



DRAFT Minutes
City of Gig Harbor Design Review Board
Virtual Meeting of May 27, 2021 at 5:00 pm

- I. **Call to Order:** 5:02 PM
- II. **Roll call:** Brett Marlo DeSantis, Darrin Filand, Jon Ashlock & Nels Peterson Staff
Carl deSimas, Senior Planner & Michelle Thomas, Planning Technician
- III. **Approval of Minutes:** May 13, 2021 Motion Filand/Ashlock all in favor minutes approved as written
- IV. **Agenda Items for Formal Review**

1. **West Harbor Corporate Park LLC, 6622 Wollochet Dr. NW. Gig Harbor, WA 98335 - Mallards Landing Lot 7 – Assisted Living Facility:** PL-SPR-19-0003, PL-DR-19-0021, PL-CUP-19-0001, PL-BSP-19-0001, PL-ALP-19-0002 and PL-SEPA19-0003. The general proposal is for the development of an approximately 95,100 square foot assisted living and memory care facility containing a total of 83 living units – including 71 assisted living dwelling units and 12 dedicated memory care sleeping units. The structure will be a single three-story building with a daylight basement. The site is approximately 4.46 acres of undeveloped land and contains two Category IV wetlands. The project proposes onsite stormwater detention, parking, landscaping and pedestrian paths connecting to frontage improvements on 72nd Street and Wagner Way. Automobile access would also be provided from both 72nd Street to the north and Wagner Way to the south.

The applicant proposes grading into the western zone transition buffer area which requires adherence to specified alternative standards and a favorable recommendation from the City's Design Review Board (GHMC 17.99.200). The site is located at 6916 Wagner Way.

Staff Presentation: Carl deSimas project overview, public comment received & staff recommendations

Applicant Presentation: James Brown, Wattenbarger Architects options, project proposal, buffer, lighting, existing vegetation, and tree retention

Public Comment: Lynn Anderson

DRB Discussion: Filand, Ashlock, Peterson & Marlo DeSantis

Motion: GHMC17.99.200 Alternative to zone transition standards

D. Location of services- Comfortable with the location of services, loading and trash enclosure services because of superior screening to neighboring properties being provided.

F. Lighting- Change to use recessed downward lighting at all the balconies and wall sconces at the lower level that are downward directional and if the height of the pole lights is no more than 20' in height that would be acceptable to provide an equivalent design solution.

G. Vegetative buffering - Existing maple tree that is in question and point of discussion this evening that is on the westerly property line adjacent to lot 2 of the R-1 zone would propose that the maple come out and supplement newly planted dense screening similarly to what is being proposed south of that location along the westerly property line be planted in placement of that existing maple tree to provide an equivalent solution to what is being proposed along the majority of that western property line.

J. Location of parking and driveway entrances -Parking has been in the area of the zone transition as well as parking has been relocated to allow more vegetive buffering to occur providing a superior solution to better screen the services but the parking meets the content of the design criteria.

K. Open space and common areas- The entrance and the way the driveway is moved easterly on the property creating a larger continuous open space to the west along the zone transition area in the northwest corner is an equivalent solution to creating open space along the property line as well as other common and open spaces around the property

L. Existing natural characteristics of the site- Board had already proposed that the retaining walls that were in excess of 6 feet a prescriptive allowed height to deal with some of the storm detention facilities in the mid part of the site was acceptable with adequate screening and with applicant proposing new retaining walls would basically meet the prescriptive maximum allowable height of 6' along the buffering areas is an equivalent solution as prescriptively required by definition. Filand/Ashlock All in favor motion passes

V. [Upcoming Meetings](#): June 10, 2021 Burnham Drive Apartments

VI. [Adjourn](#): Motion Peterson/Filand all in favor meeting adjourned at 6:21



DRAFT Minutes
City of Gig Harbor Design Review Board
Virtual Meeting of June 10, 2021 at 5:00 pm

- I. **Call to Order: 5:05 PM**
- II. **Roll call:** Brett Marlo DeSantis, Darrin Filand & Marlene Druker
Staff Kim Mahoney, Associate Planner & Michelle Thomas, Planning Technician
- III. **Approval of Minutes:** May 27, 2021 Hold approval of minutes until next meeting
- IV. **Agenda Items for Formal Review**
 1. **Paul Conan 3521 47th Street Ct GIG HARBOR, WA 98335: Burnham Drive Apartments:** (PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184 and PL-SEPA-17-0013). The proposal includes an 78-unit apartment complex with a community building, parking, and utility extensions on an irregularly shaped parcel of 4.45 acres. The development will include five 3-story multi-family residential buildings, a 2-story carriage unit building with garages on the first level and apartment units on the second, and a single-story community building with leasing offices. The site is located in the City's B-2 Zoning District (General Business) and the MUD Overlay (Mixed Use District). Multiple-family Dwellings are a conditional use in this zone and therefore require a conditional use approval. The site is generally hilly and a ravine with associated steep slopes exists near the eastern property line. This ravine area is to be left in a natural state. The site is located at 9411 Burnham Dr, on the east side of Burnham drive approximately 600 feet north of the intersection with Harborview Dr. Sec 06, Tw 21, R 02, Q 12., parcel no. 0221061028
Staff Presentation: Kim Mahoney, project overview, history & Staff recommendations
Applicant Presentation: Stephen Bridgeford Senior Land Planner Contour Engineering, LLC
Public Comment: No public comment
DRB Discussion: Natural Site Condition, Primary Walkway Standards & Parking Garages
Motion: 17.99.260D Primary Walkway Standards –Accent walkways with significant landscaping. DRB approves the applicants landscape plan it is an equivalent solution due to the fact that there are areas within the landscape plan that exceed 5 feet and no landscape areas are reduced beyond 4 feet. That in combination that the wider landscaping areas in tandem with narrower landscaping areas provide an equivalent solution. Filand/Druker all in favor motion passes
Project will be brought back to the DRB for review on July 22nd, 2021 to review 17.99.240C, 17.99.370A & 17.99.470C

Upcoming Meetings: Thursday, June 24, 2021 Harbor History Museum Pre-Application Meeting- Maritime Gallery Enclosure

V. Adjourn: Motion Druker/Filand all in favor meeting adjourned at 6:49PM