



SUMNER DESIGN COMMISSION

MINUTES

REGULAR MEETING

Thursday, January 25, 2007

6:30 p.m.

**Sumner City Hall
1104 Maple Street**

CALL TO ORDER

BISOM called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Bisom, Bennett, Ahrens and Hansen.
Members Absent: Wolch and Whipkey
Also Present: Robert Holler, Associate Planner
Reema Shakra, Assistant Planner

APPROVAL OF MINUTES

Motioned to approve the October 12, 2006 regular meeting minutes as written. The motion passed unanimously.

PUBLIC COMMENT

There was no public comment.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

- **PLN2006-00104 Sumner Landing Retail**

Reema SHAKRA, Assistant Planner, reviewed for the Commissioners staff report on PLN2006-00104 Sumner Landing Retail summarized as follows:

The site is located at the southwest corner of 24th Street East and 136th Avenue East. Proposed is construction of a retail development site that includes 2 hotels, a restaurant, and three retail buildings. This review covers the 2 hotel buildings. The hotel building located at the southernmost portion of the property is an 83 unit Candlewood Suites extended stay hotel. The hotel building located at the westernmost portion of the property is a 112 unit Holiday Inn Express hotel. The properties to the east of the subject site (across the railroad tracks) are zoned industrial. The project site is zoned Interchange Commercial (IC), and is evaluated by the Interchange Commercial section of the Design and Development Guidelines.

STAFF recommended that proposal (PLN2006-00104) should be *APPROVED* subject to the following *CONDITION*:

1. *Staff recommends that awnings or overhangs be placed over exits leading out from the pool room, stairwells, and service rooms.*

SCOTT FLANNERY, Project Representative for PLN2006-00104 – Sumner Landing Retail, appeared. He said that the report sounded like it required additional canopies only over the Holiday Inn Express. But he took that to mean the other hotel as well. So he added the canopies as requested over the exit doors as mentioned in the report. At the ends of the building there is a door from the stair well and a door from the hallway. There is also an exit from the pool room. So he added the canopy at that point and it will be a similar construction and detailing to the main entry just a smaller scale. At this end here there is a couple of doors that go into the boiler room that would be accessed once a year, just for maintenance. He didn't extend the canopy to that area. He did do the canopy for the hallway and the stairwell. The other hotel he did the same thing at the ends of the buildings. In that case there is only a single door. The canopy is the same roof pitch but one of them has a curve. The same addition has been made to both hotels.

BISOM asked if there is lighting under that and how far it extends out.

FLANNERY said it'll have lighting. They extend out about 8 feet.

BISOM asked how deep the front entry is. He guessed the site is too tight to have a drive in entry.

FLANNERY said that's just a connecting element. It'll be about 8 feet. That will be the front entry. Usually people use the other doors for exiting. This is the main entrance because this is obviously where the check out area is. The Holiday Inn will have a drive

through. The other one is just pedestrian only.

AHRENS asked the applicant to talk about the conditioning of the rooms. Looks like there is individual room units. What about the other?

FLANNERY responded that it's the same on both of them. Each room has its own HVAC system. They've actually incorporated into the design. There is a louver.

AHRENS asked what the base material is.

FLANNERY said the base is a stone material but just face material on the structure.

HANSEN asked if the applicant can describe how the two buildings will interrelate. There are different colors there but what's the difference on the material?

FLANNERY referred to Jon. He wasn't involved in much of the design.

Jonathan ALLEGRE, Project Representative for PLN2006-00104 – Sumner Landing Retail, appeared. He said that he is representing the developer. The stone panels on the bottom of both buildings is kind of like a brick. It'll be wood frame construction. It looks like brick; it's kind of big panels. They are similar in kind of detailing and texture along the base of both buildings; they come up with similar height. Two buildings with wainscoting, similar height, and similar texture. The colors are different it's just the branding of Holiday Inn Express is different than the Candlewood. The Candlewood have the green and yellow. There is not much they can do about that due to the corporate designs.

