



City of Gig Harbor. The "Maritime City"

DEPARTMENT OF PLANNING & BUILDING SERVICES
3125 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-4278

**Work-Study Session
Mayor Wilbert, City Council Members, &
Planning Commission Members
Monday June 17, 2002 – 6:00 P.M.**

- I. Call to Order – Mayor Wilbert
- II. Introductions
- III. Purpose
The purpose of the joint work-study session is to discuss the Planning Commission's April 19, 2002 recommendations on building size (gross floor area) limitations in various zoning designations.
- IV. Discussion/Deliberations
- V. Direction to Staff – Mayor & Council
Whether or not to proceed with development of a draft Ordinance based, in whole or in part, on the April 19, 2002 Planning Commission recommendation.
- VI. Adjournment – 7:00 P.M.



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TO: MAYOR WILBERT AND CITY COUNCIL
FROM: JOHN P. VODOPICH, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNING COMMISSION RECOMMENDATION - BUILDING SIZE
LIMITATIONS
DATE: MAY 28, 2002

BACKGROUND

On April 23, 2001, the City Council took action to direct the Planning Commission to look at building size limitations in all zones in which they appear, including, but not limited to C1 and B2.

The Planning Commission began holding a series of work-study sessions and public hearings on this matter beginning in August 2001. After considering public testimony and deliberating the matter, the Planning Commission felt that the current regulations and limitations were both reasonable and appropriate. The Planning Commission is therefore forwarding a recommendation to the City Council that *no changes* be made to the maximum gross floor area limitations in those zones in which such limitations already exist (RB-1, B-1, B-2, C-1, & WM).

During their public hearings the Planning Commission also heard testimony on the issue that a discrepancy exists within the city's current zoning code insofar as there are zones that have limitations on gross floor area and zones that do not. Related testimony was also heard expressing concern that, due to increased development interest along the waterfront, Gig Harbor was in jeopardy of losing its small-town atmosphere and ambience. After further deliberation of these issues, the Planning Commission is forwarding two additional recommendations to the City Council:

- That no changes be made to the maximum gross floor area limitations in those zones in which such limitations already exist (RB-1, B-1, B-2, C-1, & WM)
- That maximum gross floor area limitations be established in the following zones:

<u>Zone</u>	<u>Maximum Gross Floor Area</u>
Waterfront Residential (WR)	3,500 square feet per non-residential structure
Single Family Residential (R-1)	3,500 square feet per non-residential structure

Medium-Density Residential (R-2)	3,500 square feet per non-residential structure
Multiple-Family Residential (R-3)	5,000 square feet per non-residential structure
Residential and Business District (RB-2)	12,000 square feet per commercial structure
Waterfront Commercial (WC)	3,500 square feet per non-residential structure (all WC parcels are included in the "sensitive area")
Downtown Business (DB)	16,000 square foot footprint per structure subject to the precepts of the Design Manual

- That a "sensitive area" overlay be established in which the maximum allowed footprint would be 3,500 square feet *per commercial structure*. This overlay would be as shown on the attached map and would include all parcels abutting the Harborview Drive / North Harborview Drive Corridor from the old ferry landing to Peacock Hill Avenue. Those parcels in the Downtown Business (DB) zone abutting Harborview Drive between Soundview Drive and Pioneer Drive would be considered the Downtown Core and as such would not be included in the overlay but would be subject to the proposed 16,000 maximum square foot footprint restriction as above.

A complete copy of the Planning Commission April 19, 2002 recommendation is attached for your consideration.

RECOMMENDATION

I recommend that Council direct staff to prepare the necessary code amendments to implement the April 19, 2002 recommendations of the Planning Commission and bring a draft Ordinance forward for first reading and public hearing at a later date.

Planning and Building Services Department Planning Commission Decision

Maximum Gross Floor Area Limitations

On April 23, 2001, the City Council took action to direct the Planning Commission to look at building size limitations in all zones in which they appear, including, but not limited to C1 and B2.

(Young/Owel - Five Council members voted in favor. Council members Pasin and Picnich voted against the motion. The motion passed 5-2.)

The following is a list of the zones that currently have maximum gross floor area limitations:

<u>Zone</u>	<u>Maximum Gross Floor Area</u>
Waterfront Millville (WM)	3,500 square feet per lot (non-residential structures)
Residential & Business District (RB-1)	5,000 square feet per lot (non-residential structures)
Neighborhood Commercial (B-1)	5,000 square feet per lot (non-residential structures)
General Business (B-2)	35,000 square feet per commercial structure
Commercial (C-1)	65,000 square feet per commercial structure

The Planning Commission began holding a series of work-study sessions and public hearings on this matter beginning in August 2001. After considering public testimony and deliberating the matter, the Planning Commission felt that the current regulations and limitations were both reasonable and appropriate. The Planning Commission is therefore forwarding a recommendation to the City Council that *no changes* be made to the maximum gross floor area limitations in those zones in which such limitations already exist (RB-1, B-1, B-2, C-1, & WM).

During their public hearings the Planning Commission also heard testimony on

the issue that a discrepancy exists within the city's current zoning code insofar as there are zones that have limitations on gross floor area and zones that do not. Related testimony was also heard expressing concern that, due to increased development interest along the waterfront, Gig Harbor was in jeopardy of losing its small-town atmosphere and ambience. After further deliberation of these issues, the Planning Commission is forwarding two additional recommendations to the City Council:

1. That gross floor area limitations be established in those zones where they do not currently exist, and
2. That a "sensitive area" overlay be established which would further limit building footprint size along both sides of the Harborview Drive / North Harborview Drive Corridor from the old ferry landing to Peacock Hill Avenue.

Motion: (Ketchledge/Conan)

That no changes be made to the maximum gross floor area limitations in those zones in which such limitations already exist (RB-1, B-1, B-2, C-1, & WM).

That maximum gross floor area limitations be established in the following zones:

<u>Zone</u>	<u>Maximum Gross Floor Area</u>
Waterfront Residential (WR)	3,500 square feet per non-residential structure
Single Family Residential (R-1)	3,500 square feet per non-residential structure
Medium-Density Residential (R-2)	3,500 square feet per non-residential structure
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Residential and Business District (RB-2)	12,000 square feet per commercial structure
Waterfront Commercial (WC)	3,500 square feet per non-residential structure (all WC parcels are included in the "sensitive area" below)
Downtown Business (DB)	16,000 square foot footprint per structure subject to the precepts of the Design Manual

And that:

A "sensitive area" overlay be established in which the maximum allowed footprint would be 3,500 square feet *per commercial structure*. This overlay would be as shown on the attached map and would include all parcels abutting the Harborview Drive / North Harborview Drive Corridor from the old ferry landing to Peacock Hill Avenue. Those parcels in the Downtown Business (DB) zone abutting Harborview Drive between Soundview Drive and Pioneer Drive would be considered the Downtown Core and as such would not be included in the overlay but would be subject to the proposed 16,000 maximum square foot footprint restriction as above.

Findings:

The 3,500 square feet maximum per commercial structure was determined by mapping all existing structures lying within the proposed "sensitive area" and establishing their current footprint. Using the City of Gig Harbor's Geographic Information System (GIS), structures were identified in each zone and then placed in tables similar to the one below. Maps identifying the structures that were used in this analysis are attached. Comparing different maximum sq./ft. figures it was found that the proposed 3,500 sq./ft. maximum footprint would accommodate over 80% of the existing structures.

