



## **SUMNER DESIGN COMMISSION**

### **MINUTES**

### **REGULAR MEETING**

**Thursday, September 11, 2008**

**6:30 p.m.**

**Sumner City Hall  
1104 Maple Street**

### **CALL TO ORDER**

HANSEN, acting Chair, called the meeting to order at 6:40 p.m., in place of regular meeting Chair, David Bisom, who was not in attendance.

### **ROLL CALL**

Members Present: Clegg, Davis, Hansen and Walter  
Members Absent: Bisom, Bennett and Henken  
Also Present: Eric Mendenhall, Associate Planner  
Jim Merritt, Merritt Architecture (PLN2008-00076)  
Kristie Wilson, Project Representative (PLN2008-00077)  
Scott Olson, Architect (PLN2008-00077)

### **APPROVAL OF MINUTES**

**The August 14, 2008, regular meeting minutes were motioned on and approved as written.**

### **PUBLIC COMMENT**

There was no public comment.

### **UNFINISHED BUSINESS**

There was no unfinished business.

## NEW BUSINESS

MENDENHALL advised that Agenda Item c) Mastro Warehouse #1 (PLN2008-00078), was withdrawn prior to this meeting, and will not be heard. Furthermore, Agenda Item a) Sounder Station (PLN2008-00076), will be switched in order with Agenda Item b) Ota Warehouse (PLN2008-00077), as the Architect for PLN2008-00076 has yet to arrive.

### **a) Ota Warehouse (PLN2008-00077)**

MENDENHALL reviewed for the Commissioners STAFF's Report on PLN2008-00077 – Ota Warehouse, as follows:

*The site is located north of 45<sup>th</sup> Street East on the east side of the White (Stuck) River and north of Salmon Creek. Proposed is construction of a 14,700 square foot warehouse building. The proposal is associated with parking and landscaping. SEPA has been issued and a 6 lot preliminary plat is proposed for the site. The proposal before you is for lot 1 of the preliminary plat. The site is situated to the northwest of 45<sup>th</sup> Ave E (new road to be dedicated prior to building permit issuance) and is currently vacant. An application for preliminary plat has been submitted for review by the Community Development Department. SEPA, and grade and fill permits have been issued for the proposed development. The general vicinity is surrounded by industrial zoning. To the north, east and west of the subject property the land use is turf farming; and industrial warehouses to the south. The White/Stuck River is west of the property.*

STAFF recommended that Project PLN 2008-00077 should be APPROVED subject to the following CONDITIONS:

1. *A masonry wall shall be used with landscaping to screen refuse;*
2. *.All installed utilities shall be adequately screened from existing and future streets and trails;*
3. *Any mechanical equipment such as rooftop equipment, air ducts, water towers, storage tanks, processing equipment, cooling towers, vents, and any other improvement or equipment shall be compatible with the building architecture or screened from adjacent properties, public streets, sidewalks and the trail when possible;*
4. *Signage shall be externally illuminated and a freestanding monument sign is preferred for this project;*
5. *The plantings proposed under the Habitat Management Plan ensure that the building will be screened from the trail view;*
6. *The landscaped area between the street and parking area shall have a four foot berm incorporated into the final landscape plan;*
7. *All plantings shall meet the requirements of SMC18.41 for caliper and container size;*
8. *The landscape plan shall incorporate native vegetation into all required planting areas; and*

9. *The landscape plan shall incorporate a 25 percent mix of evergreen trees, possibly Cedars or Cypress, and that they be 3 inches in caliper.*

MENDENHALL noted that Commissioner Bisom called in with regard to this project and requested a mix of evergreen trees, not presently proposed. He would suggest a mix of 25 percent evergreens, possibly Cedars or Cypress, and that they be 3 inches in caliper.

DAVIS asked if they would not be able to construct until the regional water system went in?

MENDENHALL confirmed that to be correct.

KRISTIE WILSON, project representative, of Scott Olsen Office G|O 929 E Main, Puyallup, WA 98372, appeared. She advised that the storm water is an underground vault.

