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Staff: Scott Waller, Chrissanda Walker

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ROLL CALL

COMMISSION BUSINESS

1. Speed Shop

16008 60th St E

DR-2022-0001

Construction of a new 17,000sf building addition and remodel of an existing 9,000sf building for a private auto club, project includes landscaping, fencing, utilities, pedestrian spaces and walkways for ESUV connections.

2. YMCA

6109-6029 160th Ave E

PLN-2020-0014

Construction of a new sports field, 1,650sf amenities building, 63,000sf enclosed playfield building, project to include landscaping, fencing, utilities, parking, pedestrian spaces, walkways for ESUV connections and wetland buffer planting

3. Kinsman Care

5019 Valley Hwy E

DR-2021-0045

Construction of a new 40-bedroom adult residential care facility, within an approximately 15,150 SF building. Project includes on-site parking, commercial required pedestrian spaces, on-site common open space and site landscaping.

REPORTS

ADJOURNMENT



REPORT TO THE DESIGN COMMISSION
from the DEVELOPMENT SERVICES DEPARTMENT

Permit Number: DR-2022-0001

Applicant: Carl Friis
Midtown Builders Inc
1433 Valentine Ave #103
Pacific, WA 98047

Owner: Speed Shop LLC
910 Traffic Ave
Sumner, WA 98390

Location/Parcel(s): 16001 60th St East (APN: 0520198006)

Project Components: Design Review for construction of a new 17,000sf building addition and remodel of an existing 9,000sf building for a private auto club, project to include landscaping, utilities, pedestrian spaces and walkways for ESUV connections.

Related Permits: SEPA, Building and site civil permits.

Date of Meeting: March 9th 2022 at 6:30 pm **(Virtual)**

Staff Representative: Scott Waller – Associate Planner

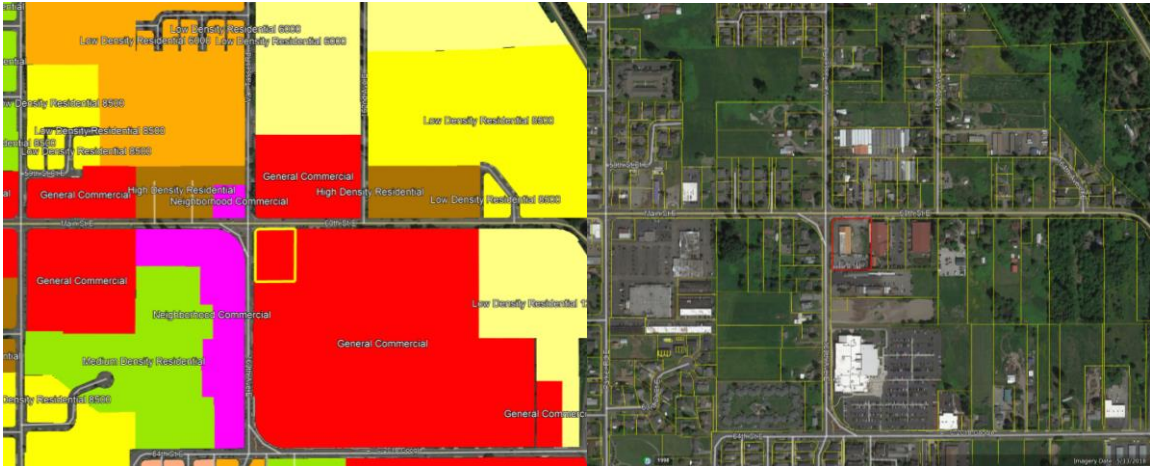
Recommendation: Conditionally Approve

Attachments: Building Plans, Exterior Elevations, Landscape Plans, Renderings, Site Plan and ESUV cross connection.

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The 1.58 acre site contains an existing 9,300 square foot building formerly home to an auto parts store. The site is zoned general commercial (GC) and in the East Sumner Urban Village overlay and regulated by SMC 18.30 and chapter 2 of Sumner’s design and development guidelines. Neighboring parcels to the north are zoned GC, parcels to the east are zoned GC, parcels to the south are zoned GC and parcels to the west are zoned Neighborhood Commercial (NC).



Zoning Map

Vicinity Map

II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned General Commercial (GC) within the East Sumner Urban Village overlay, and is evaluated by the Commercial section of the *Design and Development Guidelines*. This project involves renovations to an existing building and partially developed site; therefore, only certain sections of the design guidelines will be applicable since the nature of this proposal is renovation to an existing development and not new construction.

General Commercial – East Sumner Urban Village overlay

2. Commercial Guidelines	Error! Bookmark not defined.
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Applicability

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

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

District Objectives

GC, General Commercial District

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

2.1 Site Design and Parking

2.1.1 Building location guidelines:

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

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

- i) **All buildings within 5 feet of the sidewalk should provide a minimum transparency of 50 percent for the ground floor facade between 4 and 8 feet above the sidewalk level.**
- ii) **Low level landscaping elements are usually needed to cover foundation**

materials while maintaining visibility between sidewalk and ground floor windows.

- iii) Raised or terraced planting beds between a sidewalk and building can be an attractive way of defining the street and providing a comfortable transition between the sidewalk and building – particularly where buildings have a limited amount of transparency on the ground floor.**

This site is not within the E Main Street Design Area and therefore subsection (a and c) applies to this project. The proposed new building is located close to the sidewalk and includes a direct connection from sidewalk to the building through a small plaza space with raised planters. The project will include landscaping in other areas along 160th and 60th that don't include buildings at the frontage. These spaces are already developed and will not need to be altered to add more landscaping to meet the 10' requirement or remove existing paved materials. The plans show fencing around the site that will need to be setback in some areas. The applicant is not required to add pedestrian space or landscaping between the existing building and 60th in order to meet this guideline; however, adding a fence between the existing building and the street would further move the site away from meeting this design guideline and its intent. The guideline is met as conditioned.

2.1.2 Building orientation.

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

- a) Building entries must face the street. Exceptions:**
 - i) For multi-building developments where one or more buildings are located away from the street, the building entries for those buildings not adjacent to the street must be clearly visible and/or accessible from the street.**
 - ii) For street corner buildings, an entry on the corner or entries fronting on both streets are encouraged, but one entry only on the primary street may be permitted, provided the proposed design treatment on the secondary street meets the intent of the guidelines.**
 - iii) For the GC and IC Districts, entries may be on the side of buildings provided the entry is clearly visible and accessible from the street.**
- b) The facade must have transparent windows and/or doors covering at least 25 percent of the ground floor facade between 4 and 8 feet above the sidewalk. Exceptions:**
 - i) For street corner buildings, the Director may reduce the transparency on the secondary street provided the proposed building and landscaping design provide visual interest and create a comfortable pedestrian environment.**
 - ii) Reduced transparency proposals will be considered provided alternative design treatments meet the intent of the guidelines, provide an interesting pedestrian experience, and are compatible with the existing and/or desired character of the area. Examples could include, but are not limited to, a vertical trellis with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian**

scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.

This site currently contains an existing building located generally in the middle left of the site and doesn't meet the intent of having the building at the street with a good connection to the sidewalk. The proposed addition is not only located up to the sidewalk with a connecting plaza and entrance along the front, but also creates a natural connection to the existing building, which helps bring it into compliance. The existing building and new building will include large transparent storefront style window and a significant update to the existing building and its existing condition. This guideline is met.

2.1.3 Parking location guidelines.

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

- a) Parking lots shall not be located between the street and any building.**
- b) For properties where at least some street front parking and vehicular access is unavoidable, as determined by the Director, no more than 30 percent of the primary street frontage and no more than 75 percent of the secondary street frontage may be occupied by parking and vehicle access. Design elements must be included to screen parking areas and maintain visual continuity along the street. This could include a combination of trees, lighting, decorative banners, and architectural elements such as a low wall (approximately 3 feet in height) or a trellis.**
- c) For properties in the IC zones, parking should be placed to the side or rear of buildings. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. The Director may grant the following exceptions to this requirement provided design elements are included to maintain visual continuity along the street:**
 - i) The applicant can successfully demonstrate that an increased amount of street front parking allows for a more desirable development configuration in terms of pedestrian access and amenities.**
 - ii) Vehicle sales lots: Areas for display vehicles may be provided between the building and the street.**
- d) Except for permitted garage entrances, structured parking on the ground floor may not occupy the primary street frontage. For street corner sites, structured parking may occupy up to 75 percent of the street frontage on the secondary street.**
- e) Parking is prohibited on street corner sites.**

The parking configuration for this site includes existing parking located along 160th and 60th Streets, which is not ideal; however, it does propose removing the stalls along 60th Street and adding new stalls in the back of the building. This will ensure that the new stalls comply with the guidelines. It should be noted that Sumner's code would only require all parking (including

existing stall) to be brought into compliance if the development required an increase in parking of 100% or more. Since this is not the case, the site may keep the parking along 160th. It should also be noted that the existing parking along 160th is not screened with landscaping and the project will include perimeter landscaping. Overall, this project does a great job of addressing the existing site conditions while meeting guidelines for the new additions. This guideline is met.

2.1.4 Parking lot screening.

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

- a) Provide at least 10 feet of Landscaping Type C.**
- b) Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Landscaping Type C. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director and as recommended by the Design Commission.**

This project proposes 10' of type C landscaping around all parking areas. This guideline is met.

2.1.5 Driveways.

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

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

18.43.

This project proposes a northern driveway entrance at 60th Street and a southern entrance off 160th Street in order to provide adequate access and emergency vehicle circulation. While the design guidelines generally aim to limit the number of driveways, this site meets the 25' of driveway per 150' linear feet of frontage requirement and will be closing one of the 3 driveways/curb cuts it currently has. This guideline is met.

2.1.6 Vehicular Access.

Specific standards:

- a) **Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.**
- b) **Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.**
- c) **Properties within the East Main Street Area shall provide vehicular access per SMC 18.43**

This project provides a well laid out parking lot and circulation system, especially considering the current developments on the site. There doesn't appear to be a need to connect to the neighboring sites via vehicular access, but the project does include walkways along the east and south side of the site per the East Sumner Plan. These walkways will continue to connect through this area of town and provide connection and recreation opportunities as sites build out. This guideline is met.

2.1.7 Street corners.

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

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

This project includes an existing building and existing parking lot, with the new building and a bulk of the development occurring on the east and south side of the site. Staff doesn't feel locating the new building at the corner would be a feasible option given the existing development.

Staff would ask that a pedestrian oriented space is designed at the corner to the best extent feasible given the existing development. This guideline is met as conditioned.

2.1.8 Service, Loading, and Garbage Area Guidelines.

- a) **Service, loading, refuse and storage areas shall be located and designed to minimize the impacts on the streetscape, pedestrian areas, and customer parking areas. Solid waste receptacles visible from the street, customer parking areas, and residential units shall be surrounded on at least three sides by a wall. Such enclosures shall be designed compatible with the primary structure(s) onsite by using concrete block or other durable materials compatible with the primary structure(s). Enclosures located in a parking lot shall feature self-closing doors.**
- b) **Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected pedestrian-oriented spaces.**
- c) **No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).**
- d) **All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.**
- e) **Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.**

This project shows a refuse area along the southeast corner of the site, this is an ideal location for a trash on this site as it keeps it away from streets and walkways. Conditions of approval require the trash area to contain some screening element.

2.1.9 Multiple Building and Large Lot Development.

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

- a) **Mitigate transportation impacts and facilitate better traffic circulation by connecting through streets, where applicable.**
- b) **Provide convenient and connected pedestrian access system.**
- c) **Encourage buildings to complement adjacent activities and visual character (where desirable).**
- d) **Arrange buildings in clustered masses that enhance the pedestrian environment within the development and along street frontages. For example, consider clustering small retail stores are in close proximity to large retail stores and clustering smaller retail**

- shops front on the main arterial as separate building “pads.”
- e) **Incorporate open space and landscaping as a unifying feature.**
- f) **Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.**

This section is not applicable as the project is well under the threshold to be considered a large lot.

2.2 Pedestrian Access and Amenities

2.2.1 Internal pedestrian circulation guidelines:

- a) **All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.**
- b) **Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.**
- c) **For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200-300 feet would meet the “Intent” statements above and be scaled similar to traditional Sumner block sizes in downtowns.**
- d) **Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or spaced no more than 150 feet apart shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall utilize pedestrian-scaled lighting (lights mounted no higher than 14 feet) and contrasting paving material. Walkways shall be separated from vehicular access and parking areas by 5-foot minimum planting strips with Landscaping Type C. Alternative configurations will be considered by the Director where such treatments create a more desirable configuration/design in terms of pedestrian access and visual or environmental amenities.**
- e) **Crosswalks are required when a walkway crosses a paved area accessible to vehicles. The crosswalk shall use contrasting paving material that differentiates it from the parking lot.**
- f) **Developments must continue the sidewalk pattern and material across driveways.**

This project has frontage along 60th and 160th Ave E and while the site currently does not have sidewalks along the length of the frontage, it is anticipated that sidewalks will be completed

through a City project prior to this site being developed. The site currently does not contain any connection from 60th St E to the building. The proposal includes a new building addition located closer to 60th St E and includes multiple connection points between the sidewalk and a small plaza entrance that directly connects to the building. This also includes East Sumner cross connection walkways on the east and south sides of the side. The one area that is not clearly met is the connection points from the building to parking areas. There is a walkway connection from the building entrance that runs along the East side of the building that connects to the south parking areas, but its unclear how and where this connects and what materials and curbing or separation are used. This guideline is satisfied as conditioned.

2.2.2 Weather protection.

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

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

This project includes weather protection along the north elevation, which will serve as the primary entrance. Weather protection is included along much of the building façade through a combination of roof overhangs and steel canopies. This guideline is met.

2.2.3 Internal Pedestrian Paths and Circulation.

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

- a) All internal pathways must be at least 5 feet in width.**
- b) Pathways along the facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:**
 - i) Street trees, as approved by the Director, should be placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building facade must be provided;**
 - ii) Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at**

least 8 feet in width and the combined pathway and planting strip is at least 15 feet in width; and

- iii) **Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to Director approval, provided they are used at the same intervals.**
- c) **For all other interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot pathway can accommodate groups of persons walking four abreast, or two couples passing one another. An 8-foot pathway will accommodate three persons walking abreast, while a 5-foot pathway will allow two individuals to pass comfortably**

The length of the proposed building façade does exceed 100 feet, so wider walkways would be encouraged; however, staff feels the current proposal meets the intent of these guidelines considering this is a partially developed site. The new development does include a wider walkway along its frontage and plaza space. All other internal pathways in the proposed project provide a minimum of 5 feet width. This guideline is met.

2.2.4 Secondary entrance design elements.

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

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

The proposed building does contain a secondary entrances that are located at the east and west elevations. These are not intended to be accessed by the general public and do include weather protection. This guideline is met.

2.2.5 Pedestrian-oriented space.

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

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

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

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

- a) To qualify as a pedestrian-oriented space, an area must have:**
 - i) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.**
 - ii) Paved walking surfaces of either concrete or approved unit paving.**
 - iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.**
 - iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.**
 - v) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular courtyard.**
 - vi) Landscaping components that add seasonal interest to the space.**
- b) The following features are encouraged in pedestrian-oriented space:**
 - i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.**
 - ii) Provide pedestrian-oriented facades on some or all buildings facing the space.**
 - iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.**
 - iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.**
 - v) Movable seating.**
- c) The following features are prohibited within pedestrian-oriented space:**
 - i) Asphalt or gravel pavement.**
 - ii) Adjacent unscreened parking lots.**
 - iii) Adjacent chain link fences.**
 - iv) Adjacent blank walls.**

- v) **Adjacent dumpsters or service areas.**
- vi) **Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.**

This project requires 1,710 sf of pedestrian oriented space (2% of 72,021 lot = 1,440 + 1% of 27,065 BLD = 270, total required = 1,710 sf). Approximately 1,500sf of space is provided at the north east end of the site in a plaza space that connects to 60th street and the new building. Staff also includes a recommended condition of approval to create a node at the north west corner to create a usable space at this prominent corner. This guideline is met as conditioned.

2.2.6 Site Lighting.

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

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

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

The proposal does not show illumination plans and a condition of approval will require the lights located in the pedestrian areas to be a maximum of 15 feet high and be down shielded. These will need to be shown at time of development permits. This guideline will be satisfied as conditioned.

2.3 Building Character and Massing

2.3.1 No franchise and corporate architecture.

The use of stock building plans, typical corporate and/or franchise designs, or other designs which are easily identified with a particular chain or corporation are not allowed. “Regional prototype alternatives,” may be considered as an alternative by the Director if all other design criteria have been met.

This remodel does not propose any corporate or franchise architecture. This guideline is satisfied.

2.3.2 Design all visible facades.

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

The applicant is proposing to use a combination of vertical metal siding, with accents of a maple wood siding, much of the buildings base includes a stone finish. All the elevations include equal design consideration with the exception of the east façade. The east faced will be the least visible, but as shown does include large sections that would be considered blank. This guideline is further discussed in the blank wall criteria section.

2.3.3 Unique designs.

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

The proposed building follows an architectural style that includes shed roofs of different heights that come together to create a broken-up roof line. This style has been used in other areas of town and staff feels this design fits in to Sumner’s character. This guideline is met.

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

a) Use of window and/or entries that reinforce the pattern of small storefront spaces.

- b) **Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.**
- c) **Change of roofline.**
- d) **Change in building material or siding style.**
- e) **Other methods that meet the intent.**

This project does not occur in these areas and this guideline is not applicable.

2.3.5 Facade articulation for all other non-residential buildings not covered in Guideline 2.3.4 above. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least three of the following articulation features at intervals no greater than 60 feet.

- a) **Use of window and/or entries that reinforce the pattern of small storefront spaces.**
- b) **Providing building modulation of at least 2 feet in depth and 4 feet in width.**
- c) **Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.**
- d) **Change of roofline.**
- e) **Change in building material or siding style.**
- f) **Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.**
- g) **Other methods that meet the intent.**

Exception: Alternative articulation methods will be considered by the Director provided such treatment meets the intent of the guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the guidelines using greater articulation intervals. Also, where the articulated features are more substantial in terms of effectively breaking up the façade into smaller components, then a greater distance between architectural intervals may be acceptable.

This project incorporates a storefront window pattern and weather protection along its north façade fronting the street. It also includes roof line changes and modulation at the point where the new addition occurs. This guideline is met.

2.3.6 Rooflines:

- a) **Rooflines visible from a public street, open space, or customer parking area must be**

varied by emphasizing dormers, gables, stepped roofs, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without modulation. Modulation should consist of either:

- i) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The required change in elevation noted above may be reduced by approximately $\frac{1}{2}$ provided the roofline change corresponds with a change in building materials.
- ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.
- iii) A combination of the above.

The Director may relax this requirement if building incorporates other design treatments that reduce the perceived scale of the building, add visual interest, and complement the design of other nearby buildings.

- b) For buildings in the NC zone, pitched roofs with a minimum slope of 5/12 are preferred to maintain the residential character of the area.

The proposed building's roof line is broken up well at three of the facades through the use of alternating building height, material changes at corners and window along the west façade. The east façade does not include any breaks; however, given its location it is not highly visible. This guideline is met.

2.3.7 Maximum Facade Width.

The maximum facade width (the facade includes the apparent width of the structure facing the street) of the upper story of multi-story and large-scale retail buildings (with floor area greater than 50,000 square feet) visible from a street, public open space, or pedestrian-oriented space is 120. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot wide modulation of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors except the ground floor where a pedestrian-oriented facade has been provided. Decks and roof overhangs may encroach up to 3 feet (per side) into the modulation. The Director will consider other design methods that are effective at reducing the perceived width of the building.

This project includes the use of storefront windows, change in building materials and weather protection along 60th Street E. This guideline is satisfied.

2.3.8 First story commercial frontages.

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

lower than 13 feet.

This project will include a showroom space along 60th that will include ceiling height exceeding 13'. This guideline is satisfied.

2.3.9 Vertical articulation.

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

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

The proposed building is primarily a single story structure with a mezzanine space; therefore this guideline is not applicable; however, the building does a good job of addressing all of these guidelines.

2.3.10 Blank walls.

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

- a) Blank walls - A wall (including building facades and retaining walls) is considered a blank wall if:**
 - i) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or**
 - ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.**
- b) Untreated Blank walls facing a public street, pedestrian-oriented space, or pedestrian pathway are prohibited. Any new blank walls shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible blank walls are encouraged to utilize one or more of the following treatments to add visual interest to the street.**
 - i) Transparent windows or doors;**
 - ii) Display windows**
 - iii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet**

high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen approximately 1/3 of the wall's surface within three years.

- iv) Installing a vertical trellis in front of the wall with climbing vines or plant materials.**
- v) Artwork (mosaic, mural, sculpture, relief, etc.) over approximately 1/2 of the blank wall surface.**
- vi) Other methods that meet the intent.**

Overall, the building is well designed. The west façade includes large sections of blank wall due to its lack of windows and doors. This façade does include material changes from metal siding to maple plank siding at reoccurring intervals and provides stonework along the lower portion of the building. While adding some windows could look good here, given this is an existing building, staff feels it is a great improvement from the current façade. The east façade also includes large sections of blank walls; however, this elevation is not likely to be very visible. Staff does feel that this wall would benefit from some material, texture or color change to provide some visual break. This guideline is met as conditioned.

2.4 Building Details and Materials

2.4.1 Building details.

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

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

- b) **Decorative facade attachments**
 - i) **Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning**
 - ii) **Decorative, custom hanging sign(s)**
 - iii) **Decorative building-mounted light fixtures**
- c) **Building materials and other facade elements**
 - i) **Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.**
 - ii) **Decorative artwork on building (such as a mural) or bas-relief sculpture**
 - iii) **Decorative kick-plate, pier, beltcourse, design**
 - iv) **Other details that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.**

Decorative elements referenced above must be distinct “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the Director.

The proposed project includes at least one element from each category and meets this guideline through using large storefront windows, transom windows, roll up doors, metal canopies and stonework. This guideline is met.

2.4.2 Building materials.

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

The proposed building uses a mix of metal siding, maple planks and stone. This guideline is satisfied.

2.4.3 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), except when used as an accent design element covering less than approximately 10 percent of the building facade.**
- c) **Corrugated fiberglass.**
- d) **Un-enhanced (e.g. galvanized, non-trimmed, non-vinyl) 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.

None of the prohibited materials are proposed.

2.4.4 Special standards for concrete block.

Special standards for concrete or concrete blocks (concrete masonry units, CMU, or “cinder blocks”): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:

- a) Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.**
- b) Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.**
- c) Use of decorative coursing to break up blank wall areas.**
- d) Use matching colored mortar where color is an element of architectural treatment for any of the options above.**

No CMU is proposed so this guideline is not applicable.

2.4.5 Special standards for metal siding.

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

Metal siding is proposed, but generally the project includes masonry around the base, trim and secondary accent siding. The east elevation does show one wall made up entirely of a single color and pattern of metal siding from top to bottom. While this elevation is very limited in its visibility, staff does support adding some alternating color and or material on this façade.

2.4.6 Special standards for Exterior Insulation and Finish System (EIFS) and other similar troweled finishes. EIFS and other similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than approximately 1/3 of the facade area. Weather exposed horizontal surfaces must be avoided. Masonry, stone, or other durable permanent material is required for the first 2 feet above ground level.

No EIFS or troweled finishes are proposed.

2.4.7 Year of construction.

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

A year of construction plaque is not shown, but a condition of approval requires that a plaque is shown at time of building permit application. This guideline is satisfied as conditioned.

2.4.8 Color Palette.

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

The color palate is primarily made up of dark bronze metal siding with secondary maple siding. Trim and other accents are shown in black and a neutral stone color is shown at the base. This guideline is satisfied.

2.5 Streetscape and Landscaping

2.5.1 Sidewalk widths and uses.

- a) New buildings intended for ground floor restaurant or other similar uses that may desire outdoor dining or seating opportunities are encouraged to setback storefronts to provide for wider sidewalks. For example, 12-foot sidewalks allow for very limited outdoor dining/sitting opportunities, while 15-foot sidewalks provide a more desirable configuration for outdoor dining. Also see SMC 12.28.100 and 18.16.080(O) for related standards.**

Wider sidewalks provide opportunities for a greater range of pedestrian activities.

- b) Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk.**

Also see SMC 12.28.080 for related provisions.

The proposed building does not intend to have sidewalk seating, nor is it a restaurant or food related use. In the event this site changes to a food service use, they would have the plaza space in the north east corner and could add outdoor seating in other areas on the site. This guideline is satisfied.

2.5.2 Streetscape amenities.

Pedestrian amenities must be included along Main Street within the East Main Street Planning Area and Fryer/Traffic Avenue within the Town Center Plan Area.

Specifically, one or more of the desired amenities listed below must be included for each 60 lineal feet (on average) of street frontage. The type, location, and design of chosen amenities must contribute to a well-balanced mix of features on the street, as determined by the Director. Developments with greater than 120 linear feet of frontage shall include at least one amenity from Category II below. Desired amenities include:

Category I:

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

Category II:

- a) Drinking fountain.**
- b) Ground-mounted Pedestrian-scaled lighting (placed between 12 and 14 feet above the ground) as approved by the Director.**
- c) Informational kiosks.**
- d) Transit shelters.**

- e) **Decorative clocks.**
- f) **Artwork such as sculptures, installations, or other artwork incorporated into sidewalk.**
- g) **Other amenities that meet the intent.**

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

The proposed project is not located in any of the specified designated areas and therefore this requirement is not applicable.

