



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: 252 495 188 241

Passcode: h3Ks3Nr6

ROLL CALL

NEW BUSINESS

1. Sumner Food Bank Design Review - 15703 & 15625 Main Street
2. Sumner Food Bank Cross Access Review - 15703 & 15625 Main Street

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT



DIRECTOR’S DECISION – DESIGN REVIEW
DEVELOPMENT SERVICES DEPARTMENT

Proposal Description: Construct a new community food bank, along with an associated warehouse and office space. The existing food bank building will be demolished, and new parking, circulation, and utilities will be constructed to serve the new structure.

Permit Number: DR-2025-0004

Applicant: David Boileau
Sitts & Hill
Engineers, Inc.
4815 Center Street
Tacoma, WA 98409

Project Location/Parcels: 15703 & 15625 Main St E
Sumner, WA 98390
#0520193213 and 0520193214

Staff Representative: Brayden Shannon – Assistant Planner

Decision: APPROVED WITH CONDITIONS

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The 44,094 square foot project site is currently serving the existing community food bank with existing paved access, directly off East Main Street. The site is zoned General Commercial (GC) and is regulated by the various applicable SMC development standards, including but not limited to SMC 18.16 and Chapter 2 of Sumner’s Design and Development Guidelines. Neighboring parcels to the north are zoned Low Density Residential 8.5 (LDR-8.5), parcels to the immediate east and west are zoned GC and parcels south are also zoned GC. Properties in this vicinity include two restaurants on the east and west side, and to the south across the street is the vacant QFC building.



II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned General Commercial (GC) and is evaluated by the Commercial section of the *Design and Development Guidelines*. This project involves the construction of a new community food bank, along with an associated warehouse and office space.

General Commercial –

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

Applicability

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

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict

between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

District Objectives

GC, General Commercial district

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

Design Guidelines: Chapter 2 - Commercial:

2.1 Site Design and Parking

2.1.1 Building location guidelines:

- a) Non-residential and mixed-use buildings may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a pedestrian-oriented façade.
- 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 façade. Exceptions are provided in SMC 18.16.080(Q).

Compliant; the project is along E. Main Street and is up to the edge of the sidewalk and features a pedestrian-oriented façade.

2.1.2 Building orientation.

- a) Building entries must face the street...
- b) The façade must have transparent windows and/or doors covering at least 25 percent of the ground floor façade between 4 and 8 feet above the sidewalk...

Compliant; proposed project primary entryways face the street and at least 25 percent of the ground floor façade between 4 and 8 feet are transparent.

2.1.3 Parking location guidelines.

- a) Parking lots shall not be located between the street and any building.

Compliant; the proposed parking lot meets this standard.

2.1.4 Parking lot screening.

Compliant; proposed Type C Landscaping buffering visibility from East Main Street/Sidewalk.

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.

e) Driveways and vehicular access in the East Main Street Area are regulated by SMC 18.43.

Compliant; the proposal involves two access points, and it should be noted that the eastern access is part of a required cross access corridor to encourage vehicular movement off Main Street. The western driveway access proposed will only serve as the customer parking lot, but upon development of the parcel to the west it will become a shared access way in conjunction with the new development. To accomplish this, the applicant is seeking a modification as allowed in SMC 18.43.140 and has submitted responses to the criteria to grant this modification. While driveways along East Main Street are discouraged, there is an approval mechanism for them. This is addressed as conditioned.

2.1.6 Vehicular Access. Specific standards:

a) Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable...

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.

Compliant; the development provides access by creating a required cross-access corridor requirement to East Main Street, removing one of three access points to the site, and providing a shared access point to connect with future development to the west.

2.1.7 Street corners... Not applicable.

2.1.8 Service, Loading, and Garbage Area Guidelines.

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

b) Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected *pedestrian-oriented spaces*.

c) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).

d) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.

e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

Compliant; safety guardrail is provided along the East side of the depressed dock as well as screen walls added around utility and equipment pads to hide from public spaces. Condition applied in

the event of unanticipated additional mechanical equipment.

2.1.9 Multiple Building and Large Lot Development... Not applicable.

2.2 Pedestrian Access and Amenities

2.2.1 Internal Pedestrian Circulation Guidelines.

Compliant; pedestrian access to the sidewalk is clear and an integrated pedestrian circulation system connecting buildings, open spaces, and parking area is provided. A condition has been applied for creating a stub-out pathway connection for the future shared access development on the west side, as it is a possibility the addition of the future development may exceed the 150' standard to create pedestrian walkways within parking areas.

2.2.2 Weather protection.

Compliant; 5'2" canopies provided over primary entryways.

2.2.3 Internal Pedestrian Paths and Circulation.

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

Compliant; all proposed pathways are at least 5 feet in width and are appropriately placed.

2.2.4 Secondary entrance design elements.

Compliant; applicant proposes weather protection as well as pedestrian-oriented space in connection with the secondary entrance.

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.

Compliant; 1,022 square feet of pedestrian-oriented space is required, and 1,260 square feet of pedestrian-oriented space is proposed. All requirements are met within this guideline, including pedestrian furniture provided at the front, acknowledgment of the lighting of 2-foot candle average, and seasonal planters.

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 spaces areas.

Lighting is indicated to be placed on the building walls and down shielded or low to the ground. This guideline will be satisfied as conditioned.

2.3 Building Character and Massing

2.3.1 No franchise and corporate architecture.

Compliant; design does not resemble a franchise or corporate design.

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 façades that are not visible from

streets, parks, parking lots, or other uses.

Compliant; all sides have been given equal consideration and meet required standards. The eastern elevation is addressed within Condition 4 and 5 under different standards. Each side has consistent design elements such as fiber cement paneling, weather protection, windows, landscaping, and stone veneer.

2.3.3 Unique designs... Not applicable.

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

- a) Use of window and/or entries that reinforce the pattern of small storefront spaces.
- b) Use of weather protection features that reinforce the pattern of small storefronts.
- c) Change of roofline.
- d) Change in building material or siding style.

Compliant; the proposed project utilizes window and entries that pattern small storefront spaces, have a proper use of weather protection and a change in building material and siding style. The façade utilizes fiber cement panels, stone veneer, horizontal gray metal siding and vertical blue metal siding.

2.3.5 Façade articulation for all other non-residential buildings not covered in Guideline 2.3.4 above.
Not applicable; is covered in Guideline 2.3.4.

2.3.6 Rooflines.

Compliant; no flat roofline extends more than 100ft.

2.3.7 Maximum Façade Width. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot-wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 feet.

Compliant; total width of the building façade is 125ft, but modulation is provided that breaks up the design.

2.3.8 First story commercial frontages.

Compliant; the height of the building is above 13 feet.

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.

Compliant; Strong eave lines, material changes, and pedestrian-oriented storefront/building design are incorporated into the design of the structure.

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

Compliant; all visible walls provide visual interest that fulfil these standards through landscaping, pedestrian furniture, windows, paneling, differing materials, and differing roof heights.

2.4 Building Details and Materials

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

- a) Window and/or entry treatment
 - i) Display windows divided into a grid of multiple panes
 - ii) Transom windows
 - iii) Roll-up windows/doors
 - iv) Other distinctive window treatment that meets the intent of the guidelines.
 - v) Recessed entry
 - vi) Decorative door
 - vii) Arcade
 - viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry
 - ix) Other decorative entry treatment that meets the intent of the guidelines.
- b) Decorative façade 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 façade 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.

Compliant; meets the standards of a(i) with windows divided into a grid of multiple panes on all adjusted elevations, of b(i) with decorative weather protection on the street-facing façade showcasing a welcoming business, and c(i) with decorative building materials giving a small shop aesthetic that is encouraged in the design guidelines.

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.

Compliant; materials used are in line with the existing building and are done with fiber cement panels, stone veneer, and metal siding.

2.4.3 Prohibited materials.

Compliant; the materials proposed for the exterior of the building are not prohibited.

2.4.4 Special Standards for Concrete Block... Not applicable.

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

Compliant; metal siding is used throughout and among the most visible façades they use masonry, however, on the east and west side there staff feels it is visible but we would like design commissions take on possible CMU. Condition/recommendation

2.4.6 Special Standards for Troweled Finishes... Not applicable.

2.4.7 Year of Construction.

Compliant; a year of construction plaque is detailed on the right of the main entrance to the office.

2.4.8 Color Palette.

Compliant; various colors are proposed for the structure, staff find this agreeable considering the size of the structure and difference of use between food store, office space, and warehouse.

2.5 Streetscape and Landscaping

2.5.1 Sidewalk widths and uses... Not applicable.

2.5.2 Streetscape amenities. Pedestrian amenities must be included along Main Street within the East Main Street Planning Area and Fryer/Traffic Avenue with 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 freestanding 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 patterns and tree grates;

Compliant; pedestrian furniture such as benches, bicycle racks, and seasonal planters will be added to the dedicated pedestrian-oriented space.

2.5.3 Bicycle Rack Location.

Compliant; a bicycle rack is detailed within the pedestrian-oriented space with 2 spaces, meeting required standards.

2.5.4 Site Lighting.

Lighting is indicated to be placed on the building walls and down shielded or low to the ground. This guideline will be satisfied as conditioned.

2.5.5 Landscaping. Developments are subject to SMC Chapter 18.41 requirements.

Compliant; this site meets the landscaping requirements.

2.5.6 Side and rear yard buffer requirements.

Compliant; the site provides Type A Landscaping buffering residential homes, and Type C Landscaping otherwise, with the western side buffer providing no landscaping for future shared access development on the neighboring parcel.

III. CONDITIONS OF APPROVAL

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

A. The proposal is subject to the following CONDITIONS of APPROVAL:

1. DG 2.5.4 Prior to building permit issuance, any new lighting shall be included and described, lighting shall either be down shielded or low to the ground.
2. Any future above ground utilities or mechanical equipment needs to be screened from the view of neighboring properties and the ROW.
3. DG 2.2.1 Applicant should develop a pedestrian pathway creating a stub-out connecting the pedestrian-oriented plaza space to the undeveloped parcel for future development pedestrian circulation access.
4. DG 2.3.10 Applicant should determine means of addressing the blankness of the eastern metal siding

and avenues of creating visual interest. This could involve material, color changes, murals, artwork, etc.

5. DG 2.4.5 Applicant should consider means to protect the metal siding on the eastern portion of the building within the street access with either masonry as required in 2.4.5, recommendation by Commission, or other determined means.

6. Signs are not approved as part of this design review; a separate sign permit shall be required for any proposed signs, showing that it complies with the location, height and size limits of the sign code, SMC 18.44.240. By approving design review plans, the city does not review or approve the shown signs.

7. Prior to building and site development permits, a Boundary Line Adjustment will be required to consolidate the two parcels into one.

8. Prior to building and site development permits, SEPA will be required to be submitted as required per WAC 197-11-800(1)(iv).

B. The proposed modification to the East Main Street driveway standard as depicted under DR-2025-0004 is APPROVED per SMC 18.43.140 and subject to the following CONDITIONS:

1. A memorialization of the future cross access corridor and shared driveway with the western and eastern adjacent properties and public access to be constructed and dedicated per SMC 18.43.

2. Stamped and stained concrete will be used in the driveway approach connecting to the sidewalk to clearly identify access as approved by the City Engineer.

3. Signage relating to access and parking shall be installed prior to development and building approvals.

4. Truck access delivery shall be designed not to interfere with cross access corridor/East Main Street traffic.

5. Applicants should consider ways to delineate between truck bay access and public cross access. Options can involve curbing, signage, striping or other means.

IV. DECISION OF THE DIRECTOR

The Director of Community Development hereby approves project number DR-2025-0004 subject to the above Conditions of Approval.

