



Members: Joleen Jones, Jeanne Walter, Cheryl Ebsworth, Brian Franchini, Kristen Martinson, Scott Fletcher

Staff: Scott Waller, Chrissanda Walker

Copy to: Mayor, Council and Admin

Join Zoom Meeting

<https://sumnerwa-gov.zoom.us/j/4931651880>

Meeting ID: 493 165 1880

Over the Phone:

+(253)215-8782 Pin# 4931651880

COMMISSION BUSINESS

1. Election of Chair and Vice Chair
2. **East Sumner Apartment Phase II**
East corner of 162nd Ave E and 60th Street DR-2021-0044
Design Review for the development of a 54-unit apartment project phase II of the East Sumner Apartments, on a 2-acre site consisting of three 3-story buildings with associated on-site parking and common open/recreation space within the high-density residential zone (HDR).

REPORTS

ADJOURNMENT



City of Sumner **DESIGN COMMISSION**

AGENDA
Wednesday, January 12,
2022
6:30 p.m.

LOCATION: **-VIRTUAL MEETING-**

Join Zoom Meeting

<https://sumnerwa-gov.zoom.us/j/4931651880>

Meeting ID: 493 165 1880

Over the Phone:

+(253)215-8782 Pin# 4931651880

Commission Members

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

6:30 pm

- 1) *Call to Order*
- 2) *Roll Call*
- 3) *Election of Chair and Vice Chair*
- 4) *New Business*
East Sumner Apartment Phase II
East corner of 162nd Ave E and 60th Street
DR-2021-0044
Design Review for the development of a
54-unit apartment project phase II of the
East Sumner Apartments, on a 2-acre site
consisting of three 3-story buildings with
associated on-site parking and common
open/recreation space within the high-
density residential zone (HDR).
- 5) *Commission Comments*
- 6) *Staff comments*
- 7) *Adjourn*

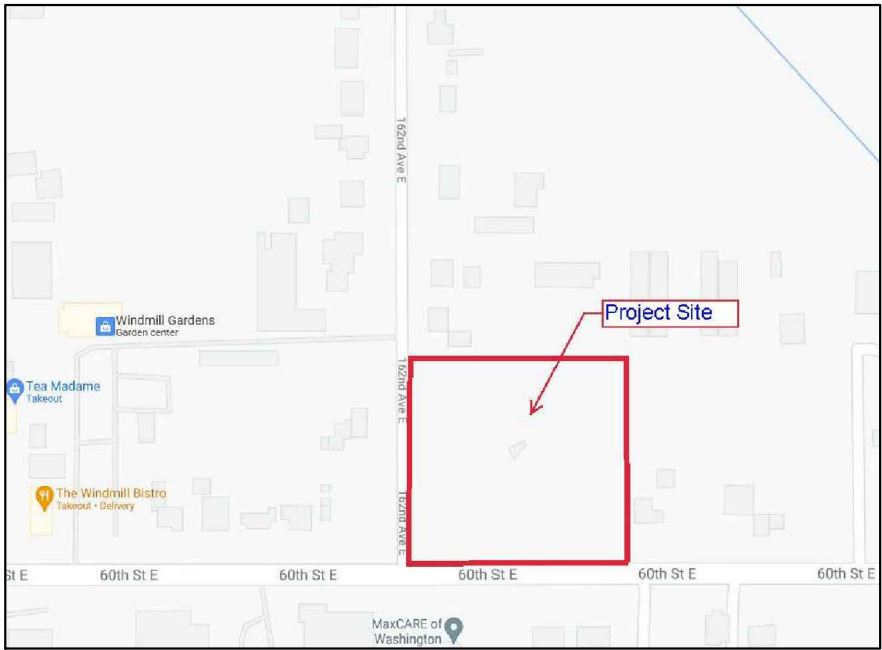
Staff Members

Scott Waller
Chrissanda Walker

Copy to:

Mayor
City Council
City Administrator
Development Services Director

Eastern Parcel

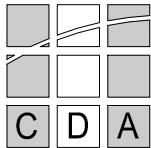


Preliminary Statistics			Eastern Parcel	
Parcel Number	922500-0513			
Parcel Area (Net):	1.73 Acres Approximate			
Zoning:	HDR (40 units / acre per ESUV)			
Density: (net acre)	34.68 (60 / 1.73)			
Apartment Types:	Type		Number	
	1-Bed/1 Ba		18	
	2-Bed/2 Ba		18	
	Studio		24	
	Total		60	
Apartment Key	Type	Area (S.F.)	Number	Total Floor Area
A		786	18	14,148
B		1,023	18	18,414
C		450	24	10,800
Total			60	32,562
Apartment Density:	35	D.U./Acre of development area		
Required Parking:				
1-Bed		18	1.5	27
2-Bed		18	1.5	27
Studio		24	1	24
Guest Parking 1 stall per 5 units			60 / 5 =	12
Total Parking Required				90
Provided On-Site Parking:				91
Open Area Required:	Unit Type	SQ. FT./Unit	Number	Required Area (S.F.)
(Private)	1- Bed	50	18	900
	2-Bed	50	18	900
	Studio	50	24	1,200
	Total			3,000
Open Area Required:		SQ. FT./Unit	Number	Required Area (S.F.)
(Common)		200	60	12,000
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	18	1,080
	B	60	18	1,080
	C	60	24	1,440
	Total 30%		of common	3,600
	Common Outdoor Area:			11,200
	Total Provided (Private & Common):			14,800
Occupancy	R-2			
Construction Type	V-B			
Minimum Fire Flow	1,500 gpm (Provided Flow To Be Confirmed)			

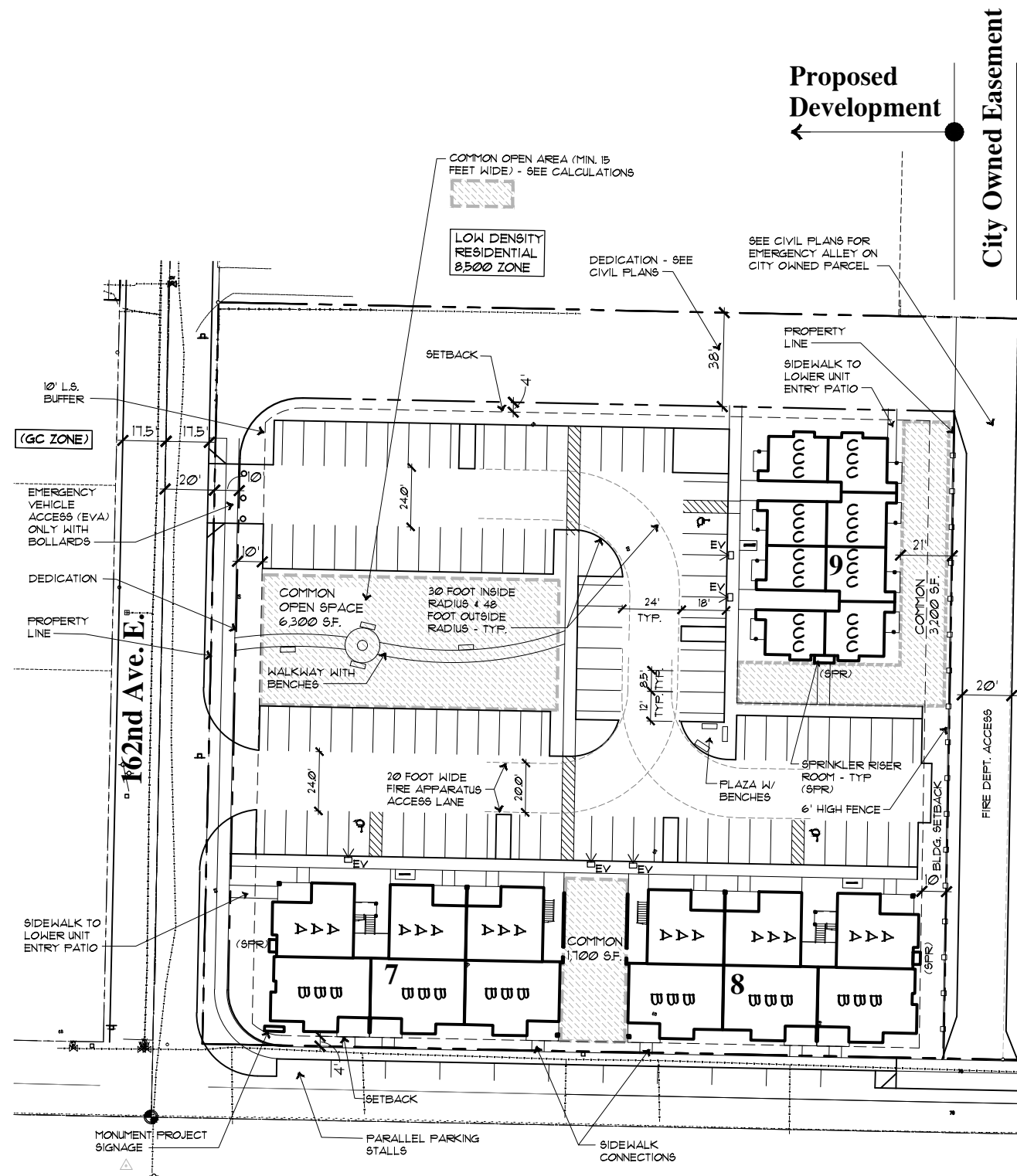
Preliminary Statistics

East Sumner: Preliminary Design

Rev December 2021
July 2021



P1



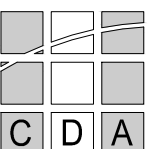
Preliminary Site Plan

SCALE: 1" = 60'

0' 30' 60' 120'

