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ROLL CALL

COMMISSION BUSINESS

1. Nemeth Mixed Use Development

15xx Main Street E, Sumner WA

Mixed Use Development project consisting of 105 multifamily units and 7,350sf of commercial space.

Project will include onsite parking, landscaping, public trail and open space.

REPORTS

ADJOURNMENT



STAFF REPORT – DESIGN REVIEW

DEVELOPMENT SERVICES DEPARTMENT

Permit Number: PLN-2020-0044

Applicant: Tim Nemeth
1407 Valentine Ave SE #105
Pacific, WA 98047

Project Representative: Les Seifert
Ronhovde Architects
14900 Interurban Ave #138
Tukwila, WA 98168

Location/Parcel(s): 15xx Main Street East (east of Old QFC lot)
(Parcels #052019-4022, -4023, -4032)
in Neighborhood Commercial and Medium Density Residential

Project Components: Design Review for construction of 105 apartments and approximately 7,350 s.f. of ground-floor retail on a 3.7-acre vacant site. Development will include on-site parking lot, creation of on-street parking stalls, public trail, open space, utilities, plaza and landscaping.

Related Permits: Under Project #PRJ2021-0002: SEPA environmental review, building and site development permits

Staff Representative: Scott Waller – Associate Planner

Date of Meeting: July 21, 2021

Staff Recommendation: Conditionally Approve

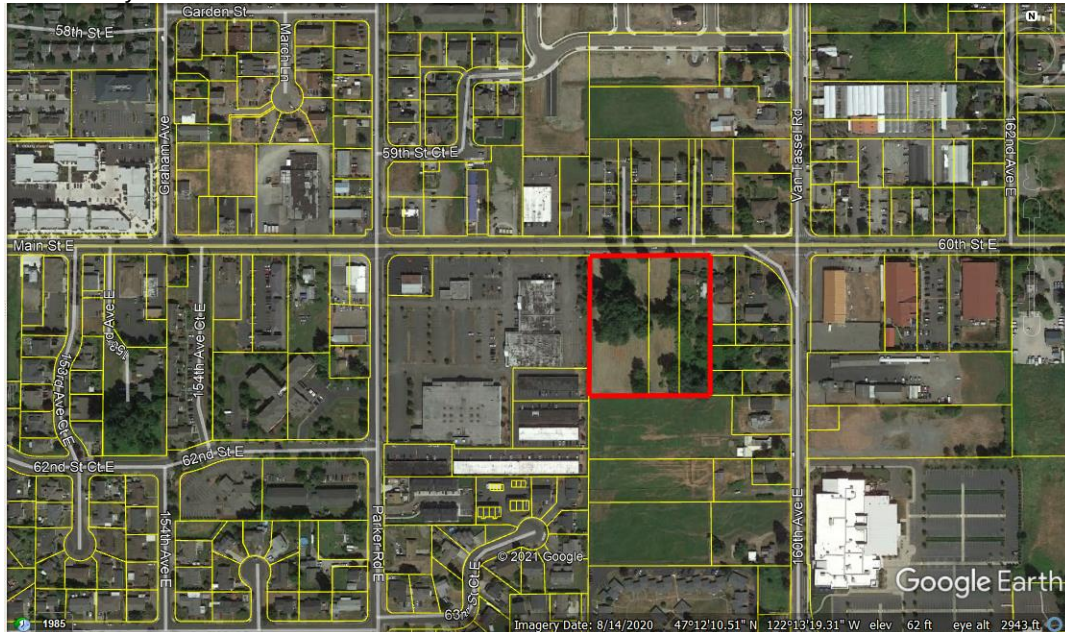
Attachments:

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

I. BACKGROUND INFORMATION

- a. Site location and vicinity:** The project is located at series of vacant parcels at the east side of the old QFC site. To the north are existing 2-story apartments, commercial buildings and residential uses within the High Density Residential and General Commercial zones. To the east are a series of smaller parcels with single family and commercial buildings in a Medium Density Residential and Neighborhood Commercial zone; directly to the west are a commercial development with a variety of businesses and apartments in the General Commercial zone. To the south is a series of vacant parcels in the Medium Density residential and General Commercial zones.

Site vicinity:



- b. Zoning and applicable regulations:** The project is zoned Neighborhood Commercial (NC) and Medium Density Residential (MDR), within the East Sumner Urban Village (ESUV) area. Multi-family dwellings are allowed only as a “mixed use” project use in the NC zone, and must have ground floors commercial along the street frontage. Apartments are a standalone permitted use in the MDR zone within the ESUV. A mixed-use project must also be consistent with the Multi-Family and the Commercial guidelines in the Sumner Design Guidelines.

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

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

- c. Proposal description:** The project will create 105 apartments on a 3.7-acre vacant site and includes approximately 7,350 s.f. of retail space on Main Street. The units are laid out in a series of buildings from 1-3 stories, with an interior parking lot of 201 stalls, landscaping,

plazas, trail and open space. There will be new street-front improvements that include sidewalks, street trees and lighting.

- The buildings will meet the height limit of 50 feet, being approximately 35-42 feet tall.
- Required parking is 158 residential stalls, 21 visitor stall and a minimum of 12 commercial stalls. The project provides 201 total onsite stalls which exceeds the minimum required 191 stalls.
- How the project complies with the Open Space and other Design Guidelines is discussed below.

II. REVIEW CRITERIA AND ANALYSIS

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

Development Context

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

SECTION I – MULTIFAMILY GUIDELINES

3.4 Apartment Guidelines.

Intent

- *To ensure that apartment developments enhance the character of the streetscape.*
- *To provide adequate private and common open space for apartment developments.*
- *To reduce the automobile impacts on the pedestrian environment.*
- *To have the apparent bulk and scale of apartment buildings similar to existing structures in the neighborhood.*
- *To promote architectural diversity, variety and creativity that adds visual interest to the neighborhood through unique design and building type.*

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

Table 3-3: Dimensional Standards for Apartments.	
Private Open Space	Minimum Private Open Space: 50 square feet/unit. Private usable open space must be attached and accessible from the dwelling. This may include porches, patios, and balconies. Private open space may be counted toward up to 20 - 30% of the minimum common open space required.

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

3.4.2 Design standards unique to Apartments.

- a) Apartments may depart from lot size, width and density standards set forth in SMC 18.14.070 provided they meet all open space and parking standards.
- b) Ground floor units and apartments fronting on a public or private street must have entries accessible from that street. **Internal or architecturally screened stairwells are highly encouraged.** Configurations where enclosed rear yards back up to a street are prohibited. The Director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street. Such departure must meet the intent of the guidelines and goals and objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.
- c) Emphasize pedestrian entries: Developments must give greater emphasize to pedestrian entrances rather than parking lots or garages to the extent possible by using both of the following measures:
 - i) Enhance entries with a variety of architectural features that provides **cover** for a person entering the unit and a **transitional space** between **outside and inside the dwelling**.
 - ii) Provide a planted area in front of each **building entry** of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).
- d) Parking configuration: Carport configuration: For any configuration where the primary access is off of the same facade as vehicular access, carports may be allowed adjacent to an apartment building if integrally designed to the main structure. Lighted carports are encouraged.
- e) Storage units: are allowed as accessory structures and shall be located to the side or rear of the buildings and shall be screened from adjacent properties.
- f) Landscaped alleys and side streets: For units where parking areas are served off of an alley or side street, the alleys or side street shall include one of the following landscaping elements:

- i) *Provide a planted area between each individual parking areas at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).*
 - ii) *Cluster planting area and trees adjacent to or along the alley area provided there is an average of one tree and at least 20 square feet of landscaped area per individual garage.*
 - iii) *Other landscaping treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.*
- g) *Private internal streets. Private internal streets are necessary access to parking areas and shall be posted as "No Parking" areas, except as designated.*
- h) *Building articulation. Apartment buildings shall be articulated per Guideline 3.7.1.*
- i) *Repetition with Variety: Apartment structures shall employ the following guidelines:*
 - i) *More than one elevation is required for multiple-structure developments, by changing the roofline, articulation, windows, and/or building modulation patterns (see Figure 3-15).*
 - ii) *Other design treatments that add variety and provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.*
- The proposal complies with current setback requirements per the Design Guidelines; the tallest buildings are 35-42 feet, as allowed by the guidelines. The proposed density is 28 dwelling units per acre (standard = 26 du/ac), which is allowed by Table 3-3 provided the other standards are met. Open space requirements are discussed at DG 3.6.2 and 3.6.3.
- The apartments in the buildings along Main Street have entries accessible from the street, per Subsection (b).
- The applicant has proposed a development that does not include exterior stairwells as consistent with these guidelines.
- Pedestrian entries: Generally, most of the unit entrances have design features that provide a transition from public spaces and parking. Landscaping is also used throughout the development to emphasize pedestrian walkways leading to unit entrances.
 - The larger building along the street frontage is mixed use and will include commercial spaces along its entire street frontage with a plaza area that wraps around the east and west sides. The residential units for this building are accessed through side and rear doors.
 - The two-stand alone apartment buildings are located towards the middle of the site and away from the public sidewalk and plaza area. These units are accessed by vehicles through the parking lot, but also include great pedestrian connectivity to the rest of the site and sidewalk through a stamped concrete connection to the north, pedestrian space to the east and woonerf style lane to east.

The common building entries (stairs to upstairs units) generally have the required canopy and landscape treatment.

- No carports or storage units or other accessory structures are proposed.

- Regarding Subsection (f) and (g), there are no proposed alleys or private internal streets.
- Building articulation: See discussion under DG 3.7.1.
- Repetition with variety: three apartment buildings are proposed, with the most visible building (BLD 1) located along E Main Street. The second and third building are located behind and will still be visible from various angles. Building 1 differs from buildings 2 and 3 while still using a similar design, primary colors and materials. Buildings 2 and 3 are very similar and propose some minor changes to provide some variety. Further discussion on the building design will occur throughout this report.

With the conditions of approval above, the project will comply with this guideline.

3.3 Townhouse Guidelines

3.3.1 Dimensional standards for townhouses. See Table 3-2 below.

Standard	Requirement (Rationale/Discussion)
Maximum Lot Coverage	None.
Impervious Area	See Public Work Standards.
Maximum number of units in one building	6 unless otherwise noted in particular zoning district.
Minimum Private Open Space	200SF attached and accessible from each unit. This may include landscaped front and/or rear yards, porches, patios, and balconies. Driveways and minimum required landscape buffers may not be included in the calculations. Up to 50% of the required private open space can be provided as additional common open space (beyond minimum requirements specified below).
Minimum Common Open Space (See Guidelines 3.2.2 and 3.2.3 for detailed common open space requirements and guidelines)	100 square feet/dwelling unit for developments with more than 10 dwelling units.
Maximum Height	SEE STANDARDS FOR PARTICULAR ZONING
Standard	Requirement (Rationale/Discussion)
	DISTRICT
Minimum Setback from a Public Street	10 feet for building 5 feet for porch/stoop
Side Yard (setback to exterior property line for development)	0 feet for connected structures 5 feet for end units 10 feet for street side yards
Rear Yard (setback to exterior property line for development)	10 feet

3.3.2 Design standards unique to Townhouses:

- Townhouses may depart from lot size and width standards set forth in SMC*

18.14.070 provided they do not exceed applicable density standards.

The proposed project does not include any subdividing, and the existing parcels meets lot size and width standards. The proposed density for the apartments may exceed the standard 26 DU/A as described in the earlier guidelines. The proposed townhomes are within the 15 units per acre for the site, which is the maximum allowed per SMC 18.14.070(B). This guideline is satisfied.

- b) Townhouses fronting on a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited. The Director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street. Such departure must meet the intent of the guidelines and goals and objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.*

This project proposes 21 townhomes along the eastern edge of the site. Given the requirement to include commercial along street frontage, none of the townhomes will front on public streets. Each townhome will gain access from a private drive that will be constructed as a woonerf to serve as vehicular access while providing a safe and inviting connection for residents. The woonerf will connect the townhomes to E Main Street and the other buildings in the development. This guideline is satisfied.

- c) Emphasize pedestrian entries: New developments must give greater emphasis to individual pedestrian entrances rather than private garages to the extent possible by using both of the following measures:*
 - i) Enhance entries with a trellis, small porch, or other architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.*
 - ii) Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).*

Each townhouse unit includes a recessed covered entrance to provide weather protection at the entry. There is also a small planter along the entrance way as shown in the renderings. Garages also include varying levels of brick along their base to provide a well-designed and pedestrian friendly façade. While the entrance areas don't include the space to provide a more traditional stoop, the private opens space is included with upper level balconies. The woonerf and surrounding landscaping aims to meet this intent and this guideline is met as conditioned.

- d) Garage configuration: For any townhouse configuration where the primary pedestrian access is off of the same facade as vehicular access, developments shall incorporate single-width parking configurations for at least 50 percent of the units. This will minimize the impact of garage doors on the pedestrian environment. The Director may grant departures to this provision provided design treatments effectively minimize the impacts of garage doors on the pedestrian environment.*

Each townhouse unit proposes single car garages. This guideline is satisfied.

- e) Landscaped alleys: For development configurations where the townhouse units have their primary pedestrian entry off of a street or a common open space and*

garages are served off of an alley, the alleys shall include one of the following landscaping elements:

- i) Provide a planted area between each individual garage at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).*
- ii) Cluster planting area and trees adjacent to or along the alley area provided there is an average of one tree and at least 20 square feet of landscaped area per individual garage.*
- iii) Other landscaping treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.*

Alleys are not proposed and therefore this guideline is not applicable.

- e) Driveways on private internal streets. Where townhouse units are served by private internal streets, developments are encouraged to limit the depth of driveways between the streets and the garage wall to deemphasize vehicular access. Driveway depths of 5-10 feet are appropriate to allow the maneuverability and provide space to include the required landscaping and entry elements for each unit. The shallow width also prohibits residents from parking cars in their driveways. By default, this encourages residents to keep their vehicles in their garage. Additional surface parking spots should be scattered around the development to provide space for guests.*

This development proposes internal private streets to serve the townhomes. The primary access is provided through a woonerf style drive leading to a very short driveway accessing the garages. This configuration will ensure vehicles are not parked in front of garages while the woonerf provides vehicular access and pedestrian friendly walkability. This guideline is met.

- f) Building articulation. Townhouse buildings shall be articulated to emphasize individual units, per Guideline 3.7.1.*

The proposed townhouse elevations show individual articulation and modulation on the townhouses, through the use of color and material changes. Overall, the townhomes provide areas of great design and modulation/articulation while still needing some added details and changes in some areas. This guideline is met as conditioned and discussed in guideline 3.7.1.

