

The design of the City of Tumwater Public Works O&M Facility (TUM-23-1551) is subject to Chapter 2 of the Citywide Design Guidelines. This narrative responds to specific site and building design requirements and guidelines as stated in Chapter 2 in response to the Development Review Committee letter received on February 8, 2024.

The project is located at the intersection of 79th Ave SE and Trails End Dr SE and consists of seven (7) total buildings. The project is within the General Commercial (GC) zone and the proposed use is permitted within this zone. Building A is the main Administration building and is the primary public face of the facility. It is the only building which is open to the public. The public area of Building A contains a conference room which can seat 70 people with room for a presenter podium and all audio and visual needs for presentation and meetings. This conference room is open to the public and can be used during non-work hours. Building A contains an exterior public plaza directly to the east of the building and includes both paved and landscaped open spaces and public seating. The main entry is at the northeast corner of the building and highly visible from the public parking area and contains a public entry vestibule, lobby and receptionist station to receive visitors. All visitors are required to check in at Building A when visiting the site. The other buildings on the site (B-G) are pre-engineered metal buildings and are secured behind an 8'h decorative wrought iron fence and are not open to the public.

Building A is street-facing along 79th Ave SE and is the most visually prominent building on the site from an architectural design standpoint. Bldg. A stands as the primary design inspiration for the overall project and informs the other buildings in key locations. Buildings B-G are pre-engineered metal buildings (PEMB's) consisting primarily of corrugated metal exterior walls. In instances where these PEMB's face the street and are most visible from the street(s), we are integrating materials from Building A to enhance the design aesthetic of these otherwise functional shop spaces and vehicle storage buildings and canopies where appropriate.

Section 2.E of the Citywide Design Guidelines addresses Building Design. The following narrative addresses specific items within this section:

2.E.1 Building Design – Character - the stated intent of this section is to encourage a high level of design quality and creates comfortable human environments; to incorporate design treatments which add interest; to encourage building design that is...responsive to site conditions; to encourage functional, durable and environmentally responsible buildings; to enhance Tumwater's design identity.

2.E.1.1 – Architectural Character - it is stated that as Tumwater grows, the City will need to encourage new building types. The architectural design of the new development must reflect and add to Tumwater's design character in one or more of the three ways described: 1) distinctive landscaping 2) reflect traditional style of architecture, covered entries; 3) feature contemporary forms and architectural treatments that respond to the uniqueness of the site.

Item 3 above is most applicable, though elements of all three are incorporated into the design including distinctive landscaping and traditional architectural forms. Our goal is to reflect the character of the adjacent surroundings in an appropriate and visually interesting way. The design of Building A responds to the adjacent residential neighborhood to the south and north with a building that is residentially scaled to a human scale (2.E.2) incorporating familiar gable forms while expressing them in unique ways to achieve a high level of visual interest and reflect

a high level of design quality and detailing expertise. Building B-G are PEMB's similar to the buildings on the adjacent property to the west of the site. As noted above, key elements of these PEMB's incorporate materials from Building A to enhance visual interest.

Section 2.E.3 Architectural Scale – The intent of this section is to encourage architectural scale of development that is compatible with nearby areas and to add visual interest to buildings. Architectural scale, modulation and articulation are noted as key elements of this section.

Section 2.E.3.1 Scale of Large Buildings - all new buildings over 5,000 square feet or with facades longer than 100 feet along street front shall provide at least three following modulation and/or articulation features: Horizontal modulation; vertical building modulation; modulated roof line; repeating distinctive window patterns; changing the roofline by alternating dormers; changing materials with a change in building plane; providing lighting fixtures, trees or other landscape features within each interval

Much of this is addressed above as it relates to building scale and visual interest. Specific to the modulation and articulation approach, this was presented to and discussed with City planning staff in design presentations specific to the street-facing elements of Building A. The design incorporates a mix of articulation elements, including modulation of the long office block that was initially un-modulated. The goal was a clean, sleek aesthetic without modulation in response to the building program, however it was clearly stated that some modulation and articulation would be required. In considering the opportunities for achieving this, the distance to the property line at the south was important to be mindful of as well as the building program. Our intent was to respond to the modulation/articulation by incorporating a projecting element in the middle of the long office block to break up the long, continuous extent of aluminum storefront glass. Additional articulation was accomplished through rigorous placement of the solid fiber cement panels between aluminum storefront windows, as well as the varying the height of the storefront windows in the projecting middle block to add a transom glass above for added visual interest. Additional articulation and detail interest is achieved by adding shed dormers to the gable roof while maintaining the simple gable form as a response to the adjacent single family residential buildings. Too much modulation of that simple form would defeat the purpose of maintaining the overall simplicity of the roof form. It was important to keep the overall form simple and develop quality detail elements around it. One of these key elements is the sloping sills and jambs at both the large conference room at the east end of the building and at the west end of the south elevation at the high window in the Men's locker room. These sloping sills and jamb will incorporate a subtle but effective use of color into the building and provide a nod to the City of Tumwater's updated logo color scheme.