2.5.3 Bicycle Rack Location.

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

Plans do not currently show bicycle parking, but will be required to at time of development permits. It's recommended to include bicycle parking at or new the north east plaza entrance. This guideline is met as conditioned.

2.5.4 Site Lighting.

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

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

- a) **All public areas shall be lighted with average minimum and maximum levels as follows:**
 - i) **Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;**
 - ii) **Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles;**
- and**
- iii) **Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.**
- b) **Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.**
- c) **Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale.**

Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

- d) **Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.**
- e) **Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.**

A condition of approval will require a lighting plan that complies with the above design guidelines shall be supplied at time of building permit application.

2.5.5 Landscaping.

Developments are subject to SMC Chapter 18.41 requirements.

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

The proposed project is required to have approximately 7,202 square feet of landscaping (10% of 72,021 total lot) in order to meet the required 10% of the site. The project proposes approximately 10,971 square feet and therefor exceeds the required amount of landscaping. This guideline is met.

2.5.6 Side and rear yard buffer requirements.

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

- a) **Provide Landscaping Type A at least 10 feet deep alongside and rear property lines where adjacent to residential zoned land.**
- 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. 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). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn’t negatively impact views from the street or nearby properties.**
- 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.**
- iv) **Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided design treatments are included to meet Guideline 2.4.7 (Blank Walls).**

This site is not adjacent to residential zoning and the only areas with desired separation would be around parking, which has already been addressed. This site is providing a path and landscaping around the east and south property lines which would meet this guideline.

III. STAFF RECOMMENDATIONS

The proposal (DR-2022-0001) should be APPROVED subject to the following CONDITIONS, to be addressed prior to building permit issuance:

1. DG 2.1.1 Building Locations

The fencing shown around the site’s frontage shall be relocated along 60th Street to be in line with the western edge of the existing building and extend north to the edge of pavement. Gates are regulated under SMC 18.30.110 and would ultimately need to meet the Cities criteria; ensure they will not obstruct ROW and receive approval from the Director.

2. DG 2.1.7 Street Corners

A small plaza space shall be added at the north west corner of the site. This space must include paved surface, raised masonry planters and seating.

3. DG 2.2.1 Internal pedestrian circulation guidelines

At time of development permits, plans shall show a safe and separated walkway system connecting the building to parking areas to the south. This design should ensure that parking stalls cannot encroach into walkways or the building.

4. DG 2.3.10 Blank walls and 2.4.5 Special standards for metal siding.

Color and material, pattern or texture changes should occur along the east façade at intervals similar to the west façade. This could include incorporating horizontal metal siding of a contrasting color at intervals similar to the west façade.

5. DG 2.1.8 Service, Loading, and Garbage Area Guidelines.

The trash enclosure shall include some measures to adequately screen it from the street and walkways. If doors are used, they should be designed to not obstruct the drive aisle when opened or include self-closing doors. Utility meters, vents, and other mechanical equipment shall be located and screened in accordance with this guideline.

6. **DG 2.2.6 and 2.5.4 Site Lighting**

The project shall show that site lighting is provided in compliance with these guidelines prior to development permit issuance.

7. **2.4.7 Year of construction.**

A year of construction plaque shall be shown near the northwest corner entrance at time of building permit application.

8. **2.5.3 Bike Rack Location**

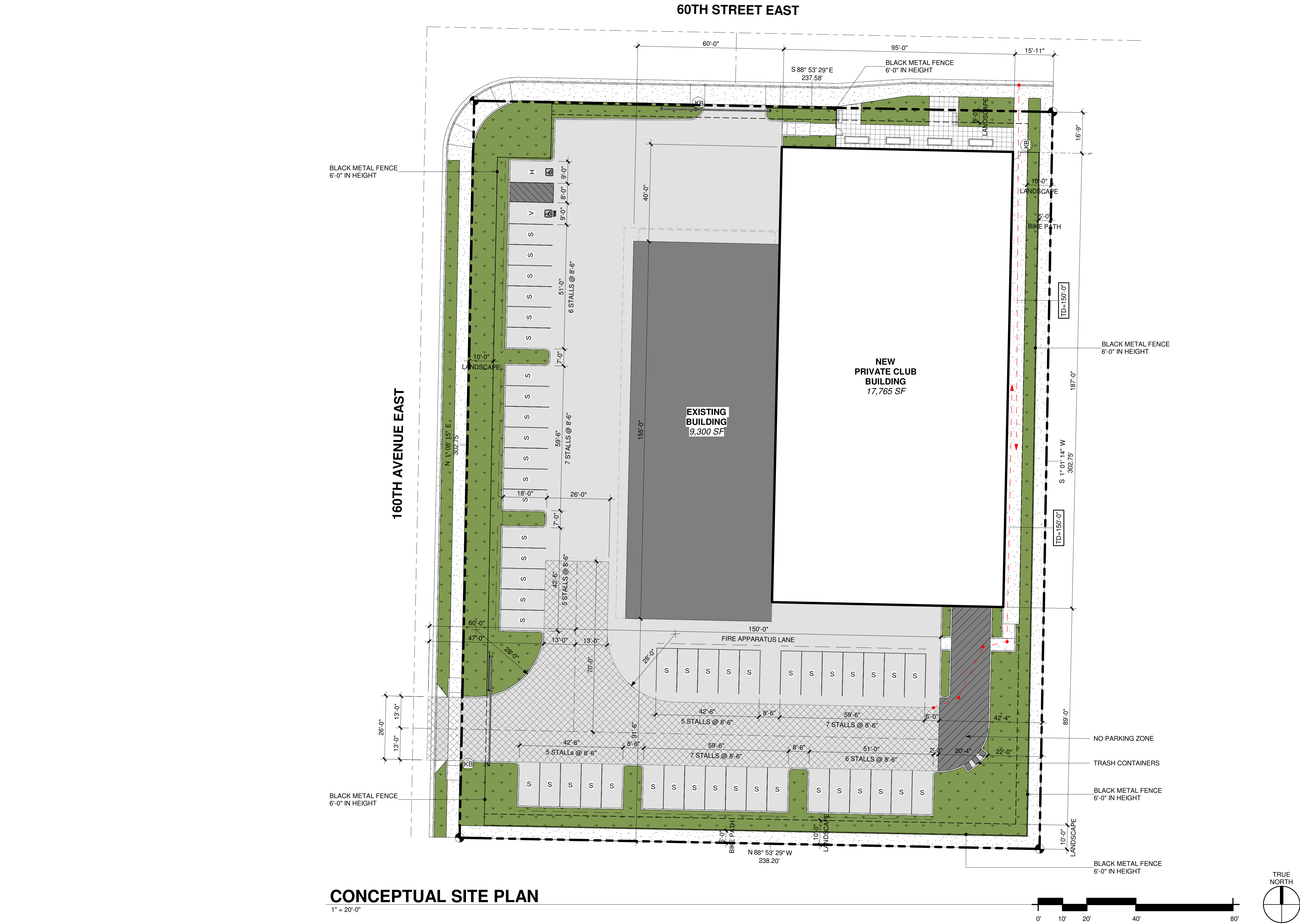
At time of development permit plans shall show bicycle parking to accommodate 5 bikes and its recommended to use a unique design that complements the pedestrian space in which its located.

9. **SMC 18.30.100 Mid Block Connections**

The Mid Block connections shall be designed, constructed and an easement provided for public access as shown on the plans and consistent with the East Sumner Neighborhood Plan circulation map.

10. **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 any shown signs.



CODE ANALYSIS	
CODE:	2018 IBC 2018 I.M.C. 2018 U.F.C. 2018 WSEC 2009 ICC A117.1-2009
OCCUPANCY CLASSIFICATION:	B (BUSINESS - AUTO CLUB)
CONSTRUCTION TYPE:	IIB - BUSINESS
BUILDING TYPE:	1 STORY (COMMERCIAL) W/ MEZZANINE
FIRE SPRINKLERS:	SPRINKLERED IN ACCORDANCE W/ SEC. 903.3.1.1, 2018 IBC
BASE ALLOWABLE AREA:	93,000 S.F. (TABLE 506.2)
ALLOWABLE HEIGHT:	3 STORIES (40 FEET)

PROJECT INFORMATION	
PROJECT NAME	SUMNER SPEED SHOP
PROJECT SCOPE	TENANT IMPROVEMENT & PRIVATE CLUB BUILDING ADDITION
PROJECT LOCATION	16008 60TH ST E, SUMNER WA 98390
PARCEL	0520198006
SITE ZONING	GC (GENERAL COMMERCIAL)
ZONING JURISDICTION	CITY OF SUMNER
SITE USE	BUSINESS - PRIVATE AUTO CLUB
SET BACK - FRONTAGE/STREET SIDE:	5 FT. SMC 18.16.070
SET BACK - SIDE (INTERIOR):	5 FT. SMC 18.16.070
SET BACK - REAR:	20 FT. SMC 18.16.070
MIN. LOT SIZE	5,000 SF SMC 18.16.070
MAX. LOT COVERAGE	75% SMC 18.16.070
BUILDING HEIGHT LIMIT	35 FEET SMC 18.16.070
REQUIRED PARKING STALLS	1 STALL FOR EVERY 4 PERSONS BASED ON OCCUPANT LOAD, PLUS 1 STALL FOR EVERY 2 EMPLOYEES (PRIVATE CLUB BUILDING) SMC 18.42.040 (N)

PARKING STATISTICS		
DESCRIPTION	TYPE	STALLS PROVIDED
ACCESSIBLE	H	1
STANDARD	S	48
VAN ACCESSIBLE	V	1
TOTAL STALLS REQUIRED: 50 STALLS		50

OCCUPANT LOADS				
NAME	CLASS.	AREA	AREA PER PERSON	OCCUPANTS
CAR CLUB BAY #1	B	6,818 SF	150 SF	45.5
CAR CLUB BAY #2	B	15,998 SF	150 SF	106.7
MAINTENANCE BAY #1	B	900 SF	150 SF	6.0
MAINTENANCE BAY #2	B	900 SF	150 SF	6.0
BUSINESS LOUNGE	B	1,767 SF	150 SF	11.8
FILE ROOM	B	188 SF	150 SF	1.3
MEZZANINE	B	1,767 SF	150 SF	11.8
OFFICE	B	188 SF	150 SF	1.3
ELECTRICAL ROOM	S-2	136 SF	150 SF	0.9
STORAGE	S-2	375 SF	150 SF	2.5
		29,036 SF		193.6

SITE AREA

PROPERTY	AREA	AREA (SF)
0520198006	1.65 acres	72,021 SF
	1.65 acres	72,021 SF

PERVIOUS / IMPERVIOUS AREAS		
TYPE	AREA	PERVIOUS / IMPERVIOUS %
IMPERVIOUS EXISTING		
IMPERVIOUS BUILDING FOOTPRINT	9,300 SF	12.9%
IMPERVIOUS DRIVEWAYS / PARKING	13,122 SF	18.2%
IMPERVIOUS EXTERIOR CURBING	480 SF	0.7%
IMPERVIOUS UNCOVERED EXTERIOR SIDEWALK	98 SF	0.1%
	23,000 SF	31.9%
IMPERVIOUS NEW CONSTRUCTION		
IMPERVIOUS BUILDING FOOTPRINT	17,765 SF	24.7%
IMPERVIOUS DRIVEWAYS / PARKING	15,375 SF	21.3%
IMPERVIOUS EXTERIOR CURBING	111 SF	0.2%
IMPERVIOUS UNCOVERED EXTERIOR BICYCLE PATH	2,680 SF	3.7%
IMPERVIOUS UNCOVERED EXTERIOR SIDEWALK	1,426 SF	2.0%
IMPERVIOUS UNCOVERED EXTERIOR STAMPED SIDEWALK	874 SF	1.2%
	38,231 SF	53.1%
PERVIOUS		
PERVIOUS LANDSCAPING	10,791 SF	15.0%
	10,791 SF	15.0%
SITE AREA: 72,021 S.F.	72,022 SF	100.0%

SUMNER SPEED SHOP

16008 60TH ST E,
SUMNER, WASHINGTON 98390

1/20/2022 10:41:32 AM

CONCEPTUAL SITE PLAN

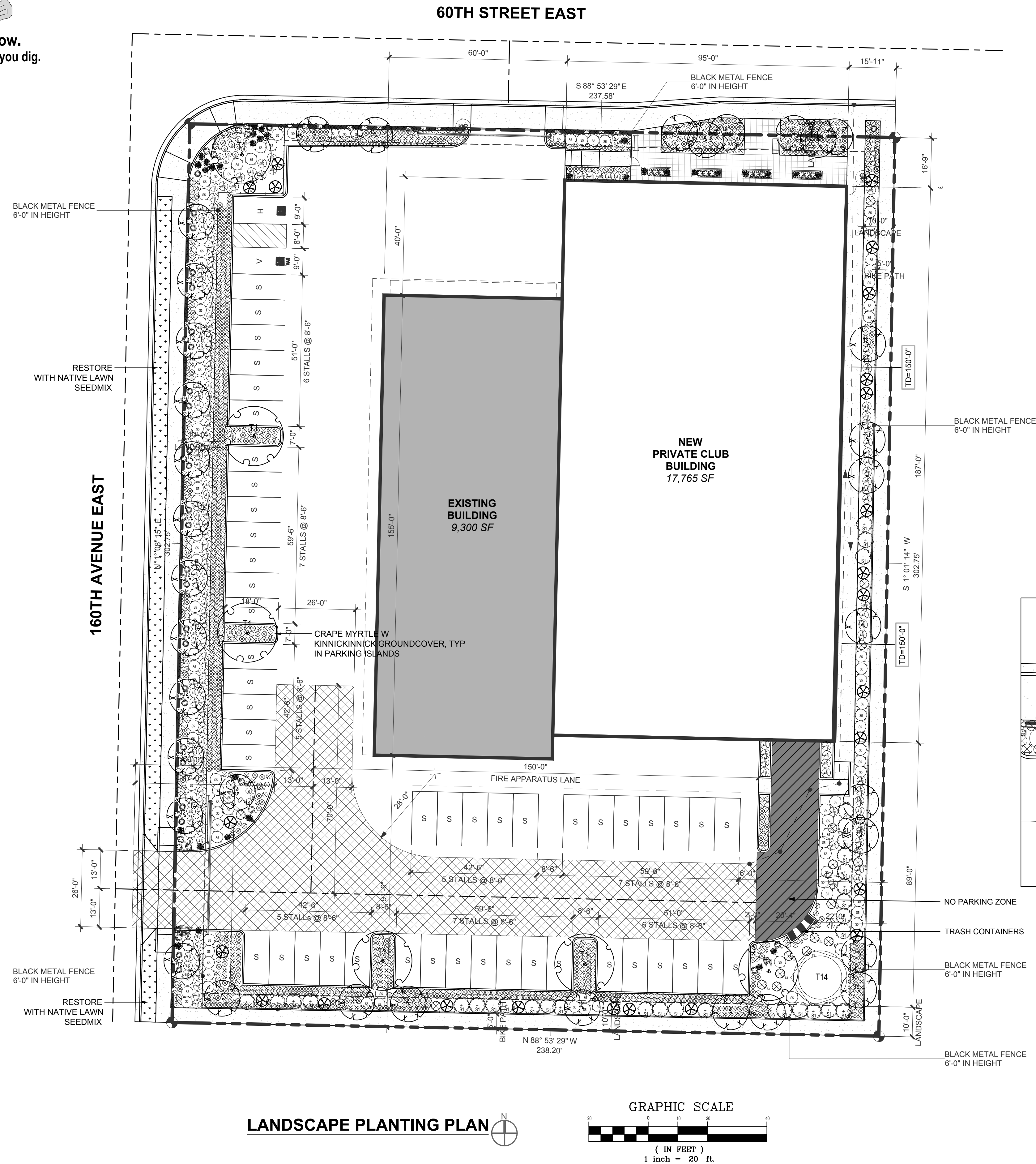
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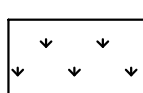
ROSS DECKMAN & ASSOCIATES INC.

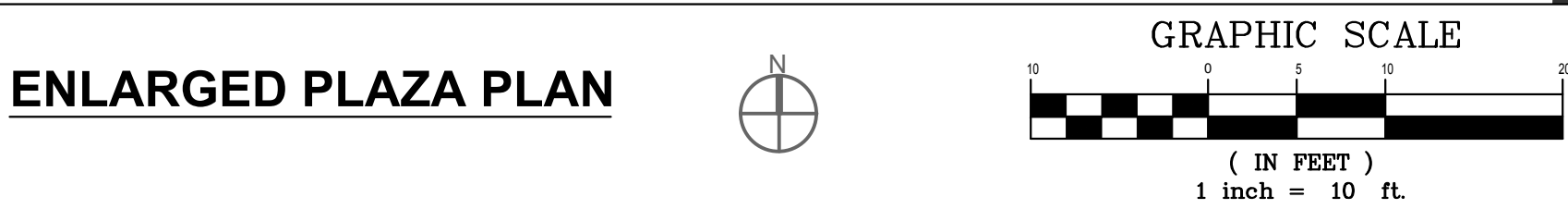
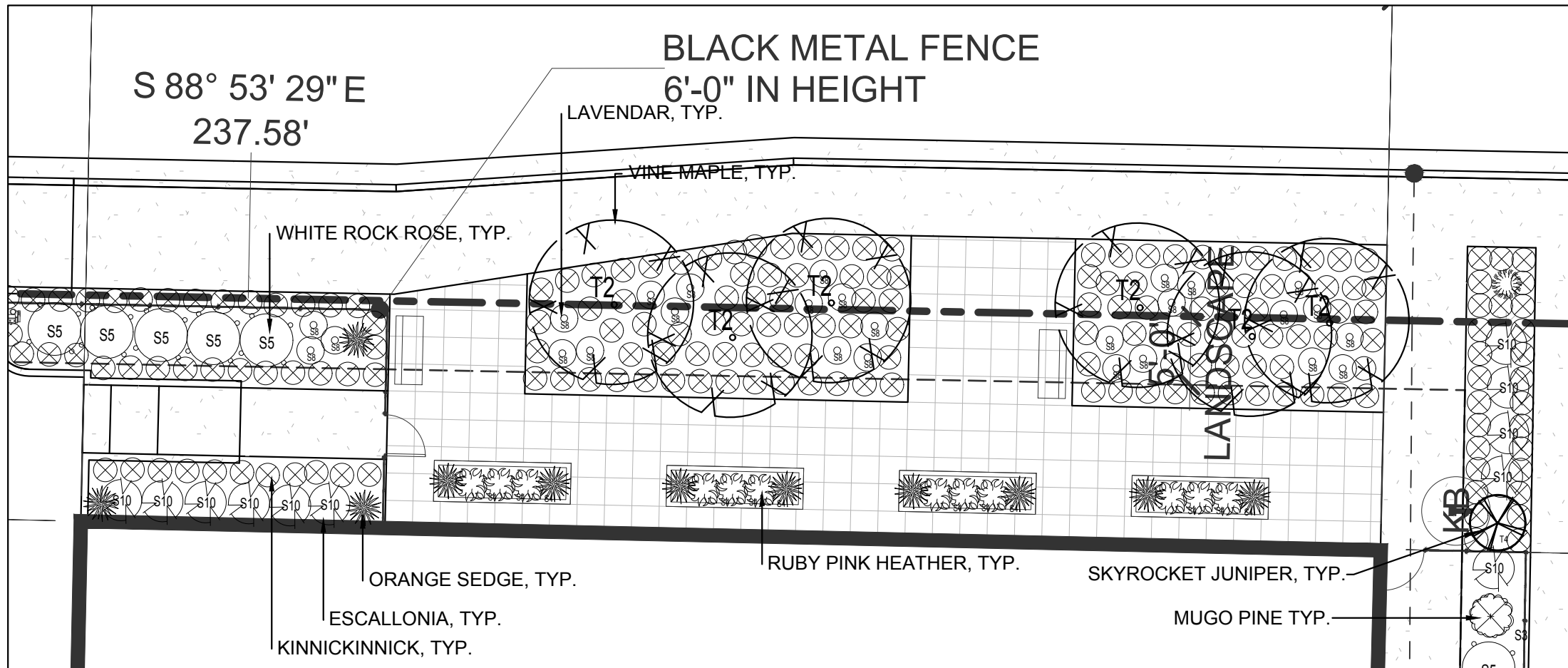
207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372

PR100

P. 253.840.9405



PLANT LEGEND																					
TREES																					
SYMBOL	QTY	DESCRIPTION	SIZE																		
	6	Laegerstromia indica 'Muskogee' Muskogee Crape Myrtle or sim. variety	2" Cal. Min Well Formed																		
	35	Acer circinnatum Vine Maple	2" Cal. Min Multi Trunk Preferred																		
	24	Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	6' Ht. Min. Full/Compact																		
	1	Cedrus deodara 'compacta' Dwarf Deodar Cedar	6' Ht. Min. Full/Compact																		
SHRUBS & GROUND COVERS																					
SYMBOL	QTY	DESCRIPTION	SIZE																		
	32	Arbutus unedo 'Compacta' Compact Strawberry Bush	24"-30" Ht. Min.																		
	19	Pinus mugo Mugo Pine	24"-30" Ht. Min.																		
	106	Cistus x hybridis (compact White) Dwarf White Rockrose	24"-30" Ht. Min.																		
	173	Escallonia exoneinsis 'Fradesii' Pink Princess Escallonia	24"-30" Ht. Min.																		
	27	Helictotricon sempervirens Blue Oat Grass	1 Gal. Min. 24" spacing																		
	1214	Arctostaphylos uva-ursi 'Massachusetts' Kinnickinnick	1 Gal. Min. @24" OC Triangular Spacing																		
	32	Carex testacea Orange Sedge	1 Gal. Min. 24" spacing																		
	44	Lavendula angustifolia 'Hidecote' Hidecote Lavender or sim.	1 Gal. Min. 24" spacing																		
	42	Calluna vulgaris 'Allegro' Allegro Heather Bright Ruby Pink - July-Oct bloom	1 Gal. Min. 24" spacing																		
		Hydroseed for Typical Lawn Areas SUNMARK NATIVE ECOTURF- Sunmark Seeds www.sunmarkseeds.com <table><tr><th>Botanical Name</th><th>Common Name</th><th>% by Weight</th></tr><tr><td>Festuca rubra</td><td>Native Red Fescue</td><td>45%</td></tr><tr><td>Bouteloua gracilis</td><td>Blue Grama</td><td>25%</td></tr><tr><td>Buchate dactyloides</td><td>Buffalograss</td><td>20%</td></tr><tr><td>Koeleria macrantha</td><td>Prairie Junegrass</td><td>7%</td></tr><tr><td>Trifolium fragiferum</td><td>Strawberry Clover</td><td>3%</td></tr></table> 1 lbs per 1,000 SF or 43.67 lbs per acre	Botanical Name	Common Name	% by Weight	Festuca rubra	Native Red Fescue	45%	Bouteloua gracilis	Blue Grama	25%	Buchate dactyloides	Buffalograss	20%	Koeleria macrantha	Prairie Junegrass	7%	Trifolium fragiferum	Strawberry Clover	3%	
Botanical Name	Common Name	% by Weight																			
Festuca rubra	Native Red Fescue	45%																			
Bouteloua gracilis	Blue Grama	25%																			
Buchate dactyloides	Buffalograss	20%																			
Koeleria macrantha	Prairie Junegrass	7%																			
Trifolium fragiferum	Strawberry Clover	3%																			



Nature By Design
Landscape Architecture

1320 Alameda Avenue, Suite B, Fitchburg, WA 98446
www.naturebydesigninc.com
253.460.6067

SUMNER SPEED SHOP
16008 60TH ST E,
SUMNER, WASHINGTON 98390

Phil's Speed Shop LLC
910 Traffic Ave
Sumner, WA 98390

PROJECT:

REVISIONS:

DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: JANUARY 14, 2022



PROJECT NO: 2206
FILE NAME: 2206LSA
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: ARCHITECTURAL SITE
PLOT SCALE: 1:1
DRAWING SCALES: 1:20

DRAWING CONTENTS

LANDSCAPE PLANTING PLAN

DRAWING NO.:

L1

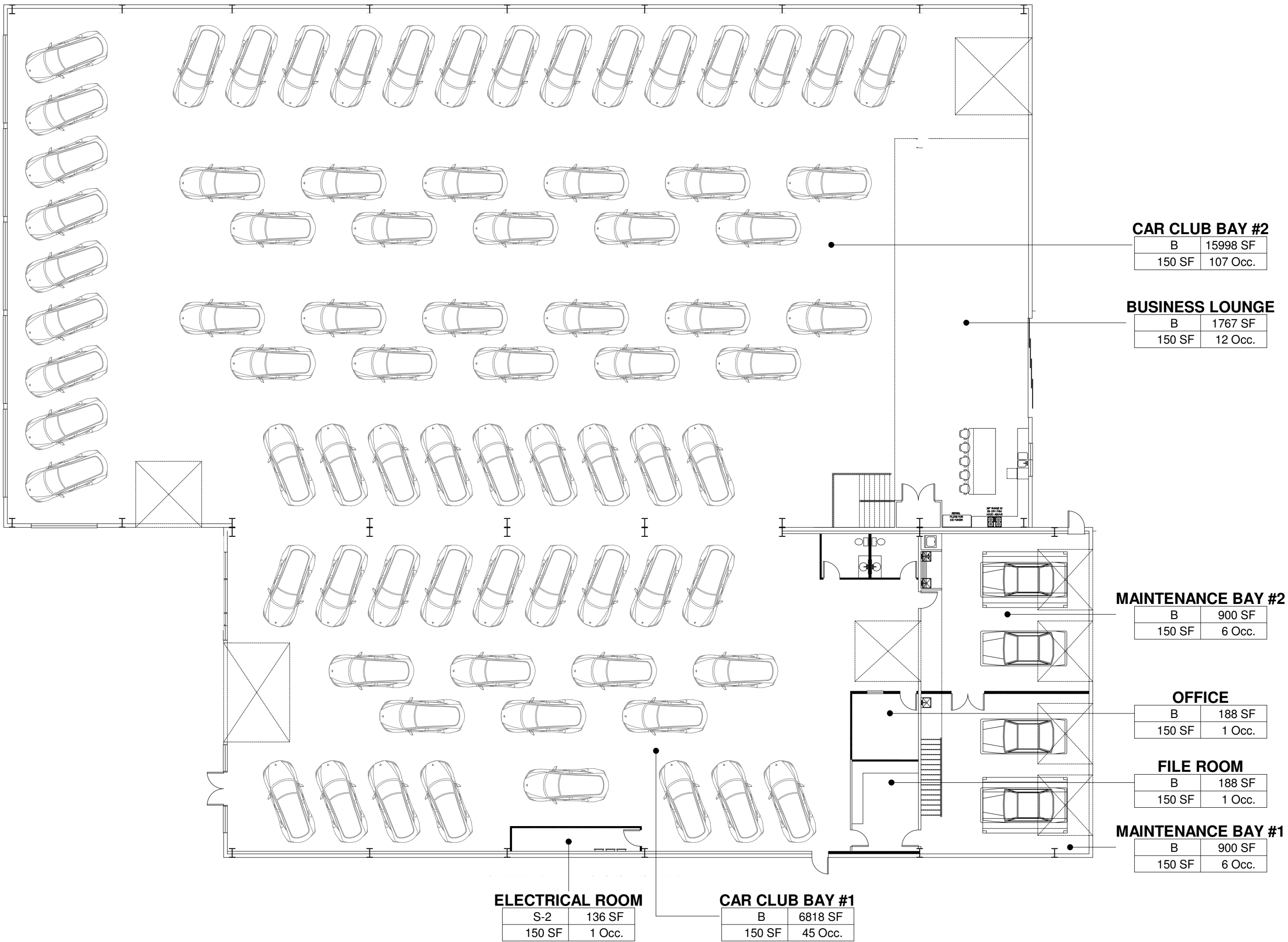
1 OF 2

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
 - a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

- a. Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
- c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area shall be added to a depth of four inches to the top of the soil and Tilled in.
- d. Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 inches.
- e. Street Trees shall be pit planted - excavate the planting pit per detail on this sheet. No construction debris or other debris shall be left in pits.

- Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
- Mulches must include organic materials, such as wood chips and shredded bark.
- Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
- Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.

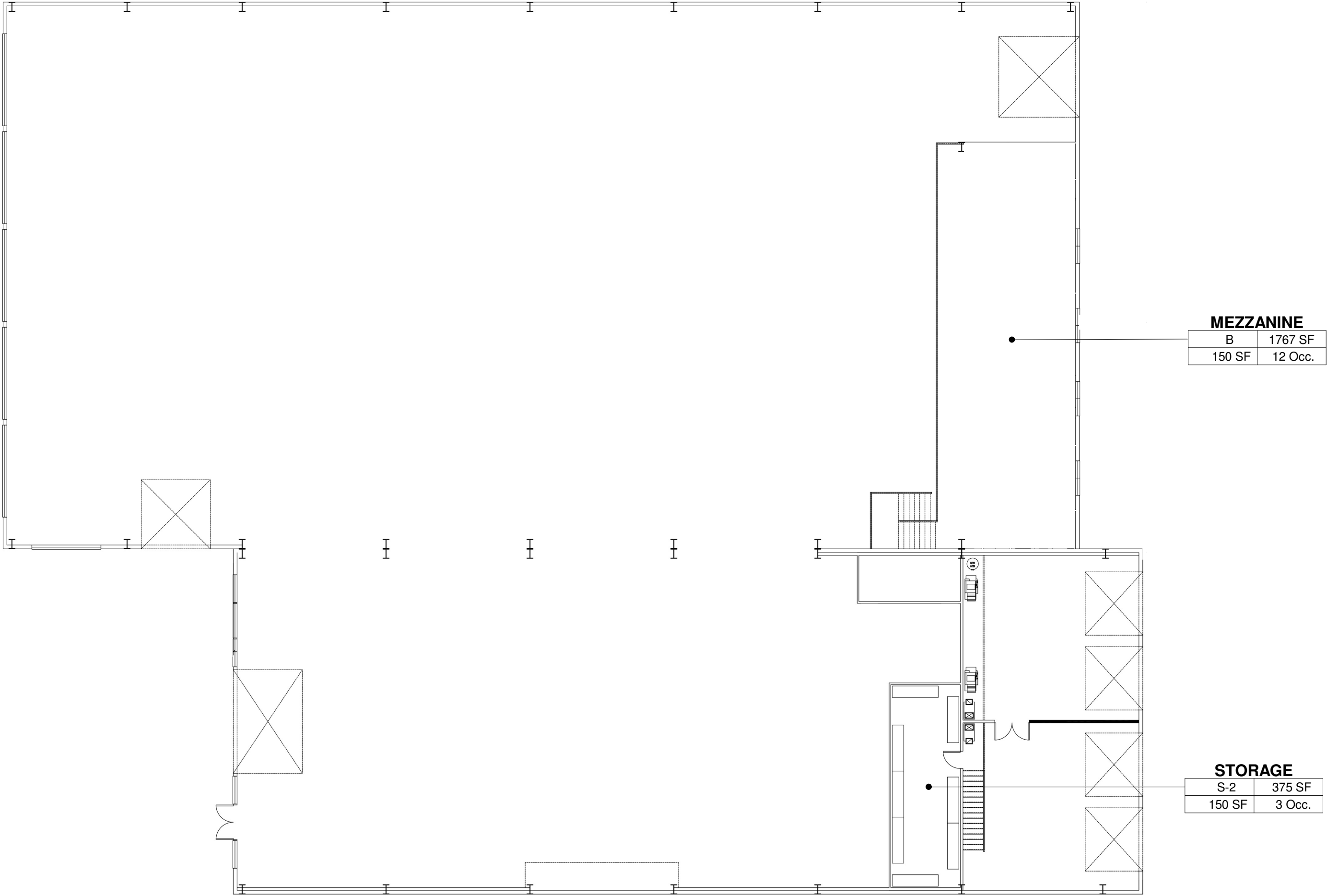
The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



CONCEPTUAL - OVERALL FLOOR PLAN - L1

1/16" = 1'-0"

OCCUPANT LOADS - L1					
NAME	CLASS.	CT.	AREA	AREA PER PERSON	OCCUPANTS
L1					
BUSINESS LOUNGE	B	1	1,767 SF	150 SF	11.8
CAR CLUB BAY #1	B	1	6,818 SF	150 SF	45.5
CAR CLUB BAY #2	B	1	15,998 SF	150 SF	106.7
ELECTRICAL ROOM	S-2	1	136 SF	150 SF	0.9
FILE ROOM	B	1	188 SF	150 SF	1.3
MAINTENANCE BAY #1	B	1	900 SF	150 SF	6.0
MAINTENANCE BAY #2	B	1	900 SF	150 SF	6.0
OFFICE	B	1	188 SF	150 SF	1.3
OCCUPANTS					179.3



CONCEPTUAL - OVERALL FLOOR PLAN - L2

1/16" = 1'-0"

OCCUPANT LOADS - L2					
ROOM NAME	CLASS.	CT.	AREA	AREA PER PERSON	OCCUPANTS
L2					
MEZZANINE					
MEZZANINE	B	1	1,767 SF	150 SF	11.8
STORAGE	S-2	1	375 SF	150 SF	2.5
OCCUPANTS					14.3

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CONCEPTUAL FLOOR PLANS

R D + A

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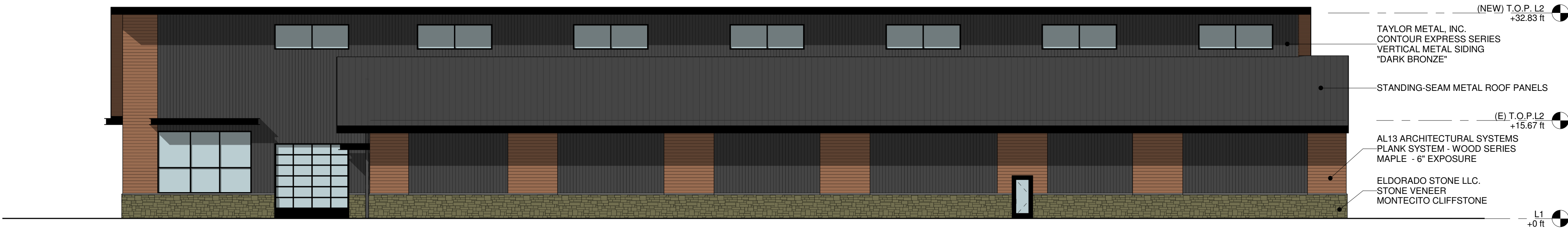
P. 253.840.9405

PR101



EXTERIOR ELEVATION - NORTH - 60TH STREET

3/32" = 1'-0"



EXTERIOR ELEVATION - WEST

3/32" = 1'-0"



EXTERIOR ELEVATION - SOUTH - 160TH STREET

3/32" = 1'-0"



EXTERIOR ELEVATION - EAST

3/32" = 1'-0"

MATERIAL LEGEND



DARK BRONZE - (SRI-22)
CONTOUR EXPRESS SERIES
TAYLOR METAL, INC.



MAPLE WOOD SIDING
PLANK SYSTEM SERIES
AL13 ARCHIECTURAL SYSTEMS



MONTECITO CLIFFSTONE
CLIFFSTONE SERIES
ELDORARO STONE, LLC.

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CONCEPTUAL EXTERIOR ELEVATIONS

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PR102

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CONCEPTUAL RENDERING

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PR103



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CONCEPTUAL RENDERING

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PR104



SUMNER SPEED SHOP

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SUMNER, WASHINGTON 98390

1/20/2022 10:41:40 AM

CONCEPTUAL RENDERING

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4TH AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372

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PR105



REPORT TO THE DESIGN COMMISSION
from the DEVELOPMENT SERVICES DEPARTMENT

Permit Number: PLN-2020-0014

Applicant: Zach Crum
BCRA
2106 Pacific Ave, Suite 300
Tacoma, WA 98406

Owner: Loren Johnson
YMCA of Pierce and Kitsap Counties
4717 S 19th St, Suite 201
Tacoma, WA 98405

Location/Parcel(s): 6109-6029 160th Ave E (APN: 0520194020 and 0520194046)

Project Components: Design Review for construction of a new sports field, 1,650sf amenities building, 63,000sf enclosed playfield building, project to include landscaping, lighting, fencing, utilities, parking, pedestrian spaces, walkways for ESUV connections and wetland buffer planting.

Related Permits: SEPA, Building and site civil permits.

Date of Meeting: March 9th 2022 at 6:30 pm **(Virtual)**

Staff Representative: Scott Waller – Associate Planner

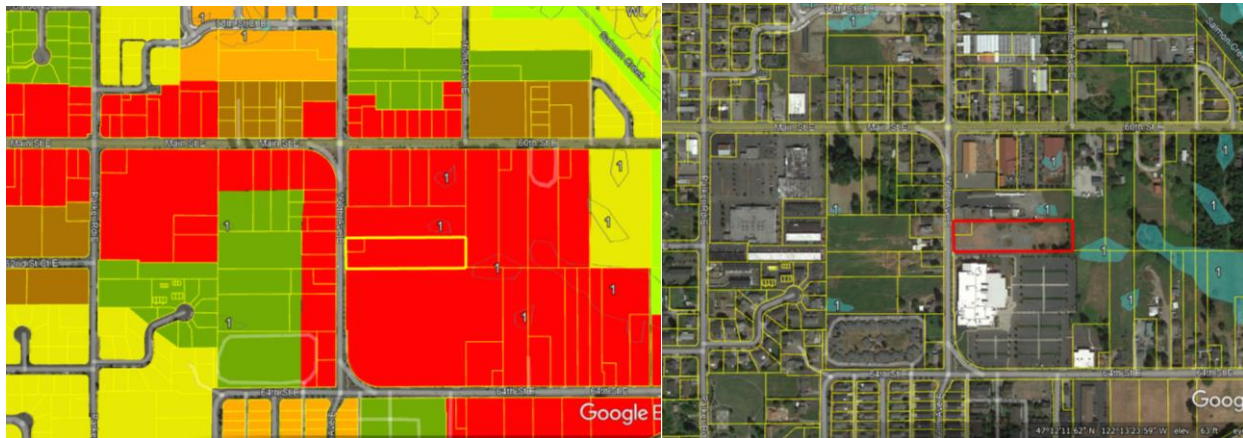
Recommendation: Conditionally Approve

Attachments: Site plans, landscape plan, light plan, fitness facility floor plan, building elevations, amenities building, entrance feature and ESUV cross connection map.

I. BACKGROUND INFORMATION

a. Site Location and Vicinity

The 2.42 acre site is currently vacant and relatively flat, with a ditch and wetland buffer to the east. The site is zoned general commercial (GC) and in the East Sumner Urban Village overlay and regulated by SMC 18.30 and chapter 2 of Sumner’s design and development guidelines. Neighboring parcels to the north are zoned GC, parcels to the east are zoned GC, parcels to the south are zoned GC and parcels to the west are zoned Neighborhood Commercial (NC).



Zoning Map

Vicinity Map

II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned General Commercial (GC) within the East Sumner Urban Village overlay, and is evaluated by the Commercial section of the *Design and Development Guidelines*. This project involves renovations to an existing building and partially developed site; therefore, only certain sections of the design guidelines will be applicable since the nature of this proposal is renovation to an existing development and not new construction.

General Commercial – East Sumner Urban Village overlay

2. Commercial Guidelines	Error! Bookmark not defined.
2.1 Site Design and Parking.....	3
2.2 Pedestrian Access and Amenities	Error! Bookmark not defined.
2.3 Building Character and Massing..	Error! Bookmark not defined.
2.4 Building Details and Materials	19
2.5 Streetscape and Landscaping	22

Applicability

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

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

District Objectives

GC, General Commercial District

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

2.1 Site Design and Parking

2.1.1 Building location guidelines:

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

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

- i) **All buildings within 5 feet of the sidewalk should provide a minimum transparency of 50 percent for the ground floor facade between 4 and 8 feet above the sidewalk level.**
- ii) **Low level landscaping elements are usually needed to cover foundation**

materials while maintaining visibility between sidewalk and ground floor windows.

- iii) **Raised or terraced planting beds between a sidewalk and building can be an attractive way of defining the street and providing a comfortable transition between the sidewalk and building – particularly where buildings have a limited amount of transparency on the ground floor.**

This site is not within the E Main Street Design Area and therefore subsections (a and c) apply to this project. The proposed new sports field complex includes 10' of landscaping along the frontage and a small plaza space and the entrance corner. Staff feels that the fencing along the frontage would benefit from some added features such as decorative designs in the fencing and or decorative panels affixed to the fence containing murals or other designs. If decorative features cannot be implemented, then landscaping should be added behind the plaza space and along the fence to the first drop off location. The guideline is met as conditioned.

2.1.2 Building orientation.

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

- a) **Building entries must face the street. Exceptions:**
 - i) **For multi-building developments where one or more buildings are located away from the street, the building entries for those buildings not adjacent to the street must be clearly visible and/or accessible from the street.**
 - ii) **For street corner buildings, an entry on the corner or entries fronting on both streets are encouraged, but one entry only on the primary street may be permitted, provided the proposed design treatment on the secondary street meets the intent of the guidelines.**
 - iii) **For the GC and IC Districts, entries may be on the side of buildings provided the entry is clearly visible and accessible from the street.**
- b) **The facade must have transparent windows and/or doors covering at least 25 percent of the ground floor facade between 4 and 8 feet above the sidewalk. Exceptions:**
 - i) **For street corner buildings, the Director may reduce the transparency on the secondary street provided the proposed building and landscaping design provide visual interest and create a comfortable pedestrian environment.**
 - ii) **Reduced transparency proposals will be considered provided alternative design treatments meet the intent of the guidelines, provide an interesting pedestrian experience, and are compatible with the existing and/or desired character of the area. Examples could include, but are not limited to, a vertical trellis with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.**

This project includes the development of a sports field and amenities building with a larger enclosed recreation building to either be constructed now or at a later phase. The enclosed recreation building, and amenities buildings are both set back from the street and are proposed adjacent to the parking lot at the east side. The buildings do contain a direct connection and access from 160th through a connecting walkway that begins and ends with plaza spaces. Parking is not located between the building and the street and all the space between the buildings and street are either plazas, landscaping or recreation areas. Locating one or both of the buildings closer to the street should be considered. Relocating the larger enclosed recreation building could also provide a better buffer from the field lighting and reduce the amount of fencing near the frontage while keeping the site access close to the parking and a single controlled access point.

2.1.3 Parking location guidelines.

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

- a) Parking lots shall not be located between the street and any building.**
- b) For properties where at least some street front parking and vehicular access is unavoidable, as determined by the Director, no more than 30 percent of the primary street frontage and no more than 75 percent of the secondary street frontage may be occupied by parking and vehicle access. Design elements must be included to screen parking areas and maintain visual continuity along the street. This could include a combination of trees, lighting, decorative banners, and architectural elements such as a low wall (approximately 3 feet in height) or a trellis.**
- c) For properties in the IC zones, parking should be placed to the side or rear of buildings. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. The Director may grant the following exceptions to this requirement provided design elements are included to maintain visual continuity along the street:**
 - i) The applicant can successfully demonstrate that an increased amount of street front parking allows for a more desirable development configuration in terms of pedestrian access and amenities.**
 - ii) Vehicle sales lots: Areas for display vehicles may be provided between the building and the street.**
- d) Except for permitted garage entrances, structured parking on the ground floor may not occupy the primary street frontage. For street corner sites, structured parking may occupy up to 75 percent of the street frontage on the secondary street.**
- e) Parking is prohibited on street corner sites.**

The parking configuration for this site includes a new parking lot to be located at the far east end of the site. This layout complies with this guideline as the proposal will not have any parking fronting or visible from the street. This guideline is met.

2.1.4 Parking lot screening.

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

- a) Provide at least 10 feet of Landscaping Type C.**
- b) Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Landscaping Type C. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director and as recommended by the Design Commission.**

This project proposes 10' of type C landscaping along the project frontage and the parking area is located at the back end of the site. There will be landscaping planted east of the parking lot for the wetland buffer. This guideline is met.

2.1.5 Driveways.

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

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

This project proposes a shared driveway with the existing YMCA to the south. This is an

ideal layout as it will not create additional curb cuts along 160th. This guideline is met.

2.1.6 Vehicular Access.

Specific standards:

- a) Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.**
- b) Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.**
- c) Properties within the East Main Street Area shall provide vehicular access per SMC 18.43**

This project provides a well laid out parking lot and circulation system, that shares a vehicle access off 160th, provides the option for a future stubbed out connection to the north. This connection is inline with the ESUV circulation map and will support access through this large City block and provide access to a potential future wetland park/trail system. This guideline is met.

2.1.7 Street corners.

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

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

This project is not a corner lot and therefore this section is not applicable.

2.1.8 Service, Loading, and Garbage Area Guidelines.

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

- b) **Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected pedestrian-oriented spaces.**
- c) **No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).**
- d) **All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.**
- e) **Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.**

This project shows a refuse area located just west of the amenities building to provide convenient access for visitors and employees. This guideline is met as conditioned.

2.1.9 Multiple Building and Large Lot Development.

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

- a) **Mitigate transportation impacts and facilitate better traffic circulation by connecting through streets, where applicable.**
- b) **Provide convenient and connected pedestrian access system.**
- c) **Encourage buildings to complement adjacent activities and visual character (where desirable).**
- d) **Arrange buildings in clustered masses that enhance the pedestrian environment within the development and along street frontages. For example, consider clustering small retail stores are in close proximity to large retail stores and clustering smaller retail shops front on the main arterial as separate building “pads.”**
- e) **Incorporate open space and landscaping as a unifying feature.**
- f) **Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.**

This section is not applicable as the project is well under the threshold to be considered a large lot.

2.2 Pedestrian Access and Amenities

2.2.1 Internal pedestrian circulation guidelines:

- a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.**
- b) Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.**
- c) For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200-300 feet would meet the “Intent” statements above and be scaled similar to traditional Sumner block sizes in downtowns.**
- d) Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or spaced no more than 150 feet apart shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall utilize pedestrian-scaled lighting (lights mounted no higher than 14 feet) and contrasting paving material. Walkways shall be separated from vehicular access and parking areas by 5-foot minimum planting strips with Landscaping Type C. Alternative configurations will be considered by the Director where such treatments create a more desirable configuration/design in terms of pedestrian access and visual or environmental amenities.**
- e) Crosswalks are required when a walkway crosses a paved area accessible to vehicles. The crosswalk shall use contrasting paving material that differentiates it from the parking lot.**
- f) Developments must continue the sidewalk pattern and material across driveways.**

This project has a walkway connecting to 160th Street leading to the buildings, parking and sports field access. This walkway and adjacent drive aisle are also in alignment with the ESUV cross connections and will allow for the public to access a network of trails, vehicular drives and walkways. While the parking, building and field access are located towards the back end of the site, its entrance at 160th is part of the corner plaza space to provide an inviting first impression and draw you into the site. Similar to the stubbed-out vehicle drive at the north end, the ESUV walkway will end at the north end and connect through once the site to the north develops. This guideline is met.

2.2.2 Weather protection.

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

- a) Weather protection at least 5 feet deep is required over all primary building, individual business, and individual residence entries. This may include a recessed**

entry, canopy, porch, marquee, or building overhang.

- b) **Canopies, awnings, or other similar weather protection features should not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point. The street-side edge of the canopy or awning shall be at least 8 feet above the walking surface.**
- c) **Multi-tenant retail buildings are encouraged to use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building.**
 - **Enclosed recreation building** This project includes weather protection along the south and west elevations, which will serve as the primary entrances to the large sports field building. There are additional doors and roll up bays that would benefit from additional canopies for both a weather protection and from a design perspective.
 - **Amenities building:** The smaller amenities building includes a covered space that runs off the west elevation and acts as an entry point to the site while provide ample weather protection.

A condition of approval asks for canopies to be added all the buildings doors and roll up bays on the large sports field building.

2.2.3 Internal Pedestrian Paths and Circulation.

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

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

groups of persons walking four abreast, or two couples passing one another. An 8-foot pathway will accommodate three persons walking abreast, while a 5-foot pathway will allow two individuals to pass comfortably

The proposed project includes walkways connecting the buildings and field access to the street, parking areas, the site to the north for future connection and to the existing YMCA facility to the south. Each walkway is a minimum of 5' wide and made of a contrasting paved surface. The sidewalk does get wider and becomes a plaza at the corner entrance along 160th and at the site access around the amenities building. These spaces are design to accommodate gathering of people and help facilitate activities. This guideline is met.

2.2.4 Secondary entrance design elements.

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

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

- **Amenities building:** The primary entrance appears to be on the west side of this building and is under the extended covered roof feature and occurs next to a large window panel. Other entrances are located on the north façade and are covered by the roof extension connecting the two buildings and is accessed by a continuation of the pedestrian plaza space.
- **Enclosed recreation building:** the proposed recreation building does contain a secondary entrances on all but the north façade. A separate condition of approval asks for added weather protection features to be added above each entrance. Building design will be discussed later on in the report, but staff feels that adding wood features to the primary building would carry over design elements found in the amenities building and incorporating wood around the entrances would also help

draw attention to and highlight the doors.

This guideline is met as conditioned.

2.2.5 Pedestrian-oriented space.

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

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

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

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

- a) To qualify as a pedestrian-oriented space, an area must have:**
 - i) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.**
 - ii) Paved walking surfaces of either concrete or approved unit paving.**
 - iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.**
 - iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.**
 - v) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular courtyard.**
 - vi) Landscaping components that add seasonal interest to the space.**
- b) The following features are encouraged in pedestrian-oriented space:**
 - i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.**
 - ii) Provide pedestrian-oriented facades on some or all buildings facing the space.**
 - iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.**
 - iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.**
 - v) Movable seating.**
- c) The following features are prohibited within pedestrian-oriented space:**
 - i) Asphalt or gravel pavement.**

- ii) Adjacent unscreened parking lots.
- iii) Adjacent chain link fences.
- iv) Adjacent blank walls.
- v) Adjacent dumpsters or service areas.
- vi) Outdoor storage or retail sales that do not contribute to the pedestrian environment. An example is stacked bags of potting soil or compost, which are common in front of grocery stores during the spring and summer. The area used for such purposes will not be counted as pedestrian-oriented space.

This project requires 2,253 sf of pedestrian oriented space (2% of 103,877 lot = 2,077 + 1% of 27,065 BLD = 176, total required = 2,253 sf). The project is almost entirely comprised of pedestrian space, as its primary purpose is for recreation. The site does include the small corner plaza at 160th and the plaza space around the amenity building which add up to approximately 3,500sf. This guideline is met with the condition that seating and lighting are added to these spaces.