Zone	Structures below	Structures above
	3500 sq/ft	3500 sq/ft
WC/B2 (Finholm's)	9	4
C1/B2 (Borgens)	8	4
WC (Murphy's)	9	2
WM	39	3
R1 (Millville)	17	4
DB (Harbor Landing)	9	3
WC (Downtown)	11	4
WR/R1 (Ferry Lndg)	19	5
Total per type	121	29
Total Structures	150	150
Percent of Total	0.81	0.19

The Planning Commission determined that, within the 'sensitive area', limiting future development to the size and scale of 80% of existing development is supported by the following Comprehensive Plan Goals:

- Define Identity and Create Community Based Urban Form, (pg. 7).
- Articulate an architectural style, which reflects Gig Harbor's built and natural environment and which appeals to the human spirit, (pg. 22).
- Identify, preserve, and develop an appropriate waterfront architecture, (pg. 24).
- To preserve the character of those sites or districts which reflect the style of Gig Harbor's historical development, (pg. 27).
- Preserve the natural ambiance of the Harbor area, (pg. 29).

Additionally the "sensitive area" proposal reinforces the goal of the city's Design Manual:

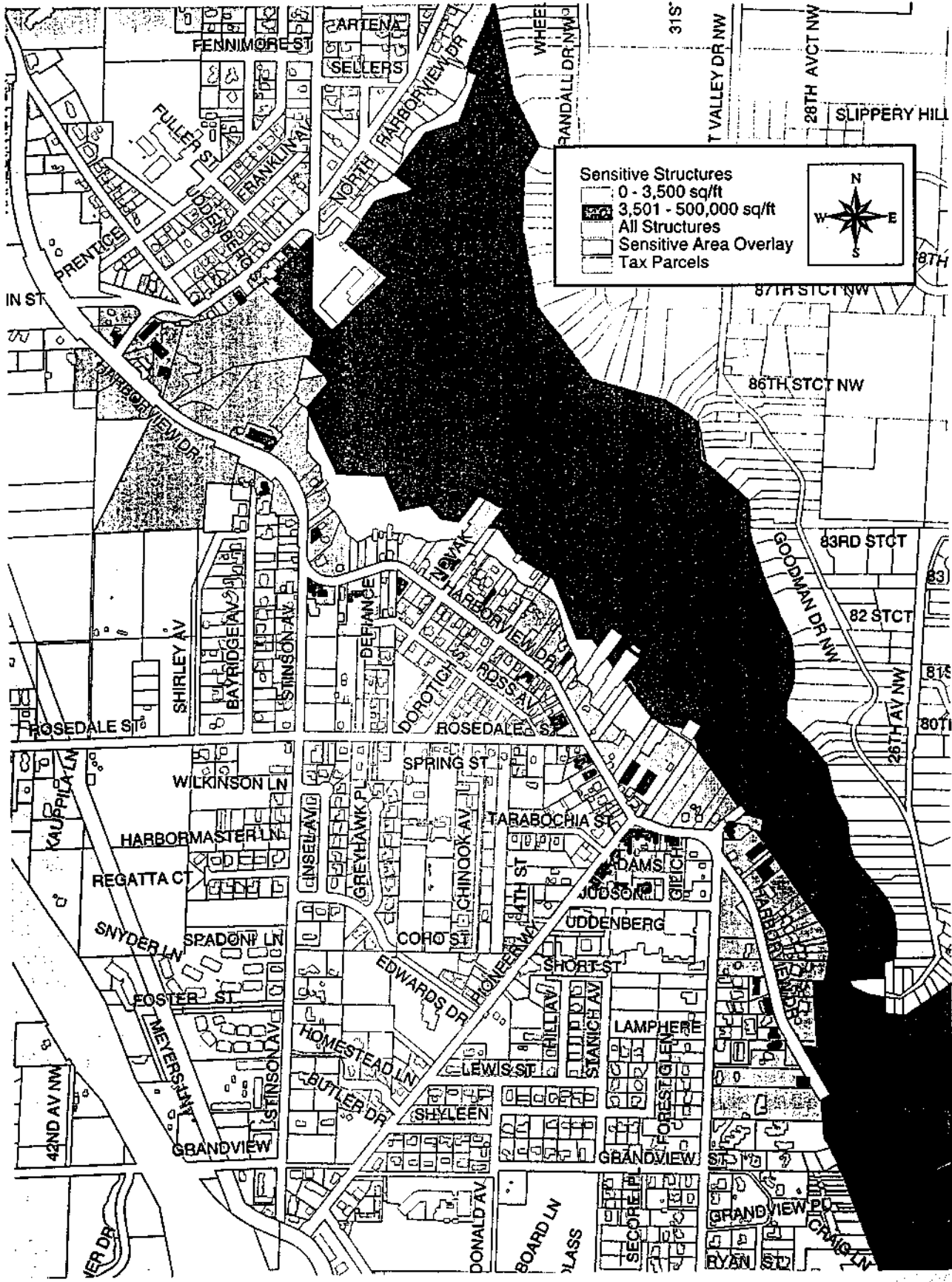
- To encourage better design and site planning so that new development will compliment Gig Harbor's existing character as well as allow for diversity and creativity (pg. 2).

In conclusion, the Planning Commission finds that the motion stated above is consistent with and is supported by the Comprehensive Plan and reinforces the intent of the Design Manual.

Motion carried 4 - 0 - 0 (Chair has no vote, Patterson and Mueller absent).



Paul Kadzik, Planning Commission Chairman
April 19, 2002



EXCERPTED FROM THE APRIL 9, 2001 GIG HARBOR CITY COUNCIL MEETING MINUTES

PRESENT: Councilmembers Young, Pasin, Owel, Dick, Picinich, Ruffo and Mayor Wilbert. Councilmember Ekberg came later in the meeting.

NEW BUSINESS:

1. Discussion - Westside Business District. John Vodopich explained that a letter from Councilmember Pasin had been submitted with a proposal to discuss the issue of an area-wide rezone to the Westside Business District. He explained that the process would involve map and code amendments, which would first go to the Planning Commission for the public process, then back to the Council for the final decision. He explained that the Planning Commission was currently updating the Comprehensive Plan, and asked for consideration of this in any recommendation to forward this rezone to the committee.

Carol Morris explained that because this was a legislative action, Councilmember Pasin could participate in the discussion, and other Councilmembers could talk to constituents regarding this issue, as it was not subject to the Appearance of Fairness doctrine.

Marian Berejikian - PO Box 507. Ms. Berejikian voiced her concern that this issue was not subject to the Appearance of Fairness doctrine, as Councilmember Pasin was a property owner in the area proposed for rezone. Ms. Morris explained further the reason for the exclusion.

Dave Folsom - 3160 Ann Marie Court. Mr. Folsom said that the area is already highly congested, and if larger buildings were allowed, this would generate even more traffic. He asked that the process be open to public hearings.

