

A. Introduction

Purpose

As stated in the Comprehensive Plan, the Design and Development Guidelines are meant “to encourage development which enhances the human, pedestrian scale, creating a sense of community and place.” The following guidelines promote development which is consistent with the goals identified in the Community Character Strategy and Comprehensive Plan. These Guidelines are intended to supplement, and clarify the zoning and development standards for the public, and help facilitate the permitting process.

When Do I Need to Comply?

All of the design standards apply to new construction and redevelopment and renovations within the City unless otherwise noted. Generally, the Zoning Code establishes thresholds between major and minor renovations/development. Relatively minor new construction and renovation is reviewed administratively and does not require Design Commission approval, where as major new construction does.

Refer to the Zoning Code, SMC 18.40.020, for thresholds regarding the level of design review required for a specific project.

Which Set of Guidelines Do I Need to Comply With?

The guidelines are organized into the following chapters:

1. Central Business District (CBD)
2. Commercial
3. Multifamily
4. Single-Family
5. Industrial

Most development needs to comply with only one of the chapters based on the type, zone, or location. For instance, development within the CBD needs to comply with the CBD guidelines; Multifamily development needs to comply with the Multifamily Guidelines. Developments featuring a mix of uses, however, may need to comply with two sets of guidelines. For instance, mixed-use developments will need to comply with the CBD or Commercial Guidelines depending on which zone they are located in, and portions of the Multifamily Guidelines. Details on how projects are applied are referenced at the beginning of each chapter under the “Applicability” section.

How to Use This Document

The Design and Development Guidelines are intended to supplement the City of Sumner Zoning Code. Where there is a conflict between the guidelines herein and the zoning code, the guidelines shall apply. Persons proposing development should consult these guidelines in the preparation of plans for review by the City.

Steps in the development and permitting process (See SMC 18.54):

- The applicant should consult the Comprehensive Plan and Zoning maps to determine within which planning area the proposed property for development is located.
- The applicant should consult the Zoning Code to determine the uses allowable on this property and the applicable development standards.
- The applicant should consult the Design and Development Guidelines for more specific illustrations of the goals of the Zoning Code.
- The applicant must check with the City staff to determine if there is a requirement for SEPA review.
- The applicant must check with the City staff to determine if there is a requirement for Pre-application review.

How Are the Guidelines Applied?

Guidelines which are required are indicated by the use of the terms “shall be” or “must” provided. Guidelines which have some flexibility as to how the intent of the guideline can be met are indicated by the use of the terms “should” or “may.” A design review process will permit a review of design and development guidelines for each project.

Definitions

Words within the guidelines that are *italicized* are defined in Chapter B.

B. Definitions

All words within the guidelines that are *italicized* are defined herein.

Undefined words and phrases.

The definition of any word or phrase not listed in the definitions which is in question when administering this title shall be defined by the Director from one of the following sources. The sources shall be utilized by finding the desired definition from source number one, but if it is not available there, then source number two may be used and so on. The sources are as follows:

- A. Any city of Sumner resolution, ordinance, code or regulation;
- B. Any statute or regulation of the state of Washington;
- C. Legal definitions from Washington common law or a law dictionary;
- D. The common dictionary.

Articulation - means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm dividing large buildings into smaller identifiable pieces.

Art, Artwork - A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of *artwork* include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the Director, may be considered *artwork* provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered *art*.

Balcony - An outdoor space built as an above-ground platform projecting from the wall or recessed into the wall of a building and enclosed by a parapet or railing.

Blank walls - A wall (including building facades and retaining walls) is considered a *blank wall* if:

- (a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- (b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

Building entrance, primary - Is the entrance established as the main access point for customers.

Building entrance, secondary - Is the entrance which is a fire exit, employee only, and/or service access.

Definitions

Courtyard - A landscaped space enclosed on at least three sides by at least single structure.

Fenestration - The design, proportioning, and disposition of windows and other exterior openings of a building.

