

## Minutes


**City of Gig Harbor Design Review Board  
Meeting of October 9th, 2014  
Civic Center, 3510 Grandview Street  
5:00 PM**

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

[DRB Member, Chair - Darrin Filand: Present](#)  
[DRB Member, Vice Chair - Rick Gagliano: Absent](#)  
[DRB Member - David Fisher: Absent](#)  
[DRB Member - Brett Desantis: Present](#)  
[DRB Member - Ray Gilmore: Present](#)  
[DRB Member - Joy Peterson: Present](#)  
[DRB Member - Peter Norman: Present](#)  
[Staff - Cindy Andrews: Present](#)  
Staff - Peter Katich: Present

### **New Business**

1. [Miles Yanick & Company Architects, 600 Winslow Way East, Suite 247, Bainbridge Island, WA 98110.](#) - Request for Design Review meeting (PL-DRB-14-0013) for the proposed Ship to Shore Complex, for the approval of design alternatives to the requirements of the city's Design Manual (GHMC 17.99) that address mass and scale (GHMC 17.99.380) for the north and south exterior elevations of the south building and all exterior elevations on the north building. Also requested, is a design alternative to the solid/void ratio requirement (GHMC 17.99.530) for the east and south exterior elevations of the south building and the west and north exterior elevations of the north building. The project is located at 3323 Harborview Drive.

 **Staff Report** - Senior Planner, Peter Katich summarized the staff report and proposed project. Mr. Katich discussed mass and scale design alternatives and solid void design alternatives. Mr. Katich continued by discussing the solid void ratio on south building.

**Applicant Presentation:** Joe Peterson of Miles Yanick & Company Architects presented the applicant summary. Ms. Peterson discussed the existing facility and current uses. Ms. Peterson presented a site plan showing the current Arabella's landing site, the existing structures along with the proposed two new buildings. Ms. Peterson discussed mass and scale, elevations, window details/style and proportion, off-sets related to the smaller footprint of the building, solid void ratio and design. A power point presentation was provided to demonstrate the project.

[Mr.](#) Katich suggested that Ms. Peterson discuss the central courtyard. Ms. Peterson provided slides and discussed the courtyards features. Mr. Katich also discussed

the Shoreline Master Program requirements for public access.

[DRB members discussion:](#) 1) Long Low Wall Planes. 2) Solid Void Ratio.

[John Moist 2232 Harborview Dr.](#) Mr. Moist ask to address the board members. Mr. Moist wanted to point out his efforts to reach out to the neighboring property owners providing them the opportunity to discuss his proposal and provide their comments. Mr. Moist noted that he had received positive response from his neighbors.

[DRB members Discussion:](#) Chair Filand discussed item 1) long wall planes, noting that it was less of an issue and he had no concerns with this item. DRB members also had no concerns.

Mr. Filand discussed item 2) [solid void ratio](#): explaining the intent and noting his concern with this item. DRB members discussed item 2 also discussing awnings, canopy overhangs on the south building, north doorway vs the south doorway, and the over use of the bay windows on the north building. Ms. Peterson discussed the use of display windows. Mr. Katich reviewed the design manual with regards to false/display windows. DRB members discussed the display and bay windows.

Art Broback – 3402 Harborview Dr. / 3616 Soundview Drive in University Place (mailing address) Mr. Broback asked to address the board to speak in favor of the project asking only that canopies not be allowed so as to not block the view from the neighboring homes.

DRB Members took a straw poll - Item 1) [Long Low Wall Planes](#). Members were ok with item 1. Item 2) [Solid Void Ratio](#) – Chair, Darin Filand – stated that he would not approve, DRB member Brett Desantis disagreed explaining that she would move for approval if the bay windows were removed from the south west and south east of the north building facing the courtyard. Member Ray Gilmore agreed with Ms. Desantis. Member Peter Norman also agreed with Ms. Desantis adding that he would like to bring the door out on the south building flush with the façade. Member Joy Peterson also agreed with Ms. Desantis and Mr. Norman.

[Motion:](#) The DRB finds to accept staff findings for Item 1) Avoiding long low wall plains the DRB finds that proposed design alternative represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirement, and, that the alternative design meets the intent of the general requirements of GHMC Chapter 17.99 based on the applicant's efforts to provide modulation and visual interest through the provision of wall plane off-sets at building entry points and through the use of project bay-style storefront and display windows.

[DRB Member, Chair - Darrin Filand: Motion](#)

[DRB Member - Peter Norman: 2nd](#)

[DRB Member, Chair - Darrin Filand: Approve](#)

[DRB Member, Vice Chair - Rick Gagliano: Absent](#)

[DRB Member - David Fisher: Absent](#)

[DRB Member - Brett Desantis: Approve](#)

[DRB Member - Ray Gilmore: Approve](#)

[DRB Member - Joy Peterson: Approve](#)

[DRB Member - Peter Norman: Approve](#)

Motion carried - All in favor

Chair Filand read staffs findings on item 2) Solid void ratio:

Motion: To amend staff findings to approve revision to the south façade of the north building bay windows, south elevation to the southeast and south west bay window be removed and in their place the windows be along the same plane as the exterior building wall.