Dave Morris - PO Box 401. Mr. Morris said that historically, the Chamber of Commerce has been concerned with the building size limitations. He added that to remain financially viable, anchor stores are necessary. He said that speaking as an individual, he was in favor of the rezone process, as there are several stores located on the Westside, that already exceed the 35,000 square foot limitation, and if they were destroyed, it would be logical for them to be able to rebuild at their current size.

Trent Jonas - 6708 Rainier - Mr. Jonas explained that as a commercial loan officer, he is in support of the rezone. He added that project financing to develop a new shopping area, or improvements to an existing facility, relies upon a strong anchor tenant to act as a draw. He requested that the city revisit the size limitation.

Walt Smith - 11302 Burnham Drive. Mr. Smith said that he was in support of the changes to the B-2 zoning. He explained that all they were asking for was parity and the opportunity to have a notable anchor tenant. He urged Council to place this request on the Planning Commission's agenda in a timely manner.

David Orem - 4709 Pt. Fosdick. Mr. Orem explained that he is a partner in the Gig Harbor Motor Inn and adjoining property. He commended Council for allowing discussion on the Westside C-1 and B-2 classifications and said that he hoped that this would be referred to the Planning Commission for review. He asked what rationale was used to impose the current square footage limitations, adding that they seemed to be a "poison pill" to protect the city from large-scale stores. He said that the city's Design Manual prevents big-box, tilt-up construction, so the square footage limits are overkill. He added that a project should not have to go through a PUD process to allow for an anchor tenant, which is needed in today's marketplace. He urged Council to recommend this to the Planning Commission for review.

John Hogan - 4709 Pt. Fosdick. Mr. Hogan explained that he also is a partner in the Gig Harbor Motor Inn. He concurred with the points in Councilmember Pasin's letter in terms of adaptability of retail on the Westside. He spoke of his involvement with the Westside Sub-Committee appointed in 1996, and the implementation of Ordinance 716, which imposed the maximum square footage restrictions. He added that this was put in place for protection in absence of any design guidelines, but did not prevent sub-standard development. He said that it was time to recognize that all buildings affect community character, not just the size, and that the ability to accept or reject buildings of all sizes lie with the design guidelines.

Ray Bond - 4700 Pt. Fosdick. Mr. Bond thanked Councilmember Pasin for introducing this agenda item, which addressed the ability to maintain a competitive retail environment. He said that the current regulations discourage new capital as well as reinvestment to maintain aging properties. He said that the size restrictions and site coverage on the west side have caused a dilemma over the zoning codes, and that the regulations and overview process that govern the Gig Harbor North area would serve the west side as well. He said that the citizens of Gig Harbor need readily available services. He encouraged Council to direct the Planning Commission to conduct a public study and formulate a recommendation on proposed area-wide rezone of the Westside Business District.

Jim Patterson - 4700 Pt. Fosdick. Dr. Patterson explained that his practice has been located on the Westside for 21 years, and in this time he has seen this area thrive. He added that it seems reasonable to allow the Planning Commission to review the issues that have been raised.

Jim Franich - 3702 Harborview Drive. Mr. Franich asked permission to direct his questions to Councilmember Pasin. He asked Councilmember Pasin to clarify his concerns. Councilmember Pasin explained that there are four situations relative to the age of the properties and their ability to be renewed, which would allow for this area to remain competitive with development in Gig Harbor North. He talked about the discrepancies in the zoning code and gave examples in the RB-2 zone and B-2 zone dealing with coverage.

Mr. Franich said that this was just an issue of building size, and that if the city were to be influenced to make changes, they should make the change to keep the unique and outstanding quality of life here in Gig Harbor. He said that if the citizens have to commute to Tacoma for services, then this should occur rather than harming the quality of life here.

Judy Olson - 4417 69th St. Ct. Ms. Olson voiced her concerns over the placing of a C-1 zone next to a residential area, and asked that the resident's be included in any review of this area. She then spoke to the issue of competition with the Gig Harbor North area. She said that Gig Harbor North was planned as a major retail area, and that it would be wise to let this area develop to see what would occur before revising the code to allow this scale of development in other areas of the city.

John Samms - 4700 Pt. Fosdick. Dr. Samms spoke in favor of forwarding this to the Planning Commission to review. He agreed with the concerns about the area growth and keeping Gig Harbor unique. He added that Gig Harbor is continuing to grow and would require more services. He asked that everyone keep an open mind in order to allow the process to work.

Councilmember Ruffo asked for a brief explanation on how the square footage limitation came about. Mark Hoppen, City Administrator, explained that these limitations emerged from a legislative process that determined that the limitations were appropriate for the West side.

Councilmembers discussed several of the issues that had been brought forward. John Vodopich discussed the time constraints facing the Planning Commission with the current Comprehensive Plan updates.

MOTION: Move that we direct the Planning Commission to conduct a public study and to formulate a recommendation on the proposed area-wide rezone of the Westside Business District, including any necessary zoning test amendments.
Picinich/Owel -

After further discussion regarding the current updates to the Comp Plan, the following amendment to the motion was made.

AMENDED MOTION: Move to have the Planning Commission continue with the update to the Comprehensive Plan, then address any remaining concerns that have come forward on the Westside Business District.
Picinich/Owel - unanimously approved.

EXCERPTED FROM THE APRIL 23, 2001 GIG HARBOR CITY COUNCIL MEETING MINUTES

PRESENT: Councilmembers Ekberg, Young, Pasin, Owel, Dick, Picinich, Ruffo and Mayor Wilbert.

3. Discussion – Westside Business District. John Vodopich explained that this item was placed on the agenda by Councilmember Young as a follow up to Councilmember Pasin's April 9th request for a re-zone of the Westside Business District. Councilmember Young explained that he was seeking clarification on the motion that was passed at the April 9th City Council meeting, specifically, whether the motion was meant to encompass building size limitations only or an area wide rezone from B2 to C1. Councilmember Young stated that there are sufficient arguments to reconsider building size limitations, but the change in use which is allowable between the B2 and C1 zones is considerable. Therefore, Councilmember Young said he was not willing to consider a blanket rezone from B2 to C1 on the Westside. He also asked whether Council wanted the Planning Commission to review all zones which have building size limitations or just the B2 zone.

Several Councilmembers briefly discussed their own recollections of the intent of the motion and Councilmember Dick voiced concern over implications to the Westside infrastructure should the area be modified from a modest zone to an intensive one. Councilmember Pasin reiterated his original intent which was to allow the area to develop as a commercial zone, to prevent it from becoming a dead business zone by enabling the properties to revitalize themselves over time, and to remain competitive.

In order to clarify the previous motion of April 9th, and to hear public comment on this matter, the following motions were made:

MOTION: Move to suspend rules concerning normal order of proceedings in order to allow for public testimony on the following motion.
Dick/Young – unanimously approved.

MOTION: Move to rescind the previous motion directing Planning Commission to conduct a public study and to formulate a recommendation on the proposed area-wide rezone of the Westside Business District.
Dick/Owel –

Matt Halvorson – 4704 87th St. Ct. NW.

Mr. Halvorson spoke in opposition to rezoning the Westside Business District from B2 to C1. He concurred with Councilmember Dick regarding possible infrastructure implications. Mr. Halvorson was concerned that a rezone would open up the Westside to development that is inappropriate for the area and stated that the traffic there is already too heavy.

