



**City of Gig Harbor
Design Review Board
Minutes for Meeting of May 26th, 2011
Civic Center, 3510 Grandview Street**

5:00 p.m. - Call to order, roll call

Present: Board Members – Chairman Darrin Filand, John Jernejcic, David Fisher, Michael Fisher and Kay Paterson

Staff Present: Kristin Moerler

New Business

Chairman Darrin Filand opened the meeting introduced the project and Associate Planner Kristin Moerler for staff's presentation.

1. **Landmark Development Group, 2711 West Valley Highway N, Ste #200, Auburn, WA 98001** - Pre-Application conference for Harbor Hill Apartments to review the proposed architecture of the project related to massing and multi-family design standards. Project is located north of Borgen Blvd within the Harbor Hill Plat.

Staff gave a brief presentation regarding the application before turning the presentation over to the applicant to discuss the proposal with the DRB members. The applicant presented several areas where they anticipated the need for DRB review including colors and variation in the design of groups of units, building modulation, roof pitch and overhangs, prominent façade wall planes, building materials and landscaping.

Discussion included the retention of trees on the site to provide context for the three story residential structures proposed for the site including interior tree retention as well as the perimeter buffer areas. In discussing the proposed site layout the DRB encouraged the applicant to consider relocating the recreation building to the SE corner of the site to provide an interface at the intersection of the plat road with Borgen Blvd. The DRB further requested the applicant improve connections to adjacent roads/development from the site for

pedestrians. The DRB also discussed the architecture and provided guidance on roof forms, overhangs, windows and siding materials.

The applicant was encouraged to continue to work on the design and return to the DRB as they move forward in permitting. No motions were made for this item.

Other Business

Approval of Minutes

Minutes were presented for the meeting of March 24, 2011.

MOTION: Approve minutes with minor revisions. Jernejcic / Filand – Motion passed unanimously.

Adjournment