

**City of Gig Harbor
Design Review Board
Gig Harbor Civic Center
April 24th, 2008**

Present: Board Members: Chairman Darrin Filand, Kae Paterson, John Jernejcic, Charles Carlson and Rick Gagliano. Absent: Jim Pasin and Jane Roth-Williams.

Staff Present: Tom Dolan, Jennifer Kester, Stephanie Pawlawski, Matthew Keough, Darrel Winans and Cindy Andrews

Chairman Darren Filand suggested changing the order of the agenda to allow the Wastewater Treatment Plant to be the first item, applicant Eric Koch of NorthWest Capital Investors LLC agreed to the change. Mr. Filand introduced the Wastewater Treatment Plant project noting that the project had been continued from the meeting of April 10th.

Cosmopolitan Engineering Group – David J. McBride, P.E., P.O. Box 1678, Tacoma, WA 98401 City of Gig Harbor, 3510 Grandview St., Gig Harbor, WA 98335 – Application for Design Review (DRB 08-0009) for phase I and Phase II improvements to the existing City of Gig Harbor Wastewater Treatment Plant facility located at 4212 Harborview Dr, Gig Harbor.

A. Building Location and Orientation:

Prominent Parcel Standards, Nonresidential Setbacks, Hierarchy in Building Design.

Board member Rick Gagliano summarized the topics returning to the board for approval as Senior Planner Jennifer Kester discussed the changes. Ms. Kester discussed the remodel of the control building noting the elevations, architectural additions, materials and colors. Mr. Jernejcic asked for clarification on the type of roof proposed. Mrs. Kester stated standing seam metal roof. Board members discussed the control building, the double doors, architectural details, color, materials, consistency and common links to other buildings proposed for the site.

Ms. Kester discussed the dewatering and headworks buildings explaining the concerns discussed at the last meeting regarding the long ridgeline and lack of modulation. Board members discussed the changes. Mr. Jernejcic would like to see an overhang or cover over the doors. Mr. Winans pointed out that an overhang had been proposed. Mr. Filand asked what materials had been proposed for the gable ends. Ms. Kester replied the materials would be the same as the new operations building. Mr. Filand asked what elevations would be most visible from Harborview Dr. Ms. Kester responded and pointed out the most visible areas. Mr. Gagliano asked to see the cross sections for the proposed landscaping and screening. Ms. Kester provided the cross sections. Mr. Carlson asked if the driveway had been changed to enter the site straighter. Ms. Kester responded yes.

Mr. Gagliano discussed the request made at the last meeting that staffs review the language of the findings. Mr. Keough reviewed the concerns pointing out the changes made to the criterion for unnecessary and the language for tenant. Mr. Gagliano reviewed staffs findings for component #5 Architectural Changes asking that the last word in the paragraph, ethics be changed to aesthetics.

MOTION: Move that the board grant exception for the six general requirements related to building location and orientation that the exceptions should be warranted for these items. Jernejcic / Gagliano

Ms. Kester suggests that the board make an amendment to the motion to add the statement that the board accept staff's findings. Mr. Jernejcic accepts the amendment. Motion passed unanimously

B. Architecture

Prominent Facades, Mass and Scale, Windows and Doors.

Mr. Gagliano summarized the exceptions proposed and asked the board members for their comments.

Mr. Keough discussed exception one pointing out that no reference had been made regarding the two foot wall shift and suggested that language should be added. Mr. Gagliano agreed. Ms. Kester suggested adding a two foot raise in the roof shift to the language. Mr. Gagliano recited the new language -To break up the façade and rooflines a two foot vertical shift over the south open bay of the headworks building, and an intersecting gable under which a variation in CMU treatment and a two foot horizontal shift would provide a separate wall plane. Board members had no objections to exceptions two or three. Mr. Jernejcic suggested inserting the word further after the word providing in exception number four. Exception number five Mr. Jernejcic suggested adding the statement, "Modifications to the control building in front of the headworks and dewatering buildings". Board members had no objection to exception number six.

MOTION: Move to accept staffs findings as amended and their recommendations in addition to any amendments made and that changes to the trim on the old building match architecturally the new office building in phase II and the garage doors to have shadow lines such as a panel door. Carlson / Filand

Mr. Filand suggested an amendment to the motion to strike the request for a panel door with shadow lines. Mr. Carlson agreed – Motion as amended passed

NorthWest Capital Investors LLC., 5312 Pacific Hwy E., Fife WA 98424 -

Design Review (DRB 08-0010) for an amendment to a previously approved building design for the Shops at Harbor Hill to reduce the square footage of the building to allow for the addition of a drive through facility on the southeast corner of building B., located at 4840 Borgen Blvd, Gig Harbor, WA

Chairman Darrin Filand addressed any appearance of fairness concerns and ex-parte communications, there being none he introduced Associate Planner Stephanie Pawlawski to present her project summary.

Associate Planner Stephanie Pawlawski presented staffs summary and introduced the applicants, Eric Kosh, Bob Bigelow and Jeff Hogan. Mr. Kosh discussed the proposed changes. The store front and loading area to accommodate the drive through, parking, landscaping, screening and visibility form Borgen Boulevard pointing out that color, materials, vertical elements and modulation would not change. Board members discussed conversion of the loading area, vehicle stacking, vehicle turning radius, transition to bldg C and security concerns.

Mr. Filand asked how the façade would be used for a single tenant. Mr. Kosh explained that they would maintain all of the openings however the doors would be changed. Mr. Filand asked if the double drive through would be necessary. Mr. Kosh replied yes, to relieve the concern of cars stacking in the driveway areas. Mr. Carlson expressed his concern that stacking would continue to be an issue. Mr. Jernejcic had been concerned about the turning radius. Mr. Filand discussed security of the drive through area suggesting a roll down gate could be installed. Mr. Kosh agreed noting security cameras would also be installed. Mr. Carlson discussed his concern with allowing drive through facilities and stated that he would not be in support of approval. Mr. Gagliano pointed out that drive through facilities would be allowed in the zone and felt the proposal was appropriate. Mr. Jernejcic agreed.

MOTION: To approve staffs findings with the addition of clarification that the interior walls of the drive through be finished in the same manner as the existing exterior walls CMU shingle siding board and batten as appropriate for applicable to that area . Filand / Jernejcic - Carlson apposed. Motion passed.

APPROVAL OF MINUTES:

No minutes to approve

UPCOMING MEETINGS:

Cancelation of May 8th, 2008 meeting

Ms. Kester discussed the May 19th City Council meeting suggesting that board members e-mail their comments to Tom. Mr. Gagliano updated board members on the April 21st City Council / Planning Commission meeting items discussed, housing design standards, floor area ration, solar energy, appointment notification concerns and the selection of the interview panel for board members.

MOTION: To adjourn at 7:33 pm Filand / Gagliano – Motion passed.