



AGENDA
City of Gig Harbor Design Review Board
Virtual Meeting of February 25, 2021 at 5:00 pm

NO PUBLIC COMMENT WILL BE ALLOWED AT THIS MEETING.

If you wish to submit any public comment please provide your input / questions to the Planning Department by Wednesday February 24, 2021. All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Written comments will be read during the appropriate agenda item

Please click the link to join the webinar: <https://zoom.us/j/95417232914>

Or Telephone: | 1 253 215 8782 | Webinar ID: 954 1723 2914

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

1. **Gray Road Holdings, LLC, P.O. Box 1805, Gig Harbor, WA 98335.:**
GIG HARBOR PENINSULA FISH FOOD BANK: (PL-DR-20-0071) The applicant has proposed the development of an approximately 10,000 square foot food and clothing distribution warehouse and administrative office building for use by the Gig Harbor Peninsula FISH Food Bank. The site is located at XXX Burnham Dr.

I. Upcoming Meetings

March 11, 2021 - CANCELLED

II. Adjourn



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Design Review Board
FROM: Planning Staff
DATE: February 18, 2021

RE: PL-DR-20-0071 – Gig Harbor Peninsula FISH Food Bank
Public Meeting Date: February 25, 2021

I. GENERAL INFORMATION

- A. Applicant/Owner:** Gray Road Holdings, LLC, PO Box 1805, Gig Harbor, WA 98335
- B. Agent:** Jeanne Ratcliffe-Gagliano, 7713 Pioneer Way, Suite 1, Gig Harbor, WA 98335

II. PROJECT DESCRIPTION

The applicant has proposed the development of an approximately 10,000 square foot food and clothing distribution warehouse and administrative office building for use by the Gig Harbor Peninsula FISH Food Bank.

The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design. The request is listed in Section VII of this staff report.

III. SITE DESCRIPTION

- A. Location:** XXX Burnham Dr. The site is located on the northeast side of Burnham Dr., approximately 250 feet southeast of the intersection with Harborview Dr.

Assessor's Parcel Number: 0221065020
(Sec 06, Tw 21, R 02, Qtr 12)

B. Site Area/Acreage: 1.94 acres

C. Existing Site Characteristics:

1. **Topography:** The site slopes down moderately from the northeast to the southwest. Slopes range on the site and appear to be as steep as 30% in some areas of the site. Total topographic relief across the site is approximately 40 feet.
2. **Vegetation:** The site is vegetated with fir, cedar, madrone, and maple significant tree species, as well as shrubs, grasses and weeds.
3. **Wetlands and Critical Areas:** The parcel is transected at the northwestern corner by a riverine wetland and Type 4 intermittent stream system. The Type 4 stream is subject to a 25-foot buffer, as per GHMC 18.08.182.

D. Zoning:

1. **Subject parcel:** B-2 General Business District
2. **Adjacent zoning and current use:**
 - a. **North:** B-2 District – Fraternal Order of the Eagles
 - b. **East:** PI Public Institutional District – Harbor Ridge Middle School
R-1 Single-Family Residential District – vacant land
 - c. **South:** R-1 District – Single-Family Dwelling
 - d. **West:** B-2 District – Hiyu Hee-Hee Tavern

E. Road Access: The site is accessed via a private 30-foot wide access easement from the southwest which connects the site to Burnham Drive.

IV. PERTINENT DESIGN REVIEW POLICIES

A. Comprehensive Plan: Community Design Element of Comprehensive Plan – pages 4-1 through 4-19.

- B. Gig Harbor Municipal Code:** The Design Review process is outlined in chapter 17.98 GHMC. Section 17.98.055 outlines the process for review of projects by the Design Review Board (DRB). This section states that after a public meeting, the DRB will make a recommendation to the Community Development Director for approval or denial of the application.

The DRB shall review an application which does not strictly conform to the specific requirements of the Design Manual under the following criteria:

- a) whether the alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements;
- b) whether the alternative design meets the intent of the general requirements of Chapter 17.99, Design Manual.

To best determine the general requirement's intent, the DRB shall consider the specific requirements as appropriate examples of compliance. General requirements include all bold and underlined text in the Design Manual. Specific standards include the more detailed text, which immediately follows general requirements. As previously noted, the applicant has requested 100% DRB review of the project.

V. PUBLIC NOTICE

Notice of the public meeting was mailed to all owners of property within 300-feet of the site on February 11, 2021. Public notice was also published in the Peninsula Gateway Newspaper and a notice board posted on the site on February 18, 2021. As of the date of this staff report, staff has received one (1) comment from the public in response to the Notice of Public Meeting. This comment has been included with this staff report as Exhibit F. The Declarations of Mailing, Posting, and Publishing the Notice of Public Meeting are collectively included as Exhibit G to this staff report.

VI. BACKGROUND INFORMATION

The project has been the subject of one preapplication meeting on August 14, 2019 (see file #PL-PREAPP-19-0021) and one DRB preapplication on October 10, 2019 (see file #PL-DR-19-0094). The applicant has also proposed an alternative design to the DRB at its public meeting on August 13, 2020 and proposed a design exception application to the DRB at its public meeting on September 10, 2020.

The applicant formally submitted for Alternative Design Review on June 16, 2020. Staff reviewed the proposal and determined the design was not compliant with a number of specific requirements of the Design Manual which were not addressed by the applicant in their original alternative design proposal. Staff also determined that some of the applicant's request for an alternative design proposal was more akin to an application for a Design Exception consistent with GHMC 17.98.060. The applicant subsequently revised their alternative design proposal to a full, holistic review of the proposed design from the DRB. At its meeting on August 13, 2020, the DRB found the proposed alternative design as equivalent or superior to the specific requirements of the Design Manual and as meeting the general intent of the Design Manual, with the exception of the Primary Walkway standards codified in GHMC 17.99.260; please see the DRB Notice of Recommendation included with this staff report as Exhibit D. The DRB also recommended at its August 13, 2020 public meeting that the applicant pursue a design exception for relief from GHMC 17.99.260, Primary Walkways, rather than a design alternative as the design exception seemed a more appropriate mechanism for relief from the Primary Walkway standards given the specific parameters of the site.

At its meeting on September 10, 2020, the DRB found the applicant's design exception request to be consistent with the criteria set forth in GHMC 17.98.060 and recommended the decision maker accept the proposed design exception, subject to the following special condition:

The applicant shall develop the subject parcel described as Lot 4 recorded with the Pierce County Assessor's Office on short plat no. 8506100285 with a primary walkway which is designed in a manner prescriptive to the requirements set forth in GHMC 17.99.260.

The DRB's Notice of Recommendation for the applicant's requested design exception from the standards set forth in GHMC 17.99.260, Primary Walkways, is included with this staff report as Exhibit D.

The applicant has since revised their site plan and submitted the revisions for staff's review. Staff has reviewed the revised site design and determined the design is not compliant with past Recommendations prepared by the DRB, and is therefore inconsistent with provisions of the Design Manual without the benefit of an appropriately addressed alternative design or design exception recommendation by the DRB to allow such design elements. See Section VII of this staff report for the requested items to be reviewed by the DRB and staff's accompanying analyses.

VII. REQUESTED DRB REVIEW AND STAFF ANALYSIS

The applicant has requested that the following item be reviewed by the DRB. See Exhibit A of this staff report for the project agent's presentation and narrative discussing the proposed alternative design. Planning staff has reviewed the materials exhibited to this staff report and makes the following analyses, findings and recommendations on the specified Design Manual requirements.

Article III: Site Design

A. GHMC 17.99.240(C) – Natural site conditions: Maintain natural topography. The Design Manual states that building and parking lots shall be designed to fit natural slopes rather than regrading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced and finished grades shall not include any retaining walls that exceed six feet. Instead, designs shall complement and take advantage of natural topography. Sloped lots may require multileveled buildings, terraced parking lots and/or lower level parking garages.

1. **Applicant's Request:** The applicant is requesting the DRB review and recommend approval of its alternative design proposal to the site's grading. The applicant is proposing to cut approximately 2,000 cubic yards of material and fill approximately 3,000 cubic yards of material, which represents a 15% difference between the cut and fill activity proposed to develop the site.

2. **Staff Analysis:** The applicant is proposing to regrade the subject site in a manner which is not regarded as "balanced" by staff, and which exceeds the imbalance of the previously proposed grading plan which was recommended for approval by the DRB at its August 13, 2020 public meeting. The applicant's grading plan had previously proposed to cut approximately 4,500 cubic yards of material and fill approximately 3,500 cubic yards of material, which represented an approximate 12.8% difference between the cut and fill activity necessary to develop the subject site.

Referencing the site section on sheet A1.0 of Exhibit A, the applicant appears to design the site in a manner which maintains the natural topography other than that grading activity necessary to create a level building area and Code-compliant site access. The intent of GHMC 17.99.240(C) is to design a site in a manner which complements and takes advantage of the natural topography; this intent is displayed in the applicant's Elevations (Exhibit A), wherein the retention of existing slopes surrounding the building pad are evident.

In this limited instance, the DRB may wish to consider that the site design retains these features and that no element of the applicant's grading plan requires the installation of retaining walls in excess of six-feet, allowing the buildable area to be developed within the natural topography as much as practical. The DRB may also wish to consider that, while the difference in cut and fill percentages have increased since the applicant's last alternative design proposal to the DRB on August 13, 2020, the overall grading activity has reduced; the applicant has reduced the cut activity by 2,500 cubic yards and the fill activity by 500 cubic yards, representing less manipulation to the site's natural topography than had been previously reviewed by the DRB and found to meet the criteria set forth in GHMC 17.98.055(A) to recommend approval of an alternative design proposal.

If the Design Review Board agrees with the analysis above, staff suggests the DRB make the following findings and recommendations:

3. **Findings:** The DRB finds the proposed design alternative to the maintenance of natural topography requirement represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirement. Furthermore, the alternative design meets the intent of the general requirement of GHMC Chapter 17.99.240(C).

4. **Recommendation:** The DRB recommends the decision maker accept the proposed design alternative to maintain natural topography as consistent with the review criteria codified in GHMC Chapter 17.98.055(A), provided the applicant's grading quantities do not exceed the proposed 15% difference between the cut and fill activity to develop the site.

B. GHMC 17.99.260(D) – Primary walkway standards: Accent walkways with significant landscaping. The Design Manual states that a primary walkway is the main pedestrian walkway which connects a building's entrance to the public right-of-way. Primary walkways are required for all nonresidential development. One side of all primary walkways must be landscaped except where they cross driveways. The width of the landscaping shall be a minimum of five feet. (emphasis intended)

1. **Applicant's Request:** The applicant is requesting the DRB review and recommend approval of its alternative design proposal to the site's primary walkway requirement to provide a five-foot wide landscaping strip to the building's entrance. See Sheet L-3 and pages 2-3 of Exhibit

A for the applicant's proposed alternative landscaping to accent its primary walkway.

2. Staff Analysis: The applicant is proposing to deviate from strict adherence with GHMC 17.99.260(D), which requires a five-foot wide landscaping area along one side of all primary walkways, which connects the building's entrance to the public right-of-way.

The DRB considered the applicant's requested design exception from the standards set forth in GHMC 17.99.260, Primary Walkways, at its September 10, 2020 public meeting. As has been previously noted, the DRB issued a Notice of Recommendation for the decision maker to approve the requested design exception, subject to the following condition:

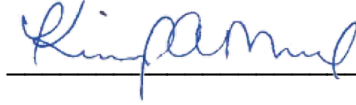
The applicant shall develop the subject parcel described as Lot 4 recorded with the Pierce County Assessor's Office on short plat no. 8506100285 with a primary walkway which is designed in a manner prescriptive to the requirements set forth in GHMC 17.99.260.

The applicant has not proposed primary walkways which are designed in a manner prescriptive to the requirements set forth in GHMC 17.99.260, as has been conditioned by the Design Review Board in its Notice of Recommendation signed on September 24, 2020. The applicant submits that a five-foot landscape area along one side of the primary walkway would obstruct the view of the front door from the walkway, would impede pedestrians traversing the site, and would likely be degraded by foot traffic through the landscaping areas; see this discussion on pages 2-3 of Exhibit A attached to this staff report.

The applicant notes that, considering the above, the proposed alternative landscaping of four (4) 5' x 5' raised planters with *Arbutus unedo* (strawberry tree) planted in each, and two (2) additional landscaped planters along the southern façade of the proposed structure, introduces an equivalent or superior design solution which is consistent with the intent of GHMC 17.99.260(D).

Staff will withhold its opinion regarding the request's consistency with the applicable design alternative criteria until after the applicant and DRB have an opportunity to fully address the proposed design at the upcoming public meeting for the proposal.

Project Planner: Kimberly Mahoney, Associate Planner

A handwritten signature in blue ink, appearing to read 'Kimberly Mahoney', is written over a horizontal line.

Date: February 18, 2021

The following documents pertinent to your review are enclosed:

Exhibit A – Alternative Design Presentation and Narrative, prepared by Ratcliffe-Gagliano Architecture, dated February 10, 2021

Exhibit B – Architectural Drawings, prepared by Ratcliffe-Gagliano Architecture, dated February 10, 2021

Exhibit C – Landscape Drawings, prepared by Bradley Design Group, Inc., dated February 10, 2021

Exhibit D – DRB Notices of Recommendation, dated August 24, 2020 and September 14, 2020

Exhibit E – Landscape Product Specifications

Exhibit F – Public Comment, prepared by Mr. Wade Perrow, dated February 16, 2021

Exhibit G – Declarations of Mailing, Posting and Publishing, Notice of Public Meeting dated February 11, 2021



February 10, 2021

Design Review Board - Exhibit A
FISH Food Bank, PL-DR-20-0071

Alternate Design Review Narrative

Re: GHP FISH Food Bank
 4303 Burnham Dr, Gig Harbor, WA
 Per: PL-19-0021, PL-DR-0094, and
 PLSPR-20-0007.

DRB History:

At the August 13, 2020, Design Review Board meeting, the DRB recommended approval for an overall holistic superior alternative design for the GHP FISH Food Bank project.

At the September 10, 2020, Design Review Board meeting, an exception for the primary walkway requirement within the off-site access easement was granted.

On October 19, 2020, complete application was made for Major Site Plan Review, including grading plans and an Alternative Landscape Plan.

In the process of responding to staff's comments, dated January 11, 2021, there are three remaining items that staff has determined will need a final recommendation of approval from the Design Review Board.

1. Site Design: 17.99.240 Natural site conditions

C. Maintain natural topography: Buildings and parking lots shall be designed to fit natural slopes rather than re-grading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced, and finished grades shall not include any retaining walls that exceed six feet. Instead, designs shall complement and take advantage of natural topography. Sloped lots may require multileveled buildings, terraced parking lots and/or lower level parking garages.

Previous proposal:

In the plans presented to the DRB in August, 2020, the earthwork cuts and fills indicated that 4,500 CY would be cut from areas onsite and 3,500 CY would be filled in areas onsite. At that time, it was anticipated that it would be necessary to haul off an excess of 1,000 CY to achieve the elevations presented to the DRB.

Current proposal:

1. The current SPR submittal indicates a 225% reduction of the cut amounts proposed to the DRB in August 2020, for a total cut of approximately 2,000 CY.
2. The current SPR submittal shows a 17% reduction of the fill proposed to the DRB in August 2020, for a total of 3,000 CY.

3. The total volume to be moved onsite is substantially less than originally proposed, and is more consistent with GHMC 17.99.240(c).

2. Site Design: 17.99.260 Primary walkway standards (IBE)

D. Accent walkways with significant landscaping: One side of all primary walkways must be landscaped except where they cross driveways. The width of the landscaping shall be a minimum of five feet.

Previous Proposal:

It was applicant's intent to provide a primary walkway that strictly met the 5' wide landscaping width up to the common area plaza, which is part of the building's entry. In August of 2020, the DRB reviewed and approved the submitted site plan and perspective images that were presented, which have remain extensively unchanged since that meeting.

As you can see in the attached site plan and perspectives that were presented at that DRB meeting, there were no landscape strips or "green areas" shown at the common area plaza.

It was the applicant's understanding that the common area plaza at the entry would be addressed in the Alternative Landscape Plan being submitted as part of the Major Site Plan Review package. City staff has suggested that the primary walkway must extend to the front door, not just to the entry plaza as we showed the DRB in August, 2020.

In the Notice of Recommendation by The City of Gig Harbor Design Review Board, signed statement dated September 24, 2020, the following was stated:

"5. Architectural changes in the project design as a result of the exception have been sufficiently compensated by other architectural embellishments, and site plan changes as a result of the exception have been sufficiently compensated by other site amenities."

*"At the August 13, 2020 DRB meeting, the DRB reviewed a holistic alternative design proposal as presented by the applicant and found the design as equivalent or superior to the specific requirements of the Design Manual and as meeting the general intent of the Design Manual, with the exception of the primary walkways. **The proposed design alternative includes an enhanced landscaping plan proposed by the applicant and a primary walkway design within the subject parcel's boundary which strictly conforms with GHMC 17.99.260.** These elements of the site plan, in addition to the site's holistic design, sufficiently compensate the requested design exception from developing the off-site easement with a conforming primary walkway "*

Current Proposal:

Where the primary walkway merges with the common area plaza, at the entry, City staff is suggesting the DRB needs to review and determine if strict compliance with this standard would require a 5' wide strip of landscaping between the parking lot and the front door portion of the entry. If so, we ask the DRB to consider the following points:

1. It would be a departure from what was reviewed and approved in August 2020.
2. It would obstruct the view of the front door as you approach the building.

3. It would be an impediment to pedestrian foot traffic flow through the site.
4. Planting strips, located near the building entry, or near public gathering areas, tend to get stepped upon, with roots exposed, and dying plants.
5. If a 5' wide landscaping strip were to be placed between the parking lot and the common area plaza, it would not create an inviting entry and plants would get trampled.

The proposed Alternative Landscape Plan, Sheet L-3, shows (4) 5' x 5' raised, moveable planters with trees, attractively arranged around the entry, plus (2) additional planters against the south end of the building, along the sides of the primary walkway where it widens and adjoins with the Common Area Plaza, which is a superior alternative solution for this common area entry plaza.

We ask the DRB to find this change to be a superior design solution, as such we ask for the DRB's recommendation for approval.

We have also made one design adjustment next to parking stalls 27 and 28, to meet the prescriptive 5' wide landscape strip requirement, thereby allowing for more trees and plantings in that area.

17.99.180 Zone Transition Buffering Standards:

Buffering between zonesshall include a dense vegetive buffer of 40 feet or more.....

Previous Proposal:

Within the 40' zone transition buffer next to the R-1 Residential parcel on the north-east corner of the site, **the zone transition buffering standards cannot be achieved** since there is a need to provide a 288sf City of GH sanitary sewer line easement to provide sanitary sewer service as identified in the City's Comprehensive Sewer Plan. This easement for sanitary sewer does not serve or benefit the FISH project.

1. See attached IR-1, where sewer easement encroachment is shown in yellow.
2. According to the City's own Public Works standards 13.28.250 states it is unlawful to plant anything that would be likely to obstruct a sewer line.

13.28.250 Planting certain trees and shrubs prohibited – Removal.

 SHARE

It is unlawful to plant poplar, cottonwood, soft maples, willow, or any other tree or shrub whose roots are likely to obstruct public or private sewers. The superintendent is authorized to remove any trees or shrubs from any public street, or the roots of any trees or shrubs which extend into any public street, when the trees or the roots thereof are obstructing, or when he determines that they are liable to obstruct, public or private sewers; provided, however, that he shall give 10 days' notice in writing to the owner or occupant of the abutting property to remove the same, and if such owner or occupant fails or refuses to do so, the reasonable cost of such removal from either private property, alleys or street, when done at the direction of the superintendent shall be a charge against, and a lien upon, the abutting property from which such trees or shrubs are removed, and the city attorney is authorized and directed to collect such charge by suit maintained in the name of the city as plaintiff, against the owner in any court of competent jurisdiction. (Ord. 209 § 14, 1974).

3. In addition, this project must safely convey drainage from the uphill property around the proposed building.

4. An LID riparian swale and/or pipe must be used to channel the flow which will prohibit the use of dense trees and shrubs at this location.
5. The uphill adjacent properties that have surface water to control are the R-1 Residential zone, and the Goodman Middle School Track areas. The proposed utility and storm lines are shown on Sheet C1.1.

This photo demonstrates an example of an LID riparian swale, which is a possible solution for addressing the storm water drainage or storm water overflow drainage. The final utility design will consider both piping and over-the-ground overflow channel, but all design solutions will require the utility easement.



Current Proposal:

This is a situation where zone transition buffering standards cannot be achieved, so the following will apply:

17.99.190 Zone Transition development standards. (A), (B), (C) and (D).

In situations where zone transition buffering standards cannot be achieved....

- (A) Limit building footprint to the average size of the building footprints in opposing zones, (within 200')
- (B) Limit building height to the average height of building in opposing zones.
- (C) Avoid facing dissimilar structures along streets.
- (D) Avoid the appearance of parking lots along residential streets.

1. This project meets all the criteria described under 17.99.190 to meet the zone transition criteria, since there are no existing structures within 200' of the north east portion of the site, including the adjacent R-1 zone. See attached aerial diagram.

2. A 20' landscape buffer is provided with a planting density superior to the standard perimeter landscape requirements for non-residential and mixed-use development contained in GHMC 17.78.070.A.2.b.
3. The proposed landscape plan will include a 32' wide perimeter enhanced landscaping area along the east side of the building.
4. The proposed landscaping plan will respect the limitation of the utility easements.
5. The proposed landscape plan will replace the existing madronas with evergreens (as requested by adjoining residential property owner, and made part of the DRB public records in August, 2020), and will increase the number of evergreen trees.
6. Since the proposed building is in large part below grade along the east property line, the plantings are proposed in an off-set pattern, to disguise the east side of the building when seen from the residential property above, which is a superior solution than what would otherwise be required in a standard 20' residential buffer.

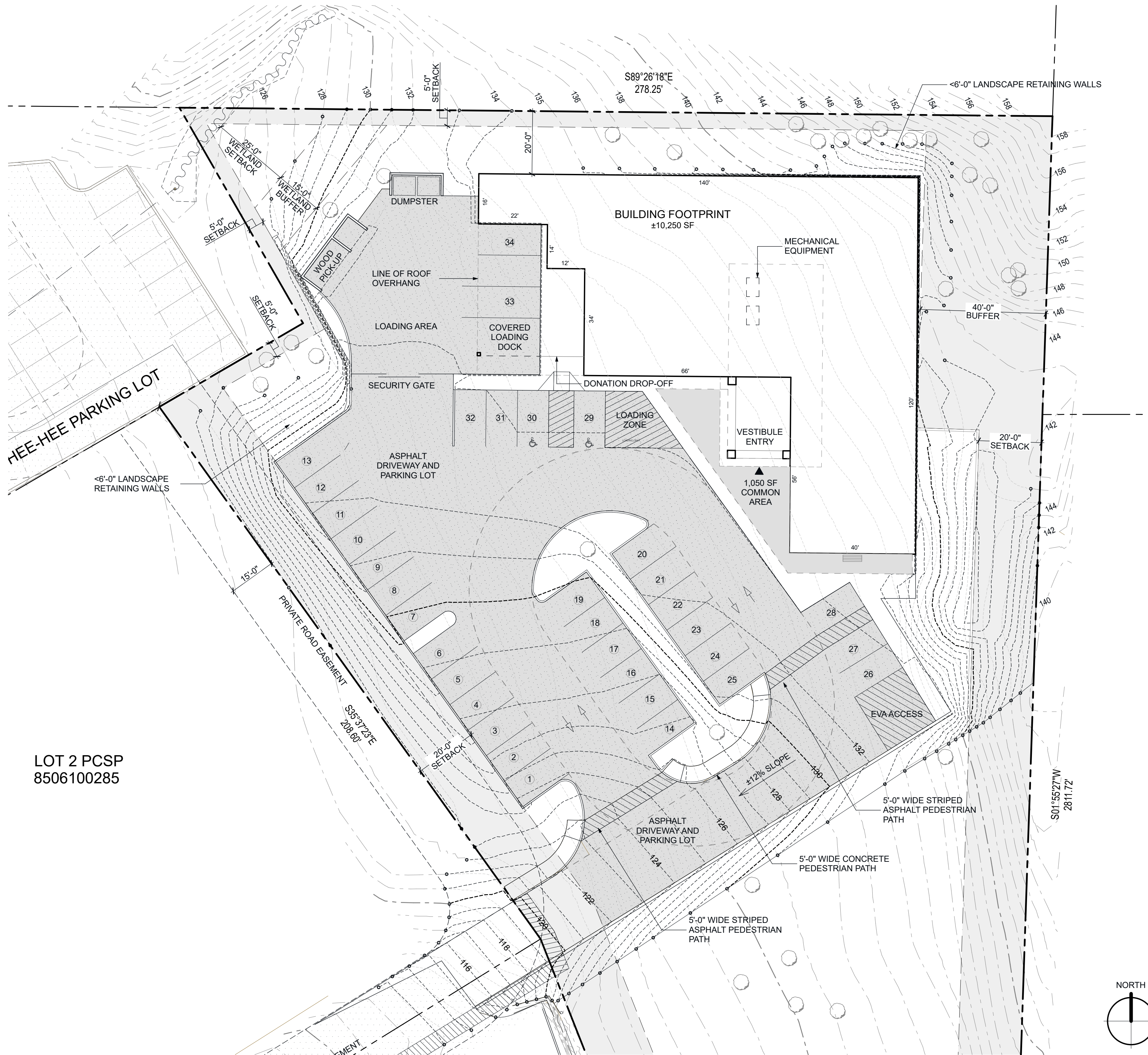
We ask the DRB to find the Alternative Landscape Design to be a superior design solution, as such we ask for the DRB's recommendation for approval.

Thank you for your consideration,

Sincerely,

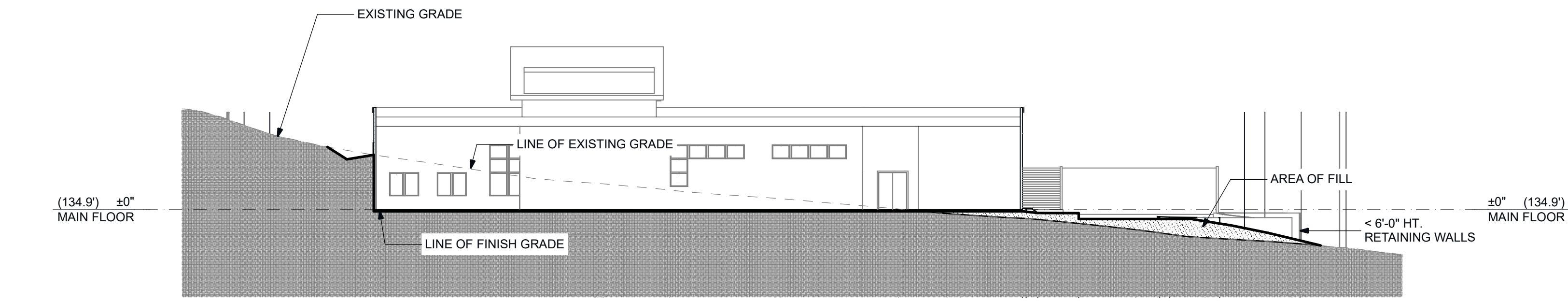
A handwritten signature in blue ink, appearing to read 'J. Ratcliffe-Gagliano', with a long horizontal flourish extending to the right.

Jeanne Ratcliffe-Gagliano
Architect



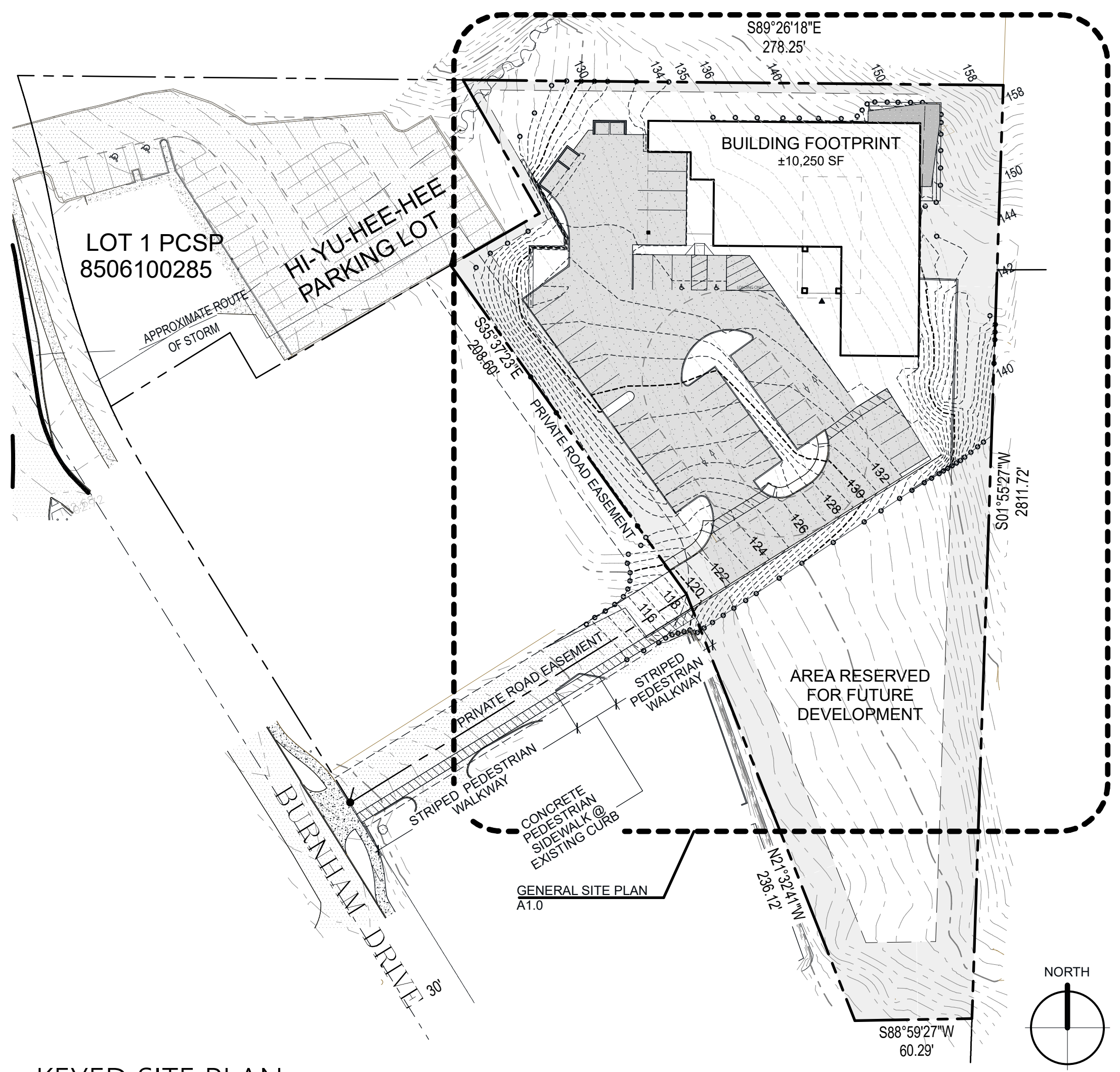
GENERAL SITE PLAN

SCALE: 1" = 20'



SITE SECTION A-A

SCALE: 1" = 20'



KEYED SITE PLAN

SCALE: 1" = 50'

SITE AREA: 84,559 S.F. (1.94 ACRES)

PROPOSED BUILDING FOOTPRINT: 10,234 S.F.
PROPOSED CONCRETE SURFACE: 3,175 S.F.
PROPOSED ASPHALT DRIVEWAY/PARKING: 20,863 S.F.