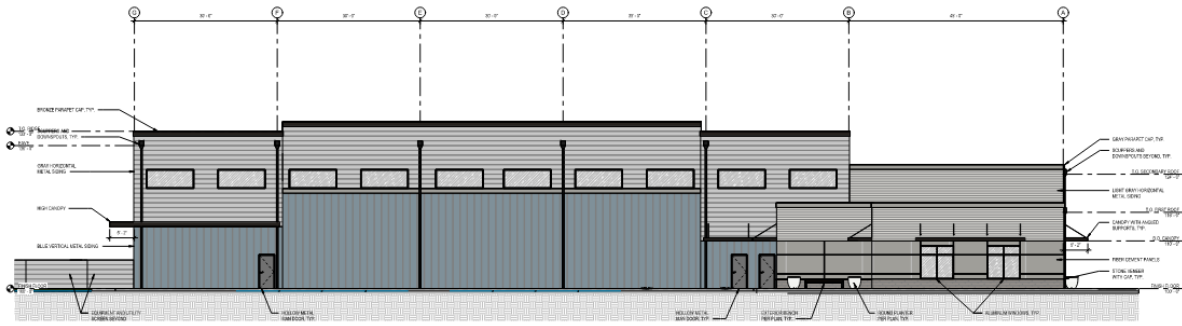
Doug Beagle, Development Services Director

August __, 2025

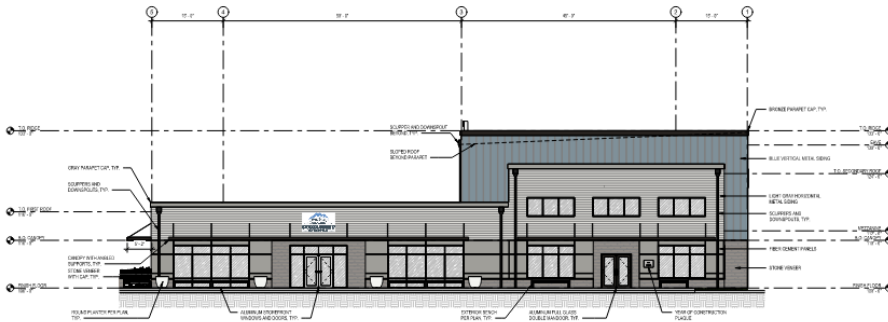
V. APPEALS

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

Elevations

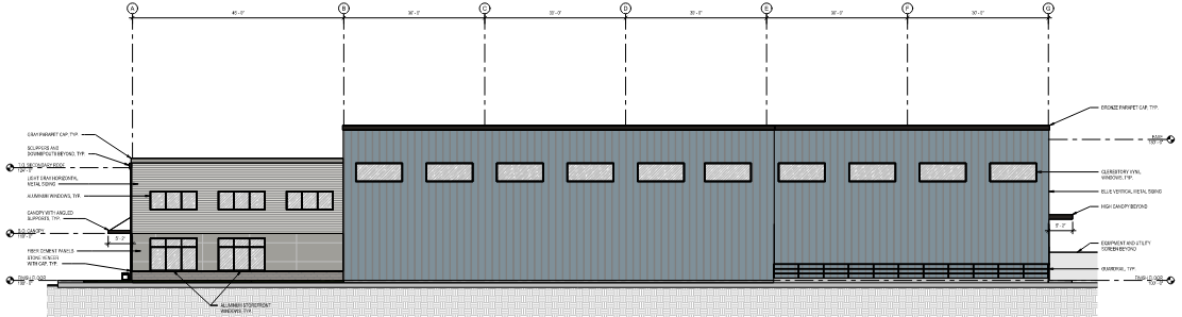


A EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

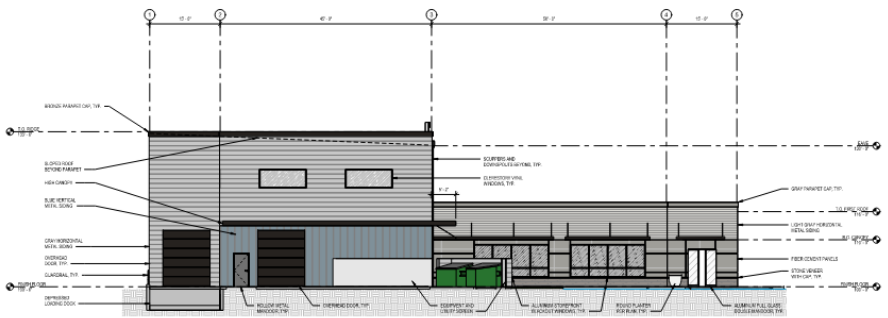


B EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

REVIEW #5
REV. 2/20/25



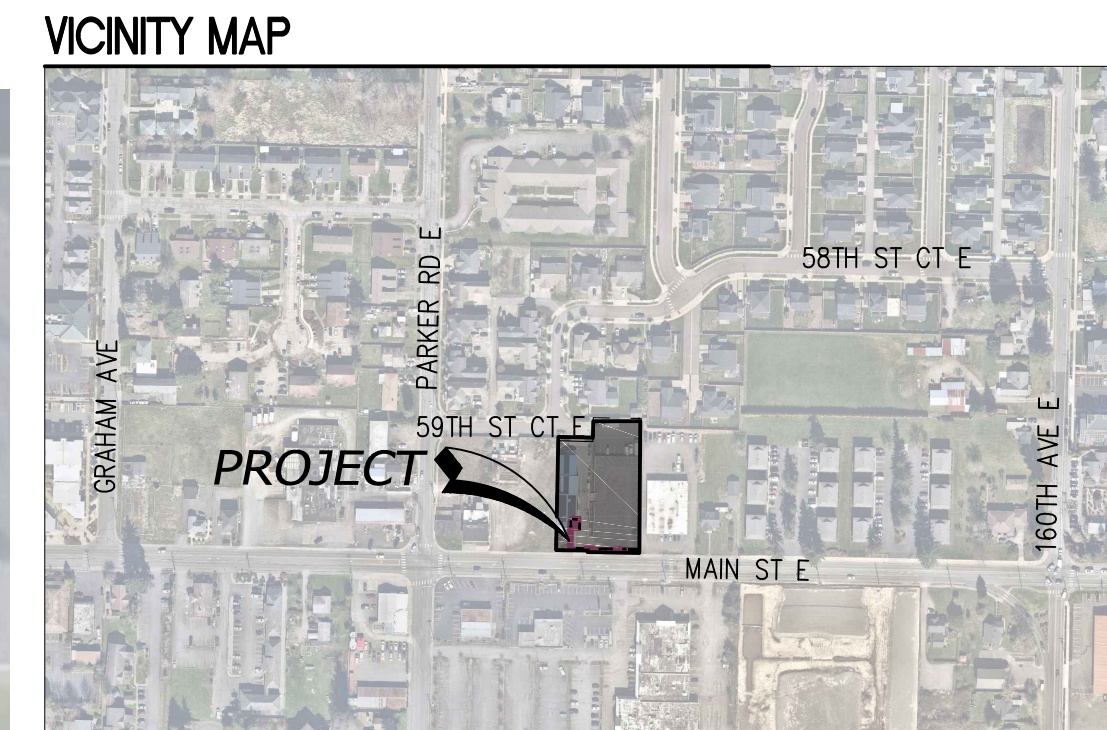
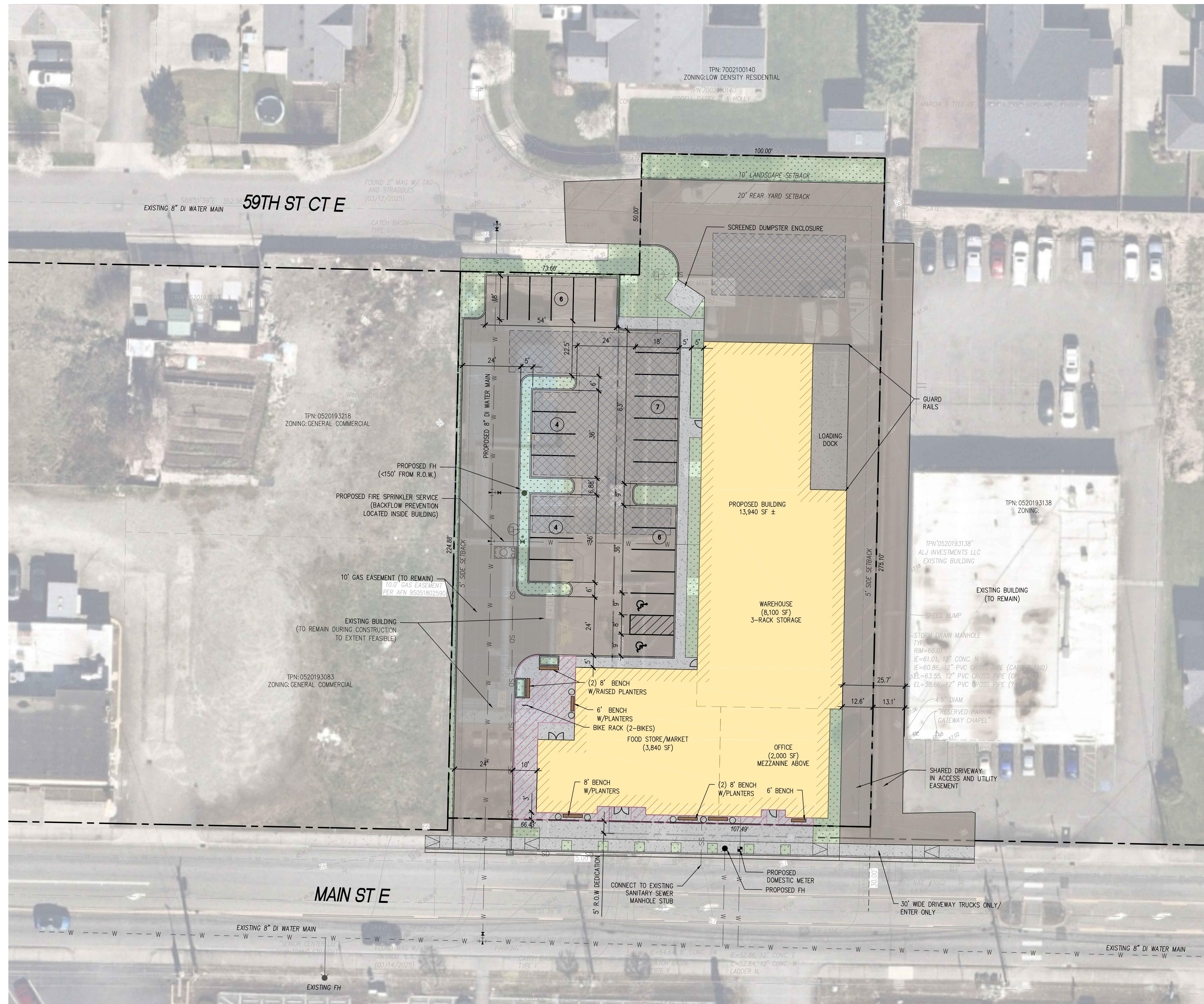
A EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



B EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

Landscape Exhibit





LEGEND

- PROPERTY LINE
- LANDSCAPE SETBACK
- YARD SETBACK
- ASPHALT PAVING
- CONCRETE PAVEMENT
- PEDESTRIAN ORIENTED SPACE
- LANDSCAPING
- BUILDING
- R-TANK STORMWATER DETENTION W/DOWNSTREAM ENHANCED TREATMENT (OLDCASTLE BIPOD)
- PARKING STALL COUNT

PROJECT INFORMATION

PARCEL NUMBER:	APN 0520193213 (29,245 S.F. = 0.67 ACRES)
	APN 0520193214 (14,849 S.F. = 0.34 ACRES)
	5' R.O.W. DEDICATION (526 S.F. = 0.01 ACRES)
ADDRESS:	15703 MAIN ST E SUMNER, WA 98390
	15625 MAIN ST E SUMNER, WA 98390
ZONING:	GENERAL COMMERCIAL (GC)
FLOOD ZONE:	ZONE 'X' - AREA OF MINIMAL FLOOD
HAZARD:	
PROPOSED USE:	FOOD BANK, WAREHOUSE, AND OFFICE
TYPE OF CONSTRUCTION:	VB (SPRINKLED)
PROPOSED BUILDING FOOTPRINT:	13,940 SF +/-
MAX. BUILDING HEIGHT:	35' (PER SMC 18.16.070)
MINIMUM PARKING:	WAREHOUSE - 1 STALL PER 2,000 SF; 8,100 SF, 4 STALLS REQUIRED FOOD STORE/MARKET - 1 STALL PER 300 SF OF GROSS FLOOR AREA; 3,840 SF, 13 STALLS REQUIRED OFFICE - 2.5 STALLS PER 1,000 SF OF GROSS FLOOR AREA; 2,000 SF, 5 STALLS REQUIRED 22 TOTAL STALLS REQUIRED (PER SMC 18.42.040)
PARKING PROPOSED:	27 PARKING STALLS, INCLUDING 2 ADA STALLS
MINIMUM YARD SETBACKS:	0', FRONT 0', SIDE (ABUTTING EAST MAIN STREET) 5', SIDE (NOT ABUTTING EAST MAIN STREET) 20', REAR (PER SMC 18.16.070)
LANDSCAPE SETBACK:	10' WHEN ABUTTING RESIDENTIALLY ZONED PROPERTY (SEE SMC 18.16.070)
REQUIRED LANDSCAPING AREA:	4,410 SF (10% OF TOTAL SITE AREA) PER SMC 18.41.040
PROPOSED LANDSCAPING AREA:	4,410 SF
PROPOSED VEHICULAR USE AREAS:	22,704 SF
PROPOSED CONCRETE WALK AREAS:	3,040 SF
PROPOSED BUILDING FOOTPRINT AREA:	13,940 SF
TOTAL ONSITE AREA:	44,094 SF
MAXIMUM LOT COVERAGE:	75% PER SMC 18.16.070
LOT COVERAGE PROPOSED:	31.6%
REQUIRED PEDESTRIAN ORIENTED SPACE:	1,022 SF
DEPICTED PEDESTRIAN ORIENTED SPACE:	1,260 SF
51.1 LF OF SEATING REQUIRED/52 LF OF SEATING SHOWN	
PEDESTRIAN ORIENTED SPACE WILL BE LIT (2 FT-CANDLE MIN) WITH BUILDING MOUNTED LIGHTING.	
PROPOSED EASEMENT RELEASES (REFERENCE SURVEY SHEETS FOR EASEMENT AREAS):	
	• EXISTING 10' PUGET POWER EASEMENT PER 9005100202 TO BE RELEASED.
	• EXISTING 12' BIOSWALE EASEMENT PER 200206105001 TO BE RELEASED.
	• EXISTING 10' GAS EASEMENT PER 95051802590 TO BE RELEASED.