- g) Repetition with Variety: Townhouse developments shall employ one or more of the following “repetition with variety” guidelines:*

- i) Reversing the elevation of two out of four dwellings for townhouses.*
- ii) Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns*
- iii) Adding a different dwelling design or different scale of the same design, where a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical).*
- iv) Other design treatments that add variety and provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.*

The proposed townhomes include measures to create distinct looks on the external units compared to the internal units along with some color changes; however, staff feels more should

be done to provide variety per this guideline. This is addressed and conditioned throughout the report.

3.5 Site Design and Parking

Intent

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

3.5.1 Building location and orientation.

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

Pedestrian entrances for the residential units are not directly facing the street but are located on the side and rear of Building 1, multiple locations on buildings 2-3 and along the woonerf for the townhomes. The entrances for Building 1 does include entrances that are directly accessed from the pedestrian oriented plaza adjacent to E Main Street. This project also includes many windows along each side of each building to provide eyes on the street, parking lots and open space. This guideline is met.

3.5.2 Front yard transitional space.

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

The NC zone requires commercial along the first floor along street frontages and therefore doesn't necessarily have the option for transition space as an apartment with ground floor units along its frontage. There is a plaza space connecting the sidewalk to the site and landscaping is used throughout the plaza and walkways to provide a transition and entrance. This guideline is met.

3.5.3 Surface parking location.

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

The project has one main parking lot that connects through the site and is located behind building 1. The parking lot includes two driveway entrances with the eastern driveway and drive aisle designed as a woonerf to create a shared vehicle and pedestrian lane. This guideline is met.

3.5.4 Parking garage entries.

3.5.5 Common parking garage design guidelines.

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

3.5.6 Privacy and relationship to adjacent sites.

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

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

All buildings have at least a 15-foot clear zone around them for solar access and privacy. The two standalone apartment buildings and townhomes include areas that are closer than 15'; however, these closer areas are only entrances and side elevations and the units all have other areas in which the primary solar access will occur from. This guideline is met.

3.5.7 Vehicular access and connectivity.

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

The project has 2 driveways located at east and west edges of the site, designed so that vehicles may enter/exit at either end of the site, which provides for functional vehicle circulation. Driveways are located away from intersections. Prominent, separate pedestrian walkways are provided at each driveway to allow pedestrians to safely enter/exit the site. Furthermore, the east driveway is constructed as a woonerf to provide a more pedestrian oriented area to allow safe walkability and focus on the pedestrian. Landscaping is also used throughout the site to provide screening and highlight pedestrian points. This guideline is met.

3.5.8 Service, loading, and garbage areas.

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

- a) Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.*
- b) Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.*
- c) The designated spot for service elements shall be paved.*

- d) *Appropriate enclosure of the service elements shall be required, as determined by the planning director. Preferences and considerations:*
 - i) *Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.*
 - ii) *Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.*
 - iii) *Preferably, service enclosures are integrated into the building itself.*
 - iv) *The design of any detached service enclosure should be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing.*
- e) *Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.*

This project proposes two outdoor trash enclosures both located behind the buildings fronting the street. Each trash enclosure is screened and contained within a 6' high CMU enclosure and paved with concrete. This guideline is met.

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

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

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

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

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

3.6 Pedestrian Access and Amenities

Intent

- *To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.*
- *To encourage walking.*
- *To enhance the character of multifamily developments.*
- *To minimize impacts to residents' privacy.*
- *To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.*
- *To create open spaces which enhance the residential setting.*

3.6.1 Internal Pedestrian Paths and Circulation.

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

- a) *Pathways between dwelling units and the street are required. Exceptions may be allowed by the Director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.*
- b) *The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking*

areas, recreational areas, trails, common outdoor areas, adjacent pedestrian ways, and any pedestrian amenities shall be required.

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

The pedestrian circulation system generally connects all the unit entrances, connects parking areas to units, connects to the common open space areas and connects to the public street. The site primarily uses separated 5' wide concrete walkways to meet this guideline but does propose a stamped and stained concrete woonerf along the east side of the site. This provides a space ranging from 30' to 35' between the townhomes and the parking stalls opposite. This space provides the required drives aisles with space for pedestrians to walk and transition into the townhomes. The intent is to allow for pedestrians and vehicles to share this space to meet walking connections and provide for vehicular access. Staff would encourage additional landscaping to be included in and around the woonerf area to provide additional green space and break up the paving. This guideline is met.

3.6.2 Require open space for multifamily developments.

- a) Apartments must comply with open space requirements specified in Table 3-3, Guideline 3.3.1.*
- b) Townhouses....*
- c) Cottage housing...*
- d) Other open space proposals meeting the intent of the open space requirements may be considered by the Design Commission and approved by the Director.*

See discussion below.

3.6.3 Open space types and standards.

- a) **Common open space:** Common open space may count for up to 100 percent of the required open space for stacked flats. This includes landscaped courtyards or decks, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:*

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

Minimum amount of required private and common open space:

Per Table 3-2 and 3-3, with 84 apartments and 21 townhomes, the project will require 21,000 s.f. of total common open space and 200 sf of private space per townhome and 50 sf of private open space per apartment. This adds up to a required minimum private open space amount of 4,200 for the townhomes and 4,200 for the apartments. Each type is discussed below. Refer to the applicant's open space diagram and landscape plan.

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

- The surplus pedestrian oriented space around building 1, this area provides ample outdoor seating and raised landscape beds
- The large space to the north of building 3
- Nodes at the south end of buildings 2 and 3
- Lawn area between the townhome buildings with perimeter landscaping and shade trees

3.7 Building Design

Intent

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

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

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

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

- BLD 1- this mixed use building includes a strong brick and storefront base with a very visible change in the next two stories throughout the residential portion of the building and distinct rooflines. Repeating window patterns are also used on this building to provide for a vary transparent façade. This buildings outer balconies are also tied to a more distinct change in the building and more architecturally integrated into the buildings design.
- BLD 2-3 – these buildings are less visible compared to BLD 1 but still incorporates a variety of measures to provide articulation. These buildings could provide a more distinct change from the buildings bottom and middle sections and a condition of approval is included to address this.
- Townhomes – each townhome building does a good job of providing articulation in each of the 4 buildings along with repeating window patterns; however, staff feels that each of the 6 plex buildings are very similar and should include some measures to create more variety between them.

This guideline is met as conditioned.

3.7.2 Façade modulation.

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

As shown in the site plan and seen in the elevations/renderings, each building does include modulation along the facades.

- BLD 1- this mixed-use building includes 7'6" modulation at both the east and west end of the buildings and relies on the balconies to provide the modulation for the interior portion of the building. Staff recommends more is done to distinguish the interior modulation of this building.
- BLD 2-3 – these buildings are less visible compared to BLD 1 but still incorporates a variety of measures to provide façade modulation. These buildings include the required modulation every 30' and other recommended conditions of approval should further enhance the modulation provided.
- Townhomes – each townhome building includes modulation along its façade on each level. These buildings provide some of the best overall façade modulation of the development.

This guideline is met as conditioned.

3.7.3 Diversity of building types.

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

There are 7 buildings that include residential uses on this site. Currently staff feels that the townhome buildings are too similar especially considering they are in a row adjacent to each other. While staff also feels buildings 2 and 3 are similar, they are flipped to provide subtle changes from each other. The changes recommended throughout this report would aid in diversifying the building types. This guideline is met as conditioned throughout the report.

3.7.4 Roofline standards.

- a) *Single purpose residential buildings must provide a pitched roof with minimum 5:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site's context.*
- b) *Mixed-use buildings in the NC district are encouraged to incorporate a pitched roof with a minimum 5:12 roof pitch.*
- c) *All buildings shall incorporate **roofline modulation**. The maximum length of any continuous roofline shall be 30 feet for single purpose residential buildings and **60 feet for mixed-use buildings**. Specifically:*

- i. *Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are **less than 40 feet** in width (measured horizontally).*

Subsection c) is applicable to this project. The buildings have a slanted or “winged” rooflines throughout the project. The winged sections of the roofs occur at areas that are modulated in order to provide a good break to the roofline. This provides adequate roofline modulation for the facades. This guideline is met.

3.8 Building Details and Materials

Intent

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

3.8.1 Details toolbox:

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

Section 1

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

Section 2

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

The proposed buildings feature more modern style buildings while incorporating some historic elements such as brick. Each building includes some brick work around the base, with building 1 using the most. Wood accents are also used throughout the development to provide a color and

texture change from the use of horizontal, vertical and panel siding used throughout. Each roofline includes many breaks and areas where the roofline modulates to create a nice design. The development also uses raised landscape beds throughout to provide greenery throughout. This guideline is met.

3.8.2 Window design.

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

The project has numerous windows on all facades and complies with this guideline.

3.8.3 Preferred building materials.

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

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

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

3.8.4 Prohibited materials.

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

- a) *Vinyl or plywood siding (including T-111 or similar plywood).*
- b) *Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building facade.*
- c) *Corrugated fiberglass.*
- d) *Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).*
- e) *Crushed colored rock/crushed tumbled glass.*
- f) *Non-corrugated and highly reflective sheet metal.*

No prohibited materials are proposed.

3.8.5 Special material standards:

- a) *Concrete block. When used for the façade of any building, concrete blocks shall be masonry washed, split, rock- or ground-faced. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain*

concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.

- b) *Other materials subject to approval by the Director and as recommended by the Design Commission.*

No concrete block is proposed for any of the proposed buildings.

3.9 Landscaping and Screening

Intent

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

3.9.1 Landscaping.

Developments are subject to SMC Chapter 18.41 requirements.

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

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

3.9.2 Side and rear yard buffer requirements.

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

- a) *Provide Landscaping Type A at least 10 feet deep along side and/or rear property lines where a strong visual buffer to adjacent uses is desired. A screen fence up to 6 feet tall may be used in conjunction with the landscaping.*
- b) *Provide Landscaping Type B or C at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.*
- c) *Other treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:*
- i) *Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).*
 - ii) *Tall privacy fence or hedge (up to 6 feet tall).*
 - iii) *Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.*

The project includes perimeter landscaping in compliance with this guideline in conjunction with 6' wood fencing. Along the trail and at the property line adjacent to the parking lots. The mix of landscaping and fencing will provide an adequate buffer along the property boundaries. This guideline is met.

3.9.3 Building perimeter planting.

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

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

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

3.9.4 Parking landscape.

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

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

SECTION II – COMMERCIAL GUIDELINES

2.1 Site Design and Parking

Intent

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

2.1.1 Building location guidelines.

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

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

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

The commercial component of this project is shown along building 1 and building 7. Each of these buildings can be directly accessed from the sidewalk and includes a paved plaza area between the building and sidewalk to allow for outdoor seating. The first floor commercial space includes storefront windows that meet the required transparency. This guideline is met.

2.1.2 Building orientation.

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

- a) *Building entries must face the street. Exceptions:*
 - i) *For multi-building developments where one or more buildings are located away from the street, the building entries for those buildings not adjacent to the street must be clearly visible and/or accessible from the street.*
 - ii) *For street corner buildings, an entry on the corner or entries fronting on both streets are encouraged...*
 - iii) *For the GC and IC Districts, entries may be on the side of buildings provided the entry is clearly visible and accessible from the street.*
- b) *The facade must have transparent windows and/or doors covering at least 25 percent of the ground floor facade between 4 and 8 feet above the sidewalk...*

This guideline is only applicable to the commercial components at buildings 1 and 7. All the commercial spaces are oriented towards Main Street with entry spaces clearly visible and accessible from the street/sidewalk. This guideline is met.

2.1.3 Parking location guidelines.

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

- a) *Parking lots shall not be located between the street and any building.*
- b) *For properties where at least some street front parking and vehicular access is unavoidable, as determined by the Director, no more than 30 percent of the primary street frontage...*
- c) *For properties in the IC zones, parking should be placed to the side or rear of buildings...*
- d) *Except for permitted garage entrances, structured parking on the ground floor...*
- e) *Parking is prohibited on street corner sites.*

The parking lot is located behind the buildings, per this guideline. This guideline is met.

2.1.4 Parking lot screening.

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

- a) *Provide at least 10 feet of Landscaping Type C.*
- b) *Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Landscaping Type C. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines...*
- c) *Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material*

that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest as determined by the Director and as recommended by the Design Commission.

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

The parking lot is located behind the buildings, with the ends of aisles located at the sides of building 1. The parking and drive aisles are screened through 10' landscape strips adjacent to the sidewalk. This guideline is met.

2.1.5 Driveways.

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

- a) Parking lot entrances, driveways, and other vehicle access routes onto private property from a street may be restricted to no more than 25 feet of driveway width per 150 linear feet of street frontage as measured horizontally along the street face.*
- b) Properties with less than 150 linear feet of street frontage shall make a genuine effort to negotiate shared access with adjoining property owners. One entry and one exit lane for vehicle access will be allowed after there is demonstrable evidence, acceptable to the Director, that shared access is not feasible.*
- c) Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.*
Exception: Corner lots may have one entrance per street provided the owner provides evidence acceptable to the Director that they are unable to arrange joint access with an abutting property.
- d) Parking garage entries must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.*
- e) Driveways and vehicular access in the East Main Street Area are regulated by SMC 18.43.*

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

2.1.6 Vehicular Access. Specific standards:

- a) Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels...*
- b) Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.*
- c) Properties within the East Main Street Area shall provide vehicular access per SMC 18.43.*

The project provides for a safe and convenient vehicular circulation system. It also provides a neighborhood trail through the site which meets the intent of the ESUV plan and includes a woonerf that has the potential to extend through the site and connect to the property to the south.. This guideline is met.

2.1.7 Street corners.

Development proposals for street corner sites shall include at least one of the design treatments described below:

- a) Locate a building towards the street corner (within 15 feet of corner property line).*
- b) Provide pedestrian-oriented space at the corner leading directly to a building entry or entries.*

This site is not located at a corner and this guideline is not applicable.