TOTAL PROPOSED: 34,272 S.F.

34,272 S.F. / 84,559 S.F. = 40.5% PROPOSED IMPERVIOUS LOT COVERAGE

ZONING: COMMERCIAL - ZONE B-2
JURISDICTION: CITY OF GIG HARBOR

SETBACKS:
20' FRONT
20' REAR
5' SIDE
(IF ABUTTING A RESIDENTIAL LOT, A 40' SCREENED BUFFER SHOULD BE PROVIDED)

BUILDING:
10,250 SF FACILITY INCLUDING BUSINESS (B), MERCANTILE (M), AND WAREHOUSE (S1)

OCCUPANCY LOAD:
(BASED ON PRELIMINARY AREA CALCULATIONS)
BUSINESS: ~2,000 SF (1 PERSON/100 SF) = 20 OCCUPANTS
MERCANTILE: ~3,000 SF (1 PERSON/60 SF) = 50 OCCUPANTS
WAREHOUSE: ~5,250 SF (1 PERSON/300 SF) = 18 OCCUPANTS
TOTAL BUILDING OCCUPANT LOAD: 88 PERSONS

PARKING REQUIREMENTS:
DETERMINED ON USE OF FACILITY CATEGORIZED AS "PERSONAL SERVICES"
10,250 SF BUILDING OF "PERSONAL SERVICES" REQUIRES 1 PARKING STALL PER 300 SF = 34.16 STALLS
OF THE 35 REQUIRED STALLS, (2) MUST BE "ACCESSIBLE SPACE"

SITE LANDSCAPE REQUIREMENTS:
MUST MAINTAIN 25% OF EXISTING PROMINENT TREES
SITE CURRENTLY CONTAINS 56 PROMINENT TREES,
25% RETENTION REQUIRES KEEPING MIN. 14 TREES

COMMON AREA REQUIREMENTS:
10% OF 10,250 SF BUILDING = 1,025 SF COMMON AREA



7713 Pioneer Way, Suite 1
Gig Harbor, WA 98335
Ph. 253.858.7760
www.ig-arc.com

PRELIMINARY
DRAWINGS
NOT FOR APPROVAL, PERMIT,
OR CONSTRUCTION

GHP FISH FOOD BANK BUILDING
XXX BURNHMA DR
GIG HARBOR, WA 98332

SITE PLAN

REV #	REV. DATE	REVISION DESCRIPTION

STATUS:
DESIGN REVIEW

DATE:
8/24/2020

DRAWN:
NK

JOB #:
19-038

NAME:
GHP FISH FOOD BANK

SHEET:

A1.0







SEE SHEET L-4

Overall Site

ALTERNATIVE LANDSCAPE PLAN ELEMENTS

ZONE TRANSITION STANDARDS

(GHMC 17.78.070.A.3 & 17.78.070.B

Due to the existence of the City of Gig Harbor utility easement within the 40' buffer area and associated restrictions to planting within the City easements, the project is unable to provide the zone transition buffer planting requirements. As an alternative, the project is providing zone development standards per 17.99.190.

PERIMETER TREE RETENTION

(GHMC 17.78.070.A.2a)

Preservation of significant trees is required within all perimeter buffer areas. Due to site development requirements the project is unable to retain all the existing perimeter trees. As an alternative, the project has provided replacement at a ratio of 1.5:1 based on the total caliper inches of the trees removed. Replacement trees are provided as 2" caliper deciduous or 6" height conifer trees. All calculations relating to the removal and replacement of perimeter trees is located in the tree inventory provided on Sheets L-1 and L-2. The locations of the replacement trees are provided in notes and callouts on Sheets L-3.

PERIMETER PARKING LOT LANDSCAPING:

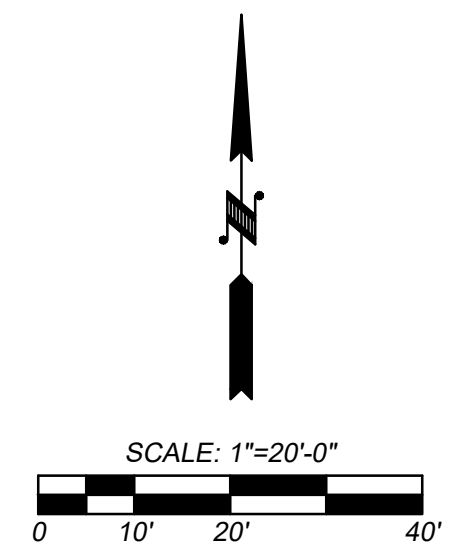
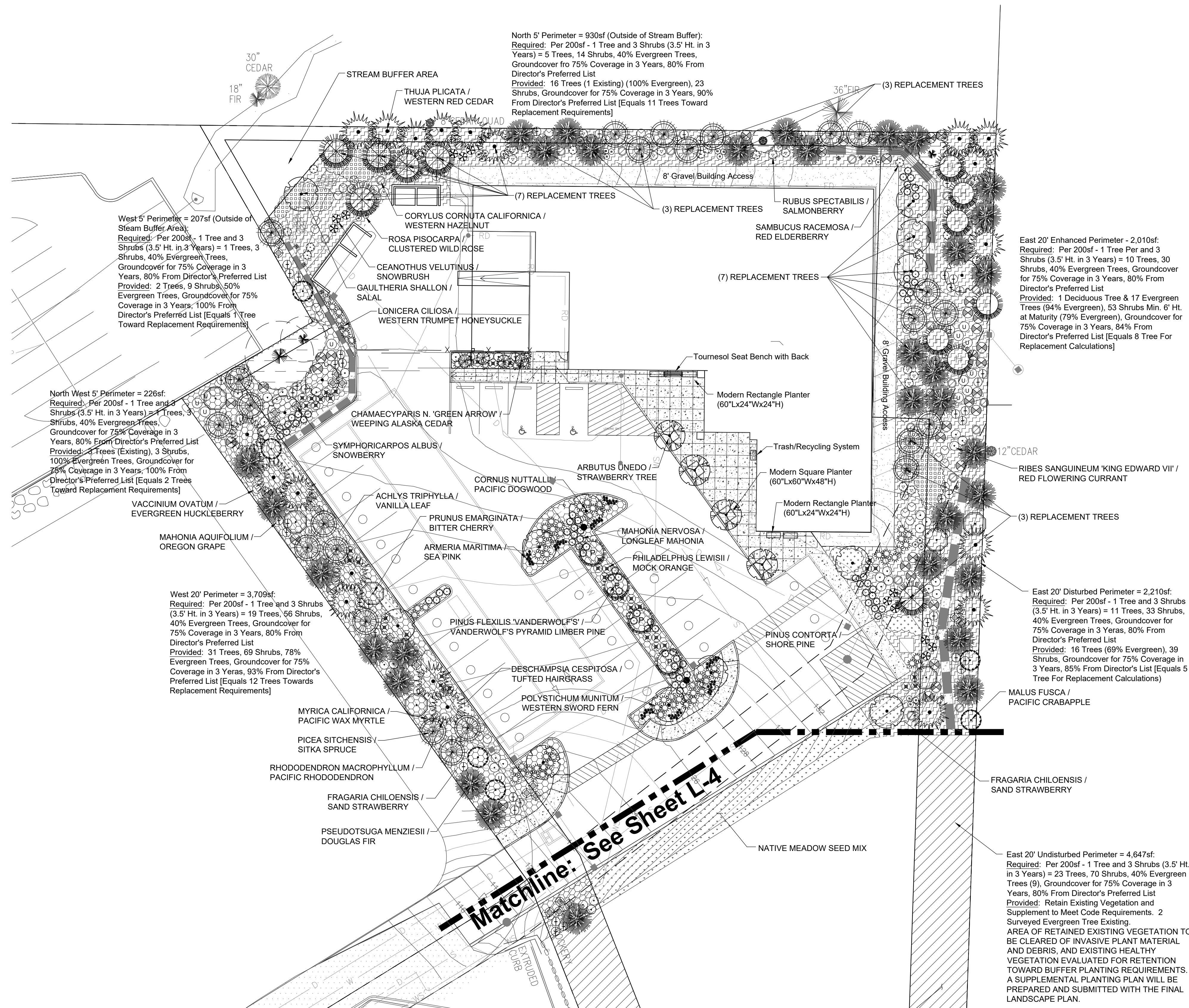
(GHMC 17.78.080.A.1)

Minimum 5 feet of landscaping is required along parking lot perimeters between parking and building. Due to site constraints, 1 - 10' parking stall does not have the required min. 5' of perimeter parking lot landscaping for a deficiency of 50sf. As an alternative per GHMC 17.78.100.A a greater amount of perimeter parking lot landscaping is provided within the central parking island where a 9' depth of landscaping is provided rather than the minimum 5' depth, for an additional 240sf of parking perimeter landscaping. Although 6' of landscaping has been provided adjacent to three of the parking stalls, due to it's location near the security fence 4 columnar conifer trees that cannot be scaled have been provided rather than the 2 required canopy trees. As an alternative, 4 trees have been provided in large raised planters in the plaza area.

INTERIOR PARKING LOT LANDSCAPING:

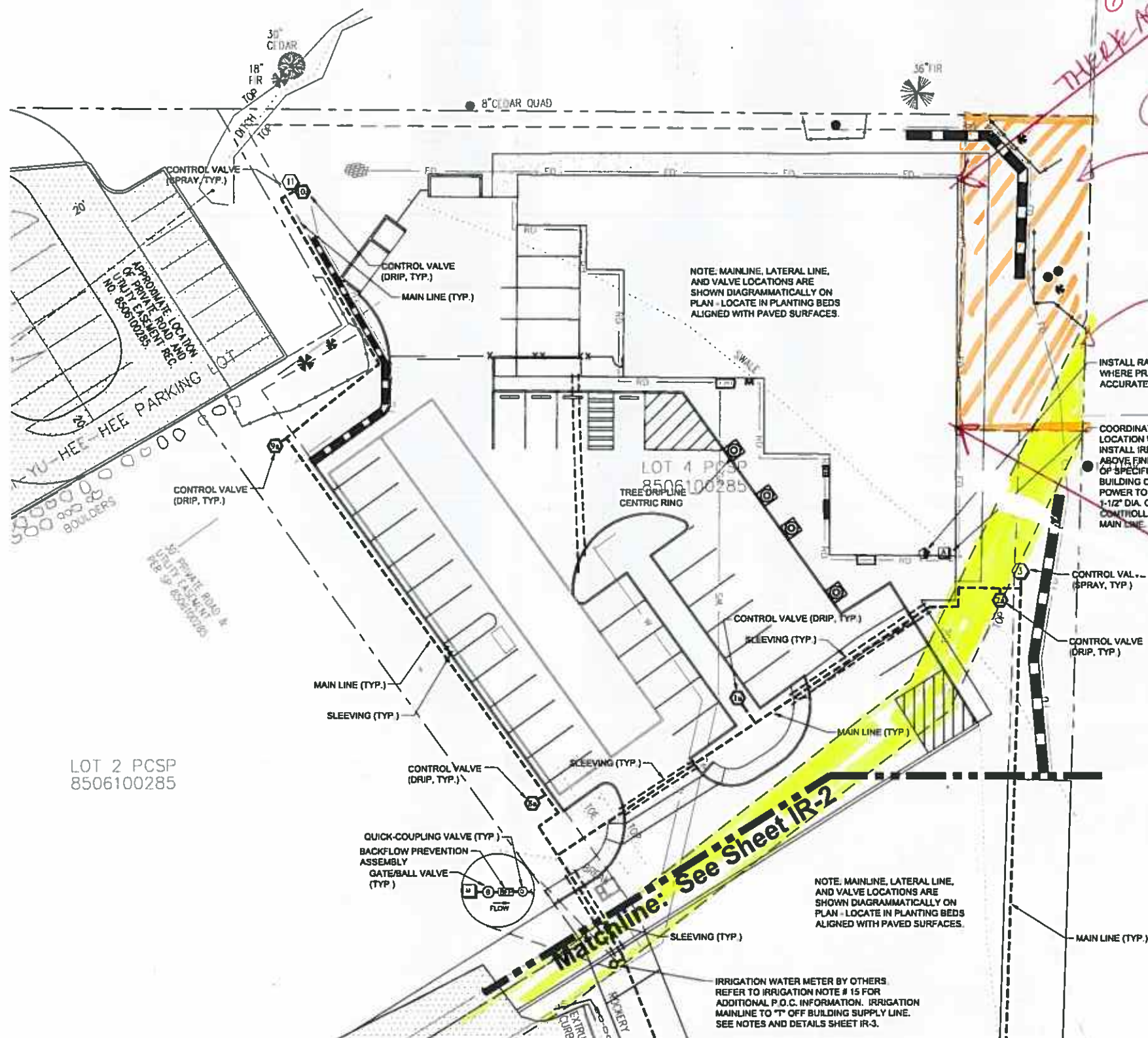
(GHMC 17.78.080.B.2)

A minimum of 125sf of landscaping is required at the ends of parking rows, and between every 9 parking stalls. In the parking area located along the western property line the project is only able to provide a 66sf interior parking island between stalls rather than a 125sf landscape island for a deficiency of 59sf. As an alternative per GHMC 17.78.100A, a greater amount of interior parking lot landscaping is provided in the central parking lot area at the ends of the double loaded parking rows. Where 500sf is required, a total of 862sf is provided, which results in additional interior parking lot landscaping in the amount of 362sf. The one required canopy tree is provided in the perimeter parking area directly adjacent to the 66sf parking island.



REVISION		
No.	Date	By
1	10 Feb 2021	MFW
Site Plan Review Comment Response		
KBR		
Scale: 1"= 20'0"		
Designer: MFW Project Manager: MFW Engineer: KBR Date: 20 Oct 2020	Sheet No. L-3 of 6 Sheets	
Project: Site Plan Review Phase: 20031		

Overall Site



GTMC 17.99.190
~~THERE ARE NO EXISTING~~
~~STRUCTURES WITH~~
~~200' OF SURF~~

—ORANGE INDICATES
90' DENSE VEGETATIVE
BUFFER AREA AT
ZONE TRANSITION

Yellow INDICATES
CITY GT SEWER
EASEMENT, PER CITY
COMP

INSTALL RAIN SENSOR IN LOCATION WHERE PRECIPITATION CAN BE MEASURED ACCURATELY - SEE GENERAL NOTE C.

COORDINATE IRRIGATION CONTROLLER LOCATION WITH PROJECT MANAGER.
INSTALL IRRIGATION CONTROLLER 60" ABOVE FINISH FLOOR ON EXTERIOR WALL OF SPECIFIED MECHANICAL ROOM.
BUILDING CONTRACTOR TO PROVIDE POWER TO CONTROLLER LOCATION. RUN 1-1/2" DIA. CONDUIT FROM IRRIGATION CONTROLLER LOCATION TO IRRIGATION MAIN LINE FLAG ALL LOCATIONS.

OTHER ARE
NO EXISTING
STRUCTURES
ZOO OF SITE
GHMC 17.99.190

Matchline: See Sheet IR-2

SLEEVING (TYP.)

NOTE: AND SHO PLAI ALIG

IRRIGATION WATER METER BY OTHERS.
REFER TO IRRIGATION NOTE # 15 FOR
ADDITIONAL P.O.C. INFORMATION. IRRIGATION
MAINLINE TO "T" OFF BUILDING SUPPLY LINE.
SEE NOTES AND DETAILS SHEET IR-3.

BRADLEY DESIGN, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

BDG



mail
4130 N Lexington St
Tacoma, WA 98407

location
4558 St Helens Ave
Tacoma, WA 98402

L.253.272.4848
F.253.276.0132

www.bradtree.com
info@bradtree.com

~~PRELIMINARY IRRIGATION PLAN NORTH~~

Gig Harbor Peninsula FISH Food Bank

Gray Road Holdings LLC
Burnham Drive, Gig Harbor, WA

[illegible]

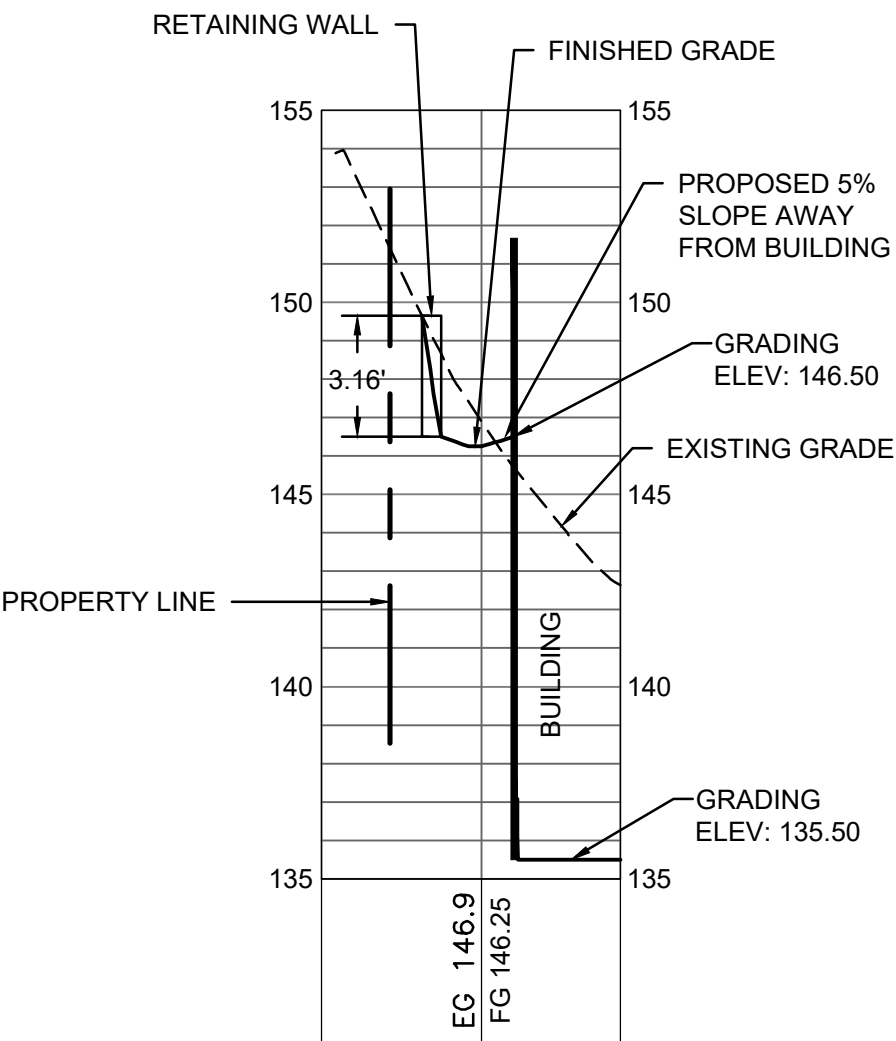
Eliminary Irrigation Plan North



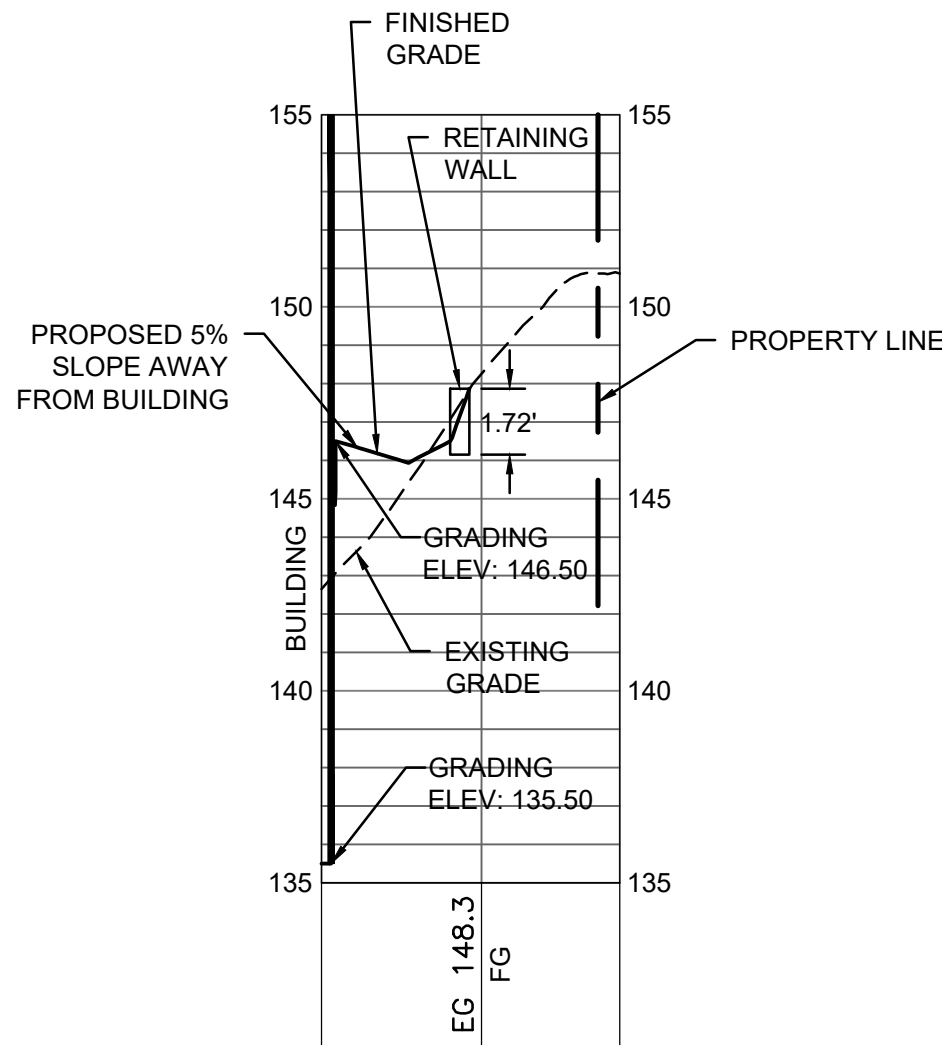
Know what's below.
Call before you dig.

GHP FISH FOOD BANK

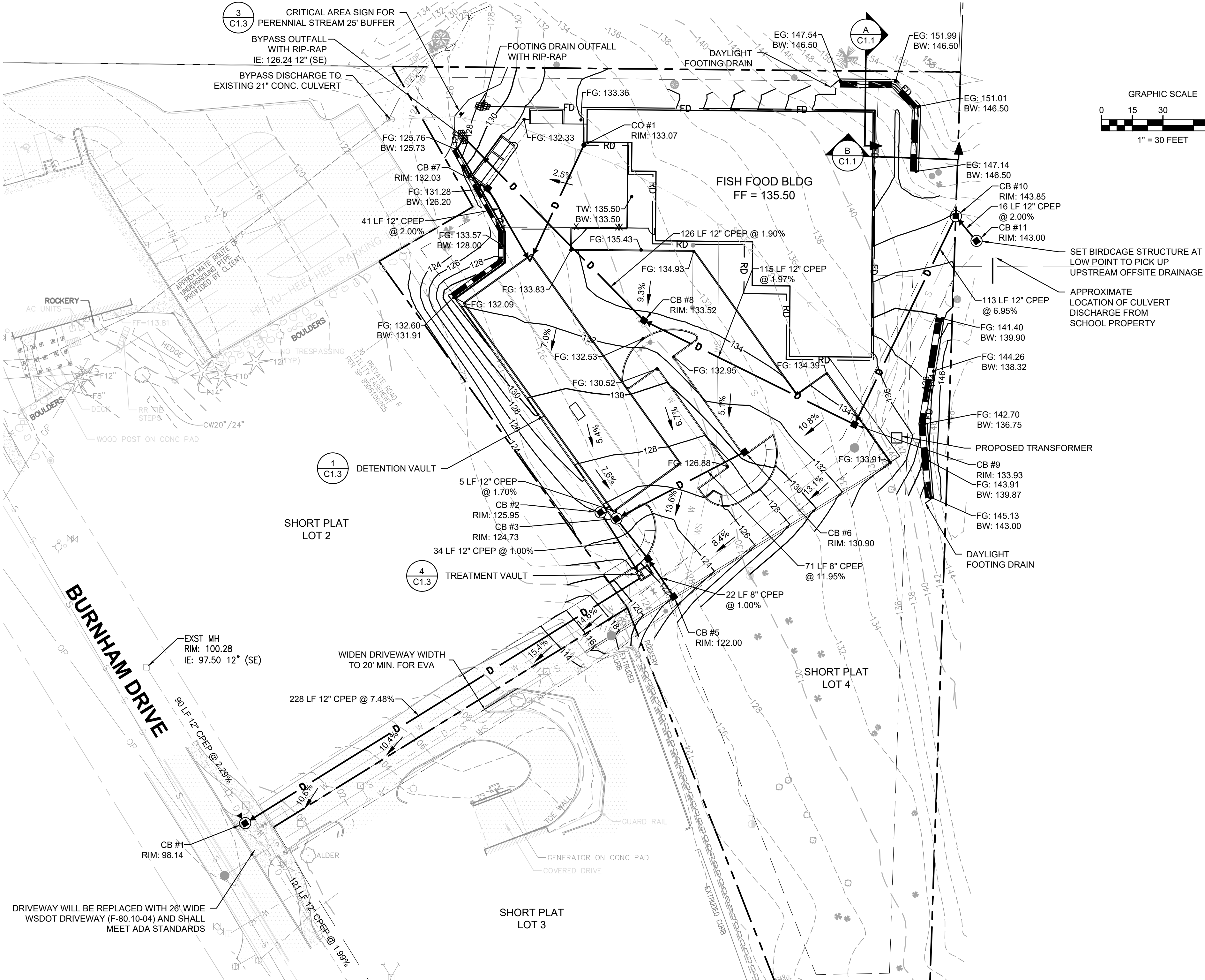
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 06, TWN. 21N., RGE. 02E. W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON



SECTION A
SCALE: H1"=30', V1"=5'



SECTION B
SCALE: H1"=30', V1"=5'



NOTES

REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL HORIZONTAL CONTROL, SITE FURNISHINGS, AND RELATED DETAILS NOT SHOWN ON THIS PLAN.

EARTHWORK QTYS

CUT: 2,000 CY
FILL: 3,000 CY
NET: 1,000 CY FILL = DETENTION VAULT VOLUME

NOTE:
THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO THEY ACCOUNT FOR PAVEMENT, SIDEWALK OR BUILDING SECTIONS.

