



Members: *Joleen Peterson, Chair Jeanne Walter, Vice Chair Cheryl Ebsworth*
Brian Franchini Kristen Martinson Scott Fletcher

Staff: *Scott Waller Chrissanda Walker*

Copy to: *Mayor*
City Council
City Administrator
Development Services Director

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

Meeting ID: 942 384 2057

One tap mobile

+12532158782,,9423842057# US (Tacoma)

ROLL CALL

Joleen Peterson Chair, Jeanne Walter, vice Chair, Cheryl Ebsworth,
Brian Franchini, Kristen Martinson, Scott Fletcher

COMMISSION BUSINESS

1. East Sumner Apartments Phase I

Between 160th Ave E and 162nd Ave E, one block north of 60th Street E.

PLN-2021-0043

Design Review for the development of six (6) apartment buildings, housing 102 units and one (1) recreation building with associated on-site parking, open space, site landscaping and pedestrian spaces across nine parcels totaling 3.936 acres, located in the medium density residential zone (MDR).

REPORTS

1.

1. *Commission Comments*

2. *Staff comments*

ADJOURNMENT

SUBJECT: East Sumner Apartments Phase I

CATEGORY: Motion

Between 160th Ave E and 162nd Ave E, one block north of 60th Street E.

PLN-2021-0043

Design Review for the development of six (6) apartment buildings, housing 102 units and one (1) recreation building with associated on-site parking, open space, site landscaping and pedestrian spaces across nine parcels totaling 3.936 acres, located in the medium density residential zone (MDR).

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Plans Packet
2. Staff Report DR-2021-0043

STAFF CONTACT: Chrissandra Walker, Assistant Planner

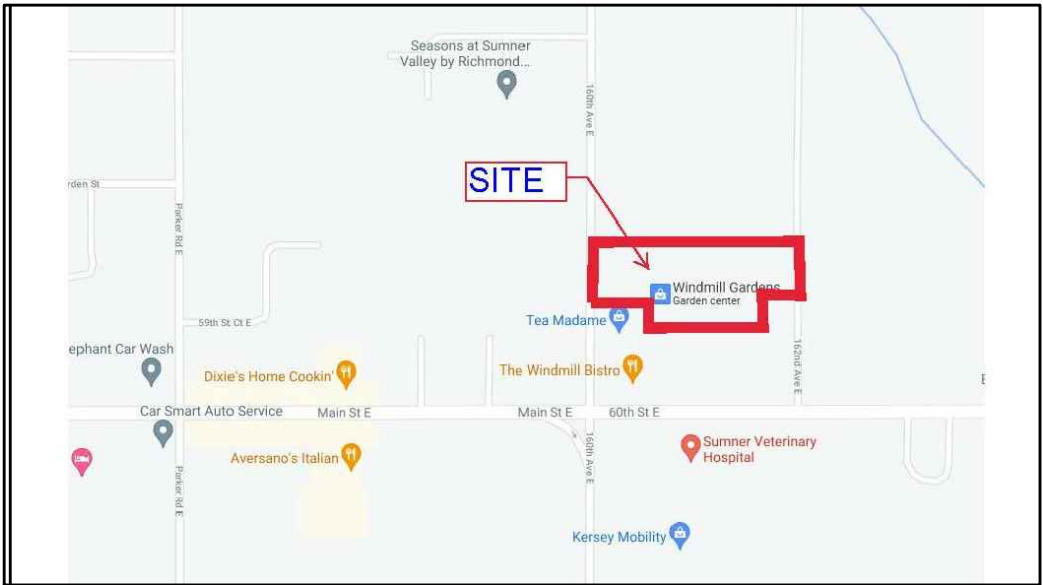
SUMMARY BACKGROUND:

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:



Vicinity Map

DRAWING INDEX	
P1	STATISTICS & RENDERING
P2	SITE PLAN
P3	APT BUILDING ELEVATIONS
P4	APT BUILDING ELEVATIONS
P5	APT BUILDING ELEVATIONS
P6	APT BUILDING ELEVATIONS - COLORED
P7	APT BUILDING ELEVATIONS - COLORED
P8	APT BUILDING ELEVATIONS - COLORED
P9	REC BLDG. ELEVATIONS
P10	REC BLDG. ELEVATIONS - COLORED
P11	LANDSCAPE PLAN - COLORED



Conceptual Site Rendering

Note: Site rendering for illustrative purposes.
Building colors are not accurate. See building elevations.

Preliminary Statistics		Western Parcel		
Parcel Numbers	922500-0331, 0323, 0311, 0322, 0440, 0351, 0360, 0490, 0340			
Parcel Areas:	3.93 Acres Approximate			
Zoning:	MDR (26 units / acre per ESUV)			
Density:	25.95 (102 / 3.93)			
Apartment Types:	Type		Number	
	1-Bed/1 Ba		51	
	2-Bed/2 Ba		51	
	Total		102	
Apartment Key		Area (S.F.)	Number	Total Floor Area
A		786	51	40,086
B		1,023	51	52,173
Total			102	92,259
Apartment Density:	26	D.U./Acre of development area		
Required Parking:				
1-Bed		51	1.5	76.5
2-Bed		51	1.5	76.5
Guest Parking 1 stall per 5 units			102 / 5 =	21
Total Parking Required		102		174
Provided On-Site Parking:				175
Open Area Required:	Unit Type	SQ. FT./Unit	Number	Required Area (S.F.)
(Private)	1- Bed	50	51	2,550
	2-Bed	50	51	2,550
	Total			5,100
Open Area Required:		SQ. FT./Unit	Number	Required Area (S.F.)
(Common)		200	102	20,400
Open Area Provided: Unit decks & patios have minimum 8' dimension	Unit Patios and Balconies:			
	Unit Type	SQ. FT./Unit	Number	Provided Area (S.F.)
	A	60	51	3,060
	B	60	51	3,060
	Total 30%		of common	6,120
	Common Outdoor and Indoor Area:			26,700
	Total Provided (Private & Common):			32,820
Approx Bldg Area	Apartments			Approx 111,500 s.f.
	Rec. Bldg			Approx 4,900 s.f.
Occupancy	B, R-2			
Construction Type	V-B			
Minimum Fire Flow	1,500 gpm (Provided Flow To Be Confirmed)			

Preliminary Statistics

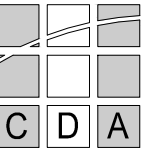
Review 2

PRE-2021-0044

East Sumner: Preliminary Design

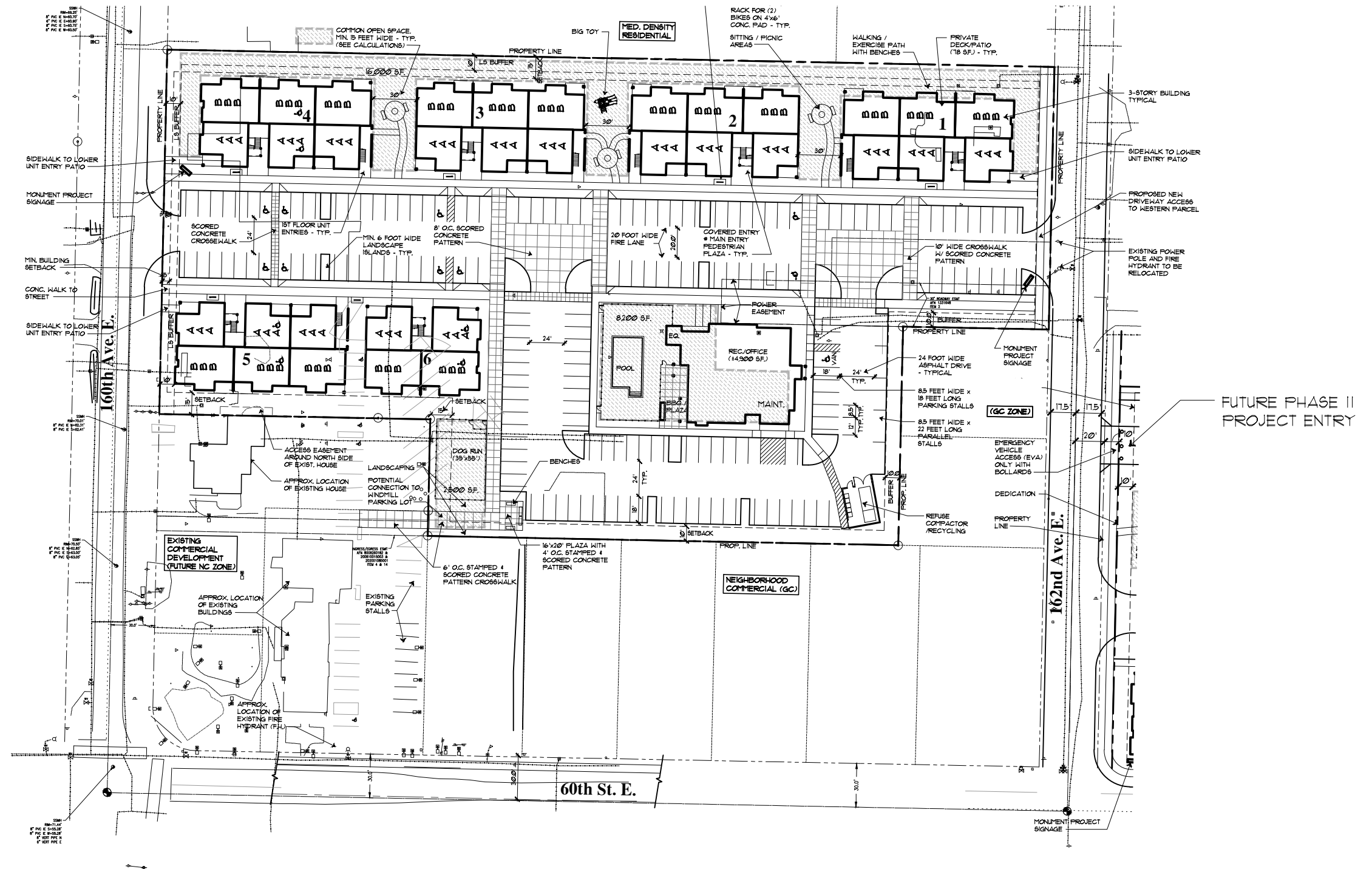
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P1

