

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

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

Staff Present: Tom Dolan, Dawn Stanton, Jennifer Kester and Cindy Andrews

Call to Order: 6:00 pm

Lita Dawn Stanton –Proposed Netshed Brochure.

Ms. Stanton outlined the topics for discussion.

Item 1 The National Alliance of Preservation Commissions Camp

Ms. Stanton discussed the National Alliance of Preservation Commission Camp to be held in Tacoma in May and reminded the board that the camp would be a city sponsored event. Ms. Stanton agreed to forward additional information to the DRB members.

Item 2 Legislative Session – Representative Pat Lantz

Ms. Stanton summarized three legislative actions proposed by Representative Pat Lantz. The Maritime Historic Vessel Restoration and Preservation program (HB-2589), The Maritime Heritage District Overlay Study, and the Relief for Historic Waterfronts along the Puget Sound.

Item 3 Pierce County Landmarks Commission

Ms. Stanton summarized the responsibilities of the landmarks commission encouraging board members to apply. Mr. Jernejcic asked how many positions would be available. Ms. Stanton replied nine.

Item 4 News Release

Ms. Stanton updated board members on the Millville Cultural Resource Inventory RFQ asking if anyone would like to be involved in the selection process. Mr. Gagliano expressed interest in the kick off session.

Item 5 Eddon Boat Heritage Contract

Ms. Stanton informed the board members that the request for proposals for Eddon Boat would be accepted beginning January 25th, 2008.

Item 6 Netshed Registry Application

Ms. Stanton informed the board of two owners interested in the registry, the owners of the Whittier netshed and the Ancich netshed. Kae Paterson would be interested in sponsoring the Whittier netshed and Jan Roth-Williams would sponsor the Ancich Netshed. Ms Stanton explained what would be involved in a sponsorship.

Item 7 Netshed Worksheet

Ms. Stanton presented the Netshed Worksheet to the board members for comments. Mr. Gagliano suggested that the worksheet reference the new updated version of the City of Gig Harbor Comprehensive Plan board members also suggested changes to the language for items # 8 and #10.

Item 8 Brochure

Ms. Stanton announced that the netshed brochure had been completed and would be ready for distribution to the public. Mr. Gagliano asked if the brochures would be mailed out to homeowners. Ms. Stanton replied no, stating they would be available in several locations throughout the city. Mr. Pasin suggested a courtesy letter to the homeowners of historic properties. Ms. Stanton explained that the Inventory kick-off would involve some type of outreach to the historic properties explaining that the Preservationist would ultimately decide on the best way to contact the public. Mr. Pasin suggested an item be placed in the city newsletter the Gig Harbor Matters. Ms. Paterson agreed. Mr. Gagliano asked if the brochure would address building code concerns. Ms. Stanton explained that property owners would be directed to speak with the City's Fire Marshal. Board members discussed changes to the layout and language of the brochure.

SHDP Assoc LLC., Dale Penney, 8129 Lake Ballinger Way # 104 Edmonds, WA 98026 -

Substantial Revision to application for Site Plan Review (SPR 04-0011) and Design Review (DRB 04-0018) to construct an 80,400 square foot, three story medical office building with underground parking on 5.97 acres located at 10700 Canterwood Blvd, Gig Harbor, WA

Chairman Darrin Filand asked board members if there had been any ex-parte communications or appearance of fairness concerns, there being none he addressed Senior Planner Jennifer Kester for her presentation.

Ms. Kester explained due to the absence of Associate Planner Kristin Moerler, the project planner, the meeting would be an introductory meeting allowing the design review board members the opportunity to provide direction to the applicant. Ms. Kester summarized the items that had been identified by staff as requiring review by the DRB and also items that had been identified as requiring further information from the applicant.

Applicant Dale Pinney introduced Joe Donnahy of Donnahy Design Development and began his project summary discussing the first item, maintaining the natural topography Mr. Pinney described the location, topography, significant vegetation and wetlands. Mr. Pinney noted the placement of the proposed buildings on the site, access from Borgen Blvd and

Canterwood Blvd, parking, potential links to the Cushman Trail and the retaining wall. Mr. Gagliano discussed the proposed retaining wall suggesting that the wall should be stepped down keeping it within the six foot requirement. Mr. Pinney stated that he would if the wall could be placed within the buffer area. Ms. Kester responded that it could be allowed provided no trees would be removed and the parking stalls would not be within 30 feet of the setback. Mr. Gagliano suggested removing four of the parking stalls rather than placing the wall in the buffer. Mr. Pinney suggested removing the black berries and the scotchbroom and stepping the wall back into the setback. Mr. Gagliano disagreed explaining he would rather see fewer spaces than the wall in the setback. Mr. Pinney pointed out that the wall would not be visible from the adjacent property only partially visible on the project site. Mr. Gagliano disagreed explaining that a 20 foot wall would appear to be daunting and should be stepped down. Ms. Paterson asked if there had been any significant trees along the Borgen Blvd in the setback areas. Mr. Pinney responded no explaining that the areas would be re-landscaped.

Mr. Pinney discussed the concern of meeting the common area requirements and the current negotiations with the City of Gig Harbor Public Works department to obtain additional square footage to be used towards the common area credit. Mr. Jernejcic expressed his concern with the quality of the proposed common areas.

Mr. Pinney addressed the concern of meeting the requirement for locating the structures near the front setback line explaining that the building would only have two corners that would touch the front setback line.

Mr. Pinney discussed the outdoor lighting standards pointing out that the project would be consistent with the existing Gig Harbor North developments.