2.2.6 Site Lighting.

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

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

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

light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

The proposal does include a lighting and photometric plan, which do show some light trespass off the site. Plans will need to be included showing that no light will extend off site, additionally parking lot light fixtures are shown in the wetland buffer and will need to be removed or relocated. This project also proposes very tall lighting poles shown at 50'. Staff would ask that alternatives are looked at with regards to the lighting and height proposed. During SEPA, this project will need to discuss how the lighting will be contained and the hours of operations along with any operational procedures that may help such as dimming. This guideline will be satisfied as conditioned.

2.3 Building Character and Massing

2.3.1 No franchise and corporate architecture.

The use of stock building plans, typical corporate and/or franchise designs, or other designs which are easily identified with a particular chain or corporation are not allowed. "Regional prototype alternatives," may be considered as an alternative by the Director if all other design criteria have been met.

This project does not propose any corporate or franchise architecture. This guideline is not applicable.

2.3.2 Design all visible facades.

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

The applicant is proposing two separate buildings that will be located in very close proximity to each other (approximately 11') and will be connected by a roof extension of the amenities building. While these are separate structures, they will appear as one from many angles.

- **Amenities building:** The smaller amenity building is shown with a great mix of CMU colors and two different metal siding colors, one horizontal and one vertical. This building also includes a modulated roofline that extends out to create a covered entrance area to the fields. Overall, the amenity building is well designed.
- **Enclosed recreation building:** The larger enclosed recreation facility shows larger facades with less details. The enclosed recreation facility will be constructed of metal siding, uses some large window blocks, and roll up doors, canopies extending from of the

primary entrance points. The site and building layout do create a situation where the recreation building is not as visible due to its proximity from the street and it being behind the amenities building, it will still be quite visible. Staff feels that some additional elements or changes could be beneficial on the enclosed recreation building. These additions will provide some additional design elements and create continuity between the amenity building and the enclosed recreation facility.

This guideline is met as conditioned.

2.3.3 Unique designs.

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

The proposed buildings follow an architectural style that includes metal siding, CMU and wood. This style has been used in other areas of town and staff feels this design fits in to Sumner's character. This guideline is met.

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

- a) **Use of window and/or entries that reinforce the pattern of small storefront spaces.**
- b) **Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.**
- c) **Change of roofline.**
- d) **Change in building material or siding style.**
- e) **Other methods that meet the intent.**

This project does not occur in these areas and this guideline is not applicable.

2.3.5 Facade articulation for all other non-residential buildings not covered in Guideline 2.3.4 above. All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least three of the following articulation features at intervals no greater than 60 feet.

- a) **Use of window and/or entries that reinforce the pattern of small storefront spaces.**
- b) **Providing building modulation of at least 2 feet in depth and 4 feet in width.**
- c) **Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.**

- d) **Change of roofline.**
- e) **Change in building material or siding style.**
- f) **Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.**
- g) **Other methods that meet the intent.**

Exception: Alternative articulation methods will be considered by the Director provided such treatment meets the intent of the guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the guidelines using greater articulation intervals. Also, where the articulated features are more substantial in terms of effectively breaking up the façade into smaller components, then a greater distance between architectural intervals may be acceptable.

This project incorporates some large windows and weather protection along its south façade, which is the primary pedestrian entrance, these features are also present on the west elevation which faces 160th. The south façade will also be located behind the amenities building which is adjacent to the plaza and primary entrance. This guideline is met as conditioned above in DG 2.3.2.

2.3.6 Rooflines:

a) **Rooflines visible from a public street, open space, or customer parking area must be varied by emphasizing dormers, gables, stepped roofs, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without modulation. Modulation should consist of either:**

- i) **For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The required change in elevation noted above may be reduced by approximately ½ provided the roofline change corresponds with a change in building materials.**
- ii) **A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.**
- iii) **A combination of the above.**

The Director may relax this requirement if building incorporates other design treatments that reduce the perceived scale of the building, add visual interest, and complement the design of other nearby buildings.

b) **For buildings in the NC zone, pitched roofs with a minimum slope of 5/12 are preferred to maintain the residential character of the area.**

The proposed amenities building does include roofline modulation that is great for the size of that building. The enclosed recreation building includes a pitched roof that does not include any modulation. The north and south elevations do measure in at 164' in length which would require some modulation; however, the proximity of the amenities building to the enclosed recreation

building gives the effect of one building and adds an element of modulation that creates a step back feel. The north side of the recreation building is not anticipated to be highly visible. This guideline is met.

2.3.7 Maximum Facade Width.

The maximum facade width (the facade includes the apparent width of the structure facing the street) of the upper story of multi-story and large-scale retail buildings (with floor area greater than 50,000 square feet) visible from a street, public open space, or pedestrian-oriented space is 120. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot wide modulation of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors except the ground floor where a pedestrian-oriented facade has been provided. Decks and roof overhangs may encroach up to 3 feet (per side) into the modulation. The Director will consider other design methods that are effective at reducing the perceived width of the building.

This project does not include any single or combined building area of over 50,000sf, it does include the north and south elevations that exceed 120' in length; however, these are not along a street front. These areas should include some modulation and articulation to better break up the building. Conditions recommended throughout this report would provide additional features that would break up the larger enclosed building. This guideline is satisfied.

2.3.8 First story commercial frontages.

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

This project will be for a recreation facility and not a commercial or retail use. This guideline is not applicable.

2.3.9 Vertical articulation.

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

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

The proposed buildings are not multi-story; however, the proposed conditions of approval would great a better distinguished top, middle and bottom. This guideline is not applicable.

2.3.10 Blank walls.

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

- a) **Blank walls - A wall (including building facades and retaining walls) is considered a blank wall if:**
 - i) **A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or**
 - ii) **Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.**
 - b) **Untreated Blank walls facing a public street, pedestrian-oriented space, or pedestrian pathway are prohibited. Any new blank walls shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible blank walls are encouraged to utilize one or more of the following treatments to add visual interest to the street.**
 - i) **Transparent windows or doors;**
 - ii) **Display windows**
 - iii) **Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen approximately 1/3 of the wall's surface within three years.**
 - iv) **Installing a vertical trellis in front of the wall with climbing vines or plant materials.**
 - v) **Artwork (mosaic, mural, sculpture, relief, etc.) over approximately 1/2 of the blank wall surface.**
 - vi) **Other methods that meet the intent.**
- **Amenities building:** Overall, the amenities building is well designed and includes elements to break it up.
 - **Enclosed recreation building:** The larger enclosed recreation building will be visible from the pedestrian plaza area, 160th and ESUV cross connections and includes many areas that would be designated as blank walls. The south and east elevations will be the most visible facades that include blank walls and special attention should be paid to these elevations. The conditions of approval seeking to incorporate CMU around the base, add canopies, include wood siding materials

would all work to meet this guideline. Special landscaping and or trellising could also be incorporated to break up blank areas. While the north façade is not anticipated to be highly visible, it should also include elements to break it up.

This guideline is met as conditioned.

2.4 Building Details and Materials

2.4.1 Building details.

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

a) Window and/or entry treatment

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

b) Decorative facade attachments

- i) Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning**
- ii) Decorative, custom hanging sign(s)**
- iii) Decorative building-mounted light fixtures**

c) Building materials and other facade elements

- i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.**
- ii) Decorative artwork on building (such as a mural) or bas-relief sculpture**
- iii) Decorative kick-plate, pier, beltcourse, design**

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

Decorative elements referenced above must be distinct “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the Director.

- **Amenities building:** The proposed amenities building does contain elements from each category and meets this guideline through the use of large windows, canopies and masonry materials.
- **Enclosed recreation building:** The larger enclosed recreation building includes some roll up doors, metal canopies but does not incorporate anything from sub category (c).

This guideline is met as conditioned throughout the report.

2.4.2 Building materials.

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

- **Amenities building:** The proposed amenities building uses a combination of CMU, vertical metal siding, horizontal concrete panels and wood paneling.
- **Enclosed recreation building:** The enclosed recreation building uses metal siding and wood panels, with a condition seeking the incorporation of a masonry material. This guideline is satisfied.

2.4.3 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), except when used as an accent design element covering less than approximately 10 percent of the building facade.**
- c) **Corrugated fiberglass.**
- d) **Un-enhanced (e.g. galvanized, non-trimmed, non-vinyl) 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.**

None of the prohibited materials are proposed.

2.4.4 Special standards for concrete block.

Special standards for concrete or concrete blocks (concrete masonry units, CMU, or “cinder blocks”): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:

- a) **Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.**
- b) **Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.**
- c) **Use of decorative coursing to break up blank wall areas.**
- d) **Use matching colored mortar where color is an element of architectural treatment for any of the options above.**

CMU is only proposed along much of the amenities building; however, the applicant has done a good job incorporating different colored CMU to create breaks in the walls that rely heavily on CMU. These are not labeled, but a mix of split and ground CMU would also add to the design. The enclosed recreation building does not show any CMU being used; however, conditions of approval throughout the report look to add a masonry material such as CMU to areas along the bottom of the structure. If CMU is chosen as the material to use here, it would be limited in its use and not be used for the entirety of any wall. This guideline is met.

2.4.5 Special standards for metal siding.

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

Metal siding is proposed on both the amenities building and the enclosed recreation building.

- **Amenities building:** The amenities building includes metal siding used along with CMU and concrete panels. The metal siding on the amenities building is only used in the upper areas of segments of the building and includes a concrete panel between it and the ground, its also limited in how much of the wall uses metal siding and includes color changes.
- **Enclosed recreation building:** The enclosed recreation building uses much more metal siding and shows it as the primary siding type and is used exclusively on some facades. Some wood panels are shown on the south and west elevations.

Conditions throughout the report ask that CMU or another masonry material be incorporated

around the enclosed recreation building and the wood material from the amenities building is carried over to the enclosed recreation building. Visible corner molding and trim will be required. This guideline is met as conditioned.

2.4.6 Special standards for Exterior Insulation and Finish System (EIFS) and other similar troweled finishes. EIFS and other similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than approximately 1/3 of the facade area. Weather exposed horizontal surfaces must be avoided. Masonry, stone, or other durable permanent material is required for the first 2 feet above ground level.

No EIFS or troweled finishes are proposed.

2.4.7 Year of construction.

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

A year of construction plaque is not shown, but a condition of approval requires that a plaque is shown at time of building permit application. This guideline is satisfied as conditioned.

2.4.8 Color Palette.

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

The color palate is primarily made up of grays and tans throughout both the amenities building and the enclosed recreation building. This guideline is satisfied.

2.5 Streetscape and Landscaping

2.5.1 Sidewalk widths and uses.

a) New buildings intended for ground floor restaurant or other similar uses that may

desire outdoor dining or seating opportunities are encouraged to setback storefronts to provide for wider sidewalks. For example, 12-foot sidewalks allow for very limited outdoor dining/sitting opportunities, while 15-foot sidewalks provide a more desirable configuration for outdoor dining. Also see SMC 12.28.100 and 18.16.080(O) for related standards.

Wider sidewalks provide opportunities for a greater range of pedestrian activities.

- b) Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk. Also see SMC 12.28.080 for related provisions.**

The proposed project does not include or contemplate outdoor seating along the sidewalk and would therefore be ok with the standard width. This guideline is satisfied.

2.5.2 Streetscape amenities.

Pedestrian amenities must be included along Main Street within the East Main Street Planning Area and Fryer/Traffic Avenue within the Town Center Plan Area.

Specifically, one or more of the desired amenities listed below must be included for each 60 lineal feet (on average) of street frontage. The type, location, and design of chosen amenities must contribute to a well-balanced mix of features on the street, as determined by the Director. Developments with greater than 120 linear feet of frontage shall include at least one amenity from Category II below. Desired amenities include:

Category I:

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

Category II:

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

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

The proposed project is not in East Main street area or other specified planning locations that would require specific amenities. The project does include landscaping and a small plaza space along 160th. This guideline is not applicable.

2.5.3 Bicycle Rack Location.

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

Bicycle racks are not shown on the plans and will need to be included per SMC 18.42.085. It's recommended that these are situated near the amenities building and the surrounding plaza. This guideline is met as conditioned.

2.5.4 Site Lighting.

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

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

- a) **All public areas shall be lighted with average minimum and maximum levels as follows:**
 - i) **Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;**

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

The project shows lighting in the rear parking lot along with much larger fixtures for the sports field.

Sports field lighting: While staff understands the need for illumination at the sports field, there are some concerns with the poles height, location and illumination levels at and beyond the property line. Staff recommends that reducing lighting pole heights at the field, incorporating perimeter landscaping and privacy slats to the north be considered to reduce impacts of the lighting on the property to the north and visual impacts to 160th.

Parking lot lighting: The parking lot lighting at the far east of the site shows poles being located in a wetland buffer and will need to find alternative locations that will be outside the buffer.

Pedestrian areas: No lighting is shown or discussed at the two pedestrian spaces or walkways. Low level lighting shall be included at the pedestrian spaces.

This guideline is met as conditioned.

2.5.5 Landscaping.

Developments are subject to SMC Chapter 18.41 requirements.

- a) Green roofs may be used to meet up to 50 percent of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.
- b) Permeable pavements may count for up to 30 percent of the required landscaped areas

based on the level of permeability and long term maintenance capabilities as determined by the Director.

The proposed project is required to have approximately 10,387 square feet of landscaping (10% of 103,877 total lot) in order to meet the required 10% of the site. The project proposes approximately 15,058 square feet and therefore exceeds the required amount of landscaping. This guideline is met.

2.5.6 Side and rear yard buffer requirements.

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

- a) Provide Landscaping Type A at least 10 feet deep alongside and rear property lines where adjacent to residential zoned land.**
- 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. 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). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn't negatively impact views from the street or nearby properties.**
 - 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.**
 - iv) Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided design treatments are included to meet Guideline 2.4.7 (Blank Walls).**

This site would need to meet an option listed under subsection b or c. The proposal includes a landscaped wetland buffer to the east and stubbed out driveway and walkway connections at the north east of the site and would not need additional buffer planting in these areas. The site does show fencing all the way up to the northern property line at the play field and north of the enclosed recreation building. While the property to the north is zoned commercial, a mixed use development with residential would be permitted here. A visual separation is desired here and the project would need to create more of a buffer. Staff recommends that privacy slats and a narrow landscape strip of 5' with evergreen species be incorporated here to create a strong buffer. This guideline is satisfied as conditioned.

III. STAFF RECOMMENDATIONS

The proposal (PLN-2020-0014) should be APPROVED subject to the following CONDITIONS, to be addressed prior to building permit issuance:

1. **DG 2.1.1 Building Location**

Fencing along the sites frontage shall include added elements to create visual interest along the street. Decorative designs in the fencing or decorative panels containing murals or other features shall be incorporated starting at the plaza node at 160th extending to the first vehicle drop off area to the east. If decorative features are not used, then landscaping should be added behind the plaza space and along the south side fence to the first drop off location. Sumner's code has a maximum fence height of 6' and an allowance for up to 8' if it can be shown that its required for safety and security. The applicant will need to received Director approval for any fence over 6' and may seek up to 8'.

2. **DG 2.1.2 Building Orientation**

It's recommended that the applicant consider alternate site layouts that would move one or both buildings towards the street. This layout could be beneficial if the lighting levels cannot be reduced and methods to screen or shorten the poles cannot be accomplished.

3. **DG 2.1.8 Service, Loading, and Garbage Area Guidelines.**

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

4. **DG 2.2.2 Weather Protection**

The enclosed recreation building shall include additional canopies over the unprotected doors and roll up bays on the east and west elevations.

5. **DG 2.2.5 Pedestrian Oriented Space**

Appropriate lighting and seating shall be added to the pedestrian spaces along 160th and around the amenities building.

6. **DG 2.2.6 and 2.5.4 Site Lighting**

The project shall show that site lighting is provided in compliance with these guidelines prior to development permit issuance and will need to be included in the SEPA submittal. This must include no light trespass offsite and efforts to minimize the visibility of the light poles from the street.

7. **DG 2.3.2 Design All Visible Facades**

- a. Additional measures shall be added to the enclosed recreation building to include CMU or masonry materials around the lower portion of the elevations.
- b. The amenities building should include windows and design details shown on pg. 5 titled perspective rendering and exterior elevations as opposed to the elevations shown on sheet A-202.
- c. Additional incorporation of the wood panels and or providing vertical and horizontal metal siding shall be used on the enclosed recreation building. If more

wood panels are incorporated, its recommended that they be located around doors and bays.

8. DG 2.3.10 Blank Walls

The north façade features extensive blank walls and should include some measure to break it up. This could include any combination of material changes, vertical banding, landscaping and or trellising. The extensive fencing is addressed elsewhere in these conditions.

9. Special Standards for Metal Siding

- a. Visible corner molding and trim shall be included on both buildings at time of development permits.
- b. A masonry material shall be included for the enclosed recreation building and shall be shown at time of development permits

10. 2.5.6 Side and Rear Yard Buffer Requirements

Privacy slats and a narrow landscape strip of predominantly evergreen species shall be incorporated along the north perimeter of the field to create a strong buffer from the adjoining property.

11. 2.4.7 Year of construction.

A year of construction plaque shall be shown near the primary entrance at time of building permit application. Its recommended to add this plaque at the south façade of the amenities building.

12. 2.5.3 Bike Rack Location

At time of development permit plans shall show bicycle parking and its recommended to use a unique design that complements the pedestrian space in which its located.

13. Cross Access Corridor

Connection in compliance with the East Sumner Neighborhood Plan circulation map shall be constructed along with public easements along vehicular and pedestrian travel ways provided during project development permits. This will include continuing the concrete walkway to the north. This connection may be at driveway grade to maintain access just north of the recreation building.

14. 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 any shown signs.

Gordon Y Sports Complex

Sumner,WA

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
P1-P4	50'	50'	1	TLC-LED-400	0.40 kW	A
		50'	2	TLC-LED-600	1.16 kW	A
		50'	1	TLC-LED-900	0.89 kW	A
4			16		9.80 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Play Field	9.8 kW	16

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>120,000	>120,000	>120,000	4
TLC-LED-600	LED 5700K - 75 CRI	580W	65,600	>120,000	>120,000	>120,000	8
TLC-LED-400	LED 5700K - 75 CRI	400W	46,500	>120,000	>120,000	>120,000	4

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
160th Ave E. Spill	Horizontal	0.01	0	0.09	0.00		A	16
160th Ave E. Spill	Max Candela (by Fixture)	263	0	3895	0.00		A	16
160th Ave E. Spill	Max Vertical Illuminance Metric	0.02	0	0.23	0.00		A	16
Blanket Grid	Horizontal Illuminance	0.72	0	9.52	0.00		A	16
Play Field	Horizontal	20.4	11	32	2.84	1.85	A	16

From Hometown to Professional



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EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	P1-P4	50'	-	50'	TLC-LED-600	2	2	0
				50'	TLC-LED-400	1	1	0
				50'	TLC-LED-900	1	1	0
4	TOTALS					16	16	0

Gordon Y Sports Complex

Sumner,WA

GRID SUMMARY	
Name:	Play Field
Size:	0' x 0'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

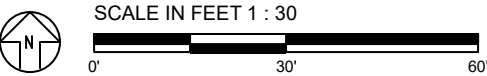
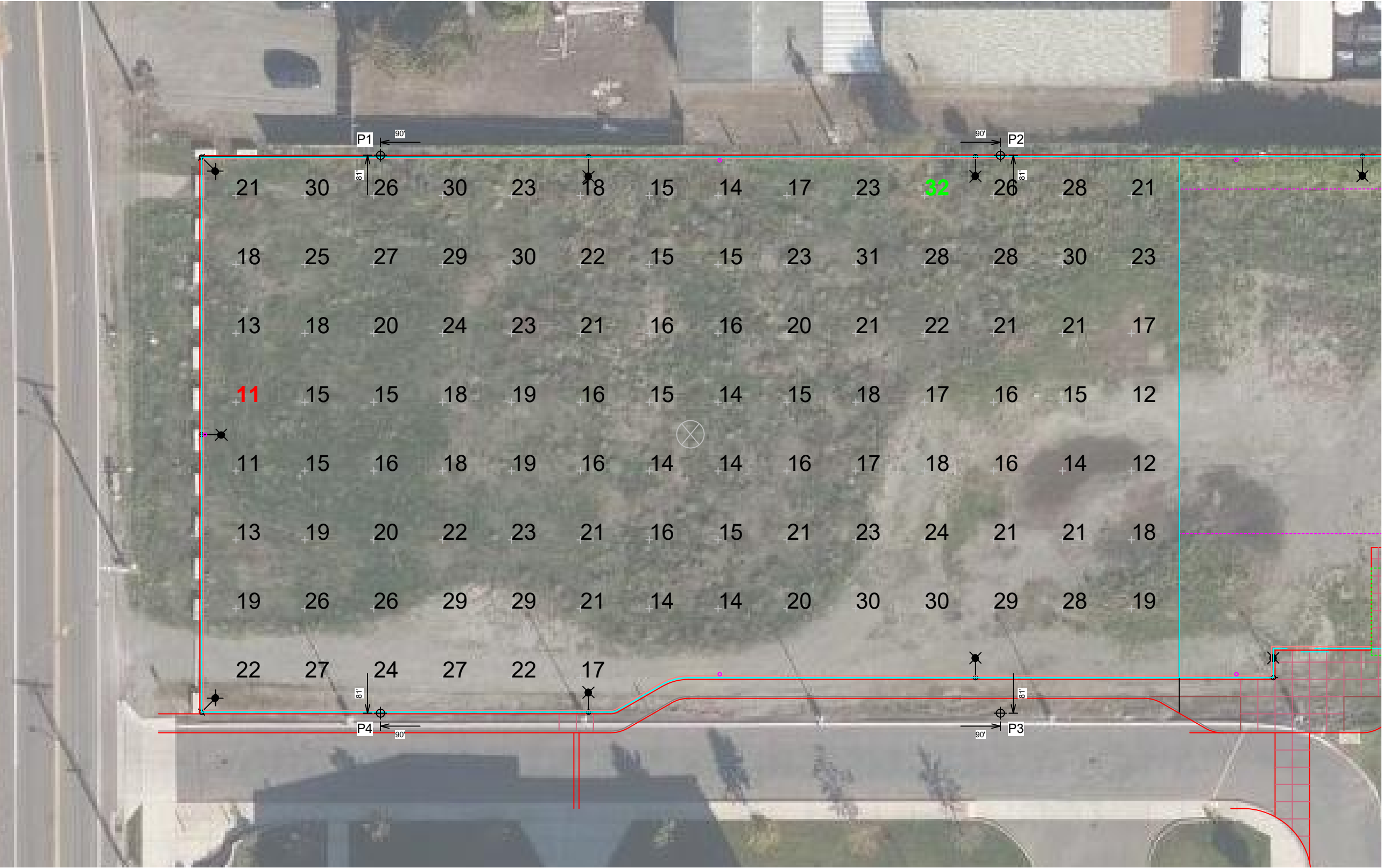
ILLUMINATION SUMMARY			
MAINTAINED HORIZONTAL FOOTCANDLES			
	Entire Grid		
Guaranteed Average:	20		
Scan Average:	20.40		
Maximum:	32		
Minimum:	11		
Avg / Min:	1.84		
Guaranteed Max / Min:	3		
Max / Min:	2.84		
UG (adjacent pts):	1.52		
CU:	0.82		
No. of Points:	104		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	89,600 / 65,600 / 46,500 lumens		
No. of Luminaires:	16		
Total Load:	9.8 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-900	>120,000	>120,000	>120,000
TLC-LED-600	>120,000	>120,000	>120,000
TLC-LED-400	>120,000	>120,000	>120,000
Reported per TM-21-11. See luminaire datasheet for details.			

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⦿ dimensions are relative to 0,0 reference point(s) ⊗

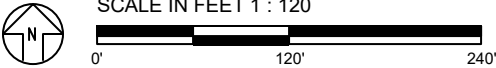


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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	P1-P4	50'	-	50'	TLC-LED-600	2	2	0
				50'	TLC-LED-400	1	1	0
				50'	TLC-LED-900	1	1	0
4	TOTALS					16	16	0



ENGINEERED DESIGN By: Vashon Alexander • File #204944A • 20-Mar-20

Pole location(s) ⦿ dimensions are relative to 0,0 reference point(s) ⊗

Gordon Y Sports Complex

Sumner,WA

GRID SUMMARY	
Name:	160th Ave E. Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0057
Maximum:	0.09
Minimum:	0.00
No. of Points:	27

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	89,600 / 65,600 / 46,500 lumens
No. of Luminaires:	16
Total Load:	9.8 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-900	>120,000	>120,000	>120,000
TLC-LED-600	>120,000	>120,000	>120,000
TLC-LED-400	>120,000	>120,000	>120,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

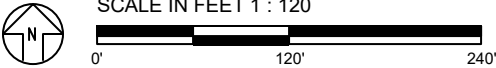


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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	P1-P4	50'	-	50'	TLC-LED-600	2	2	0
				50'	TLC-LED-400	1	1	0
				50'	TLC-LED-900	1	1	0
4	TOTALS					16	16	0



ENGINEERED DESIGN By: Vashon Alexander • File #204944A • 20-Mar-20

Pole location(s)  dimensions are relative to 0,0 reference point(s) 

Gordon Y Sports Complex

Sumner,WA

GRID SUMMARY	
Name:	160th Ave E. Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY			
MAX VERTICAL FOOTCANDLES			
	Entire Grid		
Scan Average:	0.0152		
Maximum:	0.23		
Minimum:	0.00		
No. of Points:	27		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	89,600 / 65,600 / 46,500 lumens		
No. of Luminaires:	16		
Total Load:	9.8 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-900	>120,000	>120,000	>120,000
TLC-LED-600	>120,000	>120,000	>120,000
TLC-LED-400	>120,000	>120,000	>120,000
Reported per TM-21-11. See luminaire datasheet for details.			