Dave Orem – 4709 Pt. Fosdick.

Mr. Orem is co-owner of the Gig Harbor Motor Inn and spoke at the April 9th City Council meeting regarding this issue. He stated that it was not his understanding from the April 9th meeting that the intent of the motion was to consider changing all B2 zoning to C1, but rather, that the Westside B2 zone is currently in an inferior position to revitalize itself and remain healthy, and the public was asking Council to study this and make some modifications to allow the Westside to remain vital. Mr. Orem said he was pleased with the unanimous vote at the April 9th meeting directing the Planning Commission to study this issue and he encouraged the Council to continue in the same spirit in which it began.

Walt Smith – 11302 Burnham Drive.

Mr. Smith said he appreciated recognition by the City Council that there are circumstances pertaining to the B2 retail building size limitations that cause concern and conflict, and thanked them for their willingness to recommend a comprehensive review of the Westside B2 building limitations. He stated he was hopeful that a study will go forward, and that it should be a governmental issue to determine how far reaching the study will be.

Ray Bond – 4700 Pt. Fosdick

Mr. Bond was pleased as a Westside landowner that this issue was going to be reviewed, with the main focus on eliminating the confusion which arose from the PUD/PRD issue. He agreed with Councilmember Dick's concern over infrastructure issues, but explained that these issues are normally dealt with as part of the development process. Many of these issues, he said, are mitigated by the development before it can go forward and the costs are not handed back to the taxpayers. Mr. Bond believes the impact of commercial development on the Westside would be less than on Gig Harbor North because it is a smaller area and an area not utilizing city water. He encouraged Council to study the area and review current zoning discrepancies.

Councilmember Ruffo called for the question.

MOTION: Move to rescind the previous motion directing Planning Commission to conduct a public study and to formulate a recommendation on the proposed area-wide rezone of the Westside Business District.
Dick/Owel – unanimously approved.

MOTION: Move to have Planning Commission look at building size limitations in all zones in which they appear, including, but not limited to, C1 and B2.
Young/Owel –

Councilmembers discussed whether this was an expansion of Councilmember Pasin's original intent. Though there was general agreement that the motion does, in fact, expand upon the original intent, it was also pointed out that a periodic study of all building size restrictions would result in a more complete picture, exposing possible inconsistencies and allowing for necessary updates.

Dave Folsom – 3160 Ann Marie Ct.

Mr. Folsom explained that he has been reviewing Westside zoning codes and feels that not all standards are compatible. He stated that he would like to see consistent, fair, and simplified zones.

Councilmembers went on to discuss whether permitted uses should be examined as well and voted on the following amended motion.

AMENDED MOTION: Move to amend the previous motion to include review of permitted uses within the B2 and C1 zones.
Ruffo/Pasin – Four Councilmembers voted against.
Councilmembers Pasin, Picinich and Ruffo voted in favor of the motion. The motion was defeated 4 - 3.

ORIGINAL MOTION: Move to have Planning Commission look at building size limitations in all zones in which they appear, including, but not limited to, C1 and B2.
Young/Owel – Five Councilmembers voted in favor.
Councilmembers Pasin and Picinich voted against the motion. The motion passed 5 – 2.

Work Session GH City Council/Planning Commission
June 17 2002

Comments from Vice Chairman, Bruce Gair

Please accept my apologies for my absence from the work session. My only day out of town overnight between now and mid-September is the recently scheduled work Session. Date. This is an unavoidable business commitment.

The commission was tasked with reviewing Maximums for various Zones, in the fall of 2001.

The timing of this request and the political climate resulted in heavier than usual public input.

The vast majority of testimony favored restrictions on buildings to ensure that large out of scale boxes and/or buildings similar to the Sunshine Foundation would not proliferate.

Only 3 persons were in favor of increased limits, specifically 2 developer/ center owners and their consultant. However, one center owner indicated that he could exist with an anchor store limitation that has presently been proposed, if the various incentives that are available to builders were utilized and approved.

The remainder of the public unanimously spoke to limiting to what we had or less.

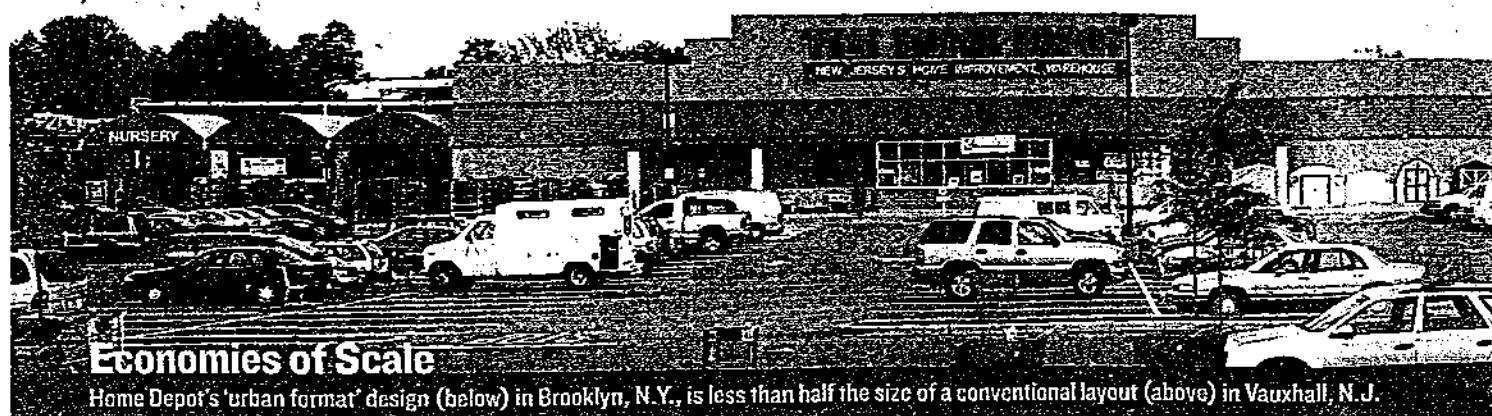
Based on this input the commission then felt this was an opportunity to provide recommendations to get rid of overlaps, errors and omissions, resulting in what you see before you.

I have provided additionally an Article from an earlier Newsweek issue entitled "**Honey, I Shrunk the Store**". It demonstrates that big stores today are "out" and that big business has now developed plans for communities that match the citizen ideals of proper scale, once the people voice those concerns.

I believe that your previously voiced concerns with respect to non-conformance as a result of these modifications is well addressed by the provisos of GHMC section 17.68, Nonconformities.