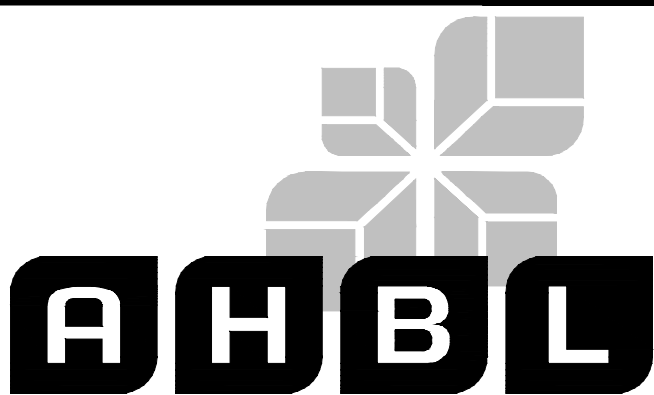
IMPERVIOUS COVERAGE

ROOF AREA	11,715 SF (0.27 AC)	(BLDG FOOTPRINT 10,250)
OTHER HARD SURFACES	24,846 SF (0.57 AC)	
TOTAL SITE AREA	84,696 SF (1.94 AC)	
IMPERVIOUS COVERAGE	43.2%	
MAX ALLOWED	60%	



REVISIONS

△ SITE PLAN REVIEW COMMENT RESPONSE 1 - 02.10.2021



TACOMA
SEATTLE
TRI-CITIES
SPOKANE
2215 North 30th Street, Suite 300
Tacoma, Washington 98403
253.383.2422 TEL
253.383.2572 FAX
www.ahbl.com

DESIGNED BY: STK
DRAWN BY: RKI
CHECKED BY: JMW
APPROVED BY:
SCALE: AS SHOWN
OTHER:

GHP FISH FOOD BANK

GRADING AND DRAINAGE PLAN

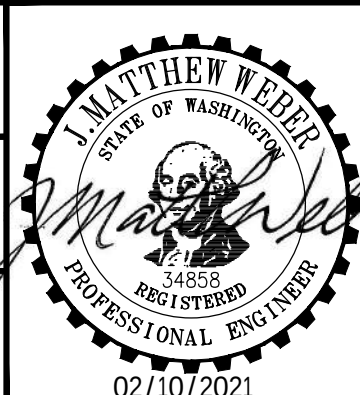
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EN-20-XXXX

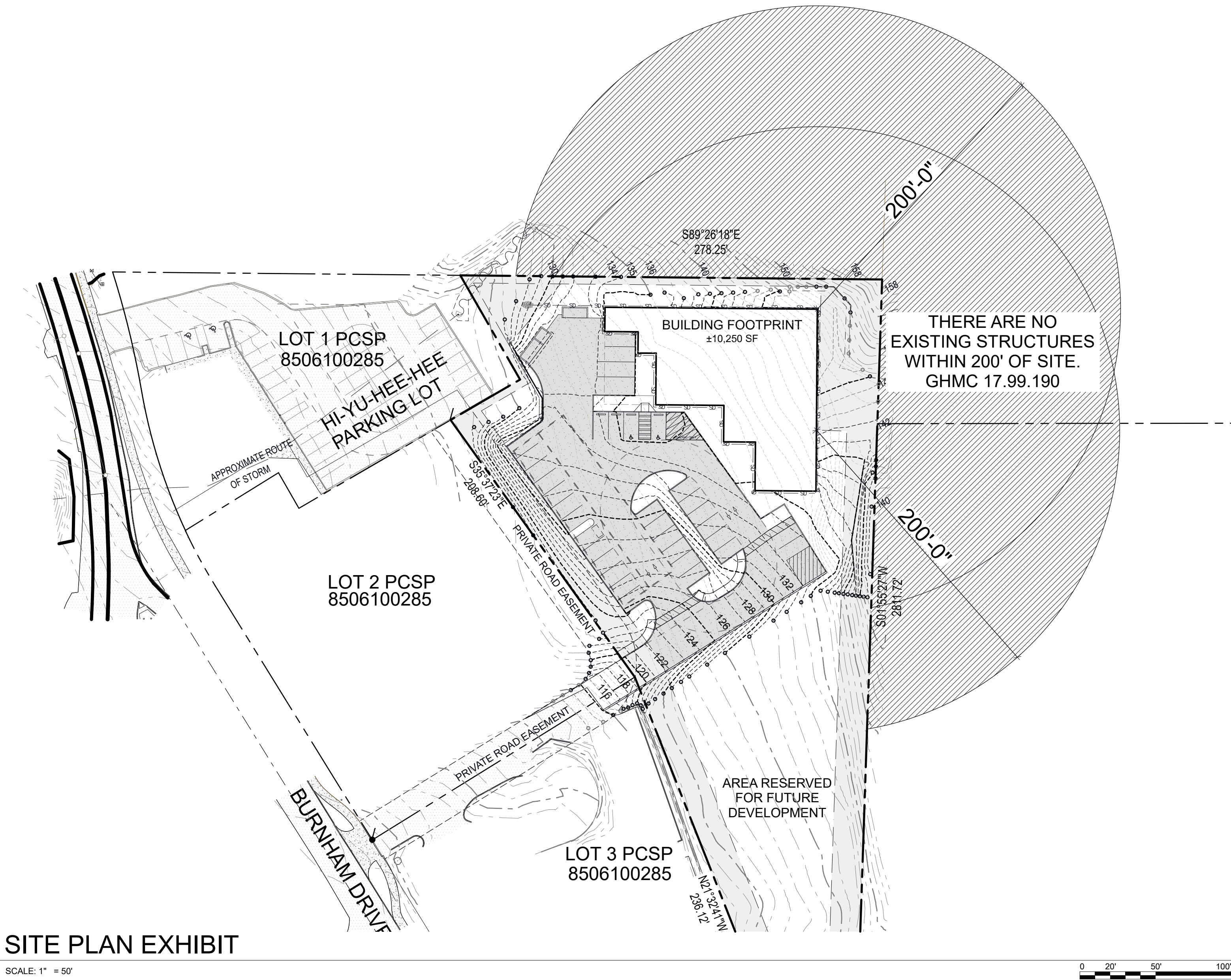
DRAWING NO.
C1.1

AHBL# 2200038.10

SHEET OF

4 8





REV #	REV. DATE	REVISION DESCRIPTION
1	02.10.2021	SITE PLAN REVIEW COMMENT RESPONSE

STATUS:
SPR - COMMENT

DATE:
01.31.2021

DRAWN:
NK

JOB #:
19-038

NAME:
GHP FISH FOOD BANK

SHEET:

GIG HARBOR PENINSULA FISH FOOD BANK PARCEL #: 0221065020

1. THIS IS NOT A SURVEY. ALL DIMENSIONS, TOPOGRAPHY, CRITICAL AREAS, AND ENVIRONMENTALLY SENSITIVE AREAS TO BE VERIFIED ON SITE. NO LIABILITY IS ASSUMED FOR VARIATIONS ASCERTAINED BY ACTUAL SURVEY.

2. REFER TO CIVIL DRAWINGS FOR GRADING/PAVING AND UTILITIES

SITE PLAN LEGEND

- SETBACK/BUFFER AREA
- ASPHALT DRIVING SURFACE
- CONCRETE WALKING SURFACE
- EXTERIOR COMMON AREA
- BUILDING OUTLINE
- PROPERTY LINE
- PROPERTY SETBACK LINE
- EXISTING PRIMARY CONTOUR LINE
- EXISTING SECONDARY CONTOUR LINE
- LINE OF CONTOUR TO BE ALTERED
- NEW PRIMARY CONTOUR LINE
- NEW SECONDARY CONTOUR LINE
- PERIMETER STORM DRAIN
- INTERIOR USE BOUNDARY
- EXISTING TREE TO REMAIN
- PROPOSED SITE LIGHTING FIXTURE - LIGHT TO BE CONTROLLED BY TIME CLOCK TO MEET NREC REQUIREMENT

PROPOSED IMPERVIOUS SURFACES CALCULATION

SITE AREA: 84,559 S.F. (1.94 ACRES)

PROPOSED BUILDING HEATED ENVELOPE FOOTPRINT: ± 10,250 S.F.
PROPOSED COVERED LOADING AREA: ± 1,260 S.F.
PROPOSED CONCRETE WALKING SURFACE: ± 3,005 S.F.
PROPOSED ASPHALT DRIVEWAY/PARKING: ± 23,545 S.F.

TOTAL PROPOSED: ± 38,060 S.F.

± 38,060 S.F. / 84,559 S.F.
= ± 45% PROPOSED IMPERVIOUS SURFACE COVERAGE

BUILDING AREA CALCULATION

PARKING STALL CALCULATION

TOTAL FLOOR AREA @ ± 10,250 SF

PERSONAL SERVICES @ 1 STALL/ 300 SF.

34.17 STALLS REQUIRED

LESS:
PARKING CREDIT OF (1) PARKING STALL / 200 SF OF ± 1,150 SF OUTDOOR COMMON AREA PROVIDED = 5 CREDITS

TOTAL STALLS REQ'D (ADJUSTED) 29.17 (30 STALLS REQUIRED)
TOTAL STALLS PROVIDED 30 STALLS

CODE SUMMARY

ZONING: COMMERCIAL - ZONE B-2
JURISDICTION: CITY OF GIG HARBOR
LOT SIZE: 1.94 ACRES (84,559 SF)

SETBACKS:
20' FRONT
20' REAR
5' SIDE
(IF ABUTTING A RESIDENTIAL LOT, A 40' SCREENED BUFFER SHOULD BE PROVIDED)

BUILDING:
10,250 SF ENCLOSED FACILITY INCLUDING BUSINESS (B) AND DISTRIBUTION AND WAREHOUSE (S1), 1,260 SF OUTDOOR LOADING AREA AND COVERED PARKING

SITE LANDSCAPE REQUIREMENTS:
MUST MAINTAIN 25% OF EXISTING PROMINENT TREES
SITE CURRENTLY CONTAINS 56 PROMINENT TREES.
25% RETENTION REQUIRES KEEPING MIN. 14 TREES

COMMON AREA REQUIREMENTS:
CLASSIFICATION: PLAZA
10% OF 10,250 SF BUILDING = 1,025 SF COMMON AREA REQUIRED
PROVIDING ± 1,500 SF OF COMMON AREA



7713 Pioneer Way, Suite 1
Gig Harbor, WA 98335
Ph. 253.858.7760
www.ig-src.com

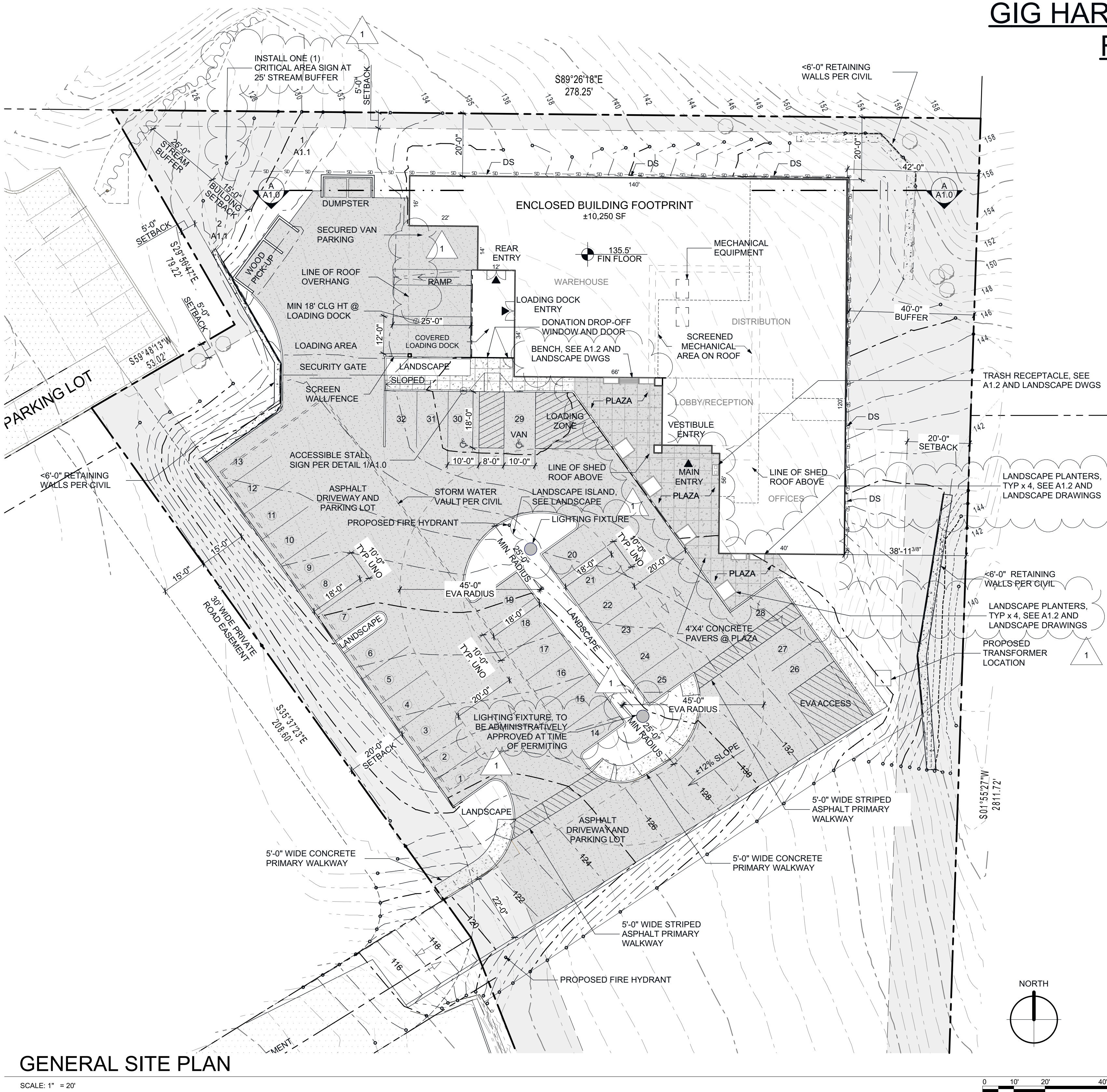


GIG HARBOR PENINSULA FISH
FOOD BANK
4303 BURNHAM DR
GIG HARBOR, WA 98332

ARCHITECTURAL SITE PLAN

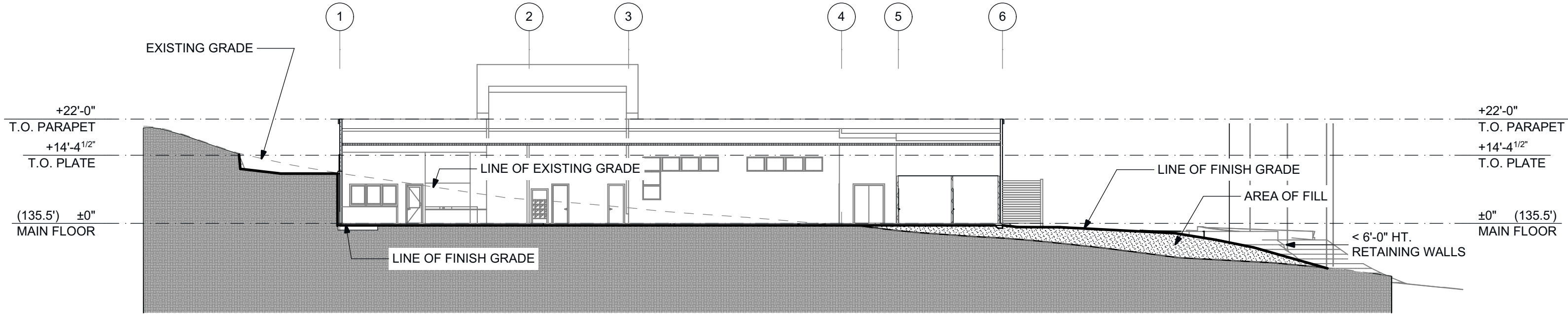
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DATE:	01.31.2021		
DRAWN:	NK		
JOB #:	19-038		
NAME:	GHP FISH FOOD BANK		
SHEET:			

A1.0



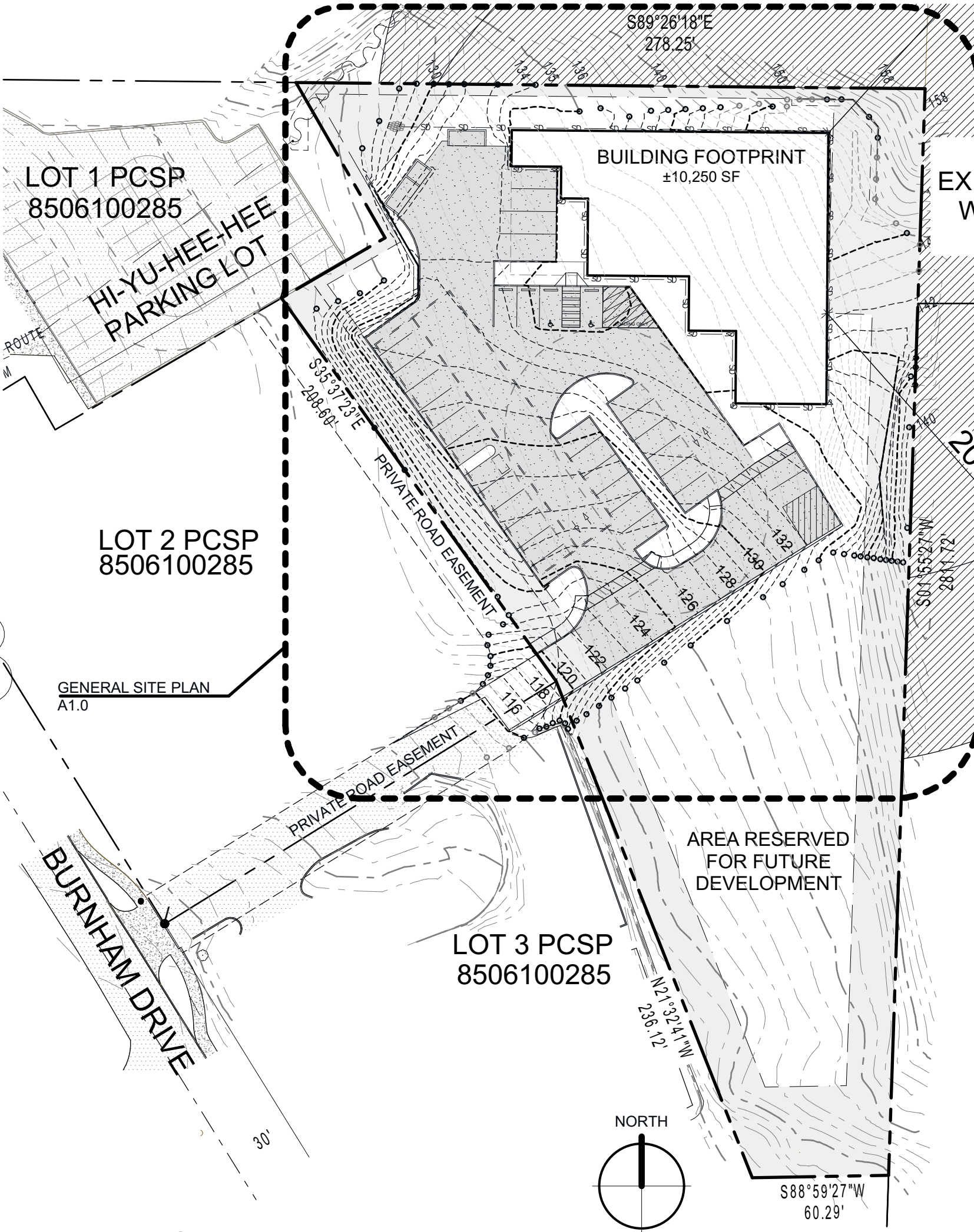
GENERAL SITE PLAN

SCALE: 1" = 20'



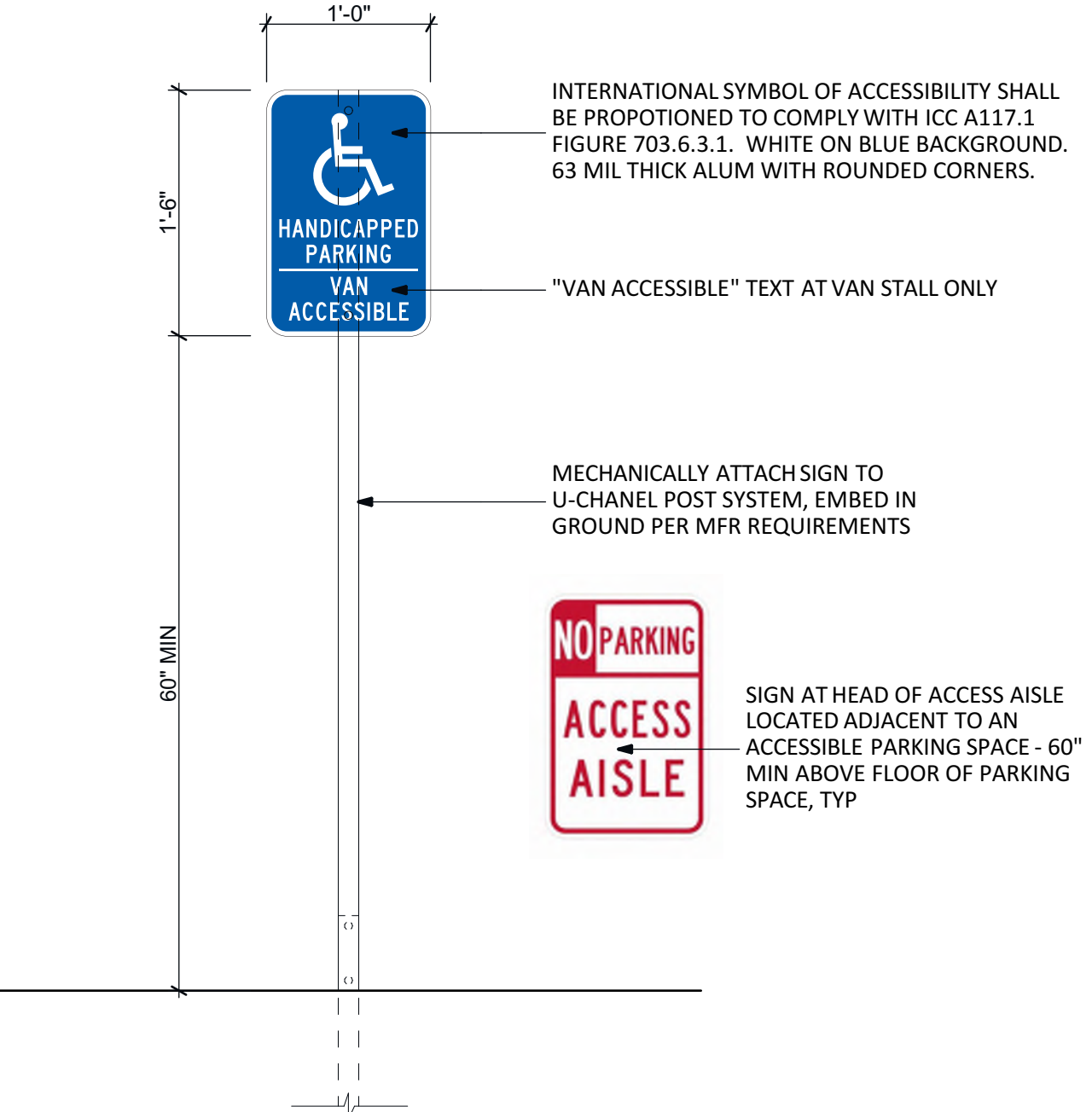
SITE SECTION A-A

SCALE: 1" = 20'



KEYED SITE PLAN

SCALE: 1" = 50'



1 ACCESSIBLE STALL SIGN DETAIL

SCALE: 1" = 1'-0"

MATERIALS, FINISHES AND COLORS



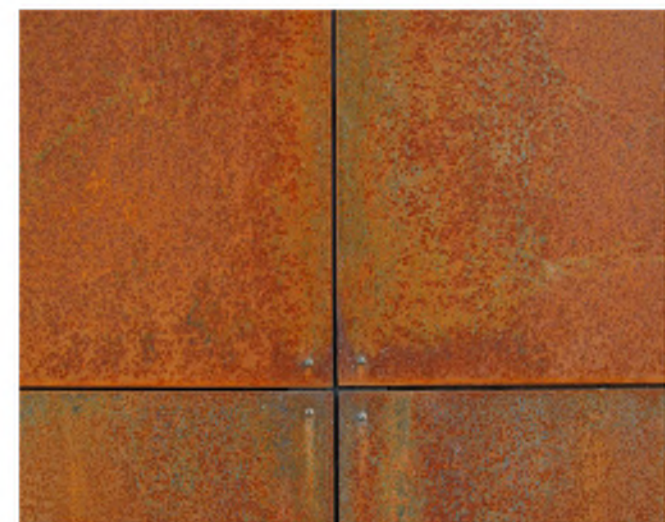
MAIN SIDING MATERIAL

MATERIAL - HORIZONTAL PLANK SIDING -
COLOR - "DRIFT OF MIST" SW7076 (OR SIMILAR)



SIDING, ACCENT, TRIM AND MULLIONS

MATERIAL - FLAT PANEL SIDING @ LOADING DOCK
MATERIAL - CORNICE TRIM @ TOP OF WALL
MATERIAL - ACCENT TRIM @ WINDOWS AND DOORS
MATERIAL - WINDOW MULLION @ STOREFRONT AND WINDOWS
COLOR - "CYBER SPACE" SW9166 (OR SIMILAR)



ACCENT SIDING

METAL PANEL SIDING @ ENTRY
MATERIAL - WEATHERED METAL STEEL PANELS 4' x 8'



METAL ROOF

STANDING SEAM METAL ROOF @ ENTRY ELEMENT
MATERIAL: METAL
COLOR: TO CLOSELY MATCH "CYBERSPACE" SW9166 (OR SIMILAR)



4'x4' PLAZA PAVERS

MATERIAL - NEUTRAL CONCRETE

FIXTURES



PLAZA - SEATING

TOURNESOL - AL'S COLLECTION
CLASSIC SLAT BENCH
COMMERICAL GRADE
POWDER COAT FINISH TO CLOSELY RESEMBLE
"CYBERSPACE" SW 9166 (OR SIMILAR)



PLAZA - TRASH AND RECYCLING RECEPTACLE

TOURNESOL - URBAN AND WILSHIRE COLLECTION
FRP 2 - STREAM TOPCOMMERICAL GRADE
POWDER COAT FINISH TO CLOSELY RESEMBLE
"CYBERSPACE" SW 9166 (OR SIMILAR)



PLAZA - LARGE PLANTERS

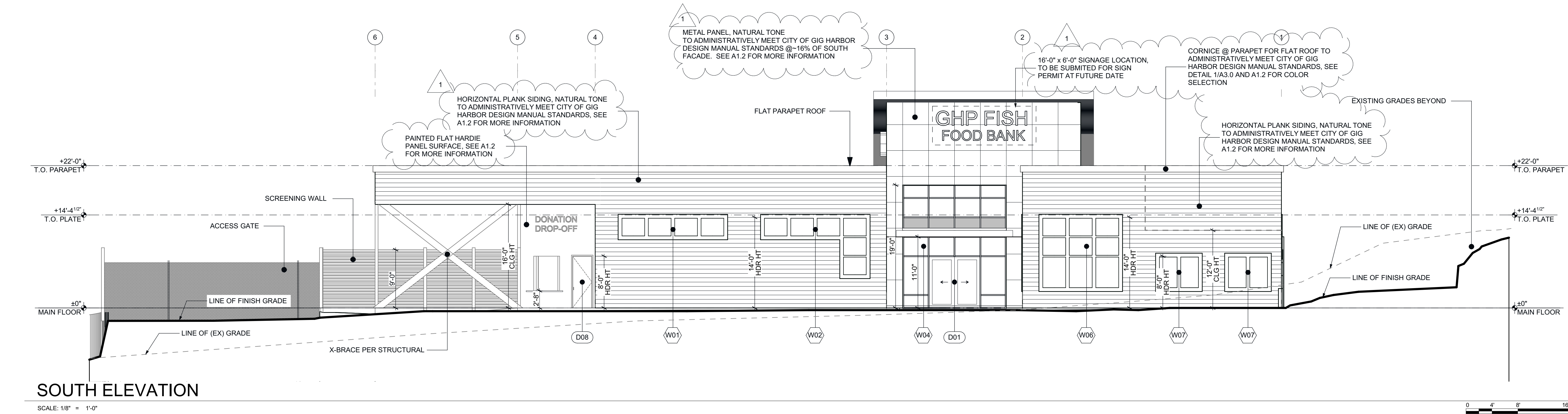
PLANTERS UNLIMITED - 5'x5'
MODERN PLANTER COLLECTION
POWDER COAT FINISH TO CLOSELY RESEMBLE
"CYBERSPACE" SW 9166 (OR SIMILAR)



PLAZA - ACCENT PLANTERS

PLANTERS UNLIMITED - 2'x4'
MODERN PLANTER COLLECTION
POWDER COAT FINISH TO CLOSELY RESEMBLE
"CYBERSPACE" SW 9166 (OR SIMILAR)

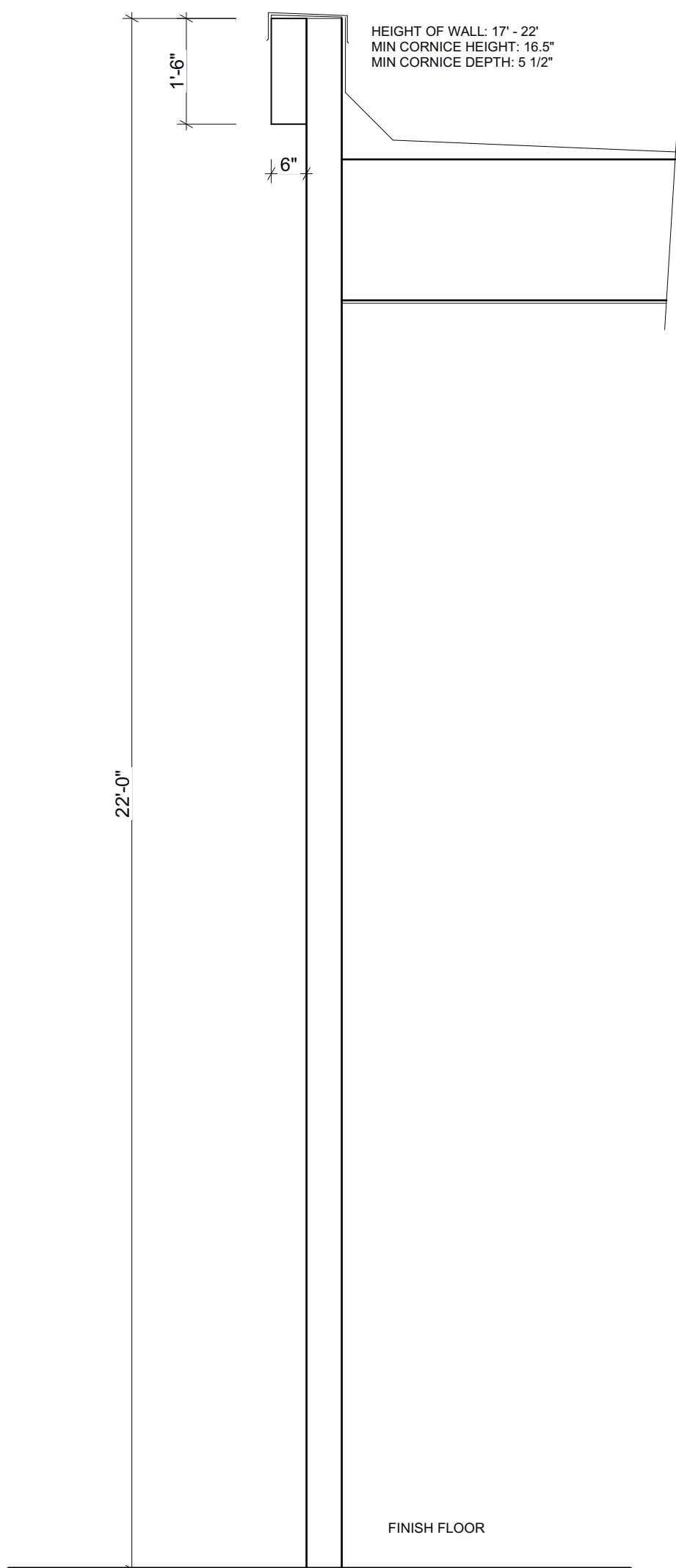
NOTE: COLORS SUBJECT TO CHANGE AS NECESSARY BASED ON AVAILABILITY. ANY ADJUSTMENTS TO REMAIN COMPLIANT WITH CITY OF GIG HARBOR DESIGN MANUAL STANDARDS



