

**City of Gig Harbor
Design Review Board
Gig Harbor Civic Center
March 27, 2008**

Present: Board Members: Chairman Darrin Filand, Jim Pasin, Kae Paterson, Charles Carlson, and Jane Roth- Williams, arrived at 6:06 - Rick Gagliano. Absent : John Jernejcic.
Staff Present: Kristin Moerler and Cindy Andrews

Call to Order: 6:00 pm

1. **Bruce Reikow, P.O. Box 1579, Gig Harbor WA 98335** – Pre-Application for Design Review (DRB 08-0019) for Towne Plaza II and III, for demolition of the existing structure (old theater) and retention pond and construction of two new commercial buildings with a mixed use of retail and office space located at 5401 Olympic Dr NW, Gig Harbor.

Mr. Filand introduced the applicant and addressed staff for the project summary. Associate Planner Kristin Moerler summarized her staff report discussing the requirements for prominent parcels, parkways, transition zoning, lot frontage, setbacks, vehicle access and the proposed drive through. Mr. Pasin discussed the three additional access points requested by the applicant along Olympic Drive. Ms. Moerler explained that one access point per frontage would be allowed and could not be certain that they applicant would be allowed the additional access points. Applicant Bruce Reikow discussed the right in and right out approach proposed for the 56th street access. Ms. Paterson discussed the requirement for retention of significant vegetation. Ms. Moerler noted that a completed tree survey had not been submitted yet.

Architect James Guerrero discussed the architectural details, the parking, pedestrian access, stairway features, building entrances, proposed drive through and the challenges that the grade of the site would proposed. Mr. Reikow discussed the entrances proposed for the east and north sides of the site. Mr. Gagliano asked what the proposed drive through space would look like should a tenant other than a bank occupy the space. Mr. Reikow replied that additional landscape would be added and the lower level entrance removed. Mr. Gagliano asked if parking spaces would be considered for the space. Board members discussed parking for the entire site. Mr. Pasin expressed his concern with the safety of additional driveway access points from Olympic Dr. and the parking requirements for prominent parcels. Mr. Guerrero explained the challenges the topography and grade of the site had presented for building location and parking. Board members discussed the lower level parking. Mr. Gagliano agreed with the proposal for the lower parking but explained his concern with the additional access from Olympic Dr. Ms. Paterson discussed her concern with the proposed landscaping plan and pedestrian walkways. Mr. Gagliano and Ms. Roth-Williams agreed. Mr. Filand discussed the pedestrian access to the lower and upper levels and the plaza connections. Board members discussed building design, tenant spaces, locations for the proposed retail and office spaces, the courtyard and the importance of pedestrian access throughout the site. Mr. Pasin discussed the driveway and parking concerns as well as the buildings adjacent to the site. Mr. Gagliano pointed out the lack of pedestrian access. Mr. Filand discussed the topography and grade

changes and his concern with ADA access. Mr. Reikow agreed the courtyard could be redesigned to be more pedestrian friendly. Mr. Pasin asked how zone transition would be addressed. Ms. Moerler believed they would meet the alternative criteria explaining that the larger concern would be the requirement for prominent parcel. Mr. Carlson discussed the entrance for the proposed bank building. Mr. Guerrero discussed the challenges of the entrances explaining the final decisions depended on resolving the access concerns off of Olympic Dr. Mr. Pasin suggested removing the parking area in the front and reconstructing the plaza area to be more pedestrian friendly, keeping the parking and retail on the upper level. Ms. Paterson agreed. Board members discussed the access off of 56th street and Olympic Dr., proposed sidewalks and the greenbelt.

Mr. Guerror discussed the parking lot concerns asking if necessary could another meeting be held to discuss the concern. Board members agreed. Mr. Filand agreed that the drive thru and parking lot had been a concern.

APPROVAL OF MINUTES:

Two corrections to the minutes of March 13th, 2008, first paragraph replace the word commissioners with commission and second paragraph correction to the spelling of County's

MOTION: Move to approve the minutes of March 13th as corrected. Pasin / Gagliano
Motion passed. Mr. Carlson abstained

Mr. Gagliano discussed the current Hearing Examiner process and the concept of removing the Hearing Examiner from the current land use process Mr. Pasin agreed the idea should be discussed with City Council.

Mr. Pasin discussed the upcoming planning commission workload, pointing out items that the DRB would like to discuss with the planning commission

Mr. Gagliano discussed the Peninsula Gateway article about the Millville survey explaining his disagreement with the article.

Mr. Filand discussed membership status and the new police for membership renewal.

UPCOMING MEETINGS:

April 10th, 2008

ADJOURNMENT: - Move to adjourn at 7:32 pm. Gagliano / Pasin. – Motion passed
unanimously.