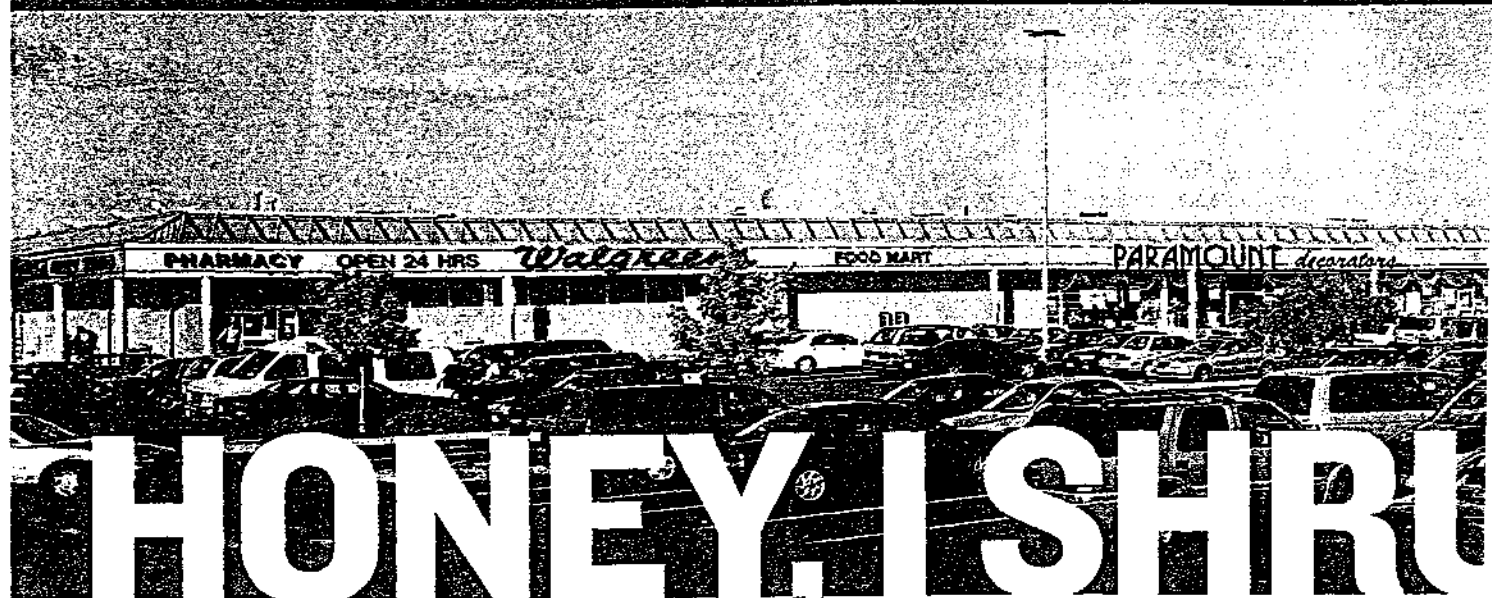
Again, my apologies;

Bruce Gair



Economies of Scale

Home Depot's 'urban format' design (below) in Brooklyn, N.Y., is less than half the size of a conventional layout (above) in Vauxhall, N.J.



HONEY, I SHRUNK

Sensing that some of their customers are tired of trudging through stores the size of:

BY DANIEL MCGINN

AT FIRST GLANCE THE HOME Depot in Elizabeth, N.J., looks like the rest of the chain's 1,385 locations. But inside, it's clear the store is a new twist on the familiar big box. Gone are the shelves that reach to the ceiling; instead, racks are lower, eliminating the feeling that you're trapped in a hardware jungle. Looking for the lumber department? Good luck: this store carries only a few two-by-fours. The biggest difference: at 41,000 square feet, this Home Depot is less than one third the size of the chain's typical orange warehouses. The Elizabeth location is one example of an innovation that may play a big role in the future of Home Depot and other mega-retailers: smaller stores.

It's a surprising reversal. Since the 1980s, Americans have migrated to giant

"category killers" like Staples and Circuit City, "supercenters" that combine groceries with mass merchandise, and warehouse clubs, where shoppers forgo niceties like grocery bags in favor of cheap stuff stacked to the rafters. But across the shopping landscape there are signs that the supersize-it formula is evolving. Some of the nation's leading big-box retailers—Wal-Mart, Home Depot and Best Buy among them—are opening Mini-Me versions. For some chains, it's a strategy driven by real-estate constraints and demographics. But it's also driven by a sense that although shoppers love megastores' huge selection and low prices, they're getting tired of spending Saturday afternoons trudging through stores the size of airplane hangars.

Wal-Mart leads the way in this small-store-chic strategy. While supercenters remain the company's big growth engine, the

chain has also quietly opened 31 smaller Neighborhood Market stores in Arkansas, Texas, Oklahoma and Alabama, and it's opening as many as 20 more this year. At 50,000 square feet, they're itty-bits compared with Wal-Mart's biggest stores. But with Neighborhood Markets, Wal-Mart is re-creating the traditional grocery store, eliminating its selection of everything from patio furniture to exotic fish and aiming to woo shoppers with easier parking, less crowded aisles and quicker checkout. Customers like Sheila Bernard of Haltom City, Texas, find that appealing. She used to do her major grocery shopping at megastores, but now she's buying almost all her food at Neighborhood Market. "You don't need to walk through the garden or clothing or automotive departments," she says. "You zip in, get what you need and leave."

Small stores also help chains with ar

Supersized: 130,000 sq. ft.



Downsized: 61,000 sq. ft.



INK THE STORE

lane hangars, big retailers, like Wal-Mart and Home Depot, are starting to think small

Alexander complex: having no new worlds to conquer. Within a few years electronics retailer Best Buy will have locations in every market with enough people to support its traditional 45,000-square-foot stores. To keep growing, it's opening stores that are two thirds that size, suitable for smaller communities. "These megastores are trying to find a way to capture the populations in these small markets," says retail consultant Kurt Barnard. Walking through the newly opened "small market" Best Buy in Newington, Conn., manager Joe DeWald points to subtle differences: His store has seven racks of CDs instead of the usual 12. Its appliance department has limited sizes and colors. Managers hope that whatever customers can't find in their smaller stores, they'll order from Bestbuy.com. James Damian, senior VP for store design, is now working on 20,000-square-foot stores for

even smaller towns. It's a challenge, he says, since size is part of the brand identity. "You don't want to go too small," he says.

Not every chain will get it right the first time. In 1998 Home Depot opened four small Villagers Hardware outlets in New Jersey, including the Elizabeth location. They carried tools, housewares and decorating accessories, but not basics like lumber and appliances. Home Depot says the prototypes were a great learning experience, but earlier this year it abandoned the format, converted the four locations into small Home Depots and opened version 2.0 of its small-store initiative, an "urban format" in the Mill Basin section of Brooklyn, N.Y. The new goal is to shoehorn downsized Home Depots into the smaller plots of land in cities. At 61,000 square feet, Mill Basin is still less than half the normal size. Aisles are six feet wide instead of eight

feet, and the store carries 30 percent fewer items (no need for riding mowers in the city). But it still stocks mainstays like lumber and adds urban essentials like closet organizers. "You have to put in what really sells," says store manager James Duffy. "There's not a lot of room for mistakes."

Outside observers expect retailers to face a learning curve in adapting the big-box formula to smaller spaces. But in the long run they're encouraged by early signs that shoppers may grow to prefer convenience over endless selection; some pros speculate that chains like Target, Kohl's and Toys "R" Us may follow the trend. "It's almost like you have to buffer all of that big-box abundance with something more intimate and less overwhelming," says Candace Corlett of WSL Strategic Retail. Anything that reduces the stress of shopping in the big-box jungles will be a welcome relief. ■

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The remainder of the public unanimously spoke to limiting to what we had or less.

