



MINUTES
City of Gig Harbor Design Review Board
Virtual Meeting of April 22, 2021 at 5:00 pm

I. **Call to Order** 5:00 PM

II. **Roll call** Chair Brett Marlo DeSantis, Tomi Kent-Smith, Darrin Filand, Jon Ashlock, Marlene Druker, Nels Peterson

Staff – Senior Planner, Carl de Simas & Planning Technician, Michelle Thomas

III. **Agenda Items for Formal Review**. Review will be conducted in the following order for each item.

- a. Announcement of Application
- b. Open Public Meeting Announcement
- c. Appearance of Fairness Issues
- d. Staff Report
- f. Applicant Introduction and Presentation
- g. Public Comment (See Assistance Memo)
- h. Discussion and Voting

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-SEPA-19-0003. 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 de Simas provided project overview, staff's summary, written public comments read into record, project options

APPLICANT'S PRESENTATION: James Brown, Wattenbarger Architects; Thair Jorgenson & Chris Dewald, RUSH Company & Michelle Landscaping Architect

PUBLIC COMMENT: Received from Nicholas Moczarny and Lynn Anderson

BOARD DISCUSSION: Mr. Filand discussed past meeting review, significant changes since the meeting was held and review of design standards.

MOTION item 2: That DRB find extension and retaining wall south to mitigate the driveway being moved to the east, thus resulting in a 8 ½ ft. high portion of the wall is acceptable and considered equivalent by means of using additional landscape vegetation planted along the base of the wall to mitigate the visual impact of the wall as it exceeds the maximum height of 6 ft. Filand/Druker – All in favor, motion carried

MOTION item 1: Applicant works on and brings back to the DRB the following.

- a. separation of structures, b. architectural modulation of building & c. roofline- adequate
 - d. location of service areas- look at location of services and provide more detail associated with the enclosure structure, grading and landscaping around the loading dock as well as the dumpster enclosure.
 - e. window and balcony orientation- adequate
 - f. lighting- more design direction in regards to lighting parking that is adjacent to the buffer and specific lighting on west side of building itself relative to the individual tenant units so we can have a good indication of how the building is going to be calm and generally luminated.
 - g. vegetive buffer – parking adjacent to the buffer reorganize the parking in a way to consolidate some additional landscape space specifically as it relates to retention of some of the existing trees and preserve & retain existing trees and preserve some of the grading as well as creating a more densely planted new buffer that might help mitigate some of the service area located on the west side of the building
 - h. existing nonconformities & i. entryway orientation- adequate
 - j. location of parking and driveway entrances - create more landscape and buffering within a specific spot the parking might be amenable to that
 - k. open space and common area -adequate with the exemption we might be able to get more buffering
 - l. existing natural characteristics of the site - retain existing trees and grading around these areas along the sensitive part of the buffer
 - m. siding materials and details - adequate
- Filand/Kent-Smith
Druker lighting and service areas requirements
Applicant clarification
All in favor, motion carried

IV. Upcoming Meetings May 13, 2021

V. Board Discussion

VI. Adjourn Motion Kent-Smith/Druker all in favor meeting adjourned at 7:45