Mr. Pinney reviewed the concerns of the retaining wall and the common area requirements. Mr. Gagliano agreed that the topography had presented issues. Mr. Pasin discussed public transit facilities asking if one had been proposed for the site. Ms. Kester explained that it would be the responsibility of Pierce Transit to have one located on the site. Mr. Gagliano asked if the primary entrance to the building would be visible from the street. Mr. Pinney responded no however when you approach the building it would be obvious as to where the front entrance would be. Ms. Kester pointed out that the prominent entrance concern would need to be resolved. Mr. Gagliano expressed his concern that the prominent entrance would not be visible pointing out that it should be visible from Borgen Blvd.

Mr. Gagliano discussed the parking garage screening. Mr. Pinney discussed the materials proposed and the intent to not resemble a parking garage. Mr. Jernejcic agreed stating that it appeared to be the best parking garage he had ever seen. Ms. Kester asked what materials had been proposed for the windows. Mr. Pinney responded thin mesh-welded wire also pointing out that for security a roll down see through grill would be used at the entrance after hours.

Mr. Gagliano discussed his concern that the project had not met the requirement for providing substantial shifts in wall planes. Mr. Pinney pointed out that an error had been made at the time of submittal and Ms. Moerler had not received a site plan with the correct dimensions noting that had been corrected. Ms. Kester agreed that the project appeared to comply. Mr. Pinney discussed the roofline and pitch. Mr. Gagliano asked about the cornice on the 90 foot roof section. Mr. Pinney explained that it would be a built up cornice similar to what the Design Manual had called for but possible at a 45 degree angle. Ms. Kester asked about the vertical dimensional shifts on the building. Mr. Pinney replied they would all be above 5 feet. Mr. Gagliano discussed the east elevation skylight; façade and also pulling the roof back main entry towards Borgen Blvd. Mr. Pinney disagreed discussing the gable elements related to the entry and the size and scale of the corner features. Mr. Filand explained his concern with the project relating to the existing buildings in the Gig Harbor North area. Mr. Jernejcic pointed out that the color palate appeared similar to the new St. Anthony's Hospital and seemed to fit. Mr. Filand noted that although the project had not been classified as a midrise it seemed to be in that direction. Mr. Pinney explained the attempt to not have an institutional appearance particularly at the entry and drop off area. Mr. Jernejcic expressed concern with the prominence of the main entrance from Borgen Blvd. Mr. Gagliano would like to see the tower gable extend out towards Borgen Blvd. Mr. Jernejcic agreed.

Mr. Filand summarized his concerns with the project pointing out too much modulation, a confusing design, the need for a better site organization, unnecessary gable forms, explaining that a simpler more elegant solution would work better. Mr. Donnahy explained the applicant's intent had been for the project to not look like three separate buildings. Ms. Kester provided suggestions for correcting the cornice that could help the modulation.

Mr. Pinney agreed that the building could be simplified adding that he liked the appearance of the glass tower and the main entrance corners. Mr. Filand suggested deemphasizing the parking entrances pointing out that the southwest corner could have some corner treatments. Mr. Gagliano suggested pulling back the other corners and making the entry more prominent.

Mr. Pinney agreed to desensitize some features, changing the gable ends and modulation. Mr. Filand explained that this would be an opportunity to set a precedence for the type of architecture that should be presented for this type of use. Mr. Pasin agreed. Mr. Gagliano explained that scales that could work on smaller buildings may not work on larger ones. Mr. Pinney reviewed the direction they should move towards, simplifying the buildings also asking if the color scheme had been ok. Mr. Filand suggested that projects of a larger scale should attempt to leave out the residential elements. Mr. Pasin disagreed pointing out that there would be items in the design manual that the DRB would not like but they must still be followed. Mr. Gagliano pointed out that there is a scale change in manual and should be followed. Ms. Paterson would like to hear what the public would like. Mr. Filand agreed that in this instance the manual had confused the project. Mr. Filand asked for comments from the board members.

Ms. Paterson felt that the architecture had been too busy. Ms. Roth-Williams agreed that the project appeared too busy, liked the materials also suggesting the entrance be better defined. Mr. Pasin expressed no comment. Mr. Carlson explained that the horizontal line of the windows

gave the west and south elevations an institutional appearance also agreeing that the architecture appeared too busy. Mr. Jernejcic also agreed that the building appeared confusing and would need to be simplified. Mr. Gagliano expressed caution with orienting the back of the building to the street with the expectation that it would be covered by trees. Mr. Filand had been pleased to see that the material palate used on other projects around the city had been applied, he also felt that with better articulation of the facades and window groupings it could minimize the appearance of the length of the building.

Mr. Pinney reviewed the items discussed and the suggested changes. The access road and the general site layout with the exception of the retaining wall appear reasonable, the garage treatments appear ok changes to the modulation and gable roof forms would make the building appear less busy. Providing a northeast entrance and a southeast parking lot entrance, the color and material palate appeared fine. Mr. Pinney would like to leave the large glazing elements on the corners of the buildings but agreed that they could be simplified. Ms. Kester suggested additional work should be provided on the common areas.

Approval of Minutes:

MOTION: To approve the minutes of November 29th, 2008. Gagliano / Pasin
Motion passed – Jernejcic and Carlson abstained.

MOTION: To approve the minutes of December 13th, 2008. Pasin / Carlson
Motion approved

Ms. Kester discussed the upcoming planning commission meeting regarding the neighborhood design areas inviting members of the Design Review Board to participate. Mr. Pasin agreed it would be a good idea to have a member experienced in zone transition standards. Ms. Kester suggested coordinating attendance to avoid quorum concerns. Ms. Kester discussed the project review field trip proposed by the DRB members asking if anyone had a preference on date or time. Mr. Jernejcic suggested June would be a good time. Mr. Filand suggested that a list be generated of projects that the members wished to see.

UPCOMING MEETINGS February 14th, 2008

MOTION: Motion to adjourn - Gagliano / Carlson. Motion carried.