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I believe that your previously voiced concerns with respect to non-conformance as a result of these modifications is well addressed by the provisos of GHMC section 17.68, Nonconformaties.

Again, my apologies;

Bruce Gair

Waterfront Residential (WR)

Area > 3,500 = Non-conforming

TYPE	AREA
Commercial	1,613
Commercial	2,756
Commercial	3,412
Commercial	19,595

Residential Low (R-1)

Area > 3,500 = Non-conforming

TYPE	AREA
Commercial	97
Commercial	112
Commercial	115
Commercial	135
Commercial	174
Commercial	177
Commercial	177
Commercial	258
Commercial	284
Commercial	289
Commercial	293
Commercial	327
Commercial	351
Commercial	366
Commercial	386
Commercial	456
Commercial	509
Commercial	603
Commercial	702
Commercial	785
Commercial	804
Commercial	880
Commercial	885
Commercial	886
Commercial	907
Commercial	918
Commercial	937
Commercial	1,062
Commercial	1,208
Commercial	1,212
Commercial	1,467
Commercial	1,518
Commercial	1,861
Commercial	1,906
Commercial	1,934
Commercial	2,047
Commercial	2,079
Commercial	2,182
Commercial	2,216
Commercial	2,316
Commercial	2,493
Commercial	2,532
Commercial	2,916
Commercial	3,730
Commercial	4,384
Commercial	4,486
Commercial	5,252
Commercial	5,473
Commercial	5,569
Commercial	6,015
Commercial	7,274
Commercial	7,867
Commercial	14,025
Commercial	14,056
Commercial	15,459
Commercial	16,002
Commercial	16,898
Commercial	18,940
Commercial	29,326
Commercial	42,411
Commercial	44,482
Commercial	63,351

Total Commercial Floor Area*	27,376
Total Non-Conforming	19,595
Percent of total	71.58%

368,759
324,999
88.13%

*Footprints only - multi story structure data not available

Residential Medium (R-2)

Area > 3,500 = Non-conforming

TYPE	AREA
Commercial	1,571
Commercial	3,743
Commercial	3,859
Commercial	5,015
Commercial	6,675
Commercial	13,460
Commercial	17,552

Residential High (R-3)

Area > 3,500 = Non-conforming

TYPE	AREA
Commercial	397
Commercial	468
Commercial	499
Commercial	651
Commercial	664
Commercial	678
Commercial	706
Commercial	708
Commercial	709
Commercial	725
Commercial	749
Commercial	757
Commercial	762
Commercial	773
Commercial	816
Commercial	1,198
Commercial	1,272
Commercial	1,290
Commercial	2,208
Commercial	2,662
Commercial	3,431
Commercial	3,461
Commercial	3,922
Commercial	4,286
Commercial	4,352
Commercial	4,490
Commercial	4,549
Commercial	4,552
Commercial	4,741
Commercial	5,137
Commercial	5,382
Commercial	6,400
Commercial	6,906
Commercial	9,461
Commercial	10,019
Commercial	10,580
Commercial	13,983
Commercial	23,251
Commercial	27,317
Commercial	52,880

Total Commercial Floor Area*	51,876	231,892
	50,305	206,307
Percent of total	96.97%	88.97%

*Footprints only - multi story structure data not available

Downtown Business (DB)

Area>16,000 = Non-conforming

TYPE	AREA
Commercial	293
Commercial	462
Commercial	538
Commercial	541
Commercial	560
Commercial	561
Commercial	822
Commercial	884
Commercial	890
Commercial	901
Commercial	927
Commercial	929
Commercial	969
Commercial	1,033
Commercial	1,102
Commercial	1,321
Commercial	1,368
Commercial	1,449
Commercial	1,495
Commercial	1,588
Commercial	1,666
Commercial	1,741
Commercial	1,846
Commercial	1,929
Commercial	2,037
Commercial	2,127
Commercial	2,191
Commercial	2,483
Commercial	3,556
Commercial	3,685
Commercial	4,240
Commercial	4,316
Commercial	4,411
Commercial	4,760
Commercial	4,924
Commercial	5,353
Commercial	5,355
Commercial	5,368
Commercial	5,371
Commercial	5,424
Commercial	6,757
Commercial	6,773
Commercial	6,959
Commercial	7,108
Commercial	7,418
Commercial	7,660
Commercial	8,532
Commercial	16,273
Commercial	71,815

Total Commercial Floor Area* 230,713
88,088

Percent of total 38.18%

*Footprints only - multi story structure data not available

Residential/Business (RB-2)

Area > 12,000 = Non-conforming

TYPE	AREA
Commercial	147
Commercial	245
Commercial	250
Commercial	457
Commercial	592
Commercial	646
Commercial	707
Commercial	749
Commercial	930
Commercial	942
Commercial	960
Commercial	1,034
Commercial	1,123
Commercial	1,486
Commercial	1,511
Commercial	1,551
Commercial	1,831
Commercial	2,158
Commercial	2,521
Commercial	2,648
Commercial	2,692
Commercial	2,698
Commercial	2,818
Commercial	2,869
Commercial	2,938
Commercial	3,047
Commercial	3,136
Commercial	3,212
Commercial	3,505
Commercial	3,564
Commercial	3,646
Commercial	3,801
Commercial	3,812
Commercial	4,396
Commercial	4,418
Commercial	4,434
Commercial	4,464
Commercial	4,502
Commercial	4,504
Commercial	4,529
Commercial	4,565
Commercial	4,604
Commercial	4,628
Commercial	5,386
Commercial	6,646
Commercial	6,815
Commercial	7,206
Commercial	7,239
Commercial	7,265
Commercial	7,329
Commercial	7,545
Commercial	8,345
Commercial	8,379
Commercial	8,722
Commercial	10,389
Commercial	10,462
Commercial	10,575
Commercial	12,336
Commercial	17,137
Commercial	20,929
Commercial	23,042
Commercial	39,618

Waterfront Commercial (WC)

Area > 3,500 = Non-conforming

TYPE	AREA
Commercial	117
Commercial	172
Commercial	214
Commercial	560
Commercial	796
Commercial	990
Commercial	1,038
Commercial	1,096
Commercial	1,191
Commercial	1,287
Commercial	1,771
Commercial	2,045
Commercial	2,063
Commercial	2,194
Commercial	2,520
Commercial	2,943
Commercial	3,076
Commercial	3,218
Commercial	5,416
Commercial	5,642
Commercial	6,484
Commercial	8,688
Commercial	9,018
Commercial	10,059
Commercial	10,305
Commercial	11,375
Commercial	12,442
Commercial	15,196

