



SUMNER DESIGN COMMISSION

MINUTES

***DRAFT* – REGULAR MEETING**

Thursday, December 11, 2008

6:30 p.m.

**Sumner City Hall
1104 Maple Street**

CALL TO ORDER

HANSEN called the meeting to order at 6:35 p.m.

ROLL CALL

Members Present: Clegg, Hansen, Henken and Walter
Members Absent: Bisom and Davis
Also Present: Eric Mendenhall, Associate Planner
Kathy Kraft, Kraft Architects (PLN2008-00078)
Jason Hubble, Landscape Architect (PLN2008-00078)
Les Gerstmann, BLRB Architects (Middle School Renovation)
Ben Ferguson, Designer, BLRB (Middle School Renovation)
Mark Baumgarten, Director of Facilities, School District

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

HENKEN motioned to approve the November 13th, 2008, regular meeting minutes as written. **CLEGG** seconded the motion and it passed unanimously.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

a) PLN2008-00078 – Ota Warehouse

MENDENHALL reviewed for the Commission Staff's report as to PLN2008-00078 – Ota Warehouse, as follow:

The site is located north of 45th Street East on the east side of the White (Stuck) River and west of East Valley HWY. Proposed is construction of a 441,250 square foot warehouse building. The proposal is associated with parking, stormwater ponds and landscaping. SEPA has been issued for the development onsite. The site is situated to the northwest of 45th Ave E. and is currently vacant (a new road is under construction and will be dedicated prior to building permit issuance). SEPA, and grade and fill permits have been issued for the proposed development. The general vicinity is surrounded by industrial zoning. To the north, south, and west of the subject property the land use is turf farming; and single-family residential to the east. The White/Stuck River is west of the property. The project site is zoned Light Manufacturing (M-1) and is evaluated by the Light and Heavy Manufacturing section of the Design and Development Guidelines.

STAFF recommended that proposal (PLN2008-00078) should be *APPROVED* subject to the following *CONDITIONS*:

- 1. Bicycle racks and benches and tables shall be incorporated along the eastern building elevation;*
- 2. A masonry wall shall be used with landscaping to screen refuse and that the refuse container on the southeastern section of the property be moved to no be visible from the right-of-way;*
- 3. All installed utilities shall be adequately screened from existing and future streets and trails;*
- 4. 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, and sidewalks when possible;*
- 5. Signage shall be externally illuminated and a freestanding monument sign is preferred for this project;*
- 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;*
- 9. Staff recommends that the bicycle parking be located at each suite entrance with sufficient stalls as required by code; and*
- 10. The minimum landscaping shall be met onsite.*

WALTER asked with regard to setbacks on page 3, it was her understanding that they did

not meet the front setback?

MENDENHALL stated that the front yard set back is 25 feet. The front yard for this project is on page 2 of the handout. Right where the road curves, it does not meet the 25 feet. They would have to push it back there to meet that setback.

CLEGG asked how close the building is to the road now?

KATHY KRAFT of Kraft Architects appeared. She advised that the building is about 10 feet from the road.

HANSEN asked why Staff is recommending bike racks and benches out of the 7 items to choose from?

MENDENHALL responded that the recommendation was made to be consistent with past Staff reports. Typically that is what is asked for, and bike racks are required by code.

HANSEN asked if there is a 4-foot berm on road "A"?

MENDENHALL stated that there is.

HANSEN asked if there is enough space in that area available to do that?

MENDENHALL stated that they may have to make it wider.

HANSEN asked if there would be other things that can be done if they are unable to meet that requirement? Would that be acceptable?

MENDENHALL stated that it would depend on the intent. It is to screen parking, and in those situations you typically see berms.

KRAFT confirmed that they would be able to do that with the front yard setback.

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

KRAFT is the architect for this project. As for the building design, it is oriented so that truck loading does not face the street. They have their landscaping set back along the street. They may have to pull that back some. There is also landscaping in the parking areas. In the building design there are entry locations at the 4 corners and in the jogged areas. Additionally there are reveal lines and banding in those areas that come around to the loading dock areas, where there are canopies to break up the mass of the building along with the stair wells. There are color changes, massing, striping, and canopies that wrap around corners to the entries to create visual interest. Furthermore, the entries have additional lighting at the doors and corners for nighttime.

