

**City of Gig Harbor
Design Review Board
Gig Harbor Civic Center
June 12th, 2008**

Present: Board Members - Chairman Darrin Filand, John Jernejcic, Kae Paterson, Rick Gagliano and Jim Pasin. Absent: Jane Roth Williams and Chuck Carlson.
Staff Present: Kristin Moerler, Emily Appleton and City Andrews.

Call to Order: 6:05 pm

1. **City of Gig Harbor – Emily Appleton, 3510 Grandview St, Gig Harbor, WA 98335:**
Presentation for proposed pedestrian and street improvements along Harborview Dr. from Soundview Dr. to the south and Austin Street to the north, including the Austin Street/North Harborview Drive loop around Donkey Creek Park, improvements also proposed to Judson Street, Uddenberg Lane and Stanich Street.

Mr. Eric Schmidt of Cascade Design Collaborative, consultant for the project, summarized the proposed improvements discussing the community, tourism and pedestrian needs as well as project timelines and costs. Mr. Schmidt outlined budget details indicating that the amount of aesthetic improvements would depend on the cost of the infrastructure improvements also noting that he could return to the board in July and provide a detailed plan of the proposed improvements. Board members discussed underground utilities, street trees and planter boxes, costs and project timelines. Mr. Gagliano suggested creating a master plan for consistency as improvements are phased in over time.

2. **SHDP Associates LLC/Capital Partners TIC, 8129 Lake Ballinger Way #104, Edmonds, WA 98026** – Application for Design Review (DRB 04-0018) to construct an 80,4000 square foot medical office building with a below grade parking garage on 5.97 acre lot located at 10700 Canterwood Dr. NW, Gig Harbor, WA - ***Continuation from Meeting of 5/22/08***

Chairman Darrin Filand addressed any appearance of fairness concerns and ex-parte communications, there being none he introduced Associate Planner Kristin Moerler for her project review.

Ms. Moerler briefly discussed the remaining item, G, GHMC 17.99.420 Siding and Trim.

Applicant Dale Pinney summarized item G. discussing the request to use stucco and spandrel glass on the north and east elevations in excess of the 20% maximum allowed. Mr. Pinney discussed the materials, elevations, symmetry and window details. Board members discussed the materials, modulation and cornice details. Mr. Filand discussed the bump-outs asking for a clarification of the color while Mr. Gagliano discussed the brick cornice on the east and west elevations. Board members discussed the intent of the of the design manual and if the applicant had met the intent.

MOTION: Move to approve the materials item based on the drawings presented with the exception that the bump-outs shown in green on the elevations remain green as represented in cornice details and the second exception item "E" on the cornice from last meeting should be amended to be constant with the current presentation of continuous brick cornice around the amber colored stucco. Gagliano / Jernejcic – Motion passed

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

Chairman Darrin Filand addressed any appearance of fairness concerns and ex-parte communications, there being none he introduced Associate Planner Kristin Moerler for her project review.

Ms. Moerler gave a brief summary of the project and introduced the applicant James Guerrero for his presentation.

Mr. Guerrero presented revisions to the site in response to suggestions from the design review board's first pre-application meeting. Mr. Guerrero discussed the changes to the Olympic Drive frontage, the removal of the drive thru resulting in the creation of a ground level entrance into the building, improvements to the parking area, landscaping, and pedestrian walkways. Board members discussed retaining walls, landscaping areas, pedestrian access, tree retention and vehicular access. Ms. Paterson discussed her concern for the lack of emphasis on tree retention in the setback adding that she would like to see further discussion on the matter. Board members complimented the applicant on returning with a nice project and offered additional suggestions, more pedestrian access from building #3 out to 56th street and discourage vehicular access from Olympic Dr. to 50th street.

APPROVAL OF MINUTES:

MOTION: Move to table the minutes of May 22nd, 2008 until the meeting of June 16th, 2008 – Filand / Jernejcic – Motion passed

UPCOMING MEETINGS:

Ms. Moerler gave a brief summary of the June 16th, 2008 Design Review Board meeting for the City of Gig Harbor Waste Water Treatment Plant Improvements. Board members also discussed the joint City Council / Design Review Board meeting also scheduled for June 16th. Ms. Paterson discussed local netsheds and their placement on the endangered historic structures list.

ADJOURNMENT:

MOTION: Move to adjourn at 8:16 pm - Gagliano / Jernejcic –Motion passed