2.1.8 Service, Loading, and Garbage Area Guidelines.

- a) *Service, loading, refuse and storage areas shall be located and designed to minimize the impacts on the streetscape, pedestrian areas, and customer parking areas....*
- b) *Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus...*
- c) *No large outside item display areas are permitted...*
- d) *All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element...*
- e) *Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise...*

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

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

- a) *Mitigate transportation impacts and facilitate better traffic circulation....*
- b) *Provide convenient and connected pedestrian access system.*
- c) *Encourage buildings to complement adjacent activities and visual character (where desirable).*
- d) *Arrange buildings in clustered masses that enhance the pedestrian environment...*
- e) *Incorporate open space and landscaping as a unifying feature.*
- f) *Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.*

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

2.2 Pedestrian Access and Amenities

Intent

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

2.2.1 Internal pedestrian circulation guidelines.

- a) *All buildings must have clear pedestrian access to the sidewalk...*
- b) *Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.*
- c) *For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system...*
- d) *Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or spaced no more than 150 feet apart shall be maintained between paths (which ever is more*

- restrictive). Such access routes through parking areas shall utilize pedestrian-scaled lighting (lights mounted no higher than 14 feet) and contrasting paving material. Walkways shall be separated from vehicular access and parking areas by 5-foot minimum planting strips with Landscaping Type C. Alternative configurations will be considered by the Director where such treatments create a more desirable configuration/design in terms of pedestrian access and visual or environmental amenities.*
- e) Crosswalks are required when a walkway crosses a paved area accessible to vehicles. The crosswalk shall use contrasting paving material that differentiates it from the parking lot.*
 - f) Developments must continue the sidewalk pattern and material across driveways.*

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

2.2.2 Weather protection.

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

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

The buildings along the street front include 5' deep canopies for weather protection above all of the individual commercial spaces. Staff recommends that the canopies are lowered to closer to the windows and door. This will better scale the commercial façade. This guideline is met.

2.2.3 Internal Pedestrian Paths and Circulation.

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

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

This guideline is mostly applicable to large commercial sites where there are very busy parking lots and a high volume of pedestrian traffic. The projects commercial frontage is adjacent to the public street and will be accessed by the sidewalk and include street trees and street lighting to PSE standards. This guideline is met.

2.2.4 Secondary entrance design elements.

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

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

The project has side accesses to the commercial buildings. These are well designed and flow from the plaza areas. These access points include storefront windows and canopies to provide a consistent design and good corner element to the building. This guideline is met.

2.2.5 Pedestrian-oriented space.

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

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

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

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

- a) To qualify as a pedestrian-oriented space, an area must have...*
- b) The following features are encouraged in pedestrian-oriented space:...*
- c) The following features are prohibited within pedestrian-oriented space...*

This project is primarily residential which also has open space requirements. The commercial component will need to provide approximately 975 sf of open space. ($1\% \text{ of } 7,350 = 735 + 2\% \text{ of } 12,000 = 240 + 735 = 975$). The project includes a large plaza space along the building frontage and to the sides that exceeds this requirement by a large amount. The remainder of the surplus pedestrian space can be counted towards the residential open space requirements. This guideline is met.

2.2.6 Site Lighting.

Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

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

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

2.3 Building Character and Massing

Intent

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

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

No franchise architecture is proposed.

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

The projects commercial areas are limited to the front and sides of buildings 1 and 7 are well designed on each façade. Commercial areas do a good job of continuing materials and design elements around corners along each elevations. There is one blank wall between the commercial space on building 7 and the townhomes that is addressed in the blank wall section. This guideline is met.

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

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

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

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

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

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

This guideline is not applicable to the project.

2.3.6 Rooflines:

- a) *Rooflines visible from a public street, open space, or customer parking area must be varied by emphasizing dormers, gables, stepped roofs, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without modulation. Modulation should consist of either:*
 - i) *For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height..*
 - ii) *A sloped or gabled roofline segment of at least 20 feet in width..*
 - iii) *A combination of the above.**The Director may relax this requirement if building incorporates other design treatments ...*
- b) *For buildings in the NC zone...*

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

2.3.7 Maximum Facade Width.

The maximum facade width (the facade includes the apparent width of the structure facing the street) of the upper story of multi-story and large-scale retail buildings (with floor area greater than 50,000 square feet) visible from a street, public open space, or pedestrian-oriented space is 120...

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

2.3.8 First story commercial frontages.

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

The project has been designed to have 13-foot ceilings in all the buildings along Main Street. This guideline is met.

2.3.9 Vertical articulation.

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

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

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

2.3.10 Blank walls.

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

- a) Blank walls - A wall (including building facades and retaining walls) is considered a blank wall if:
 - i) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or*
 - ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.**
- b) Untreated Blank walls facing a public street, pedestrian-oriented space, or pedestrian pathway are prohibited. Any new blank walls shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible blank walls are encouraged to utilize one or more of the following treatments to add visual interest to the street.
 - i) Transparent windows or doors;*
 - ii) Display windows*
 - iii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen approximately 1/3 of the wall's surface within three years.*
 - iv) Installing a vertical trellis in front of the wall with climbing vines or plant materials.*
 - v) Artwork (mosaic, mural, sculpture, relief, etc.) over approximately 1/2 of the blank wall surface.*
 - vi) Other methods that meet the intent.**

All the buildings meet this guideline with one possible exception. The small retail component located on building 7 includes a section of wall between the commercial and residential areas that consists of horizontal lap siding over the entire wall measuring approximately 15' in length and 13' in height. Staff recommends that this wall incorporate a material change or element to comply with this guideline. This guideline is met as conditioned.

2.4 Building Details and Materials

2.4.1 Building details.

All buildings shall be enhanced with appropriate details. All new buildings are encouraged to employ at least one detail element from each of the three categories below...

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

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

2.4.2 Building materials.

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

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

2.4.3 Prohibited materials.

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

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

2.4.4 Special standards for concrete block.

The project is not proposing to use concrete block.

2.4.5 Special standards for metal siding.

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

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

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

2.4.7 Year of construction.

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

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

2.4.8 Color Palette.

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

The building elevations and renderings show a color palette primarily consisting of a base, trim and accent color; however, some buildings do incorporate some small sections that include additional colors. This guideline is met.

2.5 Streetscape and Landscaping

Intent

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

2.5.1 Sidewalk widths and uses.

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

The proposed development will include commercial along the street frontage; however, the specific uses are not known at this time. The project does propose 10' sidewalks with tree grates to maximize walkable space and includes an adjacent plaza area that provides between 20'-25' of paved surface which is more than enough for outdoor seating and tables. This guideline is met.

2.5.2 Streetscape amenities.

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

Category I:

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

Category II:

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

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

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

2.5.3 Bicycle Rack Location.

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

The project is required to include bicycle parking for the commercial component of the project and shows a bike rack at the north east corner of building #1. This guideline is met.

2.5.4 Site Lighting.

Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas...

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

2.5.5 Landscaping.

Developments are subject to SMC Chapter 18.41 requirements.

- a) *Green roofs may be used to meet up to 50 percent of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-*

resistant plant species.

- b) Permeable pavements may count for up to 30 percent of the required landscaped areas based on the level of permeability and long term maintenance capabilities as determined by the Director.*

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

2.5.6 Side and rear yard buffer requirements.

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

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

This guideline has already been addressed at DG 3.9.2, which is the same for multi-family development.

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 (PLN-2020-0044) should be APPROVED subject to the following CONDITIONS, to be addressed prior to building permit issuance:

1. DG 2.2.2 Weather Protection

Lowering the steel canopies along building number 1 frontage should be looked at in order to provide a more pedestrian scale along the commercial frontage.

2. DG 2.3.10 Blank Walls

The blank wall between the townhomes and commercial space shall incorporate a material change or element to comply with this guideline.

3. DG 3.7.1. Building Articulation

- a. BLD 2-3 shall provide a more distinct change from the buildings bottom and middle sections or articulation of the material changes.
- b. Townhomes – Each of the 6 plex buildings are very similar and should include some measures to create more variety between them. This could be accomplished alternating the layout (flipping internal and outside units), changing colors and

materials, roofline changes distinct from one building to the next or other methods to meet this guideline.

4. **DG 3.7.2 Façade Modulation**

Additional elements should be included to better modulate the interior section of the residential portions of the building's north façade.

5. **DG 2.5.2 Streetscape amenities.**

At time of development permits streetscape amenities shall be shown and labeled. Amenities should generally comply with what is shown on the plans and renderings and include seating, landscaping, lighting and paving materials.

6. **DG Pedestrian-oriented space guidelines.**

- a. Common open space areas for the residential areas must include amenities and methods such as landscaping or decorative fencing to buffer spaces from nearby parking stalls or drive aisle.
- b. Seating and pedestrian scaled lighting shall be used in the outdoor open space areas and walkways.

7. **DG 3.6.1 Internal Pedestrian Paths and Circulation**

The woonerf concept should be constructed of a contrasting paved material such as concrete and include a stain and textured difference from the standard concrete used for walkways and sidewalks.

8. **Wheel Stops**

Wheel stops shall be used when parking stalls are adjacent to walkways, plaza areas or open spaces. Wheel stops shall be located far enough back to keep vehicles front ends from projecting beyond the stalls.

9. **DG 3.5.9 Service and utility elements guidelines.**

Utility meters, vents, and other mechanical units shall be shown at time of development permit and screened.

10. **DG 2.4.7 Year of Construction**

At time of building permit application plans shall show a year of construction plaque consistent with this guideline.

11. **Landscaping**

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

12. **Site Lighting.**

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

NOTE: The Design Review approval process does not authorize uses or construction. Public Works, Building and Fire Department approvals have not been granted under this review; additional reviews and approvals are required prior to final project approval.



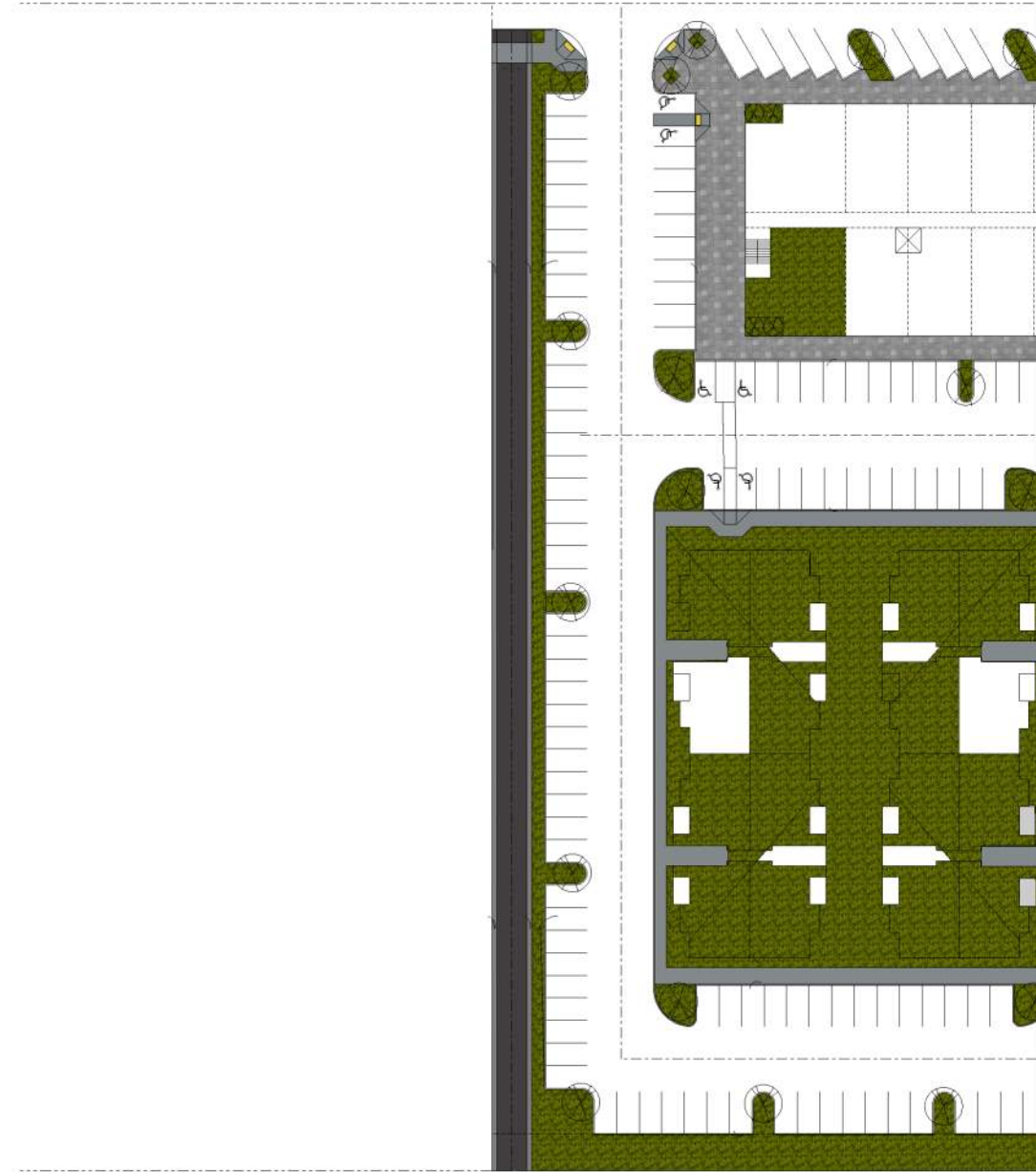
REVIEW #3
PLN-2020-0044





































SEC. 19, T20N., R5E., W.M.