Western Parcel



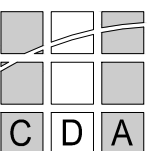
Preliminary Site Plan

SCALE: 1" = 80'

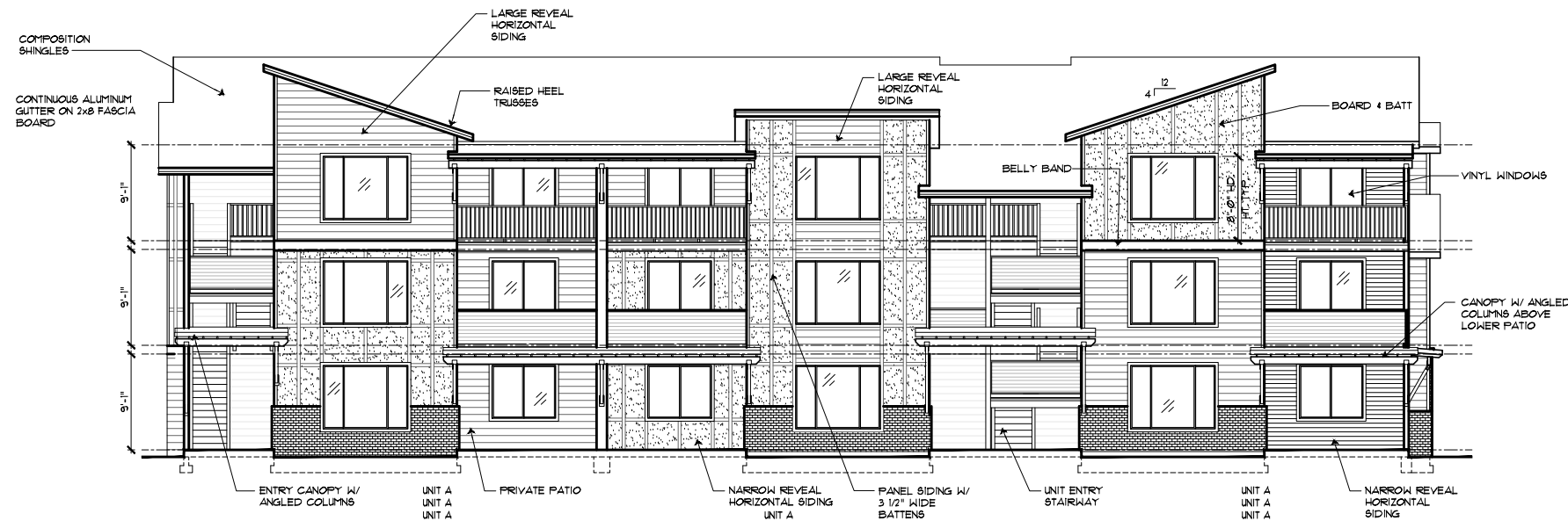
0' 40' 80' 160'

East Sumner: Preliminary Design

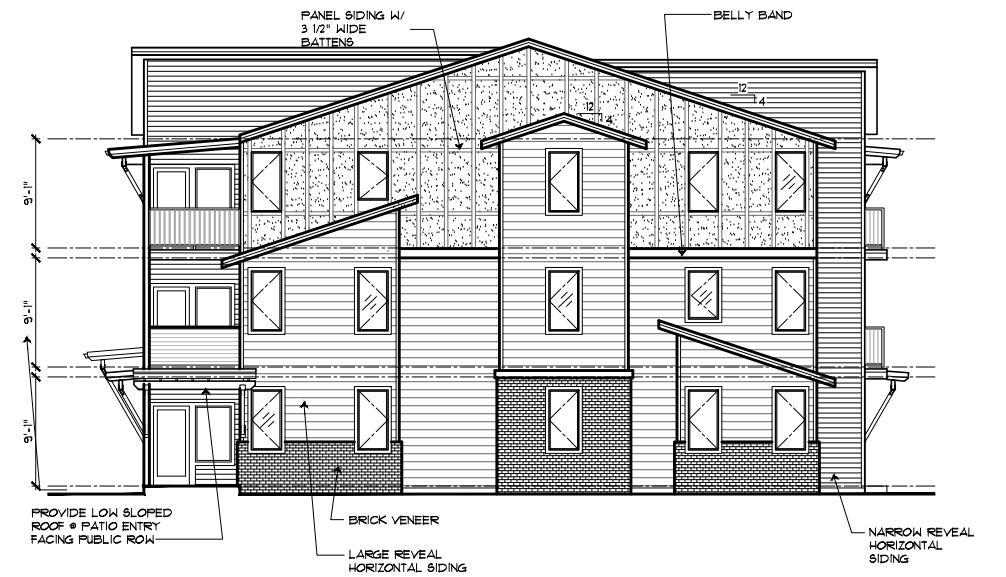
Rev October 2021
June 2021



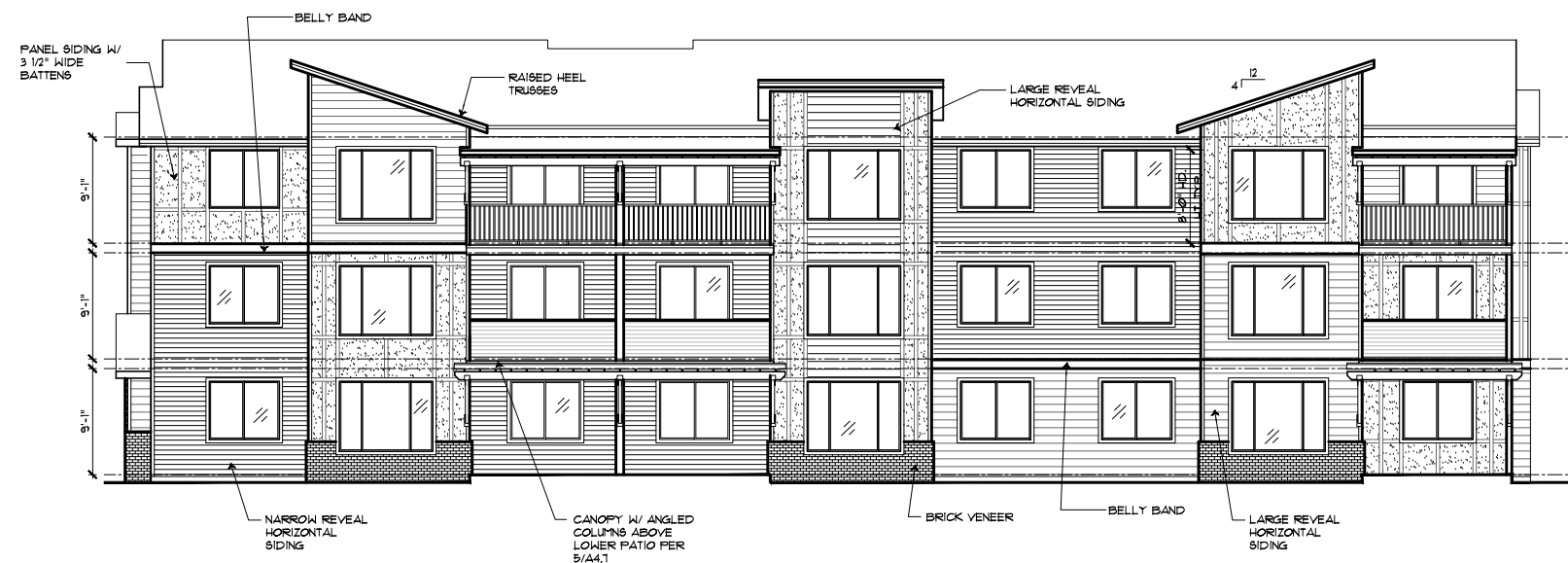
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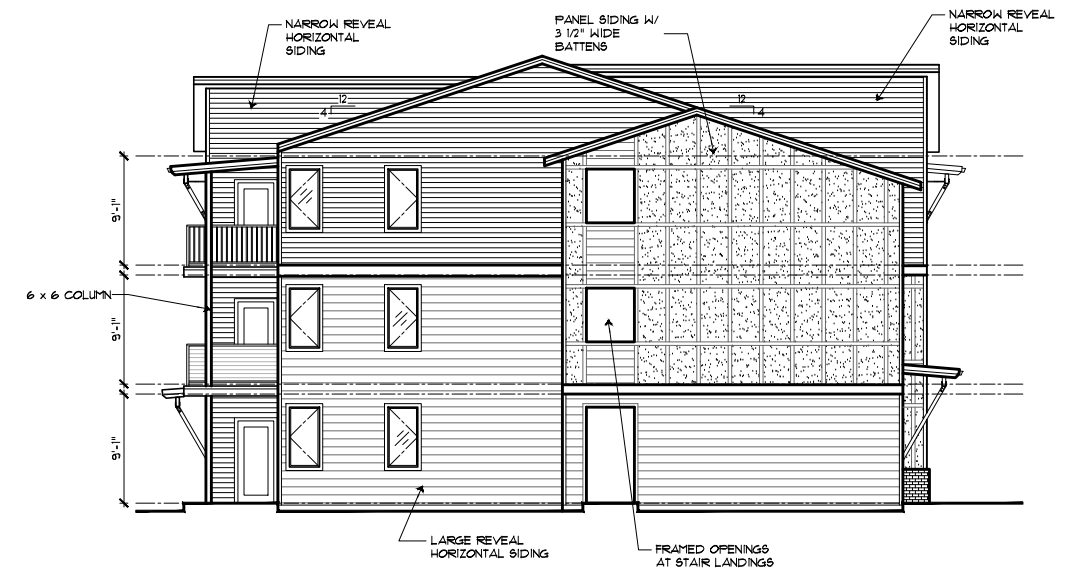
Buildings 1 & 5 - Front Elevation (Building 4 Mirrored)



Buildings 1 & 5 - Side Elevation (Building 4 Mirrored)



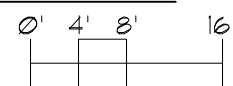
Buildings 1 & 5 - Rear Elevation (Building 4 Mirrored)



Buildings 1 & 5 - Stair Side Elevation (Building 4 Mirrored)

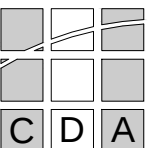
Concept Elevation

SCALE: 1/16" = 1'