*(Also appearing for this project, from the audience, was SCOTT OLSON, the Architect on this project.)*

MENDENHALL noted that the trail was added to recommended condition No. 3.

CLEGG asked if the additional wording with regard to the trail was added as to match the code revision, or if it is just a suggestion.

MENDENHALL stated that it is just a suggestion, so that the condition fits in that area. They do not want the HVAC to be seen from the street or from the trail.

CLEGG asked if that was specifically written for the industrial zone?

MENDENHALL stated that it is just a suggestion.

HANSEN directed the Applicant to give her project presentation at this time.

WILSON declined to give further presentation.

DAVIS asked if Staff wished to add Bisom's suggestion as to the evergreen trees, as an additional recommendation?

MENDENHALL stated that Bisom's suggestion would be added as recommended condition No. 9.

CLEGG asked if the Applicant had any objections to Staff's recommended conditions?

WILSON stated that they had no objections.

WALTER asked the project architect, SCOTT OLSON, seated in the audience, about the

project's proposed color scheme.

OLSON stated that what is depicted on the site plan is close to what it will actually be. The bands on buildings two and three will be switched to a darker color.

DAVIS asked if Staff felt that the site would be compatible with the two proposed trees of Cedar and Cypress?

MENDENHALL stated that the site could be compatible with those trees.

OLSON added that Cedar is a native tree to that area.

HANSEN stated that he appreciates the color scheme, and wishes that it could be passed on to other warehouses.

**DAVIS motioned to approve all of Staff's recommended conditions (1-8) and further to add Bisom's suggestion as a recommended condition No. 9, and then to approve that as well. WALTER seconded the motion and it passed unanimously.**

HANSEN declared Project PLN2008-00077 approved.

**b) Sounder Station (PLN2008-00076)**

MENDENHALL reviewed for the Commissioners Staff's Report on PLN2008-00076 - Sounder Station, as follows:

*The proposal is located at 926 Main Street. Proposed is a remodel and revitalize a 7,373 square foot building on Main Street. The subject site is zoned Central Business District (CBD). The proposed project is located in Downtown Sumner. The site is flat, hard packed dirt with no surface water or other environmentally sensitive features located on or within 200 feet of the site. The site is also adjacent to the Burlington Northern Santa Fe (BNSF) rail line. The site is located in an area that consists primarily of business uses. The property to the west is an active railroad. A city park is situated across the street to the east and a two-story commercial/residential building. The project site is zoned Central Business District (CBD). The CBD zone is intended to provide for retailing and other commercial services in a fashion that preserves and enhances the pedestrian scale and character of development in Sumner's downtown area. Small, independent shops and offices are typical to this district. It is also common to have residential over commercial within this district.*

STAFF recommended that Project PLN 2008-00076 should be APPROVED subject to the following CONDITIONS:

- 1. Those areas of blank façade shall be treated with some form of mural or similar artwork to enhance those facades or 200 square feet of additional window treatment be added;*

2. *Signage shall be designed in a way that is complementary to the architecture of the structure. Channel letter, cabinet type and roof signage are not allowed and signage shall be externally illuminated. Neon or projecting signage is preferred;*
3. *All required bicycle parking shall be incorporated at time of building permit; and*
4. *Every other street tree on the proposed landscape plan shall be removed to total three trees along Main Street and Cherry Avenue.*

DAVIS asked with regard to crossing the railroad tracks East on Main Street, if there is a mirror on the concrete barriers in city alleyway, or on Main Street in the right of way?

JIM MERRITT, of Merritt Architecture, 1901 Market Street, Tacoma, Washington 98402, appeared. He stated that there are mirrors on the edge of the alley. They are there more for safety. He has no problem leaving them there, however, he will listen to the Commission's recommendation on that. It is a secondary façade. MERRITT also noted, with regard his presentation of this project, that he had expected form boards to be delivered to assist in the presentation, however, unfortunately they were not delivered.