BENNETT said we can fix that and asked what their ideas are.

ALLEGRE said that they have come to a good medium.

HANSEN asked what the distance between the buildings is.

FLANNERY said around 80 feet or so.

HANSEN wondered how the customers will unload their luggage with the one that doesn't have a drive up.

ALLEGRE said that is an extended stay so you don't have the traffic that is typical at Holiday Inn. Holiday Inn get the people that are one-two nights so they'll need that access. He also mentioned that the side entrances are typically locked so you have to have a key.

BENNETT said side exits are more for fire exits anyway. He asked if a restaurant or conference rooms will be in the hotels.

ALLEGRE said both will do free breakfasts for guests but not a restaurant. Pretty modest. Conference rooms in the Holiday Inn Express. More conference rooms than Holiday Inn Express usually allows. But City of Sumner wanted more meeting space. So we maximized that.

BENNETT asked if any of the other pads are rented out yet.

ALLEGRE said not for the restaurant yet. He pointed to one pad and said he knows it says fast food but they are thinking maybe more of a bank. They have Starbucks at the end of a retail building. They don't have a lease yet; they have signed a letter of intent. And two other buildings will be spec. All the outbuildings will be leased.

HANSEN said he didn't see any plans in terms of specific landscaping around the buildings? The last time they reviewed they didn't know what size the hotels were going to be. So that was kind of blank. He asked if there was going to be any additional landscaping.

Robert HOLLER, Associate Planner, appeared and responded that the footprints of the hotels haven't changed. The one hotel went up in height. From 3-4.

BISOM said that they asked staff to review the landscape plan in relation to the height of the building. If there's any questions they can contact them. It seemed like everything was thoroughly designed and detailed out. No outdoor connection from the pool.

BENNETT asked if they have received all those outbuildings. They didn't see the fast food. He doesn't think they did the restaurant either. They only did the two retails. He wondered which one they haven't looked at yet.

ALLEGRE said the restaurant and the bank.

AHRENS said above the pool there is a blank space behind the laundry chute and elevator lobby. She asked if there is any way they can put something. Cause it's along a road. A big bare area. She wondered a big sign or a clock.

FLANNERY said not sure how that would work. There will be a lot of trees there so it will not be too noticeable.

BISOM agreed that that's quite a big, quite an impact area. He asked that they look at that area and detail it with material or differentiation. Because it looks very well detailed on the entrance side on the opposite side. But for drivers on the other side. Even to make it look like there is a window there.

FLANNERY said they could do some false windows there. There are a lot of options.

HANSEN suggested they consider talking to some artists. Set that up as an artist bay. Not necessarily a mural but sculptures. Artists out there that would be interested in displaying

their art as long as they are advertising. Then they would have free art on a lease basis.

FLANNERY said he doesn't know. Some of that would have to be discussed with the hotel.

BENNETT asked if a glass elevator was possible. Where they expose the atrium one just side of the elevator.

FLANNERY said if we do anything it would be more of an applied detail.

BISOM asked if the dumpsters are split faced block or cast concrete.

FLANNERY said they will typically use block and try and match the buildings.

ALLEGRE said they have done block in the past.

BISOM said chain link fence doesn't match. Nice looking project. He asked if there was anything else. He said it was nice to see when staff sends out their report and the applicant comes back and addressed those directly. It's nice to see how well it relates. That side covering with the small curve that matched the front on the extended stay. That is a nice detail. It just really blends things together. He asked if someone want to make an option on item #1. Applicants addressed comments prior to the meeting. Very much appreciated.

AHRENS motioned that they approve the redesign from staff recommendations as presented tonight.

HANSEN seconded and the condition passed unanimously.

BISOM motioned to add a conditional item #2 in regards to the two refuse dumpsters, one on each building that they be of a masonry material, possibly split face block. The intent would be to match the architectural detailing of the building and be with a sturdy metal fabricated gate for security.

AHRENS seconded and the condition passed unanimously.