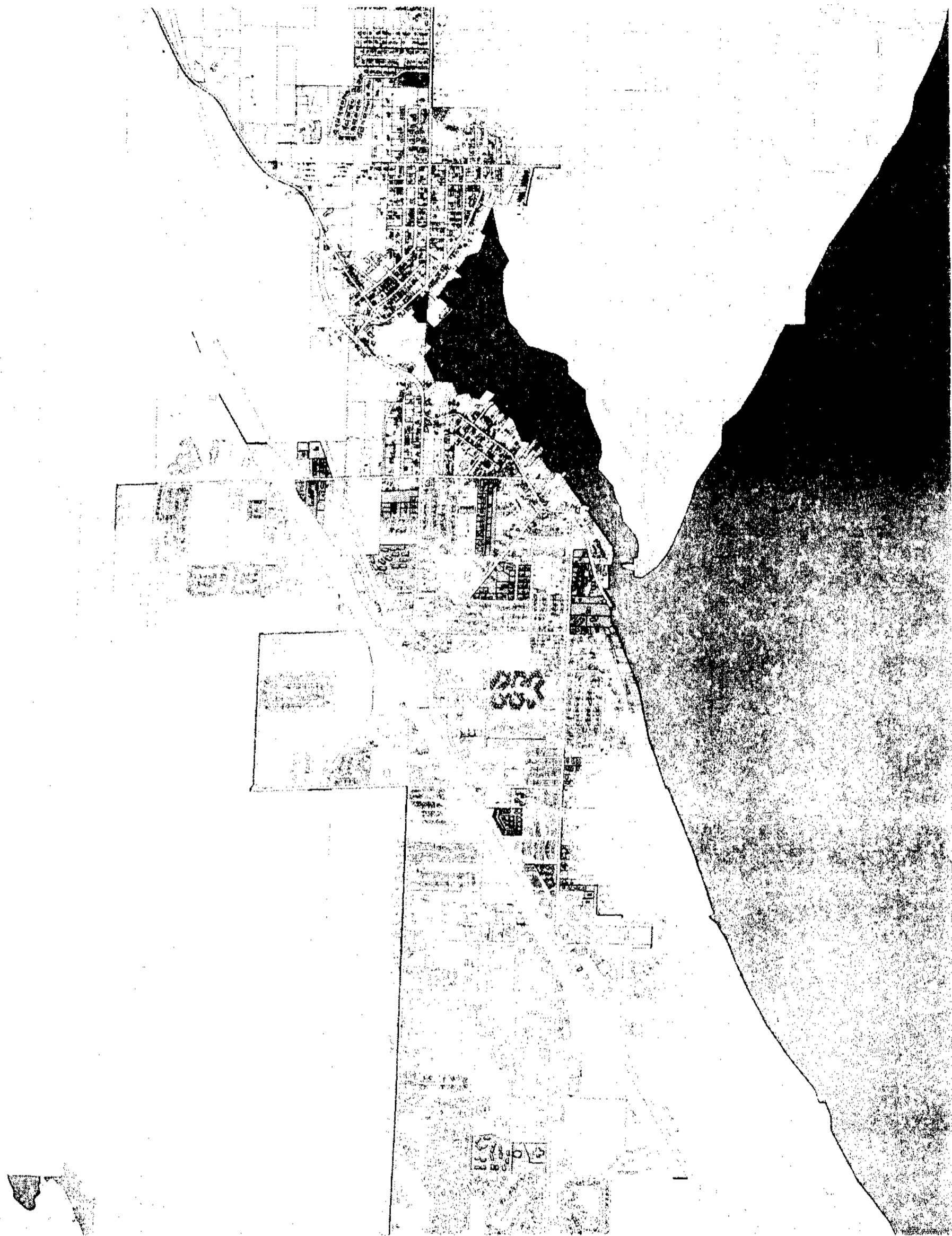
Total Commercial Floor Area* 336,636
115,063

121,915
94,625

Percent of total 34.18%

77.62%

*Footprints only - multi story structure data not available

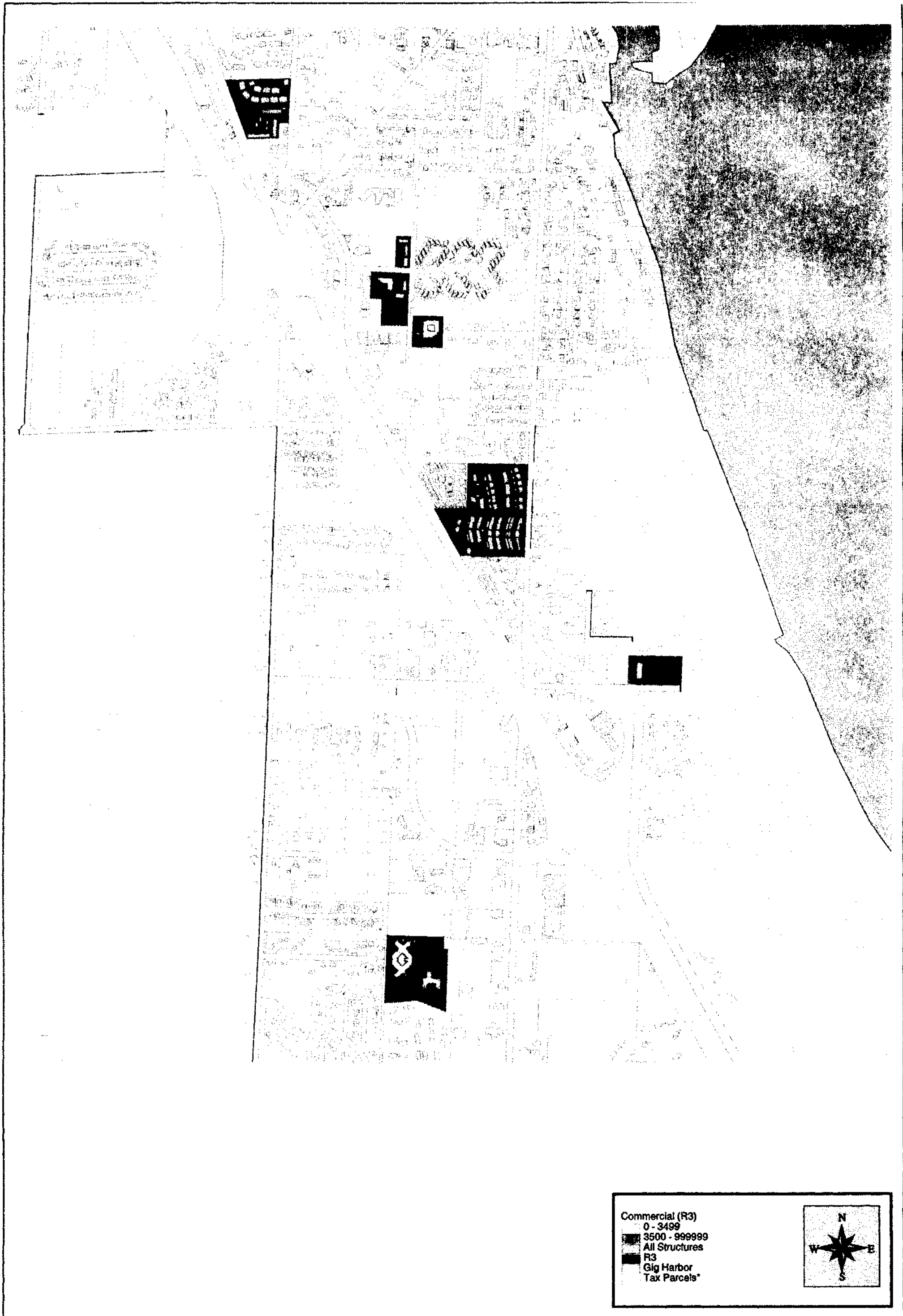


Commercial (R2)	
0 - 3499	
3500 - 999999	
All Structures	
R2	
Gig Harbor	
Tax Parcels*	