DAVIS asked if there were any other stucco buildings around?

MERRITT indicated that on the corner there is a building with stucco on the top portion of the building.

WALTER stated that she has seen other stucco buildings in town, and she believes that it is a good neutral material.

HANSEN asked if external sign lighting is preferred in the current policy?

MENDENHALL stated that it is.

MENDENHALL further added that Bisom called in with regard to this project, to comment that the street trees proposed are not a good type of street tree. Staff subsequently looked up the street code. The tree proposal would have to meet that criteria. BISOM was in agreement with that.

HANSEN asked Staff, as to Staff's recommended conditions, and specifically as to those areas of blank facade on the north, did Staff mean both the north and south facade?

MENDENHALL stated that it incorporates the north and south areas of blank façade. The east has a lot of windows, so it is fine.

HANSEN asked with regard to the street trees on both streets, are they proposing 5 trees along Cherry, and 3 trees along Main Street? Would it be feasible to take the medium trees out on Main and Cherry? Maybe there could be 3 trees on Cherry, and 2 trees on Main Street?

MENDENHALL stated that the goal was to open up the building so that people passing could have an easier time seeing what is actually there.

HANSEN stated that reducing it to 3 trees is too much.

DAVIS stated that he likes the proposal as it is.

HANSEN stated that there is a total of 3 trees. What he would like to see is 3 trees on Cherry and 2 trees on Main Street

WALTER stated that she would like to see the trees in containers, placed where the existing tree wells are.

CLEGG stated that he too likes the Applicant's proposal. He would like the Applicant to speak to the logistics of where the trees were placed.

MENDENHALL stated that the comment on trees was from the Downtown Association.

DAVIS noted that there is a park at the south end of this site. It is not your typical stretch of Main Street and Cherry. The site is perfect as it is. The trees are placed in a very nice manner, and are not blocking any doorways or windows.

WALTER commented that the blank wall by the railroad tracks is screened with evergreens. Isn't that a good solution? It will grow into a nice tall hedge.

HANSEN directed the Applicant to give his project presentation at this time.

MERRITT stated that his company, Merritt Architecture, has joined forces on this project with Hansen Hansen & Johnson Architects. He has been involved with a lot of adaptive reuse, and historic structures. He likes what Sumner is doing. The Design Guidelines are consistent with what he thinks these buildings should be. Ten years ago he was involved with a similar building that is now the key to the Proctor District in Tacoma. There is a Starbucks, a clothing store, a pizza place, etc. in that two story building. He wanted a second story on this building in Sumner. The real problem with regard to that is the parking. They would need 30 more stalls. Another thing good is that as an architect for historic buildings and an urban designer, he knows this area well. The commitment in Sumner is significant. There are great opportunities with the Sounder Train Station. They can do a lot with Sound Transit. He also owns this building and is now a taxpayer in this community. He is glad to have invested in this, and he hopes that this project makes a difference. He has a lot of ideas going into this project. He would like to open up the building to the street. There will be storefronts that are significant to Cherry. There are large windows to tie the inside to the outside and to anchor that corner, so that it can be said, that it is where downtown starts. They would also like to do something to create that awning feeling. It is a catch 22 however. The second level would have been great for an awning. He, along with Hansen, Hansen and Johnson, want to maintain character, but do not want to break the budget. They will put an awning over each of the window sections. They are happy with the balance. They will still be maintaining the clock tower. This is an exciting project. There are also depressed rents in the Historic

Downtown at this time. They hope to be able to do something similar to Proctor. It is a flagship and could be very exciting for Sumner. It could be better than Proctor. It provides a look at the code and is what Sumner's image needs to be. It is an investment.

DAVIS commented that there is a Gazebo in the park across the street. He asked the Applicant if he would be trying to match the park site?