Section 2.E.4.2 Pedestrian Weather Protection - weather protection at least 5 feet deep is required over the entries of each primary building.

Building A has deep overhangs at various areas including the main building entry on the north elevation. Additional deep overhangs such as along the south office block provide sun control, and the deep overhang at the Crew rooms provides exterior covered area for use by staff. All corridor exits are within recessed and/or covered areas as well, as is the exterior entry to the locker rooms on the north side.

Section 2.E.6 Building Design Details - to ensure that buildings have design interest at all observable distances, especially individual elements (e.g. texture of materials, quality of finishes); to enhance the character and identity of new development; to enhance the pedestrian environment; to encourage creativity in the design of storefronts.

The design of Building A is centered around the simplicity of overall building form while incorporating a high level of focused detailing throughout the exterior elements at the material surfaces. An additional goal is to show restraint with the use of materials, and to refrain from the over-use of multiple materials. Restraint is a key design principle used in the design of this building. Key details include the recessed, sloped sill and jamb details, which add a uniqueness to the street-facing elevations; deep overhangs at the projecting eave ends reflect traditional residential form yet do it in a modern, refined way. These also provide a functional amenity of weather and sun control. The level of detailing at material transitions emphasizes functional building envelope integrity while also providing interest at a detailed level of the building perimeter between materials.

Section 2.E.7.1. Materials – This section identifies materials that are only allowed with special detailing and includes requirements for use of metal siding, concrete block walls and stucco. Item d emphasizes the importance of durable materials near the ground and in low visibility areas. Section F states prohibited materials including mirrored glass; corrugated fiberglass; chain link fencing within 50’ of public entry; crushed, colored rock or tumbled glass; any sheet materials such as wood or metal siding with exposed edges or unfinished edges, or made of non-durable materials; any spray-on materials; non-durable materials.

Building A incorporates a very durable cementitious panel product that is used throughout the building’s perimeter wall. This product is a high density cement panel, not like medium density Hardie Panel. It’s made by Nichiha and is a significant upgrade from fiber cement panel board. It is commonly used at the base of buildings that require a durable material. We have limited use of fiber cement panels at locations between storefront windows and at exterior walls of dormers on the roof. Again, this is not Hardie panel. It’s a high density product that has solid color consistency and any part of it can be cut and exposed to weather. We are using it as part our rainscreen wall assembly in an open reveal format.

2.E.8 Blank Walls – we have emphasized that no blank walls will be at locations of pedestrian traffic.

2.E.9.1 Principal Building Entrances – principal building entrances shall feature all of the following improvements: pedestrian covering; lighting; business name; visibility; transparency; security; address number; architectural or artwork enhancements;

-Building A is the primary entrance for staff and all visitors. As noted above, the entrance has a deep overhang that exceeds 10’.

-There is soffit lighting directly above the entry and also ground lighting in the artifact rockery directly adjacent to the entry doors.

-The name of the business will be on the wall directly adjacent to the entry doors.

- The entry is highly visible from the parking lot as one approaches the building.
- The entry vestibule is fully glazed via aluminum storefront system on east and north walls at the northeast corner of the building.
- The building will be equipped with a security system and have card key access at the main entrance. During non-business hours access is controlled by card key. During business hours the entrance vestibule/lobby/conference room can be scheduled for use during non-business hours and key card will not be required during scheduled events.
- The address number will be placed at an agreed-upon location per approval from the City of Tumwater. The design intent is to have the street address number on the concrete monument sign at the SE corner of the site as well. The City's letter dated February 8th confirms the project address as 1360 79th Ave SE. Buildings B-G will be identified by specific letter. The City standard for building mounted identification letters is 8" high. We will be specifying 16" high letters for building-mounted signage to identify buildings B-G. The current location of the proposed signage for each building is indicated on the exterior elevations included in this packet.
- The planter on the east wall of Bldg A within the public plaza has space reserved for a piece of public art. Ground lighting is being provided at this planter. Additionally, the rockery adjacent to the main entrance is intended to contain 'rusty artifacts' to represent the work done on the site. The design team encouraged the Public Works staff to compile some items for consideration in the rockery. The items could be cleaned and sprayed with a solution for use at this location. Ground lighting is also being provided at this rockery location.

