



**City of Gig Harbor Design Review Board
Meeting of September 22nd, 2011
Civic Center, 3510 Grandview Street**

5:05 p.m. - Call to order, roll call

Present: Board Members – Chairman Darrin Filand, Vice Chairman Rick Gagliano, David Fisher and Kay Paterson

Staff Present: Jennifer Kester and Kristin Moerler

New Business

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

1. **Property Development Centers – David Zylstra, 4410 Rosewood Dr. Pleasanton, CA 94588-3492-** Design Review (DRB 11-0054)
Application to amend the existing design approval for buildings B and F and other minor changes to the approved site plan which include an expansion in gross floor area of less than 1000 square feet and adjustments to the location of parking, landscaping and buildings within the center. The project is located at 4811 PT. Fosdick Dr. NW, Gig Harbor, WA.

Staff gave a brief presentation regarding the application before turning the presentation over to the applicant for their presentation to the DRB. Applicant described the site changes associated with shifting Kohl's south and east. Applicant then presented proposed changes to Buildings B and F.

The Board discussed the proposed 15' 4" standard ceiling height, expansion of metal panels above windows, and the effect of the changes on the character of the building. The board discussed the revision to the cornice return, visible on the North elevation and the minor nature of the site changes.

MOTION: Move to approve the proposed 4 foot shift of the Kohl's Building and associated changes to the parking and landscape areas.
Gagliano / Fisher: Motion passed unanimously.

After acting on the site changes the DRB returned to the review of the changes proposed to the buildings. During the discussion it was noted that in the color elevations the door height was shown incorrectly (Doors are proposed to be 8' not 10' as depicted). Correct door heights are indicated in the B/W plans presented for review.

MOTION: Move to approve the proposed revisions to Building B related to solid/void requirements, changes in materials, and window shifts as the proposal maintains consistency with the intent of the building design and existing design approval for the site provided the following conditions are incorporated:

1. Masonry (instead of proposed metal panels) shall be utilized above the windows occurring at tenant space 200 on both the east and west elevations; and
2. The cornice located over tenant spaces 400 and 300 shall be a mitered return.

Gagliano / Filand: Motion passed 3 to 1.

MOTION: Move to approve the proposed revisions to Building F.

Filand / Gagliano: Motion passed unanimously.

The DRB took a 5 minute recess before moving to the next item for review. Following the recess, Chairman Filand introduced the next project and Associate Planner Kristin Moerler for staff's presentation.

1. **Property Development Centers – David Zylstra, 4410 Rosewood Dr., Pleasanton, CA 94588-3492** – Pre-Application conference (DRB 11-0061) regarding a potential modification to the approved site plan to change the use of pad #3 from restaurant to a fueling station. Project located at 4811 Pt. Fosdick Dr., NW Gig Harbor, WA.

Staff gave a brief presentation regarding the anticipated design issues related to the proposed fuel station. The applicant then provided a presentation on the proposed site layout and design features of the proposed fuel station.

Proposed design includes 6 pumps (providing 12 fueling locations) and an approximately 600 sq foot convenience store (kiosk) building. Size of the facility is based upon their estimation of demand at this location and providing adequate facilities to meet peak demands without creating excessive queuing lines.

The DRB discussed the proposal expressing concern as to how the design of the kiosk building is or is not integrated into the site and its relationship with the canopy structure. A variety of concerns were expressed about the kiosk building

related to the significant amount of detailing and building modulation and if it was appropriate given the size of the structure.

The discussion included suggestions to simplify the kiosk building, provide more clerestory windows, adjust its relationship with the canopy, consider the view of the building from Point Fosdick, and improve the pedestrian connection to 48th. The board generally supported the orientation of the canopy as proposed.

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 for August 11, 2011

MOTION: Move to table Minutes for August 11, 2011 until the next meeting.
Filand / Gagliano: Motion passed unanimously.

Discussion of upcoming meetings.

Adjournment at 7:30pm