APPROVALS

DESIGNED: DB/DF
DRAWN: BB/KL
CHECKED: DB/DF
DATE: 2024-08-14
SCALE: AS NOTED

DESIGN REVIEW SUBMITTAL: 07-16-2025
DESIGN REVIEW SUBMITTAL: 05-09-2025

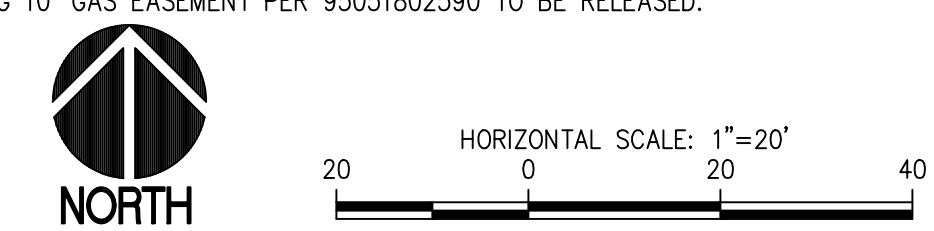
SEAL: [Professional Engineer Seal]

PREPARED BY: **sh sitts & hill**
CIVIL / STRUCTURAL / ARCHITECTURAL / SURVEY
4815 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 774-9449 | FAX: (253) 474-0153
http://www.sittshill.com

PROJECT: SUMNER COMMUNITY FOOD BANK SITE AND BUILDING IMPROVEMENTS
SHEET TITLE: CITY OF SUMNER DESIGN REVIEW SITE PLAN
SHEET NO: EX-001

PROJECT NO: 20655

CITY OF SUMNER DESIGN REVIEW SITE PLAN
SCALE: 1"=20'

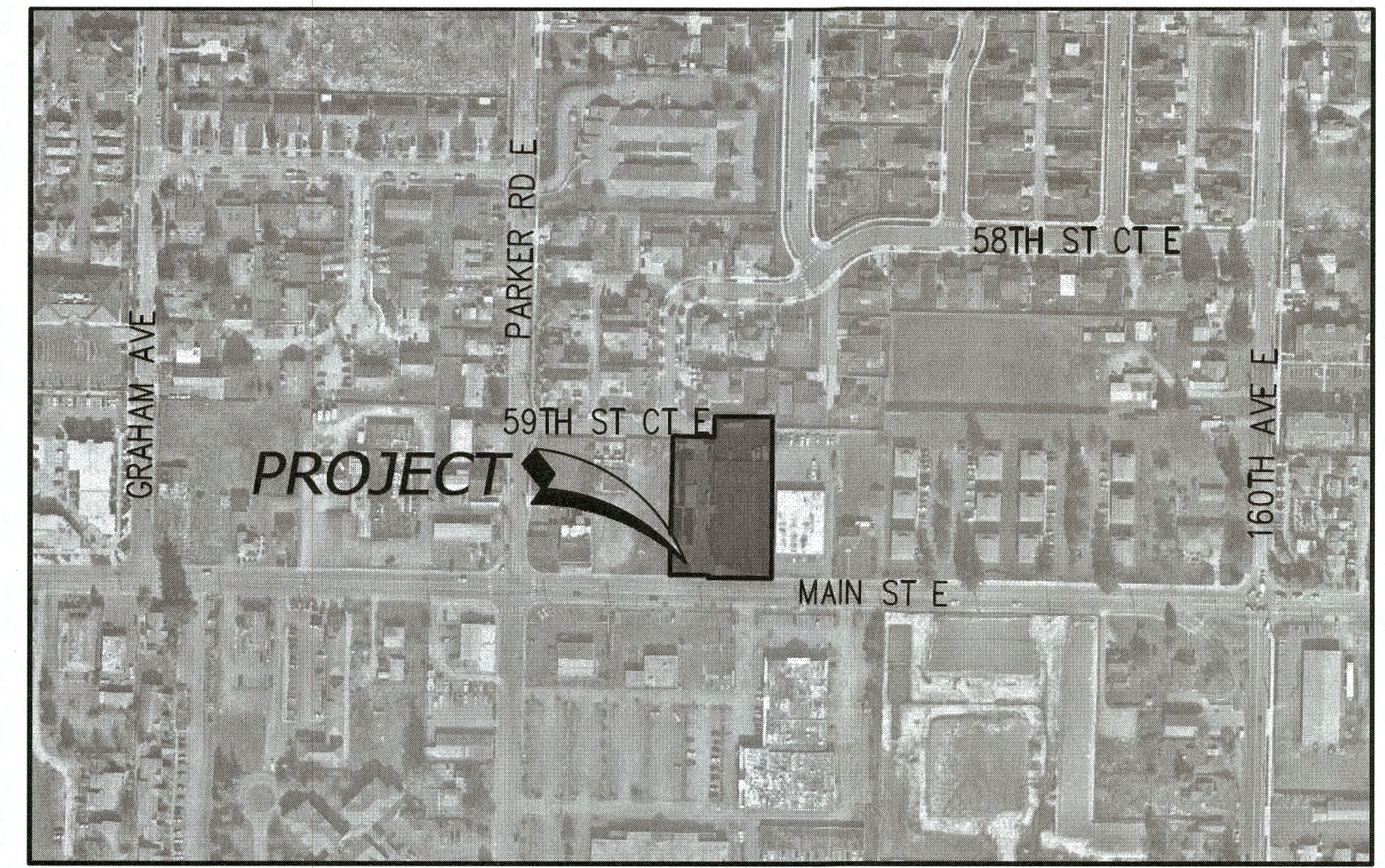


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R:\DRAWINGS\18108 - Summer Community Food Bank\102 - Schematic Design\18108L.Landscape - 07/15/25 10:30am by: Jeremy



VICINITY MAP



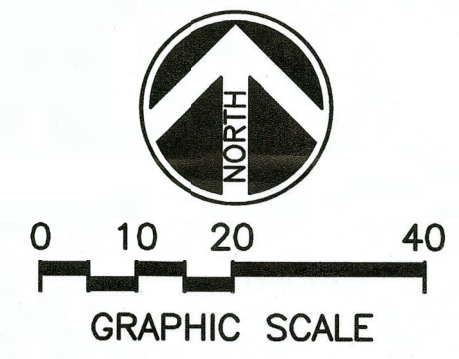
PLANT SCHEDULE

	SIZE	QTY	MATURE SIZE
TREES			
GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	3" CAL MIN	13	40' H X 15' W
THUJA PLICATA 'GREEN GIANT' 'GREEN GREEN' WESTERN ARBORVITAE	8' HT MIN	23	25' H X 8' W
SHRUBS			
CORNUS SERICEA 'ARCTIC FIRE' 'ARCTIC FIRE' DOGWOOD	5 GAL 16" HT MIN	106	4' H X 4' W
RIBES SANGUINEUM RED FLOWERING CURRANT	1 GAL	4	6' H X 6' W
ACCENTS			
SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' 'STANDING OVATION' LITTLE BLUESTEM	1 GAL	172	2' H X 2' W
PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	5 GAL 16" HT MIN	69	3' H X 3' W
GROUNDCOVER			
ARCTOSTAPHALOS 'EMERALD CARPET' 'EMERALD CARPET' MANZANITA	1 GAL	28	1' H X 2' W

MATERIAL LEGEND

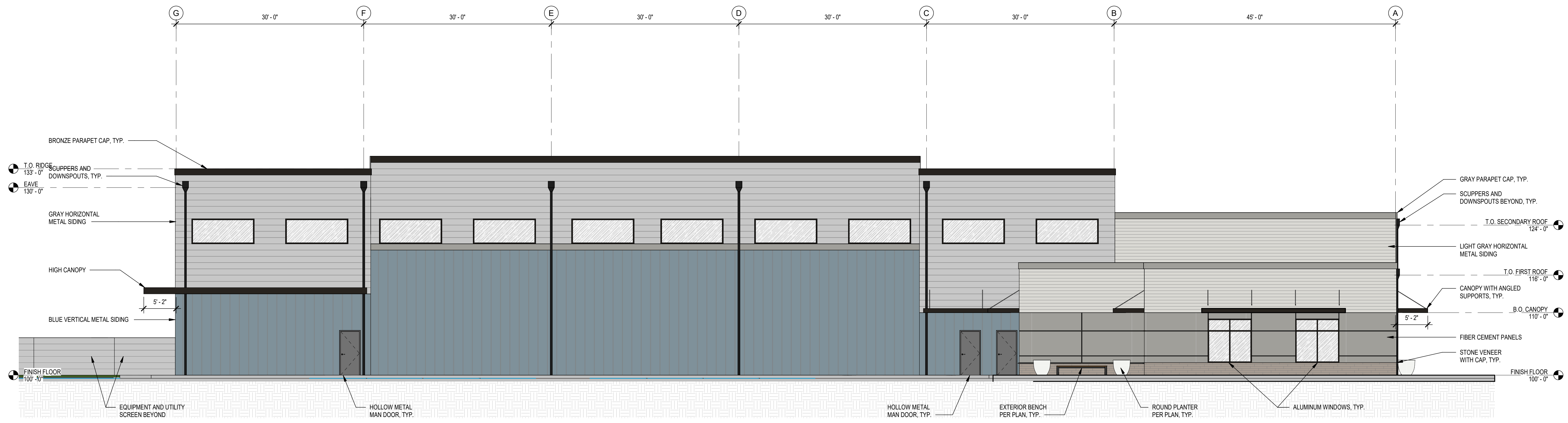
	QTY
DARK MEDIUM BARK MULCH - 4" MIN DEPTH PROVIDE IN ALL PLANTING AREAS	4,567 SF

- NOTE:**
1. ALL PLANT MATERIAL TO BE WATERED VIA AN AUTOMATIC IRRIGATION SYSTEM.
 2. REFER TO LANDSCAPE SYMBOLS ON PLAN FOR SPACING DISTANCE BETWEEN PLANTS.
 3. MAINTENANCE OF PLANT MATERIALS PER SMC 18.41.090.