Green roof - A *green roof* is a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. This does not refer to roofs which are merely colored green, as with green shingles. Container gardens on roofs, where plants are maintained in pots, are not generally considered to be true *green roofs*.

Franchise and Corporate Architecture - Franchise architecture is a building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature. Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

- (1) Large logos and/or colors used over large expanses of a building;
- (2) Branded buildings are difficult to reuse if vacated by the primary business promoting vacancies and blight; and
- (3) Buildings lack architectural elements and design consistent with the local community's architectural composition, character, vernacular, and historic context.

Hard Surface – Capable of supporting pedestrian and ADA traffic and shall not include dirt and gravel surfaces.

Human scale – The perceived size of a building relative to a human being.

Landscaping Type A - A dense landscaping screen separating different uses. Specifically:

- (1) For landscaping strips 10 to 15 feet wide:
 - At least one row of evergreen trees, minimum 8 feet in height and 10 feet maximum separation.
 - Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.
 - Shrubs at a rate of one shrub per 20 square feet of landscaped area.
 - Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
 - Ground cover.
 - Bioretention cells, swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.120 for more details
- (2) For landscaping strips wider than 15 feet:
 - A minimum of one evergreen tree at least 8 feet tall for every 150 square feet arranged in a manner to obstruct views into the property.
 - Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.

- Shrubs and ground cover as required above.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

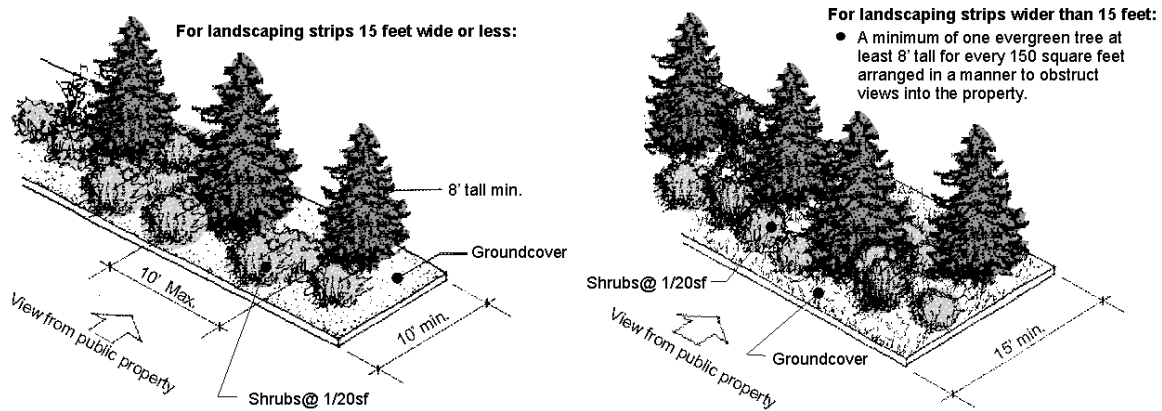


Figure B-1. Landscaping Type A.

Landscaping Type B - A moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment. Specifically:

(1) For landscaping strips less than 15 feet wide:

- Informal groupings of evergreen (minimum 8 feet in height) and/or deciduous trees (minimum 2 inch caliper as measured 4 feet from the root ball). At least 50 percent of the trees must be evergreen. Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.
- Permitted tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.
- Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- Ground cover.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

(2) For landscaping strips wider than 15 feet:

- At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.
- Tree species, shrubs, and ground cover as required above.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

