



SUMNER DESIGN COMMISSION

MINUTES

SPECIAL MEETING

Thursday, February 20, 2003

6:00 p.m.

**Sumner City Hall
1104 Maple Street**

CALL TO ORDER

Bisom called the Meeting to order at 6:10 p.m.

ROLL CALL

Members Present: Bisom, Tobias, McMahan, Abbott and Wolch

Members Absent: Bennett (Notified)
Lovgren (Notified)

Also Present: Ron Buckholt, Associate Planner
Patrick Gemma, Panattoni Development Company, LLC
Robert B. Fadden, Architect, Lance Mueller & Associates

APPROVAL OF MINUTES

TOBIAS motioned to approve the January 9, 2003 regular meeting minutes. McMAHAN seconded the motion and it passed unanimously.

NEW BUSINESS/WORKSHOP ITEM

A) PLN 2003-9 Panattoni Development (Simmons) (Action)

BUCKHOLT reviewed for the Commission the Staff Report on Project Number PLN2003-9, Panattoni Development (Simmons).

The site is located between SR 167 and West Valley Highway, near the 5000 block of West Valley Highway. Proposed is the construction of a single industrial warehouse/distribution building of 235,000 square feet with associated parking, storm

water and landscaping. The general vicinity is industrial zoned and was previously used for agricultural purposes. 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 project number PLN2003-9 be APPROVED subject to the following CONDITIONS:

1. **Staff recommends that the refuse containers be placed in a location that is not visible from the street and shall be adequately screened with masonry wall and landscaping.**
2. **Per SMC 18.42, the maximum parking allowed is 147 (117 X 125% = 147) parking stalls (not including the handi-cap stalls). Either the parking shall be modified or a variance request shall be submitted for consideration.**
3. **Staff recommends that pedestrian links shall be provided from the public sidewalk to the main entrances of the building. The pedestrian pathways shall be either an alternative paving surface or striping to distinguish it from vehicular maneuvering areas.**
4. **Per the Design Guidelines, the project is subject to bicycle parking for a minimum of 15 bicycles (1 bicycle stall per 10 vehicle stalls). Staff recommends that bicycle racks be located at the main entrances into the building.**
5. **Applicant shall indicate the location of the storm water facility on the conceptual site plan. The storm water facility shall not displace any proposed landscaping.**
6. **The Sumner Municipal Code (16.56.100) requires the type III stream located at the northeast corner of the subject site have a 100 foot undisturbed buffer measured from the ordinary high water mark. The stream buffer may be reduced down to 75 feet, if mitigation and enhancement measures are met per SMC 16.56.100. The site plan shall be revised to accommodate the stream buffer requirement at the northeastern portion of the site.**

BISOM directed the Applicant to make a presentation at this time.

PATRICK GEMMA, Panattoni Development Company, LLC, further explained the project.

They currently have approximately 52 acres under contract with Brian Stowe. The previous plan approved is the northerly most portion on the contract. This site is directly

south of that. It is approximately 13 acres of usable area and one building. Simmons will be taking 2/3rd or more of the building. Their office is approximately 10 square feet. They will have a show room area and warehouses. Simmons is manufacturing, distributing and creating the mattresses at this site. They are in Auburn currently and will be moving to the Sumner Facility. GEMME went on to address Staff's concerns regarding parking.

BISOM opened the meeting for discussion.

BISOM asked Staff about the parking issue.

BUCKHOLT stated that parking would be reviewed at the time the permit is submitted.

BISOM asked the Applicant to explain the offsite storm detention.

ROBERT FADDEN, Architect, appeared for the Applicant. There is a storm water treatment facility, which is the right kind of the treatment facility for this site. It is part of the overall Storm Drainage Master Plan and is under a separate permit.

Discussion was had regarding the Storm Water Master Plan.

BISOM asked the Applicant to show on the site plan where the set backs were in relation to the street at the northeast corner.

FADDEN stated that they have a final staking to do. They have to get out there and measure it. They have approximately 20 feet of flexibility without relocating the building.