East Sumner: Preliminary Design

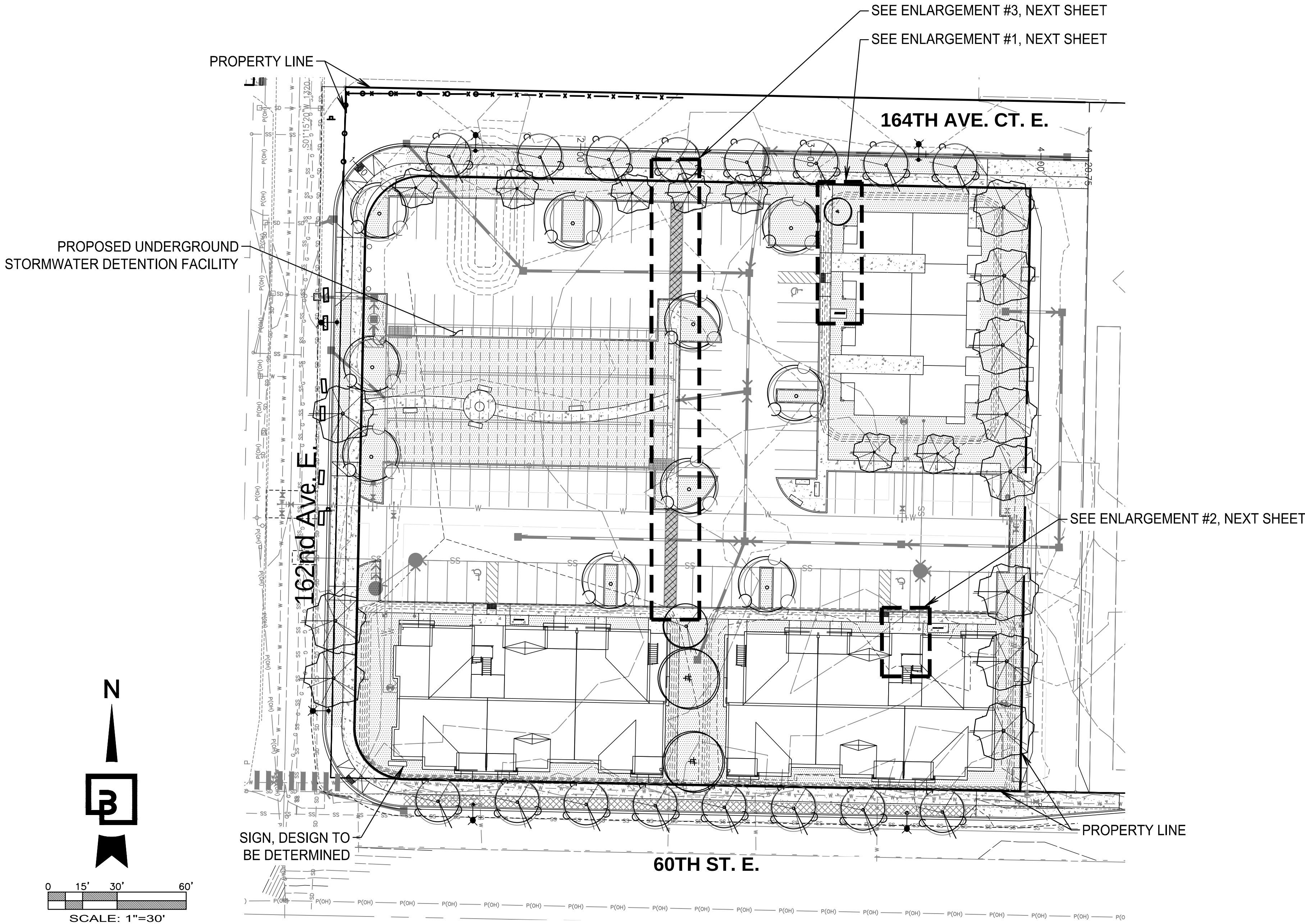
Rev December 2021
July 2021



P2

LANDSCAPE SET
FOR
EAST SUMNER APARTMENT COMPLEX
A PORTION OF THE NE ¼ OF THE SE ¼ OF SEC. 19, TWP. 20 NORTH, RGE. 5 EAST, W.M.
CITY OF SUMNER, PIERCE COUNTY, STATE OF WASHINGTON

PLANT SCHEDULE



SYMBOL	BOTANICAL/COMMON NAMES
	TREES: GLEDITSIA TRI. INERMIS 'MORAINE' / THORNLESS HONEYLOCUST THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR ACER RUBRUM 'JFS-KW78' / 'ARMSTRONG GOLD' MAPLE TILIA SP. / LINDEN STYRAX JAPONICA / JAPANESE SNOWBELL ACER CIRCINATUM / VINE MAPLE NYSSA SYLVATICA 'GREEN GABLE' / TUPELO PICEA OMORICA / SERBIAN SPRUCE NOTE: FINAL PLANT VARIETIES TO BE DETERMINED
	SHRUBS: NANDINA DOMESTICA 'GULFSTREAM' / HEAVENLY BAMBOO VIBURNUM DAVIDII / DAVID VIBURNUM EUONYMUS FORTUNEI 'EMERALD GAITY' / WINTERCREEPER MYRICA CALIFORNICA / PACIFIC WAX MYRTLE MAHONIA AQUIFOLIUM / TALL OREGON GRAPE BERBERIS THUNBERGII 'ROSE GLOW' / REDLEAF BARBERRY THUJA OCCIDENTALIS 'SMARAGD' / ARBORVITAE RHODODENDRON SP. 'ANAH KRUSCHKE' / RHODODENDRON HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / BIGLEAF HYDRANGEA ESCALLONIA LANGLEYENSIS 'APPLE BLOSSOM' / ESCALLONIA AZALEA X. 'HINO-CRIMSON' / KURUME AZALEA DAPHNE ODORA 'AUREOMARGINATA' / WINTER DAPHNE PIERIS JAPONICA 'CAVATINE' / LILY-OF-THE-VALLEY SHRUB PINUS MUGO 'PUMILIO' / DWARF MUGO PINE SARCOCOCCA CONFUSA / SWEETBOX POLYSTICHUM MUNITUM / SWORD FERN PENNISETUM ALOPECUROIDES 'HAMELN' / FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / FOUNTAIN GRASS HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / BLUE OAT GRASS CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	GROUNDCOVERS: ARCTOSTAPHYLOS 'MASSACHUSETTS' / KINNIKINNICK VINCA MAJOR 'VARIEGATA' / VINCA ERICA SP. 'MEDITERRANEAN WHITE' / HEATHER CAREX OSHIMENSIS 'EVERGLOW' / SEDGE BERGENIA CORDIFOLIA 'MAGIC CARPET' / ELEPHANT EAR HELLEBORUS 'IVORY PRINCE' / LENTEN ROSE VINCA MINOR 'BOWLES' / PERIWINKLE HELLEBORUS 'IVORY PRINCE' / LENTEN ROSE LAWN, SOD OR SEED. COMMERCIAL SEED MIX TOLERANT OF LOCAL CLIMATE LAWN AND BED SEPARATION. SHOVEL-CUT TRANSITION

Revision
No.
Date
By
Ck'd.
Appr.

Title:
**LANDSCAPE PLAN
EAST BUILDINGS
FOR
EAST SUMNER APARTMENT COMPLEX**

For:
**TIMBERLANE PARTNERS
1816 11TH AVE
SEATTLE, WA 98122**

Scale:
Horizontal
1"=30'
Vertical
N/A

Designed	Drawn	Checked	Approved	Date
JMV	JMV	JMV	JMV	12/1/21

**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number
21524

Sheet
L-1 of 2

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LANDSCAPE SET

FOR

EAST SUMNER APARTMENT COMPLEX

A PORTION OF THE NE ¼ OF THE SE ¼ OF SEC. 19, TWP. 20 NORTH, RGE. 5 EAST, W.M.
CITY OF SUMNER, PIERCE COUNTY, STATE OF WASHINGTON



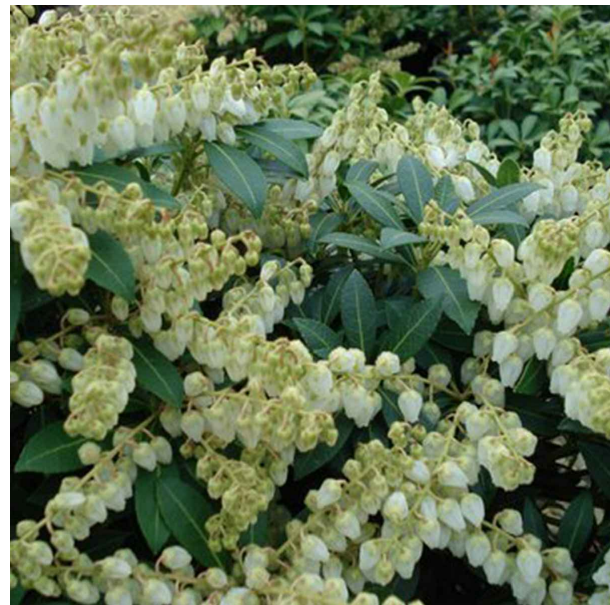
Azalea x
'Little Bunny'
SHRUBS



Daphne odora
'Aureomarginata'



Nandina domestica
'Gulf Stream'



Pieris japonica
'Cavatine'



Pinus mugo
'Pumilio'



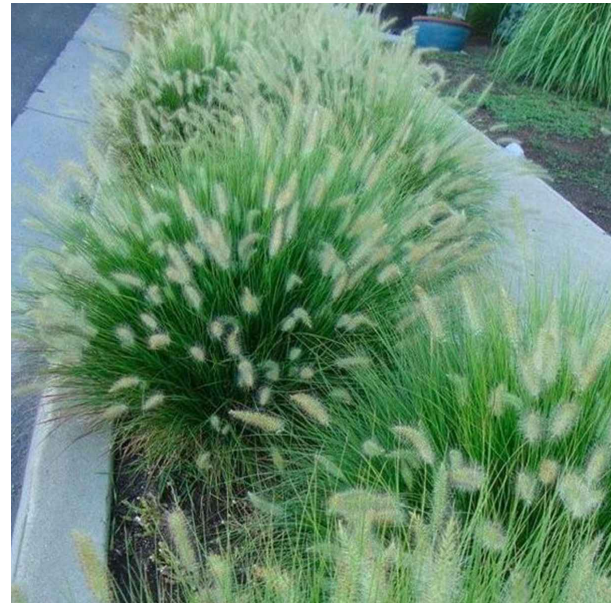
Sarcococca confusa



Acer circinatum
TREES



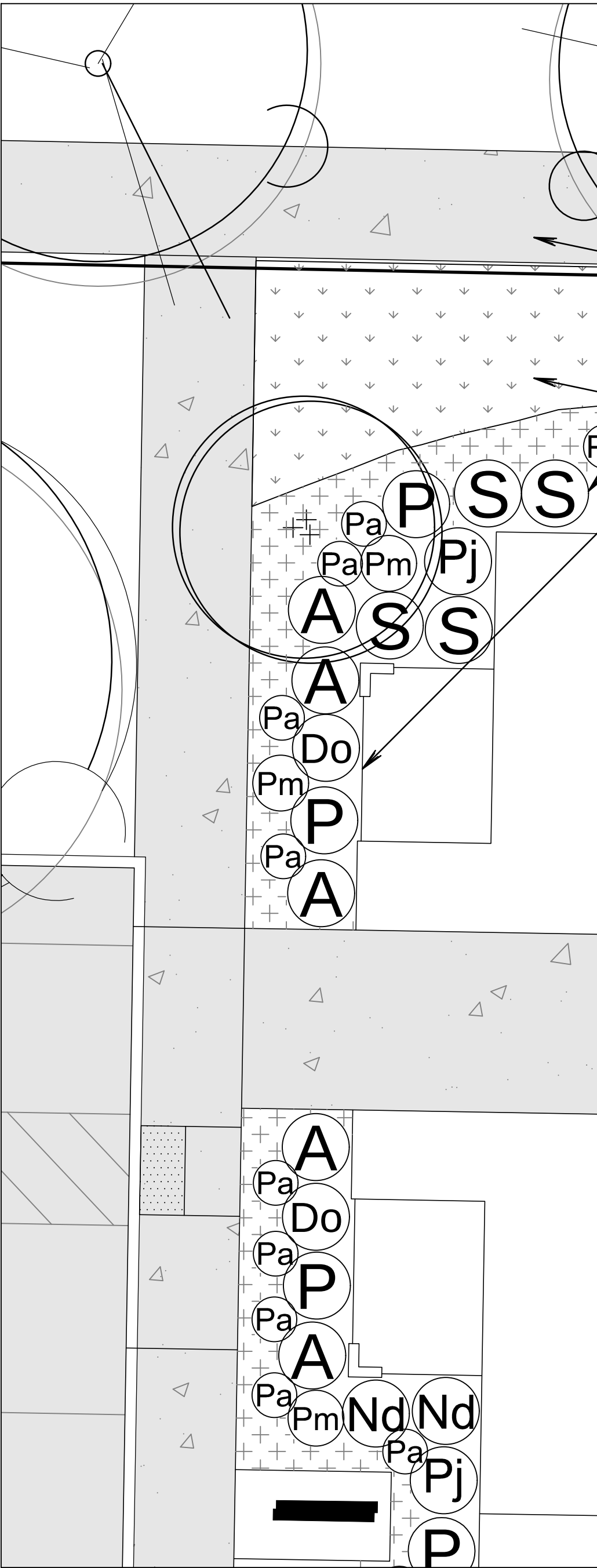
Polystichum munitum
FERNS



Pennisetum alopecuroides
'Little Bunny'
GRASSES



Arctostaphylos uva-ursi
'Massachusetts'
GROUNDCOVERS



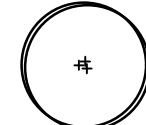
PAVING,
TYP.