MERRITT stated that they are emulating that. They are making it consistent with the ribbing. He has a couple of sketches. They are thinking of going with Forrest green, instead of red, consistent with the park color scheme. If they go with Forrest green on the horizontal and on the clock tower, they may compliment that with a copper. They want the store front to be light and open. There will be clear glass on the storefronts to make them as light as possible. They worried about the darkness and heaviness of the green, but can lighten that up. Furthermore, the building will be two inches over the property line. If you look at the floor plan of the north elevation, you will notice that at the north elevation, facing the north and the west, there are a lot of windows, and a door access. There is also a store front at that north west corner. Everything to the right on the site plan is really the west elevation. The true north elevation is on Main Street and is 60 percent windows. The west elevation has very little windows, and is the side where the railroad track is. There is tenant space on the west elevation. As to the stucco, they would suggest a warm tone, with brick up above. That is similar to the building in Proctor. It is very tasteful. If we do a warm tone with enough grid, it will not be bad. It is a good balance.

DAVIS asked if the clock tower over the sidewalk is permissible, as the brick will come out two inches?

MERRITT indicated that the clock tower is within the property line. It is the brick between the storefronts that comes out 2 inches over the property line.

MENDENHALL stated that it would probably be a question for the City Attorney.

HANSEN asked whether an extension would be allowed in that area, as there are awnings that go over the property line?

MENDENHALL stated that it is different when a structure goes into the right of way. Either way the City Attorney will have to look at it. It has been allowed with other projects.

MERRITT stated that they are interested in putting in benches and street furniture. He was pleased to listen to Commissioner Davis' comments on the street trees. They want to use the right street tree and want to be consistent. They would prefer not to have a lot of bulk below 8 feet. They are happy with the guidelines. The signage will be hung perpendicular to the wall, down at street level.

HANSEN asked about the art on the stucco.

MERRITT stated that they would like that on the east elevation. Staff would be okay with that with the Commission's approval.

MENDENHALL felt that the south would be a good location for the mural.

MERRITT stated that they struggled with that elevation. He indicated that they intend to work with Staff on that. They are excited about the project. The structural work is done now. They would like to start on this in the fall, and would like to be done with it by the winter's end. They would like it to be an anchor to the downtown.

FURTHER discussion was had as to the color scheme.

WALTER thanked the Applicant for buying and developing the building.

DAVIS indicated that there used to be a bike shop there. With the trail coming in, it would be nice to see a bike shop there again.

MERRITT stated that he would love to have a bike shop in there, and it would be easy to get bike racks on the south face of the building as the sidewalk is 11 feet wide there. He would be happy to work with Staff on that.

**DAVIS motioned to approve Staff's recommended Conditions Nos. 1 – 4, and that the street trees remain as proposed, to complement the park. HANSEN seconded the motion and added to that motion, that it be added to Condition No. 1 that the areas of blank façade on the south elevation be treated with a mural or some sort of art work. The motion passed unanimously.**

MERRITT indicated that he would like some flexibility on the colors, and stated that he would take the color of the gazebo into consideration.

HANSEN declared project PLN2008-00076 approved.

**c) Mastro Warehouse #1 (PLN2008-00078)**

*Applicant withdrew this project for review prior to meeting.*

### **OLD BUSINESS**

There was no old business.

### **CORRESPONDENCE**

There was no correspondence.

## **STAFF COMMENTS**

MENDENHALL has no Staff Comments, however, wanted to thank the Design Commissioners for all their hard work.

## **COMMISSIONER COMMENTS**

HANSEN asked the present status of the Design Guidelines.

MENDENHALL stated that City Council has made a few minor changes so far. They are still going through it at this time. ADU's have yet to be dealt with. They are a hot topic the City Council and they may take some time to go over that. Otherwise, it is moving along. Any changes made thus far have been changes that STAFF thinks are good. They have requested statistics on cottage housing to support 1 ½ parking stalls, as opposed to 2 ½ parking stalls as a requirement.

## **ADJOURNMENT**

**DAVIS motioned to adjourn the meeting at 8:02 p.m. CLEGG seconded the motion and it passed unanimously.**

*Sarah M. Heckman*  
*Minutes Taker*