



## Planning Department

<b><u>MEETING TYPE</u></b>	Design Review Board
<b><u>MEETING DATE</u></b>	July 24 <sup>th</sup> , 2014
<b><u>STAFF</u></b>	Jennifer Kester, Planning Director, Peter Katich, Scribe - Cindy Andrews
<b><u>PRESENT</u></b>	Darrin Filand, Chair, Rick Gagliano, Vice Chair, Peter Norman, David Fisher, Brett Desantis.
<b><u>START TIME</u></b>	5:05 p.m.

### **1. Harbor Hill LLC., 19950 7<sup>th</sup> Ave NE. Ste. #200, Poulsbo, WA 98370-7405**

Request for Design Review meeting (PL-DRB-14-0086) the applicant requests a pre-application review of its Village Center project proposed for Lot 6 of the Harbor Hill Business Park. The 18.56 acre site is proposed to be developed with a pedestrian-oriented retail center serving the Harbor Hill area of Gig Harbor. A total of 89,760 square feet of retail, restaurant and bank space is proposed, including a 34,400 square foot grocery store building and 17,000 square foot drug store. Access to the site would be provided via one driveway from Borgen Boulevard abutting on the north and two driveways from Harbor Hill Drive abutting on the west. The project is located at 11011 Harbor Hill Dr., in Gig Harbor.

Opening statements and call to order provided by Chairman Darren Filand.

Project summary and history of Gig Harbor North provided by Senior Planner, Peter Katich and Planning Director, Jennifer Kester.

Applicant summary and project history provided by John Chadwell Olympic Property Group.

Mr. Katich discussed the original (expired) and proposed development agreements, addressing terms of the original agreement, minimum lot widths, minimum setbacks, (front, rear and side yard) minimum street frontage, building footprints and residential uses. Mr. Katich also discussed the expansion of the site by 180 feet to the south since the approval of the original development.

Applicant proposal presented by Allen McWain of BCRA. Mr. McWain discussed proposed pedestrian access and orientation, vehicle lane size and circulation, screening and visibility, connection to wetlands, main entrance, building orientation and site topography.

Design Review Board members discussed focal points, hierarchy in building designs and visibility. Members also discussed internal circulation of vehicles, plaza designs, building configurations, mixed uses, tree retention, pedestrian and vehicle circulation. Members suggested that the applicant return with revised designs including elevations and topography. Mr. Chadwell suggested an onsite tour of the site. Dates were discussed for the applicant to return to the Design Review Board.

**Adjournment:**

**Motion:** Move to adjourn at 6:51 p.m. Filand / Gagliano – Motion carried.