LAWN

LANDSCAPE
SHRUBS
LANDSCAPE
PLANTER

ENTRY PLANT SCHEDULE

TREES



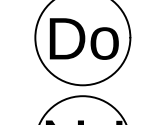
BOTANICAL / COMMON NAME

ACER CIRCINATUM / VINE MAPLE

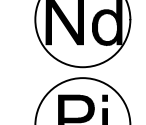


BOTANICAL / COMMON NAME

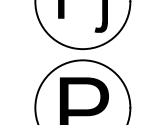
AZALEA X 'HINO-CRIMSON' / KURUME AZALEA



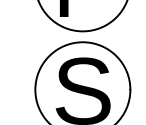
DAPHNE ODORA 'AUREOMARGINATA' / WINTER DAPHNE



NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO



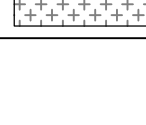
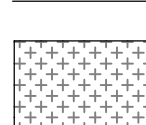
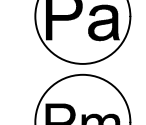
PIERIS JAPONICA 'CAVATINE' / LILY-OF-THE-VALLEY SHRUB



PINUS MUGO 'PUMILIO' / DWARF MUGO PINE



SARCOCOCCA CONFUSA / SWEETBOX



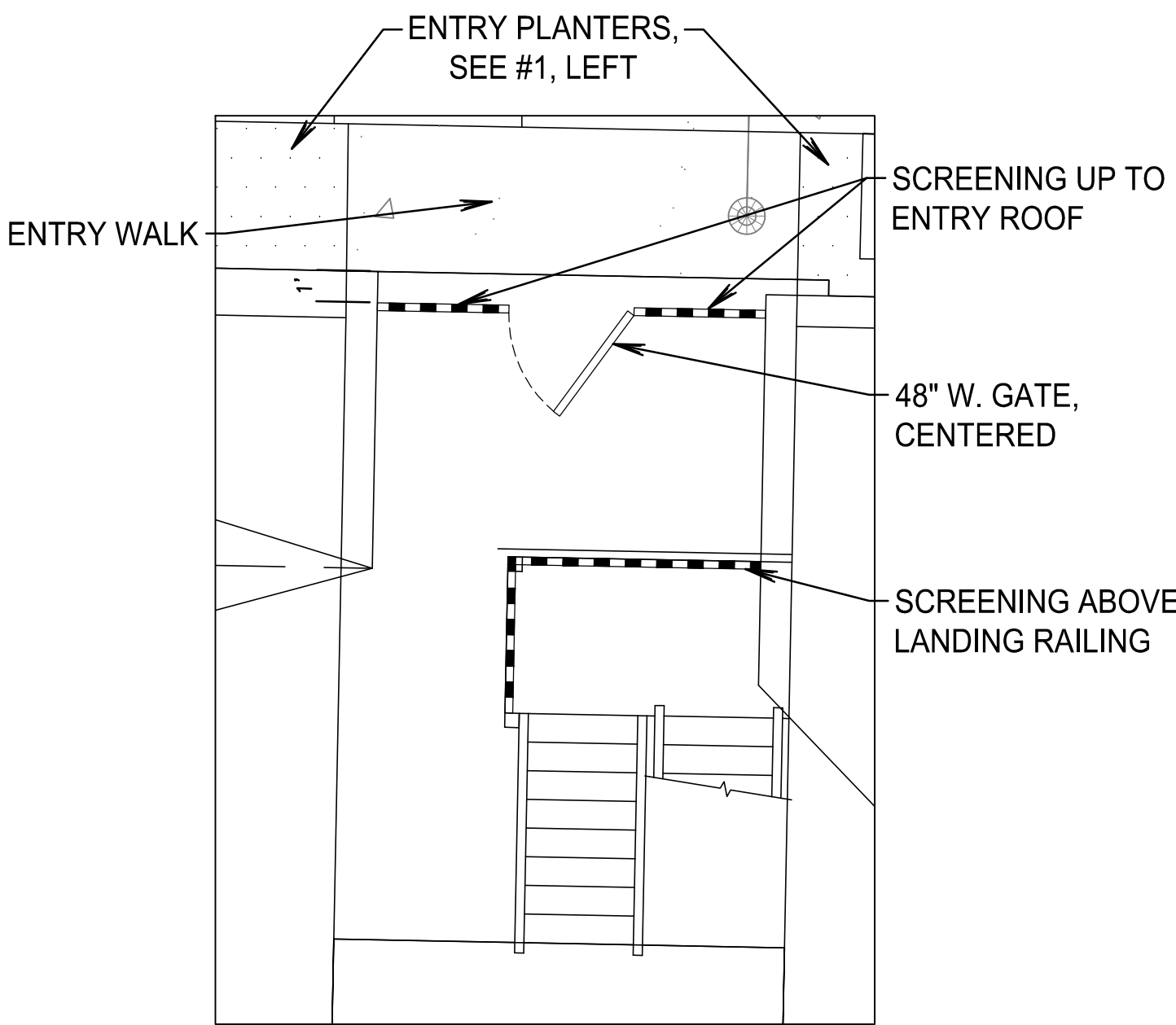
BOTANICAL / COMMON NAME

PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / FOUNTAIN GRASS

POLYSTICHUM MUNITUM / WESTERN SWORD FERN

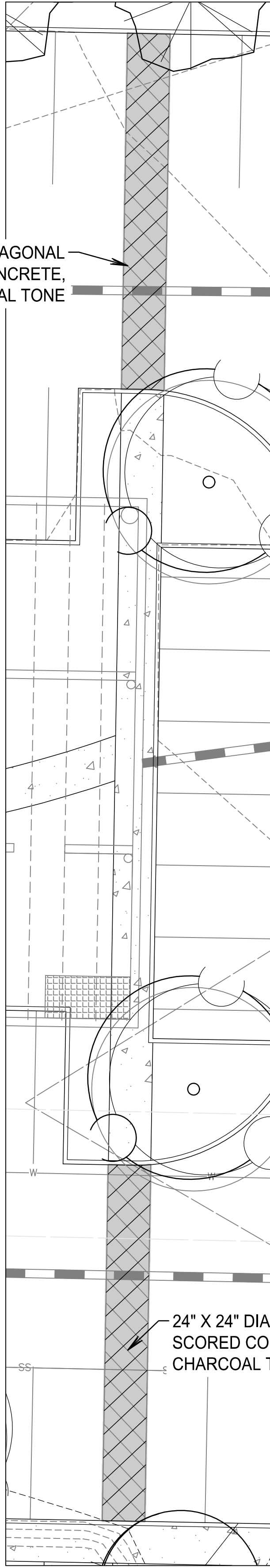
BOTANICAL / COMMON NAME

VINCA MINOR 'BOWLES' / PERIWINKLE



SCORED CONCRETE, CHARCOAL TONE

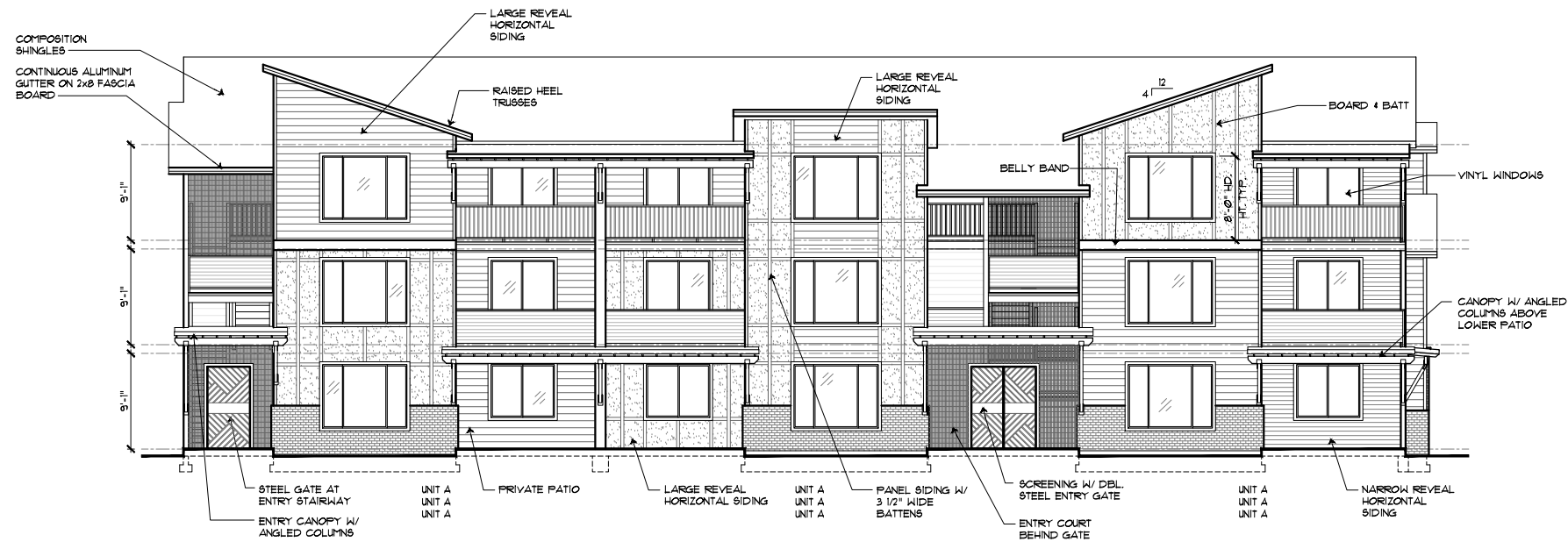
24" X 24" DIAGONAL
SCORED CONCRETE,
CHARCOAL TONE