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

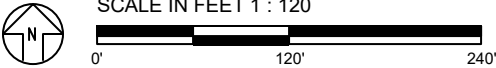


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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	P1-P4	50'	-	50'	TLC-LED-600	2	2	0
				50'	TLC-LED-400	1	1	0
				50'	TLC-LED-900	1	1	0
4	TOTALS					16	16	0



ENGINEERED DESIGN By: Vashon Alexander • File #204944A • 20-Mar-20

Pole location(s) ⦿ dimensions are relative to 0,0 reference point(s) ⊗

Gordon Y Sports Complex

Sumner,WA

GRID SUMMARY	
Name:	160th Ave E. Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

Entire Grid

Scan Average: 262.5642

Maximum: 3894.59

Minimum: 0.00

No. of Points: 27

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI

Luminaire Output: 89,600 / 65,600 / 46,500 lumens

No. of Luminaires: 16

Total Load: 9.8 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-900	>120,000	>120,000	>120,000
TLC-LED-600	>120,000	>120,000	>120,000
TLC-LED-400	>120,000	>120,000	>120,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	P1-P4	50'	-	50'	TLC-LED-600	2	2	0
				50'	TLC-LED-400	1	1	0
				50'	TLC-LED-900	1	1	0
4	TOTALS					16	16	0

Gordon Y Sports Complex
Sumner,WA

GRID SUMMARY	
Name:	Blanket Grid
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.7182
Maximum:	9.52
Minimum:	0.00
CU:	0.06
No. of Points:	232

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	89,600 / 65,600 / 46,500 lumens
No. of Luminaires:	16
Total Load:	9.8 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-900	>120,000	>120,000	>120,000
TLC-LED-600	>120,000	>120,000	>120,000
TLC-LED-400	>120,000	>120,000	>120,000

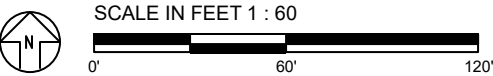
Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⚓ dimensions are relative to 0,0 reference point(s) ⊗



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Gordon Y Sports Complex

Sumner,WA

EQUIPMENT LAYOUT

INCLUDES:

· Play Field

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
4	P1-P4	50'	-	50'	TLC-LED-600	2
				50'	TLC-LED-400	1
				50'	TLC-LED-900	1
4	TOTALS					16

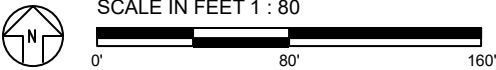
SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-900	5.3	5.0	4.6	4.0	3.2	2.9	2.3
TLC-LED-600	3.4	3.2	3.0	2.6	2.0	1.9	1.5
TLC-LED-400	2.3	2.2	2.0	1.7	1.4	1.3	1.0



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EQUIPMENT LAYOUT



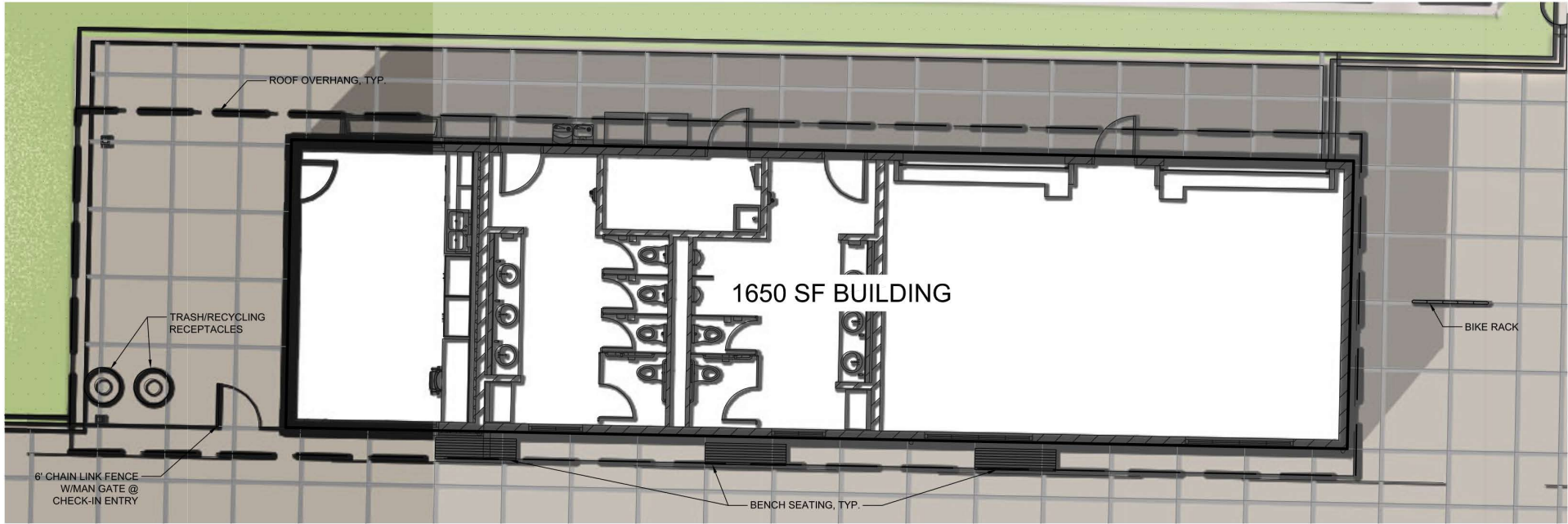
Pole location(s) ⦿ dimensions are relative to 0,0 reference point(s) ⊗



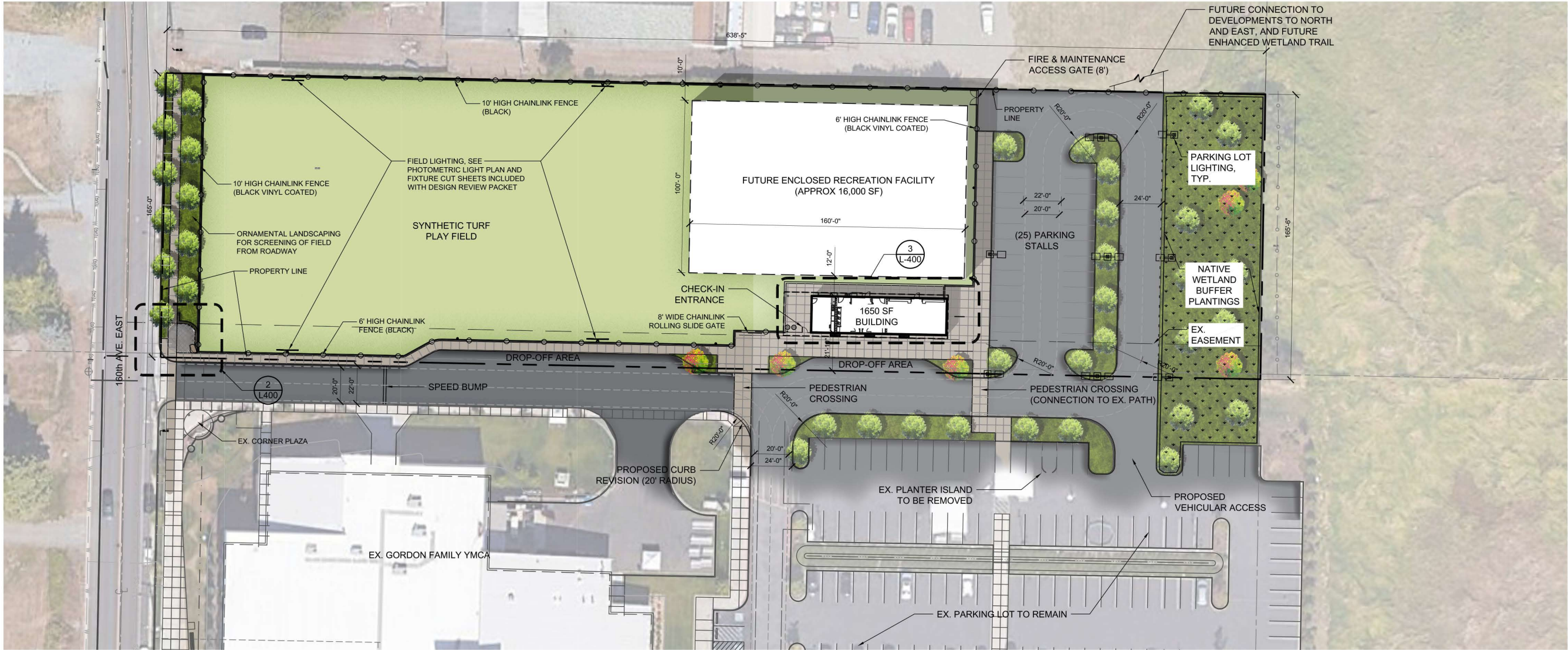
Light•Structure System™
5 Easy Pieces™



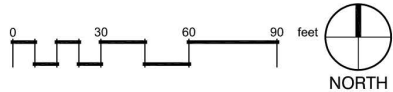
2 SW PLAZA ENLARGEMENT



3 RESTROOM/STORAGE ENLARGEMENT



1 COLORED LANDSCAPE PLAN



REVISIONS	DATE
	01.25.2022
	19118
	CHD FILE
	SHEET TITLE
	COLORED LANDSCAPE PLAN

GORDON YMCA SPORTS COMPLEX

PARCEL INFORMATION:

ZONING INFORMATION:

GENERAL COMMERCIAL (GC)

TAX ACCOUNT NUMBERS AND ADDRESSES:

05-20-19-4-020 6109 160TH AVE. E., SUMNER, WA
05-20-19-4-046 6029 160TH AVE. E., SUMNER, WA

PARCEL SQUARE FOOTAGE:

EXISTING: 105,527 SQUARE FEET (± 2.42 ACRES)
POST DEDICATION: 103,877 SQUARE FEET (± 2.38 ACRES)

TOTAL LANDSCAPING AREA:

15,058 SQUARE FEET (PARKING/R.O.W. PLANTING)
65,000 SQUARE FEET (SYNTHETIC TURF)

TOTAL VEHICULAR AREA:

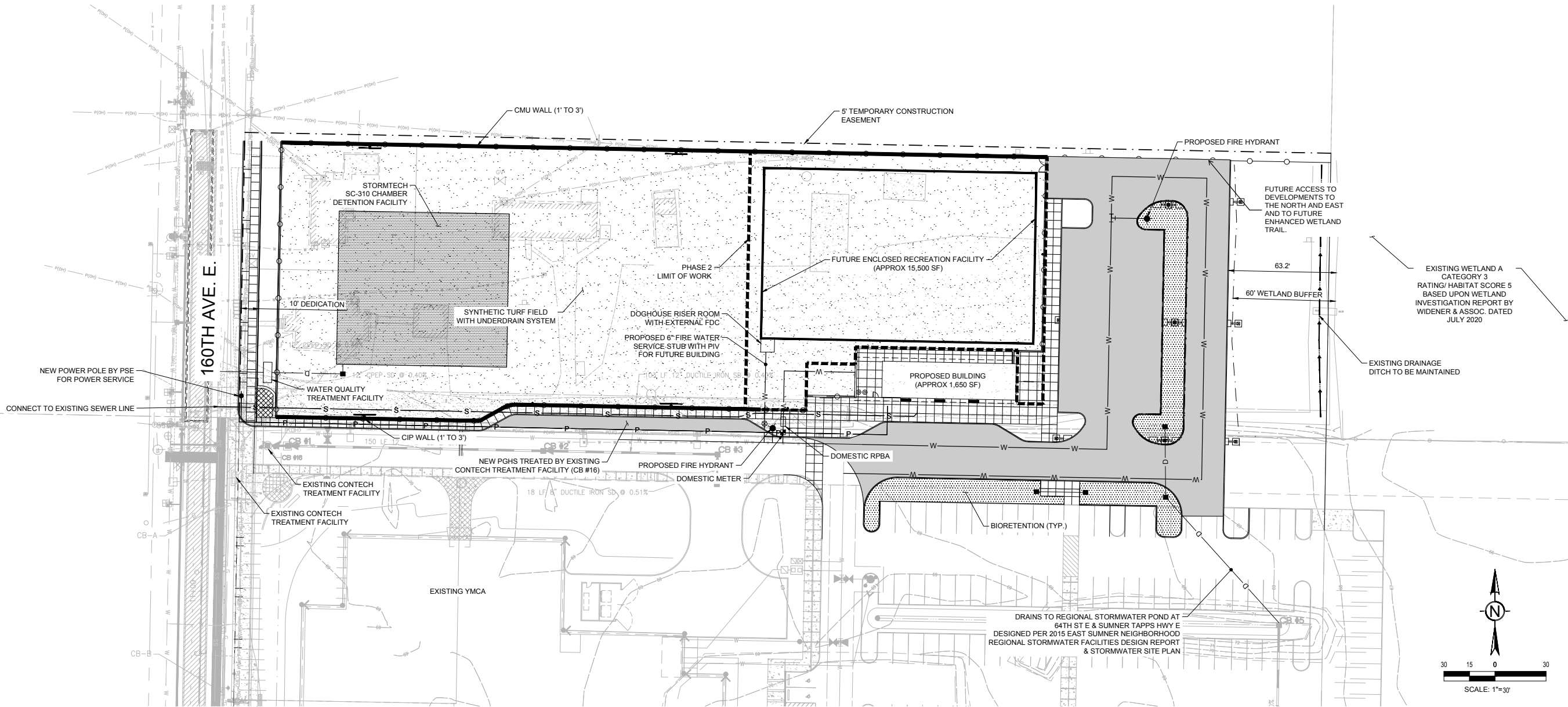
21,612 SQUARE FEET

TOTAL BUILDING AREA:

1,650 SQUARE FEET
16,000 SQUARE FEET (FUTURE BUILDING)



VICINITY MAP
N.T.S.



NOT FOR CONSTRUCTION
02/01/2021

PROJECT
NEW SPORTS COMPLEX
GORDON Y SPORTS COMPLEX
6109 160TH AVE E
SUMNER, WA 98390

DATE	02/01/2022
BCRA NO.	19118
DRAWN BY	KSS
DESIGNED BY	
REVIEWED BY	
SHEET TITLE	SITE PLAN

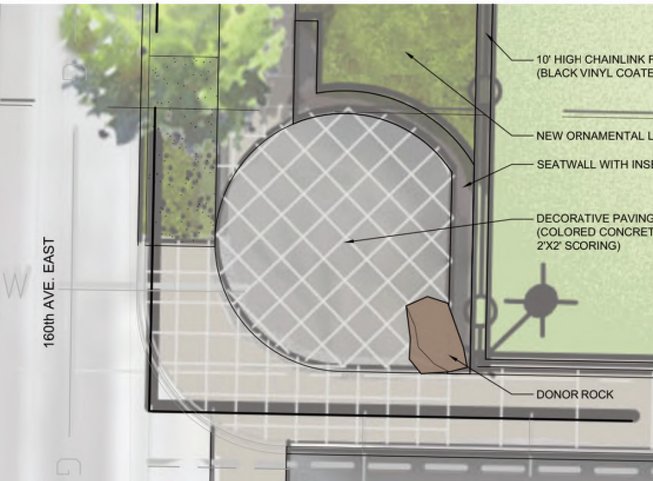


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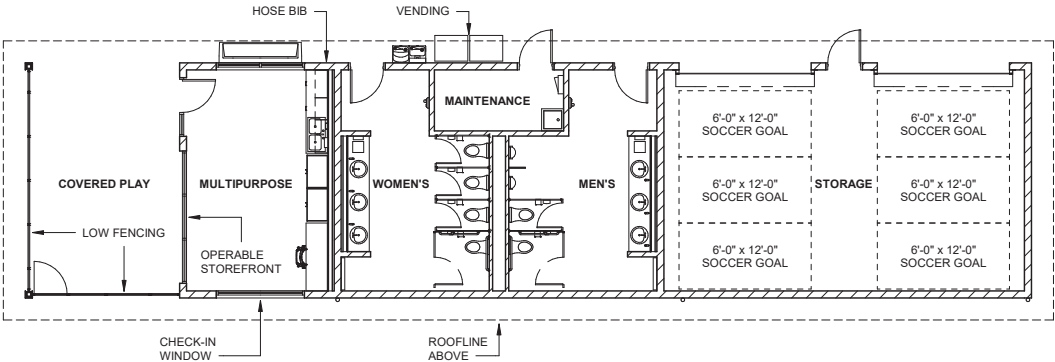
C1.01

DESIGN REVIEW

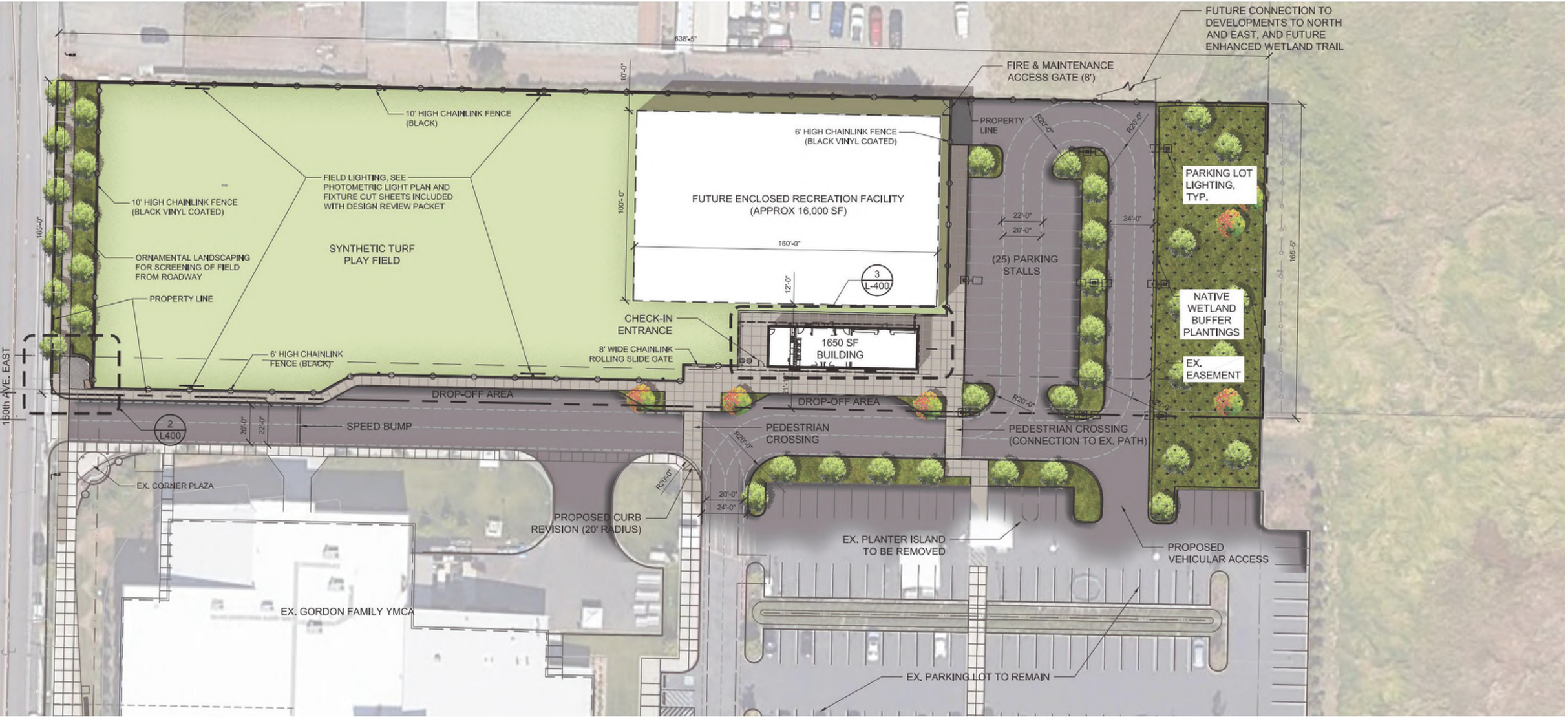
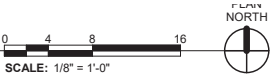
COLORED LANDSCAPE PLAN AND SW PLAZA ENLARGEMENT



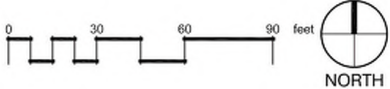
2 SW PLAZA ENLARGEMENT



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



1 COLORED LANDSCAPE PLAN



PERSPECTIVE RENDERING

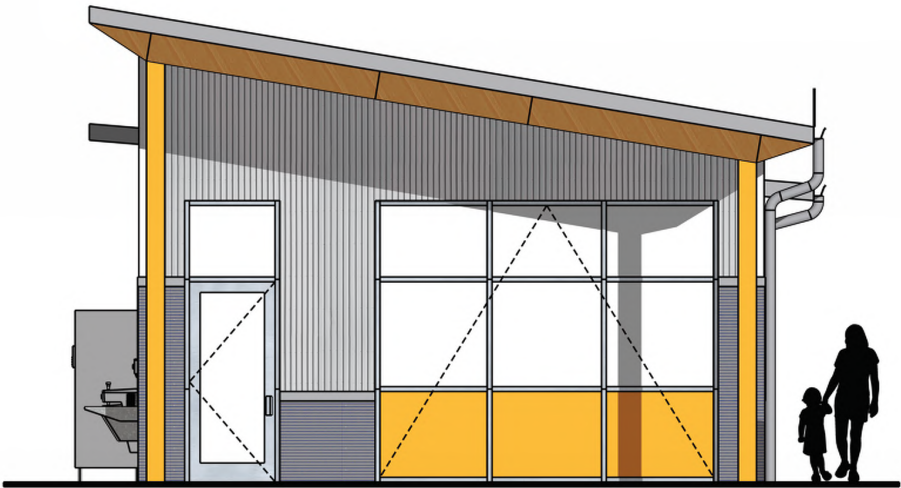


01 Perspective Rendering - Southwest

PERSPECTIVE RENDERING AND EXTERIOR ELEVATIONS



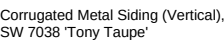
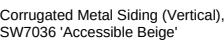
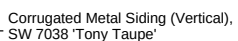
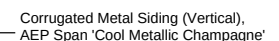
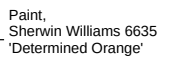
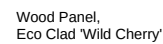
01 Perspective Rendering - Southwest



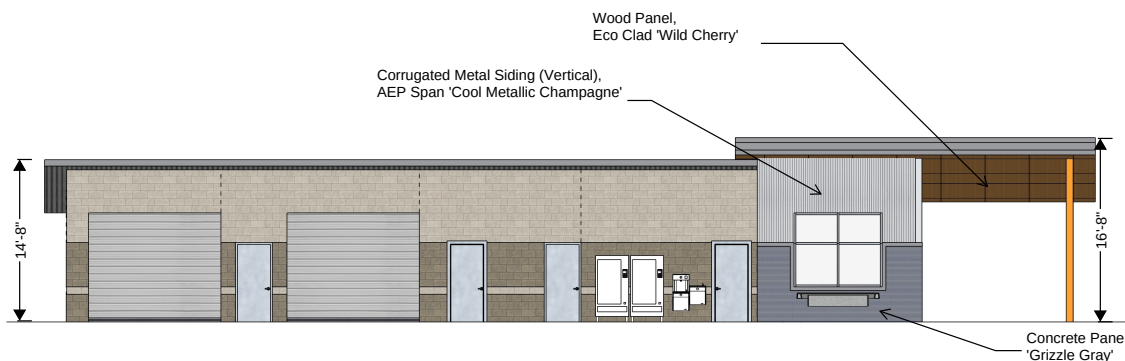
03 Exterior Elevation - West



02 Exterior Elevation - South


$$1/8'' = 1'-0''$$

$$\frac{1}{8}'' = 1'-0''$$

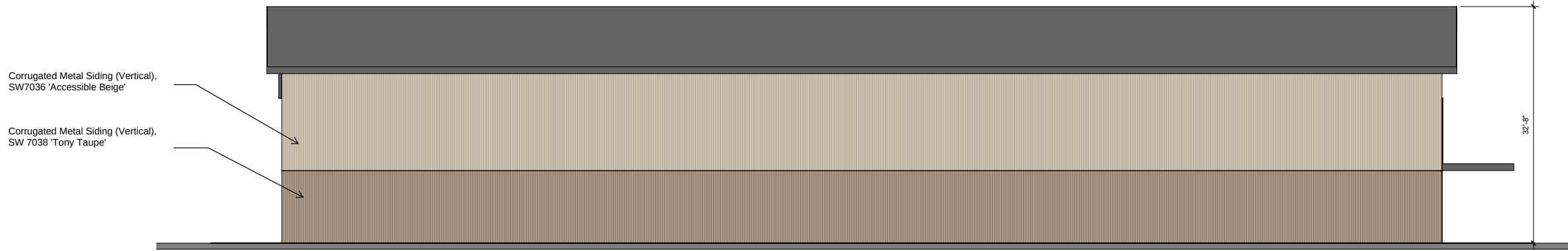
2/20/2022 4:02:14 PM



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



② SOUTH ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

NEW CONS

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PROGRESS PRINT





REPORT TO THE DESIGN COMMISSION
from the DEVELOPMENT SERVICES DEPARTMENT

Project Number:	DR-2021-0045
Project Representative:	TCF Architecture 902 N 2 nd Street Tacoma, WA 98042
Project Address:	5019 East Valley Highway East (APN: 0520196071)
Project Components:	Design Review for construction of a new 40-bedroom adult residential care facility, within an approximately 15,150 SF building. Project includes on-site parking, commercial required pedestrian spaces, on-site common open space and site landscaping.
Related Permits:	SEPA, Civil and Building permits required
Date of Meeting:	March 9 th , 2022
Staff Representative:	Chrissanda Walker– Assistant Planner
Attachments:	Site Plan, landscaping plan, building elevations, building renderings and building material list
Recommendation:	Recommend to approve with conditions

I. BACKGROUND INFORMATION

a. Site Location

The project is located at 5019 East Valley Highway East, Sumner, WA.

b. Proposal Description

The project involves construction of a new advanced assisted living facility within a 15,150 square foot building, to house 40 residents, operate medical staff and create commercial street fronting offices. The facility includes dining and indoor common spaces and a full-service kitchen. The project includes a 22-stall parking lot, pedestrian open spaces and site landscaping. The site is one of several small parcels at East Valley Highway and Elm Street that are zoned Neighborhood Commercial (NC).