Section 2.C.3 of the Citywide Design Guidelines addresses Site Landscaping

Intent - the proposed landscape planting design addresses the intent as stated by providing lush areas of landscaping throughout the site, including in parking lot areas, perimeter of the site, and around proposed building structures. Dense plantings, along with 2 screening walls, and a three-foot height berm along the north property line improves privacy. Street trees and additional planting along the ROW and between the ROW and parking and building structures provide visual relief from adjacent roadways.

2.C.3.1 – Reference to TMC18.47 - The proposed landscape planting design exceeds the requirements listed in the municipal code section. See Drawing L1.00a Landscape Code Calculations for charts indicating how the proposed landscape planting design meets those standards.

2.C.3.2 – Landscaping-General Standards for All Landscape Areas

- a. No berms exceeding 2:1 slope area proposed. The only berm proposed is along the north property line and it is a 3:1 slope.
- b. Plants are grouped based on water usage.
- c. Plant selection meets the criteria for sun exposure, soil conditions, and topo of the landscape areas,
- d. No noxious weeds are proposed.
- e. All plants conform to these standards.
- f. Street Trees conform to these standards. Refer to plans provided by HDR
- g. Trees are staggered when placed in landscape areas greater than twenty feet in width.
- h. Shrubs are dwarf varieties and meet the minimum size requirements.
- i. Shrubs are perennials.
- j. Groundcovers are spaced accordingly.
- k. Fencing surrounding the Operations & Maintenance Facility is designed to meet the Department of Homeland Security's requirement for water treatment facilities.
- l. Street Trees conform to these standards. Refer to plans provided by HDR
- m. No trees are proposed within a Washington State ROW.
- n. The Kettle land formation on the east side of Trails End Drive will have invasive plant species removed and native plant restoration with the park development.
- o. No proposed landscape planting obstruct intersection sight lines.

2.C.3.3 – Landscaping-Plan Design, Design Review, and Installation - See Landscape Plans Titled Formal Site Plan Review dated 2/21/2024

2.C.3.4 – Maintenance - The project is an Operation and Maintenance Facility staffed by the City of Tumwater employees and all landscaping for the site will be properly maintained.

2.C.3.5 – Landscape Character - The project is an Operation and Maintenance Facility staffed by the City of Tumwater employees and all landscaping for the site will be properly maintained.

- a. The proposed landscape planting design has large conifers and deciduous trees throughout, along with areas of lush, lower growing vegetation.
- b. The project required large expanses of paving to accommodate operations and maintenance activities, however lush plantings are proposed at all locations where possible.

- c. Ornamental plantings are proposed at areas of pedestrian circulation and building entries while native plantings are proposed at buffer areas.*
- d. Natural, native planting settings are proposed except for areas of pedestrian circulation and building entries.*
- e. The proposed landscape planting design conforms to these standards.*

Section 2.D.2 of the Citywide Design Guidelines addresses Parking Area Landscaping

Intent - the proposed landscape planting design addresses the intent as stated by providing ample tree, shrub, and groundcover plantings for canopy cover, aesthetics and water quality improvement

2.D.2.1 – Interior Parking Area Landscaping - The proposed landscape planting design exceeds the requirements listed in the municipal code section. See Drawing L1.00a Landscape Code Calculations for charts indicating how the proposed landscape planting design meets those standards.

- a. The proposed landscape planting design provides for more the 20 square feet per parking stall. See Drawings L1.00a Landscape Code Requirements.*
- b. Trees are provided as required.*
- c. There is not a parking area with more than 100 feet between planter islands.*
- d. Curbs are provided as required.*
- e. Parking areas landscape consist of the following:
 - (1) Trees, shrubs, and groundcovers as required*
 - (2) Shrubs as required*
 - (3) No islands are proposed that do not meet the minimum requirements.*
 - (4) Groudcovers as required.**
- f. Landscaping will be maintained as required.*

2.D.2.2 – Parking Area Screening - The proposed landscape planting design exceeds the requirements listed in the municipal code section. See Drawing L1.00a Landscape Code Calculations for charts indicated how the proposed landscape planting design meets those standards.

- a. The proposed landscape planting design meets minimum width requirements.*
- b. NOT USED as the proposed landscape planting design meets minimum width requirements.*

Site Lighting 2.F.1.1

The proposed site lighting system will be a combination of building wall mounted perimeter fixtures and 20' pole mounted LED fixtures to meet the lighting trespass requirements of TMC 18.40.035.D. All pole mounted will be provided with 17' pole and 3' high concrete base. All fixtures will be provided with full-cutoff, dark-sky compliant LED fixtures. All fixtures adjacent to the property lines will be provided with backlight control optics and with house side shield to meet lighting trespass requirements. All exterior lighting will be utilizing timeclock based on/off operation with integrated motion sensor for 50% dimming to comply the Washington State Energy Code requirement.