1. BUILDING ENTRY PLANTING ENLARGEMENT
SCALE: 1" = 5'

2. BUILDING ENTRY SCREENING ENLARGEMENT
SCALE: 1" = 5'

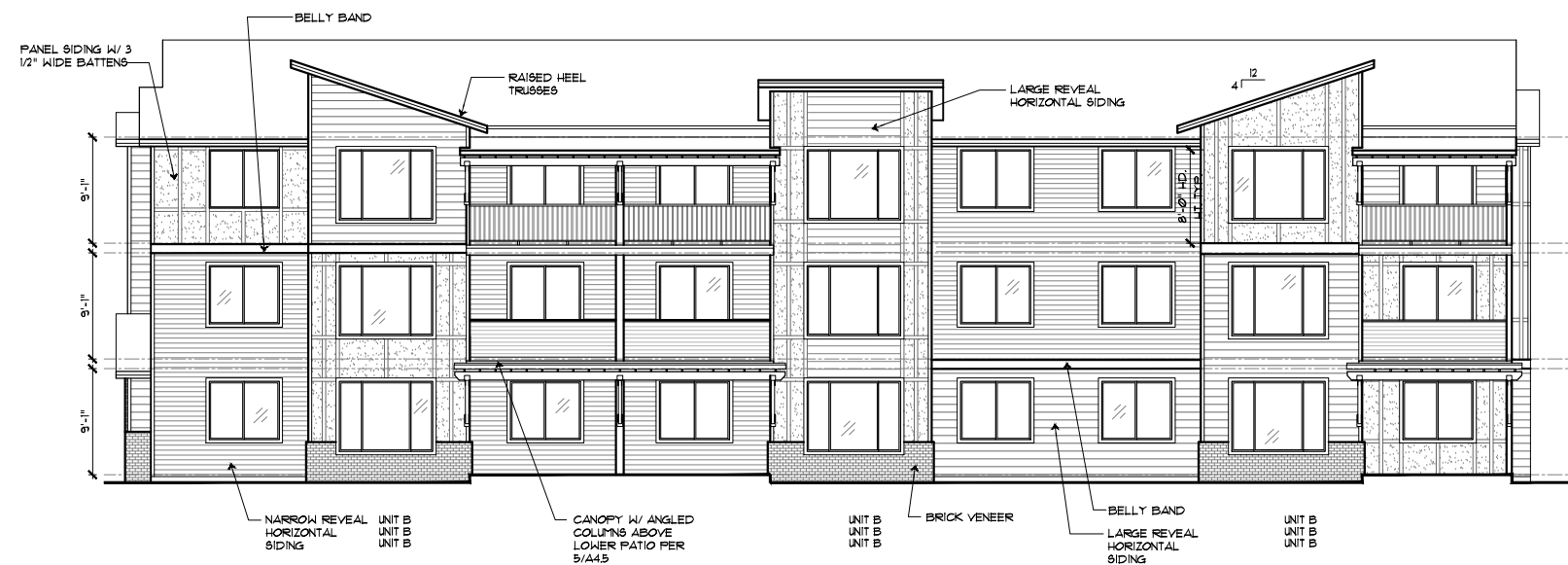
3. CROSSWALK ENLARGEMENT
SCALE: 1" = 10'



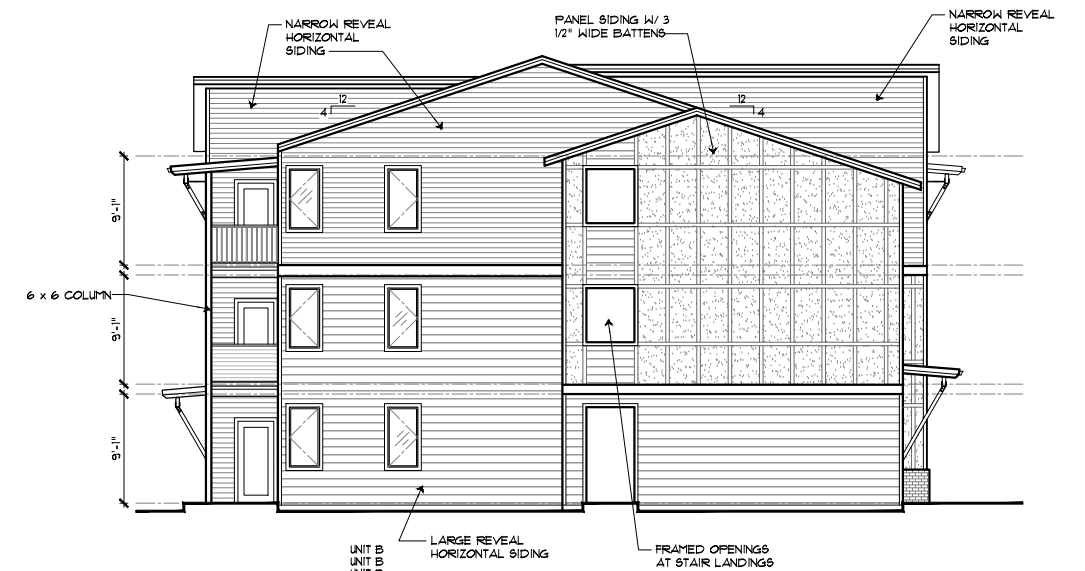
Building 7 - Front Elevation



Building 7 - Side Elevation



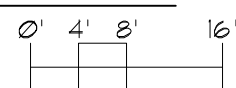
Building 7 - Rear Elevation



Building 7 - Stair Side Elevation

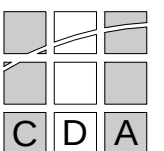
Concept Elevation

SCALE: 1/16" = 1'