JASON HUBBLE, landscape architect for the project appeared. He noted that the code requires 25 feet of landscaped area. Typically a 4-foot berm would fit in that area.

HANSEN asked if when the building is moved back, they will have the room?

HUBBLE stated that they would. Furthermore, the landscaped area on the site plan shows 10 to 15 feet of landscaped area, however, it will have to be expanded to 25 feet.

HANSEN commented that he likes landscape screens in parking lots, and noted that Sumner has a list of ground covers and shrubs, and asked the landscape architect if he knew specifically what would be going in there, or if they plan to be more specific later?

HUBBLE responded that they will be submitted a more detailed plan later that will meet the code.

CLEGG asked what materials would be used for the awnings close to the store front doors? Will the awnings just be at the corners?

KRAFT stated that the awnings at the entry corners will be 4 feet of steel and pine and will wrap around the corners. The truck canopies will be more of a standard prefab material and metal, light in weight and painted to match the building.

HENKEN asked about the setback in that area?

MENDENHALL stated that it is a requirement in the code

HANSEN asked about Staff's recommended condition as to the fencing?

MENDENHALL stated that it is also a requirement in the code.

CLEGG motioned that proposal PLN2008-00078 – Ota Warehouse be approved subject to Staff's Recommended Conditions Nos. 1 – 10 as written, with the provision that “trails” be added after “public streets” Recommended Condition No. 4. WALTER seconded the motion and it passed unanimously.

b) Sumner School District – Middle School Renovation

MENDENHALL provided a memo / brief synopsis on the Sumner School District's Middle School Renovation. This is a modernization of the Sumner Middle School which includes approximately 11,000 square feet of additions. Schools are exempt from Design Review. Therefore, there are no criteria for approval. However, the School District would like to solicit the feedback and input from the Design Commission regarding the proposed renovation of the Sumner Middle School. They feel your contributions to the community are valuable and feel it important to include you in the process.

MENDENHALL turned the meeting over to the project representative for presentation at

this time.

LES GERSTMANN, Architect, and BEN FERGUSON, Designer, BLRB Architects, 1145 Broadway, #1200, Tacoma, WA 98402, appeared, along with School District representative, MARK BAUMGARTEN, Director of Facilities.

GERSTMANN thanked the Design Commission for allowing them to present their project. The Middle School is an important part of Sumner. GERSTMANN showed a slide of the existing school. The school was building in 1962, and was the first Junior High School built in the Sumner School District. The majority of the building today was built in 1962, however, there were additions made to the school in 1969, wherein they added new lock rooms, a new auxiliary gym, and a couple of new classrooms to the upper level, and then more classrooms to the other wing. It has essentially been unchanged since 1969. In 1986 the sloped roofs were added over the flat roofs, and in 1988 there were HVAC improvements. The school is in dire need of upgrading and the kids deserve a 21st century school. GERSTMANN showed a slide of the proposed new school. They have changed the 30 degree wing format a little by adding a middle element that cuts through the building, which provides a main entry at Willow and a back entry at the south side of the building, so kids can be dropped off at the back by bus, and at the front by parents. The combination of that with the parking lot, will eliminate a couple of access points off of Willow Street. They lined up the easterly exit with the street to improve the alignment.

HANSEN asked if the rear access would change as well?

GERSTMANN stated that they would exit as they do now. This will bring students right to the back entry. The center court is filled in and will be part of the commons. They will be able to congregate right as they go in. It will be an easy access down to the level difference between the upper level and the lower level. It is a split-level building with a 12-foot difference in elevation. The front parking lot will have room for visitor parking, staff, and parking for Maple Lawn staff. It provides for a drop off area on the East Side, that can also be used for a Maple Lawn drop off. There are 75 staff / employees in the building, and they have 60 parking stalls in that area. Additional parking will be available on the south edge of the bus entry, for event parking and athletic activities. The portables will be where they are today, and their layout will likely remain as they presently exist. During the construction phase, they will add one more portable. Currently the portables will be housing some of the students during the construction phasing. Some of the portables may need to be removed at a later date. On the south side of the building, next to the student entry, is an entry to the main gym. There will be an athletic lobby for sports events. In the alcove or courtyard, they will be putting in an art patio for an art classroom in that area. The trash receptacles will be where they are currently, and they will provide an enclosure for that. The primary materials being used are fiber reinforced cement siding, red in color in keeping with the student colors (red and gold), and CMU. The building will be primarily masonry with steel framing, and some accents of wood on the front, with metal panel siding at the main entries to highlight that area and show it off. GERSTMANN turned the meeting over to BEN FERGUSON, who has developed a 3 dimensional model of the project.