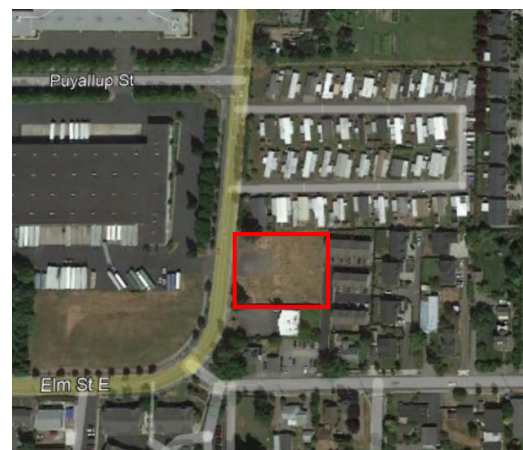
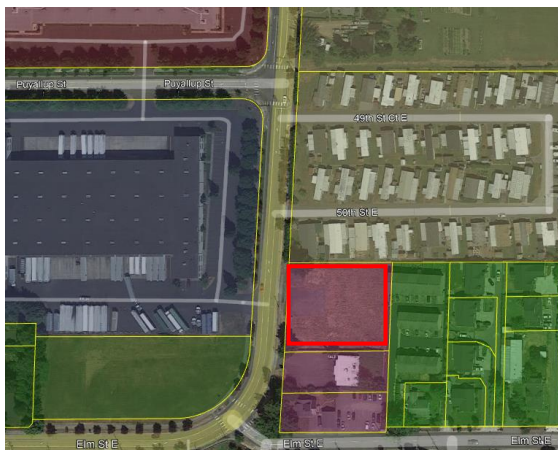
The proposed building presents a classic farmhouse style with affixed roof dormers, to appeal to the residential dwelling aspect of the project and proposes a strong modern commercial presence along the street facing East Valley Highway. The building is proposed at an angle, up to the sidewalk creating a pedestrian oriented street front. The addition of this mixed-use building, to function as an assisted living facility provides an excellent transition of uses between residential, industrial and commercial uses.

c. Site Description

The site is a .90-acre parcel, currently vacant with an existing curb cut and slab material to be demolished. To the east is an apartment complex, to the north is a manufactured home park, immediately adjacent on the south is a small convenience store. The site is relatively flat.

d. Vicinity Description

The adjacent parcels to the south are zoned Neighborhood Commercial. Across East Valley Highway and across Elm Street, are Neighborhood Commercial and Light Industrial areas towards Puyallup Street. The parcel to the north is zoned LDR-8500. Immediately behind the property to the east is a High-Density Residential Zone.



II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned Neighborhood Commercial and is evaluated by the *Commercial Guidelines of the Design and Development Guidelines*.

Neighborhood Commercial District

The project site is zoned Neighborhood Commercial District. The NC district is intended to provide for convenient retailing and other commercial services principally oriented to adjacent residential areas and neighborhoods. Under SMC 18.16.020, assisted living facilities are a permitted use in the NC, subject to location requirements and density maximums per SMC 18.16.040(A). In the NC district, residential use may be attached or included to the side or rear of the main commercial building. The project proposes a use that incorporates residential purposes and is therefore, some elements are also evaluated by the *Multi-Family Guidelines of the Design and Development Guidelines*.

2.1 Site Design and Parking

2.1.1 Building location guidelines:

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

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

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

The project qualifies under subsection (a) of this guideline, which proposes this mixed-use building up towards the sidewalk and offers a pedestrian-oriented facade stretching approximately 75 feet along the front of the building. The building meets at a zero-lot line at the northwest corner, and the pedestrian walkways widens up to 5 feet as the walkway extends south along the front façade. A single black steel awning extends over the two (2) commercial entrances and a total of four (4) storefront windows. To meet the full intent of this guideline, under subsection a), the characteristics of a pedestrian oriented façade

shall be met. As defined in these guidelines, a pedestrian oriented façade contains the following characteristics:

- a) Transparent window area or window displays along a minimum of 75 percent of the ground floor façade between a height of 2 to 8 feet above the ground;
- b) The primary building entry must be on this façade; and,
- c) Weather protection at least 5 feet in width and a height accentuating the design of the structure while providing protection to the pedestrian along at least 75 percent of the façade width.

The design of the front facade features large store front windows with two separate entrances contribute to the commercial intent of the building, allowing the potential for separate tenant spaces, if feasible. The location of the building address signage marks one of the entrances along the front facade as a main entrance. This mixed-use building intends to direct their assisted living residents and facility visitors to access the secondary entry, set back into the site. Customers may likely be able to enter the facility at this main entrance, since the commercial office spaces are located towards the front. To further qualify as a pedestrian oriented facade, the application of the weather protection and applied transparency is evaluated. The total length of the front façade is approximately 75 feet and the black steel canopy is affixed to span over the entrances and three centered store front windows, for approximately 44 feet long. The weather protection awning is a minimum of 5 feet in width. These design treatments and the location of the building meet the intent of this guideline. This guideline is satisfied.

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

- a) Building entries must face the street. Exceptions:
 - i) For multi-building developments where one or more buildings are located away from the street, the building entries for those buildings not adjacent to the street must be clearly visible and/or accessible from the street.
 - ii) For street corner buildings, an entry on the corner or entries fronting on both streets are encouraged, but one entry only on the primary street may be permitted, provided the proposed design treatment on the secondary street meets the intent of the guidelines.
 - iii) For the GC and IC Districts, entries may be on the side of buildings provided the entry is clearly visible and accessible from the street.
- b) The facade must have transparent windows and/or doors covering at least 25 percent of the ground floor facade between 4 and 8 feet above the sidewalk. Exceptions:
 - i) For street corner buildings, the Director may reduce the transparency on the secondary street provided the proposed building and landscaping design provide visual interest and create a comfortable pedestrian environment.
 - ii) Reduced transparency proposals will be considered provided alternative design treatments meet the intent of the guidelines, provide an interesting pedestrian experience, and are compatible with the existing and/or desired character of the area. Examples could include, but are not limited to, a vertical trellis with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.

The orientation of this building meets the intent of this guideline, providing building entrances along the west elevation facing the street as required. The front façade consists of wide panels of glazing, and covered entrances. This guideline is satisfied.

- 2.1.3 Parking location guidelines.** Parking should be located behind structures, away from streets. Specifically:
- a) Parking lots shall not be located between the street and any building.
 - b) For properties where at least some street front parking and vehicular access is unavoidable, as determined by the Director, no more than 30 percent of the primary street frontage and no more than 75 percent of the secondary street frontage may be occupied by parking and vehicle access. Design elements must be included to screen parking areas and maintain visual continuity along the street. This could include a combination of trees, lighting, decorative banners, and architectural elements such as a low wall (approximately 3 feet in height) or a trellis.
 - c) For properties in the IC zones, parking should be placed to the side or rear of buildings. For multi-building developments, no more than 50 percent of the street frontage may be occupied by parking lots and vehicle access areas. The Director may grant the following exceptions to this requirement provided design elements are included to maintain visual continuity along the street:
 - i) The applicant can successfully demonstrate that an increased amount of street front parking allows for a more desirable development configuration in terms of pedestrian access and amenities.
 - ii) Vehicle sales lots: Areas for display vehicles may be provided between the building and the street.
 - d) Except for permitted garage entrances, structured parking on the ground floor may not occupy the primary street frontage. For street corner sites, structured parking may occupy up to 75 percent of the street frontage on the secondary street.
 - e) Parking is prohibited on street corner sites.

The design and orientation of the building ensures the intent of this guideline under subsection (a) is satisfied, while the site configuration presents some unavoidable street frontage parking and vehicular access from this street, the project qualifies for further evaluation under subsection (b); subsections c through e do not apply. The site fronts along Valley Hwy, and the lot width along this street frontage measures approximately 182.8 linear feet. Based on this guideline, it provides that no more than 30 percent of the primary street frontage may be occupied by parking and vehicular ways. The 24 foot wide driveway access is located at the center of the site, with building frontage towards the north of this access, and three (3) parking stalls facing the street to the immediate south of the vehicular access. Parking areas continue into the site, orientated towards the south side property line, and setback more than 28 feet from the street. Depending on the point of measurement, the location of parking can be reviewed as just three street facing parking stalls, or the entire parking lot area. The intent of this guideline is to locate parking behind a structure or be effectively screened from the street. It also specifies that parking lots should not occupy more than 30% of the street frontage. A length of approximately 57 feet was measured from the start of the driveway access and ends at the third parking stall located at the street frontage. The percentage of parking and vehicular ways fronting the street in this calculation approximately occupies 31.2% of the street

frontage on this site. The full length of the parking area that occupies the south half of this site, measures a length of 79 feet, and the approximate percentage of the total parking lot area occupies 43.2% of the street frontage, to include the driveway access. The site layout contains an angled front property line which impacts the width of the landscape buffer for the first two (2) parking stalls, which would benefit from additional design features that provide effective screening of the parking. Furthermore, subsection b) of this guideline intends to maintain visual continuity along the street, requiring design elements that provide the parking lot screening. Especially where the landscape buffer thins, adding design elements to this area will satisfy the intent of this guideline. Thus, staff recommends that a low wall, approximately 3 feet in height extend along the front parking areas visible from street. Low, in-ground lighting should be utilized to activate the wall, and a combination of landscaping treatments will be included. The combination of a low wall and a minimum of a 5-foot-wide planting bed would further meet DG 2.1.4, required parking lot screening below. As conditioned, this guideline is satisfied.

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

- a) Provide at least 10 feet of *Landscaping Type C*.
- b) Provide a 5-foot-wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature *Landscaping Type C*. Alternative landscaping schemes will be considered by the Director provided they meet the intent of the guidelines. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director and as recommended by the Design Commission.
- c) Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest as determined by the Director and as recommended by the Design Commission.

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

The site layout includes a 24 foot wide driveway access at the center of the site, and associated site parking to include 22 parking stalls, and an emergency vehicle turn radius of 30 feet. The extension of the parking areas along the south of the site is buffered from the street by at least a 9 foot wide, and up to 28 feet wide area of a potential landscape buffer. This guideline intends to provide adequate landscape screening of the parking lot, to include one of the options above. Type C landscaping can be applied at different intervals of landscaping strips 5 to 20 feet, and any landscaping strip wider than 20 feet would be required to create a tree canopy with additional tree plantings. Staff would recommend that the landscape plans increase plantings within the front landscape setback.

To meet the screening intent of this guideline, staff recommends the following screening conditions to be applied within the landscape buffer between the sidewalk and the parking area:

- a) Additional evergreen screening shrubs planted at an interval of one shrub per 20 square feet of landscaped area, and shrubs shall be at least 16 inches tall at installation.*
- b) Where landscaping strips are wider than 20 feet, plant evergreen or deciduous trees, at 20 feet on center, to create a desired canopy of tree cover at the south end of the site.*

As conditioned, this guideline is satisfied.

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

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

Subsection (a) of this guideline is the only applicable section to this proposal. The lot is approximately 183 feet wide, and there is one proposed driveway onto the site, providing an access that is 24 feet wide. The driveway location allows a separation of activity on the site, areas designated for pedestrian spaces are not detrimentally impacted by the location of the driveway. Where pedestrian areas abut the drive aisle and vehicular ways, the site proposes landscape planters with bench seating that provides a physical buffer from vehicular ways. The new driveway is consistent with the intent of this guideline. This is satisfied.

2.1.6 Vehicular Access. Specific standards:

- a) Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable. For example, large sites (at least 2 acres) should generally utilize a network of vehicular connections at intervals of no more than every 400 feet. This is on a scale similar to most pedestrian-oriented downtowns.

- b) Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of new development shall be designed to utilize these connections.
- c) Properties within the East Main Street Area shall provide vehicular access per SMC 18.43.

There are no vehicular connections needed for this site; this guideline is satisfied.

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

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

This guideline is not applicable.

2.1.8 Service, Loading, and Garbage Area Guidelines.

- a) Service, loading, refuse and storage areas shall be located and designed to minimize the impacts on the streetscape, pedestrian areas, and customer parking areas. Solid waste receptacles visible from the street, customer parking areas, and residential units shall be surrounded on at least three sides by a wall. Such enclosures shall be designed compatible with the primary structure(s) onsite by using concrete block or other durable materials compatible with the primary structure(s). Enclosures located in a parking lot shall feature self-closing doors.
- b) Landscaping or other forms of screening shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) screening from adjacent properties, streets, affected pedestrian circulation routes, and affected *pedestrian-oriented spaces*.
- c) No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street).
- d) All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and colored to be an integral element of the building.
- e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

The trash enclosure is proposed along the south side yard, located in the middle of the proposed parking area, facing into the site. A 10-foot landscape setback is applied adjacent to the rear of the trash enclosure structure, with at least one tree proposed within the landscape buffer. Type C Landscaping should be applied within this space. The design of the enclosure is consistent with the architecture and building materials used on the facility. The black metal gate remains visible to visitors and residents of the facility. Enclosures located in a parking lot shall feature self-closing doors. As conditioned, this guideline is satisfied. Please note that mechanical equipment locations are not shown on the plans. Any future utility meters, vents, and other mechanical equipment will need to be shown on building permit plans as located and screened in accordance with this guideline.

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

- a) Mitigate transportation impacts and facilitate better traffic circulation by connecting through streets, where applicable.
- b) Provide convenient and connected pedestrian access system.
- c) Encourage buildings to complement adjacent activities and visual character (where desirable).
- d) Arrange buildings in clustered masses that enhance the pedestrian environment within the development and along street frontages. For example, consider clustering small retail stores are in close proximity to large retail stores and clustering smaller retail shops front on the main arterial as separate building “pads.”
- e) Incorporate open space and landscaping as a unifying feature.
- f) Incorporate screening, environmental mitigation, utilities, and drainage as a positive element.

This guideline is not applicable.

2.2 Pedestrian Access and Amenities

2.2.1 Internal pedestrian circulation guidelines:

- a) All buildings must have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.
- b) Developments must include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system.
- c) For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200-300 feet would meet the “Intent” statements above and be scaled similar to traditional Sumner block sizes in downtowns.
- d) Provide pathways through parking lots. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or spaced no more than 150 feet apart shall be maintained between paths (which ever is more restrictive). Such access routes through parking areas shall utilize pedestrian-scaled lighting (lights mounted no higher than 14 feet) and contrasting paving material. Walkways shall be separated from vehicular access and parking areas by 5-foot minimum planting strips with *Landscaping Type C*. Alternative configurations will be considered by the Director where such treatments create a more desirable configuration/design in terms of pedestrian access and visual or environmental amenities.
- e) Crosswalks are required when a walkway crosses a paved area accessible to vehicles. The crosswalk shall use contrasting paving material that differentiates it from the parking lot.

- f) Developments must continue the sidewalk pattern and material across driveways.

Adequate pedestrian circulation exists along the building perimeter, providing connections directly from the sidewalk to the other entrances. The project provides for pedestrian cross walks with distinct paving from the main customer parking area, this single walkway cross at the middle of the site, which provides pedestrian direction and connection towards the facility entrance. This guideline is satisfied.

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

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

Along the front façade, the building provides a weather protection canopy that is at least 5 feet deep, above the commercial entrances. This 5-foot-wide canopy extends along the building perimeter above the internal pedestrian walkway system. The secondary entrance, set at the center of the building, is also under a generous canopy structure, about 15 feet or more wide. This will allow for comfortable gathering of persons under this weather protected area. This guideline is satisfied.

2.2.3 Internal Pedestrian Paths and Circulation. Provide appropriate pathway widths to accommodate the anticipated pedestrian activity and create a comfortable pedestrian environment. Specifically:

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

anticipated number of users. For example, a 10- to 12-foot pathway can accommodate groups of persons walking four abreast, or two couples passing one another. An 8-foot pathway will accommodate three persons walking abreast, while a 5-foot pathway will allow two individuals to pass comfortably.

Given the proposed use of the site, the project is not anticipated to have high volumes of pedestrian traffic. Additional internal circulation under this guideline is not necessary for the project. Most pedestrian traffic will be from customers arriving at the parking lot and walking to the front entrance; and the project provides pedestrian walkways from this parking area to the front entrance. Therefore, this guideline is satisfied.

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

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

The secondary entrance proposed at the center of the site, incorporates a large canopy, above where the building setbacks, which provides for generous weather protection. The pedestrian-oriented space includes fixed landscaping elements and is further reviewed under DG 2.2.5 below. This guideline is satisfied.

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

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

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

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

- a) To qualify as a *pedestrian-oriented space*, an area must have:
 - i) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - ii) Paved walking surfaces of either concrete or approved unit paving.

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

To comply with the above formula (2 percent + 1 percent), the project would need to provide approximately 800 square feet of pedestrian-oriented space. The project proposes two spaces that qualifies under subsection a) of this guideline. The pedestrian oriented space located at the front of the site feature s clear and direct connections to the street, sidewalks and entrances. This area is approximately 370 SF in size and includes fixed landscape planters, landscape planter bed and single bench seating. Materials should be used that would complement the architecture of the building. This pedestrian open space is not under any weather protection. The secondary pedestrian space is accessible from the street by way of the internal walkway that connects to the sidewalk, and through the parking area. This pedestrian space includes fixed landscape planters, pedestrian scaled lighting, seating and near bicycle parking. This area is adjacent to the large canopy over the secondary entrance, providing opportunity for weather protection. The pedestrian oriented space is intended for public/customer use and the site includes the correct calculations of required space per commercial floor area proposed. This guideline is satisfied.

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

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

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

Decorative lighting is provided on the building face above pedestrian walkways and near entrances. Discussions with the applicant to include pedestrian scaled lighting within pedestrian spaces were agreed upon. Complete lighting details are not yet provided on parking lot lighting. Staff recommends that the remaining requirements of this guideline be addressed at time of building permits.

2.3 Building Character and Massing

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

This guideline is not applicable.

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

The project drawings demonstrate that all building facades have been thoughtfully designed, particularly the west and south elevations that will be most visible from the street and parking areas. The front elevation includes a visible commercial façade along

the length of the first 75 feet of the building, the 40 feet length of residential dwelling unit windows that continue along the west façade can also be seen from the street. The use of wood siding along the commercial areas, creates a strong distinction from residential. The unit widows setback into the site, provides eyes on the street, and are designed below a covered canopy. The south elevation boasts a strong farmhouse architectural style, visible from the street heading north along East Valley Hwy. This façade from the parking areas visibility, features balanced materials in the areas designated for pedestrian space, with use of wood accents that meet into the stone veneer affixed around the base of the building facades. The arranged windows along the south elevations are covered under a canopy that extends to the secondary entrance. The canopy is supported wood A-framed columns and a single metal black awning extends about 45 feet over the rear staff entrance and unit windows. Equal design treatments are carried along the north and east elevations, displaying exposed wood siding, exposed corners with the use of stone veneer and overall use of white board and batten style siding. See also the related discussion below at D.G. 2.3.10. This guideline is satisfied.

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

This guideline is not applicable.

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

- a) Use of window and/or entries that reinforce the pattern of small storefront spaces.
- b) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
- c) Change of roofline.
- d) Change in building material or siding style.
- e) Other methods that meet the intent.

The west façade fronting the street is approximately 75 feet long and meets the 30-foot length requirement for façade articulation. Within this façade, there are several details that provide articulation: There are two (2) entrance doors with overhead “light/solar” shelf” to match the height of the large storefront windows. The doors and windows are encased with black vinyl material, and the corner window wraps around the building. The entrance door and designed solar shelf above and large windows provides pedestrian-scale detailing; there are 3 changes in materials in the vertical elements along the front face; and a change in roofline is most visible from this façade. This guideline is satisfied.

- 2.3.5 Facade articulation for all other non-residential buildings not covered in Guideline 2.3.4 above.** All non-residential building facades fronting on a street or containing a pedestrian entrance must include at least three of the following *articulation* features at intervals no greater than 60 feet.

- a) Use of window and/or entries that reinforce the pattern of small storefront spaces.
- b) Providing building *modulation* of at least 2 feet in depth and 4 feet in width.
- c) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
- d) Change of roofline.
- e) Change in building material or siding style.
- f) Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
- g) Other methods that meet the intent.

Exception: Alternative *articulation* methods will be considered by the Director provided such treatment meets the intent of the guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the guidelines using greater *articulation* intervals. Also, where the articulated features are more substantial in terms of effectively breaking up the façade into smaller components, then a greater distance between architectural intervals may be acceptable.

This guideline is not applicable.

2.3.6 Rooflines:

- a) Rooflines visible from a public street, open space, or customer parking area must be varied by emphasizing dormers, gables, stepped roofs, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without *modulation*. *Modulation* should consist of either:
 - i) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline *modulation* is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The required change in elevation noted above may be reduced by approximately ½ provided the roofline change corresponds with a change in building materials.
 - ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.
 - iii) A combination of the above.

The Director may relax this requirement if building incorporates other design treatments that reduce the perceived scale of the building, add visual interest, and complement the design of other nearby buildings.

- b) For buildings in the NC zone, pitched roofs with a minimum slope of 5/12 are preferred to maintain the residential character of the area.

The building proposes a slanted roof design, in which the two sections of the building each have a roof pitch at 7:12, and these rooflines are oriented in the opposite direction. Along the south elevation, the roofline is cantilevered to create deep eaves that give depth to the facades and architectural interest, particularly roofline variety along the front elevation. Along the long stretch of the rooflines, there are affixed dormers, a total of 13 to provide visual interest to the rooflines. This guideline is satisfied.

2.3.7 Maximum Facade Width. The maximum facade width (the facade includes the apparent width of the structure facing the street) of the upper story of multi-story and large-scale retail buildings (with floor area greater than 50,000 square feet) visible from a street, public open space, or *pedestrian-oriented space* is 120. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot wide *modulation* of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such *modulation* must be at least 20 feet or deeper and extend through all floors except the ground floor where a *pedestrian-oriented facade* has been provided. Decks and roof overhangs may encroach up to 3 feet (per side) into the *modulation*. The Director will consider other design methods that are effective at reducing the perceived width of the building.

The project is for a single-story building that is only 15,150 square feet. Therefore, this guideline is not applicable.

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

The proposed building has storefront-type windows up to 9 feet; there is only one floor proposed, and the first story height is at least 13 feet. This guideline is met.

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

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

The project does not propose a multi-story structure, however a strong vertical articulation presence with the proposed pedestrian oriented storefront, and the sloped roofs with dormers adds a strong top and bottom feel. This guideline is satisfied.

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

- a) *Blank walls* - A wall (including building facades and retaining walls) is considered a *blank wall* if:
 - i) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
 - ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.
- b) Untreated *Blank walls* facing a public street, *pedestrian-oriented space*, or pedestrian pathway are prohibited. Any new *blank walls* shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for

example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible *blank walls* are encouraged to utilize one or more of the following treatments to add visual interest to the street.

- i) Transparent windows or doors;
- ii) Display windows
- iii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen approximately 1/3 of the wall's surface within three years.
- iv) Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- v) *Artwork* (mosaic, mural, sculpture, relief, etc.) over approximately 1/2 of the *blank wall* surface.
- vi) Other methods that meet the intent.

There is a relatively small area of space that would qualify as a blank wall under this guideline. The west elevation proposes a building up towards the sidewalk to appeal to a pedestrian scale and presents as a commercial storefront feel. The untreated blank wall at the end of the building, where it meets at a zero-lot line, measures a length of approximately 16 feet and should include another transparent window. The faux wood building materials used along this façade around the commercial entrances and windows, end at this blank wall area. Its location is up against the sidewalk, making it more apparent that transparency or an additional treatment is necessary. Staff would recommend a horizontal window affixed higher, to match the height of the “solar shelf” windows above the doors would be appealing. This guideline offers a combination of other treatments to be used to meet the intent, such as mosaic artwork, however a landscaping bed would not be an option because of the proximation to the sidewalk. To meet this guideline, an additional window should be added to the front elevation, above the exposed stone veneer. As conditioned, this guideline is satisfied.