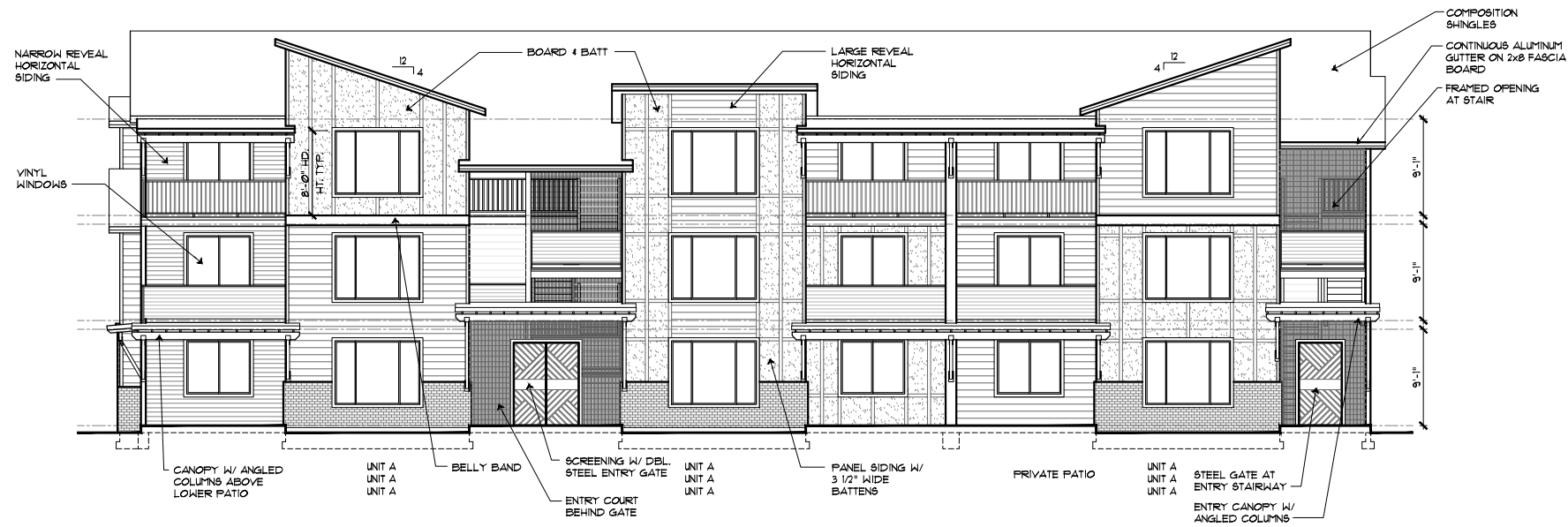


East Sumner: Preliminary Design

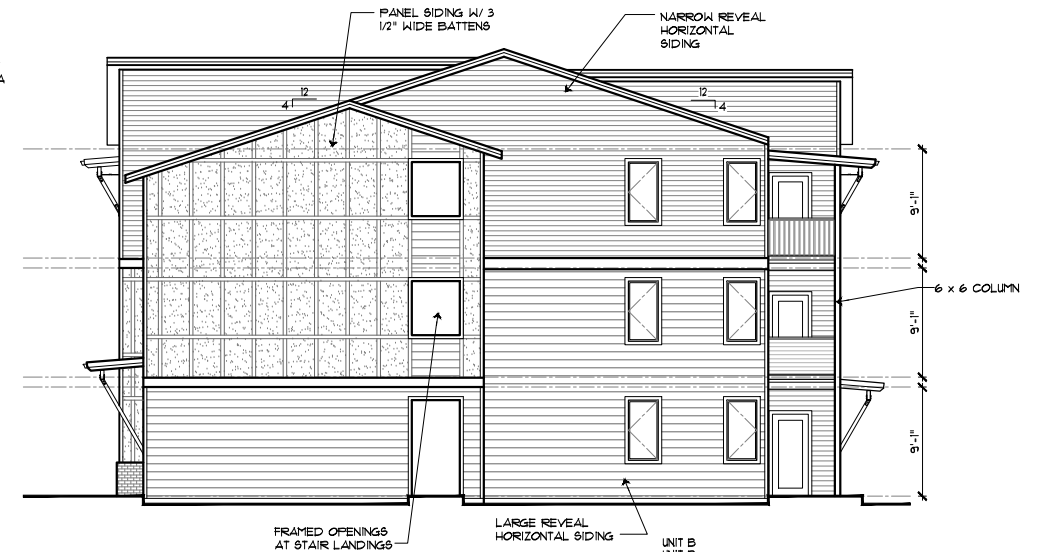
Rev December 2021
July 2021



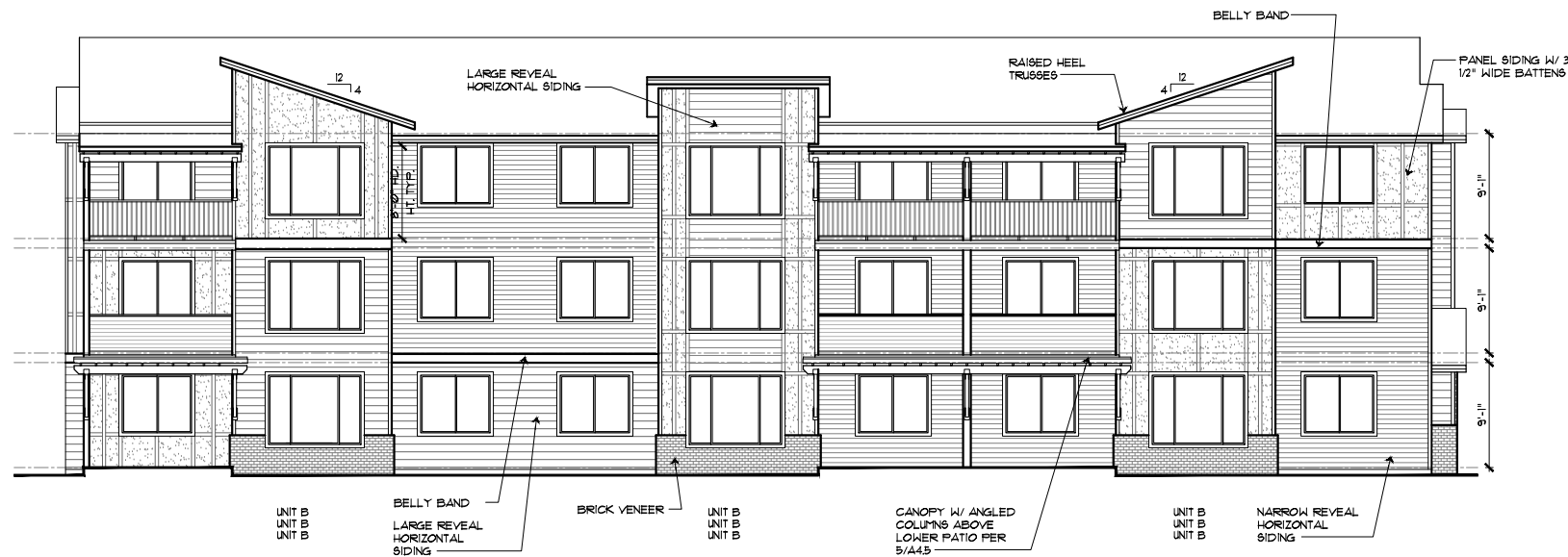
P3



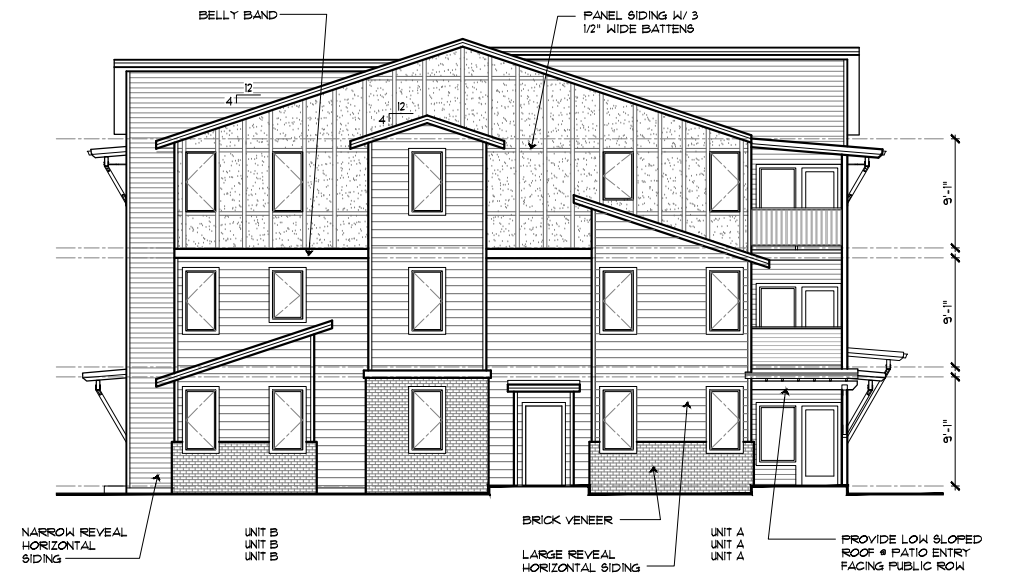
Building 8 - Front Elevation



Building 8 - Stair Side Elevation



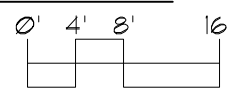
Building 8 - Rear Elevation



Building 8 - Side Elevation

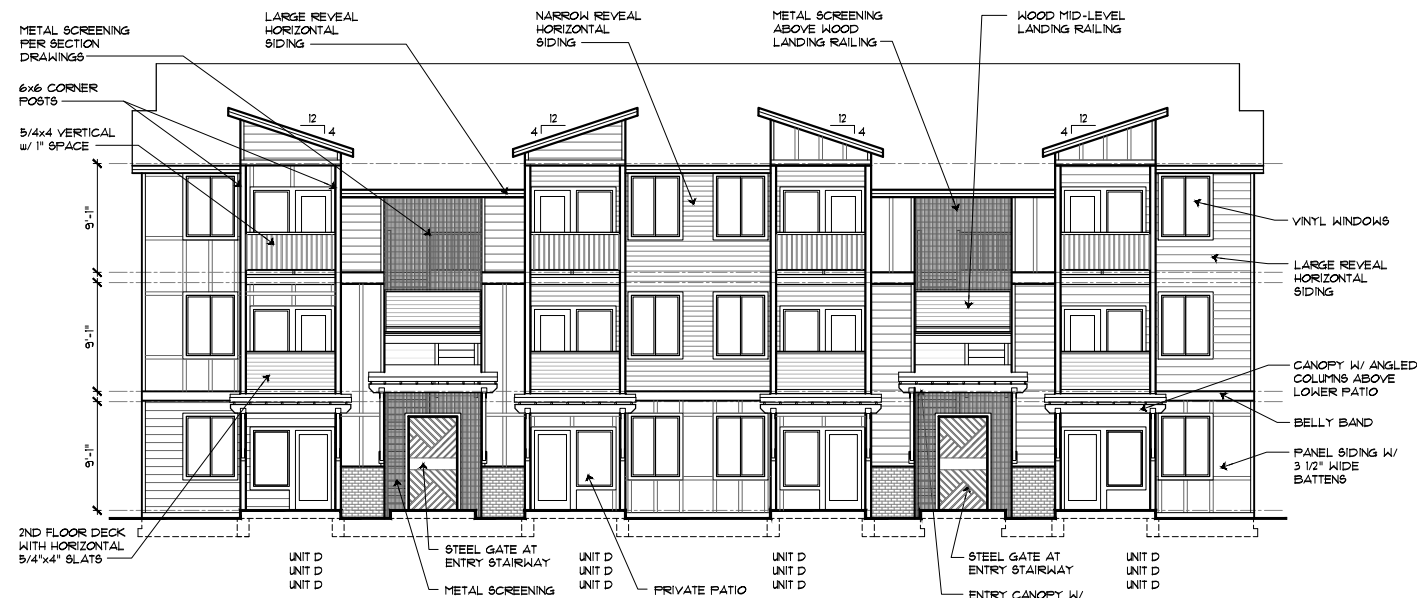
Concept Elevation

SCALE: 1/16" = 1'



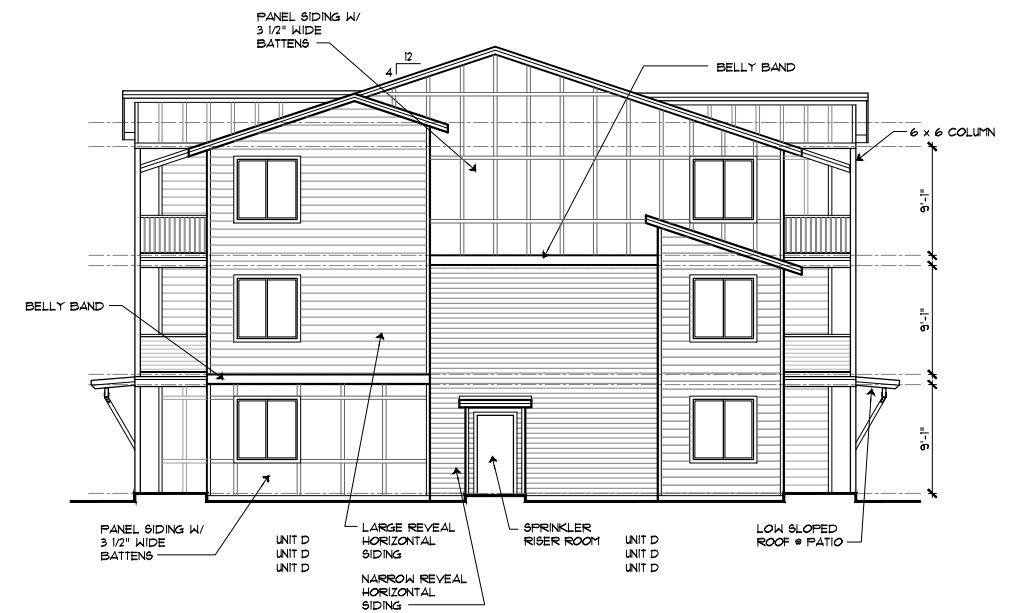
East Sumner: Preliminary Design

Rev December 2021
July



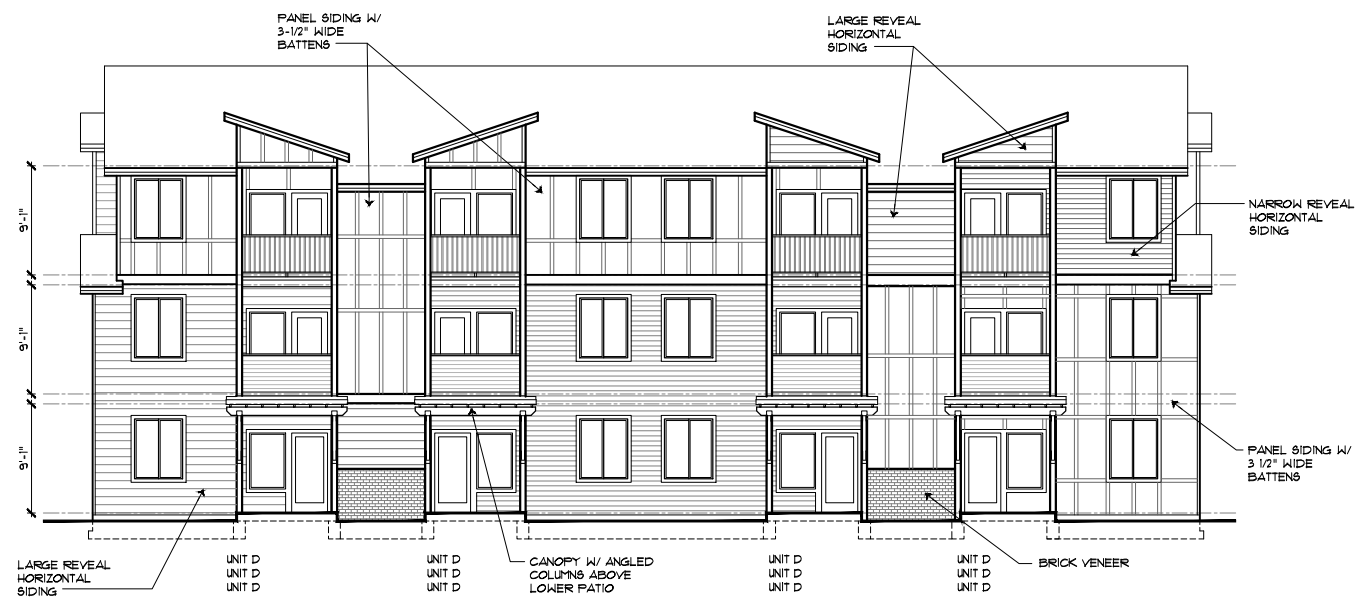
Building 9 - Front Elevation

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



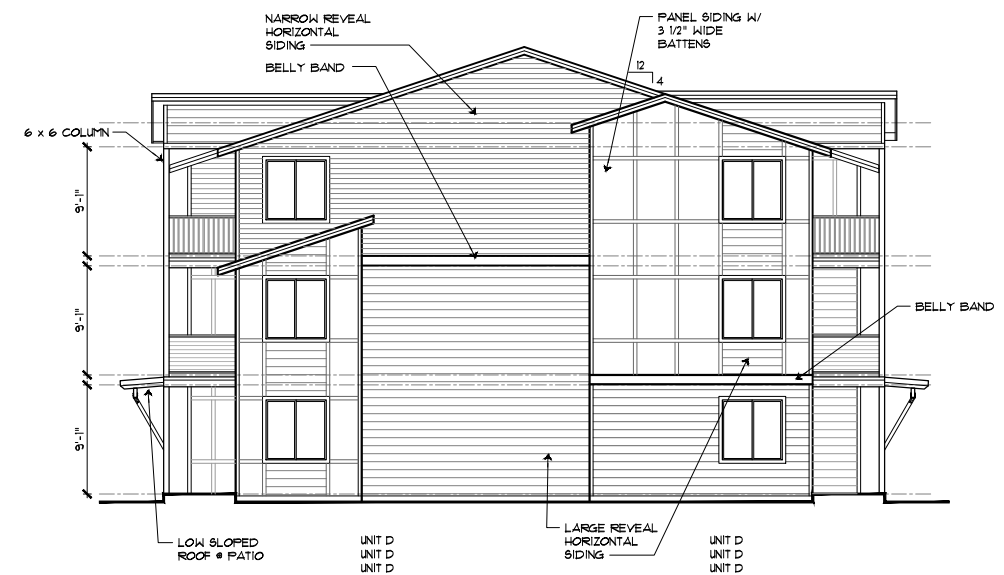
Building 9 - South Elevation

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



Building 9 - Rear Elevation

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

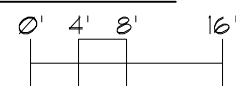


Building 9 - North Elevation

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

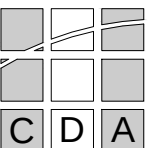
Concept Elevation

SCALE: 1/16" = 1'