NEMETH COMMERCIAL

DESIGN REVIEW

SUMNER, WASHINGTON

RECEIVED
06/10/2021
Development
Services

REVISIONS	DATE	BY



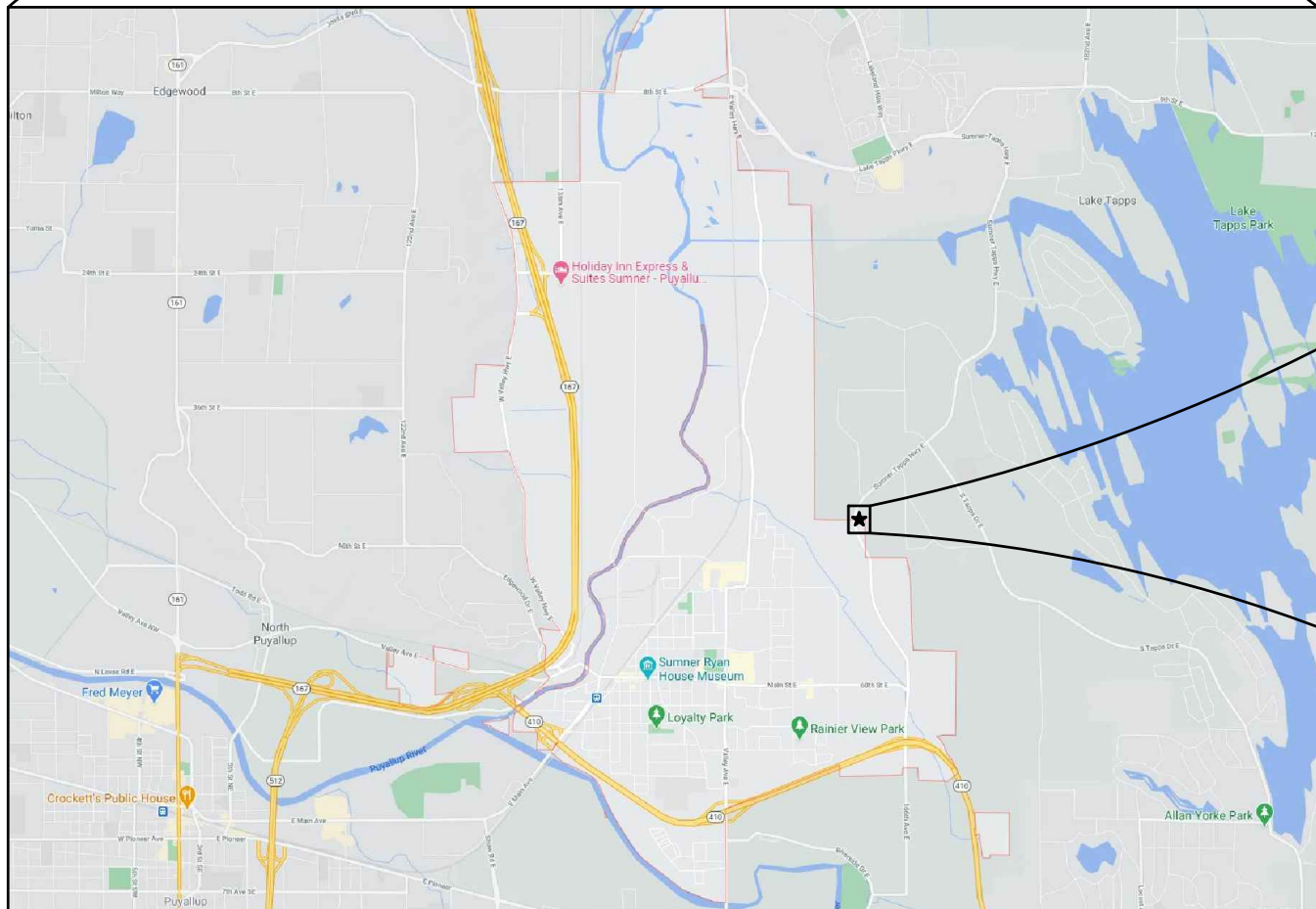
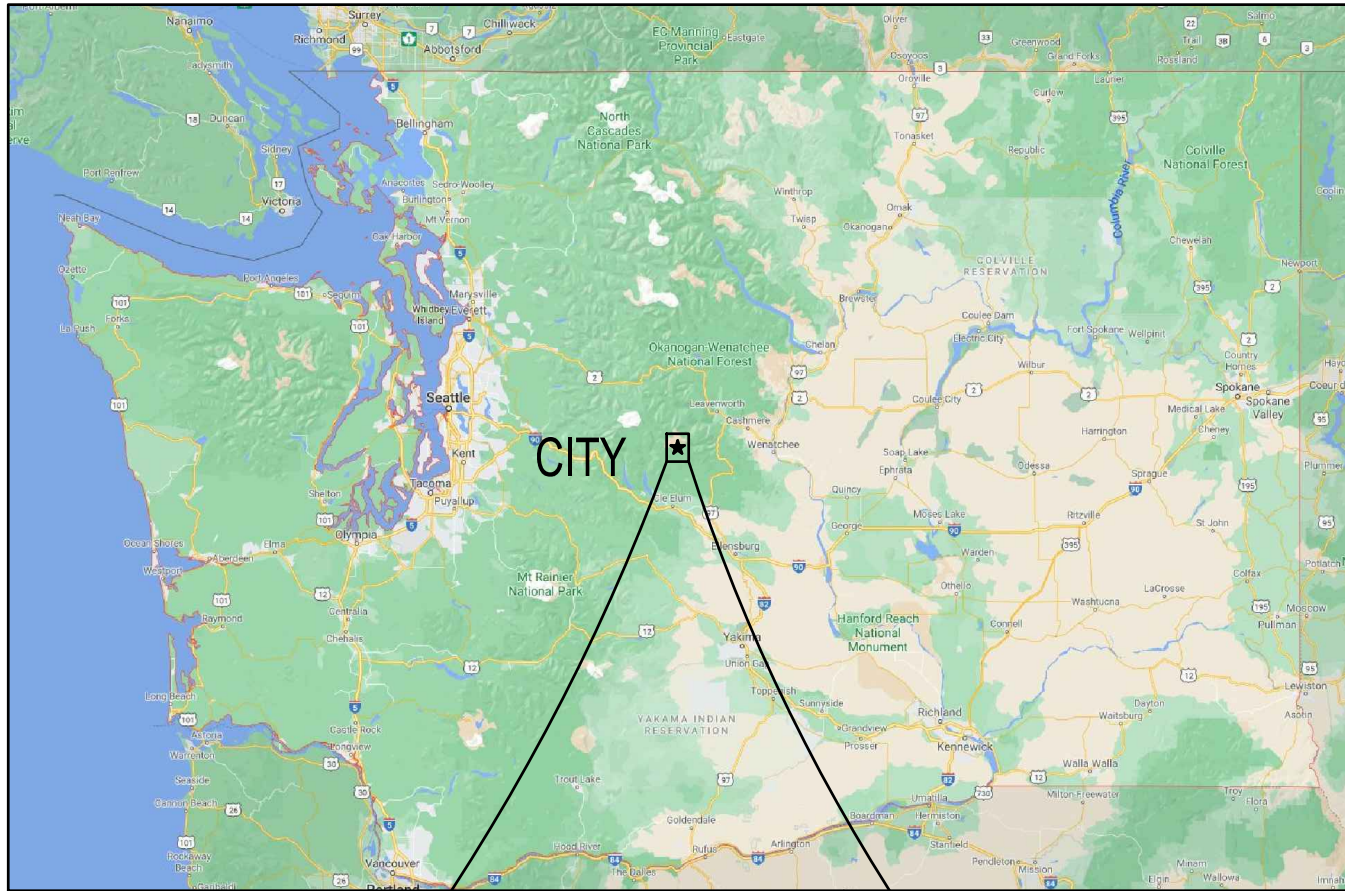
SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM

COVER SHEET

SHEET TITLE:
PROJECT NAME:
NEMETH COMMERCIAL
SUMNER, WASHINGTON

DESIGNER: M. DOBBS
DRAWN BY: M. DOBBS
APPROVED BY: T. BRADLEY
DATE: OCTOBER, 2020
JOB NO: 3425.01
DRAWING FILE NO: 3425.01 CV-01
DRAWING NO: CV-01
SHEET NO: 1 OF 4



OWNER / APPLICANT

EM PRECISION, LLC
1407 VALENTINE AVE. SE STE 105
PACIFIC, WA 98047
PHONE: 253.268.0742
CONTACT: TIM NEMETH

CONSULTANTS

SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98516
PHONE: 360.352.1465
CONTACT: TYRELL BRADLEY, P.E.

ARCHITECT:

THE RONHOVDE ARCHITECTS, LLC
14900 INTERURBAN AVE S STE 138
TUKWILA, WA 98168
PHONE: 206.859.5500
CONTACT: LES SEIFERT

SURVEYOR:

LANKTREE LAND SURVEYING, INC.
25510 74TH AVE S
KENT, WA 98032
PHONE: 253.653.6423
CONTACT: TREVOR LANKTREE, P.L.S.

GEOTECH:

THE RILEY GROUP, INC.
17522 BOTHELL WAY NE
BOTHELL, WA 98011
PHONE: 425.415.0551
CONTACT: RICKY WANG, PHD, PE

SITE INFORMATION

PARCEL NUMBERS: 0520194023, 0520194022,
0520194032

ACRES: ±3.75

SITE ADDRESS:

15802 & 15820 MAIN STREET EAST,
SUMNER, WA 98390

UTILITIES

WATER:
CITY OF SUMNER

SEWER:
CITY OF SUMNER

PHONE:
COMCAST

POWER:
PUGET SOUND ENERGY

GAS:
PUGET SOUND ENERGY

BASIS OF BEARINGS:

BASIS OF BEARINGS NAD83(2011) DATUM WAS
ESTABLISHED BY HOLDING WSRN OBSERVATIONS
ON MONUMENTS, SAID DIMENSIONS AS SHOWN
HEREON.

PROJECT BASE POINT
LATITUDE: 47.202372999
LONGITUDE: -122.218010815
HEIGHT: 0.00'
PROJECT COMBINED SCALE: 1.0000273287

LEGAL DESCRIPTION:

APN 052019-4023 PER FIRST AMERICAN COMMITMENT NO. 4266-3333449, DATED SEPTEMBER 26, 2019
BEGINNING AT A MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE W.M., IN
PIERCE COUNTY, WASHINGTON;

THENCE EAST 188 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 464.75 FEET;
THENCE EAST 94 FEET;
THENCE NORTH 464.75 FEET;
THENCE WEST 94 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF LYING WITHIN 60TH STREET EAST (MAIN STREET EAST).

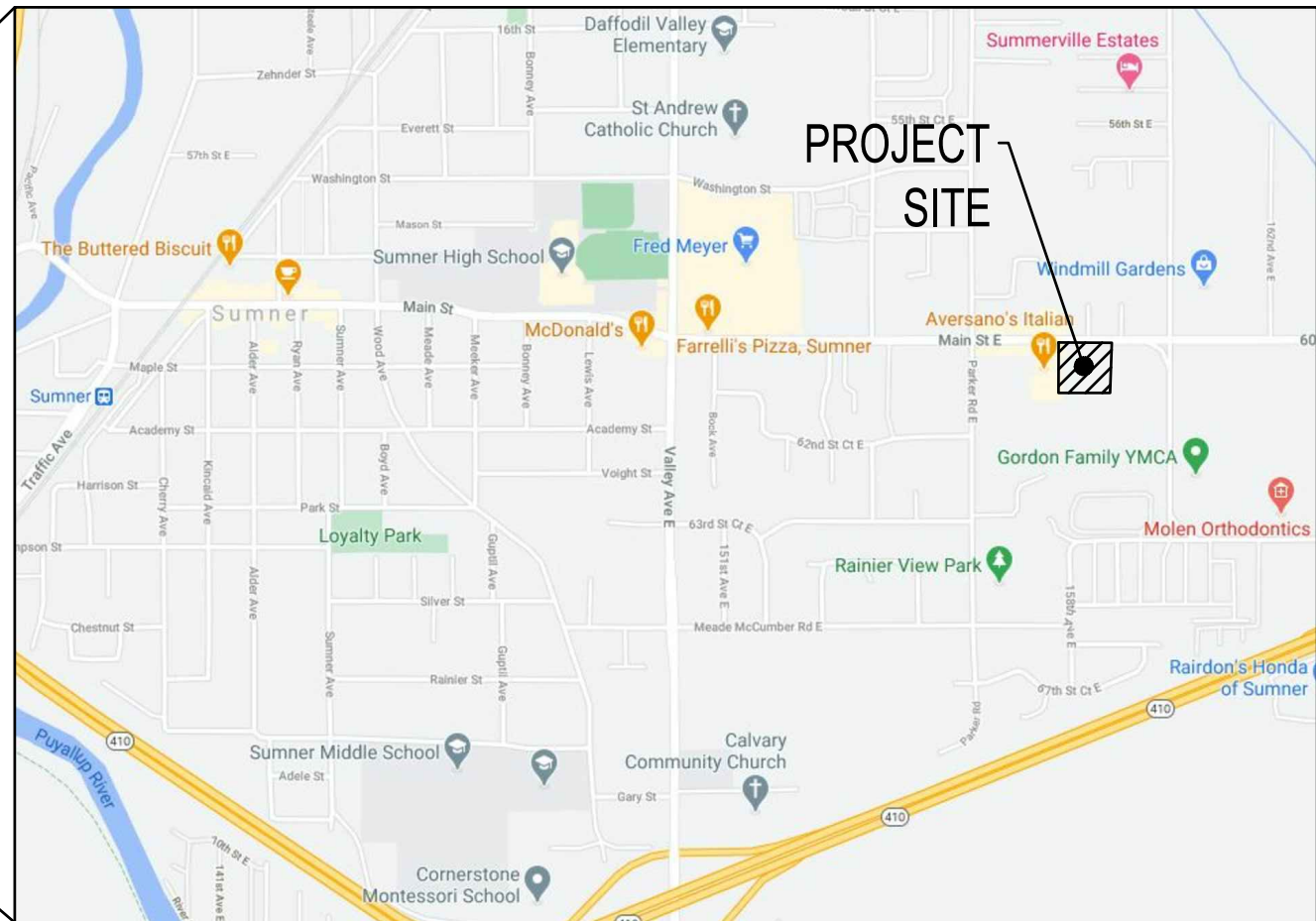
APN 052019-4022 PER FIRST AMERICAN COMMITMENT NO. 4266-3247554, DATED AUGUST 7, 2020
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 464.75 FEET;
THENCE EAST 188 FEET;
THENCE NORTH 464.75 FEET;
THENCE WEST 188 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 30 FEET FOR W.E. DANIELL COUNTY ROAD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

DATUM:

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18



NTS

A PORTION OF SEC 19, T20N., R5E., W.M.

CITY, STATE

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION
AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL
VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING
THE UNDERGROUND LOCATE LINE AT 811 OR (800)-424-5555 A
MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVIEW #3

PLN-2020-0044

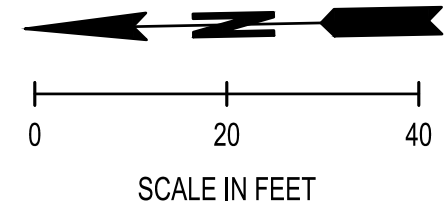
May 06, 2021 8:59:09am User: mckay.ashley
PROJECTS 3425 BY PRECISON, LLC (CASED) NEMETH COMMERCIAL (CADD) 3425.01 SP-01.DWG

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (800)-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

MAIN STREET E.

SEC. 19, T20N., R5E., W.M.