BISOM was concerned with the building modulation. It is a more interesting design than they have previously seen. He asked the Applicant to explain the different building modulation areas and the pattern of the materials.

FADDEN explained that the design is a vertical modulation. With the changes in height they use horizontal modulation. They further have a landscape treatment and a multi-colored pattern on the building. Those are the four elements of the modulation.

BISOM asked if the color pallet presented was what they were going to use.

FADDEN responded that it was close to what they would be using. They will have paint samples on the building.

BISOM asked Applicant about the window treatments in the Simmons' offices and show room.

FADDEN stated that the windows would be recessed, and explained that the showroom would not be a public showroom, but a manufacturer's showroom for buyers.

BISOM asked for further comments from the Design Commission.

BISOM asked Applicant to explain the site lighting.

FADDEN explained that there is a site lighting pattern for the area supplementing the pole lights throughout the property. On the West Valley Freeway side there is a pole light that shines into the parking areas and the pedestrian spaces.

WOLCH asked Applicant if the hatch area on the site plan is a lawn area?

FADDEN stated that it is an employee break area at the northeast corner. The cross hatch is a planting area.

BISOM asked Applicant to address Staff's comments regarding the pedestrian lane from the public sidewalk to the main entrances.

FADDEN explained that there is a public sidewalk on the edge of the path. The plan is for the pedestrian trail to come down the side of the landscaping and into the building. They also have a link into the side of the building off the public right away.

Discussion was had about pedestrian links from the public sidewalk and parking to the building.

WOLCH suggested moving the break area to the landscaped area as they would be losing the northeast corner to the setback.

FADDEN stated that they would like it to be close to the lunchroom, however, that too would be a great place for it. They will look into that option.

BISOM suggested adding a couple of picnic tables in the buffer area as an amenity.

FADDEN stated that their thought was to have the lunchroom area by the main entrance, as it receives the most sun.

McMAHAN commented on the east and west elevations. It looks Southwestern. It is very different than anything in this area.

FADDEN stated that they could change the colors.

TOBIAS agreed that the pattern was foreign to this area, and was somewhat of an Aztec influence; perfect for the Southwest, but peculiar to the Northwest architecture.

FADDEN explained that the colors are something they intended to work on with Staff in finalizing the project. They feel it is a good design and could be a landmark building, adding more visual interest than the other buildings in the area.

TOBIAS stated that the Cal Worthington hat and boots was also a landmark building. No matter what color you use, the pattern is distinctively Southwest.

BISOM stated that changing the colors is one thing they could do, but further suggested looking into a different pattern. BISOM also suggested adding additional plantings to soften the building, as there are a lot of blank walls.

BISOM suggested addressing Staff's Recommendations in order at this time.

Staff Recommendation No. 1:

BUCKHOLT asked Applicant with regard to Recommendation No. 1, whether they had any idea where the refuse containers might go?

FADDEN responded that they will probably be located on the north side of the building.

BISOM motioned to approve Staff Recommendation No. 1 requiring refuse containers, and that the Applicant works with Staff in finding an appropriate location for the refuse containers. TOBIAS seconded the motion and it passed unanimously.

Staff Recommendation No. 2:

Discussion was had with regard to the appropriate number of parking stalls based on the square footage of the manufacturing/warehouse portion of the building.

BISOM suggested that the Applicant continue to work on parking with Staff.

BISOM motioned to approve Staff Recommendation No. 2 as stated in Staff's Report. WOLCH seconded the motion and it passed unanimously.

Staff Recommendation No. 3:

BISOM encouraged the Applicant to add pedestrian pathways from both the east and west, coming east of 52nd Avenue down parallel to the site. He further encouraged that there be a sidewalk for the tenant entrance at the far east portion of the site, and that a sidewalk also be installed on the west portion of the parking lot next to the parking stalls to the other entrance.

BISOM asked Staff is the Applicant was required to install part of the street improvements?