SOUTH ELEVATION

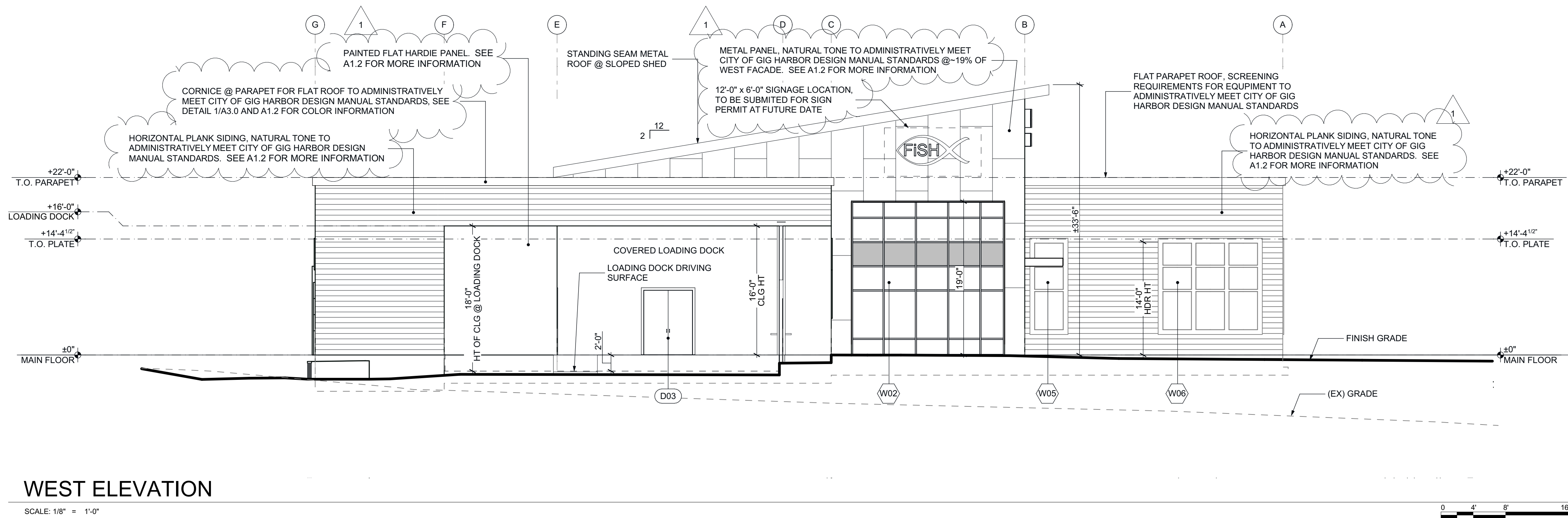
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION SOLID/VOID CALCULATION - FOR INFORMATION ONLY:
PROMINENT FACADES DO NOT APPLY
725 SF VOID @ 21.4%
2660 SF SOLID @ 78.6%
NO MIRRORED GLASS



1 CORNICE DETAIL

SCALE: 1/2" = 1'-0"

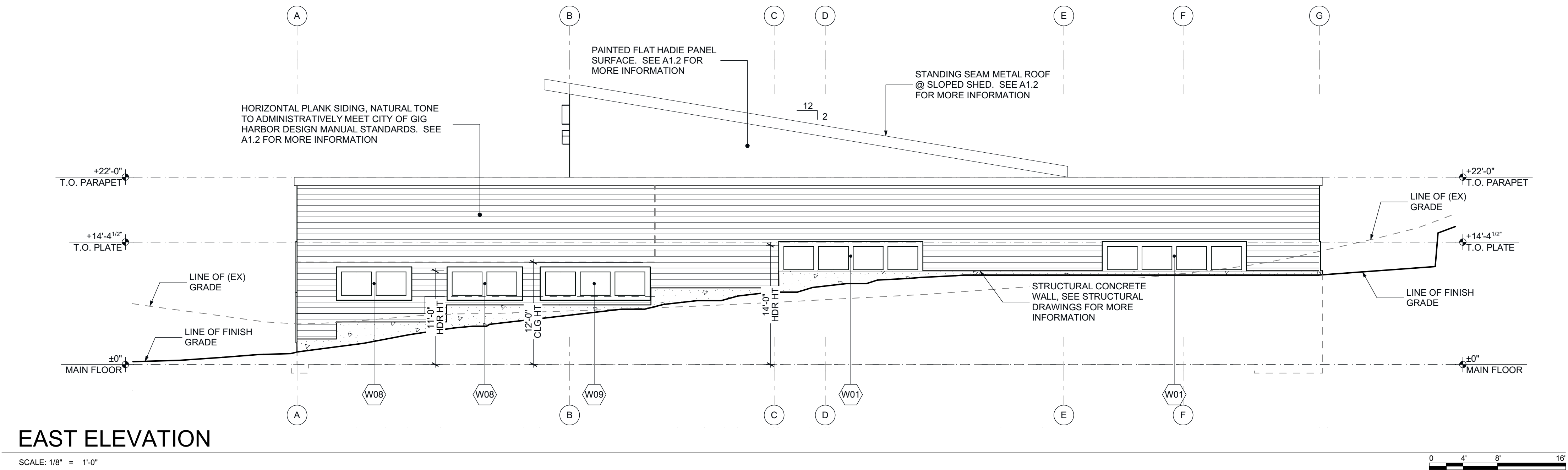


WEST ELEVATION

SCALE: 1/8" = 1'-0"

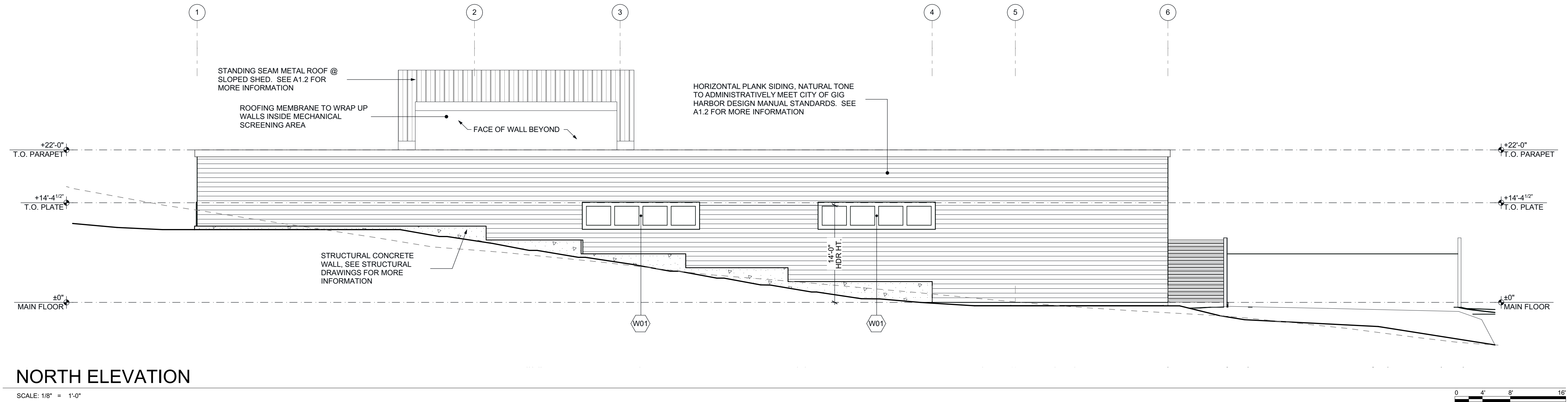
SOUTH ELEVATION SOLID/VOID CALCULATION - FOR INFORMATION ONLY:
PROMINENT FACADES DO NOT APPLY
1,415 SF VOID @ 46.5%
1,627 SF SOLID @ 53.5%
NO MIRRORED GLASS

REV. #	REV. DATE	REVISION DESCRIPTION
1	02.10.2021	SITE PLAN REVIEW COMMENT RESPONSE
STATUS: SPR - COMMENT		
DATE: 01.31.2021		
DRAWN: NK		
JOB #: 19-038		
NAME: GHP FISH FOOD BANK		
SHEET:		



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

REV. #	REV. DATE	REVISION DESCRIPTION
1	02.10.2021	SITE PLAN REVIEW COMMENT RESPONSE
STATUS: SPR - COMMENT		
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DRAWN: NK		
JOB #: 19-038		
NAME: GHP FISH FOOD BANK		
SHEET:		

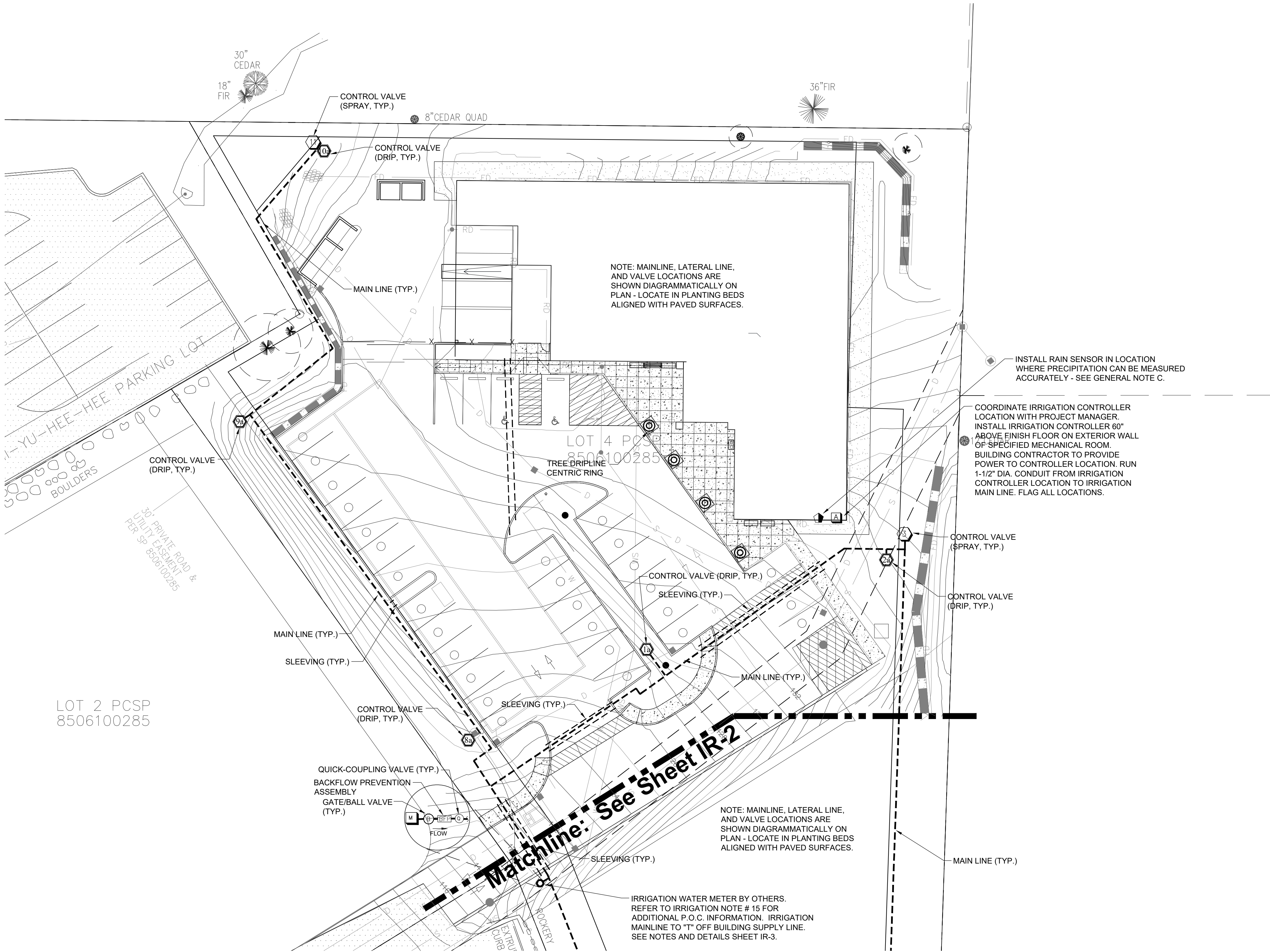
Design Review Board - Exhibit C
FISH Food Bank, PL-DR-20-0071

02/11/2021 7:31:09 AM

SEE SHEET IR-1

SEE SHEET IR-2

Overall Site



Preliminary Irrigation Plan North

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

BDG



mail
4330 N Lexington St
Tacoma, WA 98407

location
455B St Helens Ave
Tacoma, WA 98402

t.253.272.4848
f.253.276.0132

www.bradtree.com
info@bradtree.com



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Gig Harbor Peninsula FISH Food Bank

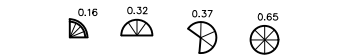
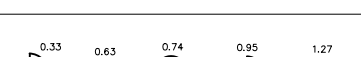
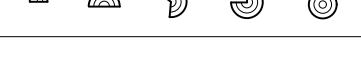
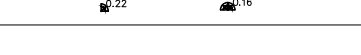
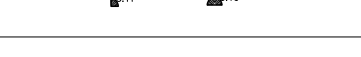
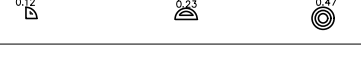
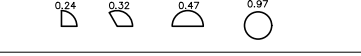
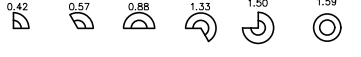
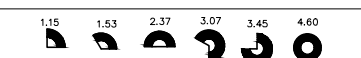
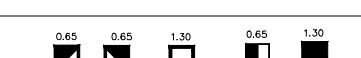
Gray Road Holdings LLC
Burnham Drive, Gig Harbor, WA

REVISION		
o.	Date	By
1.	10 Feb 2021	MFW
Site Plan Review Comment Response		
* 1"= 20'0" year MFW for MFW for KBR 20 Oct 2020		
Sheet No. IR-1		of 4 Sheets
Site Plan Review 20011		

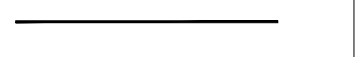
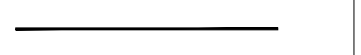
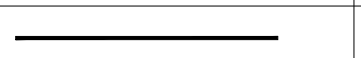
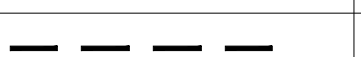
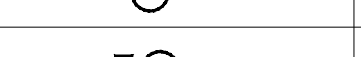
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SPRAY IRRIGATION EQUIPMENT SCHEDULE

HUNTER IRRIGATION EQUIPMENT SHOWN IN SCHEDULE. TORO, RAINBIRD, WEATHERMATIC OR EQUIVALENT IRRIGATION EQUIPMENT MAYBE SUBSTITUTED, WITH LANDSCAPE ARCHITECT'S WRITTEN APPROVAL ONLY.

SYMBOL	DESCRIPTION	P.S.I.	RADIUS
	HUNTER MPLCS515, MPRCS515, MPSS530 STRIP ROTATOR HEAD, WITH MATCHED PRECIPITATION RATES	30	4'x28', 4'x14'
	HUNTER MP1000 ROTATOR, 12' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	12'
	HUNTER MP2000 ROTATOR, 17' & 18' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	17'-18'
	HUNTER MP3000 ROTATOR, 27' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	27'
	HUNTER MP CORNER ROTATOR, 12' RADIUS HEADS, ADJUSTABLE ARC NOZZLE, WITH MATCHED PRECIPITATION RATES	30	12'
	HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 4' RADIUS	30	4'
	HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 2' RADIUS	30	2'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 5 NOZZLE	30	6'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 8 NOZZLE (FOR ADJUSTABLE ARCS, TT AND TQ HEAD USE NOZZLE 8A)	30	8'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 10 NOZZLE (FOR ADJUSTABLE ARCS, TT & TQ HEAD USE NOZZLE 10A)	30	10'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 12 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 12A)	30	12'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 15 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 15A)	30	15'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 17' NOZZLE (FOR ADJ. ARCS, T, TT, TQ, & F HEAD USE NOZZLE 17A)	30	17'
	HUNTER STRIP PATTERN - L CORNER, R CORNER, SIDE STRIP, END STRIP, & CENTER STRIP	30	5'x30', 5'x15'
	BRASS GATE VALVE - RuB Ball Valve - Model S95F43 (Round Handle) - SIZE TO FIT MAINLINE		
	BACKFLOW ASSEMBLY - FEBCO LF850 (SIZE TO MATCH METER)		
	AUTOMATIC CONTROL VALVE, HUNTER ICV, SEE VALVE KEY		
	1-1/2" WATER METER (BY OTHERS - COORDINATE POC WITH CONSTRUCTION MANAGER)		
	QUICK COUPLER - HUNTER HQ-44-LRC-AW		
	RAIN SENSOR - HUNTER RAIN-CLIK-WIRELESS RAIN SENSOR (WRC-INT) OR EQUAL, SEE GENERAL NOTE C		
	CONTROLLER - HUNTER I-CORE WITH DUAL (18 STATION EXTERIOR, WALL MOUNT, PLASTIC ENCLOSURE)		
	CLASS 200 PVC LATERAL LINE PIPING, SIZE PER PLAN		
	2" SCHEDULE 40 PVC MAIN LINE		
	CLASS 200 PVC SLEEVE 2X PIPE DIAMETER, 4" MIN.		
Not Shown	#14 AWG TYPE UF CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, ORANGE= SPARE		

DRIP IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	P.S.I.	GPH
	HUNTER DRIP LINE - PLD-04-12 (12" EMITTER SPACING x 12" ROW SPACING)	15-50	.40
	HUNTER DRIP LINE - PLD-04-18 (18" EMITTER SPACING x 18" ROW SPACING)	15-50	.40
	HUNTER DRIP LINE - BLANK TUBING (HEADER) - PDL-BLNK-18		
	1" CLASS 200 PVC SUB-MAIN LINE (FOR DISTRIBUTION TO HEADERS)		
	AIR/VACUUM RELIEF VALVE (PLACED AT HIGH POINT OF ZONE)		
	LINE FLUSHING VALVE		
	DRIP ZONE CONTROL KIT - PCZ-101-40 (INCLUDES CONTROL VALVE, 40 PSI PRESSURE REGULATOR & FILTER)		
	TREE DRIPLINE CENTRIC RING		

NOTE: DESIGN ASSUMES 50 PSI STATIC WATER PRESSURE AT POINT OF CONNECTION AND 30 PSI DESIGNED PRESSURE

IRRIGATION NOTES:

GENERAL NOTES

A. IRRIGATION DESIGN ASSUMES 65 PSI STATIC WATER PRESSURE IS AVAILABLE ON SITE. VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 55 PSI. IRRIGATION DESIGN IS BASED ON 30 PSI.

B. USE 4" POP-UP HEADS WITHIN ALL LAWN AREAS AND 6" POP-UP HEADS WITHIN ALL SHRUB AREAS. 12" POP-UP HEADS ARE OPTIONAL IN SHRUB BEDS WITH OWNERS REQUEST.

C. RAIN SENSOR TO BE INSTALLED ON SOUTH OR WEST SIDE OF BUILDING, AT A MINIMUM OF 8 FEET ABOVE GRADE WHERE SENSOR IS FREE FROM VANDALISM, TREE CANOPIES, BUILDING OVER HANGS OR OTHER STRUCTURAL / NATURAL RAIN IMPEDIMENTS. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.

IRRIGATION NOTES

- PLAN IS DIAGRAMMATIC. VERIFY LOCATION OF STRUCTURES, UTILITIES AND OTHER SITE ELEMENTS PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY CONFLICTS.
- CONTRACTOR TO TEST EXISTING WATER PRESSURE AN PROVIDE WRITTEN REPORT TO PROJECT MANAGER PRIOR TO COMMENCING WORK.
- REVIEW ALL IRRIGATION DETAILS PRIOR TO COMMENCING WORK.
- REFER TO EQUIPMENT SCHEDULE FOR ALL IRRIGATION HEAD TYPES AND EQUIPMENT.
- PROVIDE 2 (TWO) SPARE WIRES FROM THE CONTROLLER TO THE FURTHEST VALVE LOCATIONS FOR FUTURE EXPANSION.
- STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL.
- SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB OR PAVING.
- ALL IRRIGATION UNDER ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 2 (TWO) TIMES THE DIAMETER OF THE INSERTED PIPE OR AS INDICATED.
- ALL PIPING IS DIAGRAMMATIC. PIPING SHOWN WITHIN PAVING OR ADJACENT / PARALLEL TO PLANTED AREAS ARE INTENDED TO BE PLACED WITHIN PLANTING BEDS WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNER'S PROPERTY.
- MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AN ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY.
- WHEN SLEEVING, PIPING OR HEAD LAYOUT IS REQUIRED IN R.O.W., CONTRACTOR TO COORDINATE LOCATION WITH THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. INDICATE EXACT LOCATION OF SLEEVES AND PIPING ON THE AS-BUILT DRAWINGS.
- PLACE TRACE WIRE ON ALL IRRIGATION PIPING AT OWNER'S REQUEST.
- LATERAL LINE SHALL HAVE MINIMUM 12" OF COVER AND MAINLINES A MINIMUM OF 18" COVER.
- PROVIDE MANUAL DRAINS AT ALL LOW POINT ON THE MAIN LINE AND RECORD ACCURATELY ON AS-BUILT DRAWINGS.
- LOCATE IRRIGATION BACK-FLOW PREVENTER DOWN-STREAM OF SITE WATER METER (WATER METER BY OTHERS). VERIFY LOCATION WITH PROJECT MANAGER PRIOR TO COMMENCING WORK.
- COORDINATE LOCATION OF CONTROLLER WITH PROJECT MANAGER. INSTALL CONTROLLER AT 60" ABOVE (FINISH FLOOR / FINISH GRADE) ON EXTERIOR WALL OF (BUILDING). PROVIDE A 110 GFI POWER OUTLET AT CONTROLLER LOCATION FOR POWER SUPPLY. PROVIDE CONDUIT FROM IRRIGATION CONTROLLER LOCATION TO OUTSIDE PLANTING BED. FLAG ALL LOCATIONS.

IRRIGATION SCHEDULES & NOTES

Gig Harbor Peninsula FISH Food Bank

Gray Road Holdings LLC
Burnham Drive, Gig Harbor, WA

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING



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STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Kathleen Bradley Register
Certificate No. 576

REVISION

No.	Date	By
1	10 Feb 2021	MFW
Site Plan Review Comment Response		

Scale

As Indicated

Designer
MFW
Project Manager
MFW
Preparer
KBR
Date
20 Oct 2020
Phase
Site Plan Review

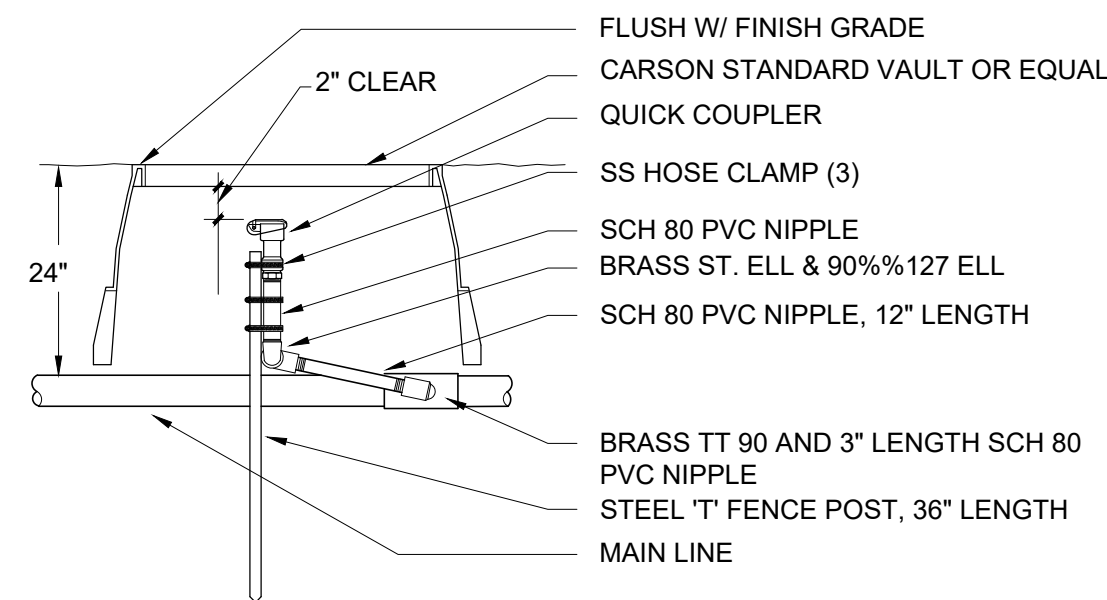
Sheet No.
IR-3
of 4 Sheets

Project No.
200011

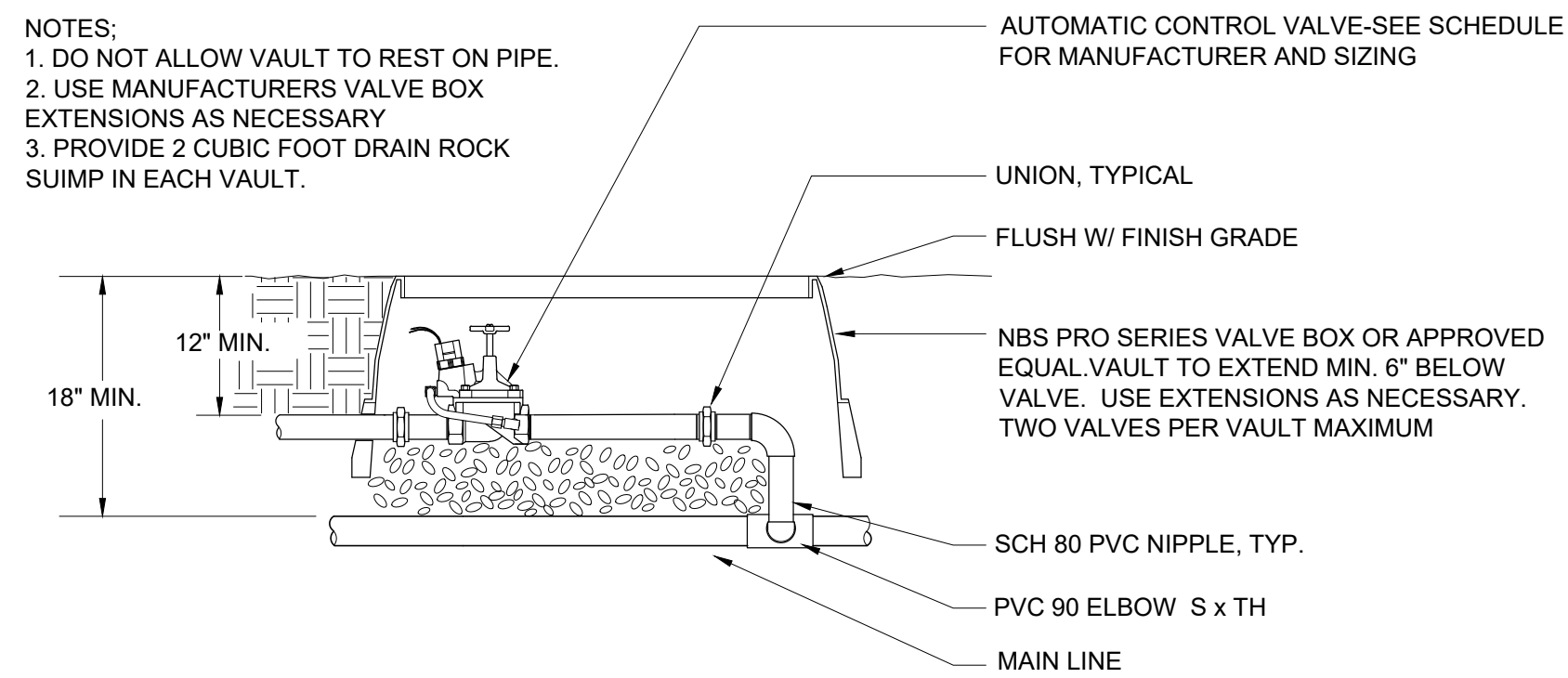
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- NOTES
1. DO NOT ALLOW VAULT TO REST ON PIPE. USE EXTENSIONS AS NECESSARY.
 2. VALVE TO BE SET PLUMB.
 3. CONTRACTOR TO PROVIDE QCV KEY WITH SWIVEL HOSE ELL ATTACHED
 4. PROVIDE 6" DEPTH DRAIN ROCK.