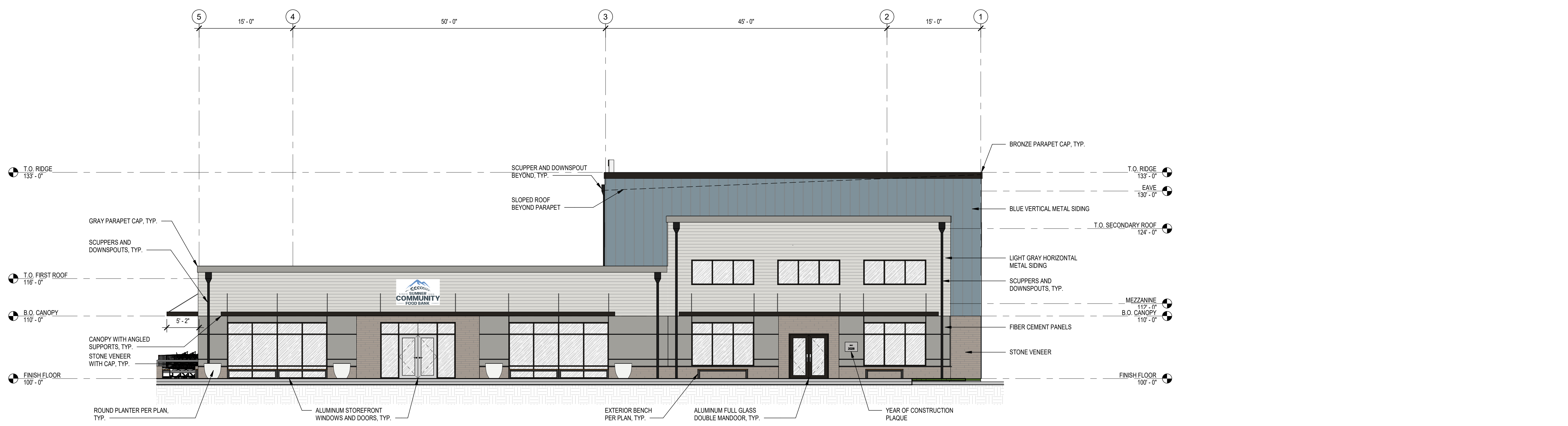


BRUCE DEES & ASSOCIATES LLC
 Landscape Architecture • Urban Design • Site Planning • Recreation Facilities Design
 221 S 28th ST, Suite 100 Tacoma, WA 98402-2726 (253) 627-7947

APPROVALS DESIGNED: MPF DRAWN: EMK CHECKED: DATE: 07.15.25 SCALE: 1:20	REVISIONS _____ _____ _____ _____	PREPARED BY sitts & hill CIVIL STRUCTURAL ARCHITECTURAL SURVEY 4815 CENTER STREET TACOMA, WA 98408 PHONE: (253) 474-9448 FAX: (253) 474-0153 http://www.sitts-hill.com/	PROJECT SUMNER COMMUNITY FOOD BANK SITE AND BUILDING IMPROVEMENTS 15625 MAIN ST. EAST - SUMNER, WA SHEET TITLE LANDSCAPE PLAN	PREPARED FOR SUMNER COMMUNITY FOOD BANK 15625 MAIN STREET EAST SUMNER, WA 98390	PROJECT NO. EX0.02 SHEET NO. 20655
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A EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



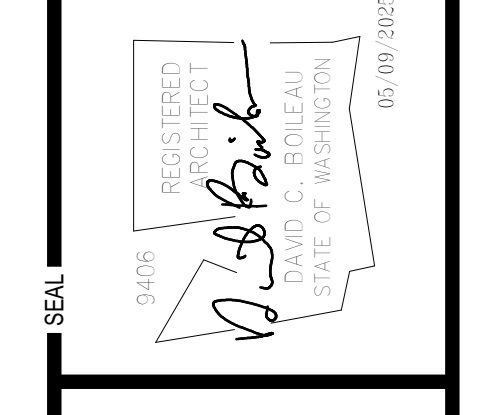
B EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

APPROVALS

DESIGNED	DRAWN	CHECKED	DATE	SCALE
LGL	BBJ	DCB	08-09-2024	AS NOTED



PREPARED BY

sh **sitts & hill**

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SUMNER COMMUNITY
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FOOD BANK
15625 MAIN ST E
SUMNER, WA 98590
CONTACT: ANTHONY APELES, (206) 859-9519

PROJECT

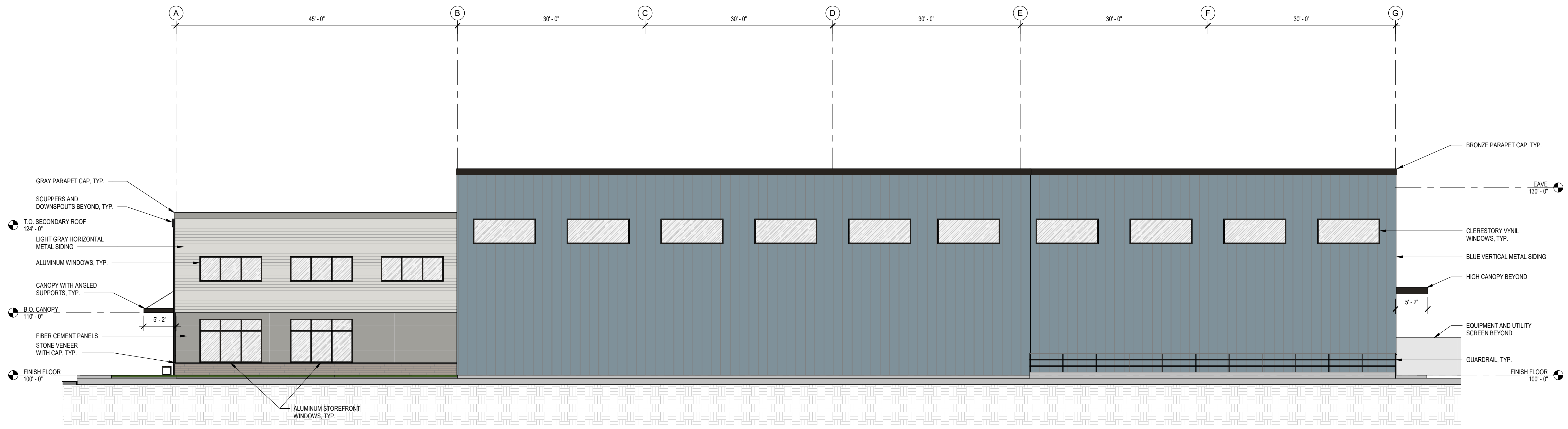
SUMNER COMMUNITY
NEW BUILDING
15625 MAIN ST E SUMNER, WA 98590
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.

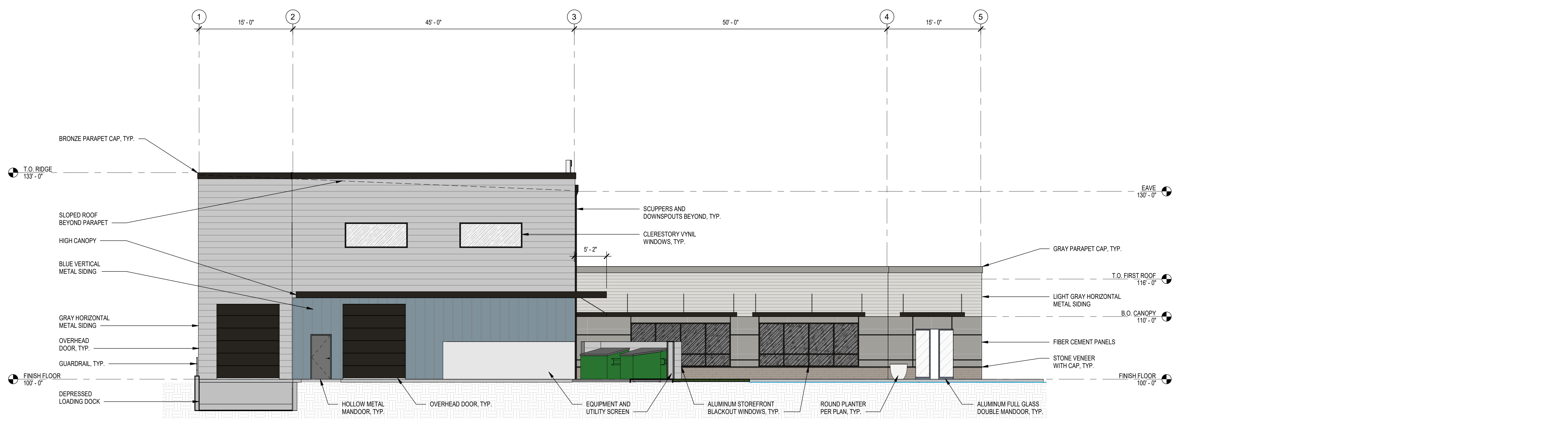
EX-003

PROJECT NO.

20655



A EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

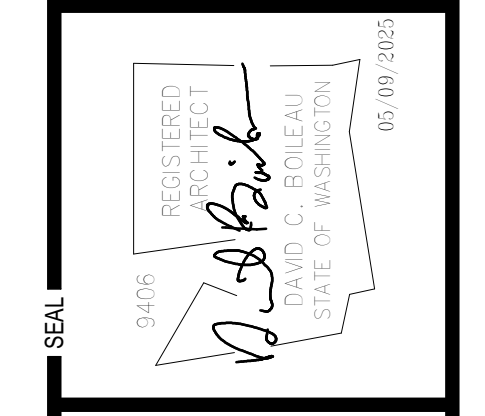


B EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

REVISIONS

APPROVALS

DESIGNED	LGL
DRAWN	BBJ
CHECKED	DOB
DATE	08-09-2024
SCALE	AS NOTED



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PROJECT

SUMMER COMMUNITY
NEW BUILDING
15625 MAIN ST E SUMNER, WA 98390
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO.

PROJECT NO.
EX-004
20655



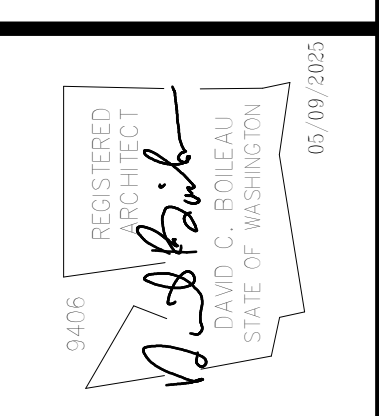
A EXTERIOR RENDERING



B EXTERIOR RENDERING

REVISIONS	

APPROVALS	
DESIGNED	LGL
DRAWN	BBJ
CHECKED	DOB
DATE	08-09-2024
SCALE	AS NOTED



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PROJECT

SUMMER COMMUNITY
 NEW BUILDING
 15625 MAIN ST E SUMNER, WA 98390
 SHEET TITLE
 EXTERIOR RENDERINGS
 SHEET NO.

EX-005

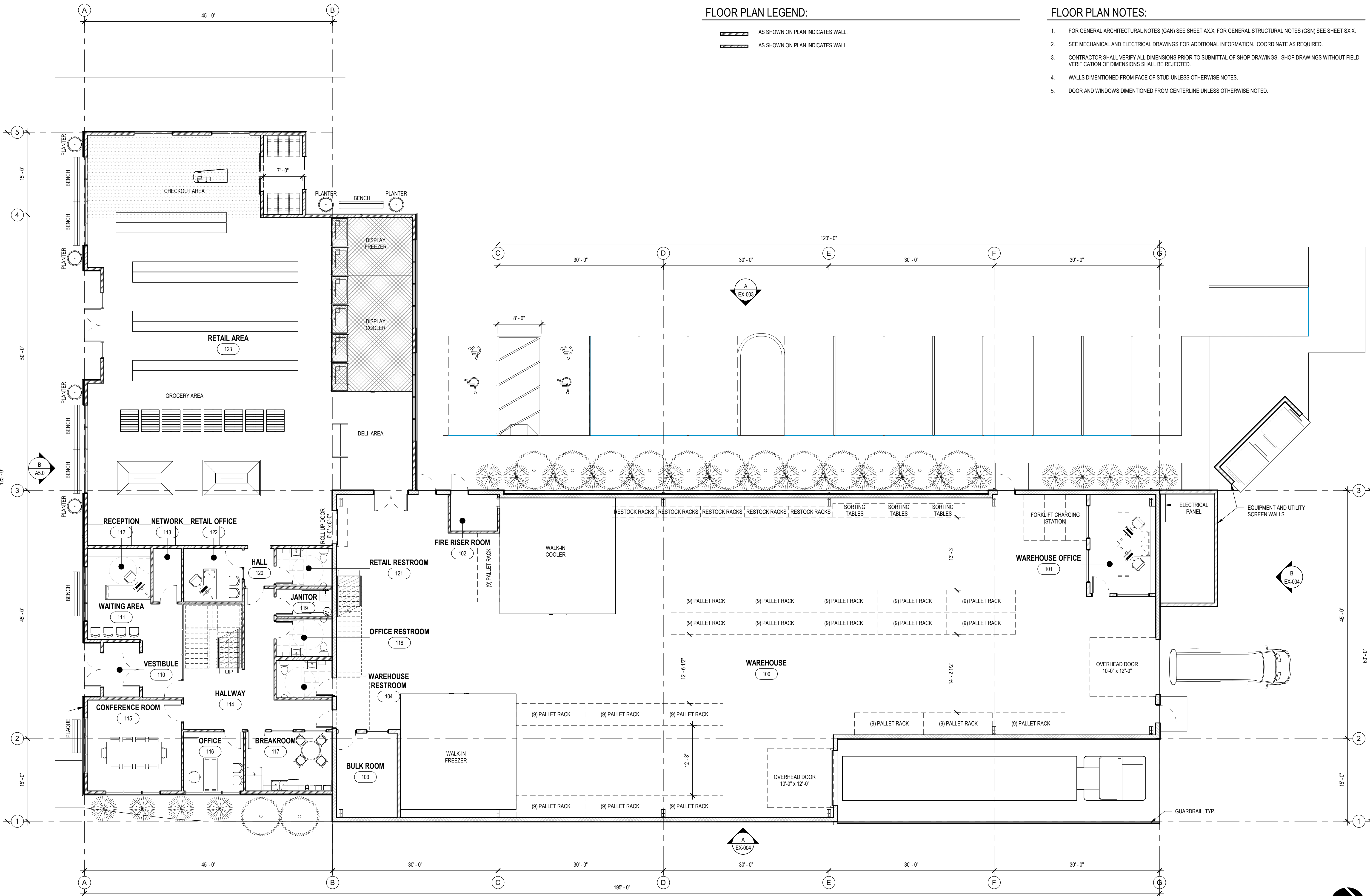
PROJECT NO.
20655

FLOOR PLAN LEGEND:

-  AS SHOWN ON PLAN INDICATES WALL.
-  AS SHOWN ON PLAN INDICATES WALL.