BUCKHOLT stated that the Applicant is not required to install street improvements. There is no permit – it is a conceptual idea, however, through tonight's process it can be made a requirement.

BISOM motioned that the sidewalk layout for pedestrian links come down along 52nd Avenue East, around the back and then proceed to the eastern portion of the site across to the offices, and further that the other sidewalk come across from the parking stalls to the entrance to make a full pedestrian link.

Discussion was had about location of pedestrian links.

BISOM stated that it is unclear because technically it is not part of this proposal.

BUCKHOLT stated in clarification that 52nd Avenue Court East will have sidewalks around the entire area. The Design Commission's suggestion is to have a sidewalk running adjacent to the southern lot line on the Simmons side, and to have two connections from the public right of way, from the cultisack to the two corners of the building. This would satisfy Staff's recommendation.

BISOM motioned to clarify Staff Recommendation No. 3, in that a sidewalk be included on the southern portion of the property connecting to the Simmons showroom, and also a sidewalk from 52nd Avenue running north into the other building entrance for pedestrian access. McMahan seconded the motion and it passed unanimously.

Staff Recommendation No. 4:

Discussion was had regarding the location of the proposed bicycle racks.

BUCKHOLT stated that they could reduce the number of required bicycle racks. Having a bicycle rack on both corners of the building would be sufficient.

WOLCH motioned that Staff be given discretion as to the number of bicycle racks and that the bicycles racks be located where Staff deems appropriate. TOBIAS seconded the motion and it passed unanimously.

Staff Recommendation No. 5:

BUCKHOLT stated that as there has been further clarification, Staff withdraws Recommendation No. 5.

WOLCH motioned to drop Staff Recommendation No. 5. McMahan seconded the motion and it passed unanimously.

Staff Recommendation No. 6:

BISOM stated that he feels there needs to be additional buffering on the lower right corner of the plan.

ABBOTT motioned to add to Staff Recommendation No. 6, that the high water mark be delineated and that a planting plan be shown for the 75 foot buffer area. BISOM seconded the motion and it passed unanimously.

BISOM further suggested that two picnic tables be installed in that buffer area as an amenity on the site.

BISOM motioned to suggest that the Applicant install two picnic tables in that north east location. TOBIAS seconded the motion and it passed unanimously.

BISOM suggested addressing architectural detailing at this time, and possibly new paint patterns.

McMAHAN noted that there were some awnings that were initially in the plans that are not on this plan. She further discussed her concerns about the Southwest look of the elevations.

FADDEN suggested softening the look with different colors. He suggested adding the language “three complimentary colors from the same family.”

WOLCH commented that he liked the handling of the north and the south elevations, and in particular the glass. There is a good separation between office and warehouse. He suggested not having such a strong dark/light medium on the east and west elevations.

McMAHAN stated that she does not think the north and south necessarily match the east and west elevations.

BUCKHOLT suggested that the Design Commission make a suggestion as opposed to a recommendation, as they do not have any standards in the guidelines.

BISOM stated that he will further suggest increasing the amount of evergreen plantings to soften things.

GEMMMA responded that although adding evergreens would be nice, they are concerned with creating a hedge effect over time.

McMAHAN motioned to suggest that the Applicant work with Staff to develop a tone on tone color pallet, and to also work with Staff to develop the east/west elevations, in keeping with the Pacific North West / Sumner design, and further to discourage diagonal banding. WOLCH seconded the motion and it passed unanimously.

BISOM motioned/suggested a 35% increase in evergreen trees on the site perimeter, and that it possibly be done in clusters. McMAHAN seconded the motion and it passed unanimously.

BISOM stated that with proposed recommendations/suggestions, the project is approved.

OLD BUSINESS

There was no old business.

STAFF COMMENTS

- 1) The March 13, 2003 Design Commission Meeting will be a busy one as there will be four projects on the agenda.

COMMISSIONER COMMENTS

There were no Commissioner comments.

ADJOURNMENT

The meeting was adjournment at 7:24 p.m.

Sarah M. Heckman
Minutes Taker