Definitions

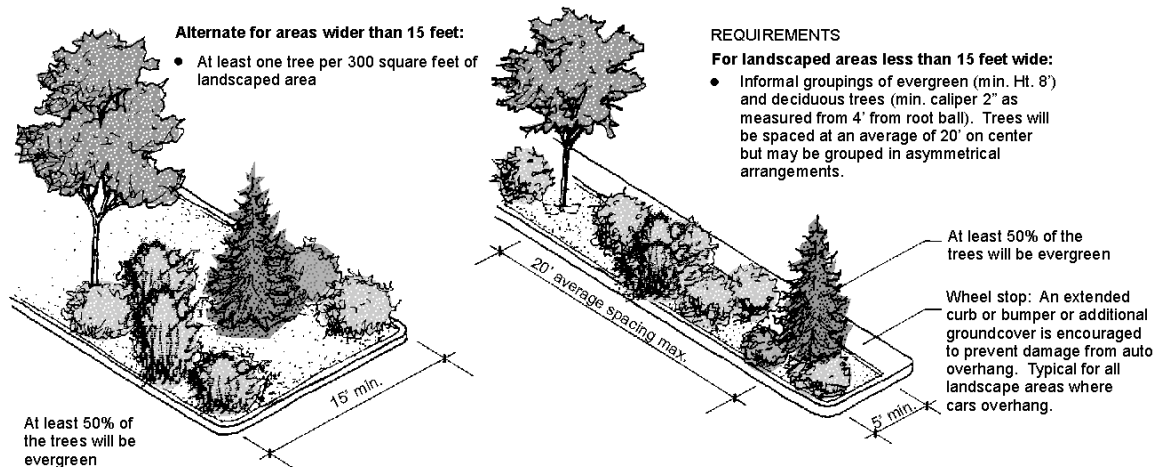


Figure B-2. Landscaping Type B.

Landscaping Type C - Landscaping provides visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

(1) For landscaping strips 5 to 20 feet wide:

- Trees at 20 feet on-center (minimum 2 inch caliper as measured 4 feet from the root ball).
- Permitted tree species are those that reach a mature height of at least 35 feet.
- Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- Ground cover.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

(2) For landscaping strips wider than 20 feet:

- At least one tree per 300 square feet of landscaped area or 20 foot separation (on average). Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- Tree species, shrubs, and ground cover as required above.
- Bioretention cells swales, or other SLID measures can be incorporated into these landscaping strips. See 18.41.100 for more details.

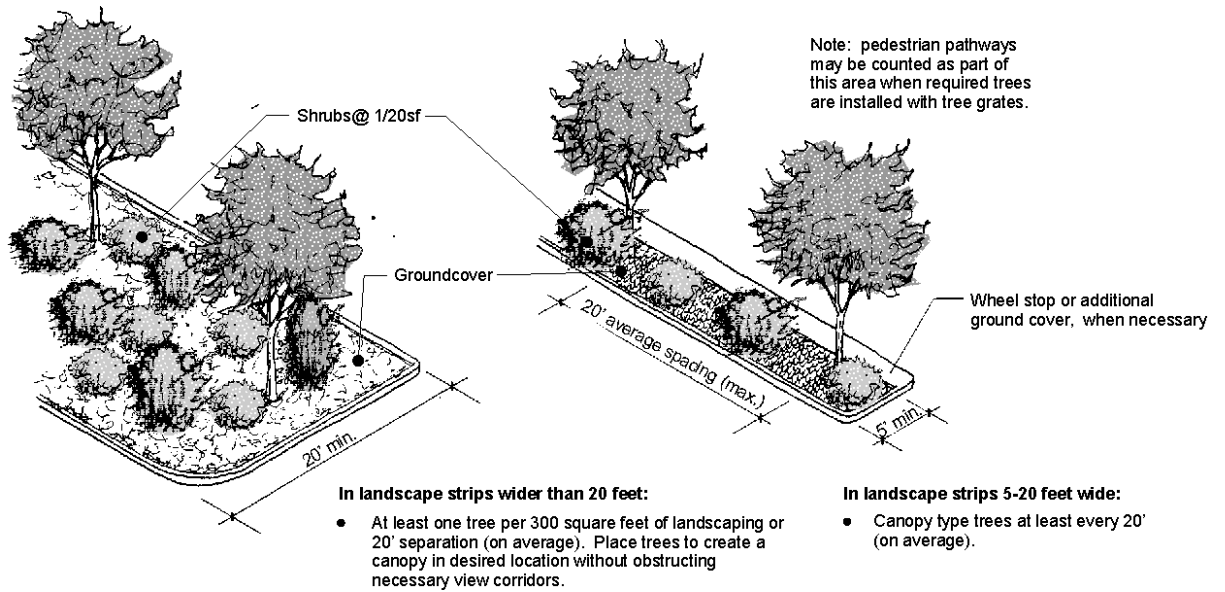


Figure B-3. Landscaping Type C.

