



Sumner Station Garage Vision Statement, updated June 2019

The new Sumner Station parking garage is envisioned to match the small-town feel of Sumner and fit in with Sumner's Main Street. As one of the largest new buildings close to downtown, it should not stand out or incorporate bright, bold colors. Rather, brick/masonry materials, a natural color palette, exposed steel framed awnings with pedestrian friendly details, such as decorative metal screening and architectural lighting to mimic the feel of Main Street are preferred.

Feedback from the key stakeholders and public indicate the stylistic era that most represents their Main Street is the 1920s Art Deco aesthetic, with layered masonry facades, symmetrical and simplified classical forms, some delicate geometric details or patterns, and neutral tones. The current station area has a Post-Modern aesthetic, marked with symbolic primary shapes, and is punctuated by bold colors and is not the 1920s classicism that best represents Sumner. The new garage should complement, but not copy the past, seeking a harmonious expression that brings the past and the present together, while providing a timeless design for generations to come.

The new garage should recognize the future growth of Sumner and be compliant with the 2019 Sumner Town Center Plan. The garage's location in the Station District allows for building types up to 4-5 stories and encourages transit-oriented development. The treatment of the ground floor is significant and has a taller floor height distinguishable from the upper levels. Throughout the design, the garage should utilize changes in materials, texture and colors to bring scale and aesthetic detail to each facade. It should prioritize the north and west sides with design features that complement Main Street, as they will be the most visible from vehicles and activated by pedestrians. Pedestrians should experience a prominent entry point, and have weather protection along these facades. Expected future development along the south and east will be make these sides less visible, but screening shall be required to minimize the appearance of the parked cars facing residential neighborhoods and should have smaller openings to reflect the residential context and reduce headlight glare.

The garage should be functional, with easily accessible entrances and exits, keeping in mind the goal of providing parking at one of the busiest stations on the Sounder line. It should also consider the future growth of the City and new technologies.