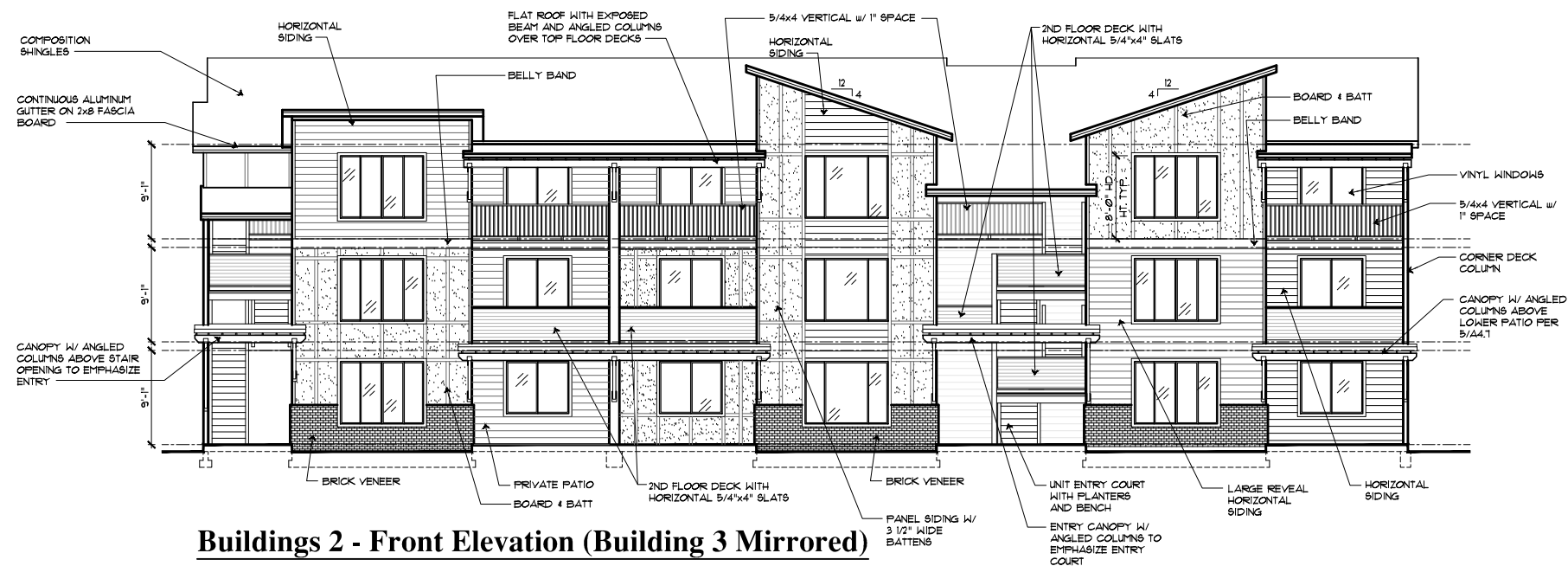


East Sumner: Preliminary Design

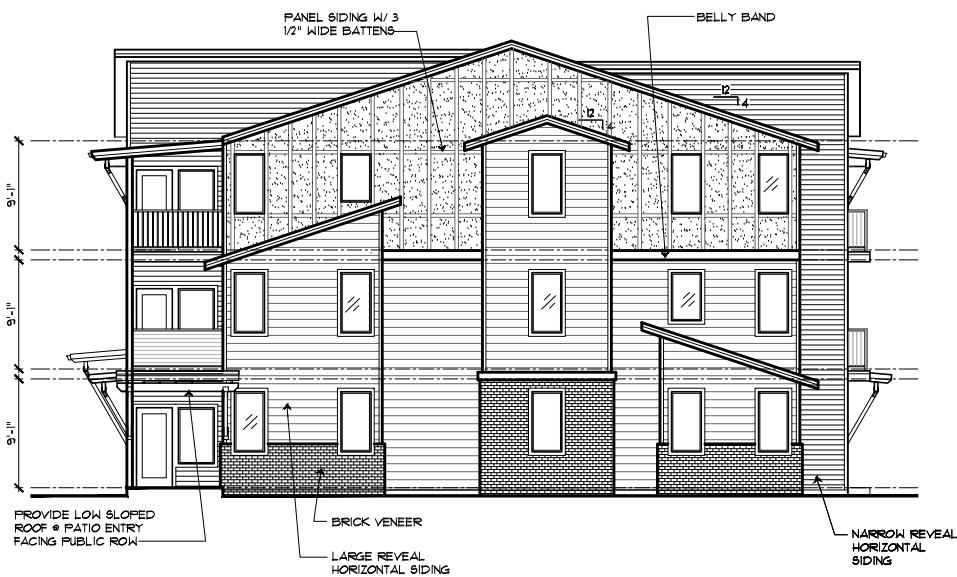
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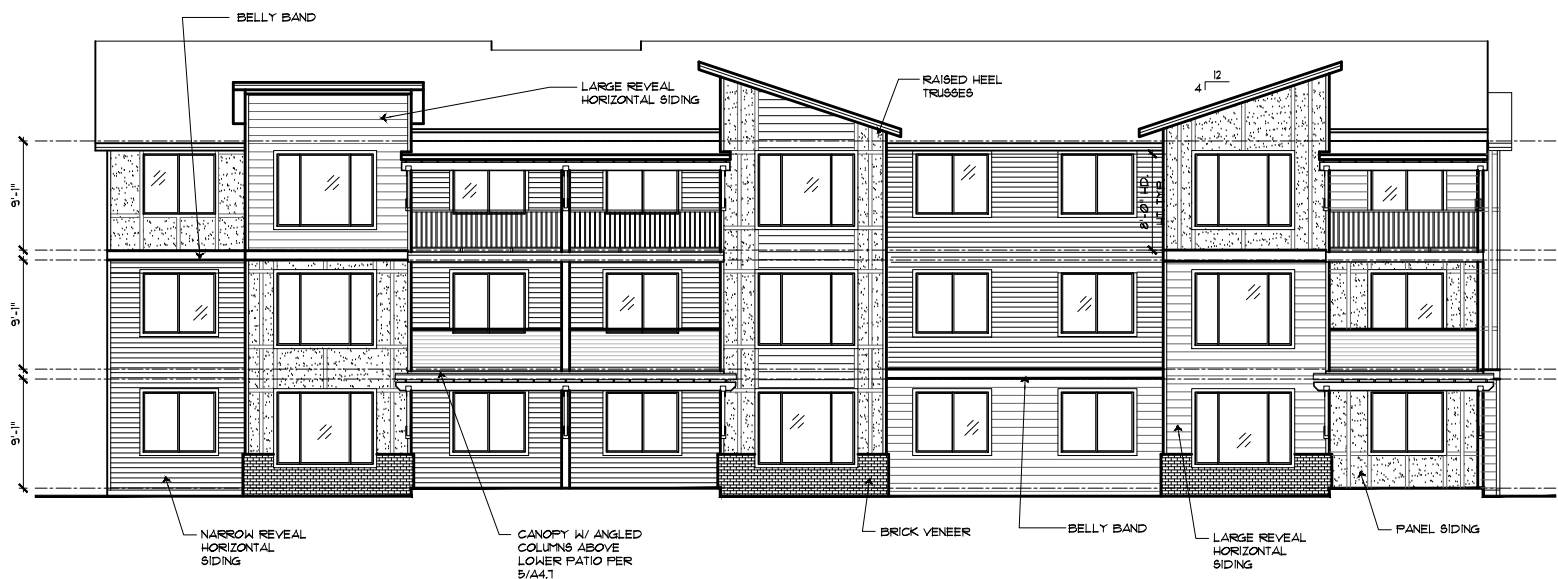
P3



Buildings 2 - Front Elevation (Building 3 Mirrored)



Buildings 2 - Side Elevation (Building 3 Mirrored)



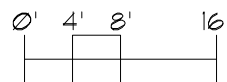
Buildings 2 - Rear Elevation (Building 3 Mirrored)



Buildings 2 - Stair Side Elevation (Building 3 Mirrored)