FLOOR PLAN NOTES:

1. FOR GENERAL ARCHITECTURAL NOTES (GAN) SEE SHEET AX.X, FOR GENERAL STRUCTURAL NOTES (GSN) SEE SHEET SX.X.
2. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE AS REQUIRED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO SUBMITTAL OF SHOP DRAWINGS. SHOP DRAWINGS WITHOUT FIELD VERIFICATION OF DIMENSIONS SHALL BE REJECTED.
4. WALLS DIMENTIONED FROM FACE OF STUD UNLESS OTHERWISE NOTED.
5. DOOR AND WINDOWS DIMENTIONED FROM CENTERLINE UNLESS OTHERWISE NOTED.



A FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



APPROVALS

DESIGNED	LGL
DRAWN	BBJ
CHECKED	DB
DATE	08-09-2024
SCALE	AS NOTED

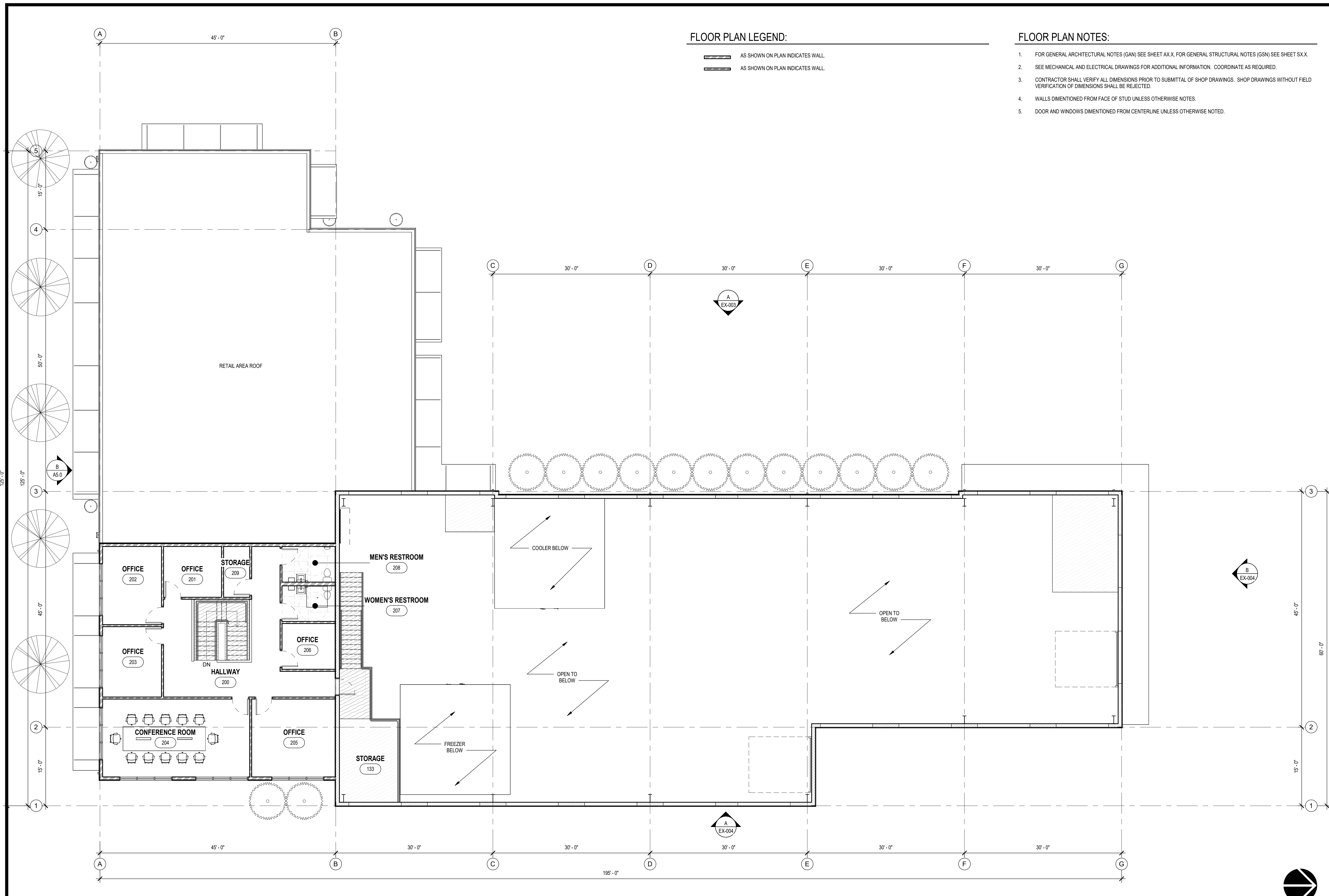


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PROJECT
SUMNER COMMUNITY NEW BUILDING
 15625 MAIN ST E SUMNER, WA 98390
 SHEET TITLE
FIRST FLOOR PLAN
 SHEET NO.

EX-006
 PROJECT NO.
20655



FLOOR PLAN LEGEND:

- AS SHOWN ON PLAN INDICATES WALL.
- AS SHOWN ON PLAN INDICATES WALL.

FLOOR PLAN NOTES:

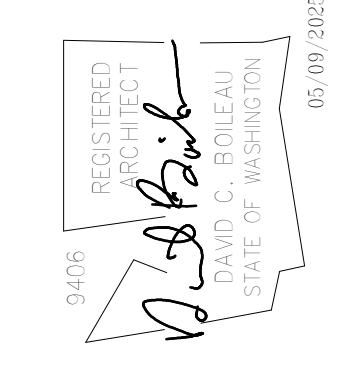
1. FOR GENERAL ARCHITECTURAL NOTES (GAN) SEE SHEET AX.X, FOR GENERAL STRUCTURAL NOTES (GSN) SEE SHEET SX.X.
2. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE AS REQUIRED.
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4. WALLS DIMENTIONED FROM FACE OF STUD UNLESS OTHERWISE NOTED.
5. DOOR AND WINDOWS DIMENTIONED FROM CENTERLINE UNLESS OTHERWISE NOTED.

A MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



APPROVALS

DESIGNED	LGL
DRAWN	BBJ
CHECKED	DOB
DATE	08-09-2024
SCALE	AS NOTED



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PREPARED FOR

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PROJECT

SUMMER COMMUNITY
NEW BUILDING
 15625 MAIN ST E SUMNER, WA 98390
 SHEET TITLE
MEZZANINE FLOOR PLAN

PROJECT NO.
EX-007
 SHEET NO.
20655



DIRECTOR’S DECISION – DESIGN REVIEW
DEVELOPMENT SERVICES DEPARTMENT

Proposal Description: Construct a new community food bank, along with an associated warehouse and office space. The existing food bank building will be demolished, and new parking, circulation, and utilities will be constructed to serve the new structure.

Permit Number: DR-2025-0004

Applicant: David Boileau
Sitts & Hill
Engineers, Inc.
4815 Center Street
Tacoma, WA 98409

Project Location/Parcels: 15703 & 15625 Main St E
Sumner, WA 98390
#0520193213 and 0520193214

Staff Representative: Brayden Shannon – Assistant Planner

Decision: APPROVED WITH CONDITIONS

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The 44,094 square foot project site is currently serving the existing community food bank with existing paved access, directly off East Main Street. The site is zoned General Commercial (GC) and is regulated by the various applicable SMC development standards, including but not limited to SMC 18.16 and Chapter 2 of Sumner’s Design and Development Guidelines. Neighboring parcels to the north are zoned Low Density Residential 8.5 (LDR-8.5), parcels to the immediate east and west are zoned GC and parcels south are also zoned GC. Properties in this vicinity include two restaurants on the east and west side, and to the south across the street is the vacant QFC building.



II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned General Commercial (GC) and is evaluated by the Commercial section of the *Design and Development Guidelines*. This project involves the construction of a new community food bank, along with an associated warehouse and office space.

General Commercial –

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

Applicability

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

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict

between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

District Objectives

GC, General Commercial district

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

Design Guidelines: Chapter 2 - Commercial:

2.1 Site Design and Parking

2.1.1 Building location guidelines:

- a) Non-residential and mixed-use buildings may be placed up to the edge of the sidewalk of any street (unless otherwise noted) only if they feature a pedestrian-oriented façade.
- 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 façade. Exceptions are provided in SMC 18.16.080(Q).

Compliant; the project is along E. Main Street and is up to the edge of the sidewalk and features a pedestrian-oriented façade.

2.1.2 Building orientation.

- a) Building entries must face the street...
- b) The façade must have transparent windows and/or doors covering at least 25 percent of the ground floor façade between 4 and 8 feet above the sidewalk...

Compliant; proposed project primary entryways face the street and at least 25 percent of the ground floor façade between 4 and 8 feet are transparent.

2.1.3 Parking location guidelines.

- a) Parking lots shall not be located between the street and any building.

Compliant; the proposed parking lot meets this standard.

2.1.4 Parking lot screening.

Compliant; proposed Type C Landscaping buffering visibility from East Main Street/Sidewalk.

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.

e) Driveways and vehicular access in the East Main Street Area are regulated by SMC 18.43.

Compliant; the proposal involves two access points, and it should be noted that the eastern access is part of a required cross access corridor to encourage vehicular movement off Main Street. The western driveway access proposed will only serve as the customer parking lot, but upon development of the parcel to the west it will become a shared access way in conjunction with the new development. To accomplish this, the applicant is seeking a modification as allowed in SMC 18.43.140 and has submitted responses to the criteria to grant this modification. While driveways along East Main Street are discouraged, there is an approval mechanism for them. This is addressed as conditioned.

2.1.6 Vehicular Access. Specific standards:

a) Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable...

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.

Compliant; the development provides access by creating a required cross-access corridor requirement to East Main Street, removing one of three access points to the site, and providing a shared access point to connect with future development to the west.

2.1.7 Street corners... Not applicable.

2.1.8 Service, Loading, and Garbage Area Guidelines.

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

b) Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected *pedestrian-oriented spaces*.

c) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).

d) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.

e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

Compliant; safety guardrail is provided along the East side of the depressed dock as well as screen walls added around utility and equipment pads to hide from public spaces. Condition applied in

the event of unanticipated additional mechanical equipment.

2.1.9 Multiple Building and Large Lot Development... Not applicable.

2.2 Pedestrian Access and Amenities

2.2.1 Internal Pedestrian Circulation Guidelines.

Compliant; pedestrian access to the sidewalk is clear and an integrated pedestrian circulation system connecting buildings, open spaces, and parking area is provided. A condition has been applied for creating a stub-out pathway connection for the future shared access development on the west side, as it is a possibility the addition of the future development may exceed the 150' standard to create pedestrian walkways within parking areas.

2.2.2 Weather protection.

Compliant; 5'2" canopies provided over primary entryways.

2.2.3 Internal Pedestrian Paths and Circulation.

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

Compliant; all proposed pathways are at least 5 feet in width and are appropriately placed.

2.2.4 Secondary entrance design elements.

Compliant; applicant proposes weather protection as well as pedestrian-oriented space in connection with the secondary entrance.

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.

