

CALL TO ORDER

BISOM called the meeting to order at 6:41 p.m.

ROLL CALL

Members Present: Bisom, Bennett, Ahrens, Abbott, Wolch, Hansen

Members Absent: Whipkey

Also Present: Robert Holler, Associate Planner

APPROVAL OF MINUTES

HANSEN motioned to approve the July 14, 2005 regular meeting minutes as written. BENNETT seconded the motion and it passed unanimously.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

PLN 2005-00046 (Ted Knapp Snoqualmie Building)

HOLLER reviewed for the Commission Staff's Report on project PLN2005-00046, the Ted Knapp Snoqualmie Building as follows:

Site Location

The site is located near the 140th block of 16th Street East, just north of the Rainier Building site within Sumner Corporate Park.

Proposal Description

Construct a single industrial warehouse/manufacturing building of 503,534 square feet with associated parking, storm water and landscaping.

Site Description

The site is currently filled for construction and previously contained vacant land. The Rainier building site lies directly to the south of the proposed site.

HOLLER reviewed Staff's Recommendations, proposing that PLN2005-00046, should be *APPROVED* subject to the following *CONDITIONS*:

- 1. Staff recommends that the applicant locate refuse containers to the rear or side of the buildings, screened adequately with masonry wall and landscaping.*
- 2. The applicant shall install additional trees within the parking lot area to satisfy the 1 tree per 6 parking stall requirement.*
- 3. Staff recommends that all pedestrian links be comprised of an alternative paving surface to distinguish it from vehicular maneuvering areas.*
- 4. Staff recommends that if a fence is proposed to be chain link, the fence shall be black coated for aesthetic value.*

BISOM asked the Applicant if they had any comments or a presentation.

The Applicant, Ted Knapp, 11661 SE 1st Street, #206, Bellevue, WA 98005, introduced himself and gave a brief history of his work in Sumner. The particular building on the agenda is part of a 150 acre industrial park east of the new Valley Interchange. After five years the entire infrastructure is installed. Necessary streets have been dedicated to the City. The planter strips have well developed trees all the same height, planted in the beginning of the project. The additional landscaping and signage are all strong and consistent. To date, there are four completed buildings on the site; the Summit, Baker, Rainier and Snoqualmie once it is approved.

BISOM inquired if this building has the same footprint as the Baker building.

KNAPP informed them that Baker was 385 feet deep and Snoqualmie is 390 feet deep.

AHRENS asked what Adams was on the site plan.

KNAPP shared that it will be the next building on the site.

The Applicant shared that they will be adding a canopy with tension rods holding it for their tenant and light sconces on each site. They will be doing this with the Rainier building also.

WOLCH asked if there is a plan to identify the park with landscaping.

KNAPP answered that the Sumner Corporate Park sign is in a concrete base and the tenant has a choice of color for signage. The street-scape, burms and street planting burms are consistent to help hide cars.

AHRENS inquired about the color scheme of the building.

KNAPP told the Commission that it will all be the same, or very similar to the existing buildings. This is mainly due to the canopy that has already been purchased.

WOLCH asked if the parking is already set.

KNAPP responded that it will be a trailer parking lot, which is in big demand right now. There are power lines that cross the site, which seems like a logical place to put the trailer parking.

The Applicant pointed out that that they missed including bike racks on the plans and they have made arrangements for them. They plan to put them in the back of the building or at the electrical panels.

BISOM asked about pedestrian crossing and where the links are.

KNAPP responded that there are three crossings going north, and a 10 foot bike trail on 16th Street already. They can concrete stamp the paths as well, verses painting them.

BISOM asked the Commission if they had any comments or additional questions for the applicant.

AHRENS inquired about a curb cut on 16th.

KNAPP explained that they are extending the street be 15 feet. There are three drives along 16th, they are going to eliminate one of them simply because they do not need that many.

HANSEN asked if that is long enough for shoreline requirements.

KNAPP informed them that they have already been through the shoreline process.

HANSEN added that it is nice to see the consistency throughout the project.

KNAPP agreed, and added that it is nice to also see subtle differences as well.

BISOM encouraged the Applicant to differentiate the buildings a little with color and façade, while maintaining the major similarities.

****KNAPP shared that the Summit Building was awarded the 2004 Industrial....Award.**

HANSEN asked if the project would still look the same if it were located in Kent. He added that the Applicant's standards are high to begin with.

KNAPP responded that it really would not be different, that this is just the way they do things. He added that back in the creation of the City's Design Guidelines, they were ones that assisted in writing them and making suggestions. He added that he likes to build things that people will notice they are a little different, but they really will not know why, it just feels good. It is the little things of going above and beyond.

HANSEN complimented the Applicant on the long-term planning of planting the street trees. Having the street trees maturing in similar fashion is a good thing.

HANSEN wanted to be educated on why there is a reason for the buildings to be so big.

KNAPP explained that it is simply the market today. Two things are happening: 1) there is a demand for mega distribution centers mainly driven by the ports of Tacoma. It is retail driven, with most of the merchandise coming from China and the Pacific Rim a day or so ahead of the California ports. Retailers like Tacoma for the quick ports. Vancouver, Canada is a good location, but the border is a hassle. Tacoma is seeing a huge increase. 2) Land prices are going up. Rent has been flat for 10 years. Therefore the buildings are just getting bigger.

HANSEN asked about the philosophy of the Applicant not wanting to change the design of his buildings. The other buildings along the freeway are large spaces. He asked specifically what would be the reaction of breaking of the large spaces without sacrifices the inside space.

KNAPP responded that these buildings just would not be built around the interchange. Big buildings on an isolated lot run .32 a square foot a month for rent space. Office space typically runs .70 a square foot. The rate has stayed the same for a long time.

HANSEN appreciated the education and complimented the Applicant and the entire group for the nice content. He pointed out specifically the offices on the corners of the buildings, the broken up entrances and the canopies. The street tree program is a great thing. The extras are wonderful including the burm setbacks being higher than required. And the tall narrow trees along the building add a pleasant visual for all.

BISOM concluded the Commission comments and went onto approving each condition.

ABBOTT made a motion for Condition 1 on the refuse containers to be approved as written.

AHRENS seconded the motion.

The motion passed unanimously.

HANSEN had a clarification question on the trees.

HOLLER acknowledged that they are there and are Maple trees.

HANSEN shared that they will grow to be 25-30 foot and will be nice.

BENNETT made a motion for Condition 2 for additional trees to be approved as written.

HANSEN seconded the motion.

The motion passed unanimously.

HANSEN made a motion for Condition 3 of changing the pedestrian link surface to be approved as written.

ABBOTT seconded the motion.

The motion passed unanimously.

BENNETT made a motion for Condition 4 to be approved to include black coating on any chain link fence as written.

BISOM seconded the motion.

BISOM announced that the motion passed unanimously.

BISOM asked the Commission if there were any final recommendations for the Applicant. There were none.

BISOM thanked the Applicant and requested a copy of **their CCI. He added that some of the recent submittals to the City and Design Commission could really use their submittals as an example of a quality submittal. He also thanked the Applicant for being present and for having another excellent project.

STAFF COMMENTS

There were none.

COMMISSIONER COMMENTS

BISOM asked the Commission how they felt about the meeting time of 6:30 p.m. and it worked for everyone.

ADJOURN

BISOM adjourned the meeting at 7:18 p.m.

**Taryn Capps
Minutes Taker**