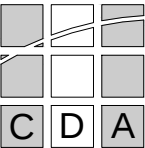
Concept Elevation

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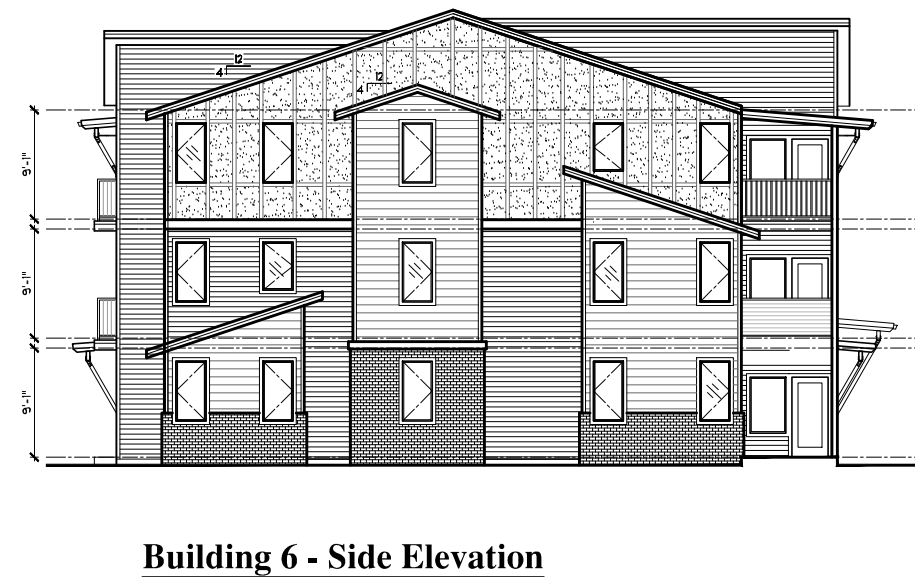
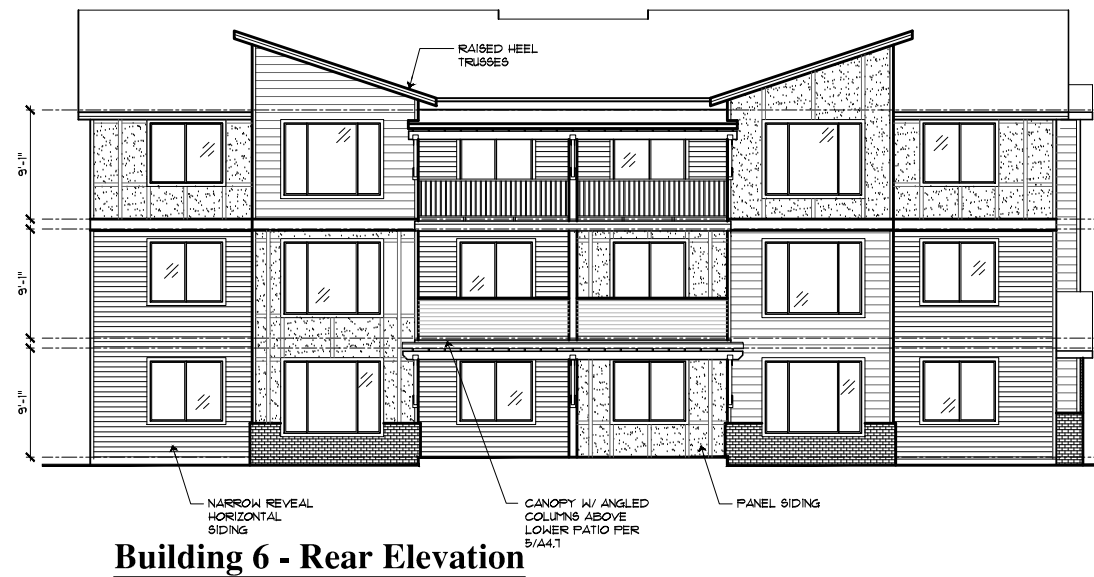
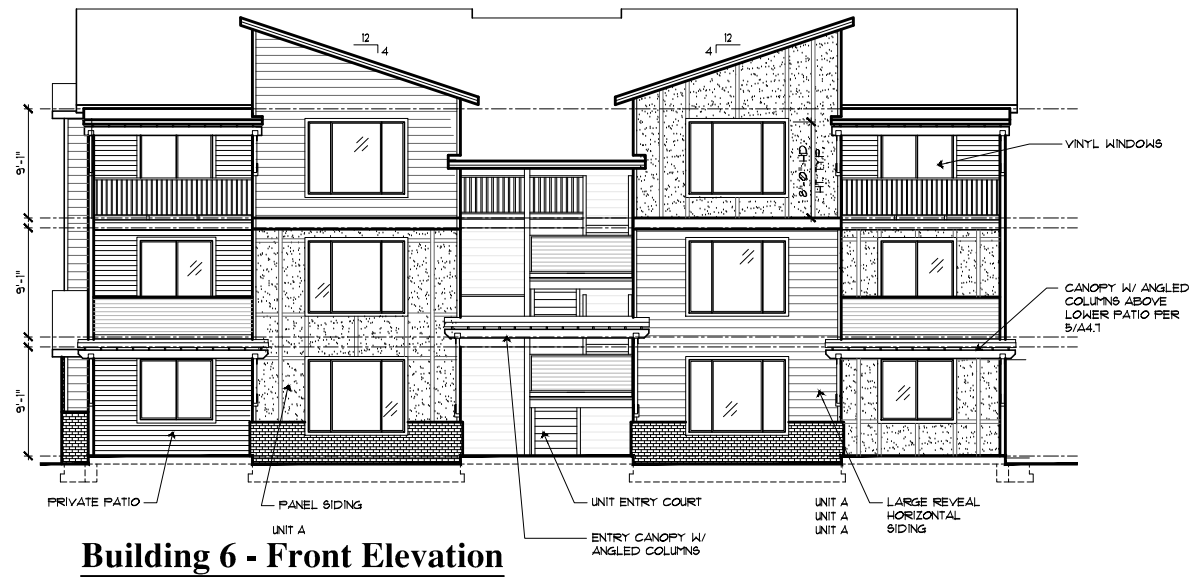


East Sumner: Preliminary Design

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June 2021

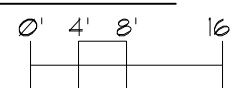


P4



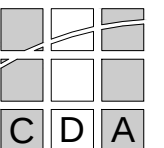
Concept Elevation

SCALE: 1/16" = 1'



East Sumner: Preliminary Design

Rev October 2021
June 2021



P5



Buildings 1 & 5 - Front Elevation (Building 4 Mirrored)



Buildings 1 & 5 - Side Elevation (Building 4 Mirrored)

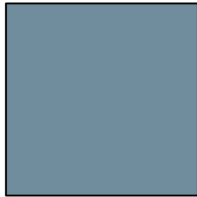


Buildings 1 & 5 - Rear Elevation (Building 4 Mirrored)

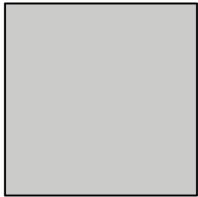


Buildings 1 & 5 - Stair Side Elevation (Building 4 Mirrored)

Color Scheme 1



"SMOKY AZURITE"
SW 9148
LAP & ADJACENT TRIM



"PASSIVE"
SW 1064
PANEL & ADJACENT TRIM



"ASHLAND"
TUNDRABRICK
BRICK VENEER



STAINED WOOD
ACCENT SIDING



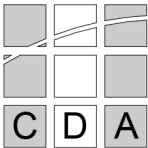
BLACK METAL
BRACKETS,
HARDWARE &
FLASHING

Concept Elevation

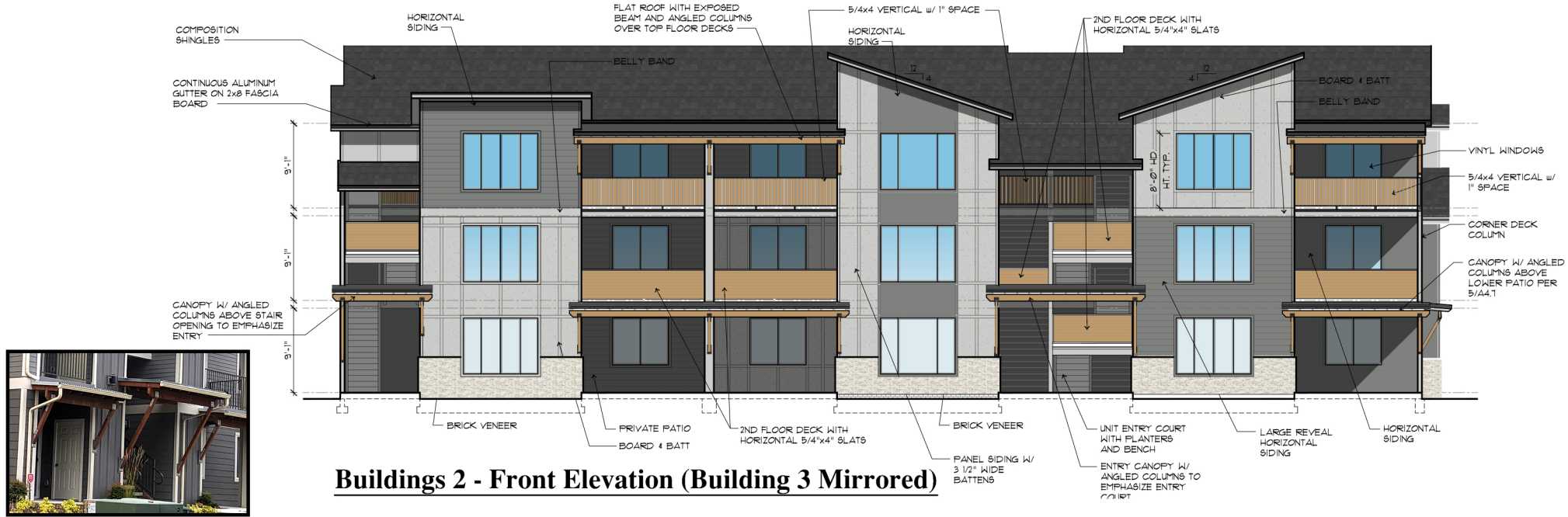
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East Sumner: Preliminary Design

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June 2021



P6



Buildings 2 - Front Elevation (Building 3 Mirrored)



Buildings 2 - Side Elevation (Building 3 Mirrored)



Buildings 2 - Rear Elevation (Building 3 Mirrored)

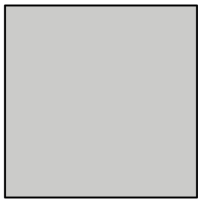


Buildings 2 - Stair Side Elevation (Building 3 Mirrored)

Color Scheme 2



"CITYSCAPE"
SW 7068
LAP & ADJACENT TRIM



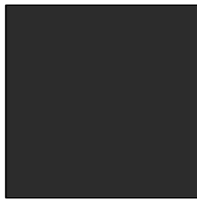
"PASSIVE"
SW 7064
PANEL & ADJACENT TRIM



"CHALKDUSK"
TUNDRABRICK
BRICK VENEER



STAINED WOOD
ACCENT SIDING



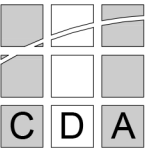
BLACK METAL
BRACKETS,
HARDWARE &
FLASHING

Concept Elevation

SCALE: 1/16" = 1'
0' 4' 8' 16'

East Sumner: Preliminary Design

Rev October 2021
June 2021



P7



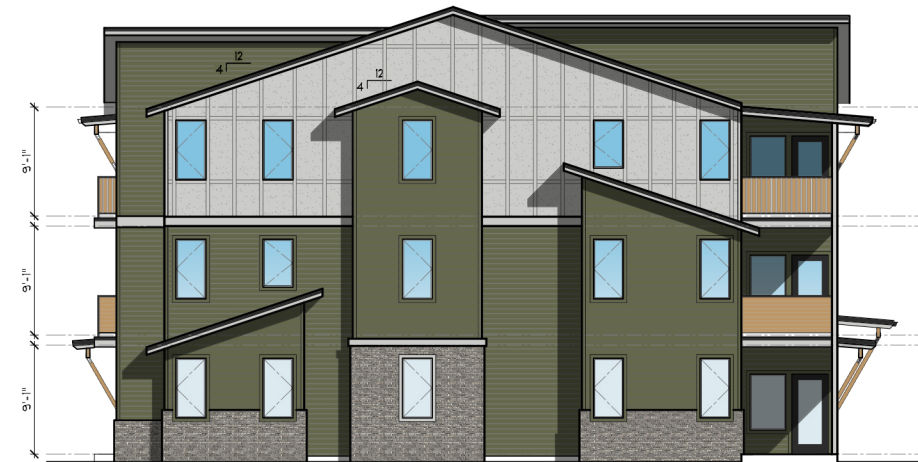
Building 6 - Front Elevation



Building 6 - Side Elevation

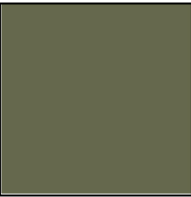


Building 6 - Rear Elevation



Building 6 - Side Elevation

Color Scheme 3



"OAK MOSS"
SW 6180
LAP & ADJACENT TRIM



"PASSIVE"
SW 1064
PANEL & ADJACENT TRIM



"ASHLAND"
TUNDRABRICK
BRICK VENEER

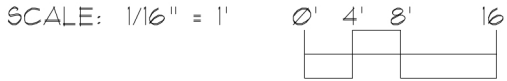


STAINED WOOD
ACCENT SIDING



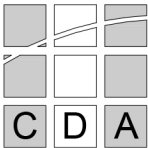
BLACK METAL
BRACKETS,
HARDWARE &
FLASHING