East Sumner: Preliminary Design

Rev December 2021
November 2021



P5



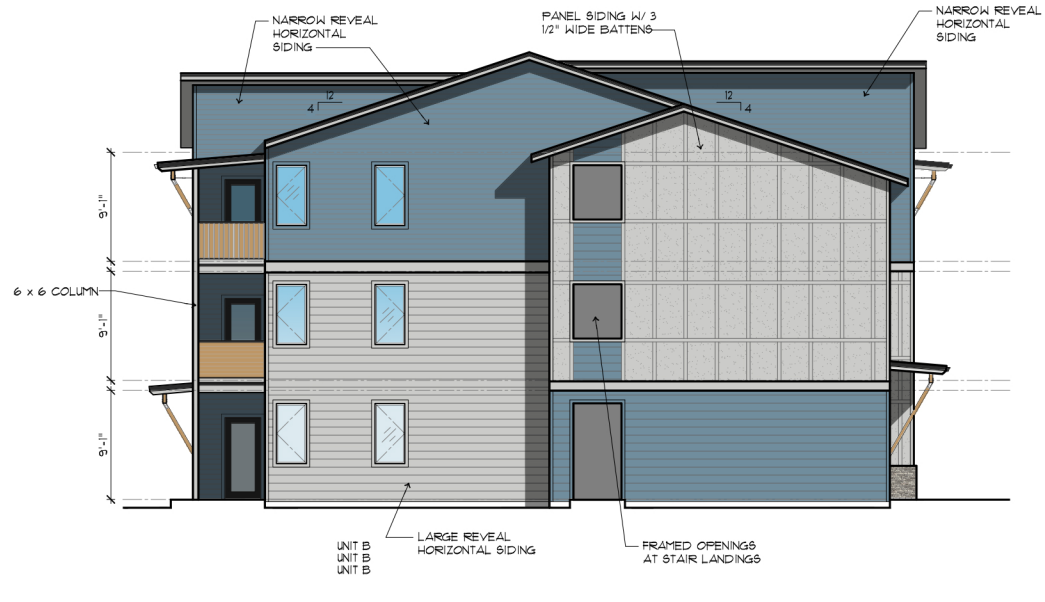
Building 7 - Front Elevation
SCALE: 1/8"=1'-0"



Building 7 - Side Elevation
SCALE: 1/8"=1'-0"



Building 7 - Rear Elevation
SCALE: 1/8"=1'-0"

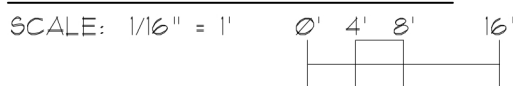


Building 7 - Stair Side Elevation
SCALE: 1/8"=1'-0"

Color Scheme 1



Concept Elevation



East Sumner: Preliminary Design

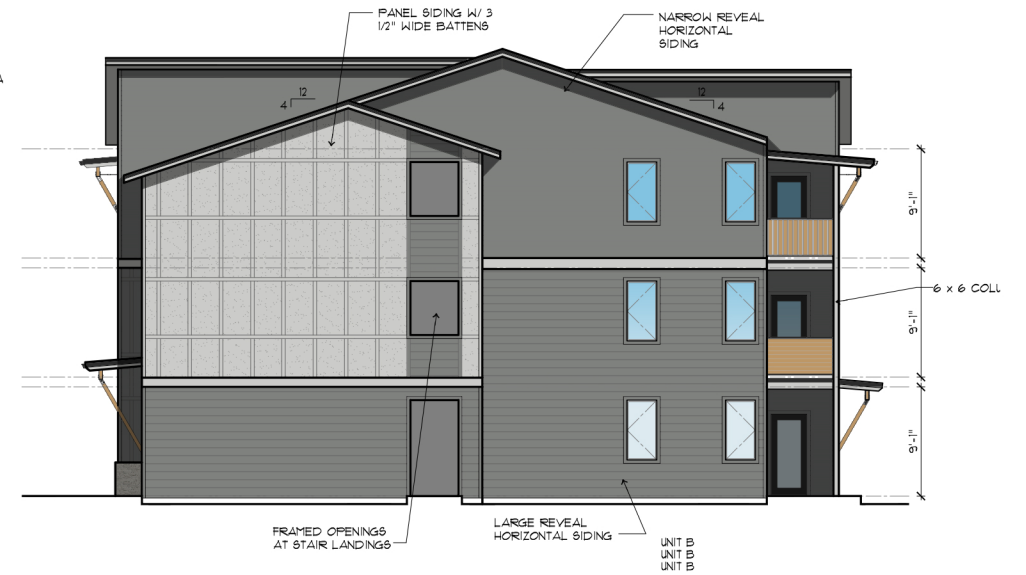


CANOPY WITH ANGLED COLUMN



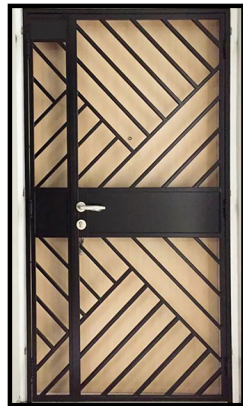
Building 8 - Front Elevation

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



Building 8 - Stair Side Elevation

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



STEEL GATE AT ENTRY STAIRWAY



Building 8 - Rear Elevation

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



Building 8 - Side Elevation

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

Color Scheme 2



"CITYSCAPE"
SW 7068
LAP & ADJACENT
TRIM



"PASSIVE"
SW 7064
PANEL & ADJACENT
TRIM



"CHALKDUST"
TUNDRABRICK
BRICK VENEER



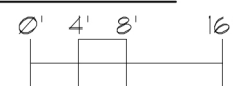
STAINED WOOD
ACCENT SIDING



BLACK METAL
BRACKETS,
HARDWARE,
FLASHING, &
SCREENING W/
GATES

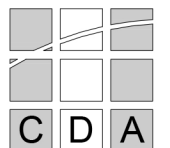
Concept Elevation

SCALE: 1/16" = 1'