DRB Member - Brett Desantis: Motion  
DRB Member - Ray Gilmore: 2nd  
DRB Member, Chair - Darrin Filand: Approve  
DRB Member, Vice Chair - Rick Gagliano: Absent  
DRB Member - David Fisher: Absent  
DRB Member - Brett Desantis: Approve  
DRB Member - Ray Gilmore: Approve  
DRB Member - Joy Peterson: Approve  
DRB Member - Peter Norman: Approve

Motion carried – All in favor.

Chair Filand asked for additional discussion of the south elevation door, offering additional suggestions for adding a canopy over the door.

Motion to Amend: The original findings for the south elevation of north building that also use a singular solid canopy between the modulated walls of the entry projecting out as far as the applicant desires running from the west wall to the east wall of the recess and also on the north elevation of the south building that a similar canopy and entry and wall modulation be used.

DRB Member, Chair - Darrin Filand: Motion  
DRB Member - Peter Norman: 2nd  
DRB Member, Chair - Darrin Filand: Approve  
DRB Member, Vice Chair - Rick Gagliano: Absent  
DRB Member - David Fisher: Absent  
DRB Member - Brett Desantis: Approve  
DRB Member - Ray Gilmore: Approve  
DRB Member - Joy Peterson: Approve  
DRB Member - Peter Norman: Approve

Motion on amendment carried - All in favor

Chair Filand asked for further discussion on original and amendment motions. No further discussion.

Chair Filand called for the question for the DRB members to accept staffs findings on the original motion and the amended motion. All in favor

Project time line discussed

2. Tahoma Design Group– Dale Couture, 2215 North 30<sup>th</sup> Street, # 205, Tacoma, WA 98403 - Request for Design Review meeting (PL-DRB-13-0004) for the exterior remodel of an existing, three-story, 69,000 square foot

trim detail and lighting is proposed. Two (2) design alternatives have been proposed to the design requirements of Gig Harbor Municipal Code (GHMC) Chapter 17.99. They include: 1) the use of EIFS-type siding on the building exterior in quantities greater than the maximum 20% allowed per GHMC Section 17.99.420 and, 2) the use of “upward” directional lighting rather than the code required downward directional lighting per GHMC 17.99.460 The project is located at 4700 Pt. Fosdick Drive, Gig Harbor.

 [←Staff Report](#)

Senior Planner, Peter Katich provided a summary of the project staff report Mr. Katich also provided a brief history of the project previously presented before the DRB members.

**Applicant** presentation: Mr. Dale Couture of Tahoma Design Group provided a summary of the project specific points discussed were the cornice replacement and the window glazing.

Chair **Darren Filand** discussed the lighting.

Mr. Katich affirmed that the glazing of the windows would now be darker color.

**DRB member discussion:** DRB members addressed the color of building and window glazing.

Motion: Move to accept the proposed design solution that satisfies the findings as drafted by staff

[DRB Member, Chair - Darrin Filand: Motion](#)  
[DRB Member - Peter Norman: 2nd](#)  
[DRB Member, Chair - Darrin Filand: Approve](#)  
[DRB Member, Vice Chair - Rick Gagliano: Absent](#)  
[DRB Member - David Fisher: Absent](#)  
[DRB Member - Brett Desantis: Approve](#)  
[DRB Member - Ray Gilmore: Approve](#)  
[DRB Member - Joy Peterson: Approve](#)  
[DRB Member - Peter Norman: Approve](#)

**[Downward directional lighting:](#)**

Motion: to accept the lighting as proposed.

[DRB Member, Chair - Darrin Filand: Motion](#)  
[DRB Member - Brett Desantis: 2nd](#)  
[DRB Member, Chair - Darrin Filand: Approve](#)  
[DRB Member, Vice Chair - Rick Gagliano: Absent](#)  
[DRB Member - David Fisher: Absent](#)  
[DRB Member - Brett Desantis: Approve](#)  
[DRB Member - Ray Gilmore: Approve](#)  
[DRB Member - Joy Peterson: Approve](#)  
[DRB Member - Peter Norman: Approve](#)

Motion passed – All in favor.

## **Other Business**

Approval of Minutes

Discussion of upcoming meetings    October 23rd, 2014

## **Adjournment**

### **Motion to adjourn**

DRB Member, Chair - Darrin Filand: Motion

DRB Member - Joy Peterson: 2nd

DRB Member, Chair - Darrin Filand: Approve

DRB Member, Vice Chair - Rick Gagliano: Absent

DRB Member - David Fisher: Absent

DRB Member - Brett Desantis: Approve

DRB Member - Ray Gilmore: Approve

DRB Member - Joy Peterson: Approve

DRB Member - Peter Norman: Approve

**Please note:** Although public attendance is encouraged, this is a public meeting not a public hearing.