Compliant; 1,022 square feet of pedestrian-oriented space is required, and 1,260 square feet of pedestrian-oriented space is proposed. All requirements are met within this guideline, including pedestrian furniture provided at the front, acknowledgment of the lighting of 2-foot candle average, and seasonal planters.

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 spaces areas.

Lighting is indicated to be placed on the building walls and down shielded or low to the ground. This guideline will be satisfied as conditioned.

2.3 Building Character and Massing

2.3.1 No franchise and corporate architecture.

Compliant; design does not resemble a franchise or corporate design.

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 façades that are not visible from

streets, parks, parking lots, or other uses.

Compliant; all sides have been given equal consideration and meet required standards. The eastern elevation is addressed within Condition 4 and 5 under different standards. Each side has consistent design elements such as fiber cement paneling, weather protection, windows, landscaping, and stone veneer.

2.3.3 Unique designs... Not applicable.**2.3.4 Façade articulation in the NC and MU districts, facades along East Main Street, and on storefronts adjacent to a sidewalk. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least two of the following articulation features at intervals no greater than 30 feet.**

- a) Use of window and/or entries that reinforce the pattern of small storefront spaces.
- b) Use of weather protection features that reinforce the pattern of small storefronts.
- c) Change of roofline.
- d) Change in building material or siding style.

Compliant; the proposed project utilizes window and entries that pattern small storefront spaces, have a proper use of weather protection and a change in building material and siding style. The façade utilizes fiber cement panels, stone veneer, horizontal gray metal siding and vertical blue metal siding.

2.3.5 Façade articulation for all other non-residential buildings not covered in Guideline 2.3.4 above. Not applicable; is covered in Guideline 2.3.4.**2.3.6 Rooflines.**

Compliant; no flat roofline extends more than 100ft.

2.3.7 Maximum Façade Width. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot-wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 feet.

Compliant; total width of the building façade is 125ft, but modulation is provided that breaks up the design.

2.3.8 First story commercial frontages.

Compliant; the height of the building is above 13 feet.

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.

Compliant; Strong eave lines, material changes, and pedestrian-oriented storefront/building design are incorporated into the design of the structure.

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

Compliant; all visible walls provide visual interest that fulfil these standards through landscaping, pedestrian furniture, windows, paneling, differing materials, and differing roof heights.

2.4 Building Details and Materials

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

- a) Window and/or entry treatment
 - i) Display windows divided into a grid of multiple panes
 - ii) Transom windows
 - iii) Roll-up windows/doors
 - iv) Other distinctive window treatment that meets the intent of the guidelines.
 - v) Recessed entry
 - vi) Decorative door
 - vii) Arcade
 - viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry
 - ix) Other decorative entry treatment that meets the intent of the guidelines.
- b) Decorative façade 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 façade 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.

Compliant; meets the standards of a(i) with windows divided into a grid of multiple panes on all adjusted elevations, of b(i) with decorative weather protection on the street-facing façade showcasing a welcoming business, and c(i) with decorative building materials giving a small shop aesthetic that is encouraged in the design guidelines.

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.

Compliant; materials used are in line with the existing building and are done with fiber cement panels, stone veneer, and metal siding.

2.4.3 Prohibited materials.

Compliant; the materials proposed for the exterior of the building are not prohibited.

2.4.4 Special Standards for Concrete Block... Not applicable.

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

Compliant; metal siding is used throughout and among the most visible façades they use masonry, however, on the east and west side there staff feels it is visible but we would like design commissions take on possible CMU. Condition/recommendation

2.4.6 Special Standards for Troweled Finishes... Not applicable.

2.4.7 Year of Construction.

Compliant; a year of construction plaque is detailed on the right of the main entrance to the office.

2.4.8 Color Palette.

Compliant; various colors are proposed for the structure, staff find this agreeable considering the size of the structure and difference of use between food store, office space, and warehouse.

2.5 Streetscape and Landscaping

2.5.1 Sidewalk widths and uses... Not applicable.

2.5.2 Streetscape amenities. Pedestrian amenities must be included along Main Street within the East Main Street Planning Area and Fryer/Traffic Avenue with 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 freestanding 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 patterns and tree grates;

Compliant; pedestrian furniture such as benches, bicycle racks, and seasonal planters will be added to the dedicated pedestrian-oriented space.

2.5.3 Bicycle Rack Location.

Compliant; a bicycle rack is detailed within the pedestrian-oriented space with 2 spaces, meeting required standards.

2.5.4 Site Lighting.

Lighting is indicated to be placed on the building walls and down shielded or low to the ground. This guideline will be satisfied as conditioned.

2.5.5 Landscaping. Developments are subject to SMC Chapter 18.41 requirements.

Compliant; this site meets the landscaping requirements.

2.5.6 Side and rear yard buffer requirements.

Compliant; the site provides Type A Landscaping buffering residential homes, and Type C Landscaping otherwise, with the western side buffer providing no landscaping for future shared access development on the neighboring parcel.

III. CONDITIONS OF APPROVAL

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

A. The proposal is subject to the following CONDITIONS of APPROVAL:

1. DG 2.5.4 Prior to building permit issuance, any new lighting shall be included and described, lighting shall either be down shielded or low to the ground.
2. Any future above ground utilities or mechanical equipment needs to be screened from the view of neighboring properties and the ROW.
3. DG 2.2.1 Applicant should develop a pedestrian pathway creating a stub-out connecting the pedestrian-oriented plaza space to the undeveloped parcel for future development pedestrian circulation access.
4. DG 2.3.10 Applicant should determine means of addressing the blankness of the eastern metal siding

and avenues of creating visual interest. This could involve material, color changes, murals, artwork, etc.

5. DG 2.4.5 Applicant should consider means to protect the metal siding on the eastern portion of the building within the street access with either masonry as required in 2.4.5, recommendation by Commission, or other determined means.

6. Signs are not approved as part of this design review; a separate sign permit shall be required for any proposed signs, showing that it complies with the location, height and size limits of the sign code, SMC 18.44.240. By approving design review plans, the city does not review or approve the shown signs.

7. Prior to building and site development permits, a Boundary Line Adjustment will be required to consolidate the two parcels into one.

8. Prior to building and site development permits, SEPA will be required to be submitted as required per WAC 197-11-800(1)(iv).

B. The proposed modification to the East Main Street driveway standard as depicted under DR-2025-0004 is APPROVED per SMC 18.43.140 and subject to the following CONDITIONS:

1. A memorialization of the future cross access corridor and shared driveway with the western and eastern adjacent properties and public access to be constructed and dedicated per SMC 18.43.

2. Stamped and stained concrete will be used in the driveway approach connecting to the sidewalk to clearly identify access as approved by the City Engineer.

3. Signage relating to access and parking shall be installed prior to development and building approvals.

4. Truck access delivery shall be designed not to interfere with cross access corridor/East Main Street traffic.

5. Applicants should consider ways to delineate between truck bay access and public cross access. Options can involve curbing, signage, striping or other means.

IV. DECISION OF THE DIRECTOR

The Director of Community Development hereby approves project number DR-2025-0004 subject to the above Conditions of Approval.

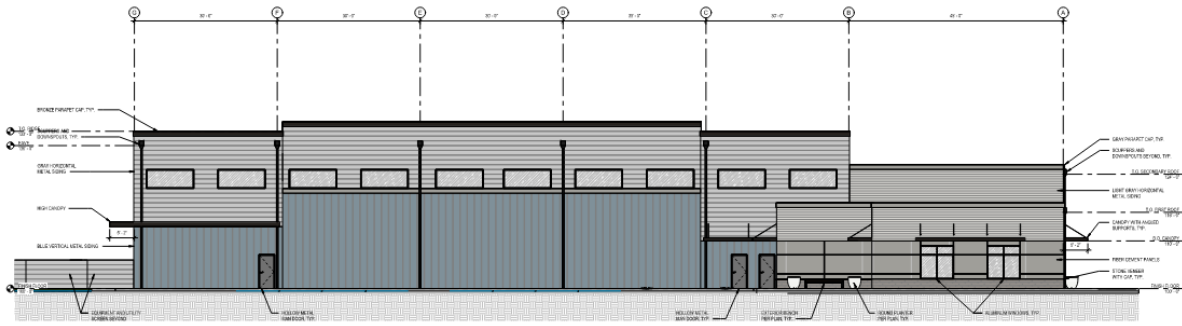
Doug Beagle, Development Services Director

August __, 2025

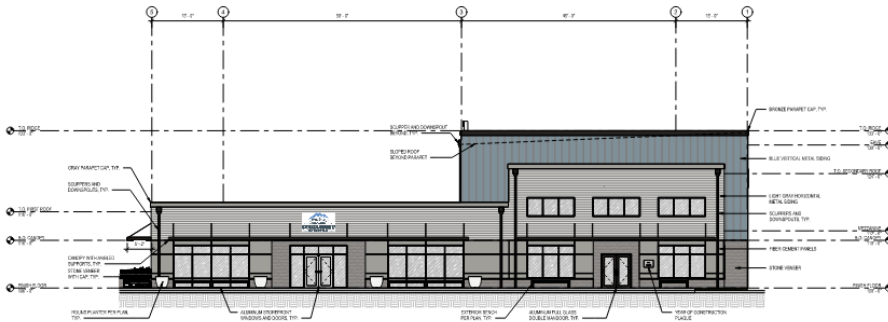
V. APPEALS

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

Elevations

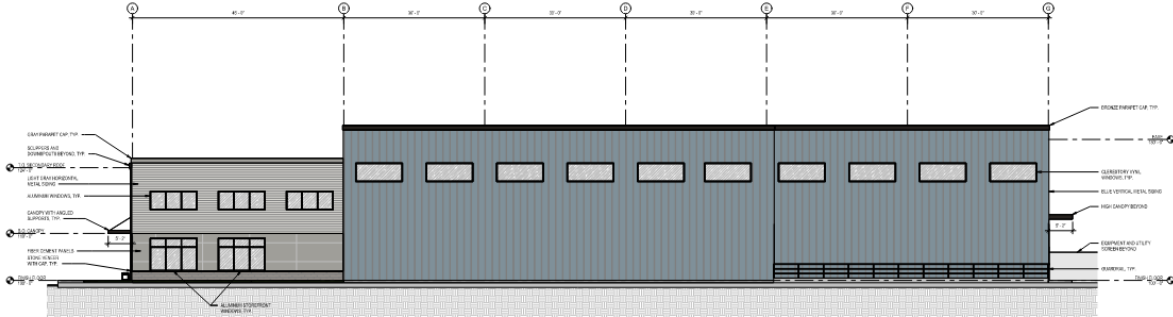


A EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

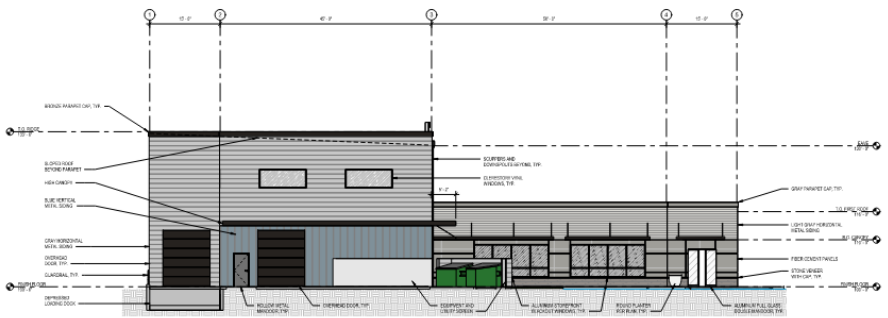


B EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

REVIEW #5
REV. 2/20/25



A EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



B EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

Landscape Exhibit



E:\DRAWINGS\18108 - Summer Community Food Bank\102 - Schematic Design\18108L.Landscape - 07/15/25 10:30am by: Jeremy