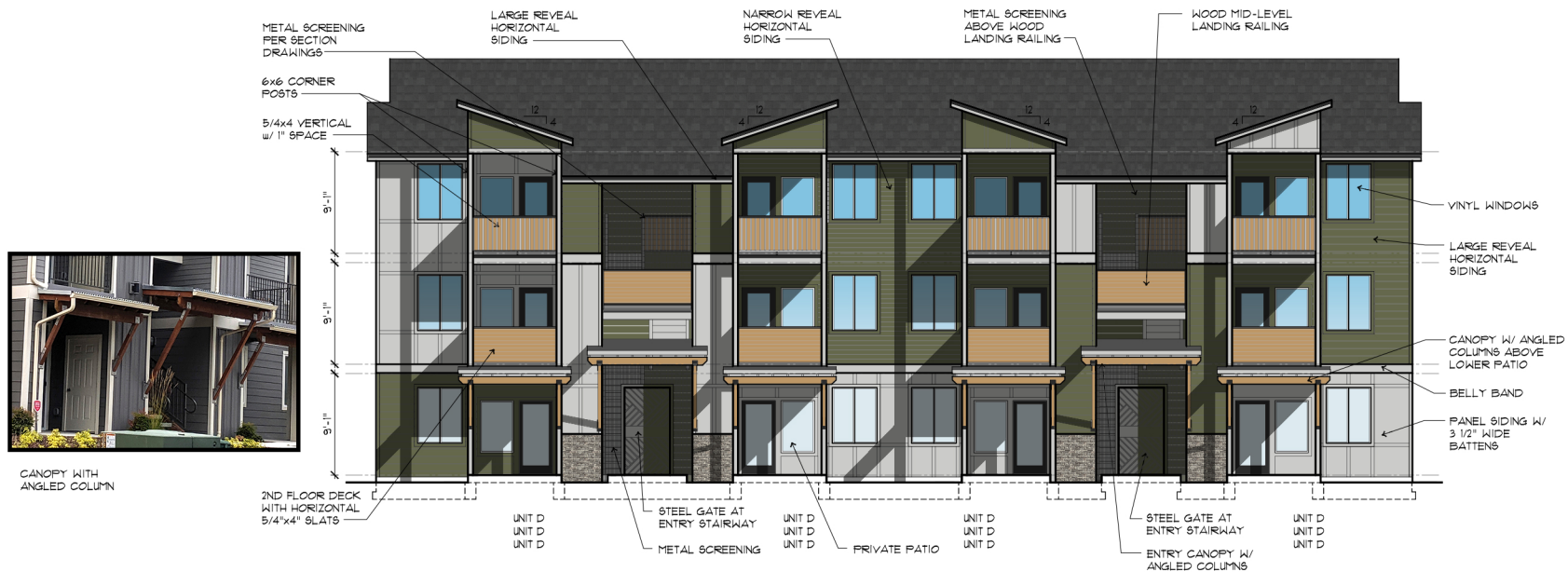


East Sumner: Preliminary Design

Rev December 2021
June 2021

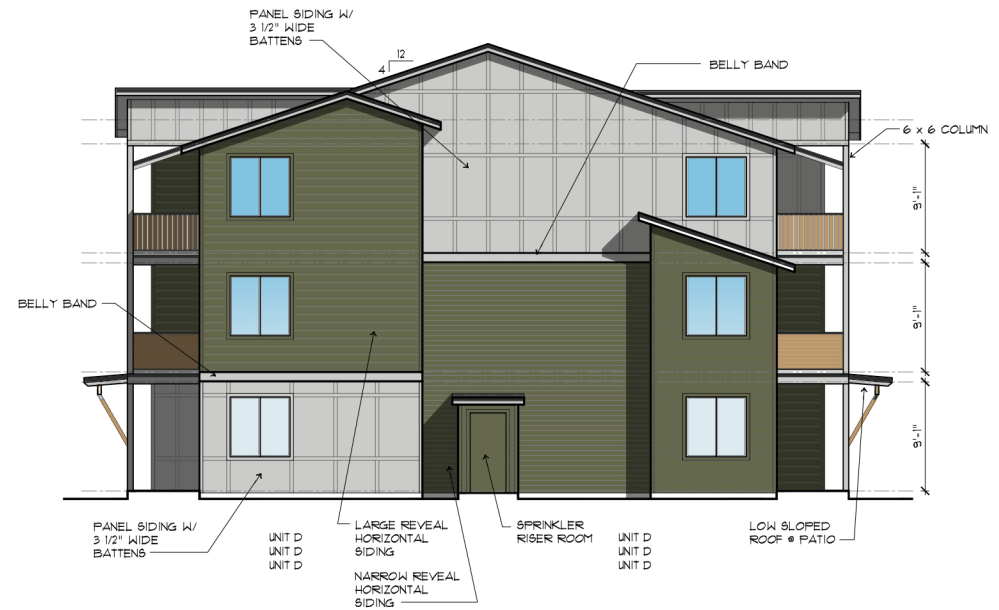


P7



Building 9 - Front Elevation

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



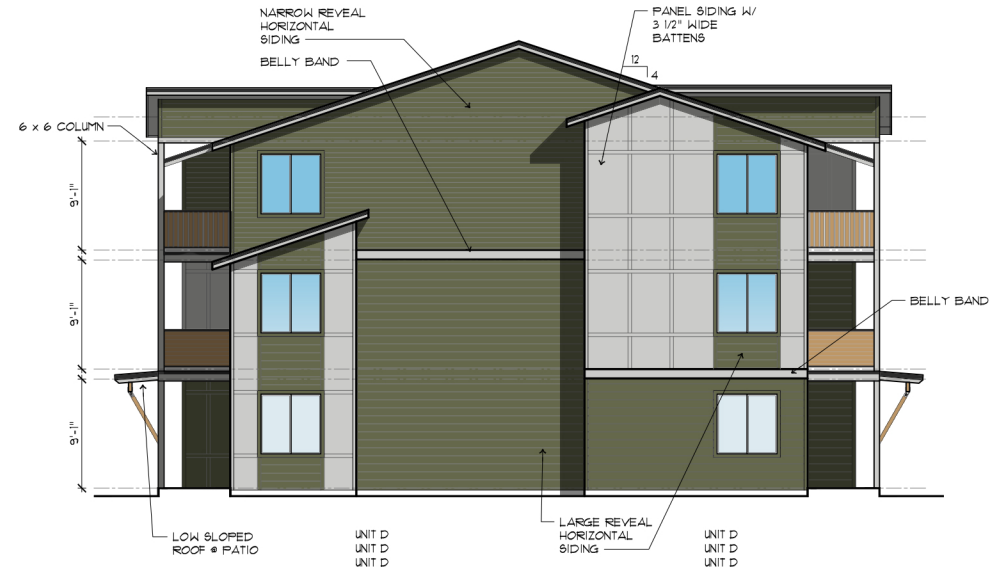
Building 9 - South Elevation

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



Building 9 - Rear Elevation

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



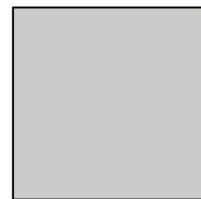
Building 9 - North Elevation

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

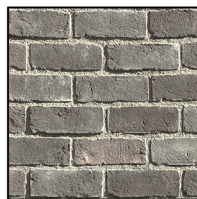
Color Scheme 3



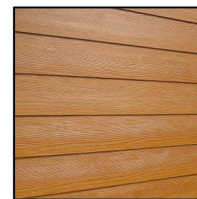
"OAK MOSS"
SW 6180
LAP & ADJACENT
TRIM



"PASSIVE"
SW 7064
PANEL & ADJACENT
TRIM



"ASHLAND"
TUNDRABRICK
BRICK VENEER



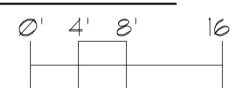
STAINED WOOD
ACCENT SIDING



BLACK METAL
BRACKETS,
HARDWARE,
FLASHING, &
SCREENING W/
GATES

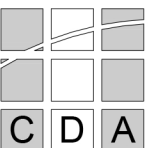
Concept Elevation

SCALE: 1/16" = 1'



East Sumner: Preliminary Design

Rev December 2021
June 2021



P8



CITY OF
SUMNER
WASHINGTON

REPORT TO THE DESIGN COMMISSION
from the DEVELOPMENT SERVICES DEPARTMENT

Permit Number: DR-2021-0044

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: XXX 60th Street E, Sumner WA/ Parcel(s)# 9225000513

Project Components: Design Review for the development of a 60-unit apartment project phase II of the East Sumner Apartments, on a 2-acre site at the East corner of 162nd Ave E and 60th Street consisting of three 3-story buildings with associated on-site parking and common open/recreation space within the high-density residential zone (HDR).

Related Permits: SEPA, Civil and Building required.

Staff Representative: Chrissanda Walker- Planner

Date of Meeting: January 12, 2022

Attachments: Site plan, landscape plan, building renderings, building materials list

Recommendation: APPROVE WITH CONDITIONS

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The site is located at the northeast corner of 60th Street E and 162nd Ave E, centered between two planned intersection improvement projects within the East Sumner Urban Village district. The

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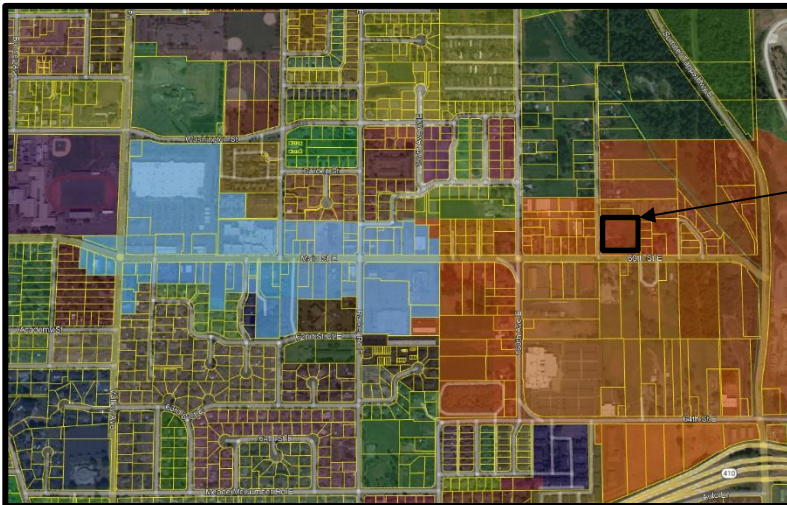
site is a single parcel approximately 2 acres in size. The properties to the north are zoned medium density residential (MDR) which are adjacent to single family residential properties within low density residential (LDR-85). To the east of the site are properties zoned high density residential (HDR) and existing single-family homes within low density residential (LDR-85). Resource protections zones lie within 500 feet of this site, along Salmon Creek to the East. To the west are neighborhood commercial zones and across 60th Street to the south are general commercial zoned and existing commercial uses.

b. Proposal Description and Background

The proposal is for the construction of a 60-unit apartment project, phase II of the East Sumner Apartments, consisting of three different apartment type 3-story buildings, with associated on-site parking and common open/recreation space.

Vicinity:

East Sumner Neighborhood Plan area (orange)



II. REVIEW CRITERIA AND ANALYSIS

This Apartment project site is zoned within High Density Residential (HDR), 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 apartments. 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 <i>(See Guidelines 3.6.3 for detailed common open space requirements and guidelines)</i>	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.

Open space calculations show a total of 3,600 SF of private open space is provided in a 60 square foot sized patio/balcony space per unit. A total of 11,200 square feet of common outdoor area is shown, and private patios spaces for the 60 units may be counted to 30% towards the minimum common open space required. A central common open space area approximately 6,300 SF is located adjacent to 162nd Ave and connected to the internal parking areas. With proposed benches along a paved walkway, this area appears to serve as the site’s location for recreation and main common space. There is a 1,700 SF side yard space labeled as common space between buildings 7 & 8, and a rear yard proposed with a 21-foot-wide setback behind building 9.

These common areas would need additional pedestrian amenities to serve as a common space. The total number of onsite parking is met, providing 91 stalls to include 12 guest parking spaces. The site is shown to propose 11 parallel street parking spaces along 60th street which is not counted towards the onsite parking calculation. Per the dimensional standards for Apartments under this guideline, this proposal complies with current setback requirements per the Design Guidelines; the tallest multifamily building is proposed between 30-40 feet. The proposed density is 35 dwelling units per acre (ESUV allows = 40 du/ac), for a total of 60 units on 1.73 net acres. Provided this site meets all other open space

requirements under Table 3.3 and meets conditions under DG 3.6.2 and 3.6.3, these dimension standards are satisfied.

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 on all three apartment type buildings, proposing sidewalk connections to each of those ground floor unit patio entrances. On Buildings 7 & 8 the rear elevations are proposed to face 60th street; the ground floor patio entrances are not visible. There are a total of 8 units that contain sidewalk connections. Enclosing the rear yards that back up to the street are prohibited, however exceptions to this rule should be considered, to encourage private entrances along the street side to implement design treatments that accentuate an entrance apart from a back yard and consider allowing low decorative fencing to separate public from private spaces. All main building entrances face internal towards the parking area and private drive aisle. The site proposes to construct an internal sidewalk system providing connection to the public streets system. **Part 1 of this design guideline is satisfied.***

External stairwells are proposed on these buildings, 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 main external stair structure, allowing the stairwells in this main entrance to turn the stair landings into the court area. The main stairwell structure is positioned 8 feet set-back into the entry court which enhances the space of the area and functions to create building modulation. Decorative exterior lights will be placed on the back walls next to unit doors. The stair railings will be wood accent material to compliment the wood deck railings. These main stairwell entrances are only proposed on buildings 7 & 8. Angled canopies with wood accents and black metal fixtures are affixed above all stairwell entrances, providing material cohesion.

Each building is proposed as a three-story structure and buildings 7 & 8 contain a narrower secondary stairwell. Building 9 does not contain a wider main entry court stairwell but is constructed to have two (2) external stairwells in similar size to the secondary stairwells, and gain access along the front facade. The size of the stairwells on building 9 and the entrances to the secondary stairwells on building 7 & 8 are about 8 feet wide. To meet part 2 of the intent of this design guideline, the project proposes to install black steel metal decorative screening along the front entrances of these stairwells described and placed above the landing decks of the stairwells. The main entrance is proposed to have a double gate door for a wider entrance into the entry court. The steel gate system is planned to encase the entire entry court facade, subsequently this reduces the space in the entry court by 6 feet. The use of a metal screening closes off the potential to have a seating area with landscaping as proposed in previous stairwell screening efforts. The gated screening is affixed flush to the building and covers the entrance fully. Metal screening is also proposed at the tops of the stair landings.

Proposing full metal screening across the entire entrance of the main stairwell present conflicts with the overall design and efficiency of the space. Staff approves of the applicant's design of the recessed entryway, adding a landscaping planter above and behind the bench at the base of the stairwell. Requiring the metal screening here, limits the space for comfortable seating and would hide any landscaping. Eliminating the lower area from full screening requirements, will help to diminish the caged and industrial effects of the metal screening. Staff feels that keeping an open amenity space here and adding landscaping adequately serves as a partial screening while providing function. Screening with landscaping planters and a bench/seating area at the base of the main stairwell on buildings 7 & 8, should be considered as adequate. Because these stairwells turn internal, the screening efforts with landscaping and maintaining a seating area is favorable over gated screening. **As sub-condition a) the screening of the base of the main stairwell entrances should just include landscaping and open seating under a roofed canopy.** The use of metal gated screening here is not recommended.