BISOM asked if there were any other comments or questions from the applicant. He said it was a nice addition to the rest of the site plan. He then declared project PLN2006-00104 – Sumner Landing Retail approved.

- **PLN2006-00097 Panattoni Warehouses**

Reema SHAKRA, Assistant Planner, reviewed for the Commissioners staff report on PLN2006-00097 Panattoni Warehouses summarized as follows:

The site is located at the southeast corner of 132nd Avenue and 16th Street. Proposed is construction of a single building with associated parking and landscaping. The building square footage as proposed is 130,000 square feet. The general vicinity is industrial zoned. The site is bounded by M1 properties. The project site is zoned Light Manufacturing (M-1), and is evaluated by the Light and Heavy Manufacturing section of the City of Sumner Design and Development Guidelines

STAFF recommended that proposal (PLN2006-00097) should be *APPROVED* subject to the following *CONDITIONS*:

1. *Staff recommends that this façade be enhanced with roof modulation at the corners at a minimum. Other features along the north elevation should be added such as windows or possibly adding an office node to the northeast corner of the building to enhance the streetside elevation.*
2. *Any chain link fencing proposed shall be black coated for aesthetic value.*
3. *Staff recommends only externally illuminated signage to be used for the site and structure.*
4. *Staff recommends that the storm facility be designed and landscaped as an amenity to provide screening along the side elevation.*
5. *Staff recommends that all pedestrian links be comprised of an alternative paving surface to distinguish it from vehicular maneuvering areas.*
6. *The landscape plan shall indicate the appropriate sizing for tree plantings per SMC18.41.070.*

BISOM asked HOLLER for staff recommendation #1 to be rephrased.

Randy BROWN Project Representative for PLN2006-00097 – Panattoni Warehouses, appeared and said that it doesn't make sense to put storefront there because it wouldn't be used as such. Instead they can use windows above to get the look that is being sought.

Robert HOLLER, Associate Planner, appeared and said it would be nice to see roof change as well, if possible.

BROWN said that they try to avoid that as much as possible but windows will be a good addition.

HOLLER said of the windows. Those could work as a minimum.

BROWN said that would work best. People like the light that bounces in.

HOLLER said that will work. The rest of those are just suggestions.

BROWN said that was the only comment they had on the staff report

BISOM asked if there were any other discussion on this particular project,

BROWN said that in the past they've only changed the color palette, so now they were thinking of changing to grey. Still warm but it's not brown. There has been a lot of brown buildings up to now.

BISOM asked if those awnings in the back are over the back bays.

BROWN said it was a continuous awning.

BISOM commented that the southeast corner is the dumpster location. He asked how that is going to be built and what detail they are planning to use. Concrete or CMU block? He is concerned that if they aren't built sturdily they can get beat up easily.

BROWN said that the developer has slated chain link and slats in their budget. There is landscaping as well.

BISOM said that they'll probably ask for something more sturdy with regards to the dumpster location. On #4 it's not clear to him where the actual storm. Is the detention pond on the whole west side of the site?

BROWN said that it actually shows better on the site plan without the trees.

BISOM said okay. They should be able to add landscaping around the dumpster location. He asked the applicant if that is okay.

BROWN said yes.

BISOM asked if there were any other questions or comments.

AHRENS said that she is curious on what the materials are inside. She likes how the south elevations are rendered at the ends. What are the materials between the windows?

BROWN said they can't afford to have curtain wall. So they always throw in some structural support. What doesn't show in the rendering is the steel structural support cross member that is exposed. That way they can use a storefront window system.

AHRENS asked if there is an awning there.

BROWN said there is a canopy that connects to the front door.

BISOM noted that on condition 5 the only pedestrian link is the single one. He asked the applicant if he would describe in more detail where that is on the site plan. Cause it looks like it's just in the SE corner is that right?

BROWN said yes.

AHRENS asked where people would be taking a bus to this site where would they be walking.

HOLLER said there is nothing out there at this time.

AHRENS said okay.

HOLLER said possibly on 16th Street at some point in the future.

AHRENS asked instead of grass.