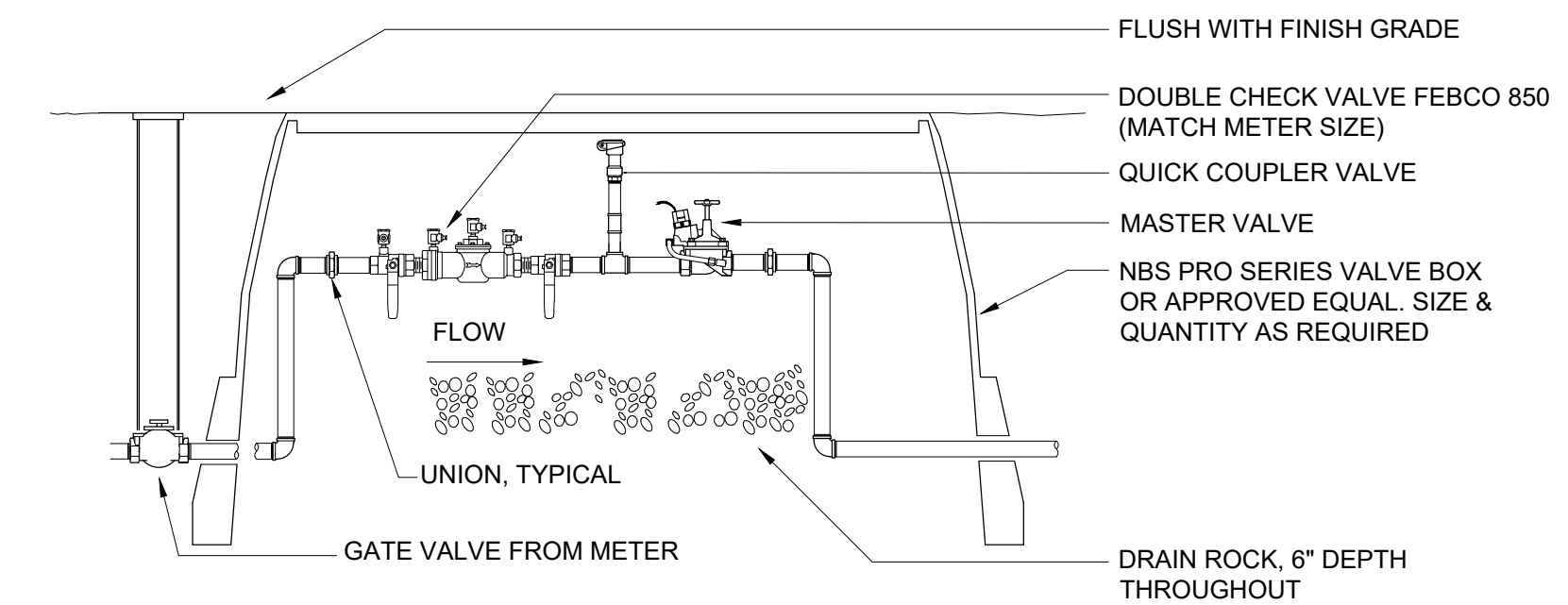


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- NOTES:
1. DO NOT ALLOW VAULT TO REST ON PIPE
 2. DCVA CAN NOT BE DEEPER THAN 12" FROM TOP OF ASSEMBLY TO FIN GRADE
 3. DCVA MUST HAVE A MIN 6" AIR SPACE CLEARANCE BELOW ASSEMBLY & 3" CLEARANCE ON EACH END
 4. SUFFICIENT CLEARANCE MUST BE PROVIDED FOR TESTING & MAINTENANCE



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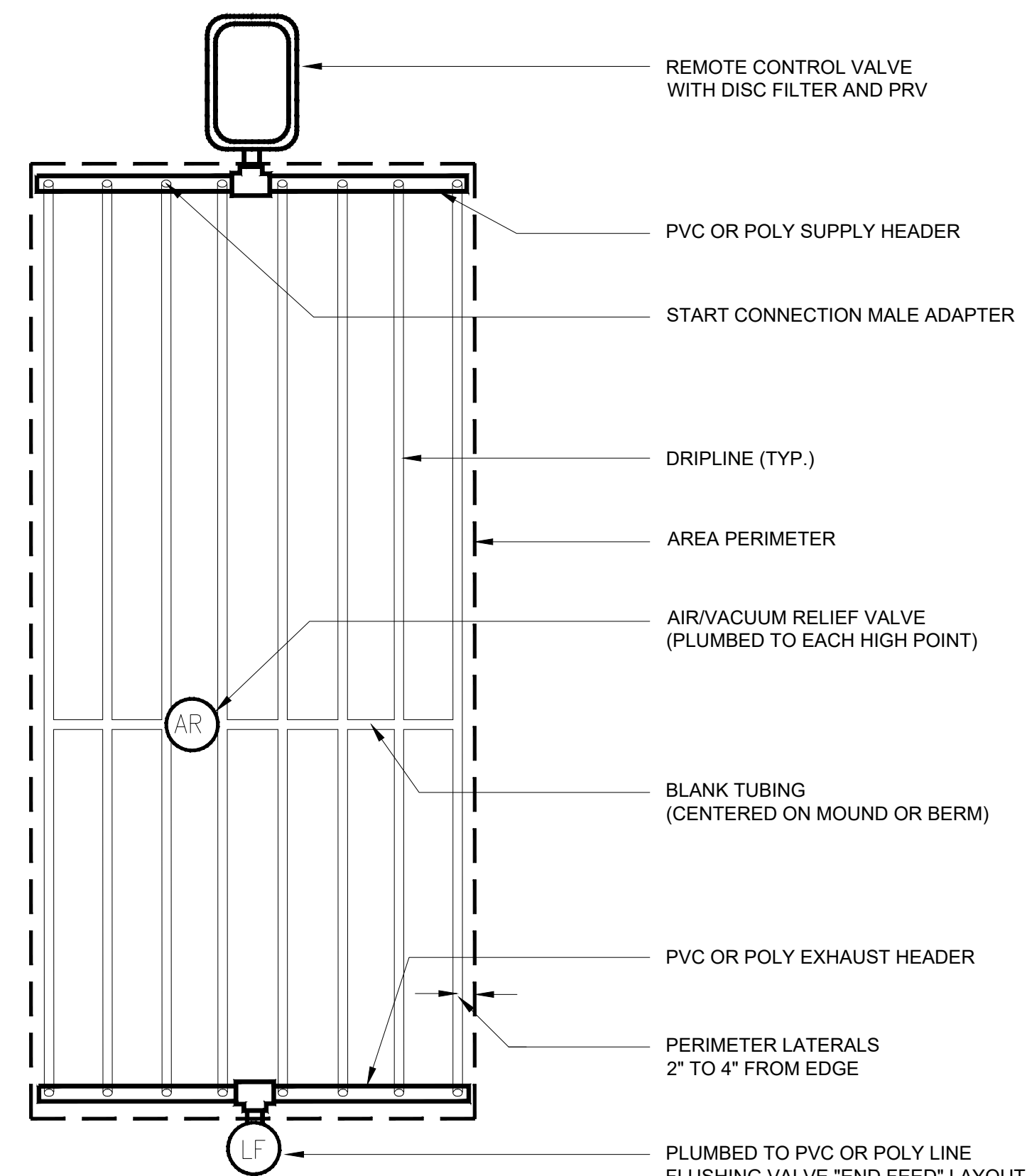
Diagram illustrating the components and layout of a remote control valve assembly for a lawn care system, showing the connection between the supply header, air/vacuum relief valve, remote control valve assembly, Techline tubing, exhaust header, sprinkler on PVC lateral, and line flushing valve.

- EDGE OF PAVING
- SUPPLY HEADER
- AIR/VACUUM RELIEF VALVE AT HIGH POINT
- REMOTE CONTROL VALVE ASSEMBLY
- Techline TUBING ARRANGED TO COVER TRIM AREA
- EXHAUST HEADER
- SPRINKLER ON PVC LATERAL IN IDEAL SPACING PATTERN (TYP.)
- EDGE OF TURF
- LINE FLUSHING VALVE

- NOTES TO DESIGNER:
1. IN THIS EXAMPLE, IDEAL SPACING IS MAINTAINED FOR THE SPRINKLER SYSTEM W/ OUT DISTORTION, WHILE THE HEADS ARE SET AWAY FROM THE PAVING EDGE TO AVOID OVERSPRAY
 2. BLANK Techtline TUBING IS USED TO JOIN THE LATERALS ACROSS THE HIGH SPOT TO ENHANCE THE FUNCTION OF THE AIR/VACUUM RELIEF VALVE.

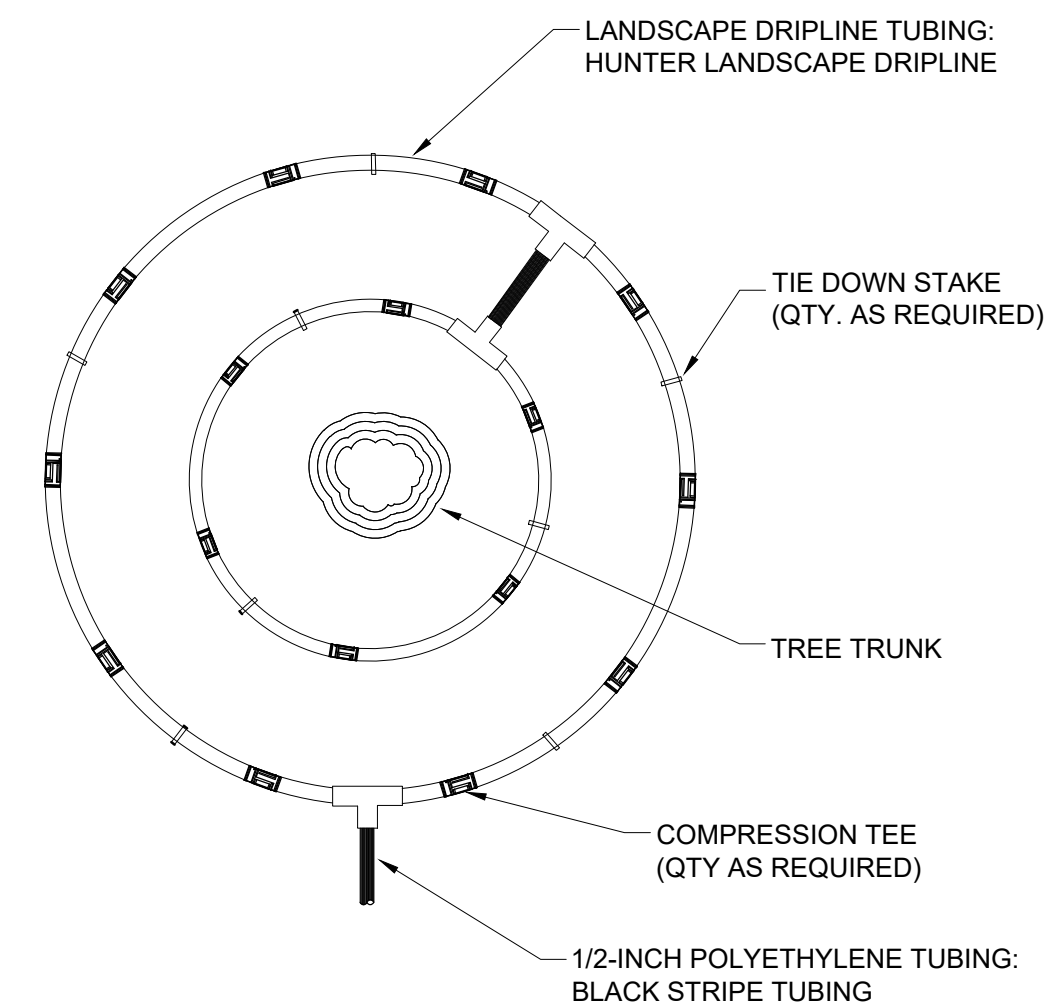
- NOTES:
1. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. CONTRACTOR TO PRICE COMPLETE INSTALLATION UNLESS OTHERWISE INFORMED.

(NOT TO SCALE)



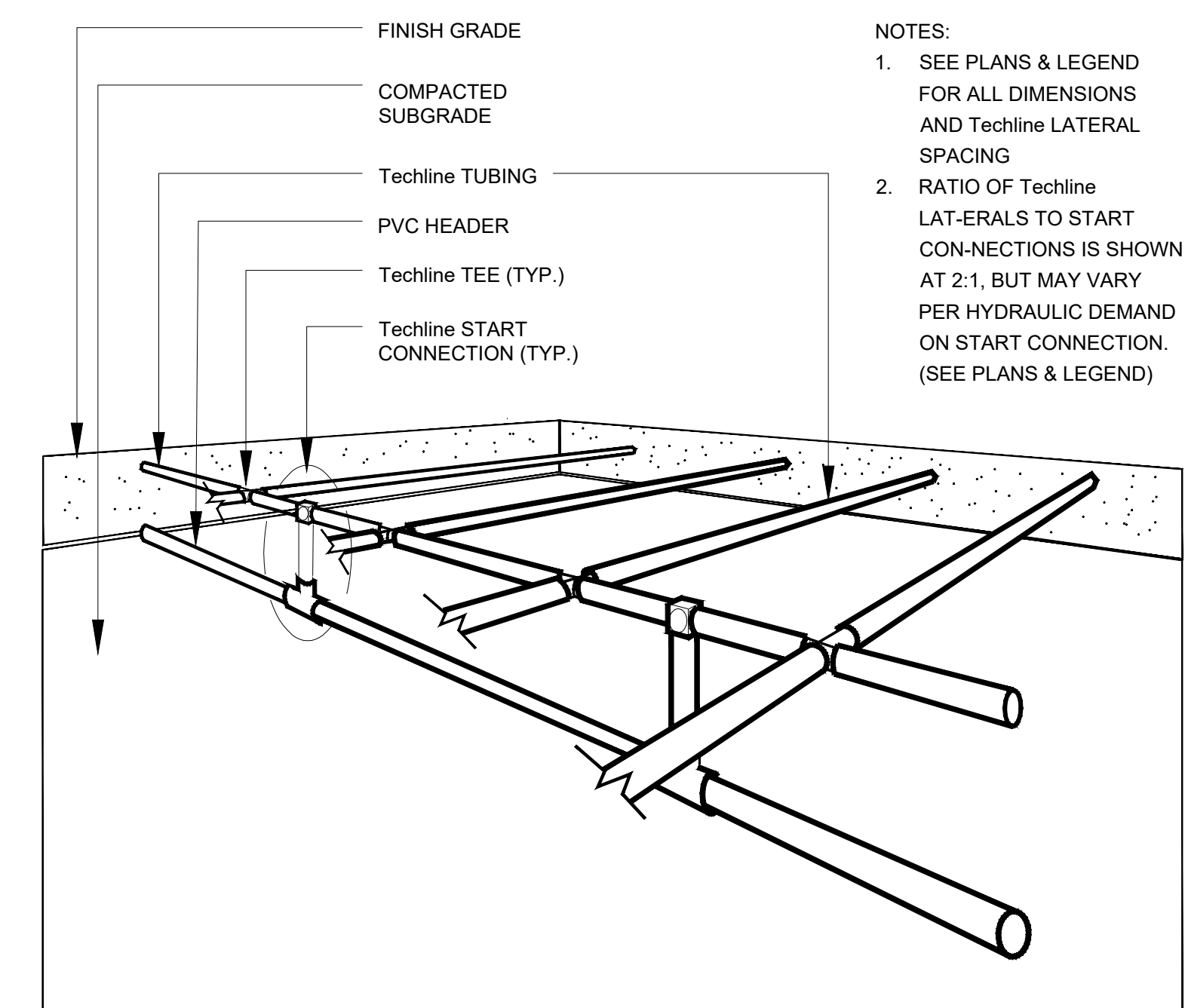
- NOTES:
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- NOTE:
1. SEE "LOW-VOLUME LANDSCAPE IRRIGATION DESIGN MANUAL (D39030D) FOR DRIPLINE EMITTER SPACING.
 2. QUANTITY OF DRIPLINE RINGS, EMITTER SPACING AND FLOWS ARE DEPENDANT ON TREE CANOPY SIZE.

(NOT TO SCALE)



- NOTES:
1. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 2. CONTRACTOR TO PRICE COMPLETE INSTALLATION UNLESS OTHERWISE INFORMED.
 3. CONTACT NETAFIM FOR SPECIFICATIONS AND DETAILS BEFORE INSTALLATION.

(NOT TO SCALE)

REVISION		
No.	Date	By
1	10 Feb 2021	MFW
Site Plan Review Comment Response		
As Indicated		
prepared by MFW checked by MFW approved by KBR	Sheet No. IR-3 of 4 Sheets	
20 Oct 2020		
Site Plan Review		
200131		

SEE SHEET L-

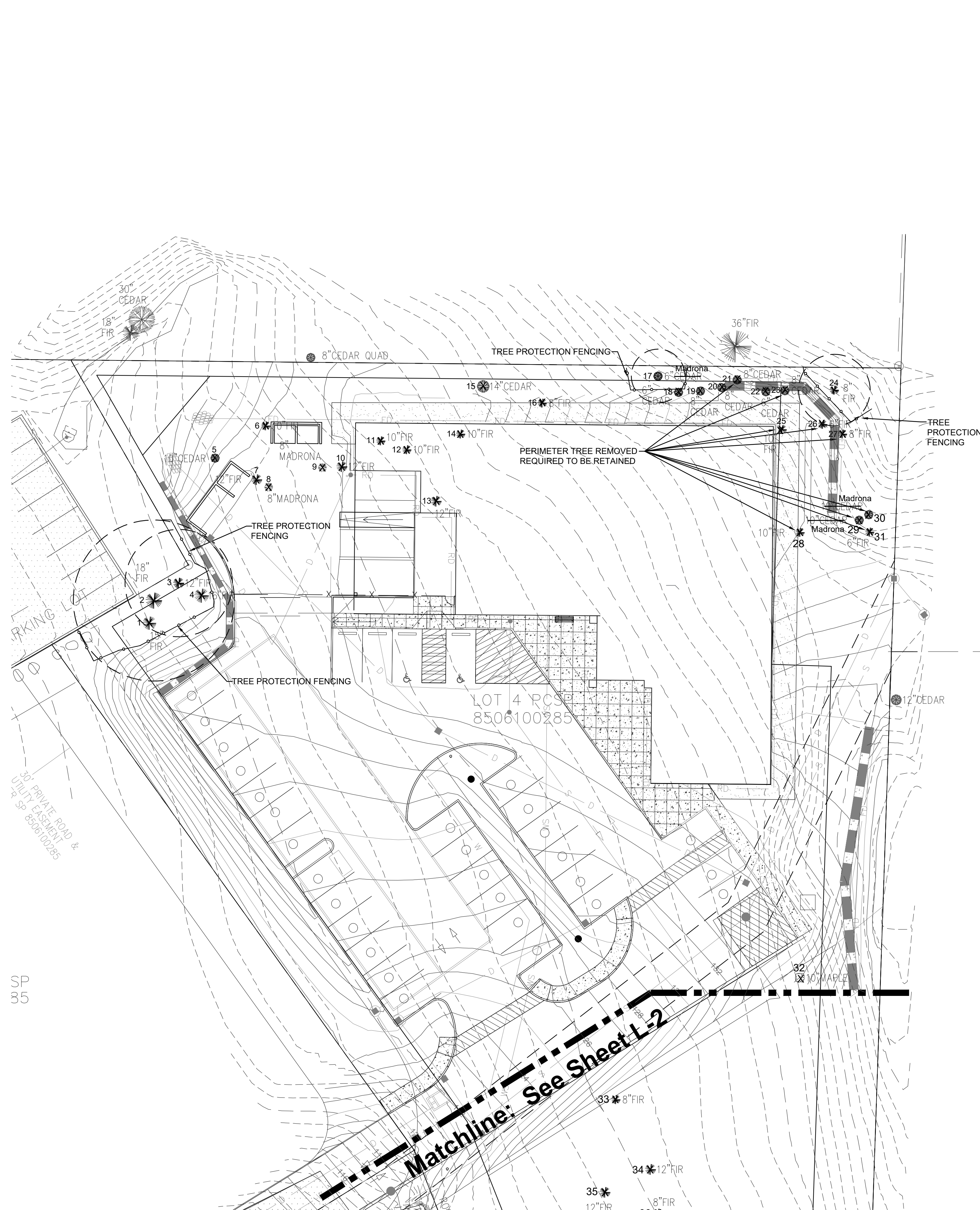
SEE SHEET L-

LOT 4
PROP. 0006100380

LOT 3 PROP.
0006100380

R.D.

CSP 1285

[illegible]

Tree Conservation Plan North

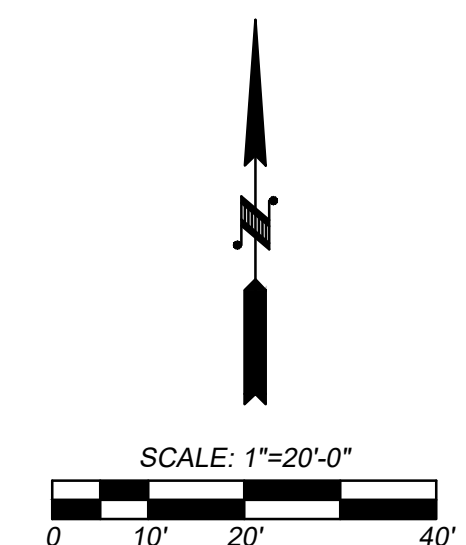
Tree Inventory

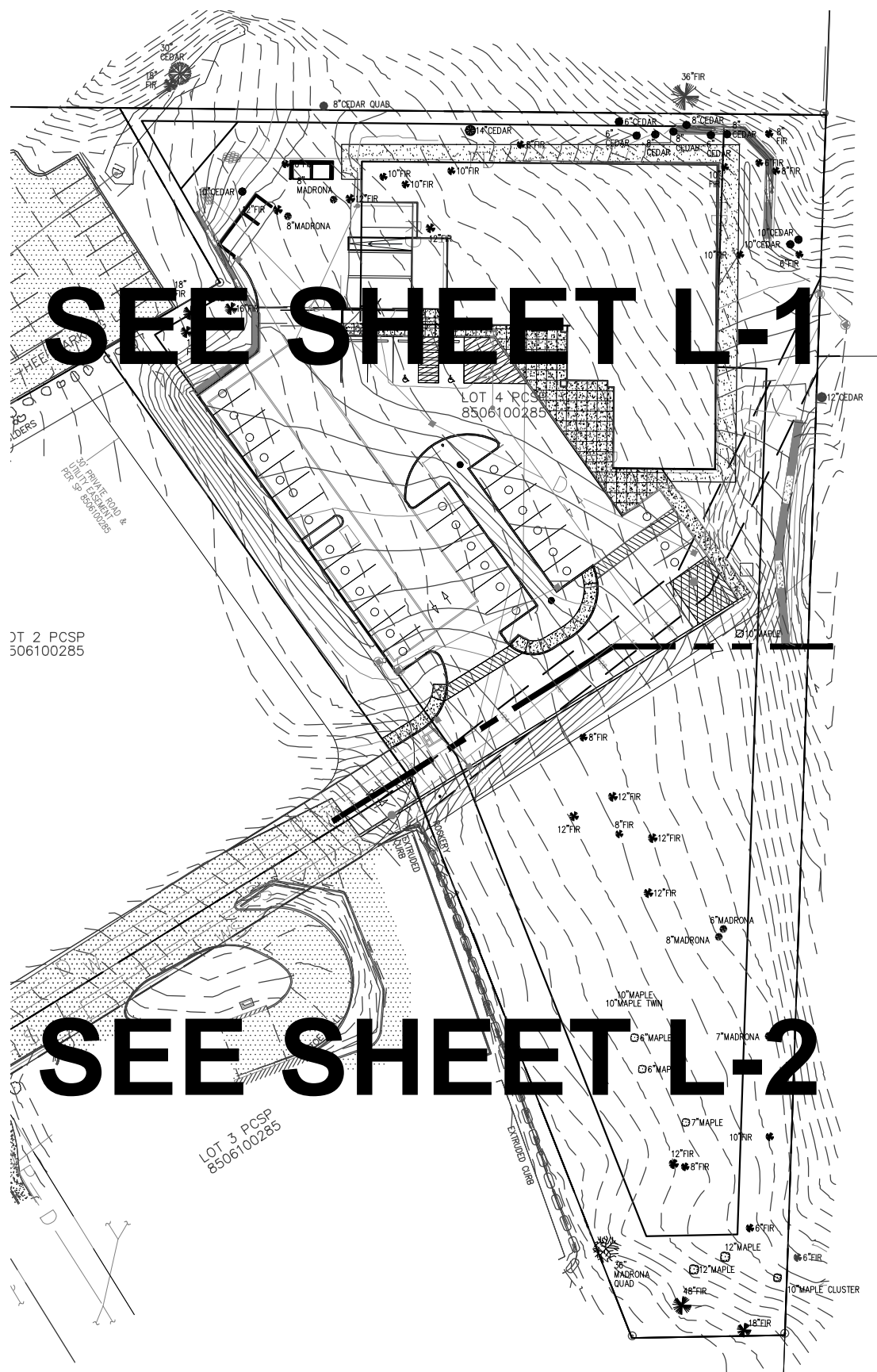
TREE INVENTORY

No.	Size	Species	Perimeter Tree	Retain/ Remove	Replacement Inches
1	15"	Fir		Retain	
2	18"	Fir	X	Retain	
3	12"	Fir	X	Retain	
4	16"	Fir		Remove	
5	10"	Cedar		Remove	
6	10"	Cedar		Remove	
7	12"	Fir		Remove	
8	8"	Madrona		Remove	
9	8"	Madrona		Remove	
10	12"	Fir		Remove	
11	10"	Fir		Remove	
12	10"	Fir		Remove	
13	12"	Fir		Remove	
14	10"	Fir		Remove	
15	14"	Cedar		Remove	
16	8"	Fir		Remove	
17	6"	Madrona	X	Retain	
18	6"	Cedar		Remove	
19	8"	Cedar		Remove	
20	8"	Cedar		Remove	
21	8"	Cedar	X	Remove	12
22	6"	Cedar		Remove	
23	8"	Cedar	X	Remove	12
24	8"	Cedar	X	Retain	
25	10"	Fir	X	Remove	15
26	6"	Fir	X	Remove	9
27	8"	Fir	X	Remove	12
28	10"	Fir	X	Remove	15
29	10"	Madrona	X	Remove	15
30	10"	Madrona	X	Remove	15
31	6"	Fir	X	Remove	9
32	10"	Maple		Remove	
33	8"	Fir		Remove	
34	12"	Fir		Remove	
35	12"	Fir		Remove	
36	8"	Fir		Remove	
37	12"	Fir		Remove	
38	12"	Fir		Remove	
39	6"	Madrona		Remove	
40	8"	Madrona		Remove	
41	10"	Maple		Remove	
42	10"	Maple		Remove	
42	6"	Maple		Remove	
44	6"	Maple		Remove	
45	7"	Madrona	X	Retain	
46	7"	Maple		Remove	
47	10"	Fir	X	Retain	
48	12"	Fir		Retain	
49	8"	Fir		Retain	
50	36"	Madrona	X	Retain	
51	6"	Fir	X	Retain	
52	12"	Maple	X	Retain	
53	12"	Maple	X	Retain	
54	10"	Maple	X	Retain	
55	48"	Fir	X	Retain	
56	18"	Fir	X	Retain	

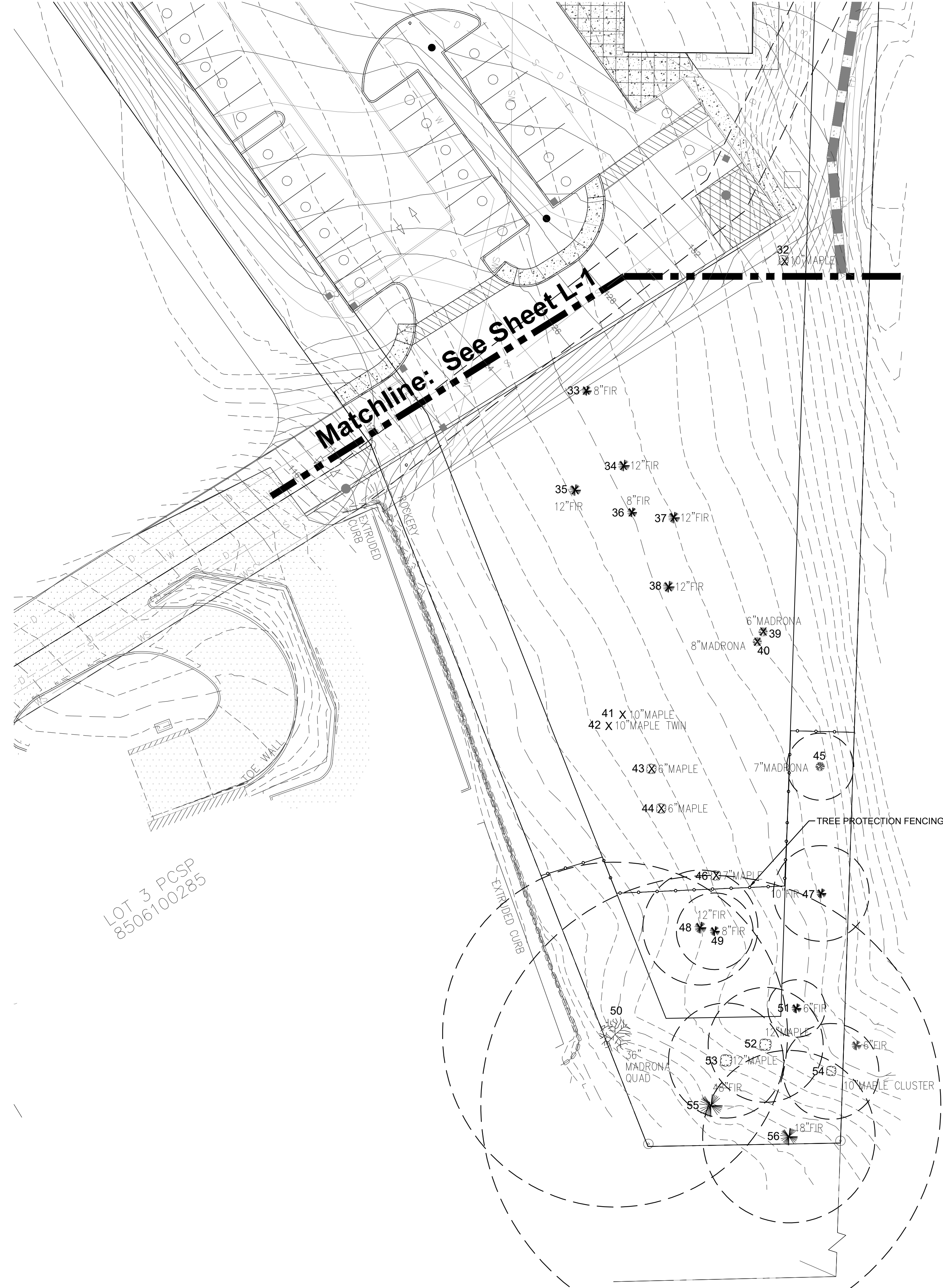
Total Caliper Inches od Perimeter Trees Removed = 82"
Total Caliper Inches Require to Replace (82x1.5) = 123"
Replacement Inches (123") as 2" C or 6' Ht. Trees - 61.5 = 62 Replacement Trees

OVERALL SITE SIGNIFICANT TREE RETENTION REQUIREMENT:
25% of Significant Tree Required to be Retained
56 On-Site Significant Trees
14 Tree Required to be Retained
15 Trees Retained = 27% Retained





Overall Site



Tree Inventory

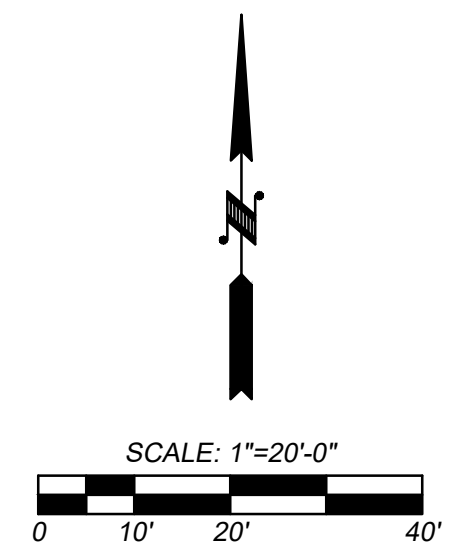
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3	12"	Fir	X	Retain	
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6	10"	Cedar		Remove	
7	12"	Fir		Remove	
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9	8"	Madrona		Remove	
10	12"	Fir		Remove	
11	10"	Fir		Remove	
12	10"	Fir		Remove	
13	12"	Fir		Remove	
14	10"	Fir		Remove	
15	14"	Cedar		Remove	
16	8"	Fir		Remove	
17	6"	Madrona	X	Retain	
18	6"	Cedar		Remove	
19	8"	Cedar		Remove	
20	8"	Cedar		Remove	
21	8"	Cedar	X	Remove	12
22	6"	Cedar		Remove	
23	8"	Cedar	X	Remove	12
24	8"	Cedar	X	Retain	
25	10"	Fir	X	Remove	15
26	6"	Fir	X	Remove	9
27	8"	Fir	X	Remove	12
28	10"	Fir	X	Remove	15
29	10"	Madrona	X	Remove	15
30	10"	Madrona	X	Remove	15
31	6"	Fir	X	Remove	9
32	10"	Maple		Remove	
33	8"	Fir		Remove	
34	12"	Fir		Remove	
35	12"	Fir		Remove	
36	8"	Fir		Remove	
37	12"	Fir		Remove	
38	12"	Fir		Remove	
39	6"	Madrona		Remove	
40	8"	Madrona		Remove	
41	10"	Maple		Remove	
42	10"	Maple		Remove	
43	6"	Maple		Remove	
44	6"	Maple		Remove	
45	7"	Madrona	X	Retain	
46	7"	Maple		Remove	
47	10"	Fir	X	Retain	
48	12"	Fir		Retain	
49	8"	Fir		Retain	
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14 Tree Required to be Retained
15 Trees Retained = 27% Retained



Tree Conservation Plan South

TREE CONSERVATION PLAN SOUTH

Gig Harbor Peninsula FISH Food Bank

Gray Road Holdings LLC
Burnham Drive, Gig Harbor, WA

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

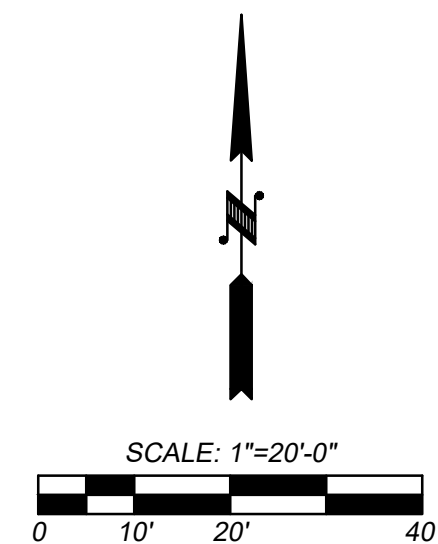
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LANDSCAPE ARCHITECT
Matthew Bradley, Registered
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REVISION		
No.	Date	By
1	10 Feb 2021	MFW
Site Plan Review Comment Response		
Scale: 1"= 20'0"		
Designer MFW	Sheet No. L-2	
Project Manager MFW	of 6 Sheets	
Preparer KBR	Date 20 Oct 2020	
Phase Site Plan Review	Project No. 200011	

INTERIOR PARKING LOT LANDSCAPING:
(GHMC 17.78.080.B.2)

A minimum of 125sf of landscaping is required at the ends of parking rows, and between every 9 parking stalls. In the parking area located along the western property line the project is only able to provide a 66sf interior parking island between stalls rather than a 125sf landscape island for a deficiency of 59sf. As an alternative per GHMC 17.78.100A, a greater amount of interior parking lot landscaping is provided in the central parking lot area at the ends of the double loaded parking rows. Where 500sf is required, a total of 862sf is provided, which results in additional interior parking lot landscaping in the amount of 362sf. The one required canopy tree is provided in the perimeter parking area directly adjacent to the 66sf parking island.