Concept Elevation

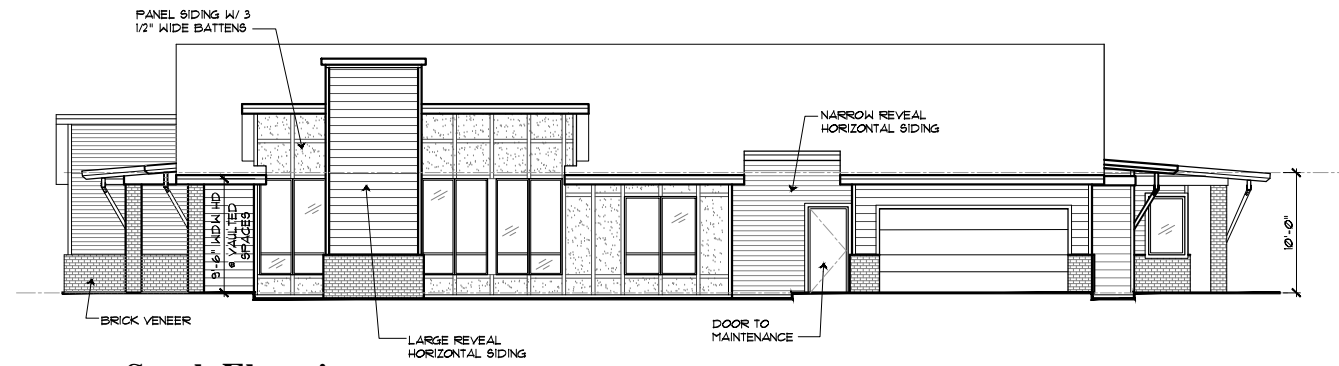


East Sumner: Preliminary Design

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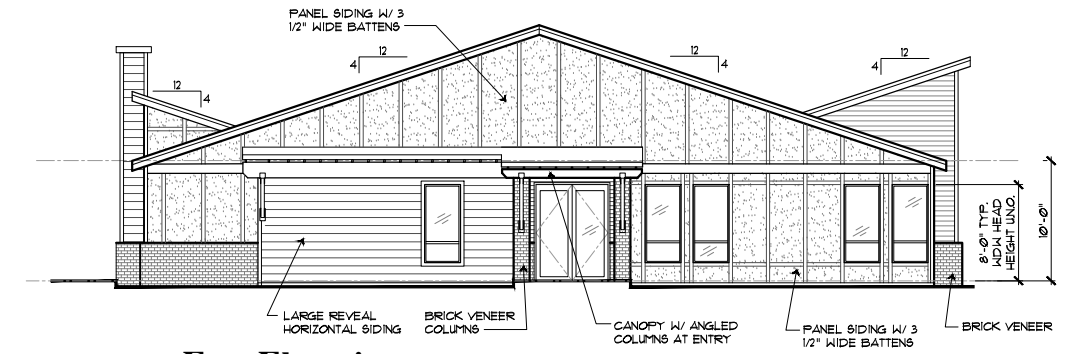


P8



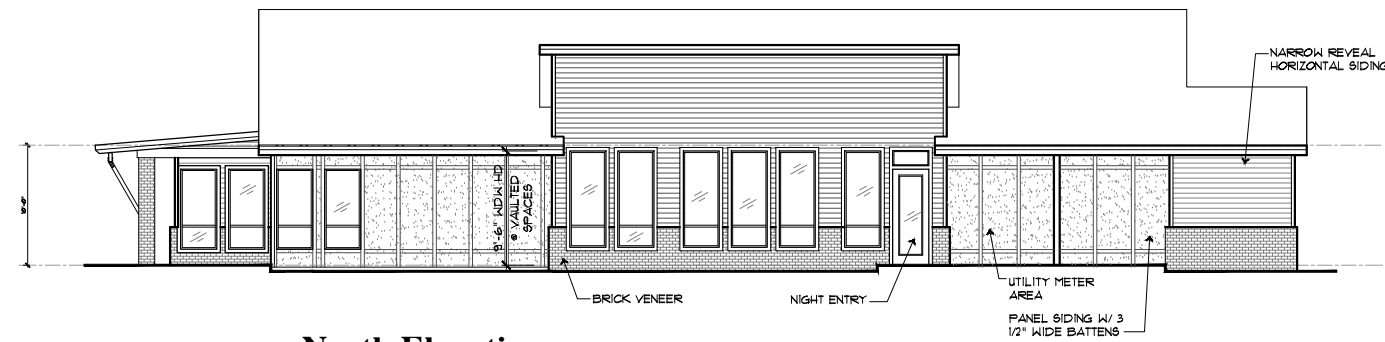
South Elevation

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



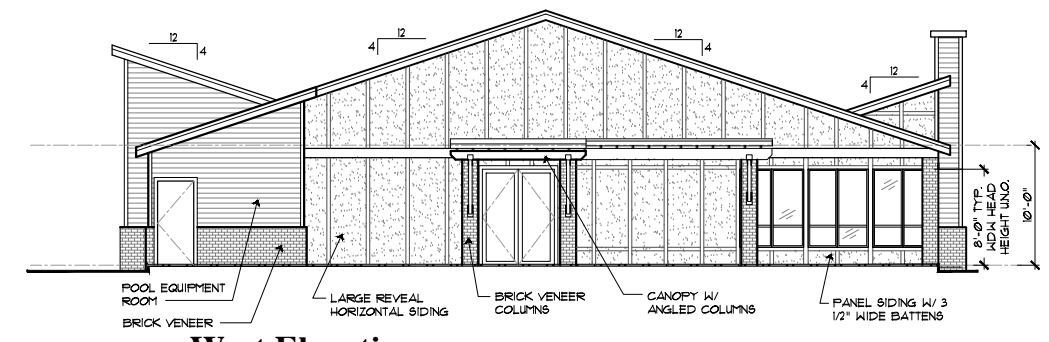
East Elevation

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



North Elevation

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

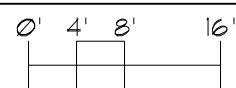


West Elevation

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

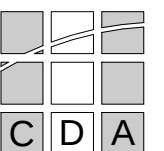
Concept Elevations - Recreation Building

SCALE: 1/16" = 1'



East Sumner: Preliminary Design

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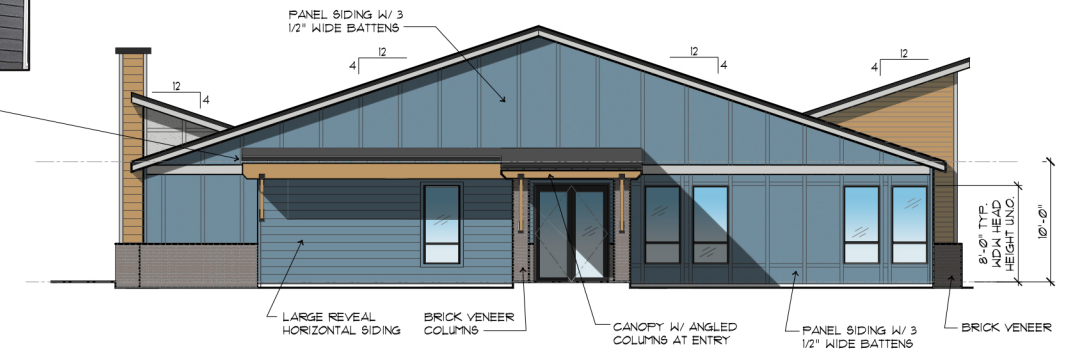
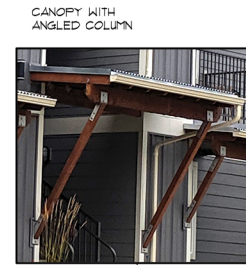