LEGEND

- PROPOSED BUILDING
- STALL COUNT
- CEMENT CONCRETE TRAFFIC CURB
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVING
- ASPHALT PAVING
- STAMPED CONCRETE
- WHEELSTOP
- PARKING LOT LIGHTING

CONSTRUCTION NOTES:

- 4" WIDE WHITE PAINT STRIPE
- DUMPSTER ENCLOSURE
- CONCRETE WHEELSTOP
- LOADING ZONE
- SINGLE DIRECTION CURB RAMP
- PERPENDICULAR CURB RAMP
- PARALLEL CURB RAMP
- PARKING LOT LIGHT
- BOLLARD LIGHT
- WALL MOUNTED LIGHT
- REMOVABLE BOLLARDS
- PROPOSED 12' ASPHALT TRAIL WITH 2' GRAVEL SHOULDERS
- 6' FENCE
- ACCESSIBLE SYMBOL
- ACCESSIBLE SIGN AND POST

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE SUITE 200, LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM

PRELIMINARY SITE PLAN

NEMETH COMMERCIAL
SUMNER, WASHINGTON

DESIGNER:

M. DOBBS

DRAWN BY:

M. DOBBS

APPROVED BY:

T. BRADLEY

DATE:

OCTOBER, 2020

JOB NO:

3425.01

DRAWING FILE NO:

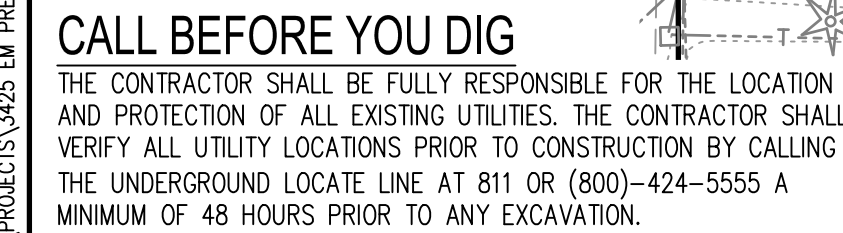
3425.01 SP-01

DRAWING NO:

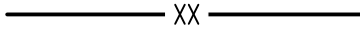
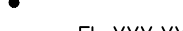
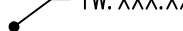
SP-01

SHEET NO:

2 OF 4



LEGEND

- | | |
|---|---|
|  | EXISTING CONTOURS (MAJOR/MINOR) |
|  | PROPOSED CONTOURS (MAJOR/MINOR) |
|  | GRADE BREAK |
|  | SPOT ELEVATION |
|  | FLOW LINE ELEVATION |
|  | TOP BACK OF CURB |
|  | TOP OF WALL |
|  | FACE OF WALL |
|  | HIGH POINT |
|  | LOW POINT |
|  | SLOPE LABEL |
|  | STORM PIPE, HDPE UNLESS NOTED OTHERWISE |
|  | 4" PERFORATED FOOTING DRAIN |
|  | 6" ROOF DRAIN |
|  | TYPE 1 CATCH BASIN PER CITY OF SUMNER
DETAIL SDS-2 |

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM

PRELIMINARY GRADING PLAN

NEMETH COMMERCIAL

SUMNER, WASHINGTON

DESIGNER:

M. DOBBS

DRAWN BY

M. DOBBS

APPROVED

T. BRADLE

DATE: OCTO

NO.

JOB NO. 3425

AWING FILE

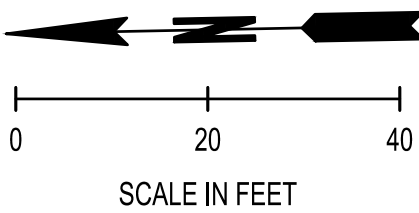
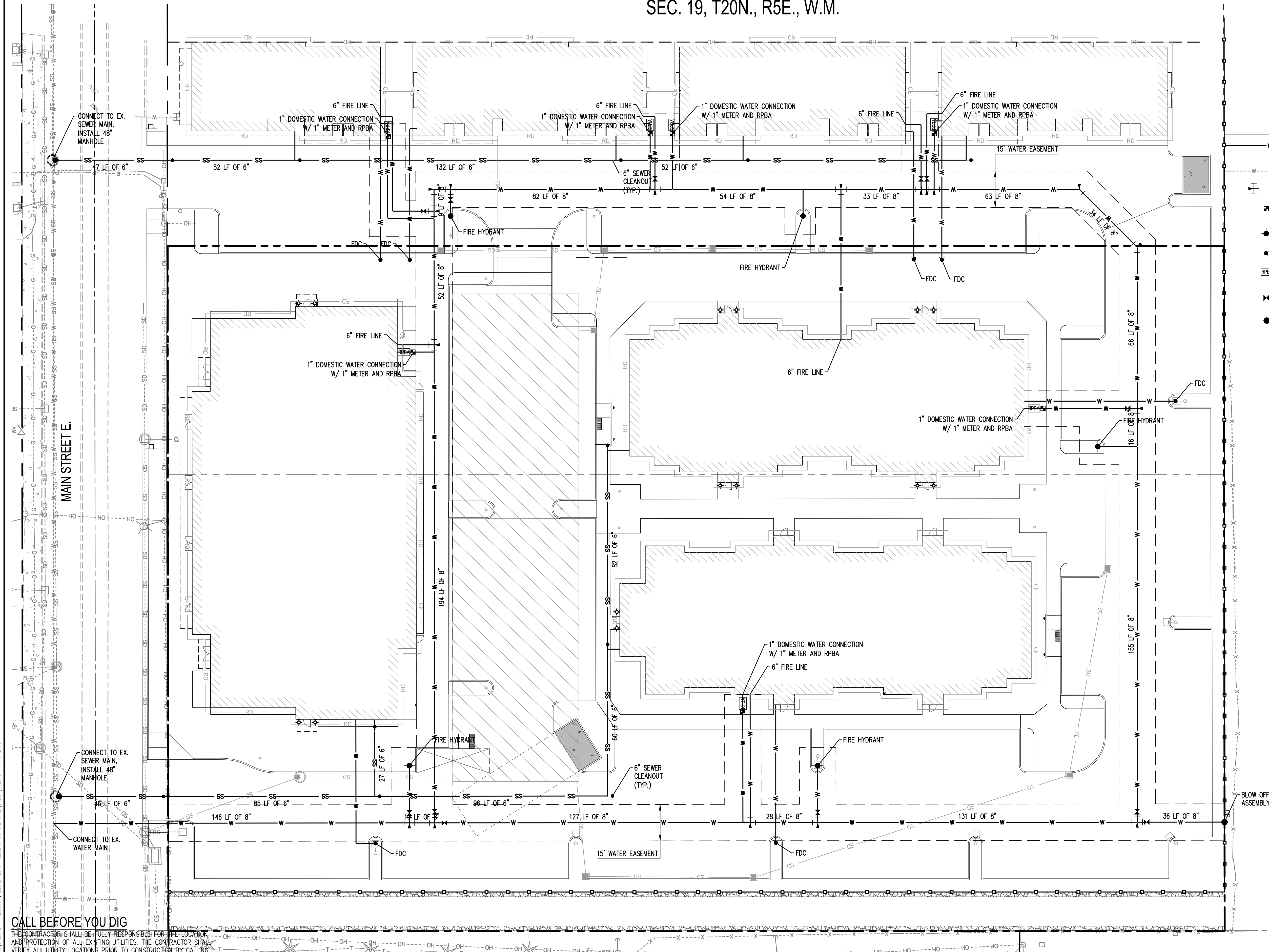
3425.

DRAWING NO:

100

SET NO: 2

SEC. 19, T20N., R5E., W.M



LEGEND

- WATER LINE (CLASS 52 DUCTILE IRON
UNLESS NOTED OTHERWISE)
EXISTING WATER LINE
FITTING
WATER METER, PER CITY OF SUMNER
DETAIL W3-1
FIRE HYDRANT PER CITY OF SUMNER DETAIL
W3-15.1
FIRE DEPARTMENT CONNECTION
BACKFLOW DEVICE, PER CITY OF SUMNER
DETAIL W3-8.1
GATE VALVE, PER CITY OF SUMNER
DETAIL W3-3
2" BLOW OFF ASSEMBLY PER CITY OF SUMNER
DETAIL W3-5.2



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SCJALLIANCE.COM

PRELIMINARY UTILITY PLAN

NEMETH COMMERCIAL

SUMNER, WASHINGTON

SHEET TITLE:

PROJECT NAME:

SEAL:

DESIGNER:	M. DOBBS
DRAWN BY:	M. DOBBS
APPROVED BY:	T. BRADLEY

DATE: OCTOBER, 2020

JOB NO:
3425.01

DRAWING FILE NO:
3425.01 WT-01

DRAWING NO: WT-01

SHEET NO: 4 OF 4

May 06, 2021 6:51:15pm - User mallory.dobbs
I:\PROJECTS\3425 EM PRECISION, LLC\3425.01 NEWETH COMMERCIAL\CADD\3425.01 WT-01.DWG

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (800)-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

PROJECT TEAM

PROPERTY OWNER

64TH ST SUMMER LLC
1011 E MAIN ST, STE 205 B
PLYMOUTH, WA 98372
CONTACT: TIM NEMETH
tnemeth@precision.com
(252) 268-0412 (PH)

ARCHITECT / PROJECT CONTACT

THE RONHOVDE ARCHITECTS, LLC
14900 INTERURBAN AVENUE SOUTH, #138
TUKWILA, WA 98168
CONTACT: LES SEIFERT
les@ronhovdearchitects.com
(206) 854-5500 (PH)
(206) 854-5501 (FAX)

CIVIL ENGINEER

SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98566
CONTACT: TYRELL BRADLEY
tyrell.bradley@scjalliance.com
(360) 352-1364, EXT 136 (PH)

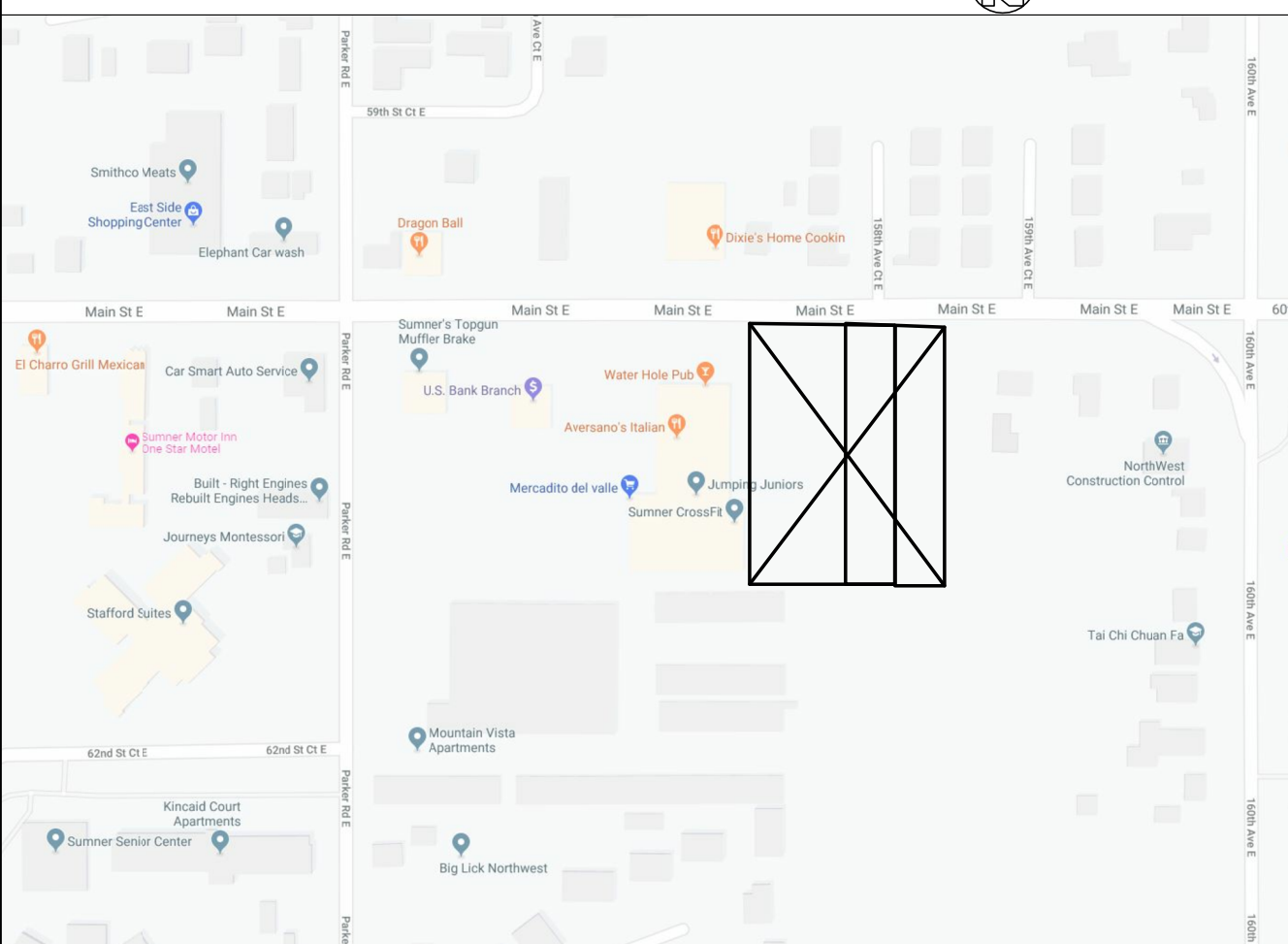
LANDSCAPE ARCHITECT

LAUGHLIN R. BETHUNE ASSOCIATES
P.O. BOX 1442
MAPLE VALLEY, WA 98038
CONTACT: LAUGH BETHUNE
laugh@bethuneassociates.com
(425) 432-4877 (PH)
(425) 432-4878 (FAX)

SURVEYOR

LANKTREE LAND SURVEYING, INC
25510 74TH AVENUE SOUTH
KENT, WA 98032
CONTACT: TREVOR LANKTREE
trevor@lanktreeland.com
(253) 653-6423 (PH)
(253) 743-1616 (FAX)

VICINITY MAP



SITE PLAN

SCALE: 1" = 30'

SITE PLAN NOTES

1. CONDENSERS (IF USED) AND OTHER UTILITIES TO BE SCREENED WITH LANDSCAPING AND/OR FENCES.

REVIEW #3
PLN-2020-0044



LEGEND

- COLORED CONCRETE WITH PATTERN
- PEDESTRIAN-ORIENTED SPACE
- COMMON OPEN SPACE
- GRAVEL

PROJECT INFORMATION

ZONING: NC (NEIGHBORHOOD COMMERCIAL) AND MDR (MEDIUM DENSITY RESIDENTIAL)
PARCEL NO(S) : 0520194022 & 0520194023 & 0520194032
SITE AREA: 163,658 S.F. +/- (3.76 +/- ACRES) PER BOUNDARY AND TOPOGRAPHIC SURVEY
LANDSCAPE AREA: 24,543 S.F. (11,149)
TOTAL IMPERVIOUS AREA: 112,042 S.F. (82,008) INCLUDES TRAIL WITH SHOULDERS
BUILDING FOOTPRINT AREA: 41,411 S.F. (34,138)
WALKS AND DRIVES: 64,621 S.F. (41,228)

TYPE OF CONSTRUCTION: V-B SPRINKLERED / V-A SPRINKLERED

FUTURE OCCUPANCY TYPES:

M -MERCANTILE
B -BUSINESS
R2 -APARTMENTS
R3 -TOWNHOMES

PROJECT BREAKDOWN:
APARTMENTS - 1 BR 44 (INCLUDING 2 TYPE A ACCESSIBLE)
2 BR 40 (INCLUDING 2 TYPE A ACCESSIBLE)
84 SUBTOTAL
TOWNHOMES - 2 BR 21
105 TOTAL
COMMERCIAL - 1,350 S.F.