VICINITY MAP



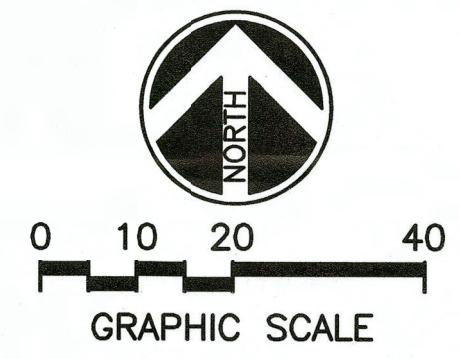
PLANT SCHEDULE

	SIZE	QTY	MATURE SIZE
TREES			
GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	3" CAL MIN	13	40' H X 15' W
THUJA PLICATA 'GREEN GIANT' 'GREEN GREEN' WESTERN ARBORVITAE	8' HT MIN	23	25' H X 8' W
SHRUBS			
CORNUS SERICEA 'ARCTIC FIRE' 'ARCTIC FIRE' DOGWOOD	5 GAL 16" HT MIN	106	4' H X 4' W
RIBES SANGUINEUM RED FLOWERING CURRANT	1 GAL	4	6' H X 6' W
ACCENTS			
SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' 'STANDING OVATION' LITTLE BLUESTEM	1 GAL	172	2' H X 2' W
PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	5 GAL 16" HT MIN	69	3' H X 3' W
GROUNDCOVER			
ARCTOSTAPHALOS 'EMERALD CARPET' 'EMERALD CARPET' MANZANITA	1 GAL	28	1' H X 2' W

MATERIAL LEGEND

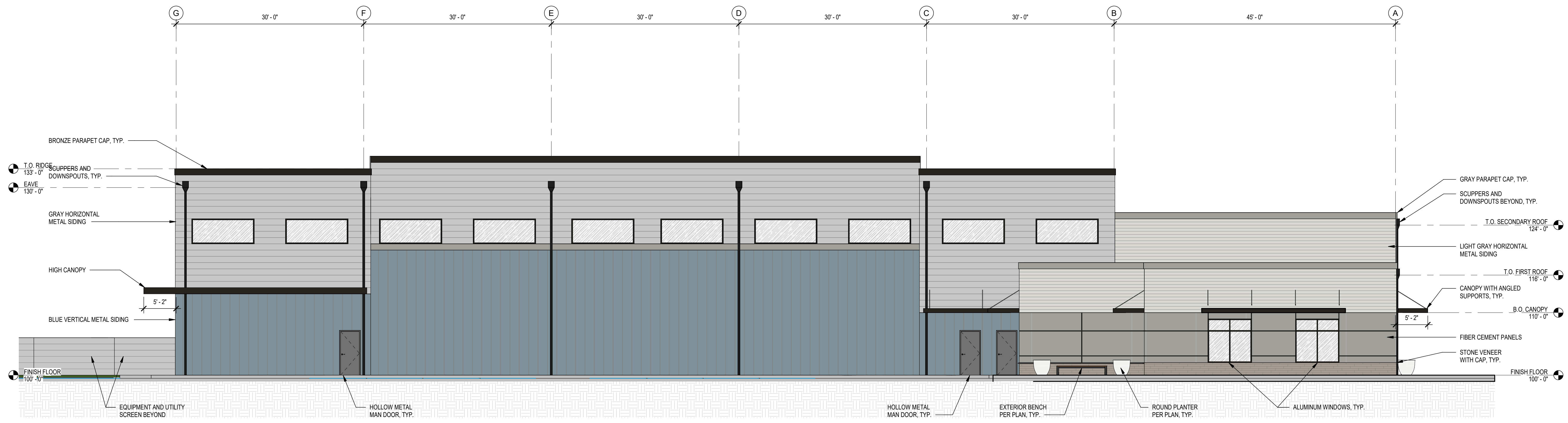
	QTY
DARK MEDIUM BARK MULCH - 4" MIN DEPTH PROVIDE IN ALL PLANTING AREAS	4,567 SF

- NOTE:**
1. ALL PLANT MATERIAL TO BE WATERED VIA AN AUTOMATIC IRRIGATION SYSTEM.
 2. REFER TO LANDSCAPE SYMBOLS ON PLAN FOR SPACING DISTANCE BETWEEN PLANTS.
 3. MAINTENANCE OF PLANT MATERIALS PER SMC 18.41.090.

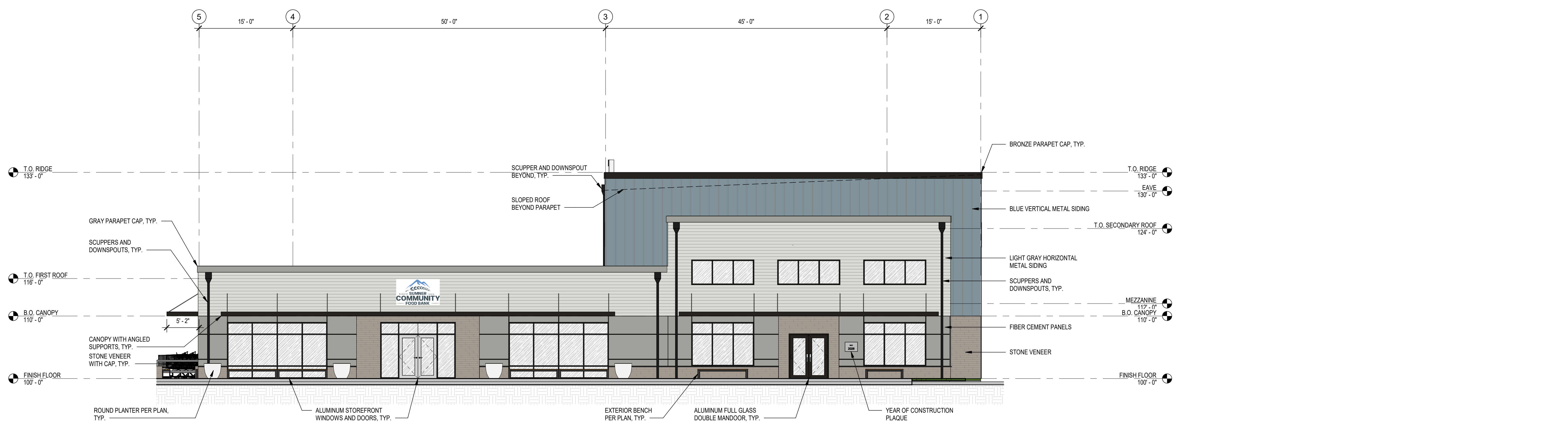


BRUCE DEES & ASSOCIATES LLC
 Landscape Architecture • Urban Design • Site Planning • Recreation Facilities Design
 221 S 28th ST, Suite 100 Tacoma, WA 98402-2726 (253) 627-7947

REVISIONS APPROVALS DESIGNED: MPF DRAWN: EMK CHECKED: _____ DATE: 07.15.25 SCALE: 1:20	SEAL PREPARED BY: sn sitts&hill CIVIL STRUCTURAL ARCHITECTURAL SURVEY 4815 CENTER STREET TACOMA, WA 98408 PHONE: (253) 474-9449 FAX: (253) 474-0153 http://www.sitts-hill.com/	PROJECT: SUMNER COMMUNITY FOOD BANK SITE AND BUILDING IMPROVEMENTS 15625 MAIN ST. EAST - SUMNER, WA SHEET TITLE: LANDSCAPE PLAN SHEET NO.: EX0.02 PROJECT NO.: 20655	
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A EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



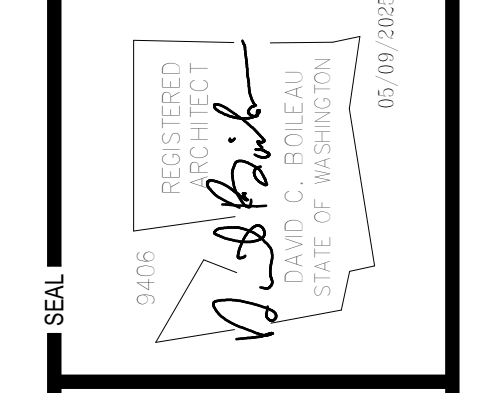
B EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

APPROVALS

DESIGNED	DRAWN	CHECKED	DATE	SCALE
LGL	BBJ	DCB	08-09-2024	AS NOTED



PREPARED BY

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PREPARED FOR

SUMNER COMMUNITY
FOOD BANK
15625 MAIN ST E
SUMNER, WA 98590
CONTACT: ANTHONY APELES, (206) 859-9519

PROJECT

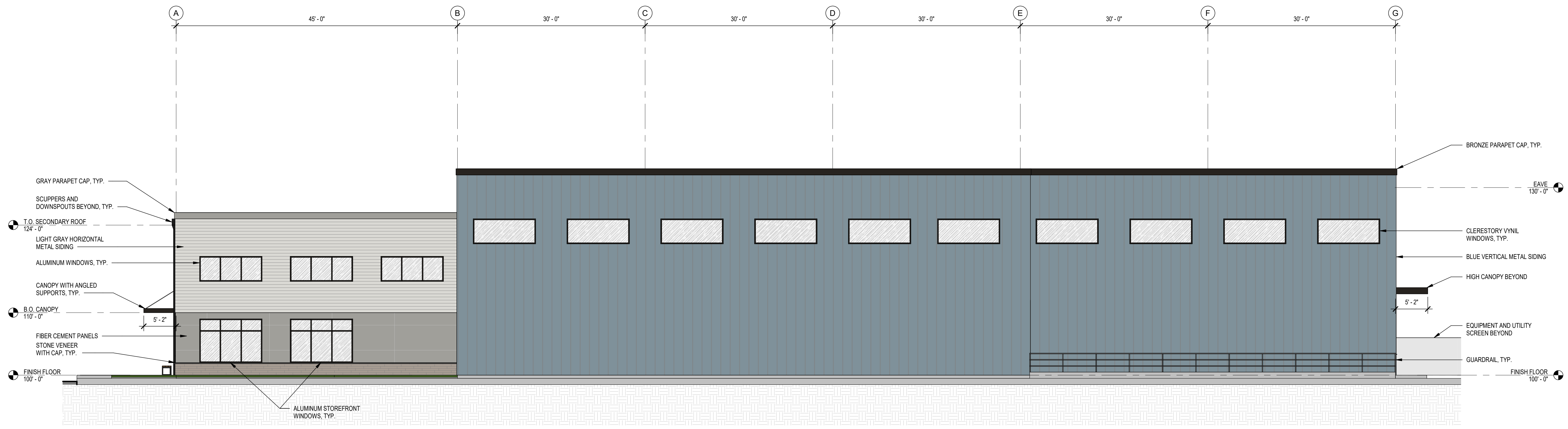
SUMNER COMMUNITY
NEW BUILDING
15625 MAIN ST E SUMNER, WA 98590
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.

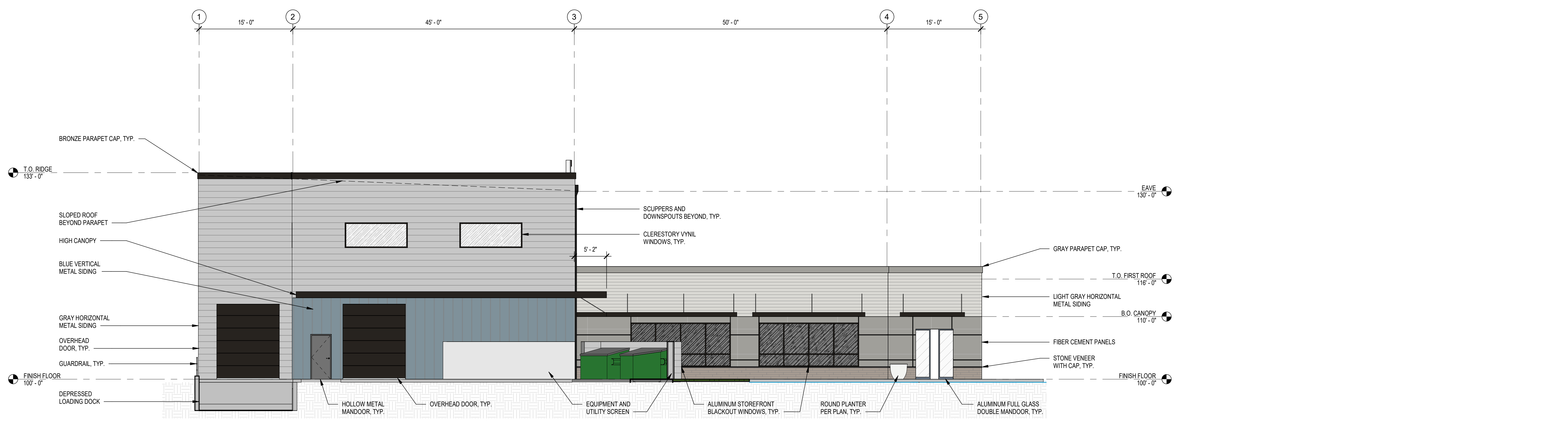
PROJECT NO.

EX-003

20655



A EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



B EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

REVISIONS				
NO.	DESCRIPTION	DATE	BY	APP.