City of Gig Harbor
 Planning and Building Services Department

Residential (R2) Structures

Last updated 6/17/2002 by Rob White



City of Gig Harbor
 Planning and Building Services Department

**Residential (R3)
 Structures**

Waterfront Residential (WR)

Area>3,500 = Non-conforming

TYPE	AREA
Commercial	1,613
Commercial	2,756
Commercial	3,412
Commercial	19,595

Residential Low (R-1)

Area>3,500 = Non-conforming

TYPE	AREA
Commercial	97
Commercial	112
Commercial	115
Commercial	135
Commercial	174
Commercial	177
Commercial	177
Commercial	258
Commercial	284
Commercial	289
Commercial	293
Commercial	327
Commercial	351
Commercial	366
Commercial	386
Commercial	456
Commercial	509
Commercial	603
Commercial	702
Commercial	785
Commercial	804
Commercial	880
Commercial	885
Commercial	886
Commercial	907
Commercial	918
Commercial	937
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Commercial	1,208
Commercial	1,212
Commercial	1,467
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Commercial	2,916
Commercial	3,730
Commercial	4,384
Commercial	4,838
Commercial	5,252
Commercial	5,473
Commercial	5,569
Commercial	6,015
Commercial	7,274
Commercial	7,867
Commercial	14,025
Commercial	14,058
Commercial	15,459
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Commercial	4,741
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Commercial	5,382
Commercial	8,400
Commercial	8,906
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Commercial	4,604
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Commercial	7,329
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Commercial	8,345
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Commercial	8,722
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Commercial	10,462
Commercial	10,575
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Commercial	17,137
Commercial	20,929
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Commercial	39,618

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Commercial	2,063
Commercial	2,194
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Commercial	5,642
Commercial	6,484
Commercial	8,688
Commercial	9,018
Commercial	10,059
Commercial	10,305
Commercial	11,075
Commercial	12,442
Commercial	15,196

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Percent of total 34.18%

77.62%

*Footprints only - multi story structure data not available



Commercial (WR)	0 - 3499
	3500 - 999999
■	All Structures
■	WR
○	Gig Harbor Tax Parcels*

City of Gig Harbor
 Planning and Building Services Department

Waterfront Residential Structures









Commercial (R1)	
0 - 3499	
3500 - 999999	
All Structures	
R1	
Gig Harbor	
Tax Parcels*	

City of Gig Harbor
 Planning and Building Services Department

Residential (R1) Structures



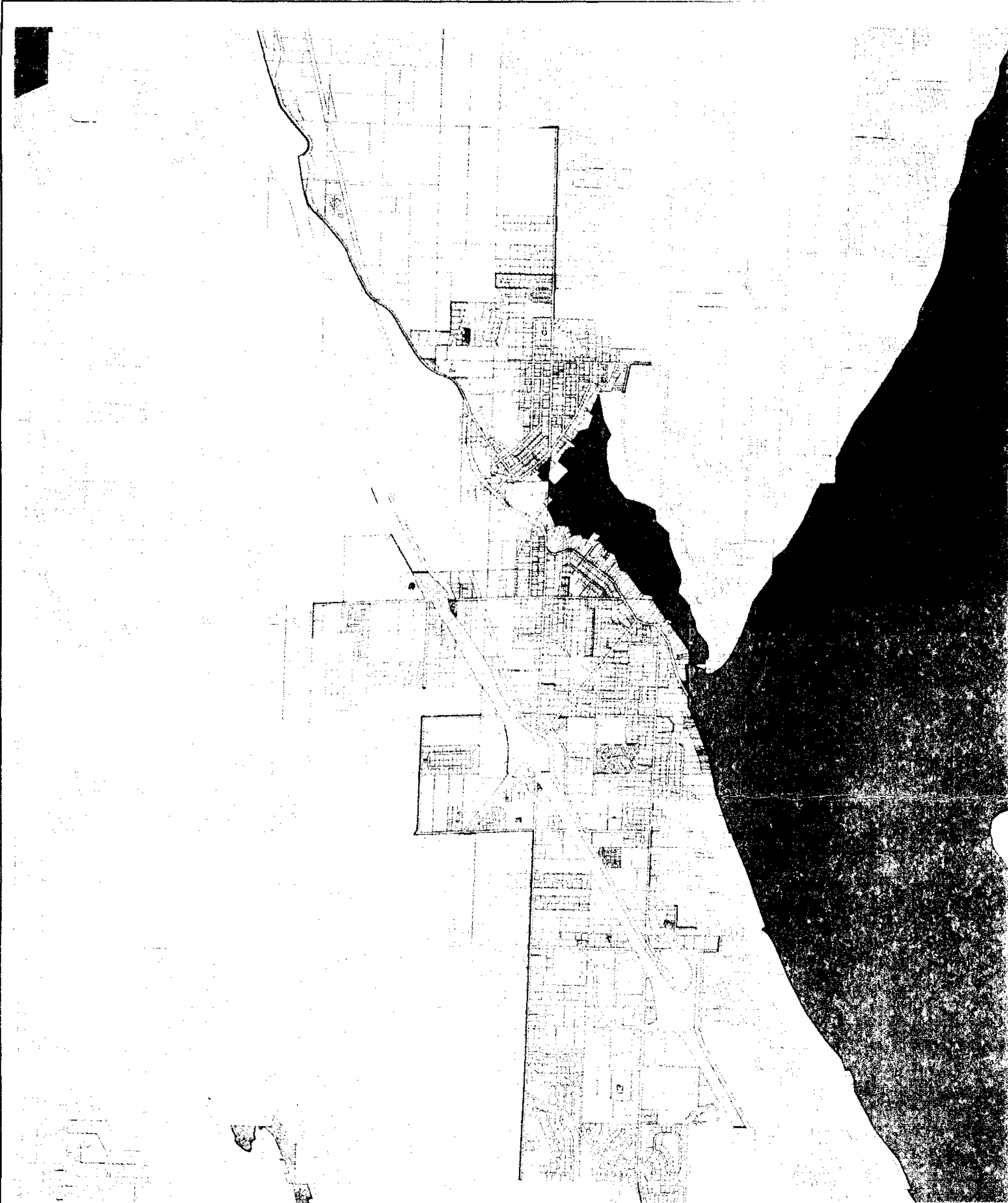
Commercial (WC)	
0 - 3499	
3500 - 999999	
All Structures	
WC	
Gig Harbor	
Tax Parcels*	




City of Gig Harbor
 Planning and Building Services Department

Waterfront Commercial Structures

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Commercial (RB2)	
0 - 11999	
12000 - 999999	■
RB2	
Gig Harbor	
Tax Parcels*	



City of Gig Harbor
Planning and Building Services Department

Residential/Business (RB2) Structures

Last updated 6/17/2002 by Rob White



Commercial (DB)
 0 - 15999
 16000 - 99999
 All Structures
 DB
 Gig Harbor
 Tax Parcels*



City of Gig Harbor
 Planning and Building Services Department

Downtown Business Structures

Last updated 6/17/2002 by Rob White