Landscaping Type D - A decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas. Specifically:

- (1) Shrubs, at least 50 percent of which must exhibit decorative floral or foliage, shall cover at least 50 percent of the landscaped area. They shall be planted to cover the allocated area within 3 years.
- (2) The remaining 50 percent of the landscaped area may be planted with trees, shrubs, ground cover, or cultivated flower beds.



Figure B-4. Landscaping Type D.

Definitions

Landscaping Type E - Enhancing natural areas to better integrate developments into existing conditions. Specifically:

- (1) Landscaping shall consist of trees, shrubs, and ground covers that are native to the Puget Sound and are appropriate to the conditions of the site. Species are subject to the approval by the Director.
- (2) Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.
- (3) Minimum 20 feet in width if used as a screen or required front yard treatment.

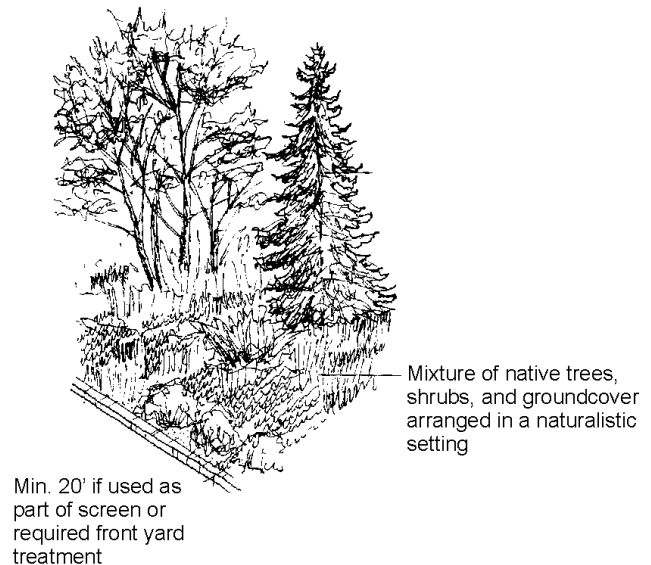


Figure B-5. Landscaping Type E.

LEED – Refers to the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, which is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. Web information: <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

Modulation - A stepping back or projecting forward of portions of a building facade within specified intervals of building width and depth, as a means of lessening the apparent bulk of a structure's continuous exterior walls

Multifamily - A building that is designed to house more than one family and cottage houses. Examples would be a multiplex, townhouses, condominiums, or apartment building.

Pedestrian-oriented facade - Ground floor facades that contain the following characteristics:

- (a) Transparent window area or window displays along a minimum of 75 percent of the ground floor facade between a height of 2 to 8 feet above the ground.
- (b) The primary building entry must be on this facade.

- (c) Weather protection at least 5 feet in width and a height accentuating the design of the structure while providing protection to the pedestrian along at least 75 percent of the facade width.

Pedestrian-oriented space - To qualify as *pedestrian-oriented space*, the following must be included:

- (a) To qualify as a *pedestrian-oriented space*, an area must have:
- Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular *courtyard*.
 - Paved walking surfaces of either concrete or approved unit paving.
 - Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - At least 3 feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - Landscaping components that add seasonal interest to the space.
- (b) The following features are encouraged in *pedestrian-oriented space*:
- Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or *artwork*.
 - Provide *pedestrian-oriented facades* on some or all buildings facing the space.
 - Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - Movable seating.
 - Bicycle rack.
- (c) The following features are prohibited within *pedestrian-oriented space*:
- Asphalt or gravel pavement.
 - Adjacent unscreened parking lots.
 - Adjacent chain link fences.
 - Adjacent blank walls.
 - Adjacent dumpsters or service areas.

Definitions