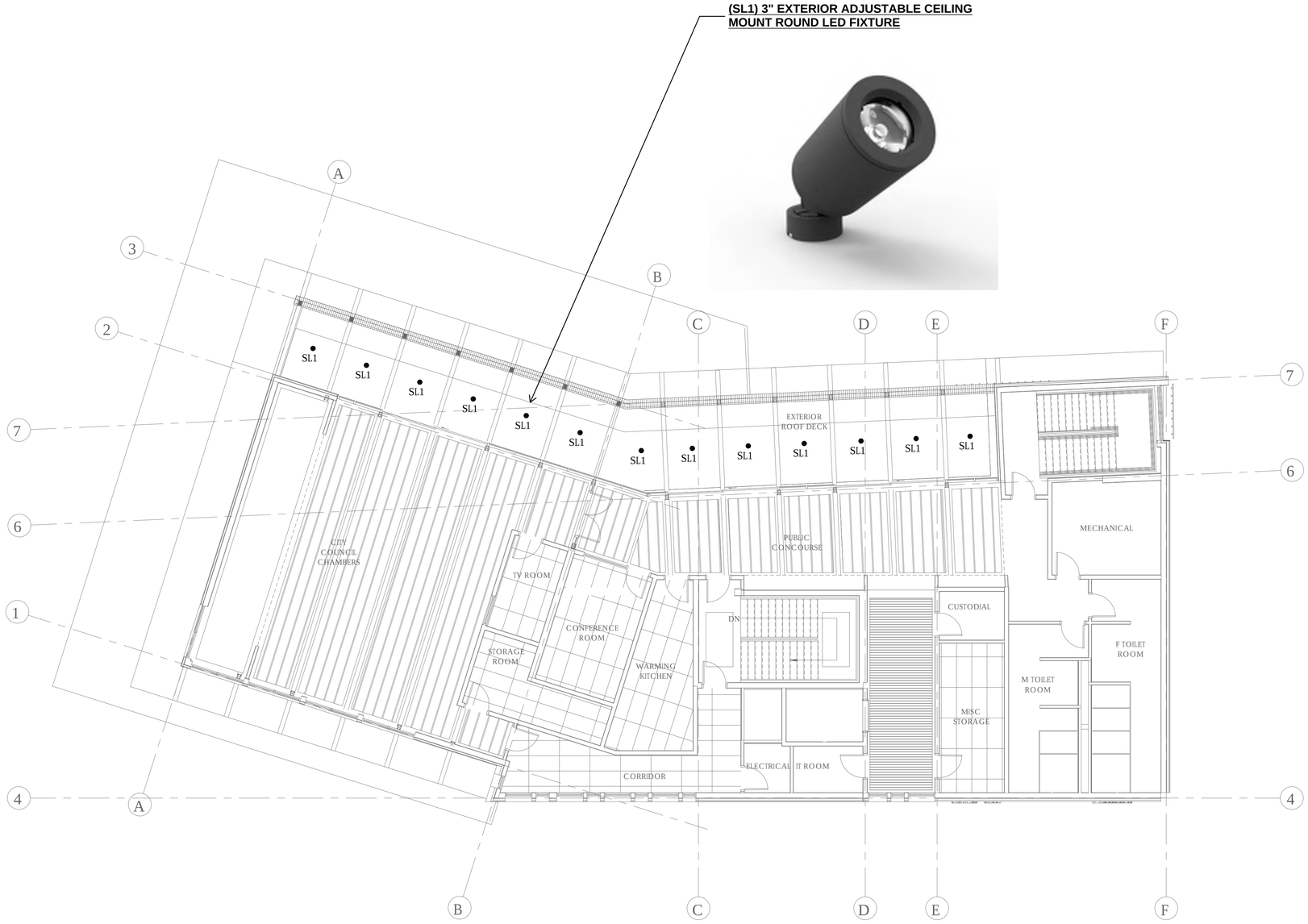
REV	DATE	DESCRIPTION

SHEET TITLE
EXTERIOR LIGHTING PLAN - SECOND FLR

PROJ. NO: -
DATE: July 3, 2024
DRAWN BY: KE
DESIGN BY: MP

SHEET NUMBER
E2.11

DWG.
____ OF XX



1 THIRD FLOOR EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

NORTH

6/12/2024 3:10:55 PM HPEB - Arch SD.rvt

Owner/Developer:

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1104 Maple Street
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Architect:

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Tacoma, WA 98103
(253) 572-3993

Project:

Heritage Park

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Design Review Submittal

REV	DATE	DESCRIPTION

SHEET TITLE

EXTERIOR LIGHTING PLAN - THIRD FLOOR

PROJ. NO: -

DATE: July 3, 2024

DRAWN BY: KE

DESIGN BY: MP

SHEET NUMBER

E2.12

DWG.

____ OF ____XX