No.			Date	By
1	10 Feb 2021	MFW		
Site Plan Review Comment Response				
Scale = 1"= 20'0"		Sheet No.		
Designer MFW		L-3		
Project Manager MFW				
Principal KBR				
Date 20 Oct 2020				
Phase Site Plan Review		of 8 Sheets		
Project No. 20011				



1:1

PLANT SCHEDULE:

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING, CONDITION & REMARKS
TREES - DECIDUOUS				
	15	CORNUS NUTTALLII / PACIFIC DOGWOOD	8'-10' HEIGHT	B&B/Cont., NURSERY GROWN
	6	MALUS FUSCA / PACIFIC CRABAPPLE	8'-10' HEIGHT	B&B/Cont., NURSERY GROWN
	7	PRUNUS EMARGINATA / BITTER CHERRY	8'-10' HEIGHT	B&B/Cont., NURSERY GROWN
TREES - EVERGREEN				
	4	ARBUTUS UNEDO / STRAWBERRY TREE	8'-10' HEIGHT	NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED
	4	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' / WEEPING ALASKA CEDAR	6'-7' HT.	B&B, NURSERY GROWN
	27	PICEA SITCHENSIS / SITKA SPRUCE	6'-7' HT.	B&B, NURSERY GROWN
	4	PICEA SITCHENSIS / SITKA SPRUCE (For Zone Transition Buffer South)	12' HT.	B&B, NURSERY GROWN
	6	PINUS CONTORTA / SHORE PINE	6'-7' HT.	B&B, NURSERY GROWN
	4	PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S PYRAMID LIMBER PINE	6'-7' HT.	B&B, NURSERY GROWN
	37	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6'-7' HT.	B&B, NURSERY GROWN
	5	PSEUDOTSUGA MENZIESII / DOUGLAS FIR (For Zone Transition Buffer South)	12' HT.	B&B, NURSERY GROWN
	23	THUJA PLICATA / WESTERN RED CEDAR	6'-7' HT.	B&B, NURSERY GROWN
	3	THUJA PLICATA / WESTERN RED CEDAR (For Zone Transition Buffer South)	12' HT.	B&B, NURSERY GROWN
	6	TSUGA HETEROPHYLLA / WESTERN HEMLOCK	6'-7' HT.	B&B, NURSERY GROWN
SHRUBS				
	12	CEANOTHUS VELUTINUS / SNOWBRUSH	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	26	CORYLUS CORNUTA CALIFORNICA / WESTERN HAZELNUT	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	98	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	75	MAHONIA NERVOSA / LONGLEAF MAHONIA	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	47	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL. CONTAINER	FULL FOLIAGE, 48" O.C.
	38	PHILADELPHUS LEWISII / MOCK ORANGE	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	24	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON	5 GAL. CONTAINER	FULL FOLIAGE, 48" O.C.
	40	RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	21	ROSA PISOCARPA / CLUSTERED WILD ROSE	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	18	RUBUS SPECTABILIS / SALMONBERRY	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	19	SAMBUCUS RACEMOSA / RED ELDERBERRY	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	25	SYMPHORICARPOS ALBUS / SNOWBERRY	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
	61	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	5 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
FERNS, GRASSES & PERENNIALS				
	66	ACHLYS TRIPHYLLA / VANILLA LEAF	1 GAL. CONTAINER	18" O.C.
	80	ARMERIA MARITIMA / SEA PINK	1 GAL. CONTAINER	12" O.C.
	184	DESCHAMPSIA CESPITOSA / TUFTED HAIRGRASS	1 GAL. CONTAINER	18" O.C.
	83	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	2 GAL. CONTAINER	FULL FOLIAGE, 36" O.C.
CLIMBING VINES				
	10	LONICERA CILIOSA / WESTERN TRUMPET HONEYSUCKLE	1 GAL. CONTAINER	18" O.C.
GROUNDCOVER				
	1,501	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL. CONTAINER	30" O.C.
	2,409	FRAGARIA CHILOENSIS / SAND STRAWBERRY	1 GAL. CONTAINER	18" O.C.
	128	GAULTHERIA SHALLON / SALAL	1 GAL. CONTAINER	30" O.C.
	1,325 sf.	SUNMARK SEEDS NATIVE MEADOW SEED MIX (No Substitution)		Hydroseed per Manufacturer's specs.
		50% Bromus Carinatus / California Brome	5%	Deschampsia Cespitosa / Tufted Hairgrass
		18% Festuca Ovina / Sheep Fescue	4%	Lupinus Bicolor / Miniature Lupine
		8% Eschscholzia Californica / California Poppy	3.5%	Koeleria Macrantha / Prairie Junegrass
		5.5% Gaillardia Pulchella / Indian Blanket	1%	Linaria Maroccana / Toadflax
		5% Achillea Millefolium / Common Yarrow		
RETAINED VEGETATION AREAS				
	1,777 sf	NON-BUFFER RETAINED VEGETATION WITHIN RETAINED SIGNIFICANT TREE AREA (Minimize Intrusion Into CRZ of Significant Trees. Hand Clearing Only Of Invasive Species, Hydroseed Any Exposed Soil Areas with Native Erosion Control Mix)		
		UNDISTURBED CRITICAL ROOT ZONE WITHIN TREE PROTECTION AREA (Minimize Intrusion Into CRZ of Significant Trees. Hand Clearing Only Of Invasive Species, No Planting or Irrigation Permitted Within This Area - See Arborist Supplemental Report for More Details)		
	8,507 sf	PERIMETER BUFFER RETAINED VEGETATION AREA (All Existing Native Vegetation [Trees and Shrubs] To Remain. Machine Clearing Of Invasive Species Allowed Supplement As Needed To Achieve Buffer Requirements Listed Below)		
SUPPLEMENTAL PLANT LIST, SIZE & SPACNIG: BUFFER AREA REQUIREMENTS PER 200SF (Existing or Supplemented From List Below) = 1 TREE (40% Evergreen), 3 SHRUBS, & GROUNDCOVER FOR 75% COVERAGE IN 3 YEARS.				
DECIDUOUS TREE (8' HEIGHT, B&B, NURSERY GROWN)		DECIDUOUS SHRUBS (2 GAL., FULL FOLIAGE 5' O.C.)		EVERGREEN SHRUBS (2 GAL., FULL FOLIAGE 5' O.C.)
ACER MACROPHYLLUM / BIG LEAF MAPLE		CORNUS STOLONIFERA / REDTWIG DOGWOOD		GAULTHERIA SHALLON / SALAL
CORNUS NUTTALLII / PACIFIC DOGWOOD		HOLODISCUS DISCOLOR / OCEAN SPRAY		MAHONIA AQUIFOLIUM / TALL OREGON GRAPE
MALUS FUSCA / PACIFIC CRABAPPLE		PHILADELPHUS LEWISII / MOCK ORANGE		MAHONIA NERVOSA / LOW OREGON GRAPE
PRUNUS EMARGINATA V. MOLLIS / BITTER CHERRY		PHYSOCARPUS CAPITATUS / NINEBARK		MYRICA CALIFORNICA / PACIFIC WAX MYRTLE
EVERGREEN TREE (6' HEIGHT, B&B, NURSERY GROWN)		RIBES SANGUINEUM / RED FLOWERING CURRANT		RHODODENDRON MACROPHYLLYM / PACIFIC RHODODENDRON
PICEA SITCHENSIS / SITKA SPRUCE		ROSA PISOCARPA / CLUSTERED WILD ROSE		VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY
PSEUDOTSUGA MENZIESII / DOUGLAS FIR		SAMBUCUS RACEMOSA / RED ELDERBERRY		GROUNDCOVERS (1 GAL., 36" O.C.)
THUJA PLICATA / WESTERN RED CEDAR		SYMPHORICARPOS ALBUS / SNOWBERRY		ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
TSUGA HETEROPHYLLA / WESTERN HEMLOCK		SAMBUCUS RACEMOSA / RED ELDERBERRY		FRAGARIA CHILOENSIS / SAND STRAWBERRY
		OEMLERIA CERASIFORMIS / INDIAN PLUM		MAHONIA REPENS / CREEPING MAHONIA
		RUBUS SPECTABILIS / SALMONBERRY		POLYSTICHUM MUNITUM / SWORD FERN

SITE FURNISHINGS:

SYMBOL	QTY.	DESCRIPTION	DISTRIBUTOR / MANUFACTURER	COLOR	NOTES
BENCHES					
	1	Tournesol - 6' Bench Surface Mounted	Tournesol SiteWorks 1-800-542-2282	Color by Owner	Install Per Manufacturer's Specifications
TRASH RECEPTACLES					
	1	Tournesol Recycling System	Tournesol SiteWorks 1-800-542-2282	Color by Owner	Install Per Manufacturer's Specifications
PLANTERS					
	4	Modern Square Planter (60"Lx60"Wx48"H)	Planters Unlimited Toll Free Number: 1-888-320-0626	Color by Owner	Install Per Manufacturer's Specifications
	4	Modern Rectangle Planter (60"Lx24"Wx24"H)	Planters Unlimited Toll Free Number: 1-888-320-0626	Color by Owner	Install Per Manufacturer's Specifications

PLANT & SITE FURNISHINGS SCHEDULES

Gig Harbor Peninsula FISH Food Bank

Gray Road Holdings LLC
Burnham Drive, Gig Harbor, WA



BRADLEY DESIGN GROUP, INC.

LANDSCAPE ARCHITECTURE + SITE PLANNING

mail

4330 N Lexington St
Tacoma, WA 98407

location

455B St Helens Ave
Tacoma, WA 98402

t.253.272.4848

f.253.276.0132

www.bradtree.com

info@bradtree.com

REVISION		
No.	Date	By
1	10 Feb 2021	MFW
	Site Plan Review Comment Response	
Scale: As Indicated		
Designer: MFW	Sheet No. L-5 of 6 Sheets	
Project Manager: MFW		
Preparer: KBR		
Date: 20 Oct 2020	Site Plan Review	
Project No: 200011		



NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR DESIGN REVIEW BOARD
PL-DR-20-0071

TO: Gray Road Holdings, LLC, PO Box 1805, Gig Harbor, WA 98335
FROM: Kim Mahoney, Associate Planner
DATE: August 24, 2020
RE: PL-DR-20-0071 – Gig Harbor Peninsula FISH Food Bank

LOCATION: The site is located at XXX Burnham Drive, on the northeast side of Burnham Drive approximately 250 feet southeast of the intersection with Harborview Drive. Assessor's Parcel Number: 0221065020

The applicant presented its proposed project to the Design Review Board (DRB) for full design review. Included in the applicant's design review submittal was a request to approve design alternatives to the design requirements specified below.

Having reviewed the above referenced application at its meeting on August 13, 2020, the City of Gig Harbor DRB has made the following findings and recommendations to the Hearing Examiner in its holistic, 100% review of the site's design proposal:

Article III. Site Design

- 1. GHMC 17.99.240(C): Natural site conditions** – maintain natural topography.
- 2. GHMC 17.99.260(A), (B), (C), (D), and (E): Primary walkway standards** – link nonresidential buildings to their fronting street with primary walkways; assure that primary walkway width is proportionate to the scale of the project; differentiate walkway surfaces; accent walkways with significant landscaping, and; accent primary walkways with lighting and seating.

3. **GHMC 17.99.300(B): Nonresidential setbacks** – locate structures near front setback line.
4. **GHMC 17.99.330(E): Parking lot standards** – minimize parking in front of buildings.

Article IV. Architecture

5. **GHMC 17.99.370(A): Site-sensitive building design** – respect natural topography.
6. **GHMC 17.99.380(B)(2) and (D): Mass and scale** – provide substantial shifts in walls and roof surfaces, vertical shifts, and; provide visual terminus to tops of buildings.
7. **GHMC 17.99.400: Prominent facades** – provide consistent architectural interest to all prominent facades, and; apply all design criteria to prominent facades.
8. **GHMC 17.99.410(A) and (B): Windows and doors** – maintain balance in the placement of windows, and; conform to solid/void ratio requirements.

Findings:

Article III-Site Design

1. **GHMC 17.99.240(C) & GHMC 17.99.370(A): Natural site conditions & Site-sensitive building design** – Maintain and respect natural topography.

GHMC 17.99.240(C) and GHMC 17.99.370(A) require that buildings and parking lots be designed to fit natural slopes rather than regrading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced.

In this instance, the applicant is proposing to regrade the subject site in a manner which is not regarded as “balanced” by staff. The applicant’s grading plan proposes to cut approximately 4,500 cubic yards of material and fill approximately 3,500 cubic yards of material. The applicant asserts that, while these figures seem high, the installation of an underground storm water vault represents much of the grading activity which will not be reflected in the site’s natural appearance. The applicant also asserts that some cut and re-grading activity is necessary to conform with emergency vehicle access requirements as the site’s average slopes of 15% exceed that of the maximum driveway slope permitted via applicable Public Works and Engineering

standards. The applicant is not proposing to incorporate retaining walls in excess of six-feet.

2. **GHMC 17.99.260(A), (B), (C), (D), and (E): Primary walkways** – Link nonresidential buildings to their fronting street with primary walkways; assure that primary walkway width is proportionate to the scale of the project; differentiate walkway surfaces; accent walkways with significant landscaping, and; accent primary walkways with lighting and seating.

GHMC 17.99.260 addresses primary walkway standards. GHMC 17.99.260(A) requires primary structures to be served by primary walkways which directly link the building's main entrance to the street on which the building is located. GHMC 17.99.260(B) requires projects with less than a 20,000 square foot footprint to provide a primary walkway of at least five-feet in width. GHMC 17.99.260(C) requires primary walkways to be visually distinct from parking lot and driveway surfaces. Walkways flush with asphalt or vehicular travel-ways shall have a distinct pattern and texture (e.g., brick pavers or stamped concrete). GHMC 17.99.260(D) requires one side of all primary walkways to be landscaped with a five-foot wide landscaping strip, except where the walkway crosses driveways. GHMC 17.99.260(E) requires lighting and seating areas along primary walkways; one bench is required for every 200-feet of walkway length.

The applicant is proposing to provide a primary walkway which connects the subject site to Burnham Drive; however, the walkway is designed prescriptive to the Design Manual only on the portion of the primary walkway which is located on the subject site and is otherwise proposed to be designed in a manner which is inconsistent with both the Design Manual and applicable provisions of the International Building Code (IBC). While the applicant seeks approval from the DRB to deviate from related provisions of the Design Manual, no requirement of the IBC may be circumvented via a Recommendation of Approval from the DRB; this includes the requirement that a primary walkway must meet current accessible standards.

The applicant is proposing to design the primary walkway flush with the vehicle travel-way and proposes to differentiate the walkway from the vehicle travel-way by striping the asphalt. The walkway is proposed to measure four-feet in width along the existing private easement and will widen to five-feet in width within the limits of the subject parcel. The applicant does not propose to install any landscaping adjacent to the walkway, nor does the applicant propose to include a bench within the portion of the walkway adjacent to the private easement, which measures approximately 220-feet in length. The applicant has not

provided a lighting cut sheet, nor has the applicant specified whether lighting will be included along the primary walkway as it abuts the private easement connecting the subject site to the Burnham Drive public right-of-way.

The applicant initially prepared an alternative design narrative for specific provisions of the Design Manual and had prepared analysis which intended to present the proposed primary walkway in a manner consistent with the alternative design review criteria codified in GHMC 17.98.055(A). However, upon review of the applicant's Design Review permit and DRB exhibits, staff prepared a written analysis (Exhibit G) of the request's sufficiency in addressing the criteria discussed in GHMC 17.98.055(A). In sum, this analysis reasoned that the request specific to primary walkways appeared to be more appropriately considered as a Design Exception request, which may be presented before the DRB consistent with GHMC 17.98.060(D).

At the August 13, 2020 DRB meeting, the applicant discussed the specific circumstances of the site's configuration which should allow relief from the requirement to develop a prescriptively conforming primary walkway along the private road access easement separating the subject site from the Burnham Drive public right-of-way. The subject site is situated as Lot 4 on its recorded 1985 plat and is accessed via a private road access easement owned by Lots 2 and 3 of the same plat; the applicant of this proposal has no ownership of the private easement which connects the subject site to Burnham Drive. The subject site is positioned internal to the plat and does not immediately front the Burnham Drive public right-of-way.

In this instance, the DRB recognizes that the applicant has designed the subject site consistent with GHMC 17.99.260 and agrees that the applicant should not be required to improve land of which the applicant does not own, to include the private access easement owned by Lots 2 and 3 of the recorded 1985 plat creating these lots. However, the DRB finds that primary walkways "connect a building's entrance to the public right-of-way," as per the Design Manual. As such, the DRB finds that the proposed relief from these primary walkway standards are more akin to a request for a Design Exception rather than a Design Alternative and encourages the applicant to return to the DRB with a requested design exception to GHMC 17.99.260, Primary walkways.

3. GHMC 17.99.300(B): Nonresidential setbacks – Locate structures near front setback line.

GHMC 17.99.300(B) requires at least 50 percent of a primary structure's front façade to be placed on the front setback line. No more

than 50 percent of required parking may be located forward of the front façade of a building.

In this instance, the applicant has proposed to design the site in a manner which positions the proposed structure at the northeast corner of the site (furthest from the front setback line) and has designed the parking lot forward of the building's front façade. The applicant asserts that, while the proposed design does not conform with GHMC 17.99.300(B), the proposed locations of the structure and the parking lot reduce noise and visual impacts to the neighboring homes and school, creates a more inviting approach to the structure, and ultimately supports the best use of the site's natural topography.

4. GHMC 17.99.330(E): Parking lot standards – minimize parking in front of buildings.

GHMC 17.99.330(E) requires that no more than 50 percent of required parking may be located forward of the front façade of a building. Further, the side panel discussion on page 17-211 of the Design Manual as it relates to parking lot standards reads as follows:

The requirements of this section are intended to mitigate the visual impacts of parking by screening parking lots from public rights-of-way and by making parking garages a secondary element in building designs.

In this instance, the applicant has proposed a site design which includes a parking lot forward of the front façade of the proposed structure. The applicant advocates for the proposed location of the parking lot as the site configuration allows for better use of the site's natural topography and requires fewer retaining walls as compared to a parking lot located in a manner which conforms with GHMC 17.99.330(E). Further, based on the subject site's distance and topographic elevational difference from the nearest public right-of-way, as well as the applicant's proposed enhanced landscaping, the visual impact of the parking lot's position forward of the proposed structure is largely mitigated.

Article IV-Architecture

5. GHMC 17.99.380(B)(2) and (D): Mass & Scale – Provide substantial shifts in walls and roof structures, vertical shifts, and; provide visual terminus to tops of buildings.

GHMC 17.99.380(B)(2) requires wall and roof surfaces to be broken down into smaller planes using substantial shifts in building footprints

which result in substantial shifts in roof lines. Specific to vertical shifts, no single run of ridge, cornice or fascia (excluding eave overhang) shall exceed 80 feet without a five-foot transition in height. Cupolas and similar minor projections above roof lines do not meet the vertical shift requirement. GHMC 17.99.380(D) provides that, to avoid a truncated appearance, all structures shall have a visual “cap” which may be achieved by designing the structure’s roof consistent with one of the forms described therein.

The applicant has identified that the north elevation of the proposed structure is designed with an approximately 140-foot run of roof line which does not incorporate a five-foot transition in height and that the east elevation is designed with an approximately 120-foot run of roof line which does not incorporate a five-foot transition in height. The applicant has also designed the proposed single-story structure with a flat roof and projecting cornice design with an additional shed roof with a 2/12 pitch and 2-foot eaves at the entry of the structure. GHMC 17.99.380(D) limits the use of flat roofs to multi-story structures only, and limits pitched roof slopes to no less than a 4/12 pitch.

The city’s mass and scale requirements are intended to address large retail “big box” style structures which are incompatible with Gig Harbor’s small-town character; this intent is of particular relevance on facades visible to the public. In this instance, the applicant has designed all facades visible to the public in strict conformance to these standards of the Design Manual. While the north and east elevations do not strictly conform to these vertical shift requirements, the applicant has increased the north property setback line from 5-feet to 20-feet and is developing its east property line consistent with a 40-foot zone transition buffer; these efforts on the applicant’s behalf indicate an understanding of the intent to avoid designing “big box” style structures on facades visible to the public.

As it relates to roof design, the applicant contends that the structure’s height of approximately 18-22’ provides the appearance of a two-story structure and, thus, may be appropriately designed with a flat roof. The applicant has also indicated by visual representation that a 2/12 pitched shed roof with 2-foot eaves at the structure’s entry provides a vertical shift from the perspective of all facades, given the shed roof’s visibility when incorporated with an otherwise flat roof design. Finally, the applicant asserts that the proposed roof design is more aesthetically pleasing than a roof designed to comply with the Design Manual prescriptively, and that a shed roof with a 4/12 pitch will look out of scale with the rest of the structure.

6. **GHMC 17.99.400: Prominent facades** – Provide consistent architectural interest to all prominent facades, and; apply all design criteria to prominent facades

All building facades prominently visible from public waterways, rights-of-way or streets providing primary access to the site shall fully comply with all design criteria set forth in the Design Manual. Further, prominent facades shall not be blank walls and shall reflect the same design and detailing which typify the building's front including roof design, window proportion façade variation and building materials. The building's "front" is the exterior façade containing the building's entrance.

In this instance, the south and west exterior elevations for the proposed structure are considered "prominent" as they are visible from the road providing primary access to the building's site. While not technically complying with all prominent façade design standard requirements, the applicant has consistently designed the facades with architectural interest. Furthermore, the applicant has conveyed that the site's distance of more than 200-feet from the nearest right-of-way, the topographic elevation gain extending from the nearest right-of-way, and the existing mature landscaping along two adjacent lots positioned between the subject site and the nearest right-of-way all serve to reason that the structure's design need not strictly adhere to these Design Manual standards.

7. **GHMC 17.99.410: Windows and doors** – Maintain balance in the placement of windows, and; conform to solid/void ratio requirements.

GHMC 17.99.410(A) requires that multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single-grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or façade projections. GHMC 17.99.410(B) requires windows and doors to constitute at least 25 to 30 percent of prominent façade wall planes. In situations where this is not practical, the masonry façade option described in GHMC 17.99.420(B) may be considered.

In this instance, the applicant has designed the structure with a window design which is, in limited application, intentionally asymmetrical and does not convey a haphazard or scattered appearance. The "L-shape" window grouping adjacent to the structure's entry intends on accentuating the entrance and drawing attention to the aesthetic appeal of the structure. In this manner, the applicant has also designed the south façade with a window design which constitutes only approximately 23.1% of the façade wall plane, but discerns that this

window design is instrumental in providing a visual balance to the façade and “leading” the public’s perspective of the structure to its entrance.

Conclusions: Based upon the preceding findings, the DRB concludes that the proposed design alternatives to each design provision, save the design alternative proposed to the primary walkway standards codified in GHMC 17.99.260, represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements and meets the intent of the general requirements of GHMC Chapter 17.99. The DRB further concludes that relief from the primary walkway standards that apply to the subject site are more appropriately addressed via an application for an exception to the standards of GHMC 17.99.260, as consistent with GHMC 17.98.060(D).

Recommendation: The DRB recommends that the applicant prepare a design exception application consistent with GHMC 17.98.060(D) to address its proposed design as it relates to relief from GHMC 17.99.260, Primary walkways. The DRB otherwise recommends that the Community Development Director accept the design approach as consistent with the alternative design criteria codified in GHMC 17.98.055(A), subject to the following special condition:

1. The applicant shall provide a Landscape Plan for review by staff and/or the DRB depicting a well-planted buffer along the undecorated portions of the proposed structure, particularly those facades adjacent to the site’s zone transition buffer.

Brett Marlo DeSantis, Chair
Design Review Board



Date 8/31/2020

cc: Planning File



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR DESIGN REVIEW BOARD
PL-DR-20-0071

TO: Gray Road Holdings, LLC, PO Box 1805, Gig Harbor, WA 98335

Gig Harbor Peninsula FISH Food Bank, PO Box 154, Gig Harbor, WA 98335

Jeanne Ratcliffe-Gagliano, 7713 Pioneer Way, Suite 1, Gig Harbor, WA 98335

FROM: Kim Mahoney, Associate Planner

DATE: September 14, 2020

RE: PL-DR-20-0071 – Gig Harbor Peninsula FISH Food Bank

LOCATION: The site is located at XXX Burnham Drive, on the northeast side of Burnham Drive approximately 250 feet southeast of the intersection with Harborview Drive. Assessor's Parcel Number: 0221065020

The applicant presented its proposed project to the Design Review Board (DRB) for a design exception. Having reviewed the above referenced application at its meeting on September 10, 2020, the City of Gig Harbor DRB has made the following findings and recommendations to the decision maker for the following requirement of the Design Manual:

Article III. Site Design

- 1. GHMC 17.99.260: Primary walkway standards** – link nonresidential buildings to their fronting street with primary walkways; assure that primary walkway width is proportionate to the scale of the project; differentiate

walkway surfaces; accent walkways with significant landscaping, and; accent primary walkways with lighting and seating.

Findings:

Article III-Site Design

1. **GHMC 17.99.260: Primary walkways** – GHMC 17.99.260(A) requires primary structures to be served by primary walkways which directly link the building's main entrance to the street on which the building is located. GHMC 17.99.260(B) requires projects with less than a 20,000 square foot footprint to provide a primary walkway of at least five-feet in width. GHMC 17.99.260(C) requires primary walkways to be visually distinct from parking lot and driveway surfaces. Walkways flush with asphalt or vehicular travel-ways shall have a distinct pattern and texture (e.g., brick pavers or stamped concrete). GHMC 17.99.260(D) requires one side of all primary walkways to be landscaped with a five-foot wide landscaping strip, except where the walkway crosses driveways. GHMC 17.99.260(E) requires lighting and seating areas along primary walkways; one bench is required for every 200-feet of walkway length.

Specific to the criteria for approval of a design exception codified in GHMC 17.98.060(D), the DRB makes the following findings:

1. Special conditions and circumstances exist which render a specific requirement of Chapter 17.99 GHMC, Design Manual, unnecessary, given the location and intended use of the proposed development.