2.4 Building Details and Materials

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

- a) Window and/or entry treatment
 - i) Display windows divided into a grid of multiple panes
 - ii) Transom windows
 - iii) Roll-up windows/doors
 - iv) Other distinctive window treatment that meets the intent of the guidelines.
 - v) Recessed entry
 - vi) Decorative door
 - vii) Arcade

- viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry
- ix) Other decorative entry treatment that meets the intent of the guidelines.
- b) Decorative facade attachments
 - i) Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning
 - ii) Decorative, custom hanging sign(s)
 - iii) Decorative building-mounted light fixtures
- c) Building materials and other facade elements
 - i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
 - ii) Decorative *artwork* on building (such as a mural) or bas-relief sculpture
 - iii) Decorative kick-plate, pier, beltcourse, design
 - iv) Other details that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

Decorative elements referenced above must be distinct “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the Director.

The proposed building has a unique character and design, to satisfy the commercial and multifamily aspects of the design guidelines. The building details along the front façade includes the use of two decorative lighting fixtures adjacent to the two entrances. The large windows are divided into a 2x1 grid, along the four windows. The decorative wrap around window at the corner adds to the commercial feel. The use of a black metal weather protection above the front façade, and the extended cantilevered roof around the south elevation is another decorative attachment to the building. The secondary entrance is proposed recessed under a covered awning and the use of decorative lighting is affixed to the building. The project incorporates numerous details, such as: decorative lighting fixtures to illuminate entrances and pedestrian spaces; a recessed main entrance; “light/solar shelf” transparency over doors and a wraparound storefront window; and decorative rooflines with attached dormers. Further than that, adding additional details could detract from the building’s overall character. This guideline is satisfied.

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

The modern farmhouse style works to serve a more residential feel. The overall use of the white Board and Banton siding gives a soft feel, against the use of the complimentary materials. The use of strong black metals in the awning, the black stone siding and the soft wood siding features, is a classic commercial appealing material combination. The black stone material is placed along the base of the building, up to 3 feet in height. It wraps along the west and south elevations continuously and extends around the north corner. The use of black vinyl around the large windows helps to stand against the wood siding. The roof material is a black seam metal roofing, with affixed dormers with flush metal panels. Each dwelling unit window is encased with a painted white trim. Durable materials are used throughout the site, to include the trash enclosures and the landscape planters within the pedestrian spaces. This guideline is satisfied.

- 2.4.3 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), except when used as an accent design element covering less than approximately 10 percent of the building facade.
 - c) Corrugated fiberglass.
 - d) Un-enhanced (e.g. galvanized, non-trimmed, non-vinyl) 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.

None of these materials are proposed. This guideline is satisfied.

- 2.4.4 Special standards for concrete block.** Special standards for concrete or concrete blocks (concrete masonry units, CMU, or “cinder blocks”): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:
- a) Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.
 - b) Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.
 - c) Use of decorative coursing to break up *blank wall* areas.
 - d) Use matching colored mortar where color is an element of architectural treatment for any of the options above.

This guideline is not applicable.

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

Metal siding is not proposed as walls on any of the facades. This guideline does not apply.

- 2.4.6 Special standards for Exterior Insulation and Finish System (EIFS) and other similar troweled finishes.** EIFS and other similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than approximately 1/3 of the facade area. Weather exposed horizontal surfaces must be avoided. Masonry, stone, or other durable permanent material is required for the first 2 feet above ground level.

This guideline is not applicable.

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

The project has not provided this detail; staff recommends that a standard condition to address the year of construction plaque be addressed at time of building permits. As conditioned, this guideline is satisfied.

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

The building elevations indicate that the building's color palette will consist of muted, compatible colors, and that no more than three colors will be used on facades visible from the street. This guideline is satisfied.

2.5 Streetscape and Landscaping

2.5.1 Sidewalk widths and uses.

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

This guideline is not applicable.

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

Category I:

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

Category II:

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

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

This guideline is not applicable, as the project is not located in these sub-areas.

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

The project proposes bicycle rack parking at the secondary entrance, adjacent to the pedestrian open space. It is located on paved surfaces. This guideline is satisfied.

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

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

- a) All public areas shall be lighted with average minimum and maximum levels as follows:
 - i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;

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

This guideline is addressed at D.G. 2.2.6, which will require site lighting.

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

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

The project provides adequate square-footage of landscaping on the site. More specific requirements are addressed below. As a standard condition, developments are subject to SMC Chapter 18.41 landscaping requirements. This guideline is satisfied.

2.5.6 Side and rear yard buffer requirements. All developments shall incorporate one or more of the following design options:

- a) Provide *Landscaping Type A* at least 10 feet deep along side and rear property lines where adjacent to residential zoned land.
- b) Provide *Landscaping Type B or C* at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. 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. 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). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn't negatively impact views from the street or nearby properties.
- 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.
- iv) Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided design treatments are included to meet Guideline 2.4.7 (Blank Walls).

This project proposes areas of landscaping along the side and rear yards, noted as Area B on the proposed landscape plan. Towards the north interior side property line, adjacent to low density residential zone, the project shows the minimum 10 feet depth of required landscaping, Type A landscaping is required per this guideline. The required rear yard 20-foot setback is shown and a minimum depth of 10 feet of Type A landscaping shall also be applied along this property line, adjacent to high density residential zone. At least one row of evergreen trees, minimum 8 feet in height and 10 feet maximum separation shall be planted within the required Type A, 10 feet wide buffer along the side and rear lines, adjacent to residential zones.

Along the side property line to the south, the width of landscaping buffer is reduced to 5 feet with a proposed 6-foot-tall cedar fence. To satisfy this guideline, Type C landscaping for planter strips at least 5 feet wide shall include more evergreen trees, with a 2 inch caliper, planted at 20 feet on center. Staff recommends that these standard conditions be applied. This guideline is satisfied.

Chapter 3: Multi-Family Guidelines

These guidelines apply to all new mixed-use buildings featuring commercial and at least one dwelling unit. For mixed-use buildings featuring ground floor commercial uses, the development must comply with applicable site planning, pedestrian access, building design and streetscape guidelines for applicable Commercial Design Guidelines. Residential portions of the site and building will need to comply with open space and building design guidelines of the Multi-Family Design Guidelines.

Assisted living facilities, except on the ground floor or in accordance with the city of Sumner design and development guidelines, and subject to density maximums and location restrictions as applicable in SMC 18.16.040, are a permitted use in the NC zone.

In the NC district, only floor area above the first story commercial uses may be used for residential purposes, provided that the maximum number of dwelling units shall not exceed a ratio of 25 dwelling units per acre. Alternatively, such mixed use may be attached or included to the side or rear of the main commercial building. Such mixed-use development shall conform to the city of Sumner design and development guidelines.

3.4 Apartment Guidelines

Applicability

These guidelines apply to buildings containing three or more dwelling units that are attached horizontally and/or vertically. Each unit is separated from any other unit by one or more horizontal and/or vertical common fire-resistant walls.

Guidelines specific to multifamily types listed under section 3.2, 3.3 and 3.4 above are not applicable.

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.

The residential portion of this building is located towards the rear or to the side of the facility, creating ground floor commercial spaces along the street frontage. More than one entrance into the building is accessible from the sidewalk. The main entrance for residential dwellers of this facility will utilize the secondary entrance, set back into the site. This entrance is also connected via internal walkway directly to the sidewalk. The building entry is covered, under a canopy extending over 15 feet creating a common open space to be used by the residents. A separate pedestrian-oriented space, as required to meet Commercial Guidelines DG 2.2.5, orientates towards the street and is located at this residential building entrance. Large storefront windows provide eyes on the main street, while some dwelling unit window facing the street along the west elevation, provides eyes on the street for safety. The intent of this guideline is met.

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

This mixed-use building incorporates a pedestrian oriented space to function as an effective transitional space between the building and public ways. The secondary residential entrance is set back into the building, giving more space to the entrance. The fixed landscape planters create an inviting and well-designed pedestrian space, and functions to create a buffer between the walkways and parking areas. This covered open area is adequate to serve as a transition from public to private spaces. 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.

The parking on this site is located to the side of the building. A total of 22 parking stalls are provided, to serve the number of employees required per shift, and provides adequate guest parking spaces and additional space for those residents that may own a vehicle or who have the ability to drive. The surface parking area includes an adequate fire turnaround radius and includes 2 wider van parking spaces located towards the building. The site configuration creates unavoidable parking and vehicular ways located along the street, but this lot is not a corner lot. 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.

Common 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.

Each dwelling room proposed in this mixed-use building, is proposed with their own window, as a PTAC unit window frame. The dormers above provide additional solar access to the facility. 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.

This lot is not a corner lot, and there is no alley access to this site. This guideline does not apply.

- 3.5.8 Service, loading, and garbage areas.** Developments shall provide a designated spot for service elements (refuse and disposal).

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.

As a standard condition, mechanical equipment and other service utilities shall be screened. This guideline is satisfied.

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 connections to the sidewalk and all entrances. The walkway proposed across the drive aisle is proposed as a concrete, a contrasting material from the paved drive surface. Per this guideline, the material standards intend to require a special paving material. The location of this walkway leads to the parking areas. Staff feels that this 25-foot-long walkway would not benefit greatly from special paving materials. All internal pedestrian walkways proposed onsite shall maintain a width of 5 feet. As conditioned, this guideline is satisfied.

3.6.2 Require open space for multifamily developments. Other open space proposals meeting the intent of the open space requirements may be considered by the Design Commission and approved by the Director. *See discussion below, this guideline is satisfied.*

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.

- 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.

This proposed mixed-use building, functions as an assisted living facility, housing 40 residents in a small unit. These units are not consistent with the definition under SMC 18.04.0360 for dwelling units, "Dwelling unit" means one or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. A "bachelor," "studio," or "efficiency" apartment constitutes a dwelling unit within the meaning of this title; the full intent of this guideline should not apply. The project proposes indoor common open space, as the dining room area, roughly 600 SF in size and an additional 1,300 SF area set aside for common use. An outdoor patio that is directly connected to these spaces, is proposed covered, measuring 624 SF in area size. The landscaping around the side and rear yard areas provides additional open spaces. Staff estimates the total area of common open space provided is 2,800 SF which if divided among the number of residents affords about 70 SF each. Staff feels that the additional commercial required pedestrian spaces, not counted towards the residential common open space calculation, and based on the proposed use of an assisted living facility, the open space calculations provided are adequate. Staff recommends that 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.

The building is designed with a distinctive window pattern along the residential facades, where visible from the street. These facades also feature a strong vertical modulation with the change of building materials visible form the street. The articulation of this single-story building is distinguished by the varying rooflines revealed at certain elevations, and the distinct changes in the roof created by the dormers adds to the articulation of the building. This breaks up the buildings bottom and top very well. 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.

The west elevation contains two visible facades form the street, the first 75 feet is placed up against the building presenting a very strong modulation of a change in materials and the placement of the windows and doors. The additional façade on the west, shows a series of windows set back into the site. The canopy above adds variety of change to the rooflines and the added dormers are spaced well to meet the intent of the 30 foot wide modulation, applicable to the residential portions of this site. 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.

Multiple buildings are not proposed on this site. This guideline does not apply.

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

This building proposes 7:12 roof pitch and meets this intent. 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.

The building proposes a decorative roofline design including multiple dormers affixed with flush black metal material. The varying sloped canopies and awning affixed to the front facade adds interest to the roofline design as well. This serves as a single point to meet the intent of this guideline. The stonework proposed in conjunction with the wood siding, along each facade adds visual interest and meets another point of this guideline. The use of decorative lighting fixtures, proposed as black down facing wall sconces, are located at all entrances, and pedestrian scaled lighting used in outdoor spaces, adds another element of detail to the site amenities. This guideline is satisfied.

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 meets the minimum transparency requirement along the street, with large storefront sized windows, and visible unit windows along the west elevation of the building. The street entrance doors include an above the door solar shelf for additional transparency. 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.

Preferred building materials are utilized on this project, to include a durable wide Board and Banton siding, metal roof materials and applied stone and wood accent materials to the facades. The modern farmhouse style works to serve a more residential feel. The application of the horizontal wood siding compliments the vertical white siding along the building. This guideline is satisfied..

3.5.10 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.

3.5.11 Special material standards:

- g) 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.
- h) 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.

The site proposes a row of 17 parking stalls along the south property line. A landscape island is included in the parking lot area and shall be maintained at a minimum of 5 feet wide. Adequate parking landscaped areas surround the site, where parking meets the building, the project proposes landscape planters. 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-2021-0045) should be *APPROVED* subject to the following *CONDITIONS*:

1. (D.G. 2.1.3) **Parking location guidelines:** Staff recommends that a low wall, approximately 3 feet in height, extend along the front parking areas visible from street.
2. (D.G. 2.1.4) **Parking lot screening:** The project shall provide the following additional landscape screening of the parking lot:
 - a) Additional evergreen screening shrubs planted at an interval of one shrub per 20 square feet of landscaped area, and shrubs shall be at least 16 inches tall at installation.
 - b) Where landscaping strips are wider than 20 feet, plant evergreen or deciduous trees, at 20 feet on center, to create a desired canopy of tree cover at the south end of the site.
3. (D.G. 2.1.8) **Service, Loading, and Garbage Area Guidelines:** Trash enclosure located in the parking lot shall feature self-closing doors.
4. (D.G. 2.2.6) **Site Lighting:** The project shall show at the time of building permits that site lighting is provided in compliance with this guideline.

5. (D.G. 2.3.10) **Blank walls:** An additional window should be added to the front elevation, above the exposed stone veneer to address blank wall area.
6. (D.G. 2.4.7) **Year of construction:** At building permits a building plaque that addresses this guideline shall be provided.
7. (D.G. 2.5.6) **Side and Rear yard Buffer Requirements:** Along the southern side property line, the allowed reduced 5 feet wide landscape strip with the combination of the use of a 6-foot-tall fence, shall include Evergreen trees, at a minimum 2-inch caliper, planted at 20 feet on center.
8. (D.G. 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. (D.G. 3.6.1) **Internal Pedestrian Paths and Circulation:** All internal pedestrian walkways proposed onsite shall maintain a width of 5 feet.

10. Signs

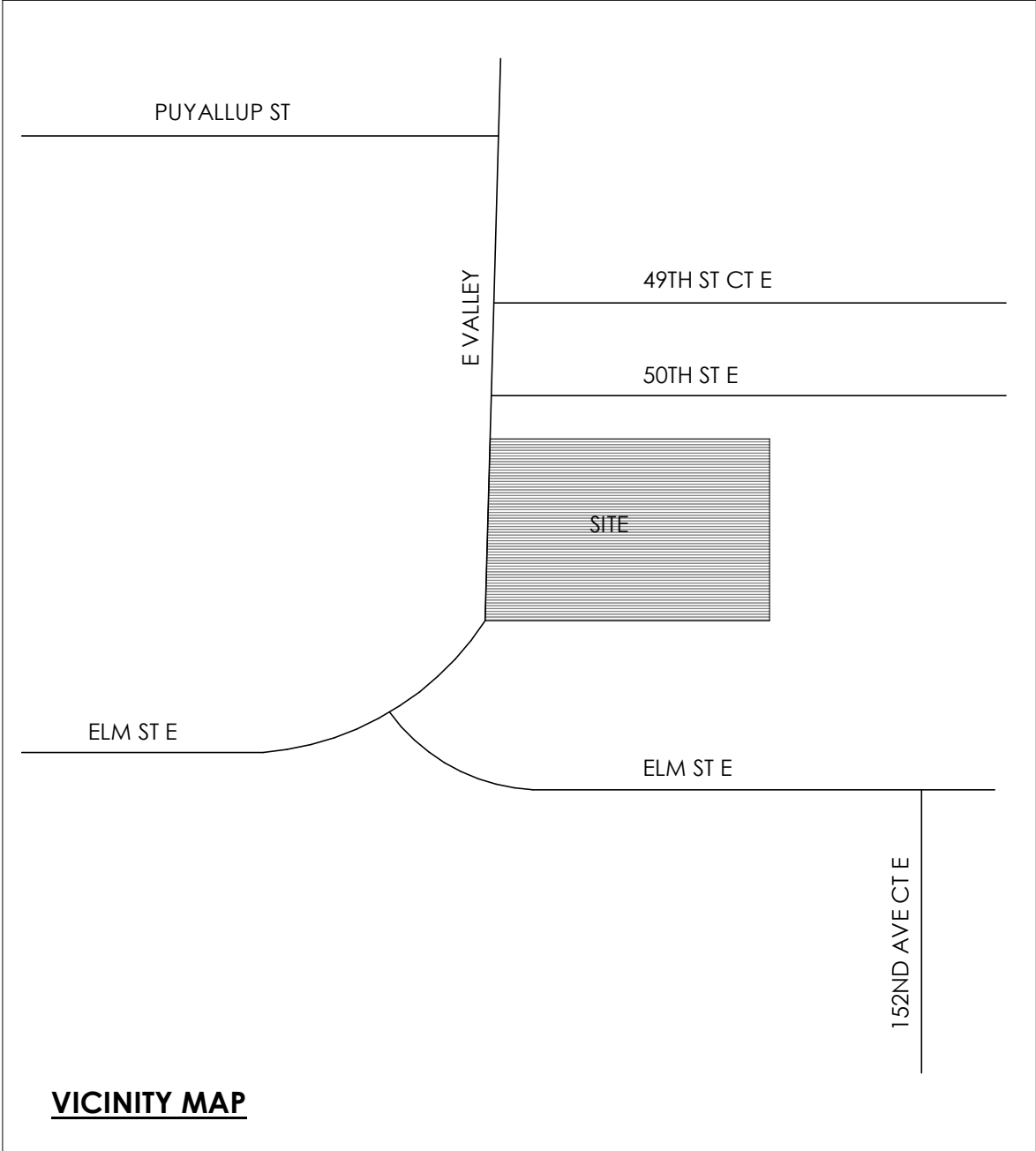
Signs are not approved as part of this design review; a separate sign permit shall be required for any proposed signs, showing that it complies with the location, height and size limits of the sign code. By approving design review plans, the City does not review or approve the shown signs.

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.

KINSMAN CARE

design review submittal | 02.18.22



Kinsman Care and its principals are excited to move forward with a much needed and desirable 40 bed adult residential care facility. Our company has a long and proven track record for developing and operating several first-class assisted living facilities throughout the state of Washington, with the most recent additions in Spokane Valley and shortly commencing construction in Auburn.

For our proposed Sumner project we are presenting our newest and most advanced facility which we believe optimizes the property; provides an excellent transition of uses between residential, industrial and commercial uses; creates significant employment with 30 well paying medical and administration positions; is a light load and impact on the community from a vehicular and pedestrian perspective; and provides an attractive and tranquil atmosphere for the community and neighbors.

Our facility of 15,150 square feet will be home for up to 40 residents and their supporting staff. Our facility will provide personal rooms featuring individualized climate control, televisions and entertainment options, and wifi. Common areas will provide more than ample space for meeting, gathering, educating, and entertaining. The dining room and kitchen facilities will seamlessly flow together and accommodate all residents, providing all their dining needs. The common areas, including the dining room, are centrally located for the residents in the "back-of-house" from the public right-of-way and will also be served by a private outdoor patio space.

Although it is hard to categorize our residents, all current residents at our properties do not own vehicles and typically spend most of their day in their personal rooms. Medical needs are typically handled in-house or virtually, but occasional doctor visits or treatments are coordinated by our administrators. The facility does coordinate with outside driving services but will also have a van to accommodate occasional outings and weekly grocery and supply needs.

The parking areas and grounds will be visually inviting for the community providing generous circulation, surplus parking for our staff and the occasional visitor, as well as easy access for weekly grocery and supply delivery needs. Although, most of our residents occasionally use the outside grounds, we require the facility to be appealing and warm, creating a sense of pride where our employees work and where our residents live.

Our administrators and medical professionals will be delighted to have street front offices that will serve the commercial aspects and presentation of the property. Our staff utilizes proprietary self-developed software (Care Link) which is class leading and offers a holistic suite of all the facilities needs from time clock and payroll for our 3 daily staffing shifts to medical and care records to meal planning and weekly grocery and supply lists. This facility in tandem with Care Link will provide many efficiencies that are class leading and a huge differentiator between Kinsman Care and other operators.

To reiterate, we are excited about this facility and our opportunity to work and partner with the City of Sumner. We feel we will be bringing our best to accomplish municipal goals, community care needs and employment, while optimizing property utilization. We look forward to opening more dialog to discuss our design and operations, if needed. Please feel free to contact us anytime.

KINSMANS ADULT CARE FACILITY

- ADDRESS: 5019 EAST VALLEY HWY E
- PARCEL: 0520196071
- ZONE: NC
- SETBACKS: FRONT - 0'-10'
INTERIOR SIDES - 10'
REAR - 20'
- MIN. LNDSCP'G: 10% OF LOT AREA
- MIN. LOT SIZE: 4,500 SF
- MIN. LOT WIDTH: 50'
- MIN. LOT DEPTH: 100'
- MAX. LOT COVER: 75%
- MAX. BLD HEIGHT: 35'
- PARKING: (1) PER SIX BEDS + (1) PER WORKER AT MAX SHIFT:
40 BEDS + 12 WORKERS = 19 STALLS
22 STALLS PROVIDED
- PARKING MAX: NOT MORE THAN 25% OVER REQ'D
- STALL SIZE: 8.5'x18'
- BIKE PARKING: 10% OF PARKING COUNT = 2
2 PARKING PROVIDED
- 6' MASONRY OR WOOD FENCE AGAINST RESIDENTIAL
- TRASH: MIN. 15' FROM RESIDENTIAL

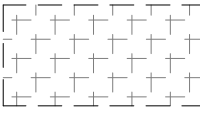
- BUILDING AREA: 15,150 SF
- VB CONSTRUCTION
- ONE STORY BUILDING PROPOSED
- 40 BEDROOMS PROPOSED
- (1) CENTRAL KITCHEN
- (8) SHARED BATHROOMS FOR RESIDENTS
- (2) DEDICATED STAFF RESTROOMS

- PEDESTRIAN ORIENTED SPACE:
1% OF TOTAL COMMERCIAL SPACE AREA
1,110 SF x 1% = 12 SF
2% OF TOTAL SITE AREA
39,029 SF x 2% = 781 SF

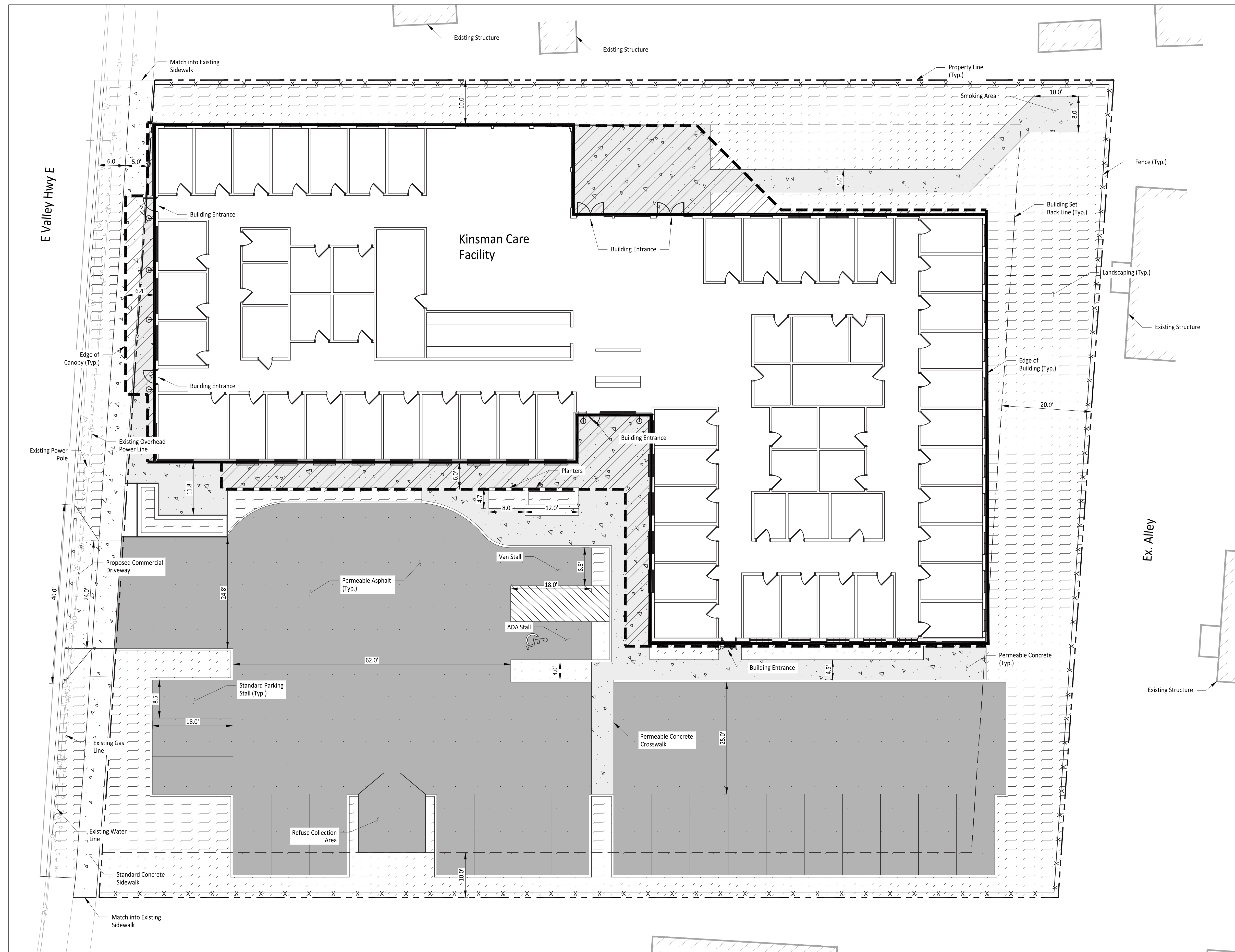
12 SF + 781 SF = 793 SF < 804 SF PROVIDED

- MULTI FAMILY COMMON OPEN SPACE:
ASSISTED LIVING FACILITIES ARE NOT ADDRESSED IN THE CITY OF SUMNER DESIGN GUIDELINES. HOWEVER THE GUIDELINES DO ADDRESS APARTMENTS AND TOWN HOUSES. AS AN EQUIVILANT TO A TYPICAL APARTMENT PROJECT WE PROPOSE THAT EVERY 2.5 BEDROOMS EQUALS 1 APARTMENT UNIT.