P9



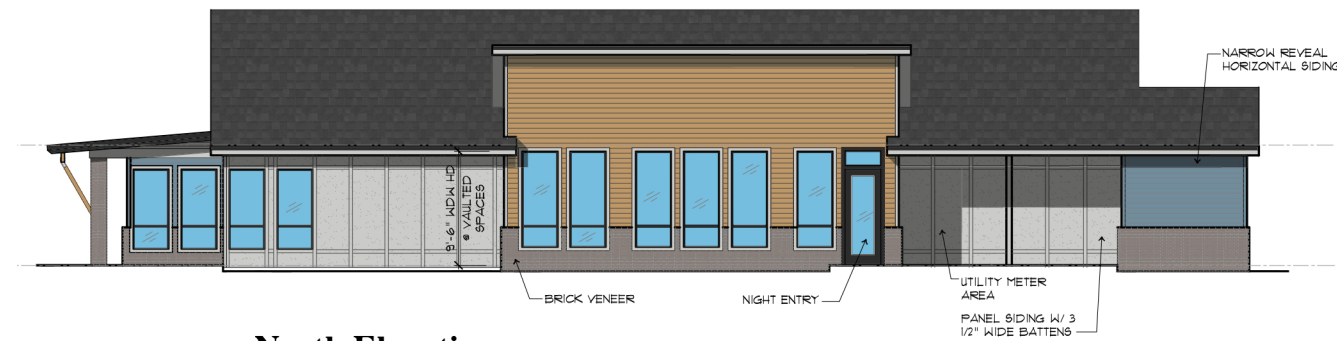
South Elevation

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



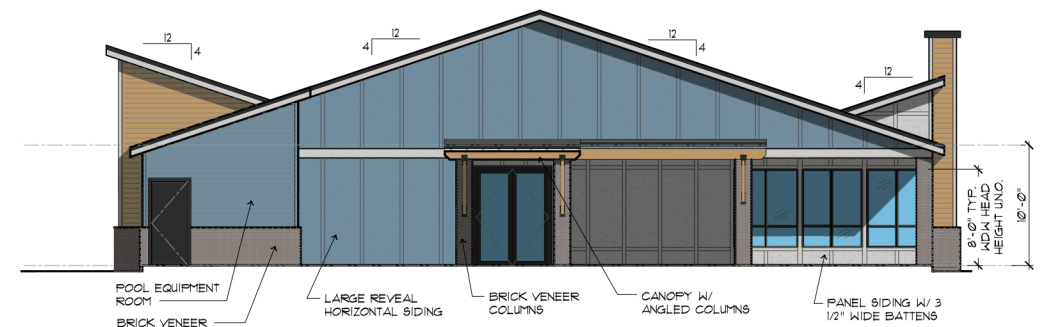
East Elevation

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



North Elevation

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



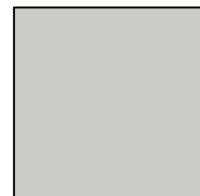
West Elevation

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

Color Scheme 1



"SMOKY AZURITE"
SW 9148
LAP & ADJACENT TRIM



"PASSIVE"
SW 7064
PANEL & ADJACENT TRIM



"ASHLAND"
TUNDRABRICK
BRICK VENEER



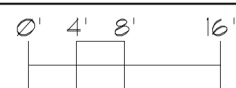
STAINED WOOD
ACCENT SIDING



BLACK METAL
BRACKETS,
HARDWARE &
FLASHING

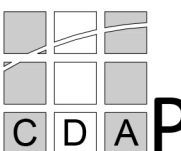
Concept Elevations - Recreation Building

SCALE: 1/16" = 1'



East Sumner: Preliminary Design

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June 2021



P10



REPORT TO THE DESIGN COMMISSION
from the COMMUNITY DEVELOPMENT DEPARTMENT

Permit Number: DR-2021-0043

Owner: Dave Enslow
1816 11th Ave E Unit C
Seattle, WA 98122

Applicant: Lindsay Todaro
Timberlane Partners
1816 11th Ave E Unit C
Seattle, WA 98122

Project Location/Parcels: 9225000331, 9225000323, 9225000311, 9225000322, 9225000440,
9225000351, 9225000360, 9225000490, 9225000340

Project Components: Design Review for the development of six (6) apartment buildings, housing 102 units and one (1) recreation building with associated on-site parking, open space, site landscaping and pedestrian spaces across nine parcels totaling 3.936 acres, located in the medium density residential zone (MDR).

Related Permits: SEPA, Civil and Building required.

Staff Representative: Chrissanda Walker- Planner

Date of Meeting: November 10, 2021

Attachments: Site plan, landscape plan, building renderings, building materials list, entrance rendering building plans and alternative site layout option C.

Recommendation: PENDING REVIEW

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

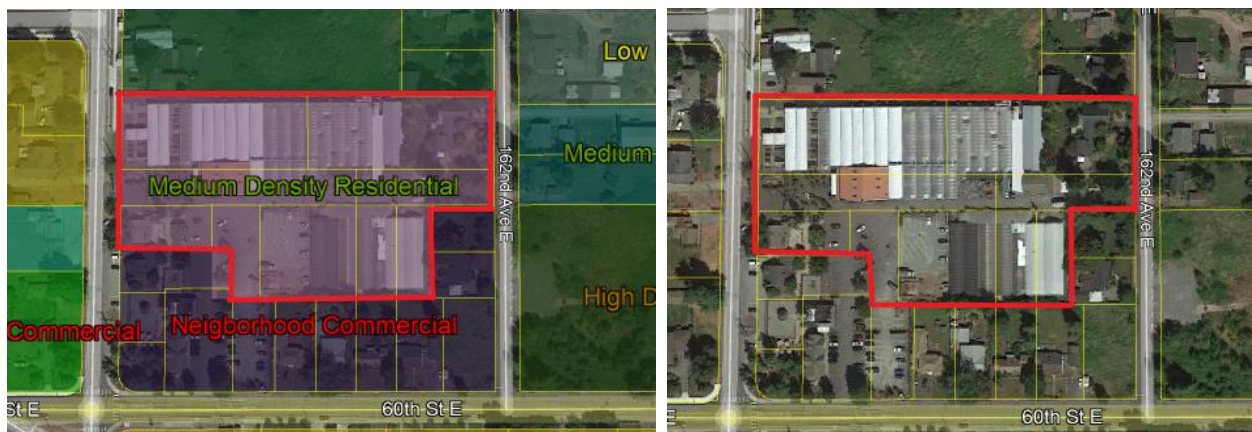
The site location spans between 160th Ave E and 162nd Ave E, just a block north of 60th Street E, within the East Sumner Urban Village. The site consists of nine (9) parcels totaling 3.936 acres located in the medium density residential zone. To the east of the site is an existing storage use in

the medium density residential, just above vacant lands zoned high density residential; the parcels to the north is rezoned low density residential-12,000; to the west is zoned low density residential 6,000 (LDR-6) with single family dwellings and HDR zoned properties with multifamily uses; properties to the south are zoned neighborhood commercial, and contains retail uses and the Windmill Bistro along with existing SFR that front on 60th Street E.

b. Proposal Description and Background

The proposal is for the construction of 102 apartment unit development, to include 7 buildings, on-site parking, landscaping, open space and storm water management.

Vicinity:



II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned Medium Density Residential (MDR), and is evaluated by the Multifamily section of the *Design and Development Guidelines*, Apartment Guidelines 3.4 apply including Sections 3.3 and sections 3.5 through 3.9.

3.4 Apartment Guidelines

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

Standard	Requirement (<i>Rationale/Discussion</i>)
Private Open Space	Minimum Private opens 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.
Minimum Common Open Space (See Guidelines 3.6.3 for detailed common open space requirements and guidelines)	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 area, 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.
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.

The proposal complies with current setback requirements per the Design Guidelines; the tallest multifamily building is 30-40 feet, as allowed by the guidelines. The proposed density is 26 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.

This guideline is satisfied.

- 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.

*This project proposes ground floor units in apartment buildings 1, 4 and 5 and provides accessible pedestrian entry to the public streets. A walkway is proposed to connect to the sidewalk and patio deck entrances that have adequate roof cover. Every main building entry way faces internal towards the private drive aisle and all entries are accessible from this street through the internal pedestrian connection. **Awnings are proposed over each entryway. On the street facing side, staff recommends that a condition requires the street facing entrance be enhanced by extending the awnings and adding columns to frame the entry. This condition will be listed under this guideline as 1.a.***

This project also proposes a design to use external stairwells which is not consistent with the intent of this guideline, which encourage stairwells to be designed internally. A 14-foot-wide

entry court area IS proposed at the base of the external stair structure. The front of the stairway will be screened with landscape planters and a bench. The stair structure is positioned 8 feet set back into the entry court which enhances the entry area and functions to create building modulation. Decorative exterior lights will be placed on the back wall next to the unit doors with unit number plates below. The stair railings will be wood accent material to compliment the wood accent private deck railings. The wood stair railings that border the floor decks are visible from the front façade. Thus, the stairs remain a visible feature.

A secondary stairwell is proposed on buildings 1, 2, 3, 4 & 5. Both external stairwell structures are visible from the front, with the stair side elevation showing a building façade with framed open window openings and a roof awning extends slightly from the facade where the entrance to the stairwell lies. Applicant proposes to add a decorative framed window area above the first-floor deck railings to better enclose the exterior stairs; however, staff encourages alternative design consideration be taken. **To fully meet subsection b) of this guideline, staff recommends the condition that stairwells are designed fully enclosed. This condition will be listed under this guideline as 1.b.**

- c) Emphasize pedestrian entries: Developments must give greater emphasis 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).

The individual unit entry doors are located approximately 24 feet back into the entry court. The entry court design provides decorative features that meet the intent of this guideline. In front of each building a minimum of 20 square feet or more of planted areas are provided. This guideline is satisfied.

- 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.

Carports are not proposed. This guideline does not apply.

- 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.

Storage unit structures are not proposed. This guideline does not apply.

- 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
- 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.

Open site parking is proposed. Parking areas are not served off an alley or side street. This guideline does not apply.

- g) Private internal streets. Private internal streets are necessary access to parking areas and shall be posted as “No Parking” areas, except as designated.

A portion of the internal street proposed will serve as a mid-block connection pathway per the East Sumner Neighborhood Plan. Parking areas are clearly marked, and no parking will be allowed in the required drive aisle. This guideline will be met.

- h) Building articulation. Apartment buildings shall be articulated per guidelines 3.7.1

This guideline is reviewed under DG 3.7.1 below.

- 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.

1. *The first concept elevation uses Color Scheme 1, which includes a smoky blue base color, contrasting with light grey and accented with an ashy grey brick veneer. Wood accent siding are used to frame railings and awnings are topped with a black metal material. The blue color is used on large horizontal siding. The light grey is used on vertical & wide-panel siding.*

The Front elevation varies by using 2 contrasting colors on siding with varying articulation and material type, and the use of brick and wood materials accentuates the building modulation. Roofline variety is also designed.

The Rear elevation varies by using 2 contrasting colors on siding with varying articulation, and the use of brick and wood materials accentuates the building modulation. Roofline variety is also designed.

The Side Elevation provides variety by changing rooflines, however repetition of variety should reflect along both side elevations. Color changes alone does not provide the intended variety

2. *The second concept elevation uses Color Scheme 2, which includes an urban dark grey base color contrasting with light grey and accented with a sandy brick veneer. Wood accent siding are used to frame porches and awnings are topped with a black material.*

The Front elevation varies by using 2 contrasting colors on siding with varying articulation, and the use of brick and wood materials accentuates the building modulation. Roofline variety is also designed.

The Rear elevation varies by using 2 contrasting colors on siding with varying articulation, and the use of brick and wood materials accentuates the building modulation. Roofline variety is also designed.

The Side Elevation provides variety by changing rooflines, however repetition of variety should reflect along both side elevations. Particularly, the interior side elevations.

