

**City of Gig Harbor  
Design Review Board  
Gig Harbor Civic Center  
October 9th, 2008**

Present: Board Members - Chairman Darrin Filand, John Jernejcic, Jim Pasin, Rick Gagliano and David Fisher

Absent: Jane Roth-Williams, Kae Paterson

Staff Present Cliff Johnson and Cindy Andrews

**Call to Order: 6:05**

**APPROVAL OF MINUTES:**

1. **Andrews History Group, 3035 14<sup>th</sup> West, Suite 6, Seattle, WA - Julie Kohler / Mildred Andrews.** – Update of the Millville Neighborhood Cultural Resource Inventory.  
***POSTPONED***
  
2. **W.W.R Properties, 3803 Bridgeport Way West, University Place, WA 98466** – Pre Application meeting for Design Review (DRB 07-0162), Site Plan Review (SPR 07-0017) and Binding Site Plan (BSP-07-0008) for construction of Olympic Towne Center, a 358,900 square foot retail complex located at 5502 Point Fosdick DR NW, Gig Harbor, WA.

Mr. Filand described the project and addressed any appearances of fairness concerns with the board members, applicants and citizens. Mr. Pasin disclosed that he had a business relationship Mr. Randy Boss and Mr. Randy Boss also disclosed a business relationship with Mr. Pasin. Mr. Filand then turned the project over to Associate Planner Cliff Johnson for the staff presentation.

Associate Planner Cliff Johnson discussed the two items requested by the applicant for review by the DRB, flat roofs and concerns with the NE corner of the site. Mr. Johnson continued explaining that the NE corner would be in the enhancement corridor and subject to the regulations.

Mr. Pasin discussed the potential for 32<sup>nd</sup> Ave becoming a main street, explaining his concerns for additional screening and frontage improvements. Mr. Johnson explained that the applicant considered 32<sup>nd</sup> Ave a main street and included frontage improvements. Mr. Filand asked if the applicant had planned to phase any portion of the project also if the uses could change over time. Mr. Johnson replied phasing had not been discussed noting that once a binding site plan had been approved the applicant would have five years to complete the project also noting that uses could change however new uses would need to be consistent with the current zoning. Mr. Pasin asked for the northern property line to be defined. Mr. Johnson responded. Mr. Gagliano asked for a clarification of the enhancement corridor along HWY 16. Mr. Johnson responded 300 ft. Mr. Fisher asked what the setbacks would be for the site. Mr. Johnson explained that there would be no defined setbacks, they would be determined at site plan review based on consideration of the existing site and what would be appropriate for the proposed project. Mr. Jernejcic discussed the required parking. Mr. Klevin explained currently the applicant had been 20% over retail requirements anticipating use changes in the future. Board

members discussed traffic, access from 32<sup>nd</sup> Ave, proposed tenants/uses, enhancement corridor regulations, setbacks and property lines.

Applicant Bob Klevin summarized his presentation reviewing the site, discussing the setbacks, building footprints, building placement, parking, pedestrian access, open spaces. Mr. Pasin discussed his concerns that the loading dock behind building E. Mr. Jernejcic agreed. Mr. Klevin explained that the loading dock would be below grade and screened pointing out that all of the buildings would comply with the requirements for street frontage. Mr. Jernejcic discussed the condominium units behind the project asking if they would trigger zone transition standards. Mr. Gagliano discussed additional improvements for the loading dock, the southern façade of building E, separation between buildings F and H, wider driveways additional landscaping and the potential to make building A the prominent structure on the site. Mr. Klevin discussed the requests made by the proposed tenants on building size and placement. Mr. Fisher addressed view and site concerns from Highway 16 suggesting moving the buildings back 40 feet incorporating landscaping, sidewalks and pedestrian areas between the buildings and opening up the site to a view from Highway 16. Mr. Klevin discussed the screening requirements from Highway 16, the parking requirements and the requirement to place the building at the edge of the property line. Mr. Jernejcic stated that he would like to see building A as the prominent piece opening up the site to a view from highway 16. Mr. Gagliano pointed out that additional street access should be considered also discussing dividing the proposed plaza into two areas. Mr. Fisher disagreed concerned that the plaza may not be used if divided. Mr. Gagliano suggested that buildings C and B could be moved back and the existing Dairy Queen could be relocated to the edge of the property. Mr. Klevin disagreed, suggesting that the buildings remain explaining that crosswalks had been planned to avoid navigating through the parking lot. Board members discussed modulation, shed roofs, variety in design, pedestrian access, parking, setbacks vegetative screening and building placement. Mr. Klevin addressed the board's concerns also discussing visibility from highway 16, building placement, street frontage, landscaping and screening. Mr. Pasin addressed tree removal concerns at the site. Applicant Randy Boss responded explaining that building C had been redesigned and pulled back to allow for retention of a stand of trees. Mr. Klevin summarized comments received noting that comments indicated that board members would like to see more trees on the site and additional distance between buildings. Mr. Filand explained that board members would like to see the project capture the uniqueness of Gig Harbor and the North West appeal, capturing the green space at Point Fosdick, the mass and scale of Uptown and avoiding the view of one story flat roofs. Mr. Gagliano pointed out that the area had been moving towards a more pedestrian area. Mr. Pasin agreed pointing out that he felt the circulation between the existing and the proposed site had been well done also pointing out that he felt that the parking strip between buildings A & B could be removed and additional landscaping could be added. Mr. Klevin explained that currently there had been extra parking however the applicant would be looking at other uses in the future and would need to be sure that adequate parking existed.

### **APPROVAL OF MINUTES:**

**MOTION:** Move to approve the minutes of August 28<sup>th</sup> as amended – Filand / Jernejcic – Motion passed

**MOTION:** Move to approve the minutes of September 25<sup>th</sup> as written- Jernejcic Gagliano – Motion passed.

Mr. Filand reviewed and signed the Design Review board recommendations for the Harbor Reach Storage meeting of September 25<sup>th</sup>, 2008.

**UPCOMING MEETINGS:** October 23<sup>rd</sup> - Presentation by Bob Sullivan, Gig Harbor Arts Commission to discuss the public art proposed for the Bogue Viewing Platform.

Mr. Filand discussed the progress of the Harbor History Museum noting his concern with the red color of the building asking Mr. Johnson to follow up and clarify on the color that had been approved. Mr. Johnson agreed to follow up.

Board members discussed ways to improve the pre-application process improving the discussion and providing better direction to the applicants.

Mr. Pasin updated board members on the Joint Use Parking Amendment currently proposed by Gateway Capital. Mr. Johnson explained the intent of the amendment, shared parking.

**MOTION:** Move to adjourn at 8:24 pm Gagliano / Jernejcic - Motion passed