The metal screening attached above the landing decks is comprised of 2"x4" square mesh material. This differs from the decorative pattern proposed on the gate door. The use of the black mesh material above the landing decks adequately screens and discussions with applicant determined that the mesh screening would be setback into the stairwell and not as visible from the outside. Staff is in favor of a more decorative pattern, but any mesh or metal screening material used above the stairwells should be considered in moderation, or partial installation. Staff feels that the metal screening should have a wider reveal and a decorative pattern and supports a partial screening. **As sub-condition b), staff recommends that the landing deck remain an open feel, by installing partial screening or framing in the area.**

The secondary stairwell entrances and both stairwell entrances on Building 9 are considered narrower than the main entrances proposed on buildings 7 & 8, because these stairwells do not turn internal. These stairwells have visible stair treads open at the base of the entrance. Screening is attempted through enclosure with the steel gate screening, adding a gate entryway of at least 4 feet wide. The efforts to screen the stair landing at these entrances should accommodate a wider entrance as possible. Utilizing the decorative door and the full metal screening around the doorway creates a caged, enclosed feel. Staff has discussed options with the applicant to extend the wall cresting a frame around the gate doorway. This would be more appealing with considerations of size and where applied. Sub-condition b) may be applied to the landings above these stairwells. An alternative solution to treating Building 9 stairwell entrances should be considered. Rather than hiding these entrances, adding an extended roof-canopy above the entrance, supported with columns and wrapped with matching brick veneer, could be a way to architecturally screen these stairwells opening. This solution would increase the covered area in front of the entrance, add more architectural features, and could also be applied to the secondary stairwells on building 7 & 8. **Screening of 2nd stairs and the stairwell entrances on Building 9 should consider architectural features that add structure of screening and improve covered areas, as sub-condition c, staff recommends solutions to address this screening, while providing flexibility. With the above discussed, staff feels that the intent of this guideline is satisfied as conditioned.**

- 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).

*Within the main stairwells, 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 main building entrance is a minimum of 20 square feet or more of planted areas provided. Along the side elevations where patio entrances face public streets, low sloped roofs are proposed above to ensure transition between outdoor and indoor spaces. To further emphasize the ground floor pedestrian entries, staff recommends that a planted row of shrubs of at least 20 square feet should be planted along the walkways connecting these entries to the sidewalk. Additionally, to address the separation of public and private spaces, staff recommends that a low decorative fence, at least 3 feet in height is installed along the sidewalk edge with the use of landscaping shrubs to provide separation of private spaces and add emphasis to those ground floor entrances along 60th Street. Staff recommends that the material of fencing used is black steel metal, to carry over the use of metal from the screening proposed on the front facades. Wood fencing is encouraged to be used between tenant spaces for separation. **This guideline will be satisfied with the above conditions, listed as sub-condition a) b) and c).***

- 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. The current site layout does not propose parking areas that are 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.

Parking areas are clearly marked, and no parking signs will be allowed. 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. *Building 7 is a three-story apartment building, with 2-bedroom units located towards the rear of the building, and single bedroom units in the front. This 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. *Building 8 is a three-story apartment building, with 2-bedroom units located towards the rear of the building, and single bedroom units in the front. This 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. *Building 9 is a three-story studio-apartment building, with 24 studio units. This 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.*

As reviewed, 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 along buildings which face the public street. Pedestrian entrances are clearly visible from the street with a walkway that leads to an entryway marked with a wood accented awning. Building main entrances face internally towards the center of the parking and common areas. The street side elevation shown for building 7 provides adequate windows facing streets. 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. **As conditioned under other applicable guidelines, 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 will construct 38 feet of a new street to connect 164th Ace Ct E over to 162nd Ave. With the new street layout, the site is bound by 3 public streets and the location of parking was determined through access and fire turnaround requirements. Parking on this site is shown to be centered, with building 7 & 8 fronting along 60th street, the parking locations are presented behind the building. However, the corner of the new street and 162nd Ave E presents a conflict with this guideline. Discussions with the applicant to consider an alternative site layout resulted in minor site changes. A new driveway access will now come off the new constructed street, allowing full landscape screening of the parking areas above the common open space. The location of this new drive aisle will allow for better traffic flow and further conditions will require a landscape feature and/or structure to create a presence at the common open space. Staff feels that this site

configuration, with the alternate driveway access and additional landscape screening would be adequate to satisfy this guideline.

- 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. 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.

*Individual 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 vehicular access across the site, connecting sidewalks and the extension of 164th Ave Ct E as planned under the ESNP. 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 through this standard condition above.***

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 appears to be proposed of site, at the proposed location of the refuse service area on the southeast corner of the apartment complex planned across the street (162nd Ave E). Due to proximity of refuse service location, a condition is recommended to require a refuse pick up service, with conditions of time limits and order, and at minimum provide onsite refuse cans throughout the site. **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. The main pedestrian walkways that connect to the common open space, crosses the parking and drive aisles, are proposed as scored

charcoal toned concrete. Within the pedestrian common open space area, there should be a paved plaza area under picnic areas. This paved plaza area and walkways within the common open space shall also be paved with a scored, pattern concrete of contrasting colors. As conditioned, this guideline will be satisfied.

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	18	900
	2-Bed	50	18	900
	Studio	50	24	1,200
	Total			3,000
Open Area Required:		SQ. FT./Unit	Number	Required Area (S.F.)
(Common)		200	60	12,000

*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 3,600 square feet. The common outdoor areas proposed includes a 6,300 SF common open space area at the center of the site, with walkways and benches. **Along the perimeter of this common open space will require a landscape buffer, t be shown on landscape plans and will be conditioned as sub-condition a).** Enhancement to this common space will include recommending an atrium roof covering over plaza area, to use wood accent and similar brick and stone accents used on buildings. The paved plaza area shall be large enough to provide functional leisure and recreational activity. At the street entrance of the common open space, a landscape feature such as tiered concrete landscape planters will be required as an entrance feature from the public space into the private space. Since it is located along the sidewalk, benches for public use can extend out from the landscape planters, while serving as a structure separation. At the time of building permits, the gazebo structure and landscape entry feature will be reviewed for consistency with these recommended design conditions. **These conditions will be listed as sub-condition b) & c) under this guideline.***

*The common open space area of 1,700 square feet is located between buildings 7 & 8 featuring 2-3 large maple trees in an open grassy area. This is a part of a side yard area between the stair side elevations, and a two-part condition will require low-level fencing to separate private patio entrances from common open spaces and landscaping shrubs will be planted along ground floor unit windows. **This condition will be listed as sub-condition b) under this guideline.***

The rear yard and side yard of building 9, housing studio apartment dwelling units, are proposed as common open space of 3,200 square feet, featuring 5 large Japanese styrax trees planted in the rear yard, approximately 21 feet wide. A 6-foot-tall fence is proposed along the east property line, adjacent to the 20-foot-wide access. As a condition, separation of private ground floor entrances and landscaping shrubs along ground floor unit windows will also apply to building 9 as conditioned above. The side yard along building 9 should be constructed

with more functionality and bike locker facilities within paved concrete areas should be a required condition. Staff recommends, to enhance the common open space that bike facilities be a required construction and reviewed for building material cohesion at building permit submittal. **This condition will be listed as sub-condition c) under this guideline.**

As conditioned with the above, 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 building 7 is a street facing, corner building, sitting at the corner of 60th Street and 12nd Ave. The rear elevation faces towards 60th Street, with a side elevation facing 162nd Ave E.

- 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

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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** is proposed on building 8, with a rear elevation facing 60th Street to its south.
- 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 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 on building 9, which facing internally across from main common open area at the center 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. 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.

- 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.*

Each elevation received a score of the three (3) required features to implement along each façade, the applicable features are noted as a), b) and d) on buildings 7 & 8, with a stronger articulation of top, middle and bottom presented on building 9. 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.

*Phase 2 of this project includes three (3) different apartment buildings, two (2) buildings housing 1- and 2-bedroom units and one (1) with studio-apartment units. Diversity of building types is shown within this site configuration, but staff proposes a stronger color and material change to increase diversity of building types. Staff recommends using color scheme 2, on building 9 as opposed to having building 7 & 8 mirror in color. The light and dark grey is too similar to the light grey and blue elevation concept. **To further add interest and variety, the use of brick and/or stonework shall be applied along the base on all side elevations. As conditioned this guideline is satisfied.***

- 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 on this site. Each elevation includes the following decorative building materials which add interest and includes the use of brick veneer along the base of the buildings and using wood accents along patio railings and awnings. As conditioned above, the continuation of the brick and/or stone veneer will be applied to the side elevations. 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.

As reviewed, the project proposes adequate design tools to meet the intent of this guideline. This is satisfied.

3.8.2 Window design.

- 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.
- 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 streetside elevations are shown to have varying window sizes, pictured under alternating angled roofs. To enhance window treatment and provide consistency, 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 all windows. **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:

- Brick or other stone masonry.
- 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.
- 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.

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

Prohibited materials are not proposed. This guideline is satisfied.

3.8.5 Special material standards:

- 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-2021-0044) 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 stairwell screening conditions:

- a) The screening at the base of the main stairwell entrances shall include landscaped planters and open seating under a roofed canopy. The use of metal gated screening here is not recommended.
 - i. If a metal gated screening is desired, the metal screening material shall be a decorative pattern, the height of the screening should be no taller than 9 feet, and the doorway should be required to maintain a 6-foot width.
- b) The landing decks above the stairwells should remain an open feel, by installing partial metal decorative screening, or framing in the area.
- c) Staff recommends that the screening of the secondary stairwells and the stairwell entrances on Building 9, should include adding architectural features to and or above the entrance by

implore some of the options below:

- i. Minimizing the use of full metal screening by extending a solid frame around the use of the decorative metal gate.
- ii. Alternatively, extend the roof-canopy above these entrances that project out from the building and supported with columns wrapped with matching brick veneer.

2. DG 3.4.2 Design Guidelines Unique to Apartments

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

- a) A row of low shrubs of at least 20 square feet should be planted along the walkways connecting side entrances to the public sidewalk.
- b) Low decorative fencing at least 3 feet in height and landscaping shrubs shall be used to provide separation of private spaces along public streets.
- c) Staff recommends conditioning the fencing material to be a decorative fence made of black metal.

3. DG 3.6.1 Internal Pedestrian Paths and Circulation.

- a) All 5-foot-wide pedestrian crosswalks crossing the drive aisles shall be paved with colored and stamped concrete.
 - i. Add a crosswalk from building 8 to the plaza benches area.
- b) The walkway within the common open space shall be paved with a scored concrete of contrasting tones. This walkway through the common open space area shall remain curved as proposed.
- c) The paved plaza as recommended in the common open space shall be paved with scored concrete of contrasting tones. The use of pavers would be acceptable.
- d) To strengthen pedestrian connection, the parking area and drive aisle located between Building 9 and the main common open space shall be paved with colored and stamped pattern concrete of contrasting colors.

4. DG 3.6.3 Common Open Space

- a) Common open space areas shall be buffered from parking areas. Along the edge of the common open space, landscape plans shall show adequate low shrub plantings as a parking buffer.
- b) Within the pedestrian common open space area, there should be a paved plaza area under the picnic areas. The paved plaza area shall be large enough to provide functional leisure and recreational activity and accommodate a covered structure.
- c) A landscaped plaza entrance of the common open space located along 162nd shall be designed as an attractive feature to provide separation of public and private space, and functions to provide seating.
- d) Install low-level fencing to separate private patio entrances from common open spaces and plant large landscaping shrubs along all ground floor unit windows that face a common open space.

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- e) Staff recommends enhancing the common open space adjacent to building 9, with bike facilities and be conditioned to match building and site material for design cohesion at building permit submittal

5. DG 3.7.3 Diversity of building types

- a) Staff recommends using stronger contrasting colors to significantly have buildings stand apart from another. Color scheme 2, using the dark and light grey accent should not be adjacent to the light grey and blue, Color scheme 1 elevation.
- b) The use of brick and/or stonework shall be applied along all building side elevations.

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

Staff recommends requiring a refuse pick up service and provide at minimum provide onsite refuse containers throughout the site.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.