FERGUSON pulled up the display of the 3-D model of the school. The site plan is a little different than this model, as this model gives more of an idea how the school sits on the site. FERGUSON rotated the model to the front of the school. For practical purposes they tried to keep much of the structure and roof lines as they exist, while also trying to update the building. The shape of the school is essentially the same, however, they did a lot of work on the materials, using Hardy panel, and wood accent in either cedar or synthetic. They did a lot of work increasing the amount of windows and skylights. The big change to the front is that they cut some library space into the entry. In this project they used red fiber siding, and wanes coat, and metal panel for a smooth appearance. The entry is oversized and pulls back. It is an obvious entrance, and it will keep the kids out of the elements. You can see from the front entry to the back entry. It is a straight visual. When school starts, the doors lock, and only the door into the office is open for visitors. Visitors must go through the reception area to gain access to the building. FERGUSON displayed the administration areas and the commons area. The lower level is the existing wing, and they are doing little to the shape of that. All of the rest of the building is existing building, with the same materials. On the south side they are incorporating sun shading in attempt to shade those windows from September to early November. The rear entry looks similar to main entry. To the left can be seen library space with generous glazing to the south. One of the windows frames the view of Mt. Rainier from the library. FERGUSON displayed the gym entry. They need to work more on that entry. Similar materials have been used for classroom spaces. The auxiliary gym will be moved to a different part of the building, and the existing auxiliary gym will become the music suite. The art patio will be moved from the back to the front.

GERSTMANN added that the additions to the building are an amalgamation of all of the area demolished. The footprint has not changed much. It is only about 20 feet further out to the north. They have the classrooms on the north side. There will be a 3-foot addition to the classrooms in the 7th grade wing and the 8th grade, to enlarge those classrooms a modest amount. The library portion of the building will come out about 20 feet from the current footprint of the building. Otherwise the footprint remains the same. Also added to the second floor, upper level classrooms, were science classrooms for the 7th grade wing, that overhangs the maintenance yard. The high point of the building is 35 feet above the upper portion of the site. The existing peak is at 25 feet, so this would be 10 feet higher than that, however, it will slope back. Overall, the average height of the new commons area is 26 to 27 feet, which is not much higher than the existing height. There will be landscaping and buffering at the parking lot and other landscaped areas. They are working in a series of rain gardens, to avoid the need for further treatment. The landscaping will be a selection of native plants.

HANSEN asked if the storm drainage would then go into the rain gardens?

GERSTMANN stated that it would, but that the parking lot water would run into the rain gardens first.

HANSEN asked if the payment would be impervious?

GERSTMANN stated that it would most likely be impervious.

HANSEN asked if they would be taking out the existing trees in the front?

GERSTMANN stated that they would be taking out some of the trees in the front, as they will not conform to the new layout. Some of the trees are staying in other areas. If they can stay, they will stay.

HANSEN commented that the kids might carve into the wood panels.

GERSTMANN stated that they are using wood panels in an attempt to try to warm up the building on the color palate. They would like to use cedar siding, but will not be using that near the entries and where the students have easy access to the side of the buildings. They will probably use false wood in those areas.

HANSEN also commented, in terms of the colors, there is a lot of red. He asked if the red would be an earth tone, or would it be a bright red?

GERSTMANN noted that it is the muted color as reflected on the plan. It is a fairly dark shade, and as such, brightness should not be an issue.

HANSEN asked how much lead influence has there been in this design?

GERSTMANN stated that they have followed the “sustainable” school design.