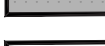
40 BR / 2.5 = 16
16 x 200 SF = 3,200 SF < 4,187 SF PROVIDED

 (SEE HATCH AREA IN FLOOR PLAN)

CIVIL SITE PLAN



LEGEND

- | | |
|---|---------------------------|
|  | Fence |
|  | Property Line |
|  | Edge of Canopy |
|  | Edge of Building |
|  | Concrete (Typ.) |
|  | Permeable Concrete (Typ.) |
|  | Permeable Asphalt (Typ.) |
|  | Landscaping (Typ.) |
|  | Canopy Covering (Typ.) |

General Notes

- Total # of Parking Stalls on Site = 22
- Standard = 20
- ADA = 1
- Van = 1

Owner/Developer:

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

Engineer:

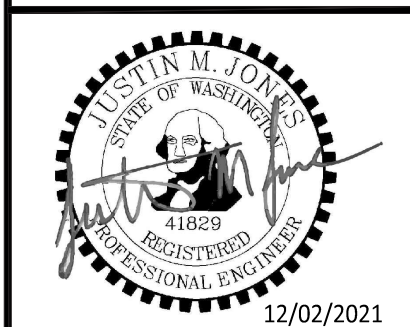
 JM TEAM
 905 Main Street
 Suite 200
 Sumner, WA 98390
 (206) 596-2020

Project:

Kinsman Care

Design Review

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

[illegible]

DRAWN BY:	DESIGN BY:
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PROJ. NO: 1562-006

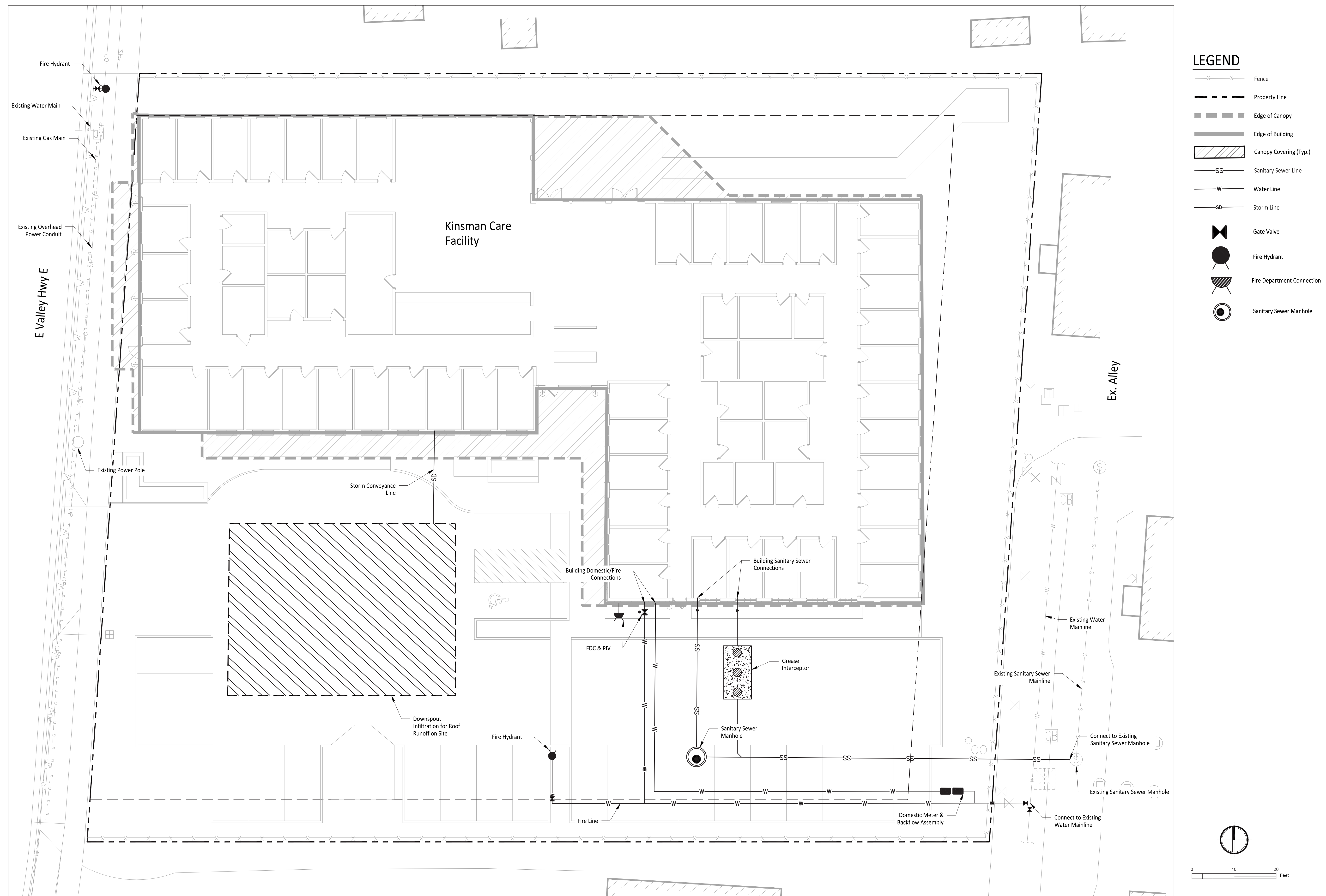
DATE: December 02, 2021

Composite Site Plan

DWG.

C-01

CIVIL UTILITY PLAN



Owner/Developer:

TCF Architecture
1002 N 2nd St
Tacoma, WA 98403
(253) 572-3993

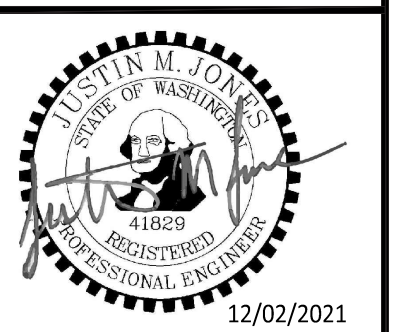
UMJ TEAM
105 Main Street
Suite 200
Sumner, WA 98390
(206) 596-2020

project:

Kinsman Care

Design Review

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

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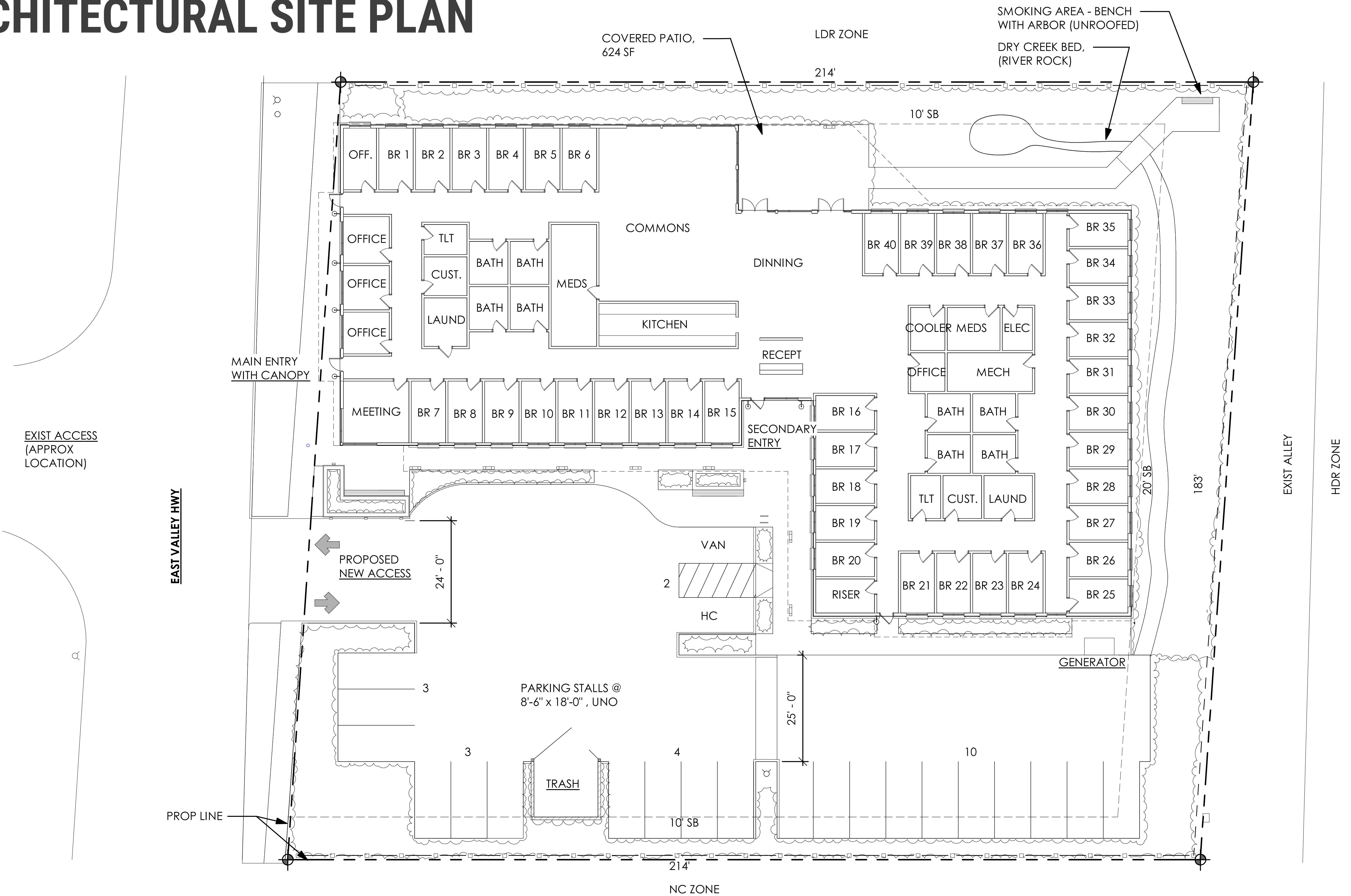
DRAWN BY:	DESIGN BY:
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DOI NO:	1562-006
DATE:	December 02, 2021

Composite Utility Plan

C-02

ARCHITECTURAL SITE PLAN



SITE PLAN

1" = 10'-0"

LANDSCAPE / HARDSCAPE PLAN

EAST VALLEY HWY



AREA A



- PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH RED SWITCHGRASS
- CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS



- RAISED PLANTING BED WITH BUILT-IN BENCH



- BIKE RACKS

AREA B

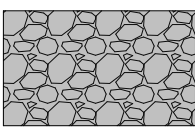


- CYRTOMIUM FALCATUM 'ROCHFORDIANUM' / JAPANESE HOLLY FERN PLANTS
- HYPERICUM x INODORUM 'KOLSAN' PPAF / FLORALBERRY SANGRE
- ST. JOHN'S WORT
- POLYSTICHUM MUNITUM / WESTERN SWORD FERN
- EPIMEDIUM x VERSICOLOR 'SULPHUREUM' / BARRENWORTH
- ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEET FL
- RIBES SANGUINEUM / KING EDWARD RED FLOWERING CURRANT

AREA C



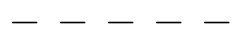
- PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH RED SWITCHGRASS
- CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
- LINDERA BENZOIN / NORTHERN SPICEBUSH
- RIBES SANGUINEUM / KING EDWARD SHRUB RED FLOWERING CURRANT



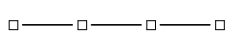
- RIVER ROCK DRY CREEK BED



- PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA



- EXISTING WOOD FENCE TO REMAIN



- NEW WOOD FENCE TO MATCH EXISTING

LANDSCAPE / HARDSCAPE PLAN

1" = 10'-0"



FLOOR PLAN

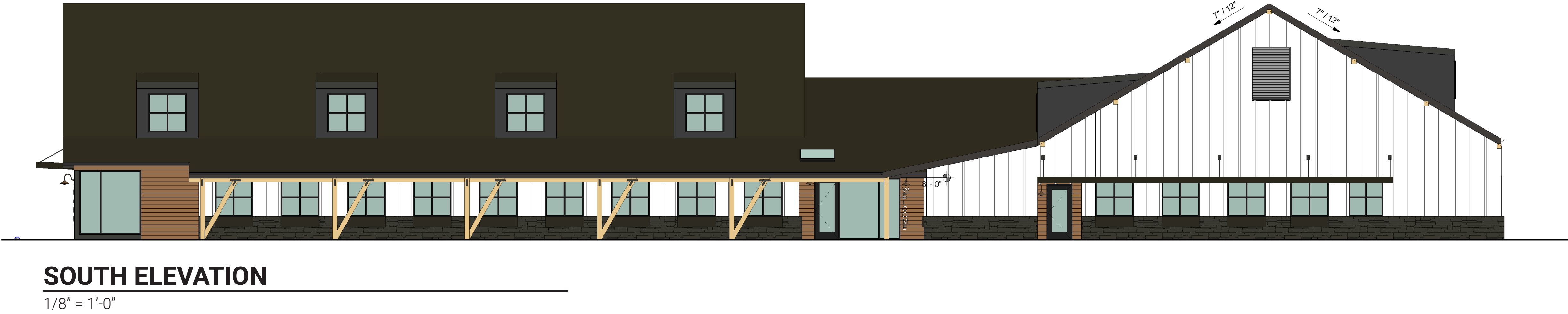
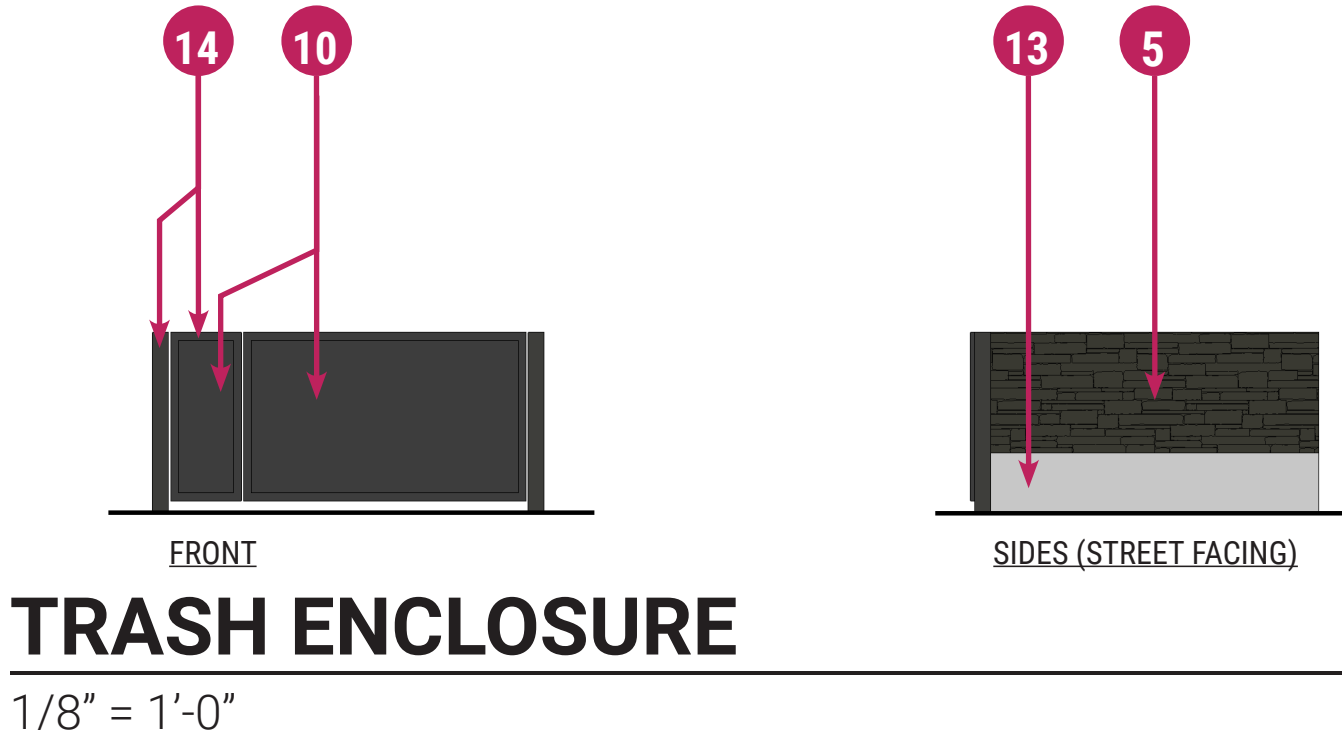
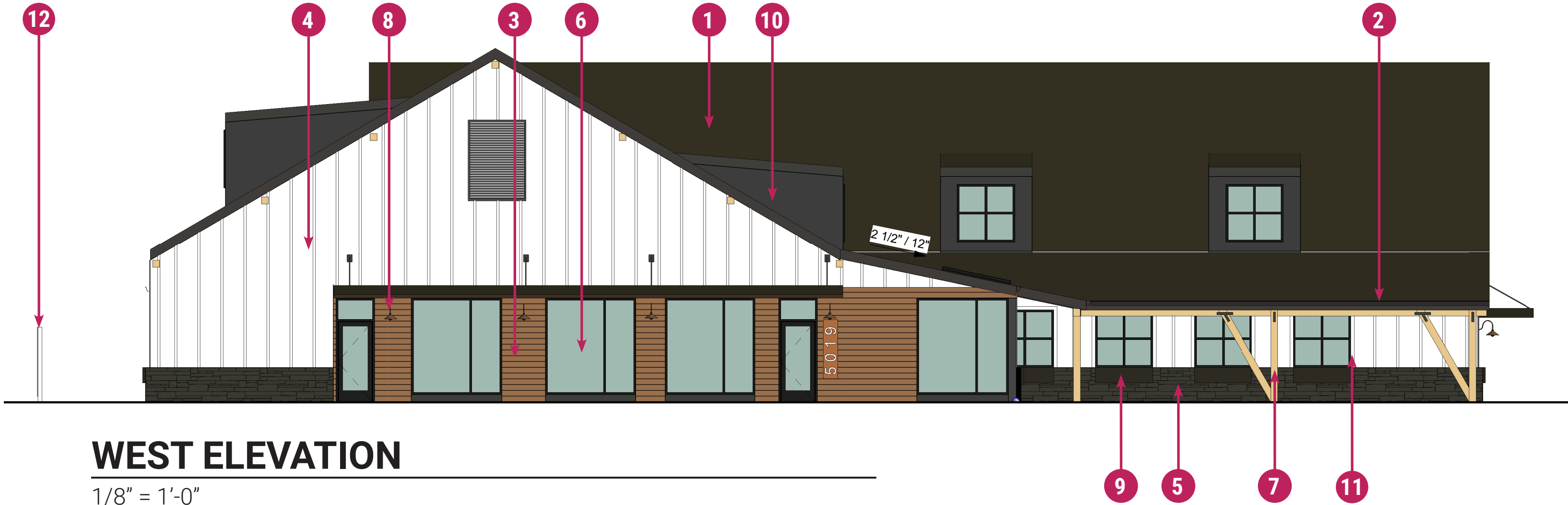


FLOOR PLAN

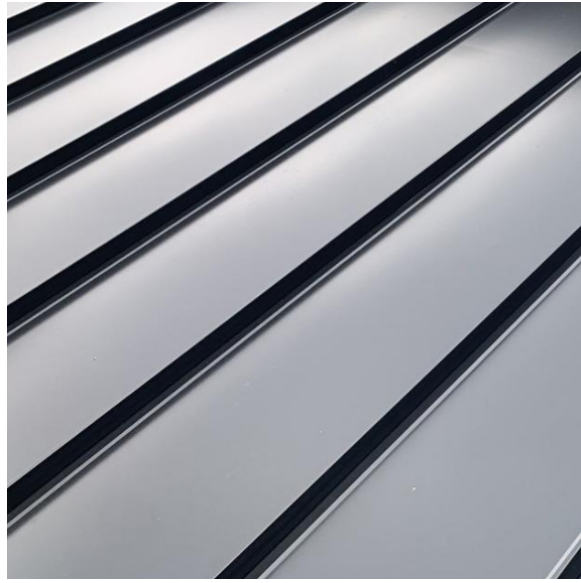
1/8" = 1'-0"



ELEVATIONS



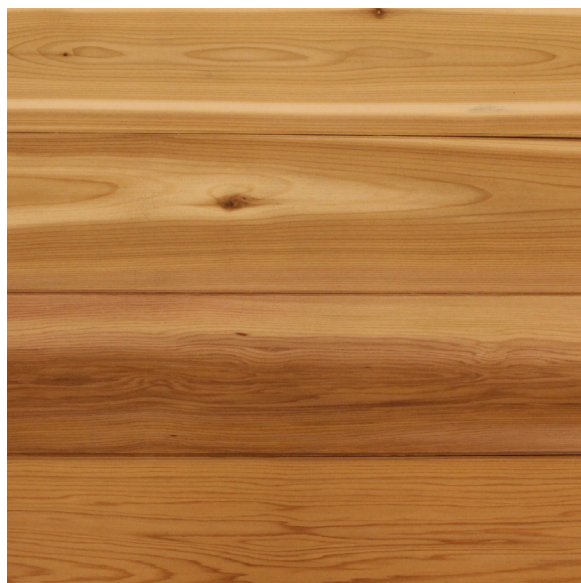
COLOR & MATERIALS



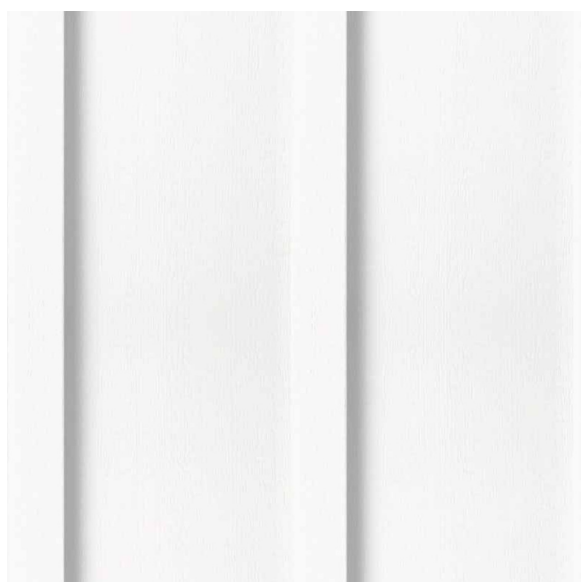
1
Roof
Black Standing Seam Metal Roofing



2
Gutter
Black



3
Siding
6" Faux Wood Siding



4
Siding
Hardie Panel Board & Batten



5
Siding
Black Cultured Stone



6
Doors, Frames & Windows -
Storefront at Exterior Doors & Frames and
Commercial Windows, Vinyl at all others -
Black



7
Wood Beams, Posts & Roof Corbels



8
RLM Wall Sconces



9
PTAC Units - Black



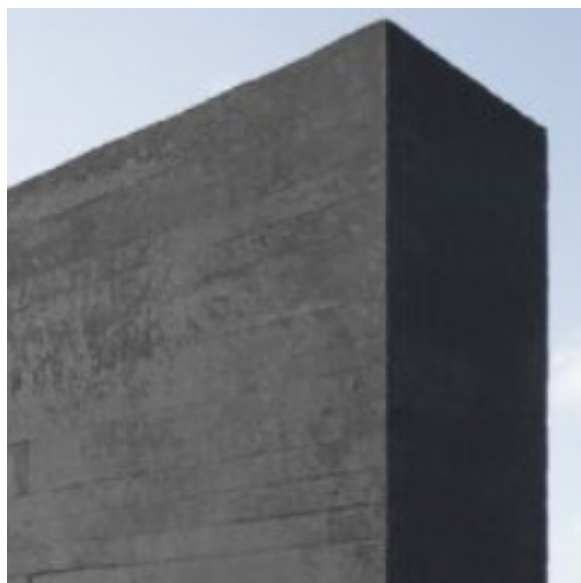
10
Flush Metal Panels @ Dormers and
Trash Enclosure Doors



11
Painted 1x4 Window Trim



12
6' Tall Cedar Fence



13
Lamp Black Concrete



14
Black High Performance Coating



Pedestrian Area Lighting

RENDERINGS



STREET VIEW



PARKING VIEW

RENDERINGS



SOUTH EAST CORNER



BACK PATIO