





**DRB Minutes**  
**City of Gig Harbor Design Review Board**  
**Virtual Meeting of May 13, 2021 at 5:00 pm**

- I. **Call to Order:** 5:00PM May 13<sup>th</sup>, 2021
- II. **Roll call:** Brett Marlo-Desantis, Jon Ashlock, Darrin Filand, Linda Pitcher, Marlene Druker and Nels Peterson  
Associate Planner, Kimberly Mahoney & Planning Technician, Michelle Thomas
- III. **Approval of Minutes:** March 25, 2021, April 8, 2021 & April 22, 2021  
Motion Ashlock/Filand All in favor minutes approved as written 
- IV. **Agenda Items for Formal Review**
  - a. Announcement of Application
  - b. Open Public Meeting Announcement
  - c. Appearance of Fairness Issues
  - d. Staff Report
  - e. Applicant Introduction and Presentation
  - f. Public Comment (See Assistance Memo)
  - g. Discussion and Voting
1. **Low Impact Ventures, 4810 Point Fosdick Dr. PMB 60, Gig Harbor, WA 98335: Pioneer Way Mixed Use Development:** (PL-SPR-19-0006, PL-DR-19-0048, PL-ALP-19-0004, and PL-SEPA-19-0008) The project proposal consists of two mixed use, low impact development buildings on a site consisting of two vacant parcels with a total combined area of .43 acres. Building A includes 1,391 square feet of ground floor commercial area and a two-bedroom apartment on the second floor. Building B includes 1,538 square feet of ground floor commercial and a two-bedroom apartment on the second floor. Proposed uses for both buildings include professional office on the ground floor with a residential use above the ground floor. The site is accessed directly from Pioneer Way. The proposal provides for all required landscaping, parking, stormwater and utility infrastructure. The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design and Article IV: Architecture. The site is located at 7516 and 7526 Pioneer Way, on the west side of Pioneer Way, approximately 400 feet north of the intersection with Edwards Dr and approximately 190 feet south of the intersection of Uddenberg Ln. Sec 08, Tw 21, R 02, QTR 24., parcel no's 0221082049 and 0221082095.   
**Staff Presentation:** Kimberley Mahoney project overview, history and Staff recommendations  
**Applicant Presentation:** Jeanne Ratcliffe-Gagliano Architect, Brandon Swan  
**Public Comment:** None given  
**DRB Discussion:** Comment from Ashlock, Pitcher, Filand, Peterson, Druker

& Pitcher

**Motions:**

**[GHMC 17.99.380D](#)** - Mass & Scale design is found to be superior to that required in the design manual in GHMC 17.99.380D. Motion: Filand/Marlo-Desantis, all in favor motion passes unanimously

**[GHMC 17.99.240C](#)** - The project in its totality although it exceeds the percentages of cut versus fill maintains the entirety of the existing topography as it faces Pioneer and downward slope towards the DB zone. It is an exceptional project in regards to maintaining Natural topography in the development. Motion: Filand/Druker, all in favor motion passes unanimously

**[GHMC 17.99.200](#)** – Alternative zone transition standards in relation to A thru M design represents an equivalent solution. Motion Druker/Pitcher, all in favor motion passes unanimously

**[GHMC 17.99.260D](#)**- To satisfy section 17.99.260D Primary Walkway Standards the Applicant consider using the parking orientation that was originally presented in 2020 the perpendicular arrangement to the driveway in combination with the modification to the sidewalk which was presented in 2020 to be more akin to the sidewalk that is showing in 2021 proposal so as to achieve some landscaping between the pedestrian primary walk way and the parking stalls. Motion Filand/Druker, all in favor motion passes unanimously

**[GHMC 17.99.330F](#)** -In regard to 17.99.330F Parking Lot Standards the Applicant's design places the majority of the parking behind the building which is the intent of the design manual. With this new proposal as made a motion for primary walkways if we see two parking stalls up front be it minimal numbers, the intent is to get some landscaping between those parking spaces and the primary pedestrian walkway that in totality the design as proposed meets the intent and is equivalent to the standards of 17.99.330F. Motion: Filand/Druker, all in favor motion passes unanimously

**[GHMC 17.99.400A](#)** – Design in response to 17.99.400A Prominent Facades meets the intended and is equivalent and actually superior to the intent of the design section as all facades those prominent and facing upland have ample facade rations and meet solid void ratios an modulation, there are no blank walls in this design from any angle. Motion Filand/Marlo-Desantis, all in favor motion passes unanimously

**[GHMC 17.99.530](#)** – Design as presented is to be superior to the strict standards of 17.99.530 Window Design – Historic District. Motion Druker/Pitcher, all in favor motion passes unanimously

- 2. [Paul Conan, 9004 Franklin Ave, Gig Harbor, WA 98332: Burnham Drive Apartments](#): (PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184 and PL-SEPA-17-0013). The proposal includes a 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.**



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**Staff Presentation:** Kimberley Mahoney project overview and public comment provided by Jeff Job prior to end of comment period

**Applicant Presentation:** Stephen Bridgeford- Senior Planner with Contour Engineering, Property Owner - Paul Conan, Landscape Architect - Kathy Owens, Project Engineer - Jeremy Haug & Project General Contractor - Jeff Reed

**Public Comment:** Jacqueline Kelly – Burnham Drive Resident

**DRB Discussion:** Druker, Filand, Pitcher & Staff discussion on what part of the project DRB is reviewing

**Motion:** Applicant's proposed design for natural site condition for GHMC 17.99.240 C & 17.99.370A exceeds and meets the intent of the manual.

Motion: Peterson/no 2<sup>nd</sup>. Additional information requested by board

Will continue to June 10<sup>th</sup> with applicant to provide additional information for review.

Upcoming Meetings May 27, 2021 Mallards Landing Lot 7

**V. Adjourn** Motion Ashlock/Druker all in favor meeting adjourned at 8:19