In this instance, special conditions and circumstances exist which render GHMC 17.99.260 unnecessary as applied to the private easement providing access to the site. The subject parcel was created in 1985 via short plat 8506100285 as Lot 4, an interior lot which does not front the Burnham Drive right-of-way (ROW). The applicant proposes to develop this lot with an approximately 10,000 square foot structure for use by the Gig Harbor Peninsula FISH Food Bank. The subject site is accessed via an existing 30-foot wide private road and utility easement ("the easement") created with the short plat. This easement is owned by the property owners of Lots 2 and 3; the applicant and property owner of Lot 4 maintain no ownership of this easement. Furthermore, the easement in its existing state has been developed to provide access to the current use of Lot 3 as a veterinary clinic.

The applicant has proposed to develop the subject parcel in a manner which conforms with GHMC 17.99.260, Primary walkways; that is to say, the property owner proposes to develop the real property under his

ownership to strictly conform with this provision of the Design Manual. While “primary walkways” are defined in the Design Manual Glossary (GHMC 17.99.590) as “the main pedestrian walkway which connects a building’s entrance to the public right-of-way,” the DRB finds that the applicant’s intent to develop the subject parcel in a manner consistent with GHMC 17.99.260, combined with the subject parcel’s location fronting a private road, of which the owner of Lot 4 maintains no ownership, all reason that the requirements of GHMC 17.99.260 are unnecessary to apply within the private easement.

2. The special conditions and circumstances are characteristic of the proposed general use of a site and not of a specific tenant.

The special conditions and circumstances of the site relate to the private easement separating the subject parcel from the nearest public ROW, as discussed in the preceding findings to criteria #1. The easement is an existing easement recorded with the 1985 short plat that created the subject parcel and is not reflective of the Gig Harbor Peninsula FISH Food Bank tenant. Any tenant or use occupying the site would experience these special circumstances and could favorably argue cause for an exception from GHMC 17.99.260, Primary walkways.

3. The special conditions and circumstances are not representative of typical retail, professional office or residential type development which may be allowed within the zoning district.

The easement which serves as the special condition and circumstance of the subject parcel is not representative of typical retail, professional office, or residential type development which may be allowed within the zoning district. Rather, the easement was a product of the site’s 1985 short plat which predates the primary walkways required of the Design Manual, which was originally adopted in 1996 via Ordinance 735.

4. The requested exception is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences.

The applicant has clarified that economic hardship, personal convenience, nor personal design preferences have any bearing in this requested exception. The DRB concurs that the requested exception is a result of functional consideration of the imposition created by the private easement.

5. Architectural changes in the project design as a result of the exception have been sufficiently compensated by other architectural embellishments, and site plan changes as a result of the exception have been sufficiently compensated by other site amenities.

At the August 13, 2020 DRB meeting, the DRB reviewed a holistic alternative design proposal as presented by the applicant and found the design as equivalent or superior to the specific requirements of the Design Manual and as meeting the general intent of the Design Manual, with the exception of the primary walkways. The proposed design alternative includes an enhanced landscaping plan proposed by the applicant and a primary walkway design within the subject parcel's boundary which strictly conforms with GHMC 17.99.260. These elements of the site plan, in addition to the site's holistic design, sufficiently compensate the requested design exception from developing the off-site private easement with a conforming primary walkway.

6. The requested exception will not result in a project which is inconsistent with the intent and general scope of the standards of Chapter 17.99 GHMC, Design Manual.

The DRB finds the requested design exception consistent with the intent and general scope of the standards of GHMC Chapter 17.99, Design Manual. The intent of the Design Manual is described in GHMC 17.99.020, as follows:

- A. Encourage building design and site planning to complement the existing character of specific neighborhoods or geographic areas of the city in which the proposed building or site improvements are located; relate visually and physically to surrounding development, and; promote pedestrian usage.
- B. Provide options that allow for diversity and creativity in project design.
- C. Facilitate a dialogue between project proponents and the city's design review board in a public meeting setting.
- D. Increase public awareness of design issues and design options.
- E. Provide an objective basis for decisions which affect both individual projects and the city of Gig Harbor as a whole.
- F. Ensure that the intent of the goals and objectives contained within the city of Gig Harbor's comprehensive plan are met.

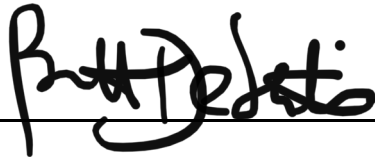
The development of the subject parcel has been creatively designed in a manner which is complementary to the character of its area, as is evidenced by the DRB's recommendation after reviewing the holistic alternative design proposal of the site at its August 13, 2020 meeting. In as much as the applicant can design only the land under his ownership, the applicant has promoted pedestrian usage by designing primary walkways on the subject site which strictly conform to GHMC 17.99.260. Having engaged in dialogue with the DRB in numerous public meeting settings, the design issues which result from the 1985 short plat have

been openly discussed and have led to the DRB's recommendation that the applicant present this design exception application to the DRB for relief from the requirement to provide a primary walkway within the private easement. In this manner, the proposed design exception can be found consistent with the intent and general scope of GHMC 17.99, Design Manual and therefore renders the requirements provided for in GHMC 17.99.260 unnecessary as they apply to the private easement providing access to the site.

Recommendation: Based on the preceding analysis, the DRB finds the applicant's request to be consistent with the criteria set forth in GHMC 17.98.060 and recommends the decision maker accept the proposed design exception, subject to the following special condition:

The applicant shall develop the subject parcel described as Lot 4 recorded with the Pierce County Assessor's Office on short plat no. 8506100285 with a primary walkway which is designed in a manner prescriptive to the requirements set forth in GHMC 17.99.260.

Brett Marlo DeSantis, Chair
Design Review Board _____



Date 9/24/2020

cc: Planning File



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Al's Collection

Collection presents an intriguing frame with a classic strap seat for environments that require clean, simple lines. Available with steel straps, wood or recycled plastic seat sections, Al's backed bench offers a restful seat. With Al's wood version, combine it with our Boulevard™ Thermally-Modified wood for superior durability with minimal environmental impact.

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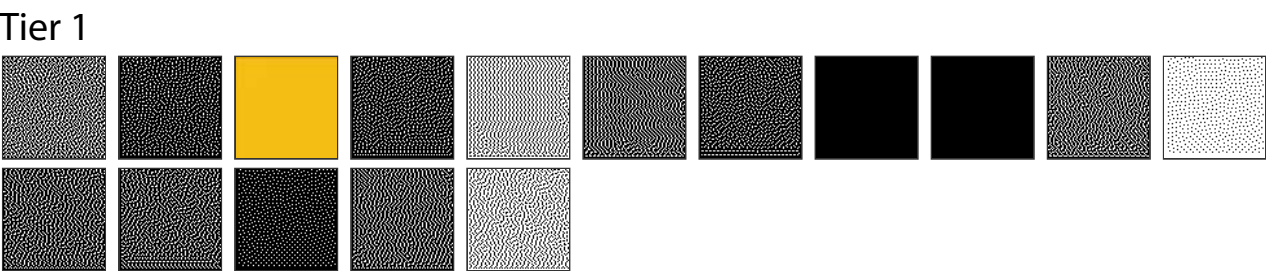
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Features:

- 48" - 96"L
- All Steel or Wood & Steel

Powder Coated Finishes



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Tier 3



AL-0100-72



AL-01100-72

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Al's Collection

Classic Steel Strap or Slat Benches

Materials: **Mild Steel or Steel and Wood/Recycled Plastic**

Al's Collection presents an intriguing frame with a classic strap seat for environments that require clean, simple lines. Available with steel straps, wood or recycled plastic seat sections, Al's backed bench offers a restful seat. With Al's wood version, combine it with our Boulevard™ Thermally-Modified wood for superior durability with minimal environmental impact.

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Successful sites start here™



Al's Bench - AL-0100-72

- Strong 3/8" laser cut and welded end frames, 1/4 x 1-1/2" steel framework
- Heavy duty (commercial grade) all steel or horizontal slat seating
- Comfortable and modern, will fit in many locations
- Wooden slat version available in Boulevard™ wood, Ipe, Douglas Fir, Red Cedar and Recycled Plastic Lumber



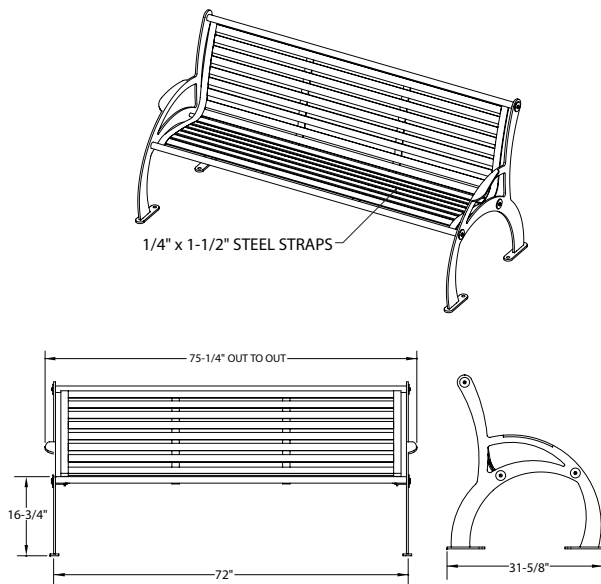
Shown with optional recycled plastic

AL's Collection - All Steel or Steel and Wood/Recycled Plastic

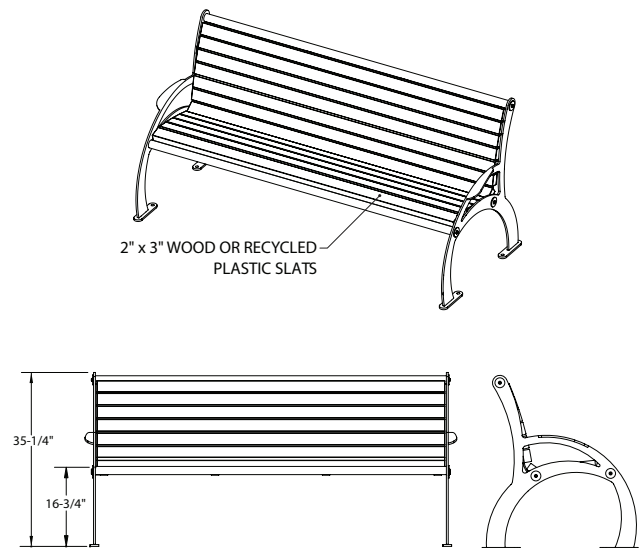
Specifications

Part. No.	Description	Size (L x W x H)	Seat Height	Weight Lbs.	Mounting
AL-0100-48	AL's Collection Bench with back, all steel	48" x 31-5/8" x 35-1/4"	16-3/4"	213	Surface-mount
AL-0100-60	AL's Collection Bench with back, all steel	60" x 31-5/8" x 35-1/4"	16-3/4"	248	Surface-mount
AL-0100-72	AL's Collection Bench with back, all steel	72" x 31-5/8" x 35-1/4"	16-3/4"	291	Surface-mount
AL-01100-72	AL's wood or recycled plastic slat option	72" x 31-5/8" x 35-1/4"	16-3/4"	265-315	Surface-mount

*Note weight varies on wood or plastic seat version.



AL-0100-72



AL-01100-72, slat bench option

AL's Collection benches available with slats in Boulevard™ Thermally-Modified wood, Ipe, Red Cedar, Douglas Fir or Recycled Plastic Lumber.

Questions? [1-866-635-8940](tel:1-866-635-8940) or [Contact Us](#)



Add to Cart



Image

Product Name

Qty



Image

Product Name

Qty



Image

Product Name

Qty



Image

Product Name

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Product Name

Qty



Image

Product Name

Price

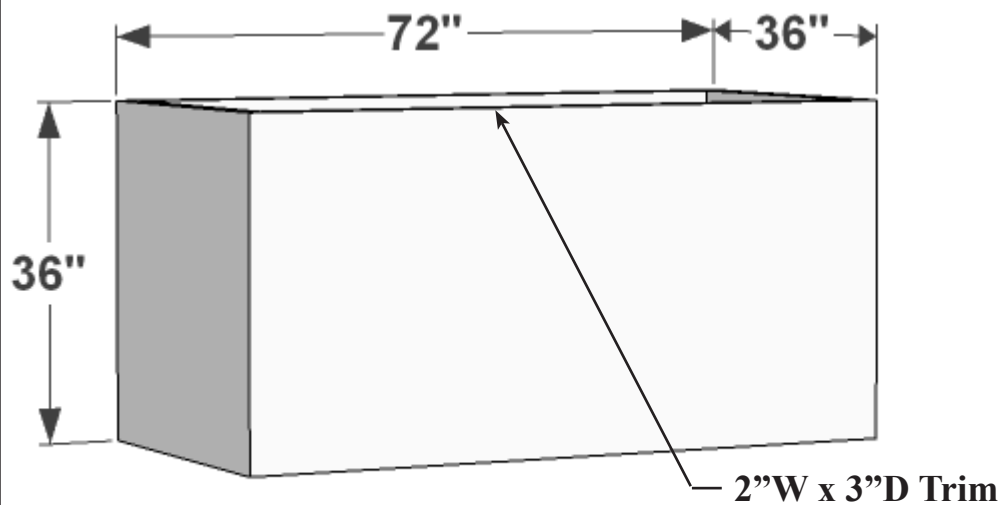


Product Specifications

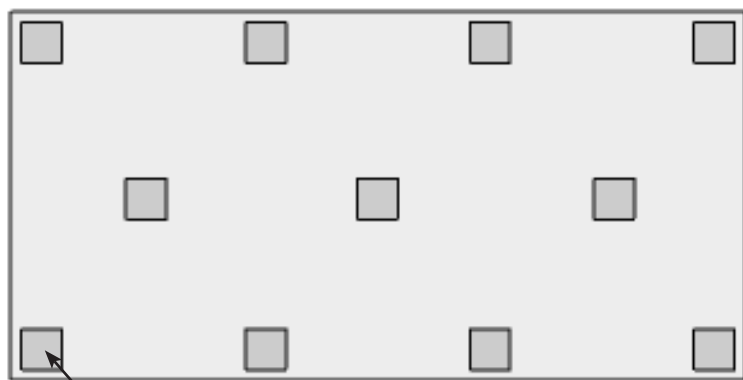
					
<u>Modern Fiberglass Commercial</u>	<u>Modern Fiberglass Commercial</u>	<u>Modern Fiberglass Commercial</u>	<u>Modern Fiberglass Commercial</u>	<u>Modern Fiberglass Commercial</u>	<u>Modern Fiberglass Commercial</u>

Commercial Commercial Commercial Commercial Commercial Commercial
Planter 20in.L x 20in.W x 20in.H Planter 24in.L x 24in.W x 24in.H Planter 26in.L x 26in.W x 30in.H Planter 30in.L x 30in.W x 30in.H Planter 30in.L x 30in.W x 36in.H Planter 36in.L x 36in.W x 24in.H





PERSPECTIVE VIEW



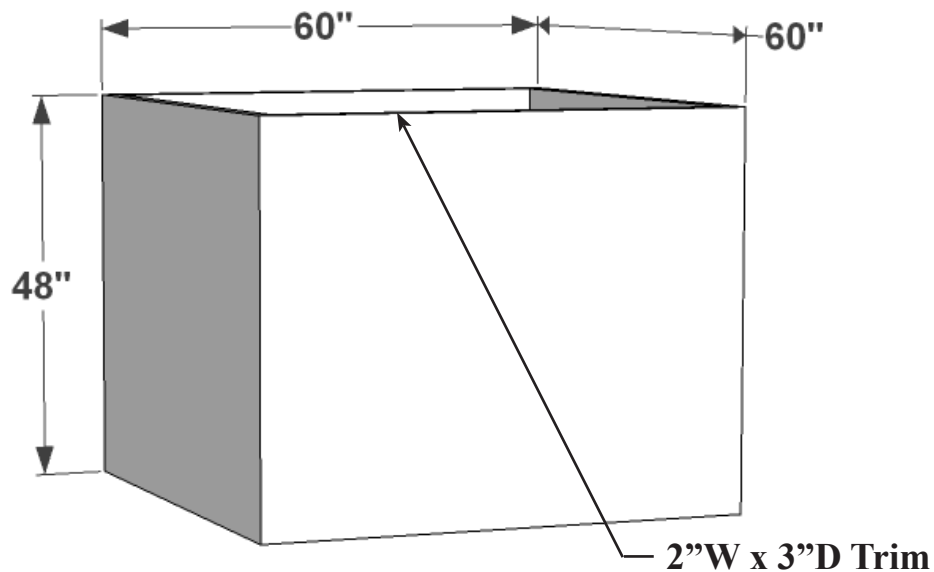
BOTTOM VIEW

General Notes:

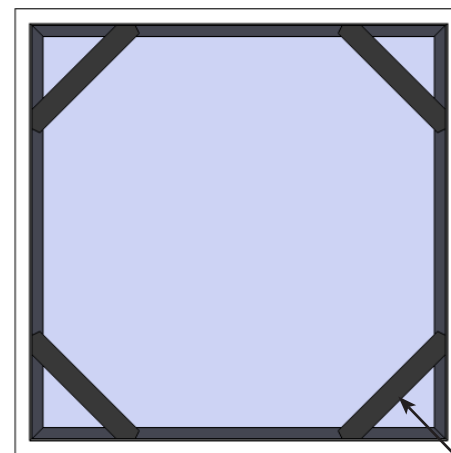
1. Locate drainage holes next to pads
2. If no drain holes are requested it is assumed proper drainage will be added in the field

Drainage: Yes___ No___

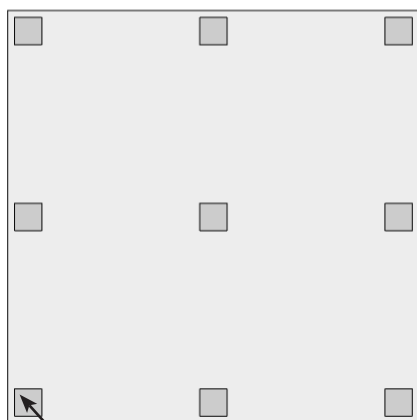
Date: Scale: NTS DB: RMA CB: Rep: Order#:	Content: Modern Fiberglass Rectangular Planter PN: F1-MOD-REC723636 Color/Finish: Customer Approval: _____	Design by Planters Unlimited All visual representations and designs are the intellectual property of Planters Unlimited and protected under copyright law. Any duplication of this design is in direct violation of the law and will result in legal action. ©Copyright 2008-2016	 T:888-320-0626 F:760-598-9888
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PERSPECTIVE VIEW



TOP VIEW



BOTTOM VIEW

General Notes:

1. Locate drainage holes next to pads
2. If no drain holes are requested it is assumed proper drainage will be added in the field

Drainage: Yes ___ No ___

Date:
Scale: NTS
DB: GGG
CB:
Rep:
Order#:

Content: Modern Square Fiberglass Planter
PN: F1-MOD-S6048
Color/Finish:
Customer Approval: _____

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Image	Product Name	Price
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Image	Product Name	Qty
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Image	Product Name	Qty
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Image	Product Name	Qty
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Image	Product Name	Qty
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Image	Product Name	Price
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Product Specifications

 <u>Modern Rectangle</u> Planter 26in L x	 <u>Modern Rectangle</u> Planter 48in L x	 <u>Modern Rectangle</u> Planter 60in L x	 <u>Modern Rectangle</u> Planter 60in L x	 <u>Modern Rectangle</u> Planter 72in L x	 <u>Modern Rectangle</u> Planter 84in L x
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Planter 36in.L x 18in.W x 18in.H **Planter 48in.L x 24in.W x 24in.H** **Planter 60in.L x 30in.W x 30in.H** **Planter 60in.L x 24in.W x 24in.H** **Planter 72in.L x 36in.W x 36in.H** **Planter 84in.L x 48in.W x 48in.H**

More Description



Materials & Finishes

FRP Fiberglass, GFRC Lightweight Concrete, Boulevard® Thermally-Modified Wood and other wood varieties, Recycled Plastics, Metals: Weathering & Stainless Steel or Mild Steel with Powder-coated finishes

Tournesol Siteworks products and materials available to complement your project and create a successful Installation.



FRP Fiberglass

One reason our customers love FRP fiberglass is the range of fantastic finishes that can be achieved on a lightweight pot. Combine a color with the right texture to find the perfect look and durability for your project.

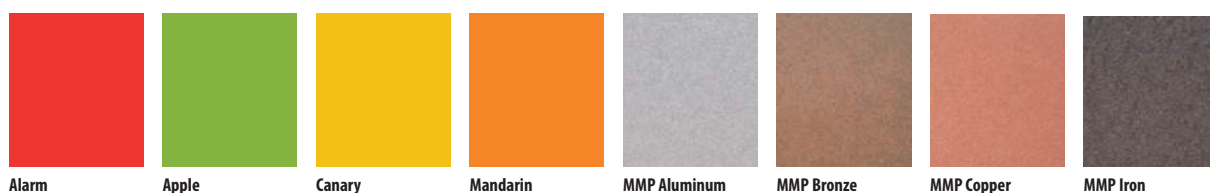
Tier 1 Colors

Tier 1 colors are applied acrylic enamel paints. Print colors may vary slightly, so we've provided a Pantone (PMS) color match so you know what you are getting. We can also match nearly any color – ask your salesperson for detail.



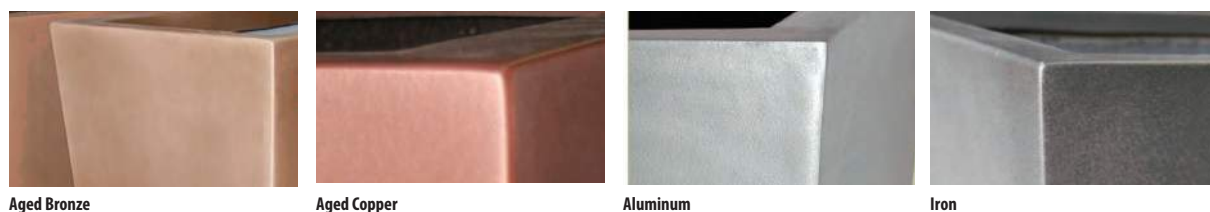
Tier 2 Colors

Tier 2 are slightly richer paint finishes, including our MMP colors that mimic the look of our more expensive metal-infused pots. The MMP painted colors, unlike the real metals, won't change over time, providing predictability for commercial applications.



Tier 3 Colors

Tournesol Siteworks offers real metal at a surprisingly reasonable price with our metal-infused finishes. Atomized metal powders are mixed into fiberglass resin, applied to the pot, then finished by hand to bring out the shine. The degree of reflection will vary with the texture chosen. The pots will naturally patina and weather over time, as you'd expect with bronze, copper or iron.



Textures

FRP fiberglass pots can be ordered in any of these three standard finishes. T-0 is conventional smooth, T-1 and T-2 are applied to the FRP then painted. Both T-1 and T-2 enhance the durability of the finish and resist scratching. All finishes are available in any color.

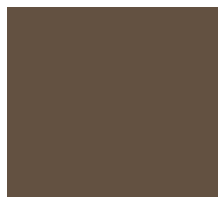


Note: True color will be judged on the finished sample once requested and received in hand. Do not rely on the colors printed in this catalog, on our website, or online.

GFRC Lightweight Concrete

Colors

We used our FRP Fiberglass colors as the starting pigments for the white cement we use on the surface coat, but from there the natural materials take over. Because we're using quartz and mica sands, there is always a beige tone to any GFRC color. Samples are typically sent in Acid-Etch texture, but other texture and color combinations are available upon request. Granite texture is only available in Shark, Chaparral, White and Sahara colors.



Bark



Caramel



Chaparral



Colonial



Italian Terra Cotta



Rosa



Sahara



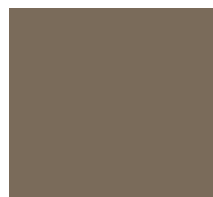
Sandbox



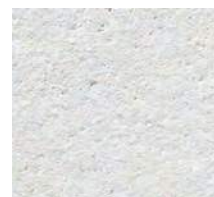
Shadow



Shark



Sierra



White

Textures

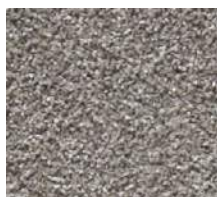
Versatile GFRC lightweight concrete textures range from the rustic to the refined. Our finishes feature natural quartz and mica sands, and the durable finishes can be refinished and repaired on site as required. The Travertine, Sandblast, Acid Etch and Granite finishes are variations on natural concrete finishes, while Natural Sand and Fine Grain rely on applied paints and texture, similar to FRP finishes. We send out a color/texture sample as a submittal with every order confirmation to make sure that you are getting what you expect.

All finishes are shown in Shark, but are available in any GFRC color; exceptions include: 1) The color Pitch is only available in Fine Grain texture and, 2) Granite texture is only available in Shark, Chaparral, White, and Sahara colors. Note: Travertine finish is a hand-packed finish which is only cement without added color.

Tier 1



Fine Grain



Natural Sand



Sandblast



Travertine

Tier 2



Acid Etch



Granite

Powder-Coat Finishes

Tier 1

Standard Powder-Coated finishes are Tier 1. Steel, aluminum and other products made of metal are typically powder-coated. We clean all metal products before coating with a high-temperature degreaser, apply a zinc-rich primer (for superior resistance to weathering and rust), then coat with a high-quality polyester powder-coat. Brackets (VTG, WB, WX, VH, VGM) and VertiGreen 3D trellis, unless otherwise specified, are delivered in Pitch, Semi-Gloss. Custom and RAL match colors are also available - **minimum order required** - ask your salesperson for details.



Tier 2

Our Tier 2 finishes are metallic colors – Jaquar Topaz and Silvadillo – which require a clearcoat.



Recycled Plastics

Recycled plastic offers an environmentally-friendly alternative to wood. It is practically maintenance free and will sustain its color and appearance for years. Our recycled plastic is made from purified high-density polyethylene, such as milk containers, and includes UV inhibitors to reduce fading. It will not rot, warp, splinter or crack. Standard colors are cedar, gray, dark brown and weathered wood.

Other Metals

Weathering Steel (ASTM A606) planters or otherwise will be delivered in a mill-scale finish and will rust when exposed to natural elements. Bollard receivers, receiver covers and lockwell covers are hot dip galvanized after fabrication. Stainless steel products, unless otherwise specified are stainless steel 304 and delivered in a #4 brushed finish. Cast end frames will be ductile cast iron.

Boulevard® Thermally-Modified Wood

Thermally-modified wood, during treatment, turns to a deep, rich brown color. When left untreated, UV light will accelerate the natural patina process. Dark wood can start to silver within 2-3 months. This natural process will not affect the physical characteristics of the wood. Boulevard wood owes its resistance to bending, warping, twisting and checking to the stabilized moisture content. It absorbs less water than most other untreated woods. To ensure the longest life of the wood, Tournesol Siteworks recommends treating the wood initially with a high-quality, clear wood preservative (with 99% UV protection).

Boulevard decking and tiles will be delivered untreated. Finished products, such as Boulevard planters and site furnishings, are treated before delivery. The wood will be a deep brown in color. On the jobsite, the treated surfaces may collect construction dust, which can be removed by wiping down the surface with a rag. As the oil evaporates (approximately 12 months), the wood will lighten and gradually begin the patina process. Retreatment will keep the wood dark, if desired.



Ash



Ash-Treated

Wood Varieties

Tournesol Siteworks also uses vertical grain Douglas Fir, Western Red Cedar, Tigerwood and Ipe, for our site furnishing products. Tigerwood and Ipe are dense exotic hardwoods that are naturally resistant to rot and decay. Woods used in site furnishings products will be treated to prolong the finish life. To maintain the initial color, retreatment is required every 12-24 months.

Tier 1



Douglas Fir

Tier 2



Western Red Cedar



Recycled Plastic Lumber - Cedar



Recycled Plastic Lumber - Dark Brown



Recycled Plastic Lumber - Gray



Recycled Plastic Lumber - Weathered Wood

Tier 3



Boulevard Wood - Ash



Boulevard Wood - Treated Ash



Ipe



Tigerwood



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Note: True color will be judged on the finished sample once requested and received in hand. Do not rely on the colors printed in this catalog, on our website, or online.

Tournesol Bins and Recyclers

 **Tournesol** SITEWORKS
Successful sites start here™

Materials: **FRP Fiberglass and Lightweight GFRC Concrete**

Tournesol Siteworks trash and ash receptacles are designed to stand on their own or be used in conjunction with a matching pot & planter collection. Most designs are available in either FRP fiberglass or lightweight GFRC concrete for durability. We offer a range of lid materials and configurations to suit your needs (and your price point). No matter the public space, we have a practical solution!



- Manufactured in six different collections, with various lid options - something for every application
- All trash cans include 20- or 23-gal. removable plastic liners
- Available in matching single, double, or triple-stream recyclers
- All styles available in both trash, ash, or trash/ash configurations

Top left: Tournesol Wilshire FRP Receptacle with TFR Ash/Trash lid in Pine. *Top right:* Tournesol Wilshire FRP Receptacle with ATR lid in Pitch. *Bottom left:* Tournesol Urban GFRC Receptacle with TFF FRP lid, Custom Color. *Bottom right:* Tournesol Wilshire Recycler, FRP, 2-stream lid in Shark.