WALTER asked what the percentage is of day lighting?

GERSTMANN stated that, in talking to the kids, they wanted more natural light. It is very dark, and lighting is important to school performance. It has been studied by a daylight lab in Seattle. They provided a report for the best layout. A series of window have been added to the front, that have a 3-foot seal, to a 9-foot headlight on the wall, opening the exterior of the classrooms to the daylight. There are also sunshades to protect the kids. On the backside of the classrooms, there are 4 foot by 8 foot skylights, to provide daylight throughout the day. Each classroom will have a skylight. It will exceed the sustainability guidelines for daylight. The building is essentially being gutted and modified. The lighting systems will be pendant lights with an indirect light component.

CLEGG asked what the plan is during the period of time that this is being modified?

GERSTMANN stated that the plan is to start in April of 2010 and to end in the summer of 2011. It will be phased over that time period. They will focus on the East Side first. The two wings on the West Side will remain open for student and school use. The lower west wing will be used for classrooms and administrative space. The 6th graders will go to Maple Lawn, and the 7th graders will be in old classrooms, and will be moved to the new classrooms after Christmas. The 8th graders will be in the portables.

CLEGG asked the architect to elaborate on the amphitheater. He is particularly interested in the amphitheater in relation to the music wing.

GERSTMANN stated that the amphitheater is a high base space, which is perfect for music. It is close to the art patio. Further, it is close to the slope that looks down to the tracks. The kids like to sit there in the spring. It is fairly damp in that area. The idea was to provide the kids with seating there, and with something that could be used for an outdoor classroom or an outdoor performance space, or even for a track and field event. They are working on developing that cost effectively.

HENKEN asked how they would be handling the commons area?

GERSTMANN stated that there would be a 12-foot difference between the upper and lower levels. The new gym will be where the current music space is. The commons area and the kitchen will remain where they are, but they will be completely refurbished.

FERGUSON added that there is no two-story space presently.

GERSTMANN stated that the design goal was to tie the upper and lower levels together, and to give them a sense of unity and community with the wide stairs connecting the two levels, and providing a wide commons area with a strong connection to the gym, stage and performing areas, all of which could be used by community. The classroom areas could be sealed off, so that the court / commons areas could be used by the community.

HANSEN noted that there are 3 single-family houses across the street, north on Willow. Will the 35-foot sloping roof on the entry interfere with their view of Mt. Rainier?

GERSTMANN stated that it would not. They had a community gathering / open house, and a neighbor across the street was concerned about that issues. One neighbor said that she was disappointed because the sloped roof back in 1986 blocked her view. So, as it stands, there is no view for those neighbors. They do not presently have a view of Mt. Rainier.

HANSEN stated that he would recommend that it be addressed at SEPA.

MENDENHALL stated that they might not be the lead agency for SEPA, as the School District can be that agency.

HENKEN stated that he had some middle school teachers / friends at his house last night. They were extremely complimentary of the architectural firm on this project. They were impressed that their concerns were incorporated into the plan.

GERSTMANN stated that he was glad to hear that.

CLEGG noted on the south side of the project, at the gym entry, that there are green

circles in the area of the outdoor plaza?

GERSTMANN stated that the idea is to provide some landscaping in those areas. They anticipated there to be some pedestrian activity between those two entries, and there is a fair amount of paving there. The plan is to provide some benches and trees in those areas. Also, there may be a little bit more planting against the building.

HANSEN asked if they could incorporate some shade trees in the plaza? It would be nice in that area.

WALTER commented that it is a great project.

GERSTMANN thanked the Design Commission.

OLD BUSINESS

MENDENHALL noted that at the last meeting they discussed appointing a new Vice-Chair for the Planning Commission, as Marshall Bennett has resigned.

HANSEN indicated that he would be happy to serve as Vice-Chair.

WALTER motioned to appoint Doc Hansen as Vice-Chair. CLEGG seconded the motion and it passed unanimously.

CORRESPONDENCE

There was no correspondence.

STAFF COMMENTS

There were no Staff comments.

COMMISSIONER COMMENTS

There were no Commissioner comments.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Sarah M. Heckman
Minutes Taker