

**City of Gig Harbor  
Design Review Board  
Gig Harbor Civic Center  
February 28<sup>th</sup>, 2008**

**Present:** Board Members: Chairman Darrin Filand, Jane Roth-Williams, Chuck Carlson, Rick Gagliano and John Jernejcic. Staff Present: Tom Dolan, Cliff Johnson, Matthew Keough and Cindy Andrews.

**Call to Order: 6:05 pm**

1. **Bruce Reikow, P.O. Box 1579, Gig Harbor, WA 98338 –**  
Reikow Retail Office - DRB 06-0017.

Associate Planner Cliff Johnson discussed the applicants request to return informally to the board to request material changes for the Reikow Office Building. Mr. Johnson discussed the proposed changes replacing the brick details with split face CMU. Board members discussed the impact to the elevations, the window details, cornice and color changes.

2. **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**  
Pre-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, WA

Associate Planner Matthew Keough summarized the proposed WWTP expansion explaining the two phases of the project. Mr. Keough discussed zoning, transitional zoning, enhancement corridor requirements and critical areas stating that project submittal would be expected in mid March.

Applicant David McBride discussed the details of phases I and II describing the existing treatment plant site, the proposed locations of the new buildings and the demolition of a single family home and the Harbor History Museum building currently on the site. Mr. McBride explained the topography and the appearance of the site looking up from Harborview Dr. Mr. Gagliano asked for the setback requirements of the site. Mr. Keough explained pointing out inconsistencies with the property line. Mr. McBride discussed the parking lot, stormwater detention pond, and screening. Mr. Jernejcic asked if the proposed detention pond would be in the setbacks. Mr. Keough responded yes. Mr. Gagliano asked why an underground detention facility had not been chosen. Mr. McBride explained the decision had been based on the cost involved for an underground system. Mr. Carlson expressed his concern that the run-off be properly treated prior to being released into Donkey Creek stream. Mr. Gagliano discussed the importance of proper screening pointing out that the proposed project would be an industrial building. Mr. McBride discussed the use of stone or masonry walls for screening. Mr. Gagliano agreed that would be good at the street front but explained that the buildings up the hill would remain visible from Harborview. Mr. Winans expressed concern that screening the project with fencing posed challenges. Mr. Keough explained the project would be on a parkway and parkway standards would only allow fencing up to 3 feet tall at the frontage. Mr. Gagliano suggested following up on an exemption that would allow a retaining wall close to the street. Mr. Winans discussed his concern with the inability to screen the entire project explaining his desire to construct a building that the city would be proud of while meeting the needs of the

WWTP. Mr. Carlson asked if a berm could be used to screen the detention pond rather than a wall. Mr. Mc Bride explained the topography would not allow for it. Mr. Keough summarized the discussion explaining that at the front of the property the applicant could provide adequate screening but the buildings towards the back would be visible making design elements essential.

Mr. Chris Moreland, project architect discussed the design guideless and what would make sense financially for the city. Mr. Moreland introduced the material and color choices, darker CMU to be used at ground level, above that a lighter color concrete block and a simple standing seam roof. Mr. Gagliano asked what the current buildings had been constructed from. Mr. Moreland replied concrete and wood frame with T1-11 siding and mansard roofs. Mr. Gagliano pointed out the importance of improving the existing buildings. Ms. Roth-Williams would like to see a new façade for the existing building that would tie into the new building. Mr. Winans explain his preference for the use of concrete block. Mr. Filand asked if the buildings would be steel framed, CMU materials or insulated. Mr. Gagliano asked if the buildings should be softer possible wood siding materials on the outside and cmu on the inside. Mr. Jernejcic discussed the clean simple industrial look. Mr. Gagliano asked if the front buildings could be improved. Mr. Keough explained his concern with taking a nonconforming structure and adding design standards to it. Board members discussed the need to screen the bottom portion of the site and provide a better design for the upper buildings.

#### **Retain Significant Vegetation:**

Board members discussed landscaping, screening, proposed vegetation and the submittal of an alternative landscape plan.

#### **Screen or Enhance Building Design**

Mr. Keough explained that an industrial building exemption (IBE) could not apply but that it would provide some guidance for evaluating exceptions.

#### **Zone Transition**

Mr. Filand explained that this would be covered in the alternative zone transition.

#### **Alternative Zone Transition Standards**

Mr. Keough explained that the only building affected would be the lab building pointing out that the north side of the building provided only a 25ft buffer rather than the required 40 ft buffer. Board members agreed that a site plan with building elevations would be necessary prior to making any decisions.

#### **Prominent Parcels**

Board members discussed presentation of the buildings on site, paving and materials, height of the buildings and the desire to remove the mansard / flat roofs.

#### **Walkways**

Board members discussed walkways, for public use and for private use, the vacation of adjacent right of way and the construction of a round-about at the intersection with Austin St.

#### **Outdoor Common Areas.**

Mr. McBride pointed out that site would be a secured site and public common areas would be problematic. Board members discussed if common areas should be provided for the public. Mr. Winans explained the possible risks to the public with having access to the site. Mr. McBride

discussed providing outdoor areas designated for employee use only as an alternative. The Board concurred

### **Nonresidential setback.**

Mr. Keough discussed nonresidential setbacks stating that item B-locating structures near the front setback line would otherwise qualify for an IBE exemption.

### **Fencing**

Mr. McBride discussed the fencing options stating vinyl coated fencing with steel posts and barbed / razor wire had been proposed. Board members expressed concern that the fencing visible from Harborview must be as attractive and decorative as possible and that any portion proposed of barbed wire should be out of public view.

### **Mass and Scale**

Board members agreed a simple well detailed design would be preferred. Mr. Winans asked for suggestions in building design specifically if windows could not be placed in recommended locations. Board members suggested alternatives in the building design adding dormers and modulation suggesting Mr. Keough could possibly assist with design and material ideas similar to the new museum especially for the existing buildings possibly in a future phase.

### **Prominent Facades**

Board members further discussed prominent facades concern.

### **Windows and Doors**

Board members discussed the function of the buildings agreeing that more definition would be necessary also asking if the shop and headwork's building could be integrated to one building. Mr. McBride discussed the difficulties with merging the two buildings. Board members discussed possible windows, dormers, rooflines, materials and the appearance of the buildings from Harborview Dr.

### **APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of the meeting of February 14<sup>th</sup>, 2008 as written. Gagliano / Roth-Williams - Motion passed unanimously with Charles Carlson abstaining

### **UPCOMING MEETINGS**

March 13<sup>th</sup>, 2008

### **ADJOURNMENT**

**MOTION:** Move to adjourn at 8:25 pm Gagliano / Carlson motion passed unanimously.