PEDESTRIAN-ORIENTED SPACE REQUIRED: 3,910 S.F.
PEDESTRIAN-ORIENTED SPACE PROVIDED: 3,910 S.F.
(22 x 163,344 S.F.) + (101 x 1,350 S.F.) = 3,910 S.F.
28% OF LOT AREA + 1% OF NON-RESIDENTIAL BUILDING AREA
(INCLUDES PEDESTRIAN-ORIENTED FACADE BETWEEN BUILDING FACE AND STREET)

SEATING REQUIRED: 3 L.F. BENCH PER 60 S.F. OF PEDESTRIAN-ORIENTED SPACE - 3,910/60=65
65x3= 195 L.F. BENCH
OR
1 SEAT PER 60 S.F. OF PEDESTRIAN-ORIENTED SPACE - 3,910/60=65 SEATS
SEATING PROVIDED: 164 L.F. BENCH AND 40 SEATS

OPEN SPACE:
TOWNHOUSE: PRIVATE OPEN SPACE REQUIRED: 200 / UNIT
PRIVATE OPEN SPACE PROVIDED: 200 / UNIT (40 PORCH + 60 DECK + 100 COMMON OPEN SPACE THAT IS BEYOND MINIMUM REQUIRED COMMON OPEN SPACE)

COMMON SPACE REQUIRED: 100 / UNIT
COMMON SPACE PROVIDED: 200 / UNIT

APARTMENT: PRIVATE OPEN SPACE REQUIRED: 50 / UNIT
PRIVATE OPEN SPACE PROVIDED: 50 / UNIT (PATIO OR BALCONY)

COMMON SPACE REQUIRED: 200 / UNIT
COMMON SPACE PROVIDED: 200 / UNIT

TOTAL COMMON OPEN SPACE REQUIRED: 21 TOWNHOUSE / 200 EA = 4,200
84 APTS / 200 EA = 16,800
TOTAL 21,000

TOTAL COMMON OPEN SPACE PROVIDED: 23,824

PARKING STALLS REQUIRED:
APARTMENT 15 STALLS / 1 OR 2 BR 84 x 15 = 126
TOWNHOME 2 BR 21 x 15 = 315 say 32
GUEST 1/5 APT UNITS (105 / 5) = 21
COMMERCIAL
OFFICE BUSINESS 2,500,000 S.F. 2,500,000/10,000 = 250 say 12
SHOPPING CENTER 4,000 S.F. = 0
RESTAURANT IN CENTER 60,000 S.F. = 0
TOTAL STALLS REQUIRED 191

PARKING STALLS PROVIDED:
OFF-STREET: APARTMENT - 126 (INCL. 2 ACCESSIBLE / 1 VAN ACCESS. STALL)
TH GARAGE - 42
GUEST - 21 (INCL. 1 ACCESSIBLE STALL)
COMMERCIAL - 12 (INCL. 1 VAN ACCESSIBLE STALL)
TOTAL 201

ACCESSIBLE PARKING STALLS: APARTMENT 1/50 106.2 24 TYPE A OR B (24x15=36) (36x28=72 STALLS) SAY 1
COMMERCIAL 1/50 106.1 12 COMMERCIAL STALLS = 1 STALL REQD
TOTAL 2 REQUIRED / 5 PROVIDED

BICYCLE PARKING: REQUIRED: 1 / 10 OFF-STREET PARKING STALLS FOR NON-RESIDENTIAL USES
PROVIDED: 2-BIKE RACK

KEYNOTES

- 1 ADA STALL
- 2 ADA VAN-STALL
- 3 ADA STALL SIGN
- 4 4" PARKING LOT STRIPING
- 5 CONCRETE SIDEWALK
- 6 COLORED PATTERNED CONCRETE
- 7 ASPHALTIC CONCRETE DRIVE TYPICAL
- 8 NOT USED
- 9 CONC. DUMPSIDE PAD WITH 6" HIGH CMU ENCLOSURE
- 10 COMMERCIAL ON 1ST FLOOR (NORTH SIDE)
- 11 NOT USED
- 12 CONCRETE WHEELSTOP
- 13 MONUMENT SIGN (BY OTHERS) UNDER SEPARATE PERMIT
- 14 PEDESTRIAN R.O.M. CONNECTION
- 15 COMMERCIAL ENTRANCE
- 16 RESIDENTIAL ENTRANCE
- 17 RESIDENTIAL EMERGENCY EXIT
- 18 PATIO/DECK (APARTMENT)
- 19 CANOPY ABOVE
- 20 10X30' LOADING ZONE
- 21 RAISED CMU PLANTER
- 22 (4) TOTAL - 6 LONG BENCHES TO MEET REQUIREMENTS OF PEDESTRIAN-ORIENTED FACADE
- 23 NOT USED
- 24 CURB RAMP - TYPE 1
- 25 CURB RAMP - TYPE 2
- 26 CURB RAMP - TYPE 3
- 27 CURB RAMP - TYPE 4
- 28 10' LANDSCAPING TYPE C TO SCREEN PARKING
- 29 PLANTING
- 30 WALL SCORCE
- 31 WALL MOUNTED LIGHT
- 32 BOLLARD LIGHTING
- 33 PARKING LOT LIGHT
- 34 SITE AREA USED FOR CALCULATING AMOUNT OF PEDESTRIAN-ORIENTED SPACE IS REQUIRED
- 35 APPROXIMATE AREA TO BE DEDICATED TO THE CITY TO COMPLY WITH CITY REQUIREMENTS.
- 36 TABLES AND CHAIRS AS NEEDED TO COMPLY WITH PEDESTRIAN-ORIENTED SPACE SEATING REQUIREMENTS NOT MET WITH RAISED PLANTERS
- 37 TOWNHOME UNIT WITH 2-CAR TANDEM GARAGE (TYPICAL AT ALL 2BR/TH)

LEGAL DESCRIPTION

0520194022 Section 19 Township 20 Range 05 Quarter 43 : BE6 30 FT 5 OF NH COR OF SW OF SE TH E 188 FT TH S 434.75 FT TH N 188 FT TH N 434.75 FT TO BE6

0520194023 Section 19 Township 20 Range 05 Quarter 43 : BE6 188 FT E & 30 FT 5 OF NH COR OF S 1/2 OF SE 5 434.75 FT E 94 FT N 434.75 FT N 44 FT TO BE6

0520194032 Section 19 Township 20 Range 05 Quarter 43 : BE6 282 FT E & 30 FT 5 OF NH COR S 1/2 OF SE TH S 434.75 FT E 94.25 FT N 434.75 FT TH N 44.25 FT TO BE6

THE
RONHOVDE
ARCHITECTS
LLC

14900 INTERURBAN AVE SOUTH
SUITE 138

TUKWILA, WASHINGTON 98168
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ronhovdearchitects.com

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TOR-JAN RONHOVDE
STATE OF WASHINGTON

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NEMETH MIXED USE
MULTI-FAMILY / COMMERCIAL

DESIGN REVIEW

SUMNER, WA 98390

PROJECT:

10		
4		
8		
7		
6		
5		
4		
3	6-3-21	DESIGN REVIEW RESPONSES
2	2-5-21	REVISED SITE TO INCLUDE EAST PARCEL
1	11-24-20	DESIGN REVIEW RESPONSES
NO.	DATE	DESCRIPTION

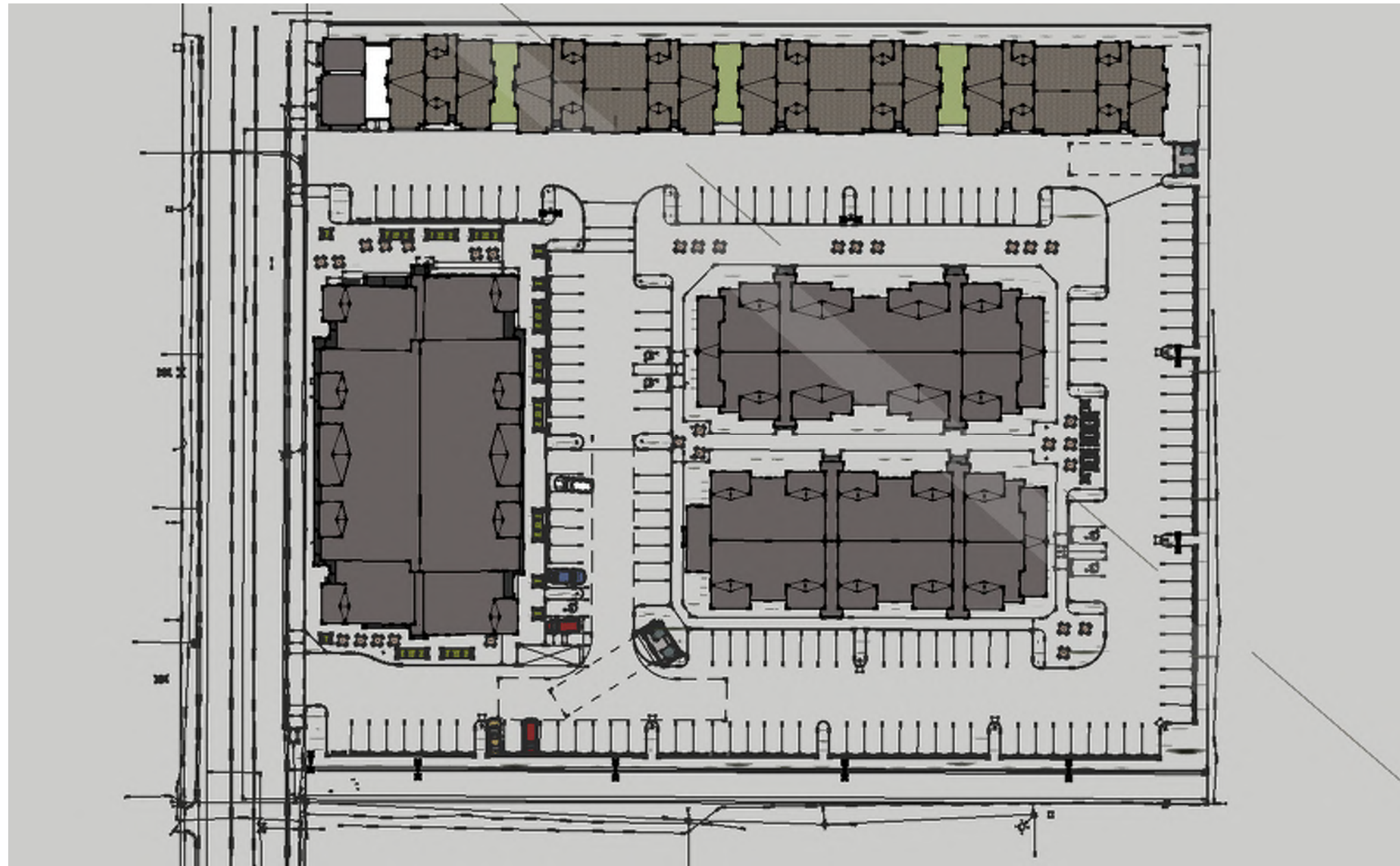
REVISIONS

SHEET CONTENTS:
SITE PLAN

JOB NO.: 201963
DRAWN BY: LWS
CHECKED BY: TJR
DATE: 11-24-20

SHEET NO.

A0.1



AERIAL VIEW - SITE PLAN (NORTH LEFT)



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



VIEW LOOKING SOUTH EAST



VIEW LOOKING AT MAIN ENTRANCE

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SUITE 138
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**NEMETH
MIXED USE**
MAIN STREET
Schematic Rendering
Sumner, WA 98352

ARCHITECTURAL
RENDERINGS

JOB NO: 2019.63
DRAWN BY: LWS
CHECK'D BY: TJR
DATE: 6/3/21

AR1.0



NORTH ELEVATION - MAIN STREET FACADE

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SUITE 138
TUKWILA, WASHINGTON 98168
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**NEMETH
MIXED USE
MAIN STREET
SUMNER, WA 98352**



VIEW LOOKING NORTH WEST AT BLDG 3 - FROM SOUTH EAST CORNER



VIEW LOOKING SOUTH EAST AT BLDG 2 - FROM NORTH WEST CORNER

ARCHITECTURAL
RENDERINGS

JOB NO: 2019.63
DRAWN BY: LWS
CHECK'D BY: TJR
DATE: 6/10/21

AR2.0



1 NORTH ELEVATION - BUILDING 1 - MAIN STREET FRONTAGE
SCALE: 3/32" = 1'-0"

GREATER THAN 50% GLAZING AT FRONTAGE
0 5'-4" 10'-8" 21'-4"

TRANSPARENCY CALCS

160 lf. x 6ft. (BETWEEN 2ft AND 8ft) = 960 sq. ft. (50% REQUIRED) / 960 x .5 = 480 sq. ft. REQUIRED GLAZING (BETWEEN 2ft AND 8ft)
(6) STOREFRONT SECTIONS AT 18ft. EACH = 18ft x 6ft = 108 sq. ft. x 6 SECTIONS = 648 sq. ft. PROVIDED; THEREFORE OK.
PEDESTRIAN WEATHER PROTECTION AT LEAST 75% OF BUILDING FACADE AT FRONTAGE (5ft. WIDE); 100% PROVIDED 5ft. WIDE; THEREFORE OK.



2 SOUTH ELEVATION - BUILDING 1
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"



3 BUILDING 1 EAST ELEVATION - EAST OPP.
SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"

FLAG NOTES

- 1 BLACK/GRAY BRICK "BASE"
- 2 ACCENT BELLY BAND - COLOR #1
- 3 HORIZONTAL LAP SIDING - COLOR #2
- 4 PANELIZED SIDING - COLOR #2
- 5 VERTICAL CHANNEL SIDING - COLOR #3
- 6 NICHHA PRE-FINISHED WOOD-LIKE SIDING PANELS W/ACCENT REVEALS OR EQUAL
- 7 PRE-FINISHED METAL RAILING
- 8 SLOPED FASCIA
- 9 STOREFRONT GLAZING
- 10 PRE-FINISHED METAL AWNING

GENERAL NOTES

- ALL EXTERIOR LIGHTING SHALL BE FITTED WITH SHIELDING TO CONFINE LIGHTING TO PROJECT SITE.
- ADDRESS TO BE POSTED AND PLAINLY VISIBLE FROM FRONTAGE STREET. (12" HIGH MIN. W/ CONTRASTING BACKGROUND) PER IFC SECTION 505.1 (CONTRACTOR TO PROVIDE 12" STAMPED ALUMINUM NUMBER/ADDRESS WITH EXPANSION ANCHORS IN CONCRETE)
- KNOX EMERGENCY ACCESS KEY BOX IS REQUIRED FOR BUILDING, WITH SPECIFIC MOUNTING LOCATIONS APPROVED BY THE CITY FIRE DEPARTMENT. RECESSED MOUNT KEY BOXES ARE REQUIRED. BUILDING ACCESS KEYS SHALL BE MARKED AND PLACED IN BOX PRIOR TO FINAL INSPECTION TO ENSURE EMERGENCY ACCESS. THE BUILDING OWNER/OCCUPANTS SHALL PROVIDE REPLACEMENT KEYS WHENEVER LOCKS ARE CHANGED.