APPROVALS

DESIGNED: LGL
DRAWN: BBJ
CHECKED: DCB
DATE: 08-09-2024
SCALE: AS NOTED

SEAL

REGISTERED ARCHITECT
D. B. B. B.
STATE OF WASHINGTON
00101912025

PREPARED BY

sh **sitts & hill**

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PREPARED FOR

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FOOD BANK
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SUMNER, WA 98390
CONTACT: ANTHONY APELES, (206) 859-9519

PROJECT

SUMMER COMMUNITY
NEW BUILDING
15625 MAIN ST E SUMNER, WA 98390
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO.

PROJECT NO.

EX-004

20655



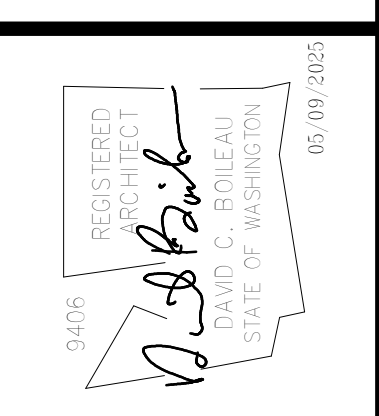
A EXTERIOR RENDERING



B EXTERIOR RENDERING

REVISIONS	

APPROVALS	
DESIGNED	LGL
DRAWN	BBJ
CHECKED	DOB
DATE	08-09-2024
SCALE	AS NOTED



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PROJECT

SUMMER COMMUNITY
NEW BUILDING
 15625 MAIN ST E SUMNER, WA 98390
 SHEET TITLE
EXTERIOR RENDERINGS
 SHEET NO.

EX-005
 PROJECT NO.

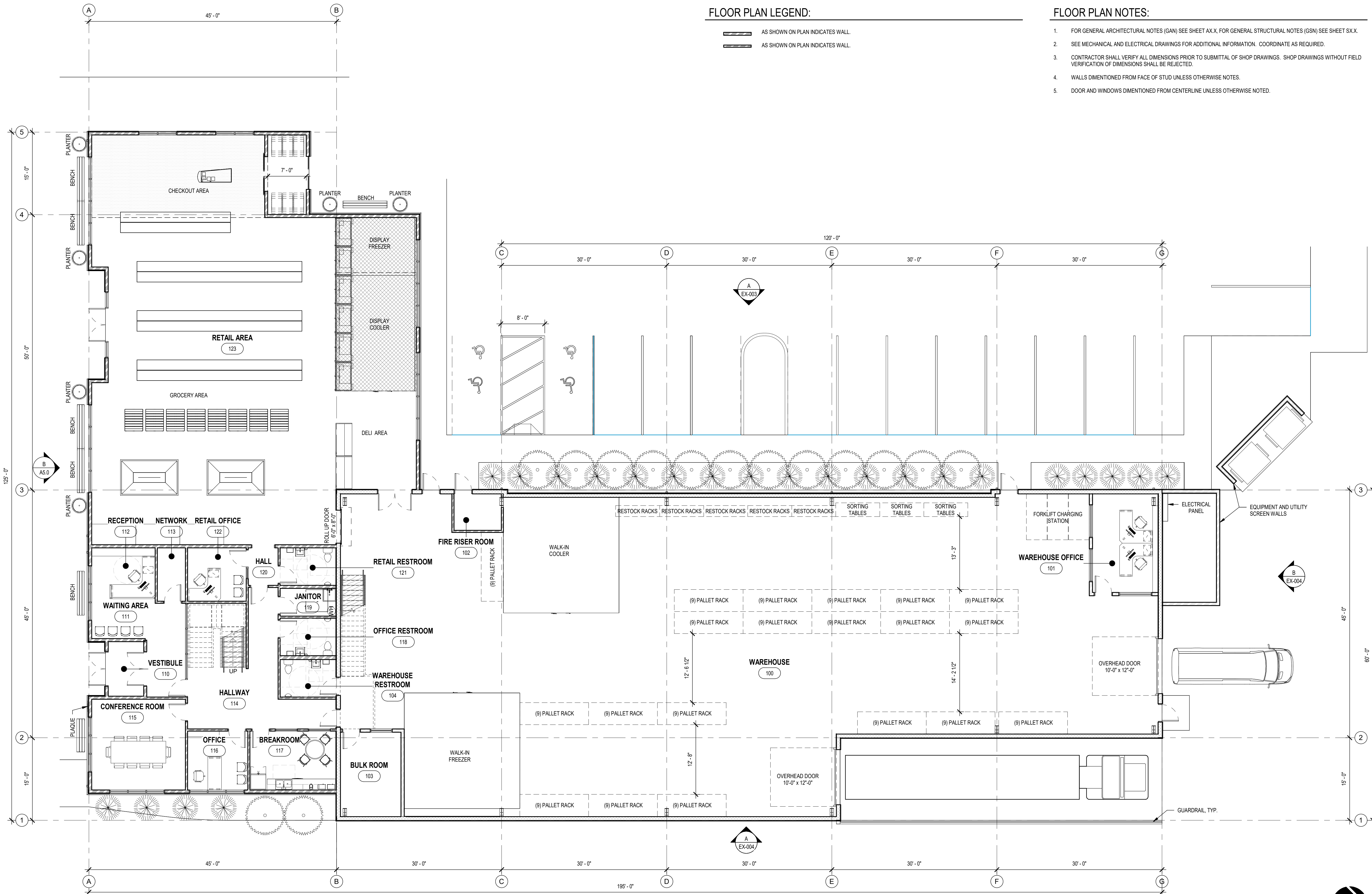
20655

FLOOR PLAN LEGEND:

-  AS SHOWN ON PLAN INDICATES WALL.
-  AS SHOWN ON PLAN INDICATES WALL.

FLOOR PLAN NOTES:

1. FOR GENERAL ARCHITECTURAL NOTES (GAN) SEE SHEET AX.X, FOR GENERAL STRUCTURAL NOTES (GSN) SEE SHEET SX.X.
2. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE AS REQUIRED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO SUBMITTAL OF SHOP DRAWINGS. SHOP DRAWINGS WITHOUT FIELD VERIFICATION OF DIMENSIONS SHALL BE REJECTED.
4. WALLS DIMENTIONED FROM FACE OF STUD UNLESS OTHERWISE NOTED.
5. DOOR AND WINDOWS DIMENTIONED FROM CENTERLINE UNLESS OTHERWISE NOTED.

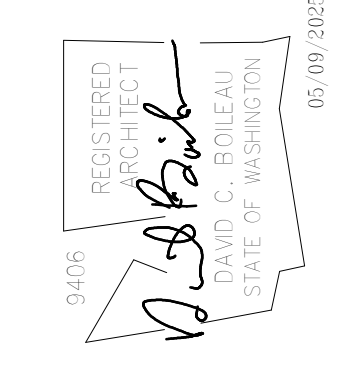


A FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



APPROVALS

DESIGNED	LGL
DRAWN	BBJ
CHECKED	DB
DATE	08-09-2024
SCALE	AS NOTED

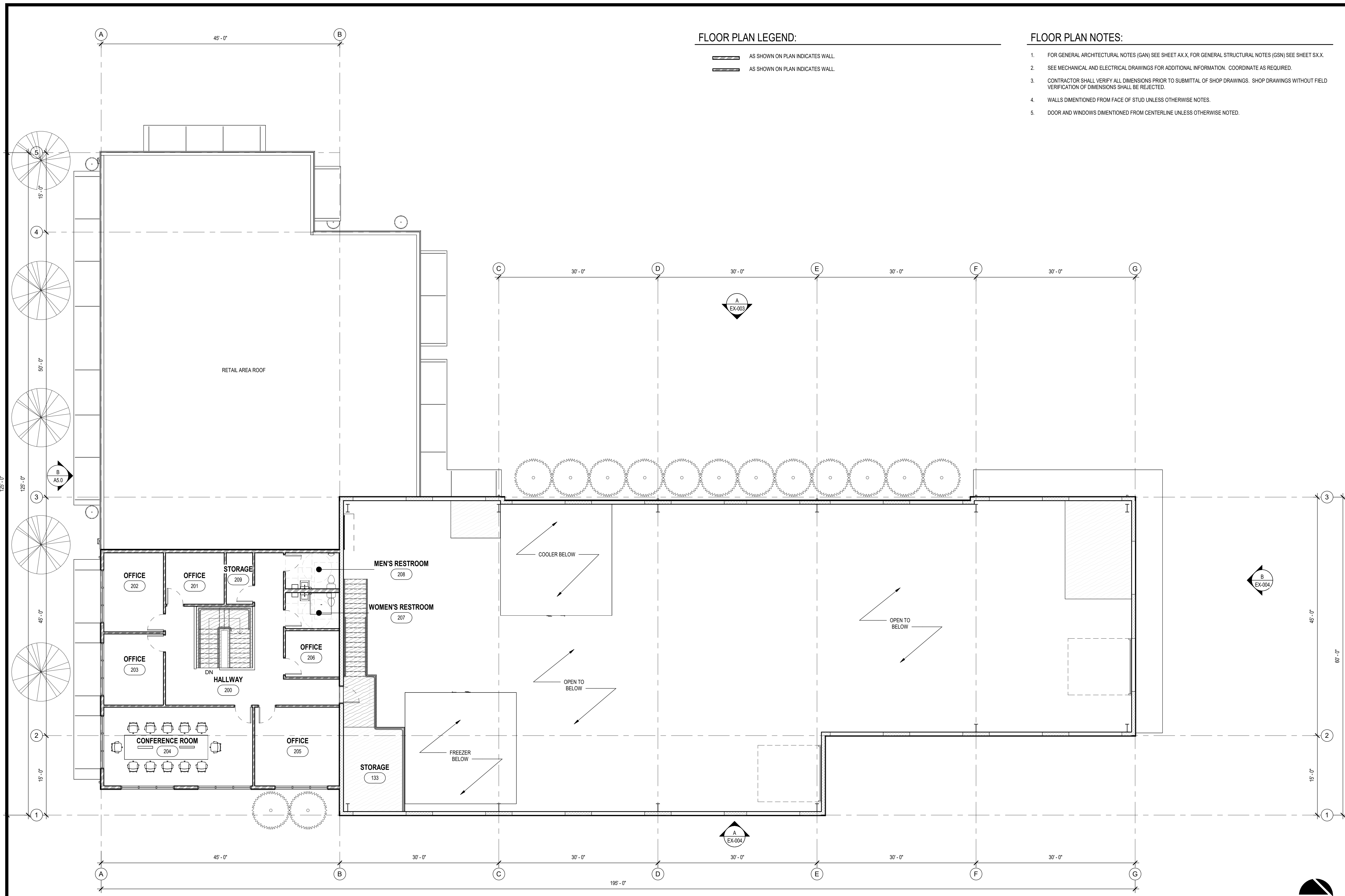


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PROJECT
SUMNER COMMUNITY NEW BUILDING
 15625 MAIN ST E SUMNER, WA 98390
 SHEET TITLE
FIRST FLOOR PLAN
 SHEET NO.

EX-006
 PROJECT NO.
20655



FLOOR PLAN LEGEND:

- AS SHOWN ON PLAN INDICATES WALL.
- AS SHOWN ON PLAN INDICATES WALL.

FLOOR PLAN NOTES:

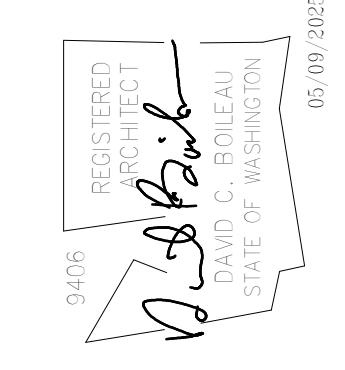
1. FOR GENERAL ARCHITECTURAL NOTES (GAN) SEE SHEET AX.X, FOR GENERAL STRUCTURAL NOTES (GSN) SEE SHEET SX.X.
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4. WALLS DIMENTIONED FROM FACE OF STUD UNLESS OTHERWISE NOTED.
5. DOOR AND WINDOWS DIMENTIONED FROM CENTERLINE UNLESS OTHERWISE NOTED.

A MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



APPROVALS

DESIGNED	LGL
DRAWN	BBJ
CHECKED	DOB
DATE	08-09-2024
SCALE	AS NOTED



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 SUMNER, WA 98390
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PROJECT

SUMMER COMMUNITY
NEW BUILDING
 15625 MAIN ST E SUMNER, WA 98390
 SHEET TITLE
MEZZANINE FLOOR PLAN

PROJECT NO.
EX-007
 SHEET NO.
20655