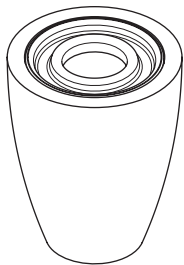
Tournesol Wilshire FRP Receptacle with ATR Ash/Trash Lid



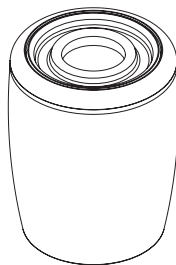
Tournesol Metro GFRC Receptacle with ATR Ash/Trash Lid

Tournesol Receptacles - Trash and Ash Bins & Recyclers

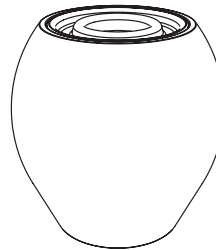
Part. No.	Collection	Material	Shape	Description
DS Trash Base	Downtown	FRP	Round	24"dia x 30"H, FRP Trash Base unit w/20 gal. LLDPE Liner
DCS Trash Base	Downtown	GFRC	Round	24"dia x 30"H, GFRC Trash Base unit w/20 gal. LLDPE Liner
MS Trash Base	Metro	FRP	Round	24"dia x 30"H, FRP Trash Base unit w/20 gal. LLDPE Liner
MCS Trash Base	Metro	GFRC	Round	24"dia x 30"H, GFRC Trash Base unit w/20 gal. LLDPE Liner
QS Trash Base	Aquarian	FRP	Round	24"dia x 30"H, FRP Trash Base unit w/20 gal. LLDPE Liner
QCS Trash Base	Aquarian	GFRC	Round	24"dia x 30"H, GFRC Trash Base unit w/20 gal. LLDPE Liner
VS Trash Base	Village	FRP	Round	24"dia x 30"H, FRP Trash Base unit w/20 gal. LLDPE Liner
VCS Trash Base	Village	GFRC	Round	24"dia x 30"H, GFRC Trash Base unit w/20 gal. LLDPE Liner



Downtown
DS-



Metro
MS-



Aquarian
QS-



Village
VS-

Round Receptacle Lid Designations

Suffix	Material	Shape	Description
-TRS	Aluminum	Round	Aluminum anodized trash lid, 9" opening for round trash bases only
-ATR	Aluminum	Round	Aluminum Anodized Ash-Trash lid, 9" trash opening with 2.5" concentric ash ring (for round & square trash bases)
-TFR	FRP	Round	FRP ash-trash lid, color to match container, 9" trash opening for round trash bases only
-AFR	FRP	Round	FRP ash-trash lid with steel ash insert for round trash bases only



TRS - Trash-Only
Aluminum round lid



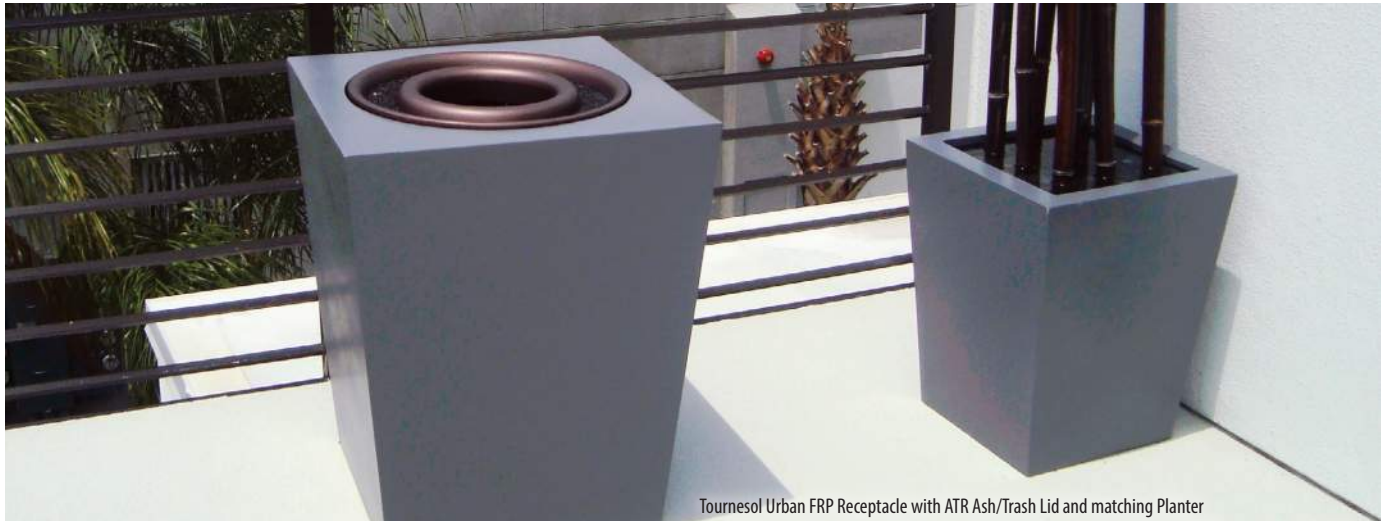
ATR - Trash-Only
Aluminum round lid



TFR - Ash/Trash
FRP round lid

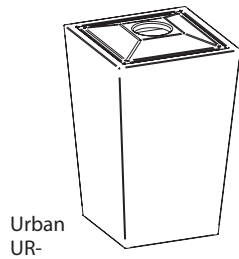


AFR - Ash/Trash
FRP round lid



Tournesol Urban and Wilshire Receptacles - Trash and Ash Bins & Recyclers

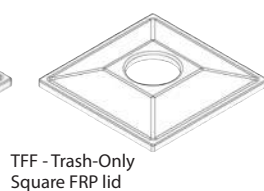
Part. No.	Collection	Material	Shape	Description
UR Trash Base	Urban	FRP	Square	22"Sq x 34.5"H, FRP Trash Base unit w/23 gal. LLDPE Liner
UCR Trash Base	Urban	GFRC	Square	22"Sq x 34.5"H, GFRC Trash Base unit w/23 gal. LLDPE Liner
US Trash Base	Urban	FRP	Round	24"dia x 30"H, FRP Trash Base unit w/20 gal. LLDPE Liner
UCS Trash Base	Urban	GFRC	Round	24"dia x 30"H, GFRC Trash Base unit w/20 gal. LLDPE Liner
WR Trash Base	Wilshire	FRP	Square	22"Sq x 34.5"H, FRP Trash Base unit w/23 gal. LLDPE Liner
WCR Trash Base	Wilshire	GFRC	Square	22"Sq x 34.5"H, GFRC Trash Base unit w/23 gal. LLDPE Liner
WS Trash Base	Wilshire	FRP	Round	24"dia x 30"H, FRP Trash Base unit w/20 gal. LLDPE Liner
WCR Trash Base	Wilshire	GFRC	Round	24"dia x 30"H, GFRC Trash Base unit w/20 gal. LLDPE Liner



Receptacle Lid Designations

Suffix	Material	Shape	Description
-TRS	Aluminum	Round	Aluminum Anodized Trash lid, 9" opening for round trash bases only
-ATR	Aluminum	Round	Aluminum Anodized Ash-Trash lid, 9" trash opening with 2.5" concentric ash ring (for round & square trash bases)
-TFR	FRP	Round	FRP Ash-Trash lid, color to match container, 9" trash opening for round trash bases only
-AFR	FRP	Round	FRP Ash-Trash lid with steel ash insert for round trash bases only
-AFF	FRP	Square	FRP Ash-Trash lid with steel ash insert, for square trash bases only
-TFF	FRP	Square	FRP Trash lid, for square trash bases only
-RH	FRP	Square	Rain Hood
-DT	FRP	Square	Rain Hood with drive through extension

Note: Square Tournesol Receptacles are only available in the Urban and Wilshire Collections.

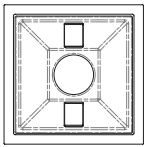




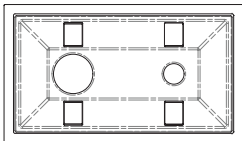
Tournesol Recycling Systems - Urban and Wilshire Collections

Part. No.	Collection	Material	Shape	Lid Configuration	Description
UR-REC-01 or UCR-REC-01	Urban	FRP/GFRC	Square	FRP 1-Stream Lid	22"L x 22"W x 33"H, FRP (UR) or GFRC (UCR) Recycler
UR-REC-02 or UCR-REC-02	Urban	FRP/GFRC	Rectangle	FRP 2-Stream Lid	38"L x 22"W x 33"H, FRP (UR) or GFRC (UCR) Recycler
UR-REC-03 or UCR-REC-03	Urban	FRP/GFRC	Rectangle	FRP 3-Stream Lid	54"L x 22"W x 33"H, FRP (UR) or GFRC (UCR) Recycler
WR-REC-01 or WCR-REC-01	Wilshire	FRP/GFRC	Square	FRP 1-Stream Lid	22"L x 22"W x 33"H, FRP (WR) or GFRC (WCR) Recycler
WR-REC-02 or WCR-REC-02	Wilshire	FRP/GFRC	Rectangle	FRP 2-Stream Lid	38"L x 22"W x 33"H, FRP (WR) or GFRC (WCR) Recycler
WR-REC-03 or WCR-REC-03	Wilshire	FRP/GFRC	Rectangle	FRP 3-Stream Lid	54"L x 22"W x 33"H, FRP (WR) or GFRC (WCR) Recycler

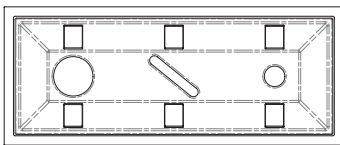
Recycling system lids available with trash/plastic & glass (6¼" hole), paper (9½" x 1½" angled slot), or drink can (3¼" hole) openings. Each opening features two laser cut stainless labels. Specify openings and labels at time of order.



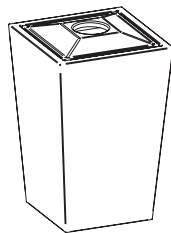
FRP 1-Stream Top - shown with 6¼" trash/plastic & glass opening



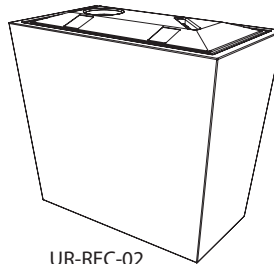
FRP 2-Stream Top - shown with 6¼" trash/plastic & glass, 3¼" drink can openings



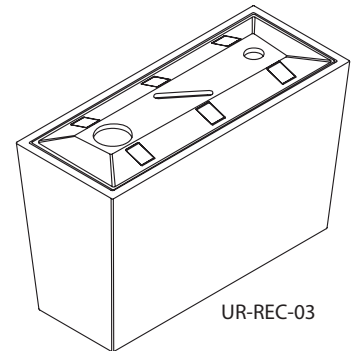
FRP 3-Stream Top - shown with 6¼" trash/plastic & glass, 9½"x1½" paper slot, and 3¼" drink can openings



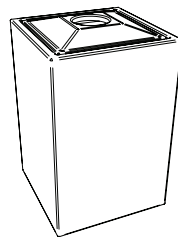
UR-REC-01



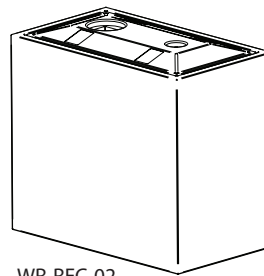
UR-REC-02



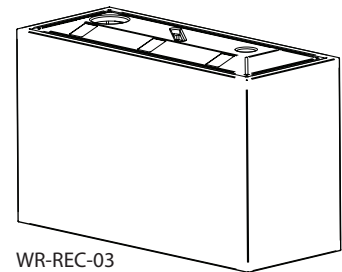
UR-REC-03



WR-REC-01



WR-REC-02



WR-REC-03

Our Urban Collection and Wilshire Collection recycling systems are designed to be used on their own, or in conjunction with the matching line of planters. Both collections are available as 1-, 2- or 3-stream recyclers. Each stream is collected in an independent 23 gallon rigid LLD Polyethylene bin. The lids are slightly crowned to discourage leaving materials stacked on the recycler. The lids are secured with durable piano hinges, and swing away easily for emptying. Four standard openings are available, depending upon the waste stream indicated. In addition to the waterproof bins, the entire recycler is waterproof to prevent leaks and spills.



Installations shown with Tournesol Urban FRP Receptacles with ATR Ash/Trash Lids. Top and Bottom left: Yarrow Bay, Kirkland, WA - Urban FRP Receptacles with matching planter. Top right: Hyatt Gainey Ranch, Scottsdale, AZ - Bottom Right: Urban Pure Living, Orlando, FL.

TA319

 **Tournesol** SITEWORKS

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2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

**Design Review Board - Exhibit F
FISH Food Bank, PL-DR-20-0071**

From: Wade Perrow <wade@donkeycreekholdings.com>
Sent: Tuesday, February 16, 2021 5:20 PM
To: Kimberly Mahoney
Subject: PL-DR-20-071 Public Comment for DRB Meeting Feb. 25,2021
Attachments: DCH Letter - PL-Dr-20-0071.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

February 16,2021

To: Gig Harbor Design Review Board / Kimberly Mahoney City Planner

From: Donkey Creek Holdings, LLC

Subject: SUPPORT of the Proposed GHP FISH Food Bank Residential Transition Buffer Design

Dear DRB Members,

As an adjoining R-1 Residential Zoned property owner, directly behind the proposed building, we FULLY SUPPORT the proposed Alternative Landscape Design dated February 10, 2021, that is to be reviewed by the DRB on February 25,2021.

The GHP FISH Food Bank's Design Team lead by RGA and Bradley Design Group has shared the proposed design with Donkey Creek Holdings, LLC (owners of the adjoining Residential Zoned property) and we wish to thank the GHP FISH Food Bank Design Team for creating a landscape design that is far superior in addressing landscape screening opportunities between the properties.

The Alternative Landscape Design proposed has done a far superior job in addressing comments made in the attached August 7, 2020 letter that was provided to the DRB when this project was first reviewed. As the adjoining property owner we are very pleased to see the proposed design is showing the removal of the non-screening madrone trees and replacing them with evergreen trees to provide much better screening.

As the adjoining property owner most effected by this project **we support action by the DRB on Feb. 25th to recommend acceptance of Alternative Landscape Plan dated February 10, 2021,** with more evergreen trees planted, instead of retaining the madrone trees that provide little or no screening.

Respectfully submitted,

Donkey Creek Holdings, LLC
Wade Perrow Managing Member

.

DONKEY CREEK
—HOLDINGS LLC—

PO Box 1805
Gig Harbor WA 98335
(253) 853-2314
info@donkeycreekholdings.com

August 7, 2020

Community Development Department
Attn: Kimberly Mahoney, Associate Planner
3510 Grandview Street
Gig Harbor WA 98335

Dear Ms. Mahoney,

As an adjoining residential zoned property owner (Parcel # 0221061102) to the northeast of the proposed Gig Harbor Peninsula Food Bank (PL-DR-20-0071), we are writing in support of the proposed project. We find the suggested placement of the building on the back side of the property to be a superior solution to address zone transition between commercial use and residential.

Donkey Creek Holdings, LLC would like the DRB to consider our input noted following:

- Limiting activity on the back side of the building is a positive.
- The low profile of the building is a positive.
- Replacing the existing non-screening madrone trees with evergreens to provide screening in the 20-foot rear yard set-back would be a positive.
- For security, emergency, and maintenance access on the back side of the building we have no issues addressing these access needs within the 20-foot zone transition set-back; we do not see storage in the 20-foot transition buffer to be appropriate.

Donkey Creek Holdings, LLC is fully supportive of the proposed project as presented, and we would ask the Design Review Board to consider making the above noted observations a part of the approval recommendation.

Respectively submitted.

Donkey Creek Holdings, LLC

Donkey Creek Holdings, LLC

Design Review Board - Exhibit G
FISH Food Bank, PL-DR-20-0071

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, **CINDY ANDREWS** (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On **FEBRUARY 11, 2021** I sent a true and correct copy of the **NOTICE OF NOPM** for publication In the **FEBRUARY 18, 2021** edition of the Peninsula Gateway for the following:

Project Name **GH PENINSULA FISH FOOD BANK**

Project Location: **XXX BURNHAM DR**

Permit Number(s): **PL-DR-20-0071**

SIGNED at Gig Harbor, Washington, this **11TH** day of **FEBRUARY 2021**

DocuSigned by:
Cindy Andrews
C83422C3F23A404...
DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA NOPH **NOPM** NOD **Notice Date: FEBRUARY 11, 2021**

Project: GH PENINSULA FISH FOOD BANK | PL-DR-20-0071

Planner: KIMBERLY MAHONEY

Routed to: ☐ Public Works–Operations ☐ Building and Fire Safety
City Depts. ☐ Public Works–Engineering ☐ Other_____

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register
(NOA, **SEPA**) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP, attn: Gretchen Kaehler
☐ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Elaine Sorenson
☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☐ Suquamish Tribe, attn: Dennis Lewarch
☐ Peninsula School District, attn: Vicki Smith
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: Dale Severson / SEPA
Reviews
☐ Squaxin Island Tribe, attn: Rhonda Foster
☐ Muckleshoot Tribe, attn: Laura Murphy
☐ Washington Department of Corrections, attn: Eric Heinitz
☐ Puget Sound Partnership, attn: Marsha Engel

Other Parties:

1st Class Mail

- ☐ **Applicant/Owner/Agent** (NOA, NOPH, **NOPM, SEPA, NOD**)
- ☐ **DRB** (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ **Parks Commission** via Terri Reed (NOA)
- ☐ **Property Owners within 300 feet of site: attached list** (NOA, **SEPA, NOPH, NOPM, NOD** for Type II permits only)
- ☐ **Parties of Record: attached list** (NOPH, NOPM, NOD)
- ☐ **Pierce County** (NOA for Plats adjacent to City Limits)
- ☐ **Pierce County Assessor-Treasurer** (NOD)
- ☐ **WA Transportation Secretary** (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)
- ☐ **Other - GATEWAY**

Order Confirmation

Customer

CITY OF GIG HARBOR

Customer Account

255175

Customer Address

3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Customer Phone

253-851-8136

Customer Fax

Sales Rep

cdaniels@mcclatchy.com

Payor Customer

CITY OF GIG HARBOR

Payor Account

255175

Payor Address

3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Payor Phone

253-851-8136

Customer EMail

Order Taker

cdaniels@mcclatchy.com

PO Number

Legal Notice

Payment Method

Invoice

Blind Box

Tear Sheets

0

Proofs

0

Affidavits

2

Net Amount

\$129.50

Tax Amount

\$0.00

Total Amount

\$129.50

Payment Amount

\$0.00

Amount Due

\$129.50

Ad Order Number

0004873153

Order Source

Invoice Text

NOPM FISH FOOD BANK 02 25 2021

Package Buy

Ordered By

Cindy Andrews

Special Pricing

All-Absolute Price

Promo Type

Materials

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004873153-01	TAC-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
2 X 45 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-NT-News Tribune	0300 - Legals Classified	1	\$129.50

<u>Run Schedule Invoice Text</u>	<u>Position</u>
CITY OF GIG HARBOR NOTICE OF PUBLIC MEE1	0301 - Legals & Public Notices

Run Dates
02/18/2021

**CITY OF GIG HARBOR
NOTICE OF PUBLIC MEETING**

**GIG HARBOR PENINSULA FISH FOOD BANK
Type II Permit**

Permit Number(s): PL-DR-20-0071
Date of Notice: February 11, 2021
Applicant: Gray Road Holdings, LLC, P.O. Box 1805, Gig Harbor, WA 98335
Agent: Jeanne Ratcliffe-Gagliano, 7713 Pioneer Way, Suite 1, Gig Harbor, WA 98335
Project Location: XXX Burnham Dr, site is located on the northeast side of Burnham Dr., approximately 250 feet southeast of the intersection Harborview Dr. Sec 06, Tw 21, R 02 Qtr 12.
Project Description: The applicant has proposed the development of an approximately 10,000 square foot food and clothing distribution warehouse and administrative office building for use by the Gig Harbor Peninsula FISH Food Bank.
SEPA Threshold Determination: A threshold determination has not been issued at this time.
PUBLIC MEETING DATE: Design Review Board, **February 25, 2021 at 5:00 pm**, at Gig Harbor Civic Center, Community Rooms, 3510 Grandview Street, Gig Harbor. **NOTE: This public meeting will be held in an online format subject to the latest public health recommendations.**

Interested persons are invited to attend the public meeting and provide comment on this proposal; however, public testimony will not be taken. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Kimberly Mahoney, for questions regarding access to other documents pertinent to this application.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Pursuant to the Governor's Stay Home - Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on February 24, 2021; one day prior to the scheduled meeting. Comments received will be read into the record at the meeting.**

Questions regarding the above stated application should be made to Kimberly Mahoney, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, Zerah Florance (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On February 18, 2021 I caused to be posted the notice board provided by the

City for the NOTICE OF PUBLIC MEETING on the following:

Project Name: GH PENINSULA FISH FOOD BANK

Project Location XXX BURNHAM DR

Permit Number(s): (PL-DR-20-0071)

the locations indicated below meeting the requirements of GHMC 19.03.001(A).

- ☒ Five feet inside the street property line at Burnham Drive
- ☒ _____

SIGNED at Gig Harbor, Washington, this 18th day of February, 2021.



DECLARANT (signature)

RECEIVED

By CA at 1:49 pm, Feb 18, 2021



Aerial Map with Property Lines for Sign



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present.
Pierce County assumes no liability for variations ascertained by formal survey.

Pierce County WA Spatial Services

Date: 8/3/2020 12:26 PM

NOTICE OF PUBLIC MEETING FOR DISTRIBUTION WAREHOUSE

PROJECT DESCRIPTION: GRIG HARBOR PENNSULA FISH FOOD BANK
The applicant has proposed the development of an approximately 10,000 square foot food and clothing distribution warehouse, and administrative office building for use by the Grig Harbor Peninsula Fish Food Bank.

PL-DR-20-0071

LOCATION:
1000 Bouthorn Drive

MEETING DATE AND TIME: **THURSDAY FEBRUARY 25, 2021 AT 5:00 PM**

MEETING TYPE: **VIRTUAL MEETING**

NO FURTHER PUBLIC COMMENT WILL BE ACCEPTED AT THIS MEETING.

HEARINGS AND MEETINGS ARE OPEN TO THE PUBLIC. ANYONE INTERESTED IN COMMENTING ON THE PROPOSED DEVELOPMENT SHOULD ATTEND THE MEETING. COMMENTS WILL BE ACCEPTED AT THE MEETING. COMMENTS WILL BE ACCEPTED AT THE MEETING. COMMENTS WILL BE ACCEPTED AT THE MEETING.



NOPM

Planner: Kim Mahoney

☐ Squaxin Island Tribe

☐ Muckleshoot Tribe

☐ Washington Department of Corrections

☐ Puget Sound Partnership

☐ Nisqually Tribe

☐ Peninsula Light Company

Other Parties: ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)

1st Class Mail ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)

☐ Parks Commission via Terri Reed (NOA)

☒ Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)

☐ Parties of Record: attached list (NOPH, NOPM, NOD)

☐ Pierce County (NOA for Plats adjacent to City Limits)

☐ Pierce County Assessor-Treasurer (NOD)

☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)

☐ Other

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Michelle Thomas (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On February 11th, 2021 I mailed a true and correct copy of the of Notice of Public Meeting for the following:

Project Name: Gig Harbor Peninsula FISH Food Bank

Project Location: XXXX Burnham Drive

Permit Number(s): PL-DR-20-0071

to the individuals/agencies identified on the attached transmittal form by United States Postal Service, inter-office routing, or electronic mail, as specified on the attached.

SIGNED at Gig Harbor, Washington, this 11th day of February, 2021.

Michelle Thomas

DECLARANT (signature)



CITY OF GIG HARBOR

NOTICE OF PUBLIC MEETING

GIG HARBOR PENINSULA FISH FOOD BANK Type II Permit

Permit Number(s): PL-DR-20-0071

Date of Notice: February 11, 2021

Applicant: Gray Road Holdings, LLC, P.O. Box 1805, Gig Harbor, WA 98335

Agent: Jeanne Ratcliffe-Gagliano, 7713 Pioneer Way, Suite 1, Gig Harbor, WA 98335

Project Location: XXX Burnham Dr, site is located on the northeast side of Burnham Dr., approximately 250 feet southeast of the intersection Harborview Dr. Sec 06, Tw 21, R 02 Qtr 12.

Project Description: The applicant has proposed the development of an approximately 10,000 square foot food and clothing distribution warehouse and administrative office building for use by the Gig Harbor Peninsula FISH Food Bank.

SEPA Threshold Determination: A threshold determination has not been issued at this time.

PUBLIC MEETING DATE: Design Review Board, **February 25, 2021 at 5:00 pm**, at Gig Harbor Civic Center, Community Rooms, 3510 Grandview Street, Gig Harbor. **NOTE: This public meeting will be held in an online format subject to the latest public health recommendations.**

Interested persons are invited to attend the public meeting and provide comment on this proposal; however, public testimony will not be taken. The meeting will be conducted in the manner prescribed by Gig Harbor Municipal Code Section 17.98.055(C).

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Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Pursuant to the Governor's Stay Home – Stay Healthy Order, requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Community Development Department no later than 5:00 PM on February 24, 2021; one day prior to the scheduled meeting.** Comments received will be read into the record at the meeting.

Questions regarding the above stated application should be made to **Kimberly Mahoney, Associate Planner**, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling 851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

0221065019
ANIMAL HOUSE LLC
6904 111TH ST NW
GIG HARBOR, WA 98332-8512

0221065011
DURHAM BRUCE & CHERIE
6512 41ST AVE
GIG HARBOR, WA 98335-8302

0221061054 0221061055
FRATERNAL ORDER OF EAGLES
4425 BURNHAM DR
GIG HARBOR, WA 98332-1082

0221065010
MEYER CHRIS
4203 BURNHAM DR
GIG HARBOR, WA 98332-1061

0221065020
PERROW MICHAEL J & HEWITSON CHRISTINE J
CO-TTEE OF 310 TRUST AND 1225 TRUST
PO BOX 1266
GIG HARBOR, WA 98335-3266

0221065012
SAWYER CHAUNCEY M & BARBARA
4213 BURNHAM DR
GIG HARBOR, WA 98332-1061

Gig Harbor Peninsula FISH
P.O. Box 154
Gig Harbor, WA 98335

0221061081
BROOKS WALTER JR & CAROLYN J
29814 11TH AVE SW
FEDERAL WAY, WA 98023-8210

0221065018
ENNEKING DEBRA M
6504 WOLLOCHET DR
GIG HARBOR, WA 98335-8319

0221065017
HEIMBIGNER CAROL SUE
4309 BURNHAM DR
GIG HARBOR, WA 98332-1062

0221061111
PAM BUILDING LLC
4320 HARBORVIEW DR
GIG HARBOR, WA 98332

0221065007 0221065009
PUERTO VALLARTA OF
GIG HARBOR LLC
PO BOX 408
GIG HARBOR, WA 98335-0408
0221061113
SHAW RICHARD H
1191 NW SHAW ISLAND WAY
BREMERTON, WA 98312

Gray Road Holding, LLC
P.O. Box 1805
Gig Harbor, WA 98335

0221061102
DONKEY CREEK HOLDINGS LLC
PO BOX 1805
GIG HARBOR, WA 98335

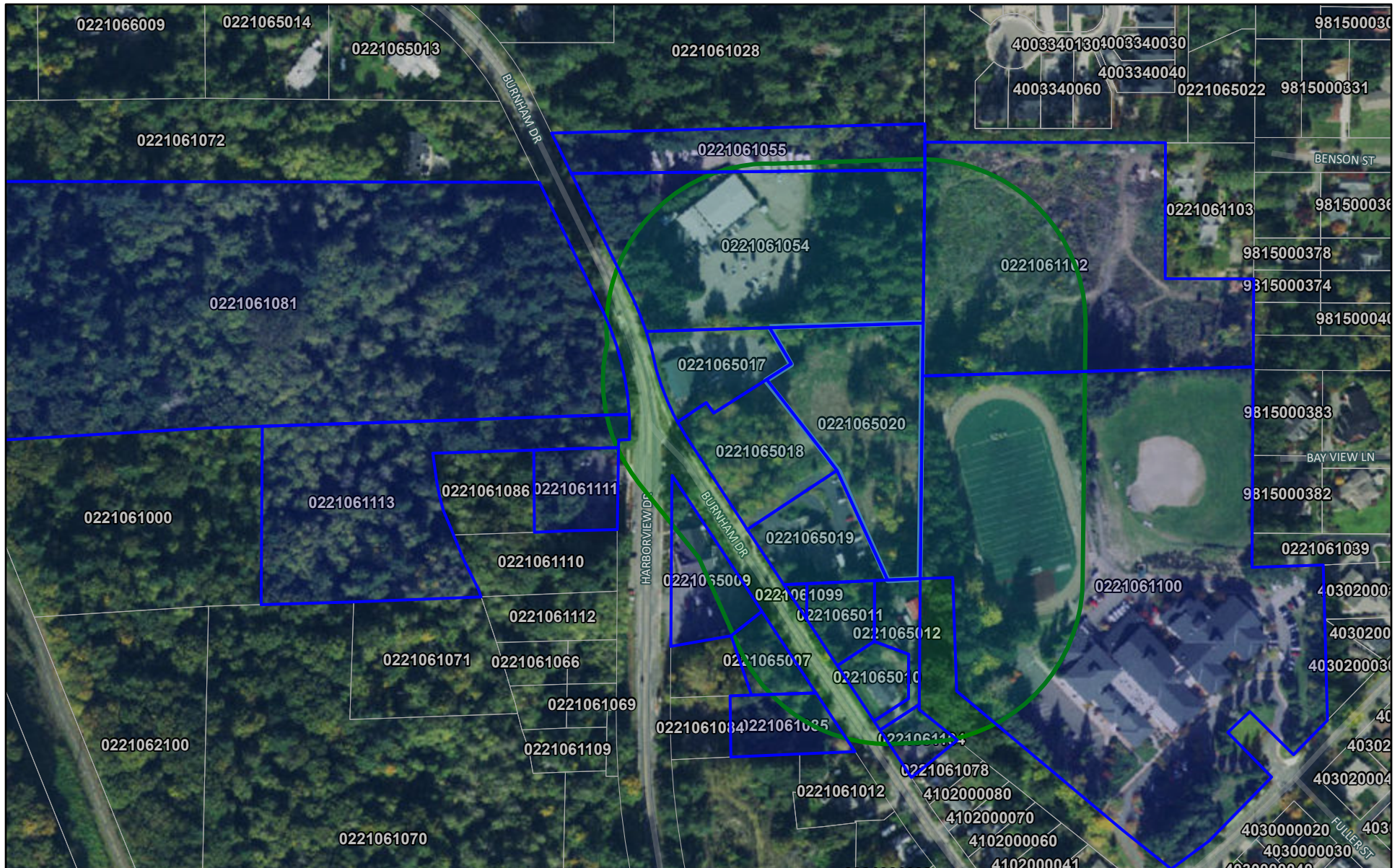
0221061085
FOWLKES GERALD T &
HARDY STEVEN W
4212 BURNHAM DR
GIG HARBOR, WA 98332-1008
0221061104
KALLMAN STEVE
4201 BURNHAM DR
GIG HARBOR, WA 98332-1061

0221061100
PENINSULA SCHOOL DIST #401
14015 62ND AVE NW
GIG HARBOR, WA 98332-8607

0221061099
ROBERSON JEREMIAH
7711 111TH PL SE
NEWCASTLE, WA 98056

Jeanne Ratcliffe-Gagliano
7713 Pioneer Way, Suite 1
Gig Harbor, WA 98335

Fish Food Bank NOPM 02.11.2021



2/9/2021, 4:16:51 PM

 Parcels