PAINT SCHEDULE

- PAINT COLOR #1a
SN 846T-3651
BROWN
- PAINT COLOR #1b
SN 6244
NAVAL "BLUE"
- PAINT COLOR #1c
SN 2802
ROCKWOOD RED
- PAINT COLOR #1d
SN 2816
ROCKWOOD DARK GREEN
- PAINT COLOR #2
SN 846T-3644
TAN
- PAINT COLOR #3
SN 846T-3650
CREAM

RECEIVED
06/10/2021
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4344 REGISTERED
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TOR-JAN RONHOVDE
STATE OF WASHINGTON

**NEMETH MIXED USE
MULTI-FAMILY / COMMERCIAL**

**DESIGN REVIEW
SUMNER, WA 98390**

PROJECT:

10		
9		
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4		
3	6-3-21	DESIGN REVIEW RESPONSES
2	2-5-21	REVISED SITE TO INCLUDE EAST PARCEL
1	11-24-20	DESIGN REVIEW RESPONSES
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REVISIONS

SHEET CONTENTS:
EXTERIOR ELEVATIONS

BLDG. 1

JOB NO.: 2019.63
DRAWN BY: LVS
CHECKED BY: TJR
DATE: 11-24-20

SHEET NO.

A4.1



FLAG NOTES

- 1 BLACK/GRAY BRICK - "BASE"
- 2 ACCENT BELLY BAND - COLOR #1
- 3 HORIZONTAL LAP SIDING - COLOR #2
- 4 PANELIZED SIDING - COLOR #2
- 5 VERTICAL CHANNEL SIDING - COLOR #3
- 6 NICHE PRE-FINISHED WOODLIKE SIDING PANELS W/ADJACENT REVEALS OR EQUAL
- 7 PRE-FINISHED METAL RAILING
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GENERAL NOTES

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PAINT SCHEDULE

	PAINT COLOR #1a SW 8461-3651 BROWN
	PAINT COLOR #1b SW 6244 NAVAL "BLUE"
	PAINT COLOR #1c SW 2802 ROCKWOOD RED
	PAINT COLOR #1d SW 2816 ROCKWOOD DARK GREEN
	PAINT COLOR #2 SW 8461-3644 TAN
	PAINT COLOR #3 SW 8461-3650 CREAM

1 WEST / FRONT ELEVATION - BUILDING 2 (EAST IS OPP. HAND)

SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"



2 BUILDING 2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"



3 BUILDING 2 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"



4 FRONT/REAR ELEVATIONS - BUILDING 3

SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"



5 BLDG 3 SOUTH ELEVATION - NORTH OPP.

SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"

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REVISIONS

SHEET CONTENTS:

EXTERIOR ELEVATIONS

BLDGS 2 & 3

JOB NO.: 2019.63
DRAWN BY: LVS
CHECKED BY: TJR
DATE: 11-24-20

SHEET NO.

A4.2

FLAG NOTES

- 1 BLACK/GRAY BRICK "BASE"
- 2 AGENT BELLY BAND - COLOR #1
- 3 HORIZONTAL LAP SIDING - COLOR #2
- 4 PANELIZED SIDING - COLOR #2
- 5 VERTICAL CHANNEL SIDING - COLOR #3
- 6 NICHIA PRE-FINISHED WOODLIKE SIDING PANELS
W/ACCENT REVEALS OR EQUAL
- 7 PRE-FINISHED METAL RAILING
- 8 SLOPED FASCIA
- 9 STOREFRONT GLAZING
- 10 PRE-FINISHED METAL AWNING

GENERAL NOTES

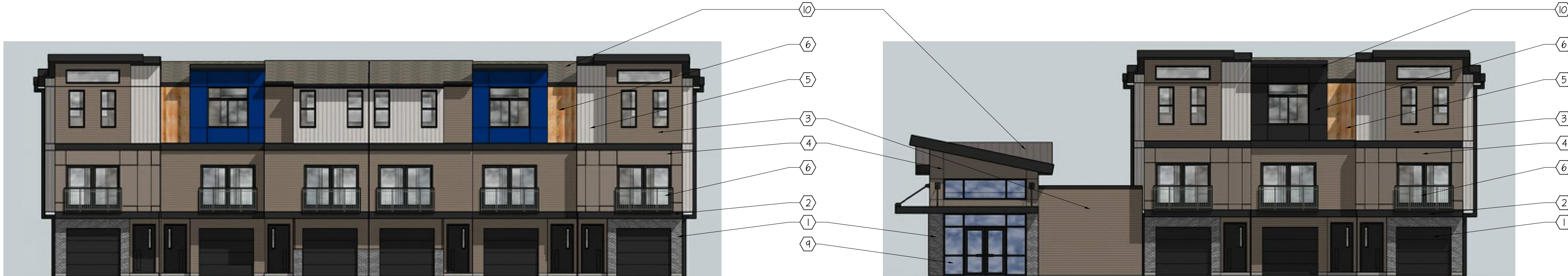
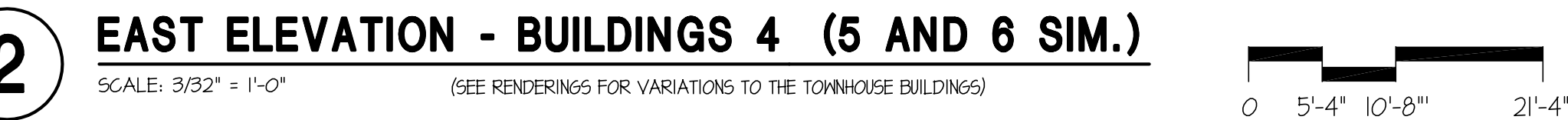
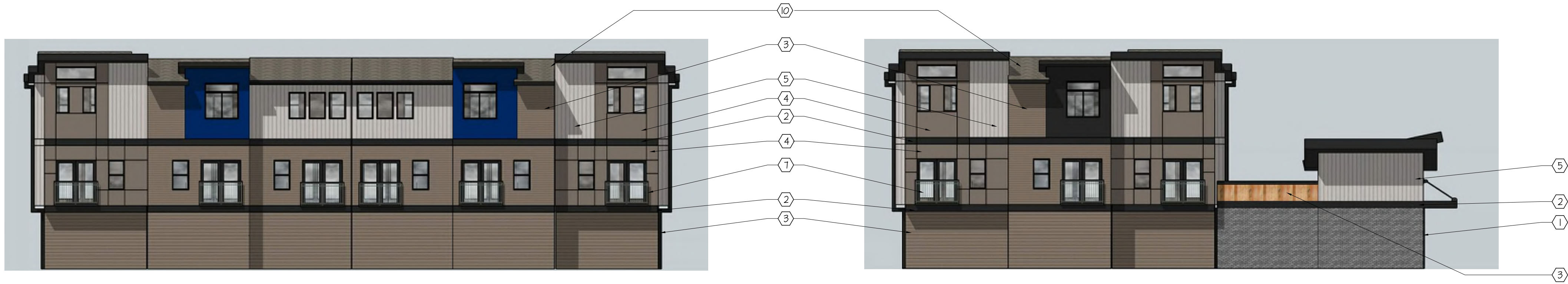
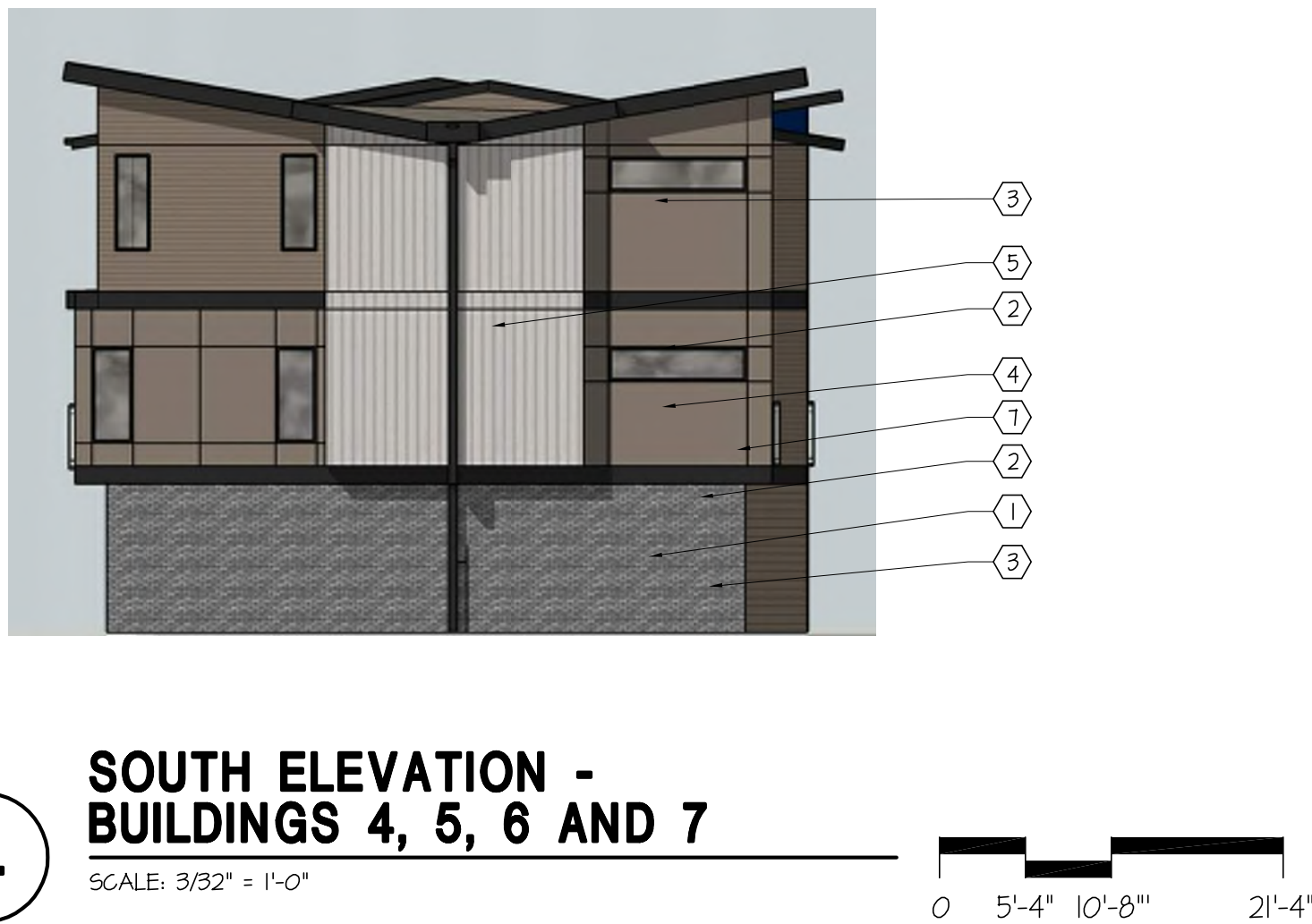
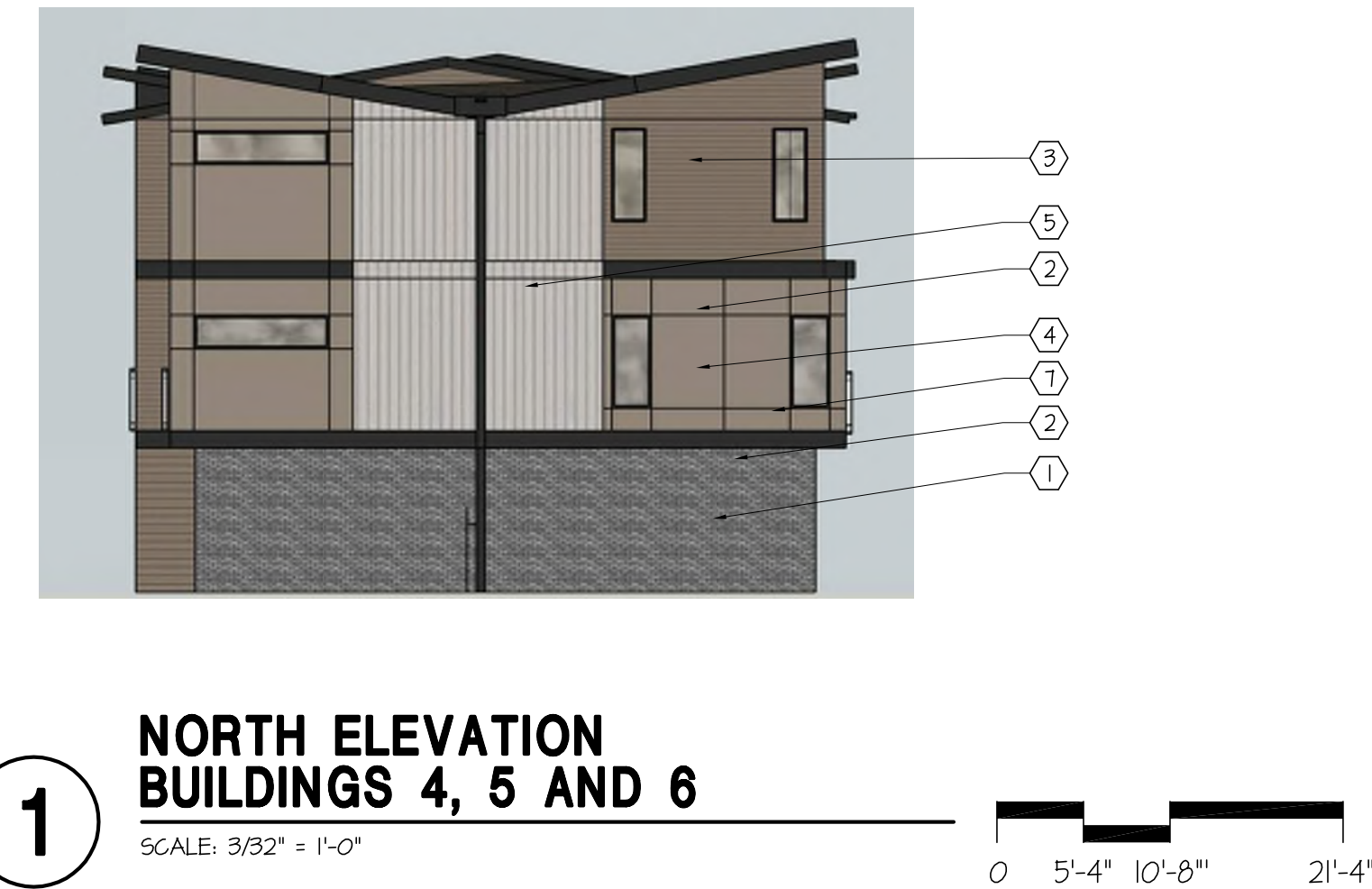
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- PAINT COLOR #1b
SW 6244
NAVAL "BLUE"
- PAINT COLOR #1c
SW 2802
ROCKWOOD RED
- PAINT COLOR #1d
SW 2816
ROCKWOOD DARK GREEN
- PAINT COLOR #2
SW 8467-3649
TAN
- PAINT COLOR #3
SW 8467-3650
CREAM

TRANSPARENCY CALCS

361-1" 1.1 x 6ft (BETWEEN 2ft AND 8ft) = 220 sq. ft. (50% REQUIRED) / 220 x 5 =110 sq. ft. REQUIRED GLAZING (BETWEEN 2ft AND 8ft)
18'-4" STOREFRONT x 6ft = 110 sq. ft. PROVIDED; THEREFORE OK.
PEDESTRIAN WEATHER PROTECTION AT LEAST 75% OF BUILDING FACADE AT FRONTAGE (5ft WIDE); 100% PROVIDED 5ft WIDE; THEREFORE OK.