Building modulation at the pedestrian scale needs to be considered. Color changes alone does not provide the intended variety,

3. *A third concept elevation uses Color Scheme#3, and includes an oak moss base color, contrasting with light grey and accented with an ashy grey brick veneer. Wood accent siding are used to frame railings and awnings are topped with a black metal material. The moss color is used on large horizontal siding. The light grey is used on vertical & wide-panel siding.*

This concept/color scheme#3 is proposed only on building 6, facing internal across from the recreation facilities.

4. *The elevation for the recreation building is a one-story structure with an East facing main entrance. This elevation uses the Color Scheme#1, which includes a smoky blue base color, contrasting with light grey and accented with an ashy grey brick veneer. Wood accent siding are used to frame railings and awnings are topped with a black metal material. The blue color is used on large horizontal siding. The light grey is used on vertical & wide-panel siding.*

Repetition with variety is demonstrated through the elevations. This guideline is satisfied.

3.5 Site Design and Parking

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.

Side entrances to ground floor units are proposed at building which face the street. Pedestrian entrances are clearly visible from the street with a walkway that leads to an entryway marked with a wood accented awning. Buildings all face internally towards the internal drive aisle through the center of the site. This guideline is satisfied.

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).

*Landscaped transitional space is incorporated between building entrances and public walkways. Additional building perimeter landscaping will provide security at ground floor windows and a standard condition applies under DG 3.9.3. The front yard transitional spaces that require special landscaping and separation efforts are all street facing entrances and ground floor patios. Staff recommends as a condition to require special landscaping or low decorative fencing around front yard transitional spaces for ground floor units and patios. Landscaping details will be further reviewed under future site development permit. **As conditioned this guideline is satisfied.***

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.

This project is not proposed on a site considered a street corner and parking is accessed from the internal drive aisle. Additional parking is also located further into the site, behind the recreation building. This guideline is satisfied.

- 3.5.4 Parking garage entries.** Parking garage entries must not dominate the streetscape. They should be designed and sited to complement the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

Parking garages are not proposed. This guideline does not apply.

- 3.5.5 Common parking garage design guidelines.** Buildings containing above-grade structured parking shall screen such parking areas with landscaped berms, or incorporate contextual architectural elements, that complement adjacent buildings or buildings in the area, to the satisfaction of the Director. Upper-level parking garages must use *articulation* or *fenestration* treatments that break up the massing of the garage and/or add visual interest.

Parking garages are not proposed. This guideline does not apply.

- 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.

Dwelling units are constructed with adequate solar access. Buildings are setback 15 feet from the rear property line. This guideline is satisfied.

- 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.

*Driveways are not proposed at any dwelling unit onsite. Subsection a) and d) does not apply. Alley access is not existing or proposed on this site, subsection b) and c) does not apply. This project proposes to enhance the pedestrian access across the site, connecting sidewalks with a widened crossing way and pedestrian area. There are small pedestrian walkways proposed on corner buildings which gain access from the sidewalk. Under building design conditions, enhancing the entryway will be conditioned. Special landscaping and lighting treatments are highly encouraged to emphasize the design of pedestrian access and provide an adequate separation from public spaces. To satisfy subsection e) of this guideline lighting plans should show illumination where pedestrian access is from street side elevation and plan will be required upon site development permit to ensure pedestrian scaled and adequate site lighting is provided. **This guideline will be satisfied with the above condition.***

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.

*The refuse service area is proposed at the southeast location of the site. Amenities such as the dog park, the pedestrian walkway connection running north and south and the location of the recreation building are proposed in closer proximity to residential units. The proposed location of the refuse service area appears to be best if mainly accessed by vehicle. An internal drive aisle allows for vehicular traffic to make a U-turn throughout the site. The complex could propose a trash pick-up service for units and encourage recycling in other ways. This guideline is not intended to create the service system, but to encourage the access to the service area. The elements in the trash enclosure includes a heavy-duty trash compactor system and several recycling bins, with an enclosure around the perimeter. This guideline prefers trash enclosures to be integrated into the building itself. As a standalone enclosure, **staff recommends requiring to match building***

color and apply brick veneer building materials on the exterior of trash enclosures for design cohesion. Additional lighting features to ensure safety is encouraged. As conditioned, this guideline is satisfied.

- 3.5.9 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.

Proposed locations of utility meters are not provided. At time of development permit review, they need to show adequate screening for review. A standard screening condition will apply to satisfy this guideline.

3.6 Pedestrian Access and Amenities

- 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.
- 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 onsite pedestrian pathways are provided adequately throughout the site. There are no elevated walkways or external stairways apart of the external pedestrian circulation. The circulation system includes an internal 5-foot-wide sidewalk system connecting all building entrances to streets/parking areas, private walkways connecting ground floor units to public sidewalks, Main pedestrian crossing walkways connecting buildings across the site and the ESNP mid-block connection pathways available for public access. The internal sidewalk system runs parallel to the drive aisle and includes a 5-foot landscape buffer proposed between the walkway and vehicular ways. All buildings face inward towards the walkway and parking areas. **Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units are satisfied under condition #2 regarding front yard transitional space (DG 3.5.2). Full landscaping plans will be further reviewed at time of development permits. This satisfies subsections a) through d) of this guideline.***

*The internal sidewalk system intersects the widened pedestrian pathways that connect buildings across the drive aisle. These widened pedestrian crossing ways are proposed to be constructed with a scored concrete pattern, to create a prominent path. The current site plan shows 4 intersections paved with this pedestrian crossing, and the drive aisles within these spaces paved with similar proposed concrete pattern. Staff has discussed with applicant to include the entire drive aisle area adjacent to the recreation building as paved with a scored concrete pattern also. This feature would enhance the pedestrian-scaled space and work as a traffic calming effort. **Staff recommends that the condition requires contrasting stamped and stained concrete along the main crossing walkways and the drive aisle between these walkways to enhance the pedestrian scale and promote safe access across the site. This condition will be listed under this guideline as 4.a.***

*This core pedestrian crossing area will serve as landing space that supports the mid-block connection pathways, required under the ESNP. The site plan proposes to extend the Main pedestrian pathway that connects to the site's pet relief and play area located at the southwest of the site. Wider stamped and stained concrete is proposed along this pathway, which plans to connect to future extension of the mid-block connection. **Staff recommends that the mid-block connection pathway be paved with stamped and stained concrete, along the path connects 162nd Ave to the main pedestrian crosswalk that continues the mid-block connection.** Trees in tree grates shall be incorporated along the side of this path to provide some separation from vehicle parking. This will promote movement at the pedestrian level, and as an additional condition staff recommends requiring pedestrian scaled lighting along the mid-block connection pathway to satisfy subsection f) of this guideline. **This condition will be listed separately under this guideline as 4.c.***

Enhancing the pedestrian paths under these recommended conditions will satisfy the intent of this guideline.

3.6.2 Require open space for multifamily developments.

- a) Apartments must comply with the open space requirements specified in Table 3.3, Guideline 3.3.1.

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.
- 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.

The minimum amount of required private and common open space and calculation for this

proposed project is pasted below:

Open Area Required:	Unit Type	SQ. FT./Unit	Number	Required Area (S.F.)
(Private)	1- Bed	50	51	2,550
	2-Bed	50	51	2,550
	Total			5,100
Open Area Required:		SQ. FT./Unit	Number	Required Area (S.F.)
(Common)		200	102	20,400

Per Table 3-3, under guideline 3.4.1.the calculations shown meets the minimum required. This project proposes an attached deck and patio area of 60 SF per unit. The total area of private open space provided on site is 6, 120 square feet. Common outdoor and indoor recreation area proposed is 26,700 square feet. Common open space amenities include outdoor picnic areas connected with walkways, a 2,500 square foot pet relief and play area, an 8,200 square foot outdoor pool with BBQ grill area, an outdoor playground and an indoor recreation building. Picnic areas are located between building in landscaped areas. The recreation building is adequality sized to serve as the community gathering space to satisfy subsection b) & c) of this guideline. Calculated common outdoor spaces shown is just under 20,000 SF, whereas all landscaped area were not factored in. Ornamental landscaping will enhance open areas that can be used as outdoor common spaces. Staff may recommend a condition to require small, semi-private open spaces for ground floor units that maintain visual access to the common area to satisfy subsection a) of this guideline. However, under front yard transitional space, a condition requires special landscaping or low fence for separation. As conditioned under DG 3.5.2, this guideline is satisfied.

3.7 Building Design

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.

1. The first concept elevation uses *Color Scheme 1*, proposed on buildings 1,4 & 5, are corner buildings facing public and private streets and sit on opposite ends of the site.
 - a) The Front elevation repeats a distinctive window pattern at no less than 30 feet intervals along the façade. The windows are large at a good scale with upper-level patio doors. The Rear elevation mirrors the front façade with clear solar access for each dwelling unit. The public street facing façade presents distinct smaller window patterns with some patio decks facing the street. The stair side elevation proposes framed opening at secondary stair well. This adds to the distinctive window pattern affect.
 - b) Vertical modulation is demonstrated through varying rooflines proposed on all facades. The front elevation is constructed with sloped roof tops and decorative entry roofs with exposed brackets at stair entry courts. This roof element is constructed with exposed, stained glue-laminated beams and angled columns and exposed brackets, consistent with the awnings proposed over patios. Vertical modulation is presented by using 2 contrasting colors on siding with varying articulation, and the use of brick and wood materials that accentuates the building modulation. Roofline variety is also designed, to show modulation changes from entry way roof areas and covered patios.
 - d) The public facing side elevation presents a strong building articulation, with the use of brick veneer towards the base and contrasting colors applied to 2 different siding types. Building shows varying rooflines showing a strong lower, middle, and upper level. The stair side elevation shows a roofline articulation that provide depth for upper and middle levels. The Front and Rear elevations demonstrate a distinct top, middle and bottom floor, with elevated entryway canopies to provide further articulation.
2. The second concept elevation uses *Color Scheme#2* are proposed on buildings 2 & 3, both buildings face internal towards the private street.
 - a) The Front elevation repeats a distinctive window pattern at no less than 30 feet intervals along the façade. The windows are large at a good scale with upper-level patio doors. The Rear elevation mirrors the front façade with clear solar access for each dwelling unit. The public street facing façade presents distinct smaller window patterns with some patio decks facing the street. The stair side elevation proposes framed opening at secondary stair well. This adds to the distinctive window pattern affect.
 - b) Vertical modulation is demonstrated through varying rooflines proposed on all facades. The front elevation is constructed with sloped roof tops and decorative entry roofs with exposed brackets at stair entry courts. This roof element is constructed with exposed, stained glue-laminated beams and angled columns and exposed brackets, consistent with the awnings proposed over patios. Vertical modulation is presented by using 2 contrasting colors on siding with varying articulation, and the use of brick and wood materials that accentuates the building modulation. Roofline variety is also designed, to show modulation changes from entry way roof areas and covered patios.
 - i. ***The internal side elevations for buildings 2&3 need to achieve a more distinct modulation, staff feels that the varying rooflines and exposed awnings provide a more top and bottom feel and encourages the use of more masonry or window treatments to earn the full point. Under the diversity design***

guideline below (DG 3.7.3), a condition may require building materials change that will satisfy this guideline.