BROWN said its sidewalk.

BISOM said that on recommendation #6 they are going to need the applicant to have his landscape architect to redo the planting code because at this point there is no evergreen trees on the plant list. There needs to be a certain percentage of evergreens in the list so that they have more screening.

LANDSCAPE Project Representative for PLN2006-00097 – Panattoni Warehouses, appeared and said that on the north side point there is all evergreen trees.

BISOM asked if there is any way to get any mix there on the east side, not a lot of room there.

LANDSCAPE said it's pretty tight.

HANSEN asked if he means on the east side not west side.

LANDSCAPE said on the east side. He said he was confused which side they are talking about.

BISOM said it would be both on the east and west side. He asked what they are doing in the detention pond.

LANDSCAPE said that they are looking for direction on the stormwater because it's on the street. He likes to plant along the fence. Other areas will just be lawn.

BISOM said the contours kind of dictate what you do. Good to have groupings of plants to break it up.

LANDSCAPE said sure.

BISOM asked to add a few more on those elevations just to break it up that'll be great

LANDSCAPE said sure.

BISOM said at this time he'd like to have a roll call.

ROLL CALL BENNETT, BISOM, AHRENS, and HANSEN are present.

BISOM said at this time we'll take a look at page 8 and review those recommendations. He asked if there were any comments on staff recommendation #1. Do they want to summarize the applicants statement on windows?

HOLLER said staff would recommend that the north elevation include top story windows to enhance the street side elevation.

BENNETT seconded and the condition passed unanimously.

AHRENS moved to approve #2 as written. HANSEN seconded and the condition passed unanimously.

BISOM moved move to approve number 3 as written. BENNETT seconded and the condition passed unanimously.

BISOM said on number #4 he would like to motion that they approve the statement about the landscape planting along the storm facility but that the applicant put in additional evergreen trees on that side of the building. The condition passed unanimously.

BISOM asked if there were any comments on #5.

AHRENS asked if it is asphalt.

BENNETT said there was no point in having this one since it is a sidewalk section anyway.

BISOM said as long as it goes across.

BENNETT said 5 actually goes away doesn't it.

HOLLER said that you can scratch five.

BENNETT recommended to remove #5. BISOM seconded and the condition passed unanimously.

BISOM said #6-the landscape plan they ask that the applicant puts in additional conifers to provide additional buffering.

HANSEN seconded and the condition passed unanimously.

BISOM said #7-like to add that they are requiring applicant to put in a strip face block wall or similar masonry structure around the dumpster with a wood or masonry gate.

AHRENS seconded and the condition passed unanimously.

BISOM asked if there were any other additions or comments at this time.

BENNETT said that in their swales-do they retain water all the time or are they dry most of the time?

BROWN said that it depends on where they are built, really.

BENNETT said I'd put trees in the swales if I could. It could help with the look.

BROWN said they have a hard time with Public Works in doing that sometimes due to maintenance.

BENNETT asked Robert if he knows anything about that.

HOLLER said that it depends on how the swale functions.

BENNETT said okay.

BISOM declared project PLN2007-00097 Panattoni Warehouses approved.

CORRESPONDENCE

There was no correspondence.

STAFF COMMENTS

SHAKRA said that Robert was planning to update on the review for the design regulations. Basically Makers Consulting firm has turned in a technical memo with some of their first draft of ideas. Went through the design regulations and put notes saying these areas should be changed or updated. Adding areas for potential for pictures. So that's kind of their first look at the regs. Robert, Ryan, Paul, and she will take a look and give feedback. But it all looks good. They are trying to make it more specific and a little bit more clear on which is the intent and which is the more of what we want to see.

BISOM asked if that is available via electronic? He'd like to take a look at that and make a comment. Cause he knows they want them to get involved at some point.

SHAKRA said probably, I'd imagine.

COMMISSIONER COMMENTS

There were no commissioner comments.

ADJOURNMENT

BISOM adjourned the meeting at 8:04 p.m.

Robert Holler
Reema Shakra
Minutes Taker