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L L C

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DESIGN REVIEW
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NO.	DATE	DESCRIPTION

REVISIONS

SHEET CONTENTS:
EXTERIOR ELEVATIONS

TOWNHOUSE
BLDGs. 4, 5, 6 AND 7

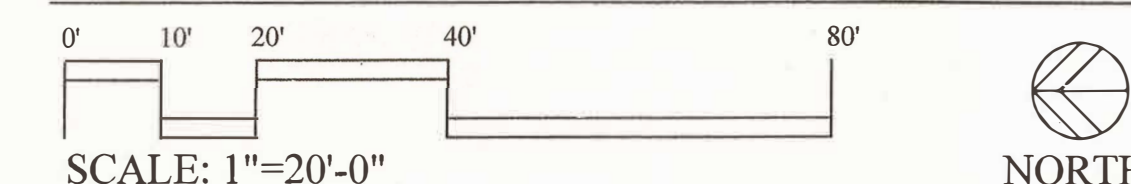
JOB NO.: 2019.63
DRAWN BY: LMS
CHECKED BY: TJR
DATE: 11-24-20

SHEET NO.

A4.3

MAIN STREET E.

LANDSCAPE SCHEMATIC PLAN



BASE MAP FROM RONHOVDE ARCHITECT; TUKWILA, WA

REVIEW #3
PLN-2020-0044

SCHEMATIC PLANT MATERIAL LEGEND

- | | | |
|---|---|--|
| DECIDUOUS SHADE TREES - 3.0" caliper, B&B.
Norway Maple/Acer platanoides
Little Leaf Linden/Tilia cordata
Red Oak/Quercus rubra | NATIVE PERIMETER SHRUBS - 24" height, at 5' o.c.
Oregon Grape/Mahonia aquifolium
Red Flowering Currant/Ribes sanguineum
Nootka Rose/Rosa nutkana
Evergreen Huckleberry/Vaccinium ovatum | PERENNIAL COLOR/GRASSES - 1 gallon at 24" o.c.
Daylily/Hemerocallis species
False Spiraea/Astilbe arendsi
Black Mondo Grass/Ophiopogon japonicus
Golden Variegated Sweet Flag/Acorus gramineus "Ogon"
Blue Oat Grass/Helicotrichon sempervirens |
| CONIFER/EVERGREEN TREES - 6" height, B&B at 10' o.c.
Shore Pine/Pinus contorta
Weeping Alaska Cedar/Chamaecyparis nootkensis
Hogan Cedar/Thuja plicata "pyramidalis" | SMALL FLOWERING RAISED PLANTER TREES - 8" hgt., B&B.
Japanese Snowbell/Syrax japonica
Japanese Maple/Acer platanoides "Bloodgood" | LAWN- Sod from Country Green Premium Sod |
| SMALL FLOWERING RAISED PLANTER TREES - 8" hgt., B&B.
Japanese Snowbell/Syrax japonica
Japanese Maple/Acer platanoides "Bloodgood" | EVERGREEN HEDGE SHRUBS - 24" height, container at 3' o.c.
Otto Layken Laurel/Prunus laurocerasus "Otto Layken"
Helleri Chinese Holly/Ilex cornuta "Helleri" | SPECIAL PAVING- Colored Concrete with pattern per Architect |
| TRAIL NARROW DECIDUOUS TREES - 3.0" caliper, B&B.
Bowhall Maple/Acer rubrum "Bowhall"
Katsura/Cercidiphyllum japonicum | GROUND COVERS - 4" pots at 18" o.c.
Pachysandra/Pachysandra terminalis
Hypericum/Hypericum calycinum | TABLE AND CHAIRS- Per Architect |
| NATIVE PERIMETER DECIDUOUS TREES - 3.0" caliper, B&B
Cascara/Rhamnus purshiana | | RAISED PLANTERS - Raised planters with small trees and perennial color |

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Lauchlin R Bethune
Associates, Inc.
ASLA

LANDSCAPE ARCHITECTURE
& PLANNING, ASLA

P.O. Box 1442
Maple Valley, Washington 98038
phone: (425) 432-9877

e-mail:
lauch@bethuneassociates.com
www.bethuneassociates.com



STATE OF
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LANDSCAPE ARCHITECT
LAUCHLIN R. BETHUNE
CERTIFICATE NO. 462

REVISIONS

NEMETH
MIXED USE

158XX MAIN STREET EAST
SUMNER, WASHINGTON
98390

LANDSCAPE SCHEMATIC PLAN

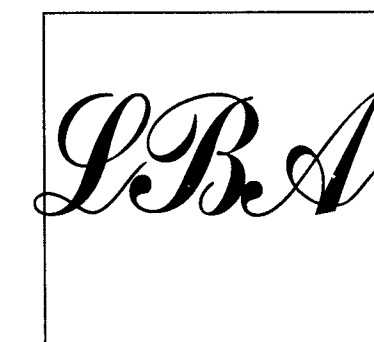
JOB NO. #220134

SCALE: 1"=20'-0"
DATE: 5/13/21
DRAWN: LAB
CHK: LRB
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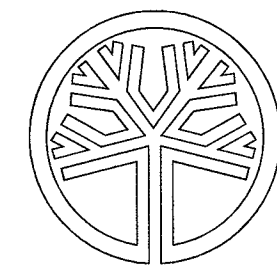


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phone: (425) 432-9877

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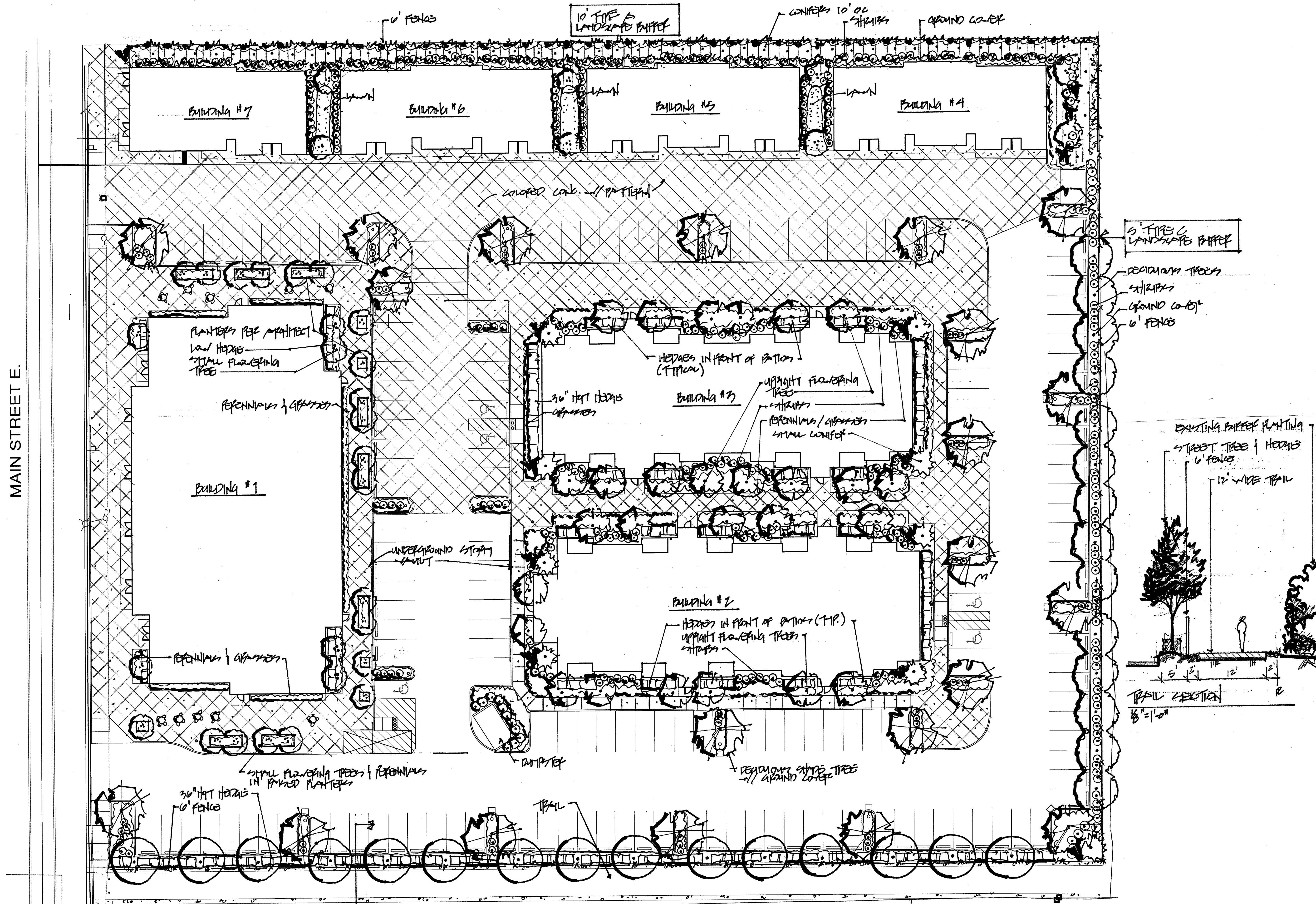
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LANDSCAPE SCHEMATIC PLAN

0'10'20'40'80'

SCALE: 1"=20'-0"

NORTH

BASE MAP FROM RONHOVDE ARCHITECT; TUKWILA, WA

SCHEMATIC PLANT MATERIAL LEGEND

DECIDUOUS SHADE TREES - 3.0" caliper, B&B.
Norway Maple/*Acer platanoides*
Little Leaf Linden/*Tilia cordata*
Red Oak/*Quercus rubra*

CONIFER/EVERGREEN TREES - 6" height, B&B at 10' o.c.
Shore Pine/*Pinus contorta*
Weeping Alaska Cedar/*Chamaecyparis nootkinsensis*
Hogan Cedar/*Thuja plicata "pyramidalis"*

SMALL FLOWERING RAISED PLANTER TREES - 8" hgt., B&B.
Japanese Snowbell/*Syrinx japonica*
Japanese Maple/*Acer platanoides "Bloodgood"*

TRAIL NARROW DECIDUOUS TREES - 3.0" caliper, B&B.
Bowhall Maple/*Acer rubrum "Bowhall"*
Katsura /*Cercidiphyllum japonicum*

NATIVE PERIMETER DECIDUOUS TREES - 3.0" caliper, B&B
Oregon Ash/*Fraxinus latifolia*
Cascara /*Rhamnus purshiana*

NATIVE PERIMETER SHRUBS - 24" height, at 5' o.c.
Oregon Grape/*Mahonia aquifolium*
Red Flowering Currant/*Ribes sanguineum*
Nootka Rose/*Rosa nutkana*
Evergreen Huckleberry/*Vaccinium ovatum*

SMALL FLOWERING SHRUBS - 16" height, container at 3' o.c.
Azalea/*Rhododendron* species
Sarcococca/*Sarcococca ruscifolia*
Spirea Little Princess/*Spirea japonica "Little Princess"*
David Viburnum/*Viburnum davidii*

EVERGREEN HEDGE SHRUBS - 24" height, container at 3' o.c.
Otto Luyken Laurel/*Prunus laurocerasus "Otto Luyken"*
Helleri Chinese Holly/*Ilex cornuta "Helleri"*

GROUND COVERS - 4" pots at 18" o.c.
Pachysandra/*Pachysandra terminalis*
Hypericum/*Hypericum calycinum*

PERENNIAL COLOR/GRASSES - 1 gallon at 24" o.c.
Daylily/*Hemerocallis* species
False Spiraea/*Astilbe arendsi*
Black Mondo Grass/*Ophiopogon japonicus*
Golden Variegated Sweet Flag/*Acorus gramineus "Ogon"*
Blue Oat Grass/*Helictotrichon sempervirens*

LAWN- Sod from Country Green Premium Sod

SPECIAL PAVING- Colored Concrete with pattern per Architect

RAISED PLANTERS - Raised planters with small trees and perennial color

TABLE AND CHAIRS- Per Architect

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City of Sumner
**DESIGN
COMMISSION**
-Special Meeting-

AGENDA
Wednesday, July 21, 2021
6:30 p.m.

LOCATION:
-VIRTUAL MEETING-

Join Zoom Meeting:

<https://sumnerwa-gov.zoom.us/j/9423842057>

Meeting ID: 942 384 2057

Call in: 12532158782

Commission Members

Joleen Peterson, Chair

Jeanne Walter, Vice Chair

Cheryl Ebsworth

Brian Franchini

Kristen Martinson

Scott Fletcher

Staff Members

Scott Waller

Chrissanda Walker

Copy to:

Mayor

City Council

City Administrator Development

Services Director

6:30 pm

1) *Call to Order*

2) *Roll Call*

6:30

3) *New Business*

Nemeth Mixed Use

Development East Main Street

15802 Main Street, Sumner WA

PLN-2020-0044

Design Review for the construction of 105 apartments and approximately 7,000sf of commercial space over 7 buildings ranging from 1 – 3 stories in the ESUV. Project will include parking, landscaping, and frontage improvements.

8:00 pm

4) *Commission Comments*

5) *Staff comments*

8:30 pm

6) *Adjourn*