- d) *The public facing side elevation presents a strong building articulation, with the use of brick veneer towards the base and contrasting colors applied to 2 different siding types. Building shows varying rooflines showing a strong lower, middle, and upper level. The stair side elevation shows a roofline articulation that provide depth for upper and middle levels. The Front and Rear elevations demonstrate a distinct top, middle and bottom floor, with elevated entryway canopies to provide further articulation*
- 3. *The third concept elevation uses Color Scheme#3, and is proposed only on building 6, facing internally across from the recreation facilities. .and includes an oak moss base color, contrasting with light grey and accented with an ashy grey brick veneer. Wood accent siding are used to frame railings and awnings are topped with a black metal material. The moss color is used on large horizontal siding. The light grey is used on vertical & wide-panel siding.*
 - a) *The Front elevation repeats a distinctive window pattern at no less than 30 feet intervals along the façade. The windows are large at a good scale with upper-level patio doors. The Rear elevation mirrors the front façade with clear solar access for each dwelling unit. This elevation does not have a secondary stairwell and the length of the front face is 80 feet long. The interior side elevation shows 15 distinct smaller windows. The street side elevation proposes a distinct window pattern within framed rooflines.*
 - b) *Vertical modulation is demonstrated through varying rooflines proposed on all facades. The front elevation is constructed with sloped roof tops and decorative entry roofs with exposed brackets at stair entry courts. This roof element is constructed with exposed, stained glue-laminated beams and angled columns and exposed brackets, consistent with the awnings proposed over patios. Vertical modulation is presented by using 2 contrasting colors on siding with varying articulation, and the use of brick and wood materials that accentuates the building modulation. Roofline variety is also designed, to show modulation changes from entry way roof areas and covered patios. The street side elevation demonstrates vertical modulation well, with 5 different roof pitches shown.*
 - i. *The internal side elevations for building6 needs to achieve a more distinct modulation, staff feels that the varying rooflines and exposed awnings provide a more top and bottom feel and encourages the use of more masonry or window treatments to earn the full point. Under the diversity design guideline below (DG 3.7.3), a condition may require building materials change that will satisfy this guideline.*
 - c) *All facades on the 3rd concept elevation show a strong lower, middle and upper level, with angled pitched rooflines, varying materials and wood accent railing and awnings.*

As discussed, all residential buildings proposed have bene reviewed for consistency with this guideline. Each elevation received an analysis of the three (3) required features to implement along each facade. Staff believes this guideline is satisfied.

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.

Buildings are proposed with adequate modulation to each façade at no more than the required interval of 30 feet. The longest building face is measured no more than 120 feet. As discussed above, this guideline is satisfied.

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.

*This project proposes seven (7) different buildings, 5 structures are of same size, building 6 proposed as the smallest, and the recreation building constructed as a one-story structure. Diversity of building types is shown along the main drive aisle, however Building 2 & 3 contain the same concept #2 elevation and are proposed adjacent to each other they will be mirrored. To satisfy this guideline, buildings 2 & 3 will require a style change. **Staff recommends a significant architectural change to the building 2 & 3 which adds building interest and meets the intent of building diversity. The internal side elevations could use additional modulation efforts, while the stair side elevation could use more material variety. As conditioned this guideline is satisfied.*** adding building interest and meeting the intent of building diversity.

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).

Roof pitch proposed is 4:12, which is just under what this standard calls for. Staff feels that adequate roofline modulation is seen throughout the building elevations, with pitches that meet the intent of this guideline. This guideline is satisfied.

3.8 Building Details and Materials

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.
 - 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.
 - Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.

Section 1

A. There are 3 different elevations proposed for residential buildings. Each elevation includes the following decorative building materials which add interest, include the use of brick veneer along the base of the buildings and using wood accents along patio railings and awnings. There will be a lower decorative entry roof with exposed brackets at the front of each entry court. The roof element is constructed with exposed, stained glue-laminated beams and angled columns and exposed brackets, consistent with the awnings proposed over patios.

Section 2

B. Each elevation on all buildings proposed on site feature a varying roofline which adds interest. The use of multiple roof pitches along the front of the façade gives a nice distinctive pattern. The use of wood railings adds warmth to the building. Decorative landscaping is proposed in front of the entry courts.

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 front façade of all concept elevations provided an adequate amount of transparency, with large windows facing the front and visible patio doors recessed in. The proposed recreation building is designed with window transparency in mind. The taller transparent windows along the prospered pedestrian plaza area will be a great feature to bring the light of the outdoors in. Windows proposed on street facing side elevations project where windows are located. These areas of the building are framed with an angled roof pitch. The interior side elevations could employ additional techniques to add more window design. Staff recommends a condition to incorporate window trim at least four inches in width that features color that contrasts with the base building color, on windows on the side elevations. **As conditioned, this guideline is satisfied.***

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 list of building materials proposed on the 3 different elevations shown below:

Color Scheme 1



Color Scheme 2



Color Scheme 3



The darker colors are mainly used on large horizontal siding. The light grey is used on vertical & wide-panel siding. The horizontal siding will have a reveal of 5 inches or

less. The project implements the use of brick materials, shown as dark grey and a light sandstone. The use of black metal on decorative brackets, awning canopies and other hardware's are seen through the elevations. This project incorporates a variety of building materials, that satisfy this guideline. 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.

Prohibited materials are not proposed. This guideline is satisfied.

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.

Plain concrete blocks are not proposed to be used on any façade. This guideline is satisfied.

3.9 Landscaping and Screening

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.

At time of development permit the general site layout as shown on the Design Review Site Plan shall be used and the landscape plan shall be modified and enhanced to maintain consistency and meet SMC 18.41. As a standard condition, this guideline is satisfied.

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 alongside 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 alongside and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.
- c) Other treatments that meet the intent of the guidelines as approved by the Director 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.

Proposed site plan shows adequate landscaping areas to satisfy the side and rear yard buffer minimum requirements. Other treatment proposed at time of development permit will be reviewed in consistency with this guideline and SMC 18.41. This guideline is satisfied.

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 a 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.

Adequate building perimeter landscaping is shown. Other treatment or low landscaping features proposed at time of development permit will be reviewed in consistency with this guideline and SMC 18.41. This guideline is satisfied.

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.

Adequate areas of landscaped islands are located on the site, between parking areas. At development permit, landscape plan will be reviewed in consistency with this guideline and SMC 18.41. This guideline is satisfied.

III. STAFF RECOMMENDATION

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

The proposal (DR-2021-0043) should be APPROVED subject to the following CONDITIONS, to be addressed prior to building permit issuance:

1. DG 3.4.2 Design Guidelines Unique to Apartments

To meet subsection b) of this guideline, staff recommends the following conditions:

- a.** On the street facing entrance, unit access shall be enhanced by extending the awnings and adding decorative columns to frame the entry.
- b.** All stairwells in buildings be designed fully enclosed.

2. DG 3.5.2 Front yard transitional space

Require special landscaping or low decorative fencing around front yard transitional spaces for ground floor units and patios.

3. DG 3.5.7 Vehicular access and connectivity.

To meet subsection e) of this guideline, lighting plans should show illumination where pedestrian access is from street side elevation. Plans will be required upon site development permit to ensure pedestrian scaled and adequate site lighting is provided.

4. DG 3.6.1 Internal Pedestrian Paths and Circulation.

- a.** Along the main pedestrian crosswalk and within the drive aisle area between these walkways, hard surface shall be stamped and stained concrete. Contrasting patterns are encouraged.
- b.** Require the mid-block connection pathway to be paved with stamped and stained concrete. Staff recommends connecting from 162nd Ave towards the pedestrian walkway that continues the midblock connection south. Trees in tree grates shall be incorporated along the side of this path to provide some separation from vehicle parking.
- c.** Require pedestrian scaled lighting along the mid-block connection pathway to satisfy subsection f) of this guideline.

5. DG 3.7.3 Diversity of building types

Staff recommends that architectural changes to building 2 & 3 are applied significantly to side elevations, such as employ a different color palate from others in the development, incorporate different siding materials or siding placement, using more masonry, or varying window shapes.

6. DG 3.8.2 Window design

Incorporate window trim at least four inches in width that features color that contrasts with the base building color, apply to windows on the side elevations.

7. DG 3.5.8 Service, Loading and Garbage areas

As a standalone enclosure, conditions of approval are recommended to require matching building color and apply brick veneer building materials on the exterior of trash enclosures for design cohesion. Additional lighting features to ensure safety is encouraged.

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

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

9. DG 3.9.1 Landscaping and Site Layout

At time of development permit the general site layout as shown on the Design Review Site Plan shall be used and the landscape plans shall be modified and enhanced to maintain consistency with landscaping guidelines and meet SMC 18.41.

10. Building Plans

At time of development permit the building plans shall show compliance with the submitted renderings with regards to modulation, articulation, roofline and building materials.

11. Signs

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

NOTE:

- 1) The Design Review approval process does not authorize uses or construction; any signs depicted on project plans are not approved; **ADDITIONAL PERMITS AND APPROVALS BY OTHER DEPARTMENTS ARE REQUIRED** to demonstrate compliance with all applicable sections of the Sumner Municipal Code prior to final project approval.
- 2) All conditions requiring building elevation/landscape/site arrangement changes shall be indicated and/or noted as appropriate on subsequent building permit applications prior to submittal

SUBJECT:

CATEGORY: Presentation

1. *Commission Comments*
2. *Staff comments*

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Scott Waller, Assistant Planner

SUMMARY BACKGROUND:

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION: