



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

Due to public health concerns, this meeting will be accessible to listen by using the information below:

Link to join Webinar <https://zoom.us/j/94651637896>

Call-in: (253) 215-8782 Webinar ID: 946 5163 7896

To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Comments are only allowed during designated portions of the meeting. Please refrain from "raising your hand" until the Design Review Board Chair has announced that she has opened the public comment portion of the meeting. Your name or the last four digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press *6 to unmute yourself. All speakers will have up to three minutes to speak.

If you wish to submit written public comment, please provide your comments to the Planning Division by **Wednesday May 12, 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. Send comments to: mthomas@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

- I. **Call to Order:**
- II. **Roll call:**
- III. **Approval of Minutes:** March 25, 2021, April 8, 2021 & April 22, 2021
- IV. **Agenda Items for Formal Review**
 - a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Appearance of Fairness Issues
 - d. Staff Report
 - e. Applicant Introduction and Presentation
 - f. Public Comment (See Assistance Memo)
 - g. Discussion and Voting



- 1. **Low Impact Ventures, 4810 Point Fosdick Dr. PMB 60, Gig Harbor, WA 98335: Pioneer Way Mixed Use Development:** (PL-SPR-19-0006, PL-DR-19-0048, PL-ALP-19-0004, and PL-SEPA-19-0008) The project proposal consists of two mixed use, low impact development buildings on a site



consisting of two vacant parcels with a total combined area of .43 acres. Building A includes 1,391 square feet of ground floor commercial area and a two-bedroom apartment on the second floor. Building B includes 1,538 square feet of ground floor commercial and a two-bedroom apartment on the second floor. Proposed uses for both buildings include professional office on the ground floor with a residential use above the ground floor. The site is accessed directly from Pioneer Way. The proposal provides for all required landscaping, parking, stormwater and utility infrastructure. The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design and Article IV: Architecture. The site is located at 7516 and 7526 Pioneer Way, on the west side of Pioneer Way, approximately 400 feet north of the intersection with Edwards Dr and approximately 190 feet south of the intersection of Uddenberg Ln. Sec 08, Tw 21, R 02, QTR 24., parcel no's 0221082049 and 0221082095.

2. **Paul Conan, 9004 Franklin Ave, Gig Harbor, WA 98332: Burnham Drive Apartments:** (PL-SPR-17-0003, PL-CUP-17-0001, PL-DR-17-0184 and PL-SEPA-17-0013). The proposal includes an 78-unit apartment complex with a community building, parking, and utility extensions on an irregularly shaped parcel of 4.45 acres. The development will include five 3-story multi-family residential buildings, a 2-story carriage unit building with garages on the first level and apartment units on the second, and a single-story community building with leasing offices. The site is located in the City's B-2 Zoning District (General Business) and the MUD Overlay (Mixed Use District). Multiple-family Dwellings are a conditional use in this zone and therefore require a conditional use approval. The site is generally hilly and a ravine with associated steep slopes exists near the eastern property line. This ravine area is to be left in a natural state. The site is located at 9411 Burnham Dr, on the east side of Burnham drive approximately 600 feet north of the intersection with Harborview Dr. Sec 06, Tw 21, R 02, Q 12., parcel no. 0221061028



Upcoming Meetings May 27, 2021

V. **Adjourn**



DRAFT MINUTES
City of Gig Harbor Design Review Board
Virtual Meeting of March 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 Division by Wednesday, March 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/91997909316>

Or Telephone: | 1 253 215 8782 | Webinar ID: 919 9790 9316

- I. **Call to Order:** 5:04 pm
- II. **Roll call:** Brett Marlo-Desantis, Jon Ashlock, Nels Peterson, Linda Pitcher, Marlene Druker and Tomi Kent-Smith
- III. **Staff Present:** Katrina Knutson, Kim Mahoney, Cindy Andrews,
- IV. **Applicant Present:** Jeff Langhelm and Marcos McGraw
- V. **Approval of Minutes:** February 25, 2021
 - a. **MOTION:** Move to approve the minutes of February 25, 2021 as written. Filand / Druker. All in Favor – Motion carried.
- VI. **Agenda Items for Formal Review**
 - a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Appearance of Fairness Issues
 - d. Staff Report
 - e. Applicant Introduction and Presentation
 - f. Public Comment (See Assistance Memo)
 - g. Discussion and Voting
1. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335:**
DECISION: STATUS OF EDDON BOAT BRICK HOUSE LISTING ON CITY REGISTER OF HISTORICAL PROPERTIES

Staff Presentation: Kimberly Mahoney provided staff's presentation.

MOTION: Move to keep the Brick House on the Historic Registry. Ashlock / Druker. All in favor - Motion carried

- and -

2. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335:**
CERTIFICATE OF APPROPRIATENESS, EDDON BOAT PARK
BRICK HOUSE REMODEL – HEAT PUMP & CHIMNEY: (PL-HR-21-0001) The applicant proposes to relocate a heat pump from its previously approved location beneath the deck on the waterward-side of the structure to an at-grade location on the southeast corner of the structure. The applicant also proposes to rebuild the removed brick chimney located on the northeasterly (waterward) roof plane, which will include removing additional unstable brick below the roof plane's visibility and rebuilding the chimney with material that will both preserve its historic appearance and meet current construction standards. The site is located at 3805 Harborview Dr. on the northeast side of Harborview Dr., at the intersection of Stinson Ave and Harborview Dr, parcel no. 0221053074

Item #1 - Chimney Repair

Staff presentation: Associate Planner, Kimberly Mahoney provided staffs presentation.

Applicant presentation: Jeff Langhlem, City of Gig Harbor Public Works director provided the applicant presentation. Mr. Langhlem discussed the intent of the applicant to use the original bricks that were removed from the chimney and any original bricks on site to rebuild the chimney.

Mr. Ashlock asked what the chimney was originally used for and if it was lined and capped. Ms. Pitcher, stated that it was the responsible action to remove the brick chimney as it was a safety issue, and asked why staff had not consider this as an emergency repair. Ms. Mahoney addressed Ms. Pitcher's questions. Ms. Knutson provided additional information and clarification. Ms. Pitcher continued to discuss her concerns. Ms. Druker asked for clarification as to the purpose that the chimney provides and should it be reconstructed. Mr. Ashlock stated that the chimney should remain as it is an architectural feature and an historic part of the site. Ms. Druker discussed the removal vs restoring the chimney.

Applicant Langhlem and McGraw addressed the board members questions and discussed the inspections scheduled for both chimneys.

Ms. Kent-Smith, commented that there are two brick chimneys that are being repaired do to water damage, this is a repair not new construction, those bricks could have been handmade bricks, we are retaining the historical structure by repairing.

MOTION: To allow the city to rebuild the chimney as is water, protected it and keep the historic classification on it. Ashlock / Pitcher – All in favor. Motion carried.

Item #2 - Heat Pump location:

Applicant Marcos McGraw provided the applicant.

Ms. Pitcher discussed the proposed location. Mr. Ashlock asked if there currently was a heat pump in the house. Mr. McGraw stated that it was part of the grant, also there is only one functional window upstairs in the building. Mr. Ashlock would rather see the windows repaired to open as opposed to the installation of a heat pump, Mr. Ashlock stated that, "As it is adding a mechanical unit to an Historic Structure, Mr. Ashlock would rather see the windows repaired to open. Mr. Pitcher agreed that functional windows would be the first choice, but a heat pump would be good for air/quality control, but is concerned about the noise, still would rather see the unit placed by the kitchen. Mr. Ashlock would like to add forced air with dehumidifier and no heat pump. Mr. Langhelm addressed Mr. Ashlock's questions and clarified the type of unit proposed, a duct less unit. Mr. Ashlock has less of an issue with a duct less unit. Ms. Pitcher agrees but would like to see the windows operable. Mr. Langhelm addressed the operable question. Mr. McGraw also discussed the window repairs.

MOTION: Move to accept the installation of the mini-split heat pump at the desired location as long as the condensation drain lines and service lines are not being run along the exterior of the building and visible on the brick structure.

Ashlock / Pitcher – All in favor. Motion carried.

Ms. Katrina stated that the applicant has not requested to repair the windows it could be a suggestion by the DRB.

Mr. Ashlock suggested that the windows not be touched during this construction phase, however, if the applicant wishes to repair the windows that the applicant return to the DRB for consideration.

MOTION: Move to adjourn at 6:08 pm. Ashlock / Smith. All in favor – Motion carried

VII. Upcoming Meetings

April 8, 2021

VIII. Adjourn

[RECORDING](#)



DRAFT MINUTES
City of Gig Harbor Design Review Board
Virtual Meeting of April 8, 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 April 7, 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/93038851602>

Or Telephone: |1 253 215 8782 | Webinar ID: 930 3885 1602

- I. **Call to Order:** 5:03 pm
- II. **Roll call:** Tomi Kent-Smith, Linda Pitcher, Jon Ashlock, Marlene Druker and Darrin Filand. Absent Brett Marlo-Desantis and Nels Peterson
- III. Staff: Kim Mahoney and Cindy Andrews
- IV. **Approval of Minutes:** No Minutes
- V. **Agenda Items for Formal Review**
 - a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Appearance of Fairness Issues
 - d. Staff Report
 - e. Applicant Introduction and Presentation
 - f. Public Comment (See Assistance Memo)
 - g. Discussion and Voting
1. **Sweed Hill, LLC, P.O. Box 1693, Tacoma, WA 98401: CANTERWOOD COMMERCIAL CENTER: (PL-DRB-07-0013, PL-SPR-07-0004, PL-CUP-13-0002, PL-SEPA-07-0060)** The applicant is proposing a design alternative to allow for removal of two (2) significant fir trees within the Canterwood Boulevard Enhancement Corridor. The overall project proposes the construction of 4 commercial buildings totaling approximately 28,278 square feet of office/retail space and a 9,000-square foot parking garage on an approximately 7.6 acre parcel. Drive-through facilities are proposed on 3 of the buildings. Access to the site will be at two points directly from Canterwood Blvd. The project also includes temporary and permanent wetland and wetland buffer impacts with related mitigation. The site is located at 10700 Canterwood Blvd.

Staff Presentation: Associate Planner, Kim Mahoney provided staff's presentation.

DRB Board Members: Mr. Filand provided an opening statement for the DRB board members.

Applicant Presentation: Carl Halsan provided the Applicant's summary

MOTION: That the DRB finds that the proposal meets the intent of the general requirements and represents an equivalent or superior design solution of what would otherwise be achieved by applying the specific requirements of the GHMC code. FILAND / KENT – All in favor. Motion carried.

2. **Bujacich LLC, Attn: Ward Johnson, 6102 N. 9th St., Suite 400, Tacoma, WA 98406: BUJACICH INDUSTRIAL BUILDING (PL-SPR-19-0004, PL-DR-19-0029, & PL-SEPA-19-0004)** The project is an 11,250 square foot building containing 8,967 square feet of warehouse space, 2,283 square feet of office space and 1,984 square feet of mezzanine office space. The industrial building is designed using the Industrial Building Exemption (IBE) of the Gig Harbor Design Manual. The applicant is seeking a design alternative recommendation from the DRB related to specific requirements of Article III: Site Design. The site is located at XXX Bujacich Road.

DRB Board Members: Mr. Filand provided a brief summary of the project.

Staff Presentation: Associate Planner, Kimberly Mahoney provided staff's presentation

DRB Board Members: Mr. Filand provided an opening statement for the board members. Ms. Kent-Smith agrees that the proposal is superior, Mr. Ashlock, agrees that the plan is better in the long term, Ms. Drucker is ready to draft the motion.

Applicant Presentation: The application did not provide a presentation.

MOTON: The DRB finds that the proposed design alternative meets the intent of the general requirements of the GHMC 17.99 240 (D) and represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements of the GHMC code. Drucker / Kent-Smith – All in favor. Motion carried.

I. Upcoming Meetings

April 22, 2021

- II. **Adjourn:** Move to adjourn at 5:28 pm Kent-Smith / Druker – All in favor. Motion carried.

RECORDING:



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

I. Call to Order 5:00 PM

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

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

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

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

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

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

STAFF PRESENTATION: Carl de Simas provided project overview, staff's summary, written public comments read into record, project options

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

PUBLIC COMMENT: Received from Nicholas Moczarny and Lynn Anderson

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

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

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

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

IV. Upcoming Meetings May 13, 2021

V. Board Discussion

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



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
SUPPLEMENTAL STAFF REPORT**

TO: Design Review Board
FROM: Planning Staff
DATE: May 6, 2021

RE: PL-DR-19-0048 Pioneer Way Mixed Use Development
Public Meeting Date: May 13, 2021

I. GENERAL INFORMATION

- A. Applicant:** Jeanne Ratcliffe-Gagliano
7713 Pioneer Way, Suite A, Gig Harbor, WA 98335
- B. Owner:** Low Impact Ventures, LLC
3808 Forest Beach Dr NW, Gig Harbor, WA 98335

II. PROJECT DESCRIPTION

The project proposal consists of two mixed use, low impact development buildings on a site consisting of two vacant parcels with a total combined area of .43 acres. Building A includes 1,391 square feet of ground floor commercial area and a two-bedroom apartment on the second floor. Building B includes 1,538 square feet of ground floor commercial and a two-bedroom apartment on the second floor. Proposed uses for both buildings include professional office on the ground floor with a residential use above the ground floor. The site is accessed directly from Pioneer Way. The proposal provides for all required landscaping, parking, stormwater, and utility infrastructure.

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

III. SITE DESCRIPTION

- A. Location:** 7516 and 7526 Pioneer Way. The site is located on the west side of Pioneer Way, approximately 400 feet north of the intersection with Edwards Dr.
Assessor's Parcel Nos. 0221082049 & 0221082095
- B. Site Area/Acreage:** 0.43 acres
- C. Existing Site Characteristics:**
- 1. Topography:** The undeveloped site has a gentle slope down from the west to east, beginning as a generally flat site that slopes at approximately 16 percent toward the eastern portion of the site.
 - 2. Vegetation:** The undeveloped site is sparsely vegetated with shrubs, grasses, and weeds.
 - 3. Wetlands and Critical Areas:** No critical areas were identified on or within 300 feet of the site or known/suspected to be on or near the site.
- D. Zoning:**
- 1. Subject Parcel:** Downtown Business District (DB)
 - 2. Adjacent zoning and current uses:**
 - i. **North:** Downtown Business District (DB) – vacant single-family residence (legal nonconforming use)
 - ii. **East:** Downtown Business District (DB) – multi-tenant professional services (commercial) use
 - iii. **South:** Single-Family Residential District (R-1) – single-family residence
 - iv. **West:** Single-Family Residential District (R-1) – single-family residence
Medium-Density Residential (R-2) – single-family residence
- E. Road Access:** The project proposes access off Pioneer Way (public right-of-way).

IV. PERTINENT DESIGN REVIEW POLICIES

- A. Comprehensive Plan:** See the Community Design Element of the Gig Harbor Comprehensive Plan: Pages 4-1 through 4-19.
- B. Gig Harbor Municipal Code:** The Design Review process is outlined in GHMC Chapter 17.98. GHMC Subsection 17.98.055 outlines the process for review of projects by the Design Review

Board (DRB). This section states that the DRB shall hold a public meeting and, following said meeting, shall make a recommendation to the Community Development Director for approval or denial of the application.

The Design Review Board 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; and b) whether the alternative design meets the intent of the general requirements of GHMC 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.

V. PUBLIC NOTICE:

Notice of the public meeting was mailed to all owners of property within 300-feet of the site on April 29, 2021. Public notice was also published in The News Tribune newspaper and a notice board posted on the site on May 6, 2021. As of the date of this report, staff received no public comments in response to the public meeting notice.

VI. BACKGROUND INFORMATION

This project was preliminarily reviewed by staff during a pre-application meeting with the applicant on October 26, 2016. The applicant formally submitted for Site Plan, Alternative Landscape Plan, and Alternative Design Review on April 9, 2019.

The applicant presented its alternative design review proposal to the DRB at its February 27, 2020 public meeting. The staff report for the February 2020 proposal is included with this staff report as Exhibit E. Included in the applicant's design submittal was a request to approve design alternatives to the following design requirements of GHMC Chapter 17.99:

- GHMC 17.99.200 – Alternative Zone Transition Development Standards
- GHMC 17.99.240(C) – Natural Site Conditions, Maintain natural topography
- GHMC 17.99.380(D) – Mass and Scale, Provide visual terminus to tops of buildings

At the conclusion of this meeting, no motion providing findings or a recommendation on the proposed alternative design was made by the DRB, and the applicant was asked to consider the DRB's feedback and return with a revised alternative design request at a later date. Over the course of the meeting, the DRB reviewed the project design for consistency with each of the previously mentioned requirements while engaging in discussion with the applicant regarding various aspects of the design. The DRB completed its review of the design alternative request and the meeting was continued to an unspecified date for additional review and consideration. Based on its review, the DRB requested that the following information be provided at the next scheduled meeting for the proposal:

- GHMC 17.99.200(C) as it relates to the roofline of Building B
- GHMC 17.99.200(E) as it relates to the direction/orientation of the balcony on Building A
- GHMC 17.99.200(G) as it relates to adding landscaping between the proposed parking lot and the neighboring residences so as to further separate the mixed-use development from existing residences
- GHMC 17.99.200(J) as it relates to the direction of the proposed walkway leading to the open space area
- GHMC 17.99.200(M) as it relates to a reconsideration of the applicant's ratio of selected siding materials

The applicant has submitted a revised design review proposal to the city. The submittal (Exhibits A, B, C, and D) contains additional Design Manual provisions to which the applicant proposes alternative designs to. Those newly introduced elements of the alternative design proposal are discussed in Section VII of this staff report. The materials do not, however, provide a specific discussion as to the applicant's address of the aforementioned subsections of GHMC 17.99.200. The applicant should come prepared to discuss the revisions to the proposed design which are intended to address the comments made by the DRB at its February 27, 2020 meeting.

VII. REQUESTED DRB REVIEW AND STAFF ANALYSIS:

The applicant has requested that the following new items be reviewed by the DRB. See Exhibits A, B, and D of this staff report for the applicant's DRB narrative, presentation, and landscape plans, respectively. Planning staff has reviewed these materials and offers the following analyses on the specified Design Manual requirements.

Article III. Site Design

A. GHMC Section 17.99.260(D): Primary Walkway Standards –
Accent walkways with significant landscaping.

The Design Manual states that 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.

- 1. Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of its proposal to reduce a portion of the landscape strip adjacent to the primary walkway to two-feet wide.
- 2. Staff Analysis:** Whereas the Design Manual requires all primary walkways to be landscaped with a five-foot wide landscape strip along one side of the walkway, the applicant is proposing a section of this landscape strip to be reduced to only two-feet.

The applicant acknowledges that, while the proposed alternative decreases the width of the landscape area within the subject parcel, the landscaping immediately abuts the property line which contains an approximate eight-foot wide landscape area separating the subject parcel from a pedestrian sidewalk along Pioneer Way within public right-of-way. The applicant submits that, considering the location of the primary walkway, the two-foot wide proposed landscaping area truly achieves a 10-foot wide vegetative area. The applicant further describes that the applicant's efforts to design the site consistent with other Design Manual provisions (to include entry way locations in relation to parking stalls; see GHMC 17.99.330.F discussion on Pages 5-6 of this staff report) limit the available space on the site which can serve the necessary landscaping strip adjacent to the primary walkway. Please see Slide 10 of Exhibit B for the applicant's discussion on this alternative design request.

B. GHMC 17.99.330(F): Parking Lot Standards – Avoid parking in front of building's entrance.

The Design Manual states that parking spaces in front of the main building entrance interfere with entrance visibility and access and are prohibited.

- 1. Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of its proposal to locate one (1) accessible parking stall in front of the entrance to Building A.

2. **Staff Analysis:** The Design Manual stipulates that parking spaces in front of the main building entrance interfere with entrance visibility and access.

The applicant submits that its revision to its original site design now offers only one (1) parking stall in front of the entrance to Building A, whereas the design previously proposed two (2) parking stalls in front of this building entrance. The applicant posits that the redesigned parking lot lessens the impact of parking stalls near the entrance to Building A, and so the proposed alternative design is nearer to compliance with GHMC 17.99.330(F) than previous iterations of the design.

While staff agrees that the current alternative design deviates less from the standards set forth in GHMC 17.99.330(F) than did recent designs proposed by the applicant, staff disagrees that a superior design to the strict application of GHMC 17.99.330(F) has been achieved simply because the present design is less nonconforming with the Design Manual. Please see Slide 11 of Exhibit B for the applicant's related discussion.

The applicant should come to the DRB meeting on May 13, 2021 prepared to discuss with the DRB how its proposed alternative design meets the intent of GHMC 17.99.330(F) and achieves an equivalent or superior solution to its specific requirement.

Article IV. Architecture

- C. **GHMC 17.99.400(A): Prominent Facades** – Provide consistent architectural interest to all prominent facades.

The Design Manual states that all building facades prominently visible from public waterways, rights-of-way or streets providing primary access to the site or from any customer or client parking or pedestrian area within a defined activity center shall meet the following facade requirement:

1. Prominent facades shall not be blank walls.
2. Prominent facades shall reflect the same design and detailing which typify the building's front including roof design, window proportion, facade variation and building materials.

1. **Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of its proposal to design the prominent facades of Buildings A and B prominently, and that the architectural detailing of Buildings A and B convey

consistency. Please see page 3 of Exhibit A for the applicant's related discussion.

2. **Staff Analysis:** The applicant's proposed design, as exhibited on Slide 12 of Exhibit B, conveys consistency with the requirement that prominent facades shall not be blank walls.

To fully analyze the extent of the proposal's requested alternative, the applicant should come to the DRB meeting prepared to acknowledge which elevation of Buildings A and B represent the buildings' "front" which is to be reflected in the design of prominent facades.

Furthermore, staff acknowledges a notable difference in the use of rough sawn timber as a building material throughout the proposed design. The prominent facades appear to incorporate far less of this building material than do other elevations of the proposed structures. Staff will withhold offering suggested findings on the sufficiency of the applicant's ability to meet the alternative design criteria set forth in GHMC 17.98.055(A) until the applicant has an opportunity to discuss this request with the DRB at the May 13, 2021 meeting.

- D. **GHMC 17.99.520(B) and (C): Garage and front Entry – Historic District** – Emphasize front entry; and, Respect scale of adjacent structures.

The Design Manuals states that front porches can be used to emphasize the front entry. When there is no front porch or when a front porch is not an obvious or prominent feature of the house design, the front door must be oriented so that it directly faces the street. The Design Manual also states that, to emphasize the visual pattern of the streetscape, structures shall be designed to reflect the width and height proportions of adjacent structures.

1. **Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of its proposed front entry design for the subject mixed-use structures. Please see Slide 13 of Exhibit B for the applicant's discussion and presentation on this matter.
2. **Staff Analysis:** Staff recognizes that the discussion presented by the applicant intends to address comments made by the DRB at its February 27, 2020 public meeting related to alternative zone transition standards (GHMC 17.99.200), of which the applicant was also proposing to the DRB. However, staff notes

that GHMC 17.99.520 is applicable to residential development only and is therefore inapplicable to the proposed mixed-use development, particularly in that the residential portion of the proposal is located upstairs in both structures and therefore is not associated with a garage or front entry.

Staff recommends that the DRB exclude an alternative proposal to GHMC 17.99.520 from a recommendation that may result from consideration of the proposal at the May 13, 2021 meeting.

- E. GHMC 17.99.530(C), (J), and (K): Window Design – Historic District** – Use window muntins representative of Gig Harbor’s historic structures; Use windows with traditional frame depth and shadow lines; and, Wrap windows in a traditional manner.

GHMC 17.99.530(C) states that small-paned colonial windows are not indigenous to Northwest architecture and are prohibited in the historic district. Acceptable window patterns for single- or double-hung windows include one-over-one, two-over-two, or four-over-four. Multiple-paned sashes over single-paned sashes are also appropriate. Similar grid patterns may be used on casement, slider or fixed-sash windows. Artificial muntins may be used, provided they are the wider contoured grids as opposed to the narrow flat grids. Single-paned sashes without muntins (e.g., one-over-one) are always appropriate and are preferred over the use of artificial grids – particularly if window sections are divided by mullions of two inches or more.

GHMC 17.99.530(J) states that window sashes and frames shall have cross-dimensions similar to traditional wood window sashes and frames.

GHMC 17.99.530(K) states, to provide additional detail and dimension to the window design, all windows on prominent facades shall be wrapped with minimum five-fourths-by-four-inch trim. Projecting windowsills and aprons are encouraged.

- 1. Applicant’s Request:** The applicant is requesting that the DRB review and recommend approval of its proposed window design which intends to “bridge the gap” between the historic district, located to the north and the east of the subject site, and the more modern residential area located on the immediate southeasterly parcels.

The applicant proposes to use aluminum clad, fiberglass or metal windows with a contemporary, commercial feel, combined

with natural wood siding and bronze colored metal accents to tie in with the historic architecture in the area while simultaneously blending with the contemporary residence on the adjacent parcel. Window proportions will be more vertical than horizontal, or square. Plain casements and fixed window panels are being proposed. The windows will have metal trim to match the window manufacturer's detailing, or 5/4" x 3" cedar trim.

The applicant's proposal is discussed at length on Slides 14-15 of Exhibit B.

2. **Staff's Analysis:** The applicant's proposed alternative design intends on meeting the criteria of GHMC 17.98.055(A) by offering a window design which transitions the site from the Historic District to the residential neighbors, as the subject site is the last site located within the Gig Harbor Historic District. The DRB may wish to consider whether it concurs with the premise that a superior design is achieved through an effort to transition the site between the architecture of these two areas.

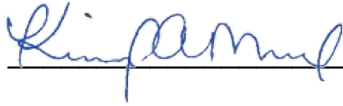
Staff will withhold offering suggested findings on the sufficiency of the applicant's ability to meet the alternative design criteria set forth in GHMC 17.98.055(A) until the applicant has an opportunity to discuss this request with the DRB at the May 13, 2021 meeting.

Conclusion: The applicant has requested the DRB review and recommend approval of its proposed design alternatives previously discussed. In order for the DRB to recommend approval of the proposal, it must find the request consistent with 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, and;
- b) Whether the alternative design meets the intent of the general requirements of GHMC Chapter 17.99, Design Manual.

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: Kim Mahoney, Associate Planner



Date: May 6, 2021

The following documents pertinent to your review are enclosed:

Exhibit A – Applicant's DRB Narrative, prepared by Ratcliffe-Gagliano Architecture, dated January 30, 2021

Exhibit B – Applicant's DRB Presentation, prepared by Ratcliffe-Gagliano Architecture, dated April 22, 2021

Exhibit C – Applicant's Design Manual Checklist, revised January 30, 2021

Exhibit D – Landscape Planting Plan, prepared by Nature by Design, Inc., date stamped by staff on May 3, 2021

Exhibit E – Staff Report, PL-DR-19-0048 Alternative Design Proposal, dated February 27, 2020

Exhibit F – Applicant's DRB Presentation, prepared by Ratcliffe-Gagliano Architecture, dated February 2020

**RATCLIFFE GAGLIANO**
COMMERCIAL AND RESIDENTIAL ARCHITECTURE

7713 Pioneer Way, Suite 1, Gig Harbor WA 98335
253.858.7760

www.rg-arc.com
jeanne@rg-arc.com

January 30, 2021

Design Review Board
Pioneer Way Mixed Use
(PL-DR-19-0048)

Exhibit A

Kim Mahoney
Community Development Dept.
City of Gig Harbor
3510 Grandview St
Gig Harbor, WA 98335

Re: Design Review Response, No. 2
Pioneer Way Mixed Use Development
Per: PL-SPR-19-0006, PL-ALP-19-0004, PL-DR-19-0048, PL-SEPA-19-0008

Dear Ms. Mahoney,

In response to the Design Review Board's recorded comments, from the meeting held on February 27, 2020, the site plan, building plans and exterior elevations have been revised, see attached documents.

Using the same numbering system in staff's report dated August 9, 2019, please review the following:

General Review:

1) The Master Application has been revised to include the Boundary Line Adjustment. See attached BLA site plan from surveyor, showing both lots combined. Please let me know if there are any "next steps" that still need to be completed for the BLA.

We are in the process of working with the neighbor to the north to work out a shared access easement in the location of the existing pavement, which is their driveway.

Until we have a Recommendation of Approval for the site plan and building designs, we are holding off on re-submitting civil plans, geo report, and structural plans. I have revised the Master Application to remove the "con-current review", so that City review time is not wasted, either.

The CRC forms for Traffic, Water and Sewer have been revised and uploaded, per Public Works request, to be re-done on current forms.

2) The Alternative Landscape Plan has been revised per DRB comments, to reflect the minor changes made to the parking area and the common area plaza.

Design Review:

3) All lighting will still meet the provisions of GHMC 17.99.330, under administrative review.

4) GHMC 17.99.190 (B), 17.99.510 (A) (2) and 17.99.510 (B) (1) Building Height:

Per Design Review Board recorded comments, the proposed project meets the intent of this section of the manual.

5) GHMC 17.99.140(A) Reflect mass, scale and height of adjacent structures.

Per Design Review Board recorded comments, the proposed project meets the intent of this section of the design manual.

6) GHMC 17.99.240(C) Maintain natural topography.

Per Design Review Board recorded comments, the proposed project meets the intent of this section of the design manual. This has been added to the Design Manual Checklist for DRB review.

7) GHMC 17.99.260 (D) Primary Walkway standards

The primary walkway is 5'-0" and about 30'-0" in length, with a minor change since the primary entrance of Building A has been moved closer to the fronting street, Pioneer Way, under a covered roof. The walkway will still be the proposed elevated concrete tile detail on Sheet A7.0, which is different than the porous concrete and grass-crete pavers proposed in the parking area and driveway.

With the change to the front entry location to Building A, and new parking stall arrangement in this location, the width of the landscaping alongside the primary walkway is reduced to less than 5' along Pioneer Way; however, it is contiguous with the landscaping proposed within the Pioneer Way landscape strip, for a total 10' landscaping strip between the primary walkway and the City's sidewalk. The front building is only setback 2' from Pioneer Way, which is consistent with the walkway, too. This item has been added to the Design Manual Checklist for DRB review.

8) GHMC 17.99.270(C) Secondary Walkway standards.

No changes since Feb 27 DRB meeting, and will be administratively reviewed for approval.

9) GHMC 17.99.280 Outdoor Common Area standards.

See revised common area calc on Sheet A1.0, and location on the site plan, for Common Area Plaza. This requirement will be met administratively. In addition to the required Common Area Plaza on the main level, there is now a lower-level plaza proposed, which is not required for the common area code compliance.

10) GHMC 17.99.330 (F) Avoid parking in front of building's entrance.

The primary entry to Building A has been moved closer to fronting street, Pioneer Way, and the ADA parking stall has been moved to the south end of the property, along the south side of Building A, so that there is only one parking stall on the south end of the building, instead of two. This arrangement lessens the impact of the parking stall near the entry, bringing it closer into compliance with the manual.

In the discussion with the DRB, this was possibly an area for their consideration, so it has been added to the Design Review Checklist for their review, as a superior alternative design solution.

11) GHMC 17.99.360 (A) Outdoor Furnishings.

No changes since Feb 27 DRB meeting, and will be administratively reviewed for approval.

12) GHMC 17.99.370 (B) Incorporate building design elements into landscaping areas.

No changes since Feb 27 DRB meeting, and will be administratively reviewed for approval.

13) GHMC 17.99.380 (A) and (D) Provide visual terminus to tops of buildings.

Per Design Review Board recorded comments at the last meeting, it was stated that roof pitches between 2/12 – 3/12 on the lower roofs and shed roofs, of both Building A and B, would be acceptable, and that the 3/12 proposed roof pitches meet the intent of this section of the manual.

The main primary roof gables on both Building A and B will remain at 6/12 pitch, with secondary shed roofs and lower floor roof areas at 3/12, per elevations on Sheets A5.0 and A5.1 for Buildings A and B. The upper and lower floor building volumes were reduced on Building B, to accentuate the 6/12 gable end facing Pioneer Way, and to make it more visible and compatible with the similar feature on Building A. This combination of 3/12 and 6/12 roof pitches is a compatible and superior alternate solution than what would be allowed prescriptively.

14) GHMC 17.99.390(A) Hierarchy in building design.

The primary entry to Building A has been moved to be more visible from Pioneer Way. It is located under a portion of the lower covered roof along the street.

15) GHMC 17.99.400 (A) (2) Provide consistent architectural interest to all prominent facades.

Per Design Review Board recorded comments, it was suggested that Building B be modified on the north and east facing elevations, to be more consistent with the architectural features of Building A.

So, on Building B, the building's footprint on both the upper and lower floors have been reduced, such that the two-story 6/12 gable end feature of Building B is more compatible and similar to the two story gable end feature of Building A.

In addition, the 3/12 shed roof on the upper floor of Building B has been pulled back, to better express the gable end, and the size of the upper deck has been reduced.

The horizontal siding on the down-hill side of Building B's north elevation, below the floor line, has been extended down, so that the vertical wood siding will be closer to the ground, with less horizontal "skirting" visible.

And finally, the staircase and plaza area between the buildings has been stepped down closer to the ground, so that it more closely follows the natural grade, and has a more inviting pedestrian entry from the north-east corner off of Pioneer Way.

16) GHMC 17.99.410 Windows and Doors.

The south elevation of Building B, and the west elevation of Building A both still meet the solid void requirements of 25%. No mirrored glass is proposed.

17) GHMC 17.99.420(A) Siding and Trim.

Per Design Review Board recorded comments, the proposed project meets the intent of this section of the design manual.

(There is no vertical sheet or T-111 siding proposed in this project!)

18) GHMC 17.99.430 (B) and 17.99.560 Avoid bright-colored reflective roofing materials.

No changes since Feb 27 DRB meeting, and will be administratively reviewed for approval.

19) GHMC 17.450 and 17.99.570. Color.

No changes since Feb 27 DRB meeting, and will be administratively reviewed for approval.

20) GHMC 17.99.510 (B) (5) Pitched Roofs.

Per Design Review Board recorded comments, the proposed project meets the intent of this section of the design manual.

21) GHMC 17.99.520(B) Emphasize Front Entry, and (C) Respect Scale of Adjacent Structures

The front entry of Building A has been moved closer to Pioneer Way, under the lower sloped roof portion of the building, so that it is more visible from the street, and not as visible from the adjacent residential parcel.

The upper floor residential deck feature has been reduced in size, and no longer is associated with the commercial entry. The commercial window sills under the deck have been raised up, so that the interior of the commercial spaces are not as visible to the adjacent residential parcel.

22) GHMC 17.99.530 Window Design- Historical District

As previously discussed, this parcel is in a unique location, as the last parcel on Pioneer Way which is in the Historic District overlay. The adjacent residential parcels, and new developments across the street, are not in the Historic District. This poses a unique situation, where the architectural detailing of Building A and B need to "bridge the gap" between the historic feel of the harbor, and the newer, more modern, homes on the uphill side of the lot.

(C) Use window mutins representative of Gig Harbor's historic structures

This project proposes to use fiberglass or metal windows with a contemporary, commercial feel, combined with natural wood siding and bronze colored metal / steel accents, to tie in with the historic net shed architecture in the area, while blending with the contemporary home next door, as a superior solution than what would be prescriptively allowed in the design manual.

Window proportions will be more vertical than horizontal; however, in this case, plain casements and fixed window panels are being proposed as a superior solution, instead of single hung windows or fake muntins to represent single hung windows.

(J) Use windows with traditional frame depth and shadow lines

This project proposes to use fiberglass or metal windows with a contemporary, commercial feel, combined with natural wood siding and exposed bronze colored steel accents, reminiscent of historic net shed architecture in the area. The proposed windows will still have 2" – 4" trim, either metal or fiberglass to match the window manufacturer's window detailing. If possible, the window units may be set back within the wood framed wall, so that there will be added shadow lines, in addition to the window trim, instead of the traditional wood cased window shadow lines.

(K) Wrap windows in a traditional manner

The proposed windows will be more vertical than horizontal, or square, which is compatible with the historic district window patterns. The window trim will be metal or fiberglass, to match the metal window manufacture's sashes and frames. These windows will still have shadow lines and frame depth, but will have a contemporary profile, and may be recessed within the wall framing if possible.

23) GHMC 17.99.545(B) Railings – Historic District.

No changes since Feb 27 DRB meeting, and vertical rail will be administratively reviewed for approval.

24) GHMC 17.78.045(C) Irrigation. No changes since Feb 27 DRB meeting, and will be administratively reviewed for approval.

25) GHMC 17.78.070 Perimeter landscaping requirements.

The proposed landscape is part of an Alternative Landscape Plan. See revised plan and narrative from Landscape Architect.

26) Primary Walkway: See answer to no. 7 above, and revised Alternative Landscape Plan.

27) GHMC 17.78.070(A)

No changes since Feb 27 DRB meeting.

There is a proposed driveway easement, along the north property line, in the location of the existing pavement; therefore, it will not be possible to landscape that area. See Alternative Landscape Plan and BLA.

28) GHMC 17.78.070(C) Areas without setbacks.

No changes since Feb 27 DRB meeting.

See Alternative Landscape Plan.

29) GHMC 17.78.0808 Parking lot.

Per Design Review Board recorded comments, additional shrubs have been added on the Alternative Landscape Plan, to screen the parking stalls adjacent to residential parcels on the west side of the parking area.

Since there are existing homes on the uphill side of this property, one of the objectives of the Alternative Landscape Plan is to reduce trees in order to preserve view corridors for adjacent properties. See revised Alternative Landscape Plan.

30) An Alternative Landscape plan has been provided.

31) No changes are being proposed to the number of parking spaces provided (15); however with the reduction in commercial square footage, only 14 are required.

Thank you for your consideration of this project.

Sincerely,



Jeanne Ratcliffe Gagliano
Architect

Design Review Board
Pioneer Way Mixed Use
(PL-DR-19-0048)

Exhibit B



RATCLIFFE GAGLIANO ARCHITECTURE
7713 PIONEER WAY, SUITE 1
GIG HARBOR, WA 98335

PIONEER MIXED USE LOW IMPACT DEVELOPMENT
DESIGN REVIEW BOARD MEETING – APRIL 22, 2021



PIONEER MIXED USE DEVELOPMENT

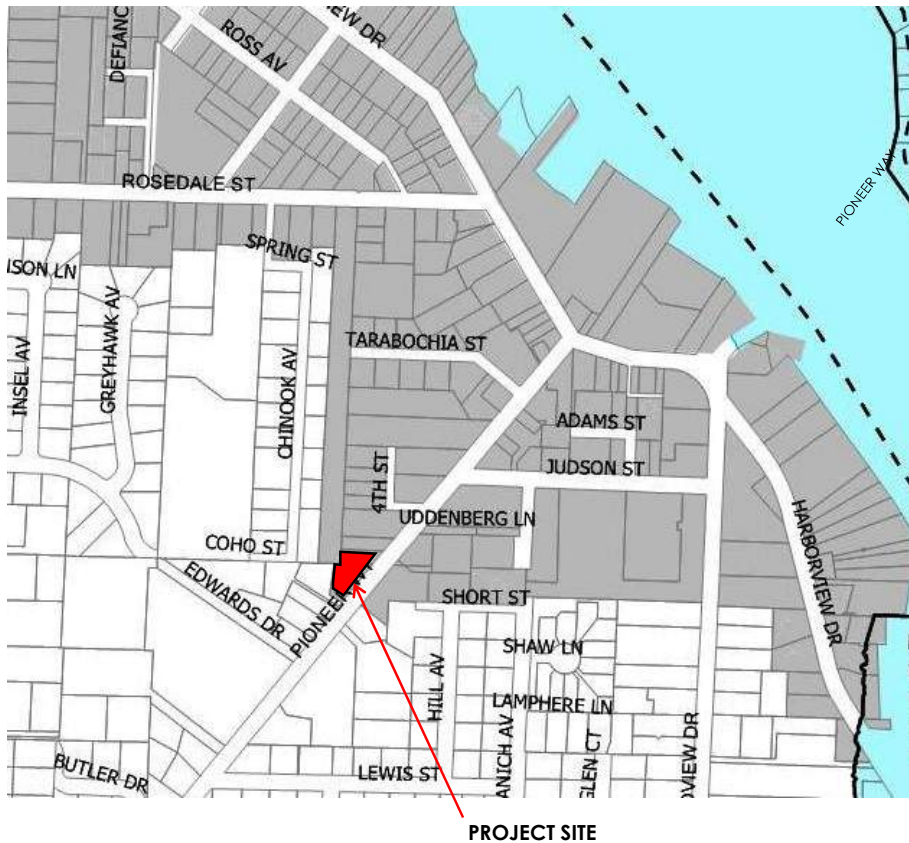
TAX PARCEL NUMBER: 0221082049 / 0221082095
 SITE ADDRESS: 7516 / 7526 Pioneer

SITE AERIAL ORIENTATION MAP



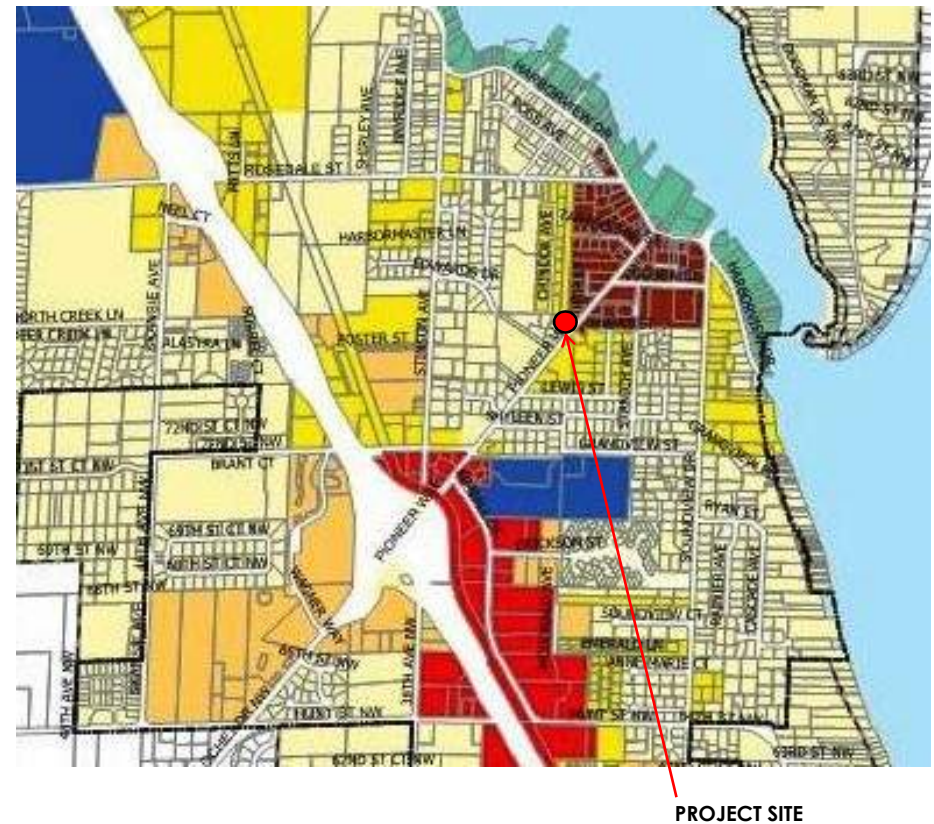
HISTORIC DISTRICT MAP - REVIEW

- PROJECT SITE AT EDGE OF HISTORIC DISTRICT



LAND USE MAP - REVIEW

- PROJECT SITE ADJACENT TO RESIDENTIAL MEDIUM AND RESIDENTIAL LOW ZONES



Per Design Review Board's recorded comments, the proposed project meets the intent of these previously reviewed agenda items:

1. GHMC 17.99.200 Alternative Zone Transition Standards

The DRB indicated that the intent of this standard has been met by proposing two smaller structures, versus one large structure, for the project. Building-A is a mixed use building with **1,391** sq.ft of office on the main floor and a 2-bedroom apartment above. Building-B is a mixed use building with **1,538** sq.ft of office on the main floor and a 2-bedroom apartment above.

2. GHMC17.99.380 (A) avoid long low wall planes, and (D) provide visual terminus to tops of buildings

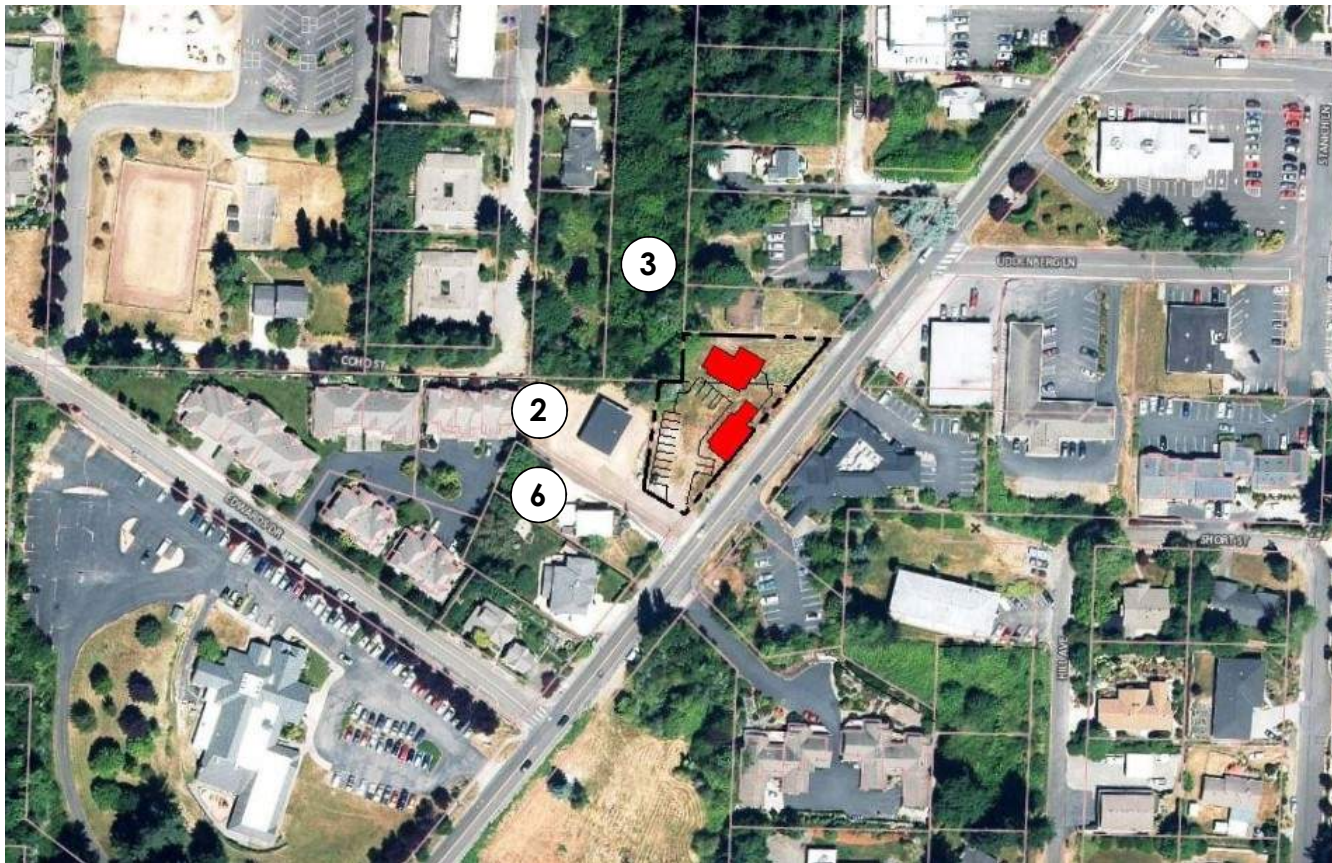
The DRB indicated that the applicant's proposed lower roof slope of 3/12, and upper roof slope of 6/12 meets the intent of the code.

3. GHMC 17.99.240 (C) Maintain natural topography

The DRB indicated that the proposed project meets the intent of the code with a surface installed no-excavation, low impact foundation system, and that the only cut and fill proposed is to level the grades of the parking lot. The largest cut will be less than 4ft deep along one edge of the parking lot.

4. GHMC 17.99.510 (B) Conform to height standards for non-residential structures, and (D) respect scale of adjacent structures

The DRB indicated that the applicant's proposed lower roof slope of 3/12, and upper roof slope of 6/12 meets the pitched roofs intent in the code, and that the proposed buildings respect the scale of adjacent residential structures.



- BUILDINGS ON ADJACENT PARCELS 2 & 6 HAVE LOW SLOPING SHED ROOFS. PARCEL 3'S RESIDENCE FRONTS ONTO ROSEDALE WHICH IS NOT IN VIEW OF, OR NEAR, PROPOSED PROJECT LOCATION.
- USING A COMBINATION OF LOW-SLOPE 3:12 SHED ROOFS AND 6:12 GABLES PROVIDES A TRANSITION BETWEEN ADJACENT STRUCTURES IN RESIDENTIAL ZONES TO BUILDINGS IN THE HISTORIC DISTRICT.

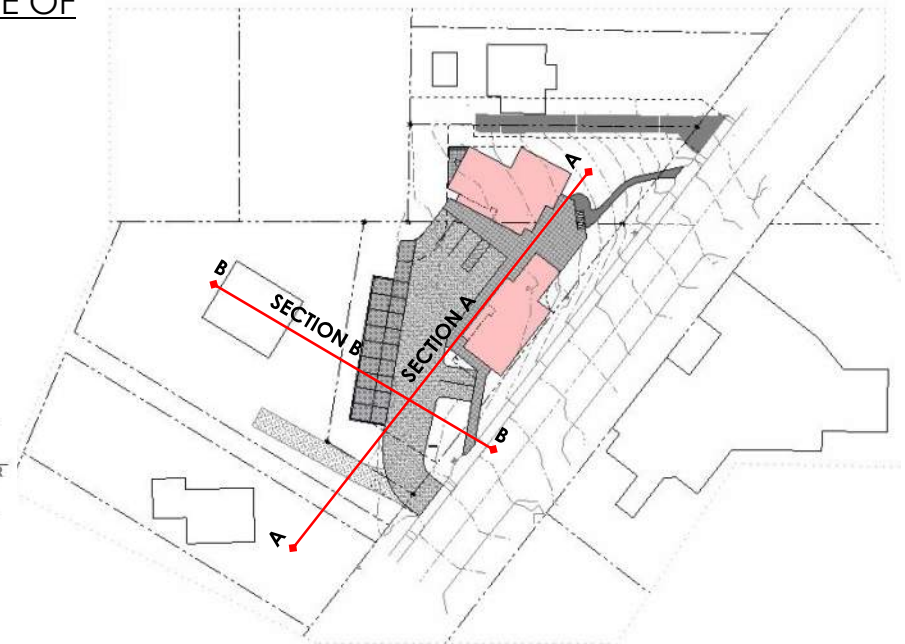
ZONE TRANSITION REVIEW OF ADJACENT BUILDINGS, ROOFLINES, AND MODULATIONS

REVIEW OF MAINTAINING NATURAL TOPOGRAPHY WITH USE OF FOUNDATION AND BMP'S AS STRATEGY FOR SITE DEVELOPMENT AND LANDSCAPE PLAN

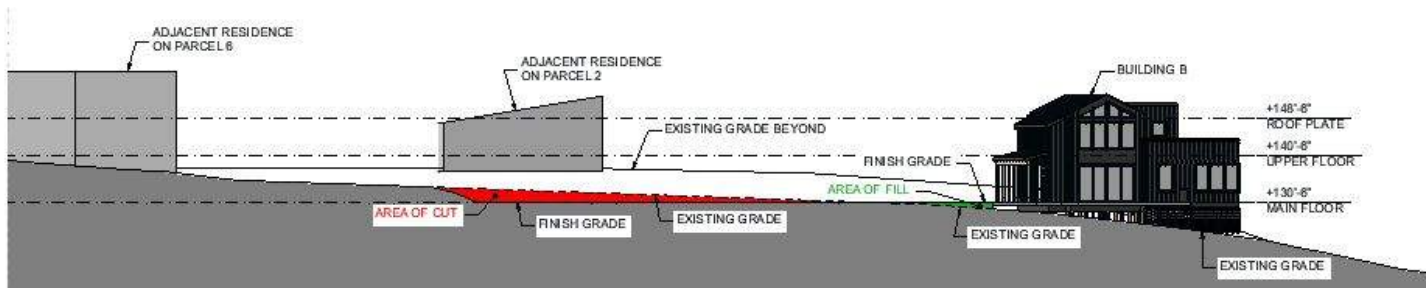
- Overall site analysis approach and soils assessment
- Installation of a "minimal excavation" foundation
- Use of permeable pavement (ie. porous concrete) at driveway
- Use of grasscrete at parking areas
- Use of pervious pavers at walkways
- Roof downspout controls



SITE SECTION B



SITE PLAN KEY



SITE SECTION A

NEW AGENDA ITEMS:

1. GHMC 17.78.0808 Parking Lot

Alternative Landscape Plan

2. GHMC 17.99.260 Primary Walkway Standards

(D) Accent walkways with significant landscaping

3. GHMC 17.99.330 Parking Lot Standards

(F) Avoid parking in front of building entrance

4. GHMC 17.99.400 Prominent Facades

(A) Provide consistent architectural interest to all prominent facades

6. GHMC 17.99.520 Front Entry – Historic District

(B) Emphasize front entry

(C) respect scale of adjacent structures

7. GHMC 17.99.530 Window design – Historic District

(C) Use window muntins representative of Gig Harbor's historic structures

(J) Use windows with traditional frame depth and shadow lines

(K) Wrap windows in a traditional manner

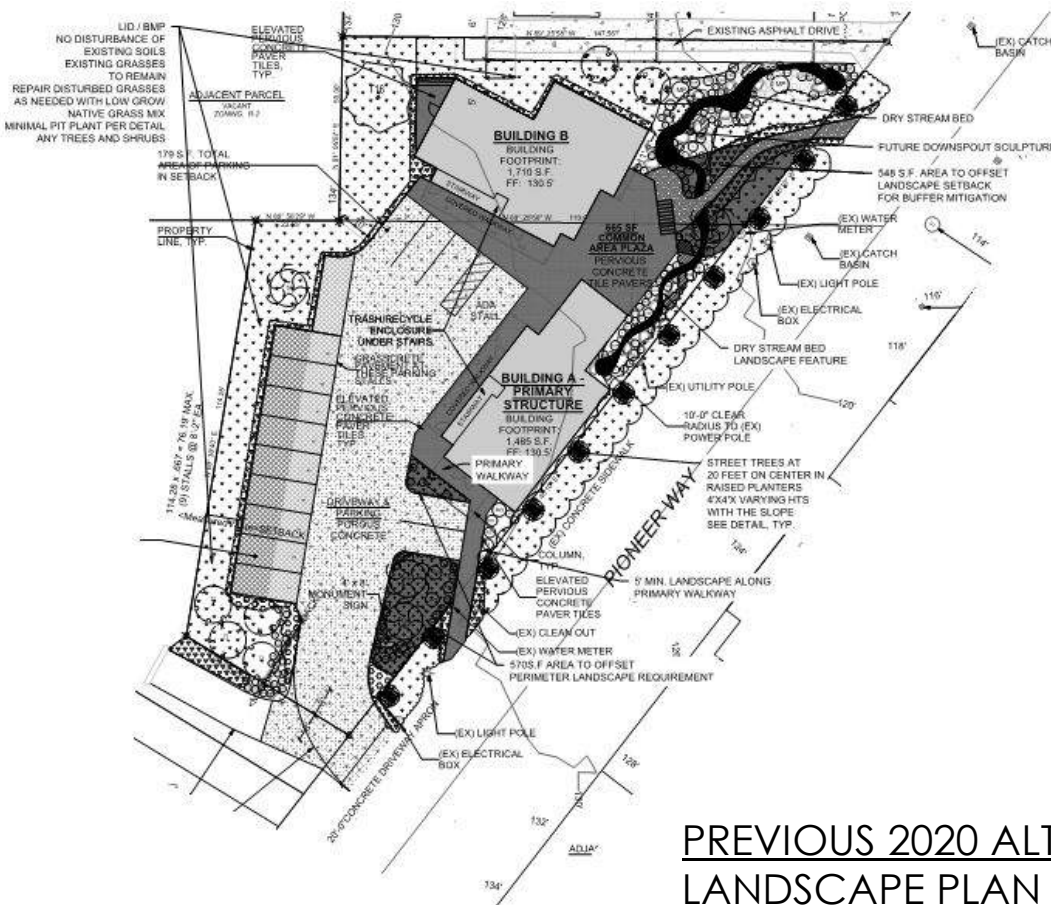


RATCLIFFE GAGLIANO ARCHITECTURE
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PIONEER MIXED USE LOW IMPACT DEVELOPMENT
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GHMC 17.78.0808 Parking lot

Per Design Review Board recorded comments, additional shrubs have been added on the Alternative Landscape Plan, to screen the parking stalls adjacent to residential parcels on the west side of the parking area. Since there are existing homes on the uphill side of this property, one of the objectives of the Alternative Landscape Plan is to reduce trees in order to preserve view corridors for adjacent properties.



PREVIOUS 2020 ALTERNATIVE LANDSCAPE PLAN



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Per Design Review Board recorded comments, additional shrubs have been added on the Alternative Landscape Plan, to screen the parking stalls adjacent to residential parcels on the west side of the parking area. Since there are existing homes on the uphill side of this property, one of the objectives of the Alternative Landscape Plan is to reduce trees in order to preserve view corridors for adjacent properties.

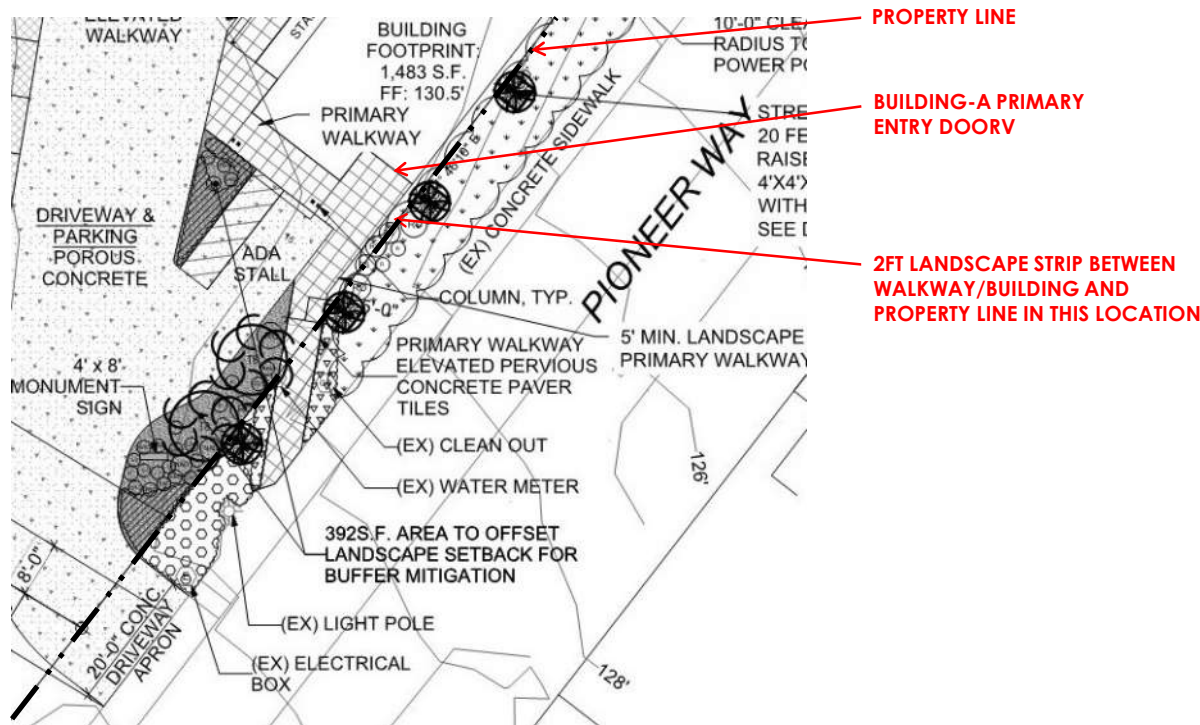


PROPOSED 2021 ALTERNATIVE LANDSCAPE PLAN

GHMC 17.99.260(D) Primary walkway standards

The primary walkway is 5'-0" in width, and about 30'-0" in length. The primary entrance to Building A has been moved closer to the fronting street, Pioneer Way, under a covered roof. The walkway will still be the proposed elevated concrete tile system, detailed on Sheet A7.0 of the construction set, which is different than the porous concrete and grass-crete pavers proposed in the parking area and driveway.

With the change of the front entry door location at Building A, and new parking stall arrangement in this location, the width of the landscaping alongside the primary walkway is reduced to less than 5' along Pioneer Way. However, it is contiguous with the landscaping proposed within the Pioneer Way landscape strip, for a total 10' landscaping strip between the primary walkway and the city's sidewalk. The front building is only setback 2' from Pioneer Way, which is consistent with the walkway, too.



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GHMC 17.99.330(F) Parking Lot Standards – avoid parking in front of building entrance

The primary entry to Building A has been moved closer to the fronting street, Pioneer Way, and the ADA parking stall has been moved to the south end of the property, along the south side of Building A, so there is only one parking stall on the south end of the building, instead of two. This arrangement lessens the impact of parking stalls near the entry, bringing it closer into compliance with the manual, as a superior alternative solution



GHMC 17.99.400(A) Prominent Facades – provide consistent architectural interest to all prominent facades

The upper and lower floor building volumes were reduced on Building B to accentuate the 6/12 gable end facing Pioneer Way, and to make it more visible and compatible with Building A's gable end. This combination of 3/12 and 6/12 roof pitches is a compatible and superior solution than what would be allowed prescriptively. In addition, the 3/12 shed roof on the upper floor of Building B has been pulled back to better express the gable end, and the size of the upper deck has been reduced.



STAIRCASE AND PLAZA AREA BETWEEN THE BUILDINGS HAS BEEN STEPPED DOWN CLOSER TO THE GROUND, SO THAT IT MORE CLOSELY FOLLOWS THE NATURAL GRADE, AND HAS A MORE INVITING PEDESTRIAN ENTRY FROM THE NORTHEAST CORNER OF THE PROPERTY, ACCESSED FROM PIONEER WAY



EXTENDED SIDING ON THE DOWNHILL SIDE OF BUILDING B, TO HAVE IT GO CLOSER TO THE GROUND WITH LESS FOUNDATION SKIRTING VISIBLE

GHMC 17.99.520 Front Entry – Historic District

(B) Emphasize front entry: The front entry of Building A has been moved closer to Pioneer Way, under the lower sloped roof portion of the building, so that it is more visible from the street, and not as visible from the adjacent residential parcel.

(C) Respect scale of adjacent structures: The upper floor residential deck has been reduced in size, and no longer is associated with the commercial entry. The commercial window sills under the deck have been raised up so that the interior of the commercial space is not as visible to the adjacent residential parcel.



GHMC 17.99.530 Window design – Historical District

AS PREVIOUSLY DISCUSSED, THIS PARCEL IS IN A UNIQUE LOCATION, AS THE LAST PARCEL ON PIONEER WAY WHICH IS IN THE HISTORIC DISTRICT OVERLAY. THE ADJACENT RESIDENTIAL PARCELS AND NEW DEVELOPMENTS ACROSS THE STREET ARE NOT IN THE HISTORIC DISTRICT. THIS POSES A UNIQUE SITUATION WHERE THE ARCHITECTURAL DETAILING OF BUILDINGS A & B NEED TO “BRIDGE THE GAP” BETWEEN THE HISTORIC FEEL OF THE HARBOR, AND THE NEWER, MORE MODERN, HOMES ON THE UPHILL SIDE OF THE LOT.

(C) USE WINDOW MUNTINS REPRESENTATIVE OF GIG HARBOR'S HISTORIC STRUCTURES

THIS PROJECT PROPOSES TO USE FIBERGLASS OR METAL WINDOWS WITH A CONTEMPORARY, COMMERCIAL FEEL, COMBINED WITH NATURAL WOOD SIDING AND BRONZE COLORED METAL ACCENTS, TO TIE IN WITH THE HISTORIC ARCHITECTURE IN THE AREA, WHILE BLENDING WITH THE CONTEMPORARY HOME NEXT DOOR, AS A SUPERIOR SOLUTION THAN WHAT WOULD BE ALLOWED PRESCRIPTIVELY.

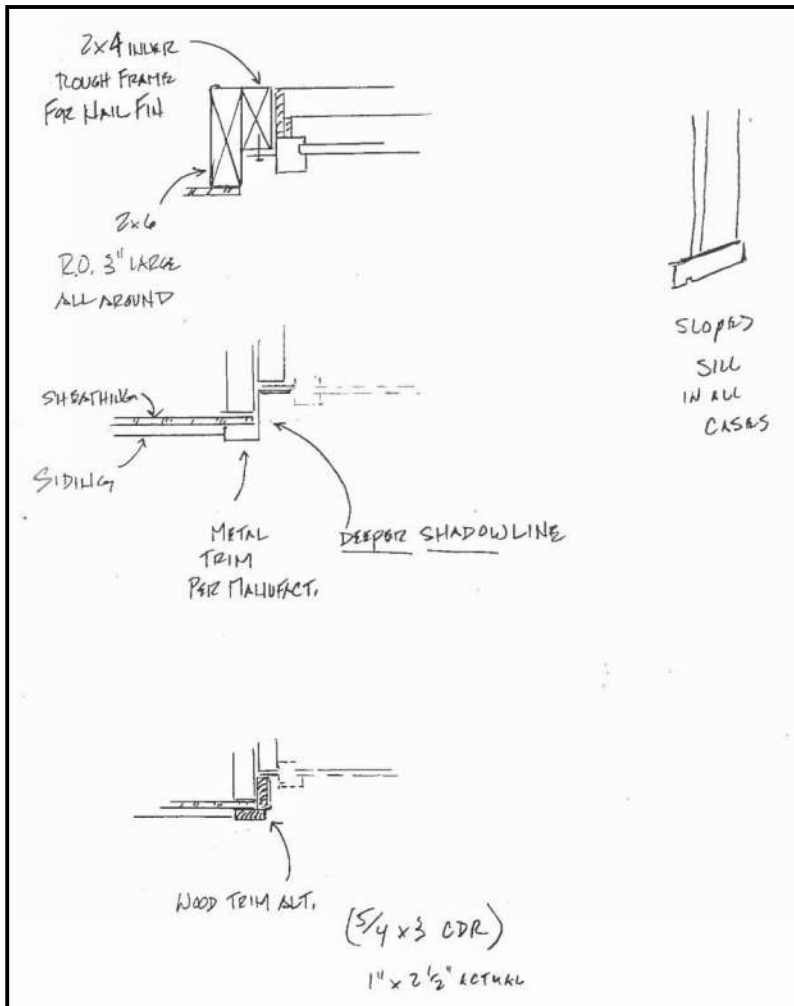
WINDOW PROPORTIONS WILL BE MORE VERTICAL THAN HORIZONTAL. HOWEVER, IN THIS CASE, PLAIN CASEMENTS AND FIXED WINDOW PANELS ARE BEING PROPOSED AS A SUPERIOR SOLUTION, INSTEAD OF USING SINGLE-HUNG WINDOWS OR FAKE MUNTINS TO REPRESENT SINGLE-HUNG WINDOWS.

(J) USE WINDOWS WITH TRADITIONAL FRAME DEPTH AND SHADOW LINES

THIS PROJECT PROPOSES TO USE ALUMINUM CLAD WINDOWS WITH A CONTEMPORARY, COMMERCIAL FEEL, COMBINED WITH NATURAL WOOD SIDING AND EXPOSED BRONZE COLORED METAL ACCENTS, REMINISCENT OF HISTORIC ARCHITECTURE IN THE AREA. THE PROPOSED WINDOWS WILL HAVE METAL TRIM TO MATCH THE WINDOW MANUFACTURER'S WINDOW DETAILING, OR 5/4 x 3 (1" x 2-1/2") CEDAR TRIM.

(K) WRAP WINDOWS IN A TRADITIONAL MANNER

THE PROPOSED WINDOWS WILL BE MORE VERTICAL THAN HORIZONTAL, OR SQUARE, WHICH IS COMPATIBLE WITH THE HISTORIC DISTRICT WINDOW PATTERNS. THE WINDOW TRIM WILL BE ALUMINUM-CLAD OR CEDAR



WINDOW DETAILS



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PIONEER MIXED USE LOW IMPACT DEVELOPMENT
DESIGN REVIEW BOARD MEETING – APRIL 22, 2021



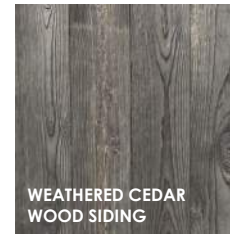
PARCEL 2 RESIDENCE
HORIZONTAL LAP SIDING
VERTICAL BOARD & BATT SIDING
PAINTED WOOD TRIM



PARCEL 6 RESIDENCE
CEDAR SHINGLE SIDING
PAINTED WOOD TRIM



EXAMPLE OF STANDING SEAM METAL PANEL ROOFING



WEATHERED CEDAR
WOOD SIDING



ROUGH SAWN TIMBER



ROUGH SAWN COLUMN EXAMPLE

REVIEW OF SIDING MATERIALS

- WEATHERED CEDAR WOOD SIDING
- STANDING SEAM METAL PANEL ROOFING
- ROUGH-SAWN TIMBER @ COLUMNS & BEAMS



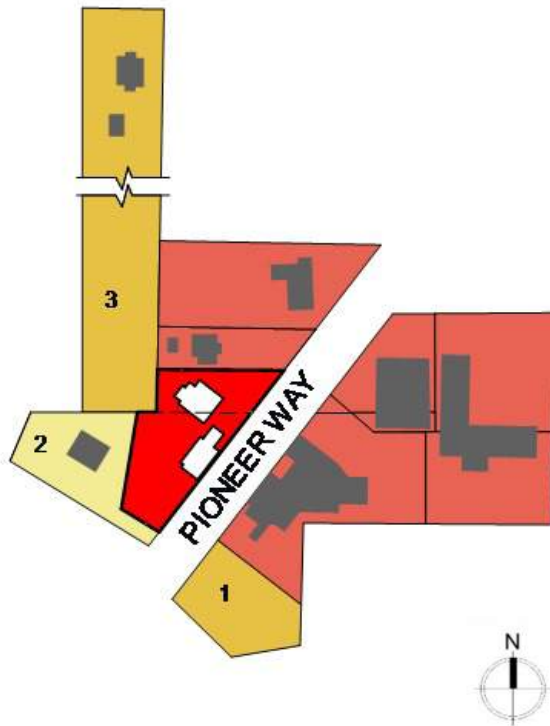




RATCLIFFE GAGLIANO ARCHITECTURE
7713 PIONEER WAY, SUITE 1
GIG HARBOR, WA 98335

PIONEER MIXED USE LOW IMPACT DEVELOPMENT
DESIGN REVIEW BOARD MEETING – APRIL 22, 2021





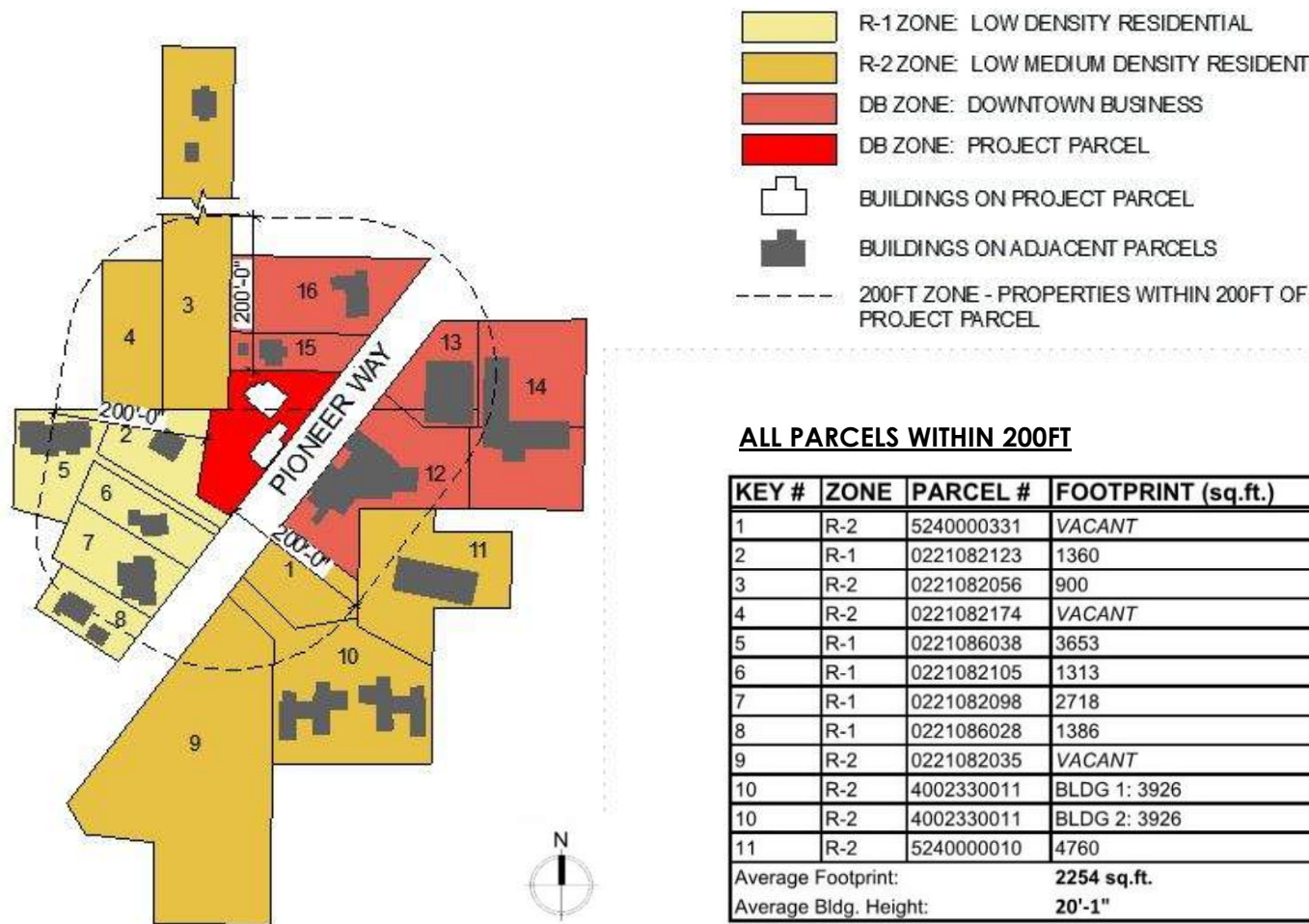
- R-1 ZONE: LOW DENSITY RESIDENTIAL
- R-2 ZONE: LOW MEDIUM DENSITY RESIDENTIAL
- DB ZONE: DOWNTOWN BUSINESS
- DB ZONE: PROJECT PARCEL
- BUILDINGS ON PROJECT PARCEL
- BUILDINGS ON ADJACENT PARCELS

CONTIGUOUS PARCELS IN OPPOSING ZONES

KEY #	ZONE	PARCEL #	FOOTPRINT (sq.ft.)	BLDG HEIGHT
1	R-2	5240000331	VACANT	16'-0"
2	R-1	0221082123	1360	16'-0"
3	R-2	0221082056	900	21'-0"
Average Footprint:			1130 sq.ft.	
Average Bldg. Height:			17'-8"	

ZONE TRANSITION STUDY - REVIEW

CONTIGUOUS PARCELS IN OPPOSING ZONES



ZONE TRANSITION STUDY - REVIEW

ALL PARCELS WITHIN 200FT

Parcel 0221082049

DESIGN MANUAL CHECKLIST

1/30/2021 Revised.

DESIGN MANUAL CHECKLIST

The following is a listing of general requirements stated in the City of Gig Harbor Design Review Manual. Please indicate the type of review you are requesting in the boxes to the left and submit with your application. Some reviews may be completed by staff, but you may wish to make a copy of the checklist and mark all items.

Design Review Board
Pioneer Way Mixed Use
(PL-DR-19-0048)

Exhibit C

FOR STAFF USE ONLY

Not Applicable	Complies	Not Compliant
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Admin. Review	DRB Review
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17.99.100 Activity Center Standards (NONRESIDENTIAL AND MIXED USE)

☒	☐	<u>A. Provide continuous pedestrian links between buildings, sites and common areas within activity center.</u>
☒	☐	<u>B. Identify locations for common parking lots and/or garages.</u>
☐ N/A	☐	<u>C. Unify public directional signs.</u>
☐ N/A	☐	<u>D. Coordinate all outdoor lighting fixtures and right-of-way paving materials.</u>
☒	☐	<u>E. Where practical, incorporate mixed use buildings, which accommodate residential units.</u>

17.99.140 Parkway Standards For On-Site Development (ALL DEVELOPMENT)

☒	☐	<u>A. Reflect mass, scale and height of adjacent structures.</u>
☐ N/A	☐	<u>B. Avoid chain link fencing.</u>
☒	☐	<u>C. Comply with parkway setbacks in Historic District.</u>

17.99.160 Enhancement Corridors Standards (ALL DEVELOPMENT)

☐ ☐ A. Retain significant vegetation.

☐ ☐ B. Provide full screening or partial screening with glimpse-through areas.

☐ ☐ C. Maintain 30 foot setbacks from the rights-of-way and City of Tacoma Cushman transmission line properties that define Enhancement Corridors.

☐ ☐ D. Orient service and delivery areas away from Enhancement Corridors.

☐ ☐ E. Screen or enhance parking lots visible from the SR 16 Enhancement Corridor.

☐ ☐ F. Screen or enhance building design.

17.99.180 Zone Transition Buffering Standards (ALL DEVELOPMENT)

☒ N/A ☐ Substantially separate and shield opposing zones located outside the height restriction area with a minimum 40-foot dense vegetative buffer. Site is within height restriction area as defined in

Site is within height restriction area as defined in 17.62, and 17.99, 510(A)(2)

17.99.190 Zone Transition Development Standards (ALL DEVELOPMENT)

☒ A. Limit building footprint to the average size of building footprints in the opposing zones**.

☒ B. Limit building height to the average height of buildings in opposing zones**.

☐ C. Avoid facing dissimilar structure along streets.

☐ D. Avoid the appearance of parking lots along residential streets.

> see attached map.

> see attached map.

DESIGN MANUAL CHECKLIST

Admin.
Review

DRB
Review

17.99.200 Alternative Zone Transition Standards (ALL DEVELOPMENT)

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☒ | A. <u>Separation of structures.</u> |
| ☒ | ☐ | B. <u>Architectural modulation of building.</u> |
| ☒ | ☐ | C. <u>Rooflines.</u> |
| ☒ | ☐ | D. <u>Location of service areas.</u> |
| ☒ | ☐ | E. <u>Window and balcony orientation.</u> |
| ☒ | ☐ | F. <u>Lighting.</u> |
| ☒ | ☐ | G. <u>Vegetative buffering.</u> |
| ☐ N/A | ☐ | H. <u>Existing non-conformities.</u> |
| ☒ | ☐ | I. <u>Entry-way orientation.</u> |
| ☒ | ☐ | J. <u>Location of parking and driveway entrances.</u> |
| ☒ | ☐ | K. <u>Open space and common areas.</u> |
| ☒ | ☐ | L. <u>Existing natural characteristics of the site.</u> |
| ☒ | ☐ | M. <u>Siding materials and details.</u> |

17.99.220 Prominent Parcel Standards (ALL DEVELOPMENT)

- | | | |
|-------------------------------------|--------------------------|--|
| ☐ N/A | ☐ | A. <u>Incorporate significant trees and clusters of trees into the site design.</u> |
| ☒ | ☐ | B. <u>Avoid site designs which emphasize pavement, canopies or mechanical equipment.</u> |
| ☒ | ☐ | C. <u>Provide a stately appearance to structures.</u> |
| ☐ | ☐ | D. <u>Keep structures in the foreground.</u> |
| ☐ | ☐ | E. <u>Minimize visibility of parking lots and service areas.</u> |
| ☐ | ☐ | F. <u>Use landscaping to "frame" buildings and to screen parking and appurtenances.</u> |
| ☐ | ☐ | G. <u>Coordinate development at intersections abutting prominent parcels.</u> |

17.99.230 Transit Stops Standards (ALL DEVELOPMENT)

- | | | |
|------------------------------|--------------------------|--|
| ☐ N/A | ☐ | A. <u>Locate transit stops behind the sidewalk.</u> |
| ☐ | ☐ | B. <u>Landscape transit stops or incorporate them into landscaped areas.</u> |
| ☐ | ☐ | C. <u>Illuminate transit stops.</u> |

17.99.240 Natural Site Conditions (ALL DEVELOPMENT)

- | | | |
|------------------------------|--------------------------|--|
| ☐ N/A | ☐ | A. <u>Limit clearing of vacant parcels to no more than 50% of significant vegetation and retain vegetation in all required buffers and setbacks.</u> |
|------------------------------|--------------------------|--|

FOR STAFF USE ONLY

Not Applicable Complies Not Compliant

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DESIGN MANUAL CHECKLIST

Admin. Review DRB Review

☐ *N/A* ☐
☐ *N/A* ☐

17.99.290 Residential Setbacks (*ALL RESIDENTIAL*)

- A. Conform to single-family and duplex setback requirements.
B. Conform to multi-family setback requirements.

☒ ☐
☒ ☐

17.99.300 Nonresidential Setbacks (*NONRESIDENTIAL*)

- A. Conform to setback requirements.
B. Locate structures near front setback line. (IBE)

☒ ☐
☒ ☐

17.99.310 Historic District Nonresidential Setbacks (*HISTORIC DISTRICT NONRESIDENTIAL*)

- A. Conform to nonresidential setback requirements.
B. Consider side yard setbacks which best preserve views from adjacent parcels.

☐ *N/A* ☐
☐ *N/A* ☐
☐ *N/A* ☐

17.99.320 Historic District Residential Setbacks (*HISTORIC DISTRICT RESIDENTIAL*)

- A. Conform to residential setback requirements.
B. Consider side yard setbacks which best preserve views from adjacent parcels.
C. Consider incentives to locate residential garage behind house.

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17.99.330 Parking Lot Standards (*NONRESIDENTIAL*)

- A. Limit the number of curb cuts.
B. Limit driveway widths to maximize landscaping at the streetface.
C. Conform to lighting standards in GHMC 17.99.350.
D. Incorporate pedestrian ways into parking lot.
E. Minimize parking in front of buildings. (IBE)
F. Avoid parking in front of buildings entrance.
G. Minimize driveway encroachments into setback areas.
H. Avoid parking near street corners.

☐ *N/A* ☐
☐ *N/A* ☐
☐ *N/A* ☐

17.99.340 Fences (*ALL DEVELOPMENT*)

- A. Choose fence materials carefully. (IBE)
B. Limit chain link to non-visible areas.
C. Limit height of fences. (IBE)

FOR STAFF USE ONLY

Not Applicable Complies Not Compliant

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17.99.350 Outdoor Lighting Standards (ALL DEVELOPMENT)

- ☒ ☐ A. Keep light sources hidden from public view.
- ☒ ☐ B. Use downward directional lighting.
- ☒ ☐ C. Avoid lighting large areas with a single source.
- ☒ ☐ D. Avoid excessive light throw.
- ☒ ☐ E. Choose approved outdoor light designs.
- ☒ ☐ F. Avoid light fixture designs which have a utilitarian appearance.
- ☐ P/A ☐ G. Limit height of pole fixtures.

17.99.360 Outdoor Furnishings (NONRESIDENTIAL)

- ☒ ☐ A. The use of a commercial grade outdoor furniture designed for heavy public use is encouraged.
- ☐ S/A ☐ B. Choose canvas or mesh fabric umbrellas.
- ☐ P/A ☐ C. Choose market-type umbrellas in public rights-of-way.

17.99.370 Site-Sensitive Building Design (ALL DEVELOPMENT)

- ☒ ☐ A. Respect natural topography.
- ☒ ☐ B. Incorporate building design elements into landscaping areas.
- ☒ ☐ C. Avoid cantilevered designs.
- ☒ ☐ D. Determine allowable building height from any point within setback area.

17.99.380 Mass & Scale (NONRESIDENTIAL & MULTIFAMILY)

- ☐ ☒ A. Avoid long, low wall planes (IBE).
- ☒ ☐ B. Provide substantial shifts in walls and roof surfaces (IBE).
 - ☐ 1. Horizontal shift
 - ☐ 2. Vertical shift
- ☒ ☐ C. Avoid a false-front look on building exterior.
- ☒ ☒ D. Provide visual terminus to tops of buildings.
- ☒ ☐ E. Avoid unusual or atypical roof forms on all structures.

17.99.390 Hierarchy in Building Design (NONRESIDENTIAL)

- ☒ ☐ A. Design primary structures as a focal point (IBE).
 - ☐ 1. Must be prominently visible to the public.

FOR STAFF USE ONLY

Not Complies Not
Applicable Complies Compliant

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Admin.
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17.99.450 Color (NONRESIDENTIAL & MULTIFAMILY)

- ☒ ☐ A. Keep field colors subdued.
- ☒ ☐ B. Avoid bold or bright trim colors.
- ☒ ☐ C. Limit bright colors to finer architectural details.
- ☒ ☐ D. Avoid painting factory colors of stone and brick.

17.99.460 Lighting (NONRESIDENTIAL & MULTIFAMILY)

- ☒ ☐ A. Avoid back-lit panels and awnings.
- ☒ ☐ B. Keep light source hidden from public view.
- ☒ ☐ C. Avoid bright lighting on outdoor surface of buildings. (IBE)
- ☒ ☐ D. Avoid colored lighting on buildings.
- ☒ ☐ E. Avoid light fixture designs which have a utilitarian
- ☒ ☐ F. Use downward-directional lighting.

17.99.470 Parking Garages (NONRESIDENTIAL & MULTIFAMILY)

- ☐ ☒ A. Recess vehicle entries in main facade.
- ☐ ☒ B. Screen parking garage facades.
- ☐ ☒ C. Acquire DRB recommendation/Hearing Examiner approval for all parking garages over 1 story or which enclose 20 cars or more.

17.99.480 Multifamily Housing Standards (MULTIFAMILY)

- ☒ ☐ A. Design units to fit slope conditions.
- ☒ ☐ B. Avoid parking lots oriented to the street.
- ☐ ☒ C. Avoid dominant garages on multi-family or high density housing.
- ☐ ☒ D. Vary design on unit or groups of units.
- ☒ ☐ E. Provide consistent architectural interest to all prominent facades.

17.99.490 Single-Family and Duplex Housing Standards (SINGLE-FAMILY)

- ☐ ☒ A. De-emphasize garages.
- ☒ ☐ B. Emphasize front entry.
- ☒ ☐ C. Determine allowable building height from any point within setback area.
- ☒ ☐ D. Avoid visually looming wall planes.

FOR STAFF USE ONLY

Not Complies Not
Applicable Complies Compliant

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DESIGN MANUAL CHECKLIST

Admin.
Review

DRB
Review

17.99.540 Siding & Trim - Historic District (ALL DEVELOPMENT)

A. Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials.

17.99.545 Railings - Historic district (ALL DEVELOPMENT)

A. Use historically appropriate railing design for all structures either listed or eligible for listing on the city's Register of Historic Places.

B. Use architecturally appropriate quality design for those structures that are either not listed or not eligible for listing on the city's Register of Historic Places.

17.99.550 Awning Design - Historic District (NONRESIDENTIAL & MULTIFAMILY)

A. Align bottom edge of awnings.

B. Choose awning design appropriate to building style.

17.99.560 Roofing Materials - Historic District (ALL DEVELOPMENT)

A. Use roof materials which provide texture and shadow lines.

B. Avoid bright colored or reflective roofing materials.

17.99.570 Colors - Historic District (ALL DEVELOPMENT)

A. Keep field colors subdued.

B. Avoid bold or bright trim colors.

C. Limit bright colors to finer architectural details.

D. Avoid painting factory colors of stone and brick.

17.99.580 Preservation of Historic Structures (ALL DEVELOPMENT)

A. Consider Design Review Board review of historic structure remodels.

B. Preserve integrity of original structure's form.

C. Maintain original window pattern and design.

D. Maintain prominent and characteristic design features of original building.

E. Continue original building's siding and trim materials onto remodels and additions.

FOR STAFF USE ONLY

Not
Applicable

Complies

Not
Compliant

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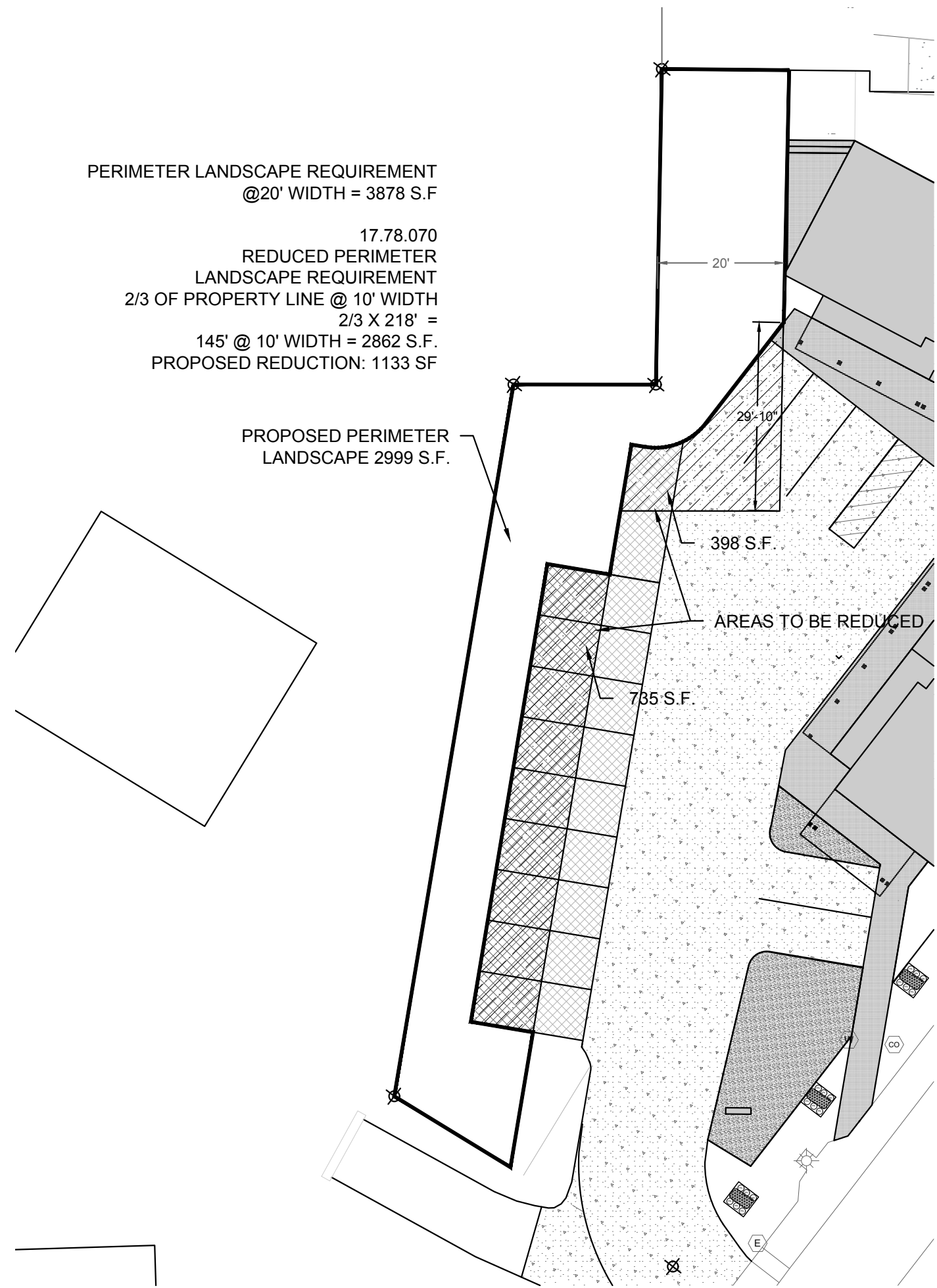
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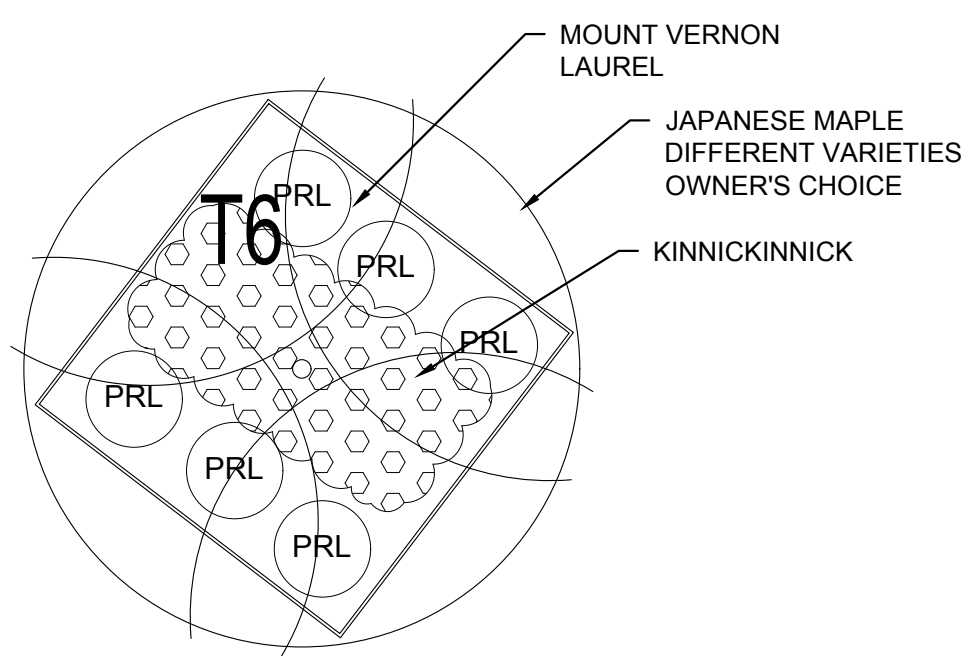
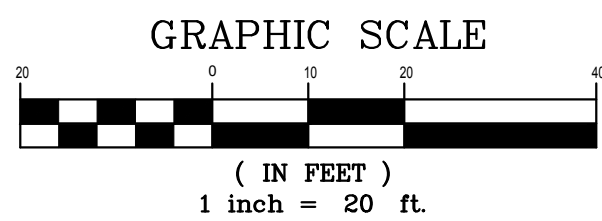
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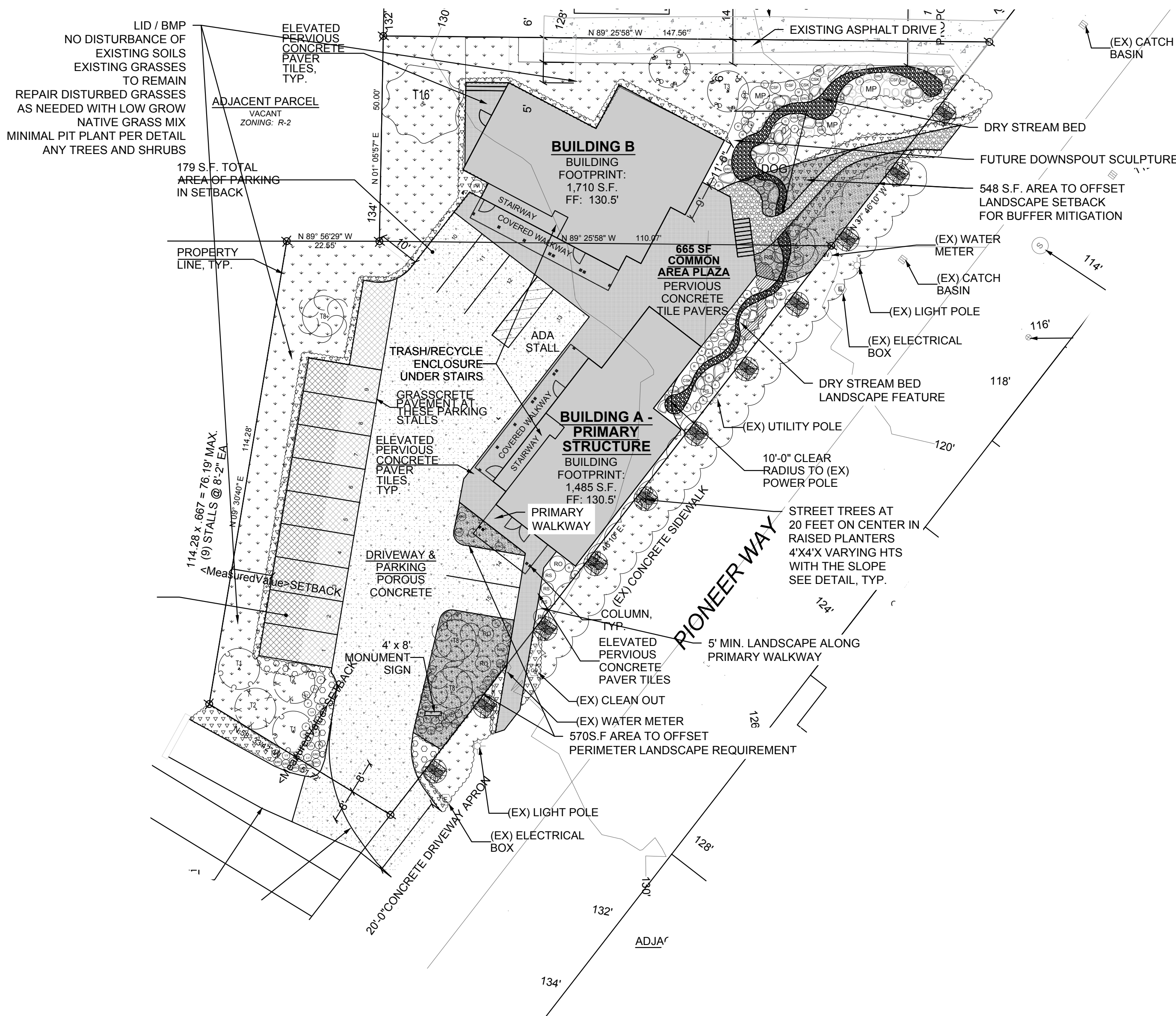
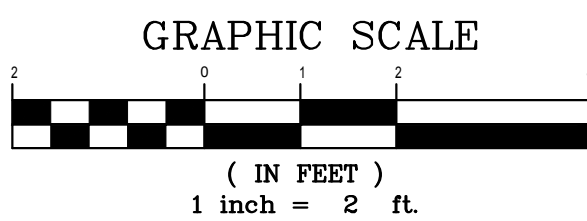
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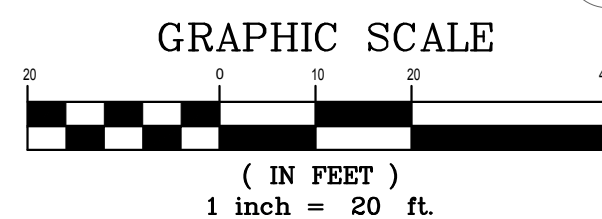
PERIMETER REDUCTION CALCULATION



TYPICAL STREET TREE PLANTER BOX PLANTING



LANDSCAPE PLAN



LANDSCAPE LEGEND

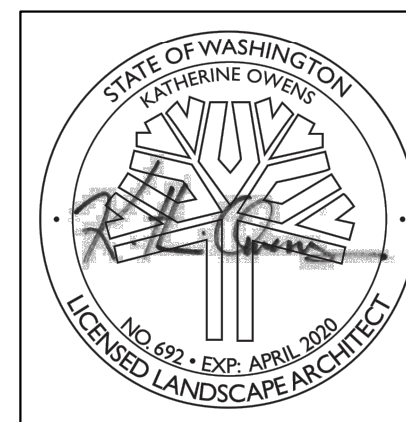
TREES				SHRUBS & GROUND COVERS			
SYMBOL	QTY	DESCRIPTION	SIZE	SYMBOL	QTY	DESCRIPTION	SIZE
	2	Malus domestica Dwarf Apple Tree - Owner's choice	2" CAL.		19	Mahonia nervosa Low Oregon Grape	1 GAL.
	2	Pyrus communis Dwarf Pear Tree - Owner's choice	2" CAL.		3	Pinus mugo Mugo Pine	2 GAL.
	2	Prunus domestica Dwarf Plum Tree - Owner's choice	2" CAL.		1	Cotinus coggygria Purple Smoke Tree	3 GAL.
	4	Prunus spp. Cherry Tree - Owner's choice	2" CAL.		6	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 GAL.
	11	Acer palmatum Japanese Maple	1 1/2" Cal. Well Formed		9	Cornus sericea 'Kelsey' Dwarf Red Twig Dogwood	2 GAL.
	1	Fraxinus latifolia Oregon Ash	1 1/2" Cal.		51	Erica & Calluna varieties Heather - Owner's choice	1 GAL.
					5	Vaccinium ovatum Evergreen Huckleberry	2 GAL.
					1	Lagerstroemia 'Barista Spiced Plum' Spiced Plum Crape Myrtle	5 GAL.
					19	Lavendula angustifolia Hidcole Hidcole English Lavender	1 GAL.
					2	Nandina domestica 'Firepower' Dwarf Nandina 'Firepower'	2 GAL.
					66	Prunus I. Mt. Vernon Mt. Vernon Laurel	1 GAL.
					5	Nandina domestica 'Gulf Stream' Gulf Stream Heavenly Bamboo	1 GAL.
					15	Pinus mugo var. Pumilo Dwarf Mugo Pine	5 GAL.
					3	Physocarpus opulifolius 'Center Glow' Center Glow Ninebark	5 GAL.
					7	Ribes sanguineum Red Flowering Currant	2 GAL.
					2	Rhododendron 'Hachmann's Picobello' OR Sim. variety Rhododendron Owner's Choice	5 GAL.
					2	Rhododendron 'PJM Regal' PJM Rhododendron	5 GAL.
					13	Rosa x. 'Radtkepink' OR SIM. Pink Double Knock Out Rose or Owner's Choice	2 GAL.
					5	Rosmarinus officinalis 'Arp' Arp Rosemary	2 GAL.
					6	Galearia shallon salal	1 GAL.
					2	Cornus kousa 'Akatsuki' Akatsuki Dogwood	EXISTING
					3	Physocarpus opulifolius 'Center Glow' Center Glow Ninebark	EXISTING
					2	Pieris japonica 'Flaming Silver' Flaming Silver Pieris	EXISTING
					7	Aster 'Dunus Alert' Alert Deep Purple Aster	EXISTING

SUNMARK NATIVE ECOTURF						
BOTANICAL NAME	COMMON NAME	% BY WEIGHT	SEEDS PER LB OF MIX	ACTUAL % BY SEED SIZE	LBS. NEEDED	% REQUESTED
Festuca rubra rubra	Native Red Fescue	45.00%	225000	500,000	19.65	35%
Bouteloua gracilis	Blue Grama	25.00%	206250	825,000	10.92	35%
Buchloe dactyloides	Buffalograss	20.00%	11200	56,000	8.73	3%
Koeleria macrantha	Prairie Junegrass	7.00%	162050	2,315,000	3.06	25%
Trifolium fragiferum	Strawberry Clover	3.00%	9000	300,000	1.31	2%

Seeding Rate:
1.00 per 1,000 SF or 43.67 lbs per acre

Design Review Board
Pioneer Way Mixed Use
(PL-DR-19-0048)

Exhibit D



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR
DATE: _____

REVISIONS
C. REVISED PER CLIENT COMMENTS



NATURE BY DESIGN

1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067

DESIGNED BY:	KLO
DRAWN BY:	AJN
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	1"=2', 1"=20'
OTHER:	

PIONEER MIXED USE DEVELOPMENT
7516 / 7526 PIONEER WAY
GIG HARBOR, WA, 98335

LANDSCAPE PLANTING PLAN

PERMIT NO.	
DRAWING NO.	1910LSC
SHEET OF	1 OF 2

GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
a. This project is a Low Impact Development site with Best Management Practices applied. For the Landscape portion of the LID, we propose no stripping of the soils or existing grasses. There will be minimal invasion to the existing site. Only where there is site disturbance due to placement of parking area and sidewalks will minor repairs be needed - There, all concreted debris, paver debris and construction debris shall be removed from site. Clean 3 Way topsoil shall be placed to 1/2" below walking surface. Area shall be prepped for Seed mix repair per seed mix instructions.

Soil Preparation for Shrubs and Trees.

All plant material shall be pit planted per detail. Minimal soil disturbance is desired.

6. Mulching of Newly Planted or Replanted Areas.

- a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil,
- b. Mulches must include organic materials, such as wood chips and shredded bark.
- c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
- d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.

12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.

13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.

14. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootbal into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.

15. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.
16. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
17. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
18. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
19. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
20. Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. Temporary irrigation shall be provided via TREE-GATOR BAGS attached to each tree and from hose bibs and soaker hoses on battery zoned timers for the other shrub material. For planting warranties from contractor to be ensured, contractor shall be responsible for watering the plant material and keeping the mulch ring weed free for the first growing season as part of the contract.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December)when dormant but before hard freeze.

TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



TREGATOR® ORIGINAL
SLOW RELEASE WATERING BAG
FOR SHADE TREES

BENEFITS:

- Ideal for newly planted shade or street trees.
- Reduces transplant and drought shock.
- 100% water absorption with no run-off.
- Install and fill in minutes with no tools required.
- Deep water saturation with every fill.
- Fill just 1 to 2 times per week, or as needed. **
- Promotes deep root growth.
- Non-invasive design will not harm existing landscape.
- Can be used with nutrient / chemical additives. **
- Zip multiple bags together to accommodate large trees.
- Made in the U.S.A. with a 5-year limited warranty.

**REFER TO WATERING CAPACITY / FREQUENCY CHART SHOWN BELOW

DESCRIPTION:

If you plant shade trees, you need a Tregator® Original Slow Release Watering Bag! Golf courses, parks, cities, nurseries, landscapers, DOT's, resorts and homeowners all love its simple, affordable patented tree watering technology. Makes anyone a watering professional. Perfect for newly planted or established trees up to 8" in caliper, with branches beginning at least 25 inches from the ground or higher. Save time, water, effort and trees!

SPECS:

Single bag fits min. 1 inch to max. 4 inch caliper tree with branches at least 25" from the ground or higher. Use a Double Bag setup (2 single bags zipped together back-to-back) to water 4 inch to 8 inch caliper trees. Made of green polyethylene with scrim reinforcement, black polypro straps and nylon zippers. 2 water release points per bag. Bag is empty in approximately 5 to 9 hours. UV stabilized to withstand exposure to sunlight. Fill opening fits up to 3" diameter hose.

DIRECTIONS FOR USE:

Place around tree trunk, with the zippers on uphill side of tree. Wrap both sides around trunk until zippers meet and zip together from bottom to top. Lift tag to expose fill opening at top of bag. Insert hose into fill opening and begin filling with water. Fill bag to 1/4 capacity. Gently lift up on straps at top of bag to expand bottom. Fill to desired level and let empty. Continuously waters for approximately 5 to 9 hours.

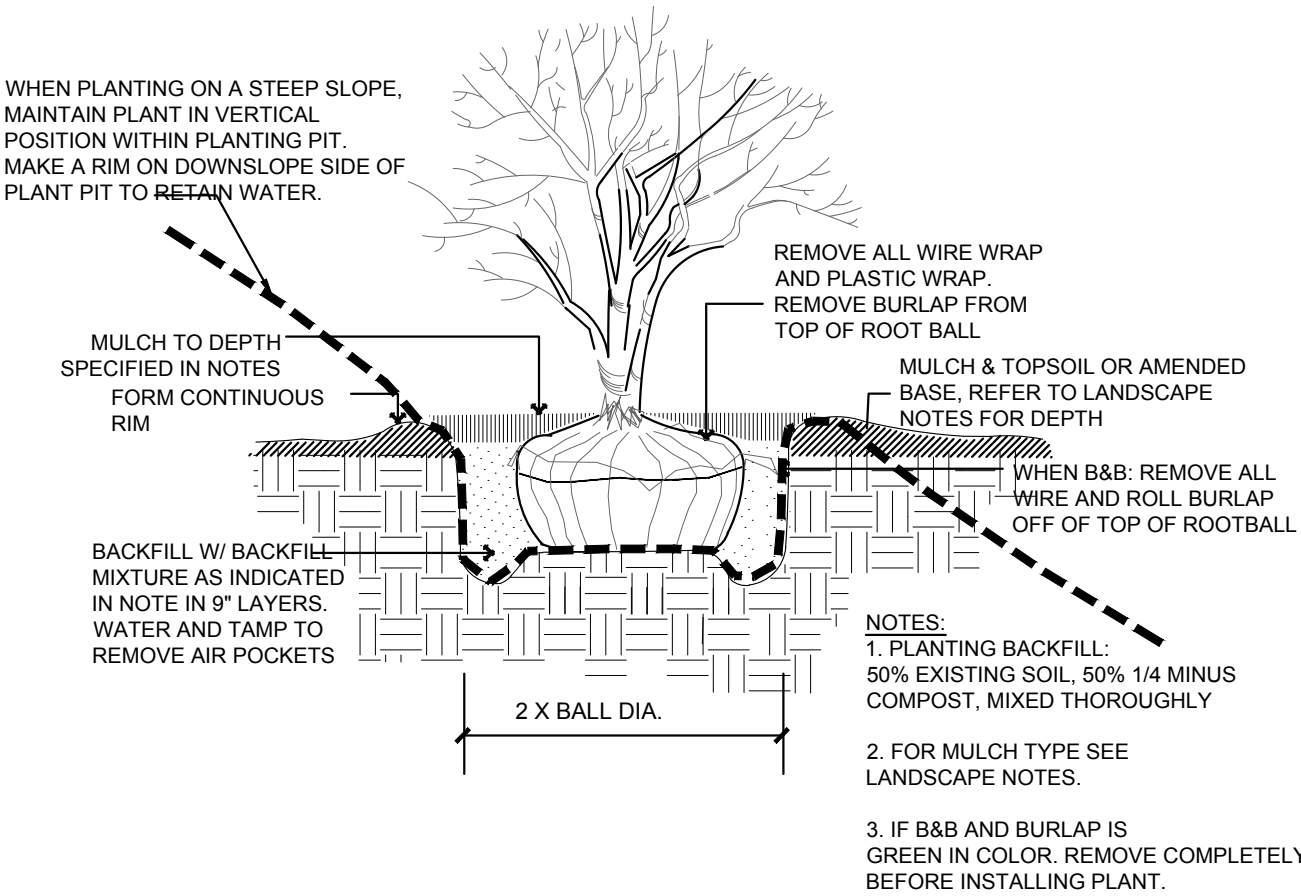
MEASUREMENTS:

Full - 30" tall x 18" wide (at base)

WATERING CAPACITY / FREQUENCY CHART:

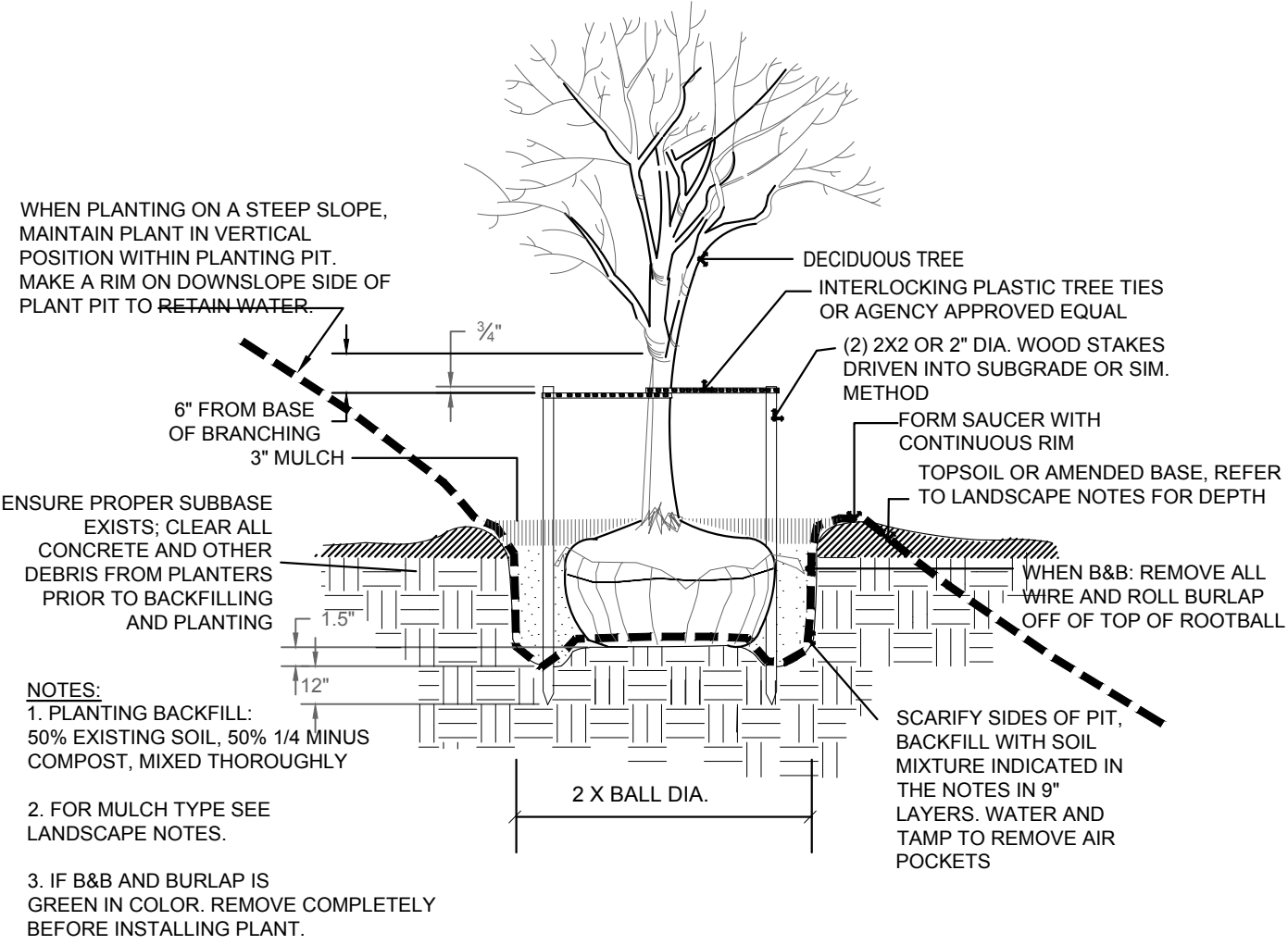
Tregator® Original Bag Setup	Trunk Caliper (diameter)	Approx. Water Capacity (per single bag)	Recommended Fills per Week
	1 to 2 inch (3 to 5 cm)	15 gallons (56.78 liters)	1 Fill per Week
	2 to 3 inch (5 to 8 cm)	14.75 to 14.25 gallons (55.84 to 53.94 liters)	2 Fills per Week
	0.00 inch (stand alone)	25 gallons (94.63 liters)	Varies based on application
	4 to 5 inch (10 to 13 cm)	23.50 gallons (89.35 liters)	1 Fill per Week
	5 to 8 inch (13 to 20 cm)	22.75 to 21.5 gallons (86.11 to 81.38 liters)	2 Fills per Week

*Double Bag setup is two (2) single Tregator® Original bags zipped together back-to-back.
*When watering older established trees with fully developed root systems, a Double Bag setup can also be used as a stand-alone watering solution (i.e. not wrapped around a trunk)



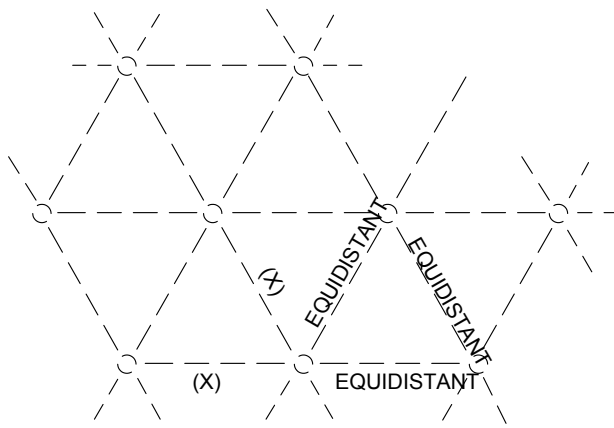
SHRUB PLANTING DETAIL

No Scale



DECIDUOUS TREE PLANTING &
STAKING DETAIL

No Scale



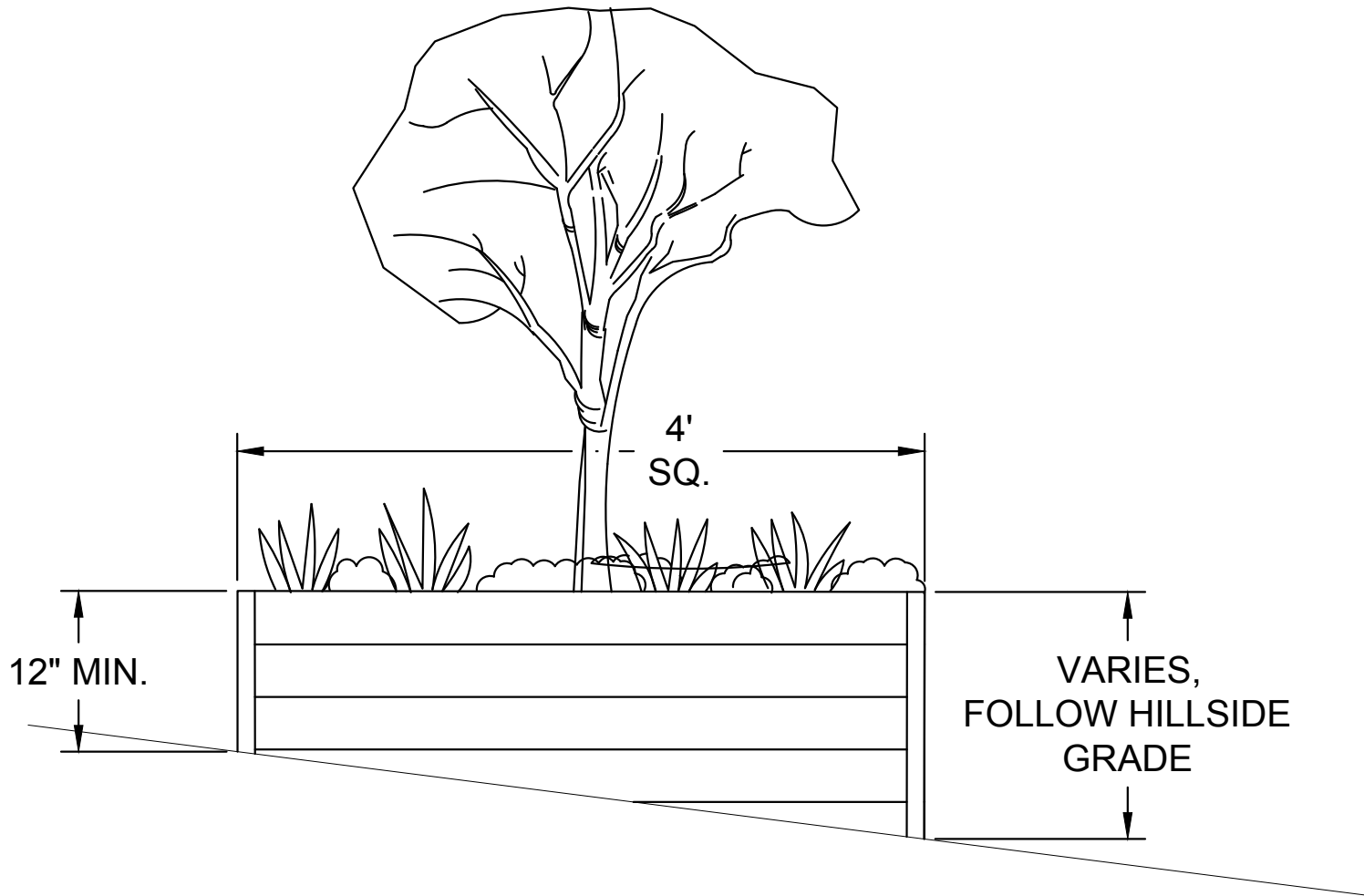
NOTES:

ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.

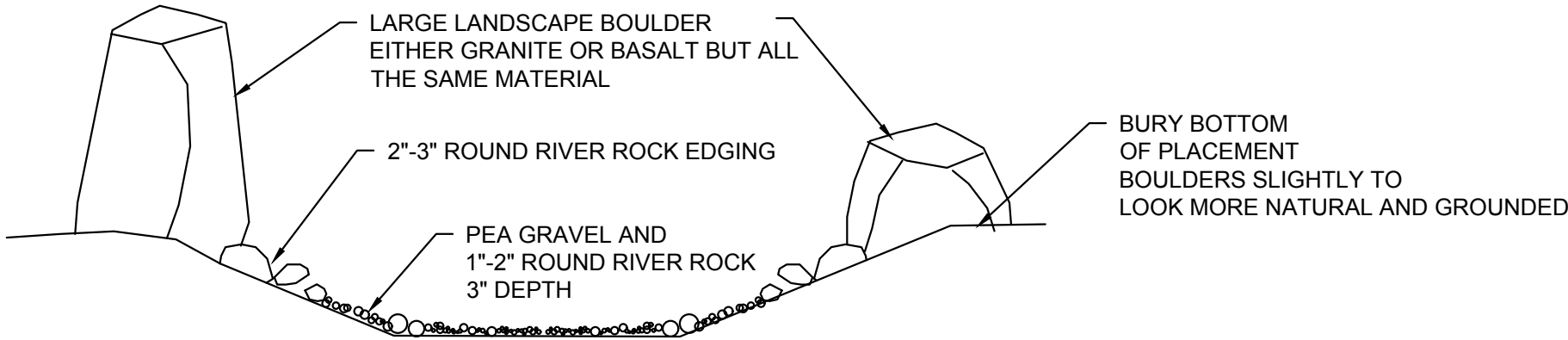
LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

GROUNDCOVER PLANTING DETAIL

No Scale



TYPICAL RAISED PLANTER BOX SECTION



TYPICAL DRY STREAM BED SECTION

See Engineering plans for grading to storm facility.

REVISIONS

C. REVISED PER CLIENT COMMENTS



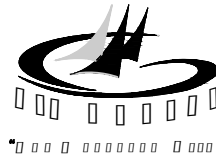
NATURE BY DESIGN

1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067

DESIGNED BY:	KLO
DRAWN BY:	AJN
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	1"=2', 1"=20'
OTHER:	

PIONEER MIXED USE DEVELOPMENT
7516 / 7526 PIONEER WAY
GIG HARBOR, WA, 98335

LANDSCAPE NOTES & DETAILS



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

PERMIT NO.

DRAWING NO.

1910LSC

SHEET OF
2 OF 2



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Design Review Board
FROM: Planning Staff
DATE: February 20, 2020

RE: PL-DR-19-0048 Pioneer Way Mixed Use Development
Public Meeting Date: February 27, 2020

I. GENERAL INFORMATION

- A. Applicant:** Jeanne Ratcliffe-Gagliano
7713 Pioneer Way, Suite A, Gig Harbor, WA 98335
- B. Owner:** Low Impact Ventures, LLC
3808 Forest Beach Dr NW, Gig Harbor, WA 98335
- C. Agent:** Same as Applicant
- D. Architect:** Same as Applicant

II. PROJECT DESCRIPTION

The project proposal consists of two mixed use, low impact development buildings on a site consisting of two vacant parcels with a total combined area of 0.43 acres. Building A includes 1,402 square feet of ground floor commercial area and 1,160 square feet of second story residential. Building B includes 1,630 square feet of ground floor commercial and 1,257 square feet of second story residential. Proposed uses for both buildings include professional office or retail on the ground floor with a 2-bedroom residential apartment above. The site is accessed directly from Pioneer Way. The proposal provides for all required landscaping, parking, stormwater and utility infrastructure.

The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article II: Neighborhood

Context, Article III: Site Design, and Article IV: Architecture. The requests are listed in Section VII of this staff report.

III. SITE DESCRIPTION

- A. Location:** (7516 and 7526 Pioneer Way). The site is located on the west side of Pioneer Way, approximately 400 feet north of the intersection with Edwards Dr.
Assessor's Parcel Nos. 0221082049 & 0221082095
- B. Site Area/Acreage:** 0.43 acres
- C. Existing Site Characteristics:**
 - 1. Topography:** The undeveloped site has a gentle slope down from the west to east, beginning as a generally flat site that slopes at approximately 16 percent toward the eastern portion of the site.
 - 2. Vegetation:** The undeveloped site is sparsely vegetated with shrubs, grasses, and weeds.
 - 3. Wetlands and Critical Areas:** No critical areas were identified on or within 300 feet of the site or known/suspected to be on or near the site.
- D. Zoning:**
 - 1. Subject Parcel:** Downtown Business District (DB)
 - 2. Adjacent zoning and current uses:**
 - i. **North:** Downtown Business District (DB) – vacant single-family residence (legal nonconforming use)
 - ii. **East:** Downtown Business District (DB) – multi-tenant professional services (commercial) use
 - iii. **South:** Single-Family Residential District (R-1) – single-family residence
 - iv. **West:** Single-Family Residential District (R-1) – single-family residence
Medium-Density Residential (R-2) – single-family residence
- E. Road Access:** The project proposes access off Pioneer Way (public right-of-way).

IV. PERTINENT DESIGN REVIEW POLICIES

- A. Comprehensive Plan:** See the Community Design Element of the Gig Harbor Comprehensive Plan: Pages 4-1 through 4-19.
- B. Gig Harbor Municipal Code:** The Design Review process is outlined in GHMC Chapter 17.98. GHMC Subsection 17.98.055 outlines the process for review of projects by the Design Review Board (DRB). This section states that the DRB shall hold a public meeting and, following said meeting, shall make a recommendation to the Community Development Director for approval or denial of the application.

The Design Review Board 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; and b) whether the alternative design meets the intent of the general requirements of GHMC 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.

V. PUBLIC NOTICE:

Notice of the public meeting was mailed to all owners of property within 300-feet of the site on February 13, 2020. Public notice was also published in the Peninsula Gateway Newspaper and a notice board posted on the site on February 20, 2020. As of the date of this report, staff received no public comments in response to the public meeting notice.

VI. BACKGROUND INFORMATION

This project was preliminarily reviewed by staff during a pre-application meeting with the applicant on October 26, 2016. The applicant formally submitted for Site Plan, Alternative Landscape Plan, and Alternative Design Review on April 9, 2019. See Section VII of this staff report for the requested items to be reviewed by the DRB and staff's analysis.

The applicant's architect has prepared a Design Review Letter addressing staff's August 9, 2019 project review comments, some of which relate to the alternative design being requested. See Exhibit "B" of this staff report for the Architect's design review letter. Accompanying this letter, the

applicant's architect will also provide a slide show presentation to the DRB at the February 27, 2020 public meeting; this DRB Presentation is included with this staff report as Exhibit "A."

VII. REQUESTED DRB REVIEW AND STAFF ANALYSIS:

The applicant has requested that the following items be reviewed by the DRB. See Exhibit "A" of this staff report for the Architect's DRB Presentation. Planning staff has reviewed the presentation, design review letter, and site and architectural plans (Exhibits "A," "B," and "C," respectively) and offers the following analysis on the specified Design Manual requirements.

Article II: Neighborhood Context

A. GHMC Section 17.99.200 Alternative Zone Transition Standards

The Design Manual states that, as an alternative to the zone transition standards in GHMC 17.99.180 and 17.99.190, the design review board may recommend approval of development in a zone transition area if it finds that the proposed development integrates, and is sensitive to, the pattern of development in the abutting zone. To determine if a proposed development is sensitive to the pattern of development in the abutting zone, the DRB shall consider such elements of design as separation between structures, architectural modulation of building, rooflines, location of service areas, window and balcony orientation, lighting, vegetative buffering, existing nonconformities, entryway orientation, location of parking and driveway entrances, open space and common areas, existing natural characteristics of the site and siding materials and details.

The alternative zone transition standards allow the DRB to consider these elements but do not authorize the DRB to waive design standards otherwise required by this chapter or to vary from the minimum setback standards, maximum height standards, or maximum building size standards applicable to the underlying zoning district in which the subject site is located.

- 1. Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of its proposal's consistency with alternative zone transition standards.
- 2. Staff Analysis:** In this instance, zone transition is required as the subject site, which is zoned Downtown Business (DB) District, abuts sites zoned Single-Family Residential (R-1) District and Medium-Density Residential (R-2). Staff would note that in order to meet the Alternative Zone Transition Standards, the applicant

must demonstrate consistency with each criterion set forth in GHMC 17.99.200(A) through (M). The applicant has provided its analysis of the criteria in the presentation attached to this report as Exhibit "A."

A. Separation of structures – Staff has measured the distance between the proposed mixed use development and the single-family residences abutting on the south and the west as a distance of approximately 130-feet and 86-feet, respectively. Based on the buildings' elevations addressed by the applicant's plan set (see Exhibit "C," sheet A1.0), the proposed mixed use structures are of the same approximate elevation as the residence abutting to the west and approximately 5-feet shorter in elevation than the residence abutting to the south.

The distance between structures, together with the height of the proposed structures, should provide sufficient separation between structures on site and structures in the opposing zone.

B. Architectural modulation of building – No modulation of the structures' exterior walls or roofline is required by GHMC Section 17.99.380 (Mass & Scale). However, the applicant is proposing an alternative design to the roof pitch of both structures from what is prescriptively required pursuant to GHMC Section 17.99.380(D). Please see pages 11-12 of this staff report for discussion related to this requested design alternative.

While building modulation is not required by GHMC Subsections 17.99.380(A) and (B), the applicant is required to reflect the mass and scale of adjacent buildings in opposing zones pursuant to GHMC Section 17.99.140 (Parkway standards) and has provided its analysis of consistency with this standard as set forth in Exhibit "D" attached to this staff report. The mass and scale of buildings in opposing zones adjacent to the subject site are discussed as "Property 2" and "Property 6" in Exhibit "D" which can be referenced to analyze the proposed structures' comparative mass and scale. As visible from elevations facing abutting residences, Building A is proposed to measure approximately 23-feet-and-5-inches in height and Building B is proposed to measure approximately 25-feet-and-7-inches in height; see sheets A5.0 and A 5.1 of Exhibit "C" attached to this staff report.

The applicant should come to the DRB meeting prepared to address its efforts to design the proposed mixed use structures

in a manner which reflects the massing of adjacent buildings in opposing zones.

C. Rooflines – The proposed structures' rooflines do not reflect the type, style or form of the adjacent residences in the opposing zone. The proposed structures include portions of the roof designed as a flat roof with parapets, portions designed as a 3/12 pitched roof, and other portions designed as a 6/12 pitched roof. As addressed by slide no. 8 of Exhibit "A," the single-family residences abutting the site on the west and on the south have shed roofs of an undetermined pitch.

The applicant has provided additional analysis that the abutting residences are not within the Historic District and therefore are not subject to the same roof design provisions as the subject parcels; however, staff would note that the applicant is proposing an alternative design to GHMC Subsection 17.99.380(D) (provide visual terminus to tops of buildings) as a portion of both structures' roofs are proposed inconsistent with design standards for structures within the Historic District. See pages 11-12 of this staff report for a discussion of the applicant's alternative design proposal related to GHMC Subsection 17.99.380(D).

The applicant should come to the DRB meeting prepared to address its efforts to reflect the type, style and form of the rooflines on the adjacent buildings in the opposing zone.

D. Location of service areas – The applicant proposes no loading docks, delivery areas, or outdoor refuse enclosures. Loading berths are not required for the proposed development pursuant to GHMC Subsection 17.72.050 (off-street loading berth requirements). Refuse enclosures are proposed inside each proposed structure.

E. Window and balcony orientation – The westerly and southerly exterior building elevations of Building A and the southerly exterior building elevation of Building B are oriented toward the abutting R-1 District located on the south and west and the single-family residences located within the district. See Exhibit "C," sheets A5.0 and A5.1 (Building A) and A5.0 (Building B). Windows and balconies visible to adjacent residences are largely connected to the proposed residential units in the second floor of proposed Buildings A and B. While proposed landscaping visible from these elevations is limited to dwarf tree species and various shrubs and grasses, the significant distance between the proposed structures and the

single-family residences abutting on the west and south would help mitigate impacts to privacy associated with the window and balcony orientation.

F. Lighting – The applicant has indicated that exterior lighting fixtures will be designed and located in a manner consistent with applicable Design Manual provisions. At entry doors, the applicant proposes exterior sconce lighting which meets “night sky” standards and, at covered porches, the applicant proposes downlighting designed to meet “night sky” standards. The applicant has provided an exhibit of the proposed sconce light fixture on slide no. 10 of Exhibit “A.”

G. Vegetative buffering – The subject site is sparsely vegetated with shrubs, grasses, and weeds. The applicant is proposing to augment the existing landscaping with dwarf tree species, shrubs and groundcover. See the alternative landscaping plan attached to this staff report as Exhibit “E.”

The applicant is proposing limited vegetative buffering and has selected dwarf tree species for the purpose of limiting the obstruction of views for the abutting residences to the south and to the west (slide no. 11 of Exhibit “A”). However, the existing and proposed landscaping presents challenges in maintaining privacy between the proposed and existing uses.

The applicant should come to the DRB meeting prepared to address its efforts to use vegetation to provide screening or otherwise protect the privacy of residents in opposing zones.

H. Existing nonconformities – The subject site abuts the R-1 District on the south and the west and the R-2 District on the west. The residences developed in the R-1 District are not in the Historic District and therefore are not subject to some of the Design Manual provisions that apply to the subject site. The residence developed in the R-2 District fronts Rosedale Street and is therefore not visible from the subject site.

Upon staff’s preliminary review, the site referenced as “Property 6” in Exhibit “D” exceeds the allowed height within the Height Restriction area; however, the building predates the establishment of the city’s Height Restriction area and is therefore nonconforming to the standards. The remaining structures in opposing zones abutting the subject site appear largely consistent with GHMC Chapter 17.99, Design Manual.

I. Entryway orientation – Each of the proposed buildings are designed with entryways oriented toward the south. While the proposed entryways are visible from abutting residences on the south and west of the subject site, the significant distance between the proposed structures and the single-family residences would help mitigate impacts to privacy associated with entryway orientation.

J. Location of parking and driveway entranceways – Off-street parking to serve the proposed development is accessed via a shared driveway with the residence abutting the subject site on the west. The applicant's architect has designed a parking lot which faces the residences abutting the subject site to the south and to the west and has incorporated the use of a landscape retaining wall no taller than 4-feet and shrubbery to be located between the parking lot and neighboring residences to mitigate impacts to the privacy of the residences.

While the shared use of the driveway with the parcel abutting on the west should minimize traffic noise impacts to adjacent residences, the sparsity of the existing and proposed landscaping in conjunction with a relatively low retaining wall presents challenges in maintaining privacy between the proposed development and abutting residences.

The applicant should come to the DRB meeting prepared to address its efforts to minimize the invasion of privacy of abutting residential development through the location of parking selected.

K. Open space and common areas – The subject structures are required to provide 527-square feet of common area per the requirements of GHMC Subsection 17.99.280(A) (10% of the gross floor area of the structures). The applicant is proposing to provide 600-square feet of common area on the site; see sheet A1.0 of "Exhibit C." Approximately 59% of the site would consist of hard surfaces. The DB District development standards (GHMC Subsection 17.31.070) allow a maximum of 80% hard surface coverage.

L. Existing natural characteristics of the site – The subject site is sparsely vegetated with shrubs, grasses, and weeds in its existing condition which is ineffective at buffering the subject site from adjacent residences. The applicant is proposing dwarf tree species for the purpose of limiting the obstruction of views

for the abutting residences to the south and to the west (slide no. 11 of Exhibit “A”).

The applicant proposes low-impact development measures for the subject site. The foundation is proposed as a surface installed, no-excavation system requiring minimal changes to grade. Grading activity will be largely restricted to the proposed parking lot and driveway. The applicant is representing grading activity as 665 cubic yards of cut and 50 cubic yards of fill, approximately 1,330% more cut than fill, which is inconsistent with the requirements of GHMC Subsection 17.99.240(C) (maintain natural topography) that requires cut and fill to be “balanced¹.” The applicant is requesting their grading proposal be recommended for approval as an alternative design to the prescriptive requirements of GHMC Subsection 17.99.240(C); see page 10 of this staff report for related discussion.

While the applicant’s proposed landscaping is intent on enhancing view opportunities for adjacent residences, the site’s use of natural topography does not lend itself to additional buffering or view enhancement opportunities for abutting sites in opposing zones.

The applicant should come to the DRB meeting prepared to address its efforts to utilize existing site conditions to provide buffering from and enhance view opportunities for abutting parcels in opposing zones.

M. Siding materials and details – The exterior building materials do not reflect the type of materials and details that typify development on the abutting parcels in the R-1 and R-2 District. The applicant proposes the use of vertical wood siding on the exterior elevations of the building, while abutting properties in opposing zones are sided with horizontal lap siding and cedar shingles; see “Property 2, 3, and 6” attached to this staff report as Exhibit “D.”

The applicant should come to the DRB meeting prepared to address its efforts to incorporate architectural detailing found on structures in the opposing zone into its proposed design.

¹ While not codified, the Community Development Department has a long-standing application of “balanced” grading activity as cut and fill amounts within 10% of each other.

Article III. Site Design

A. **GHMC Section 17.99.240(C): Natural Site Conditions** – Maintain natural topography.

The Design Manual states that buildings 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 that the DRB review and recommend approval of its grading proposal. See slide nos. 15-17 of the Architect's DRB presentation (Exhibit "A").
2. **Staff Analysis:** The grade difference between the higher elevation (northwest) and the lower elevation (southeast) is approximately 20 feet. The site contains approximately 16 percent slopes over the west-east property view. The applicant is representing grading activity as 665 cubic yards of cut and 50 cubic yards of fill, approximately 1,330% more cut than fill. The applicant is also proposing a landscaping retaining wall not to exceed 4-feet in height.

The Planning Division recognizes that some difference in cut and fill must be allowed based on the practicality of developing a site. In this instance, due to the low quantity of fill, it would only take about 5 additional cubic yards of cut to exceed even a 10% difference in grading activity necessary to achieve a "balanced" site. While the proposed grading activity is not "balanced," the site takes advantage of natural topography and is designed to fit natural slopes rather than regrading the slope to fit the buildings.

The DRB Presentation slides (Exhibit "A") show analysis of the proposed grading plan which exhibit the earthwork necessary to design a level parking lot and, in addition, the absence of earthwork for the proposed "minimal excavation" building foundations.

Article IV. Architecture

D. GHMC Section 17.99.380(D): Mass and Scale – Provide visual terminus to tops of buildings.

To avoid a truncated appearance, all structures shall have a visual “cap.” This may be achieved with either a pitched or flat roof if designed according to one of the options described in GHMC Section 17.99.380(D). In the historic district, pitched roofs must be a minimum pitch of 6/12 and a maximum of 12/12. Flat roofs with projecting cornices may also achieve a visual “cap”; cornice dimensions must be one foot high for every 16 feet of building height and must protrude forward at least one-third the cornice height dimension. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet.

- 1. Applicant’s Request:** The applicant is requesting that the DRB review and recommend approval of a 3/12 pitched roof for portions of the structures’ roofs, a 6/12 pitched roof for higher portions of the structures’ roofs, and a flat roof parapet on one portion of Building B’s roof. See slide nos. 19-21 of the Architect’s DRB Presentation (Exhibit “A”).
- 2. Staff Analysis:** The applicant has provided a visual exhibit of its proposed roof design; see the south elevation on Sheet A5.1 for a visual representation of Building A’s roof forms and the west elevation on Sheet A5.0 for a representation of Building B’s roof forms in Exhibit “C.” Staff would note that the proposed buildings include roof forms at multiple levels: while both buildings incorporate a 3/12 pitched roof and Building B incorporates a flat roof in portions of the design, these elements are limited to lower levels of the structure. The structures are still “capped” with a taller 6/12 pitched roof which, in staff’s opinion, avoids a truncated appearance. The DRB may consider how the lack of eaves or cornices in the flat roof portion of Building B avoids a truncated appearance in its findings of this alternative.

Staff would note that, while the applicant makes the case in Exhibit “A” that the proposed 3/12 pitched roof design is necessary to meet egress requirements for the upstairs windows, staff has coordinated with the Building Official who has determined that such a statement is not accurate.

Conclusion: The applicant has requested the DRB review and recommend approval of its proposed design alternatives previously discussed. In order

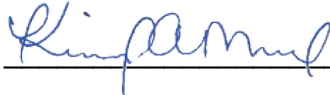
for the DRB to recommend approval of the proposal, it must find the request consistent with the following criteria:

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

The applicant has provided a detailed analysis of the criteria in its DRB Presentation dated February 2020 and its Design Review letter dated January 17, 2020 that are included with this staff report as Exhibit "A" and Exhibit "B," respectively. Supplemental exhibits to these analyses are also included as Exhibit "C," "D," and "E" with this staff report.

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: Kim Mahoney, Associate Planner



Date: 2/20/2020

The following documents pertinent to your review are enclosed:

Exhibit "A" – DRB Presentation Slides, prepared by Ratcliffe Gagliano Architecture

Exhibit "B" – Design Review Response Letter from Ratcliffe Gagliano Architecture, dated January 17, 2020

Exhibit "C" – Site and Architectural Plan set, received on January 17, 2020 from Ratcliffe Gagliano Architecture

Exhibit "D" – Zone Transition Map by Ratcliffe Gagliano Architecture, received on January 17, 2020

Exhibit "E" – Landscape Planting Plan, prepared by Nature by Design, received on February 5, 2020



AGENDA ITEMS:

1. GHMC 17.99.200 Alternative Zone Transition Standards

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2. GHMC 17.99.240(C) Maintain natural topography

We are requesting the DRB to recommend to the Planning and Building department that the amount of cut and fill on this site proposed is balanced per the intentions of section GHMC 17.99.240(C). Since a surface installed no-excavation, low impact foundation is being proposed, the only cut and fill is proposed for a leveling of the grades for the parking lot. There will be an approximate 50 Cubic Yard fill, with a 665 Cubic Yard cut, for a net of approximately 615 Cubic Yards to be removed from the site. The largest "cut" will be less than 4'-0" deep along one edge of the parking lot.

USE OF LOW IMPACT DEVELOPMENT – BMP'S AS STRATEGY FOR SITE DEVELOPMENT AND LANDSCAPE PLAN

- Overall site analysis approach and soils assessment
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- Use of permeable pavement (ie. porous concrete) at driveway
- Use of grasscrete at parking areas
- Use of pervious pavers at walkways
- Roof downspout controls

3. GHMC17.99.380(D) Provide visual terminus to tops of buildings

We are asking the DRB to recommend to the Planning Department that they adopt the applicant's proposed lower roof slope of 3/12, upper roof slope of 6/12, and flat roof parapet on one portion of roof of Building B.

PIONEER MIXED USE DEVELOPMENT

TAX PARCEL NUMBER: 0221082049 / 0221082095
SITE ADDRESS: 7516 / 7526 Pioneer



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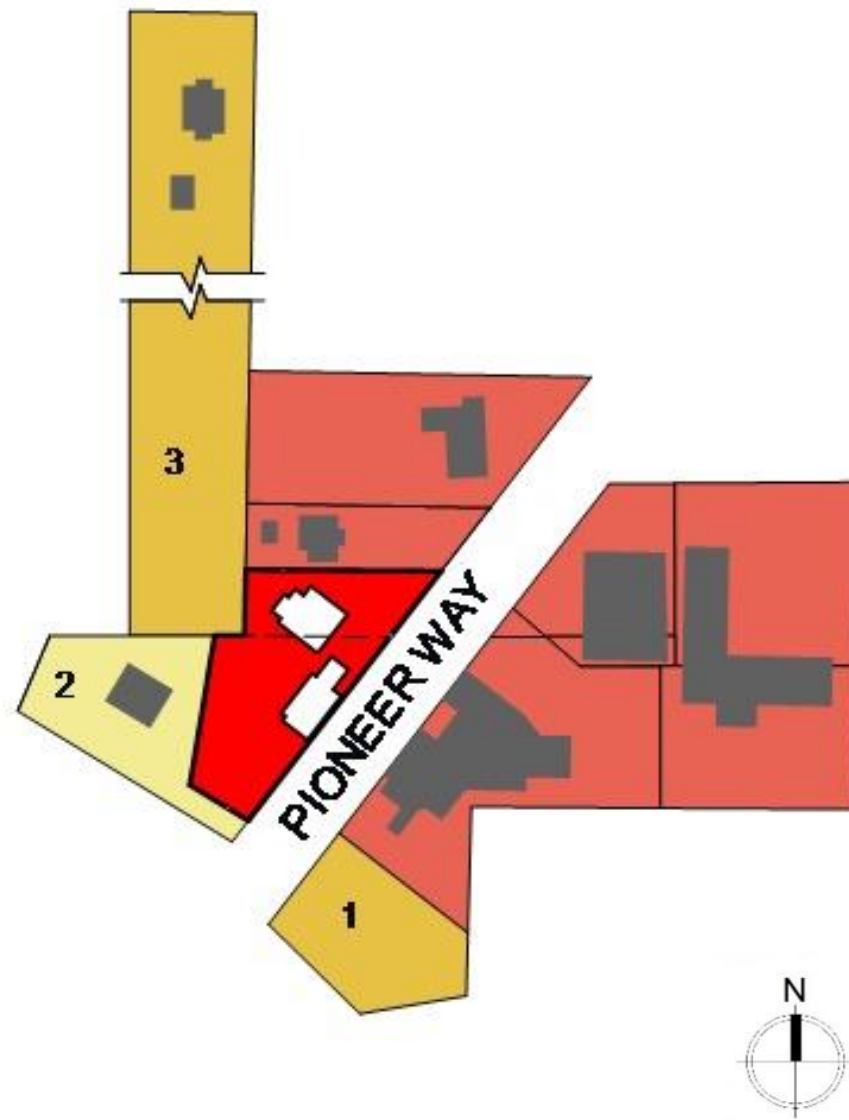
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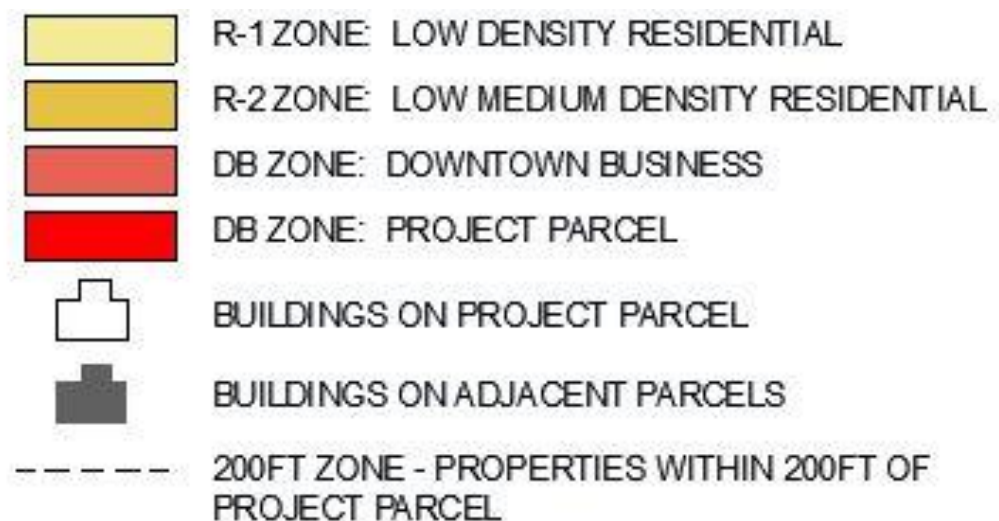
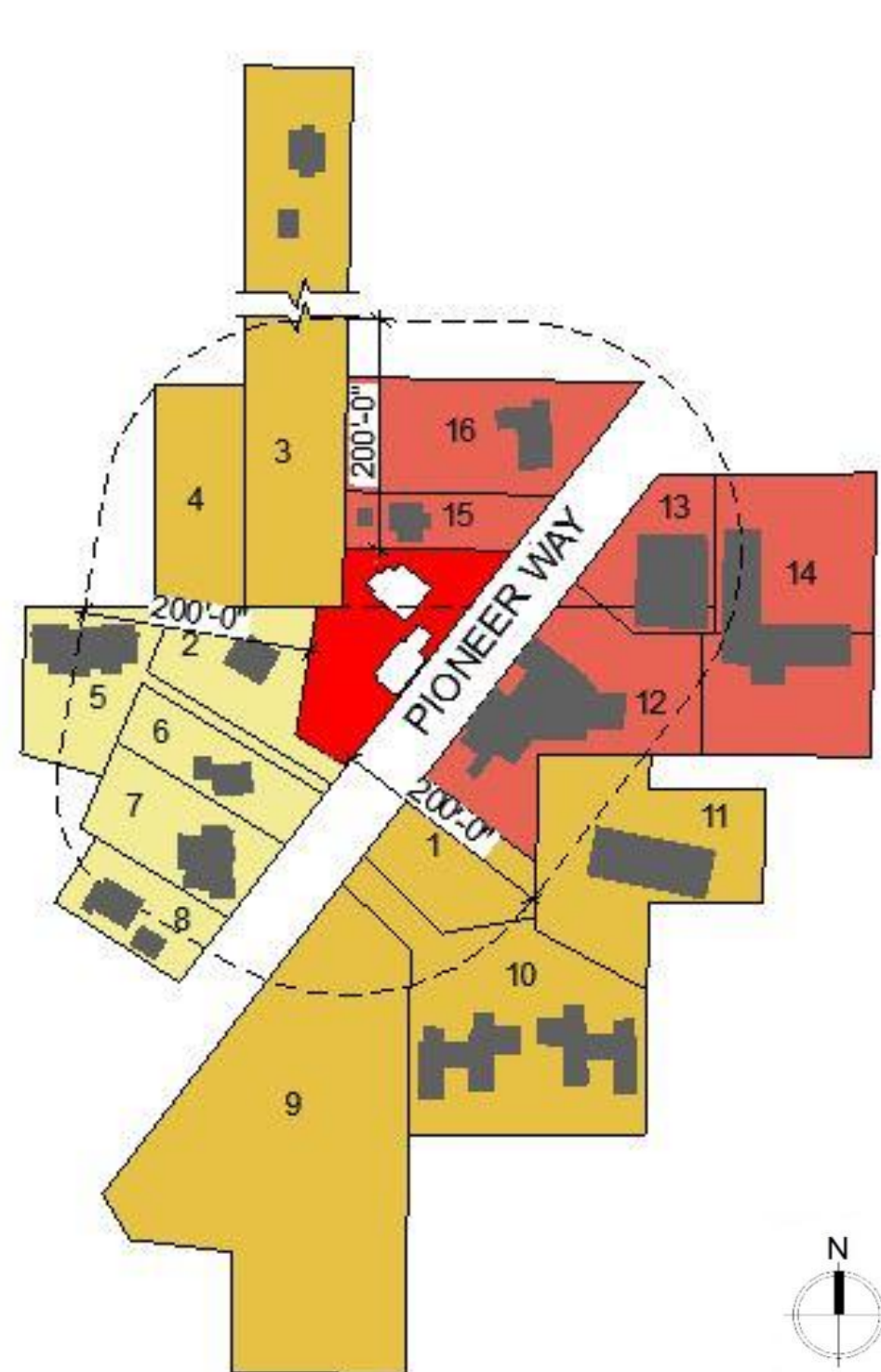
- R-1 ZONE: LOW DENSITY RESIDENTIAL
- R-2 ZONE: LOW MEDIUM DENSITY RESIDENTIAL
- DB ZONE: DOWNTOWN BUSINESS
- DB ZONE: PROJECT PARCEL
- BUILDINGS ON PROJECT PARCEL
- BUILDINGS ON ADJACENT PARCELS

ZONE TRANSITION TABLE

KEY #	ZONE	PARCEL #	FOOTPRINT (sq.ft.)	BLDG HEIGHT
1	R-2	5240000331	VACANT	16'-0"
2	R-1	0221082123	1360	16'-0"
3	R-2	0221082056	900	21'-0"
Average Footprint:			1130 sq.ft.	
Average Bldg. Height:			17'-8"	

ZONE TRANSITION STUDY

CONTIGUOUS PARCELS WITHIN 200FT IN OPPOSING ZONES

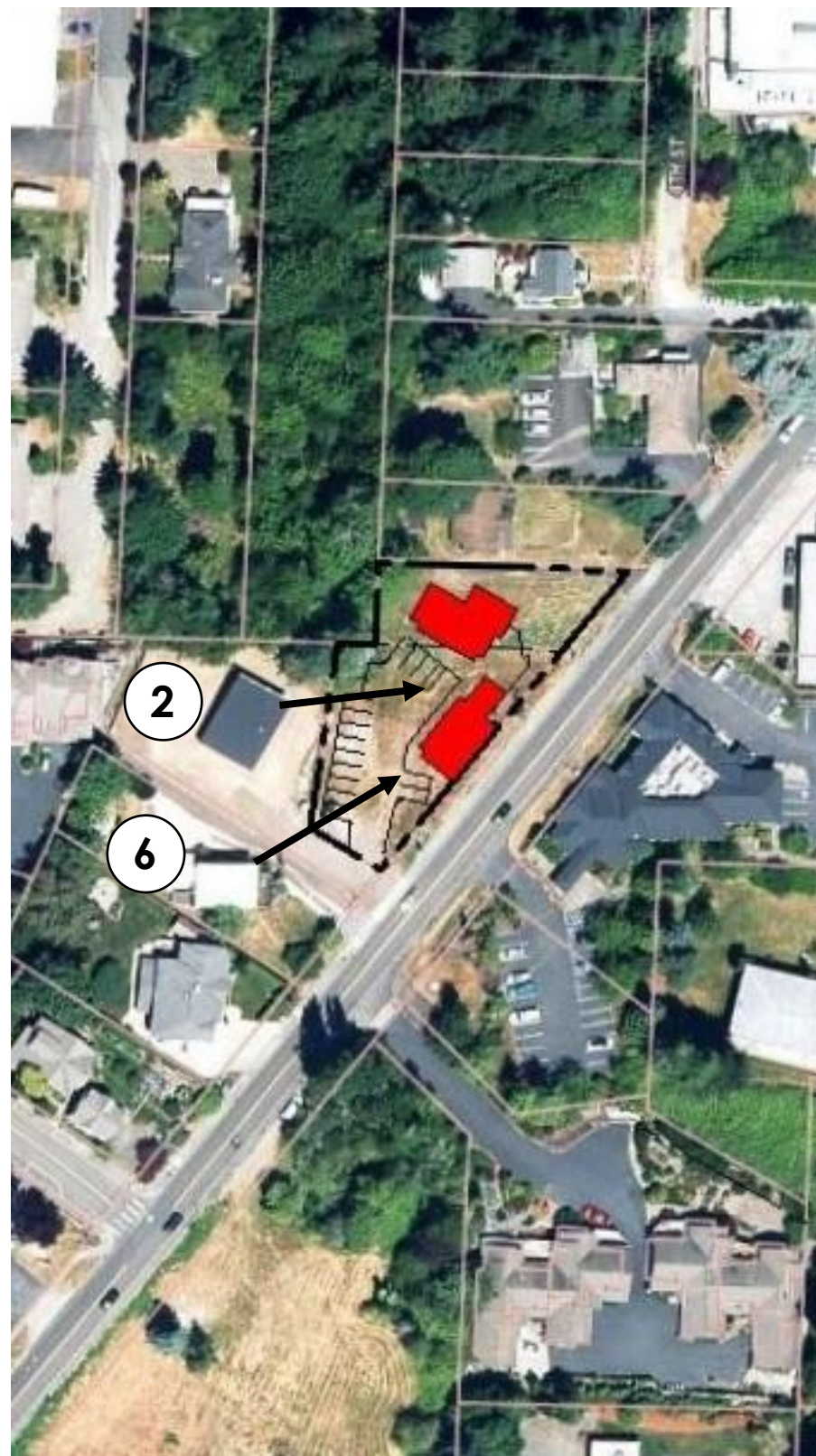


ZONE TRANSITION TABLE

KEY #	ZONE	PARCEL #	FOOTPRINT (sq.ft.)	BLDG HEIGHT
1	R-2	5240000331	VACANT	16'-0"
2	R-1	0221082123	1360	16'-0"
3	R-2	0221082056	900	21'-0"
4	R-2	0221082174	VACANT	16'-0"
5	R-1	0221086038	3653	27'-0"
6	R-1	0221082105	1313	22'-4"
7	R-1	0221082098	2718	22'-4"
8	R-1	0221086028	1386	20'-0"
9	R-2	0221082035	VACANT	16'-0"
10	R-2	4002330011	BLDG 1: 3926	22'-8"
10	R-2	4002330011	BLDG 2: 3926	22'-8"
11	R-2	5240000010	4760	19'-0"
Average Footprint:			2254 sq.ft.	
Average Bldg. Height:			20'-1"	

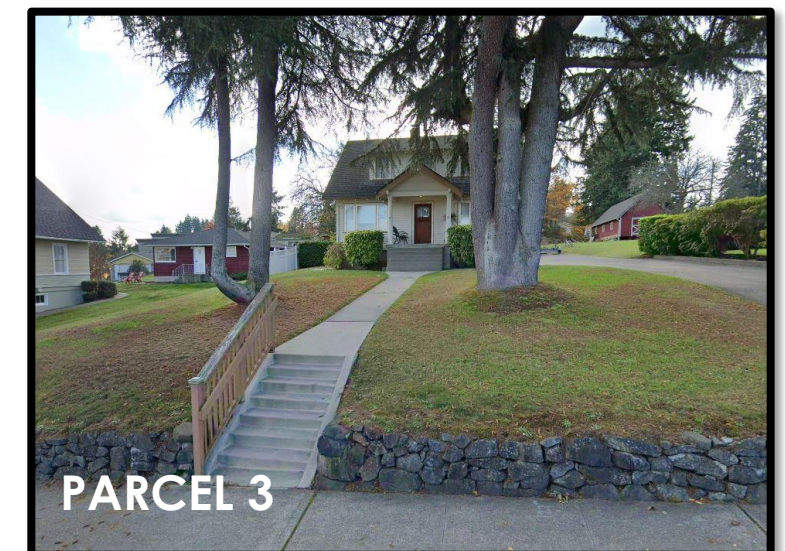
ZONE TRANSITION STUDY

ALL PARCELS WITHIN 200FT (for reference)



A: SEPARATION OF STRUCTURES

- PROVIDES VIEW CORRIDOR BETWEEN BUILDINGS A & B
- PROPOSED BUILDING LOCATIONS ARE +/- 83' FROM PARCEL 2 HOUSE, AND +/-130' FROM PARCEL 6 HOUSE



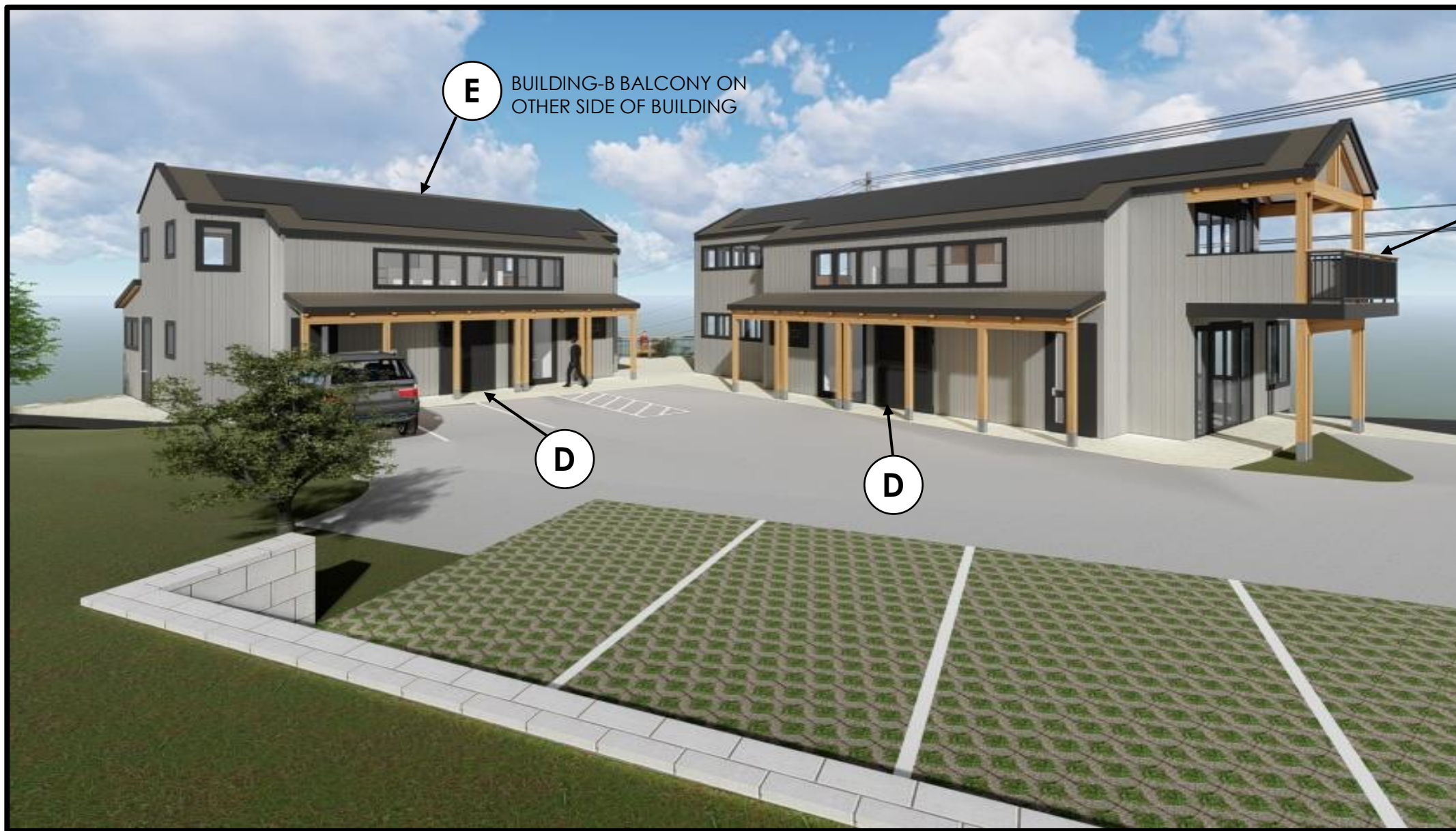
- BUILDINGS ON ADJACENT PARCELS 2 & 6 HAVE LOW SLOPING SHED ROOFS. PARCEL 3'S RESIDENCE FRONTS ONTO ROSEDALE WHICH IS NOT IN VIEW OF, OR NEAR, PROPOSED PROJECT LOCATION.
- PROJECT PARCEL IS IN HISTORIC DISTRICT, AND HAS TO ADHERE TO HISTORIC DISTRICT ROOFLINE STANDARDS. NEIGHBORING RESIDENTIAL PARCELS ARE NOT IN THE HISTORIC DISTRICT.

B & C: ARCH. MODULATION OF BUILDING, AND ROOFLINES



ROOF RIDGE ORIENTATION OF BUILDINGS A & B

- DUE TO LOCATION ON PIONEER WAY HILLSIDE, THE TERRITORIAL WATER VIEW DIRECTION VARIES FROM NORTH TO SOUTH



E

BUILDING-A BALCONY

E

BUILDING-B BALCONY ON
OTHER SIDE OF BUILDING

D

D



"NIGHT SKY" SCONCE LIGHT
FIXTURE AT ENTRY DOORS

D: LOCATION OF SERVICE AREAS

GARBAGE ENCLOSURES ARE INSIDE BUILDINGS, LOCATED IN STAIR TOWERS

E: WINDOW & BALCONY ORIENTATION

BALCONY ON BUILDING A FACES SOUTH, UP PIONEER AVE. BALCONY ON BUILDING B FACES NORTH TOWARDS THE HARBOR AND AWAY FROM RESIDENCES. WINDOWS ON SIDES FACING ADJACENT RESIDENTIAL PARCELS ARE MINIMAL OR LOCATED IN COMMON AREAS, SUCH AS STAIRWELLS OR LIVING SPACES.

F: LIGHTING

EXTERIOR SCONCE LIGHTING AT ENTRY DOORS AND DOWNLIGHTING IN COVERED PORCHES TO MEET "NIGHT SKY" STANDARDS

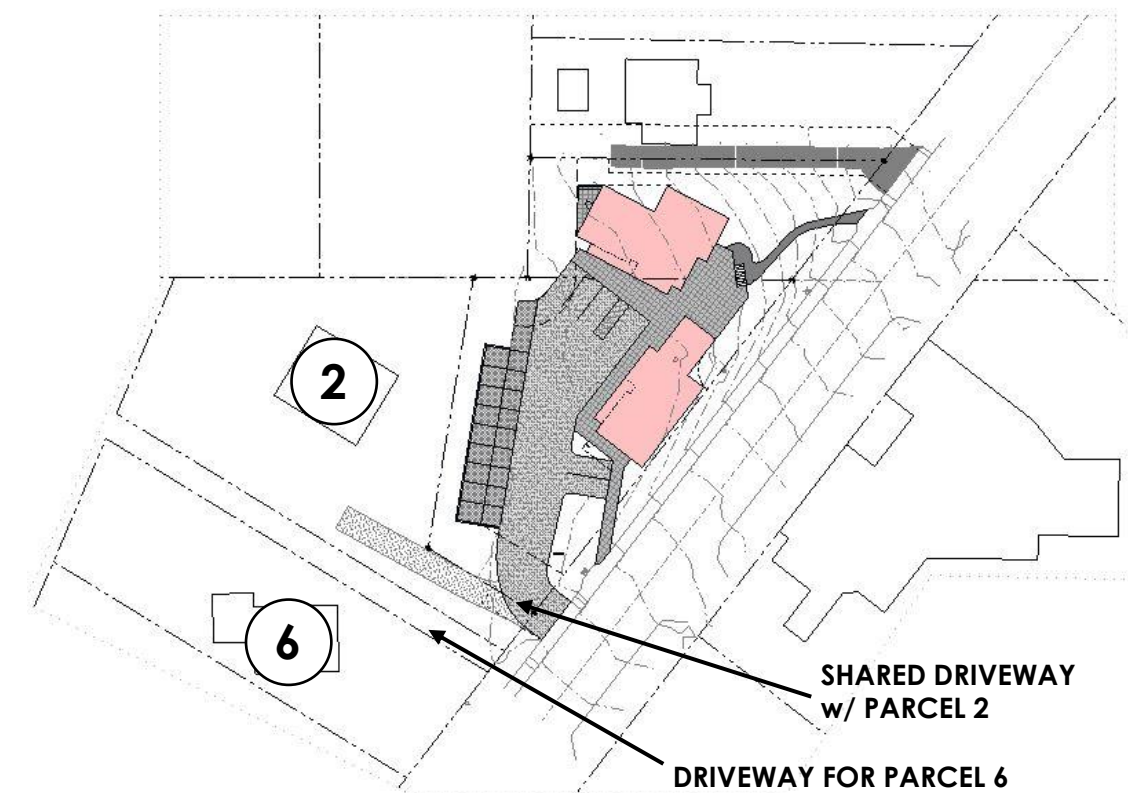
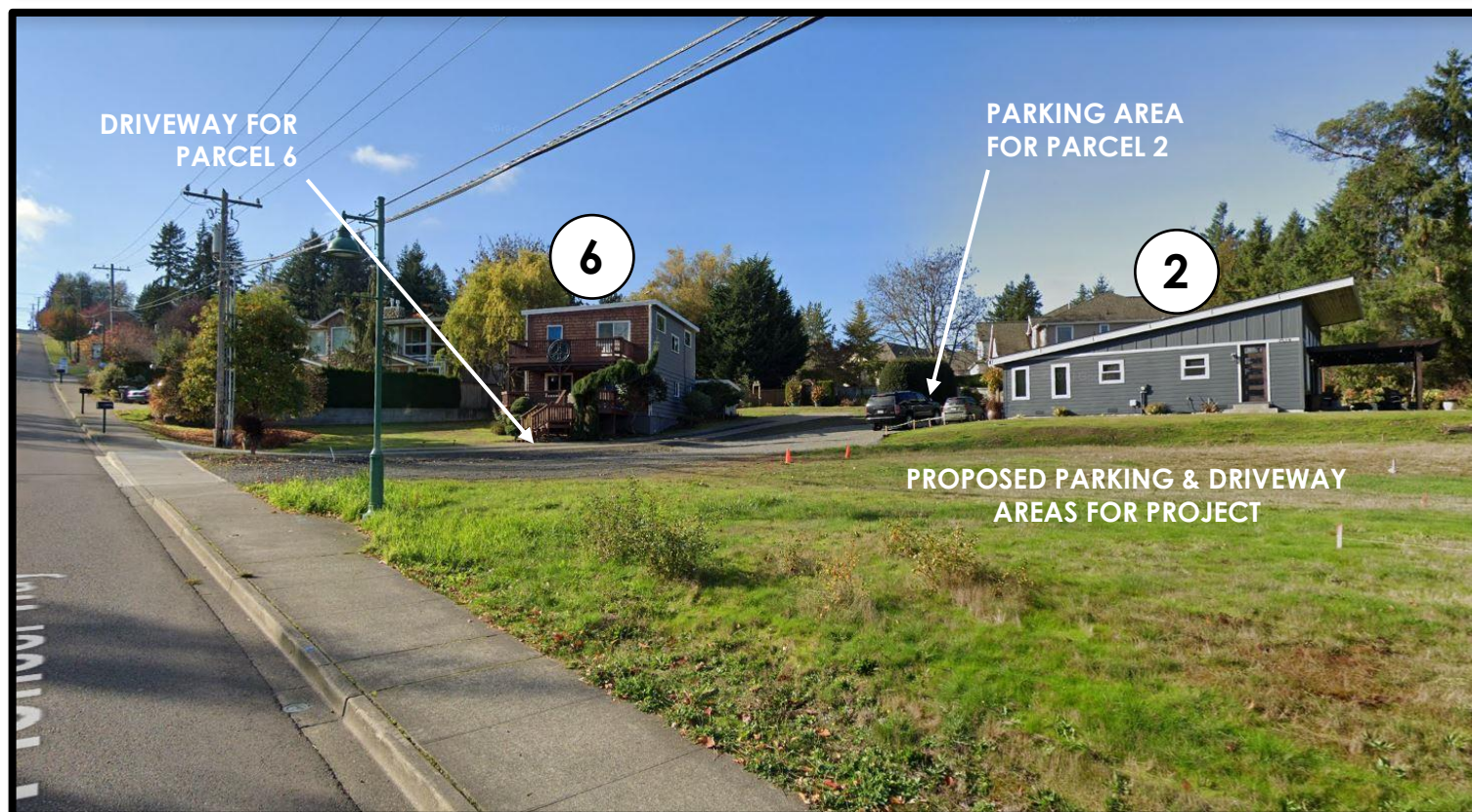


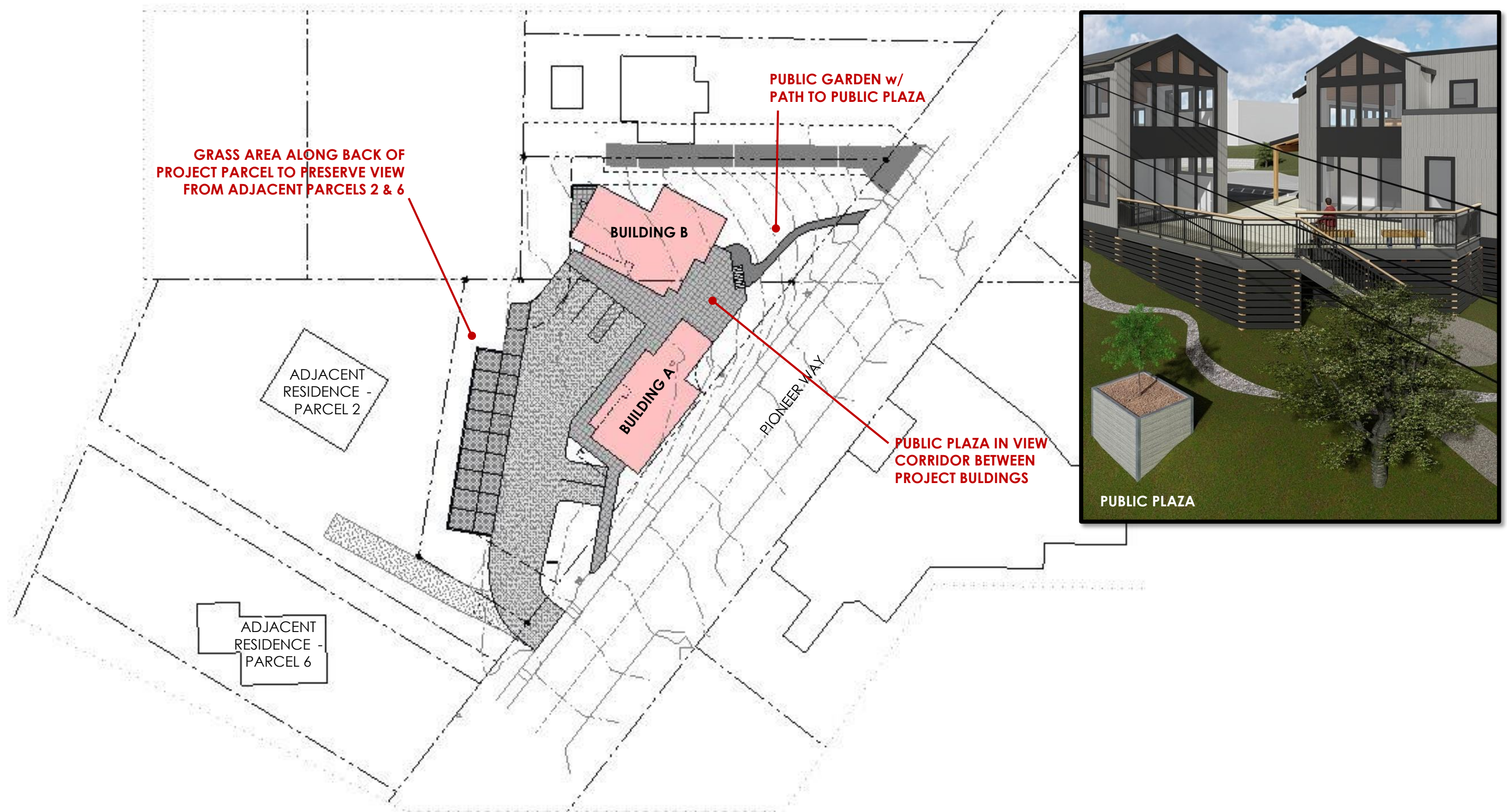
I: ENTRYWAY ORIENTATION

- BUILDING-A ENTRANCE FACES PIONEER WAY
- BUILDING-B ENTRANCE FACES PARKING LOT
- ADJACENT RESIDENCES ON PARCELS 2 & 6 DO NOT FACE PROJECT BUILDINGS. PARCEL 2 RESIDENCE FACES THE WOODS TO THE NORTHWEST OF PROJECT BUILDING B, AND THE PARCEL 6 RESIDENCE FACES PIONEER WAY

J: LOCATION OF PARKING AND DRIVEWAY ENTRANCES

- DRIVEWAY IS PARTIALLY SHARED WITH ADJACENT PARCEL 2
- PARKING LOT FACES PARKING AND DRIVEWAYS OF ADJACENT PARCEL 2 & 6
- PARKING LOT TO BE BEHIND LOW WALL AND SHRUBS TO REDUCE VEHICLE HEADLIGHT IMPACT TO ADJACENT PARCEL 2





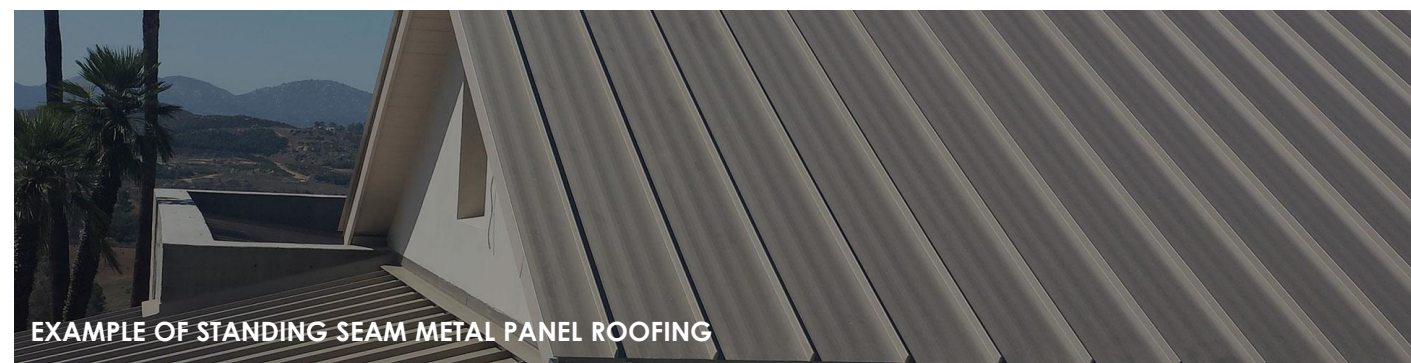
K & L: OPEN SPACE/ COMMON SPACE AND EXISTING NATURAL CHARACTERISTICS OF SITE



PARCEL 2 RESIDENCE



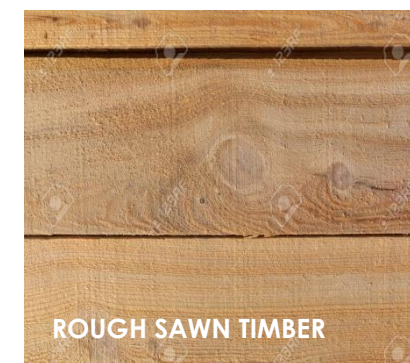
PARCEL 6 RESIDENCE



EXAMPLE OF STANDING SEAM METAL PANEL ROOFING



WEATHERED CEDAR
WOOD SIDING



ROUGH SAWN TIMBER



ROUGH SAWN COLUMN EXAMPLE

M: SIDING MATERIALS

- WEATHERED CEDAR WOOD SIDING
- STANDING SEAM METAL PANEL ROOFING
- ROUGH-SAWN TIMBER @ COLUMNS & BEAMS

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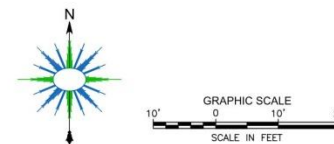
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NET EARTHWORK = 615 cy CUT

1. IT IS ASSUMED THE NE PORTION OF THE SITE WILL FOLLOW EXISTING GRADE.
2. NET EARTHWORK CAN BE USED AT TIME OF CONSTRUCTION AS SPOT FILL NEEDED ON SITE.
3. NET EARTHWORK INCLUDES ESTIMATED FILL REQUIRED TO FILL EXISTING DEBRIS PIT ON SITE.

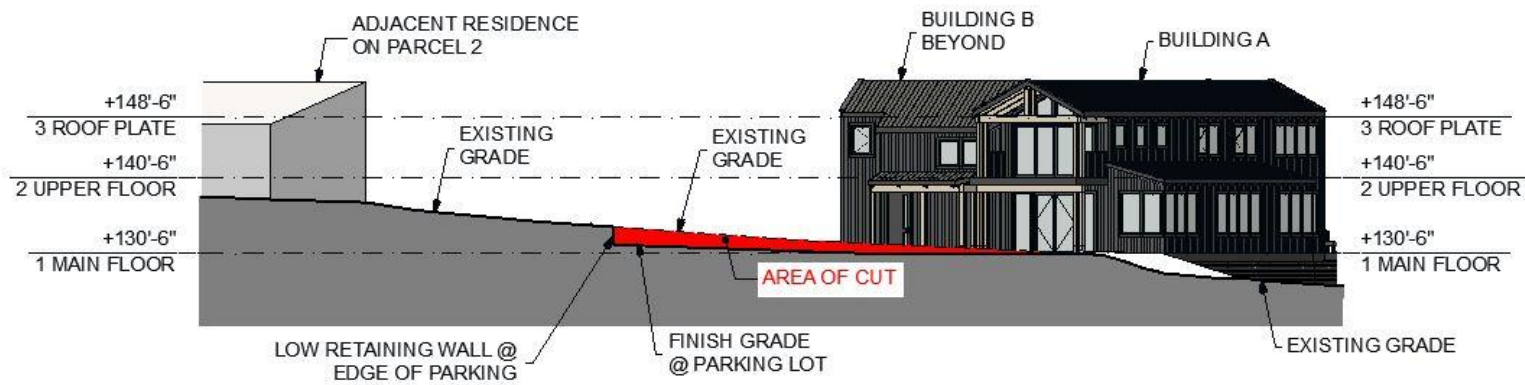


TOTAL PROPOSED: 10,798 S.F.

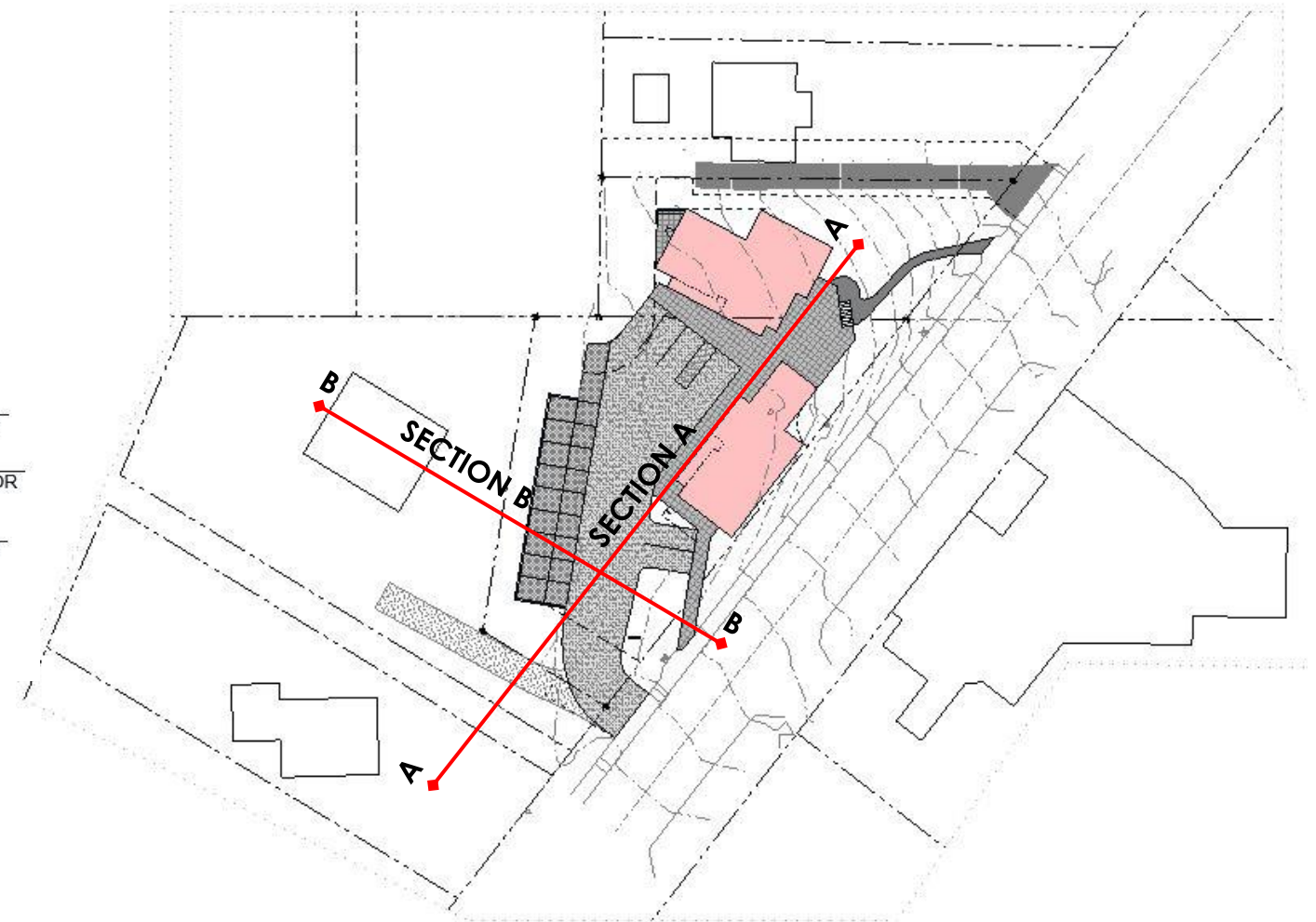
10,798 S.F. / 18,441 S.F.
= 58.6% PROPOSED HARD SURFACE LOT COVERAGE

RATCLIFFE GAGLIANO ARCHITECTURE
7713 PIONEER WAY, SUITE 1
GIG HARBOR, WA 98335

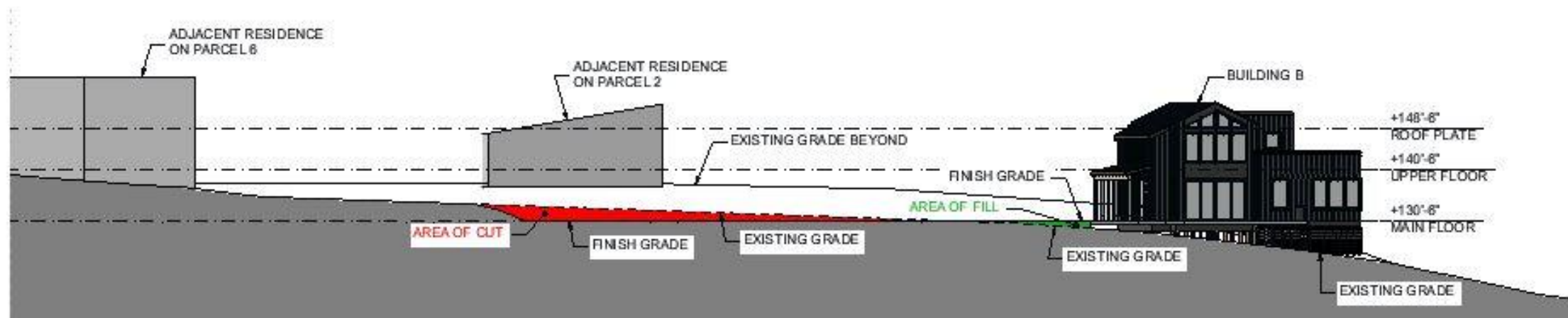
PIONEER MIXED USE DEVELOPMENT
DESIGN REVIEW BOARD MEETING – FEBRUARY, 2020



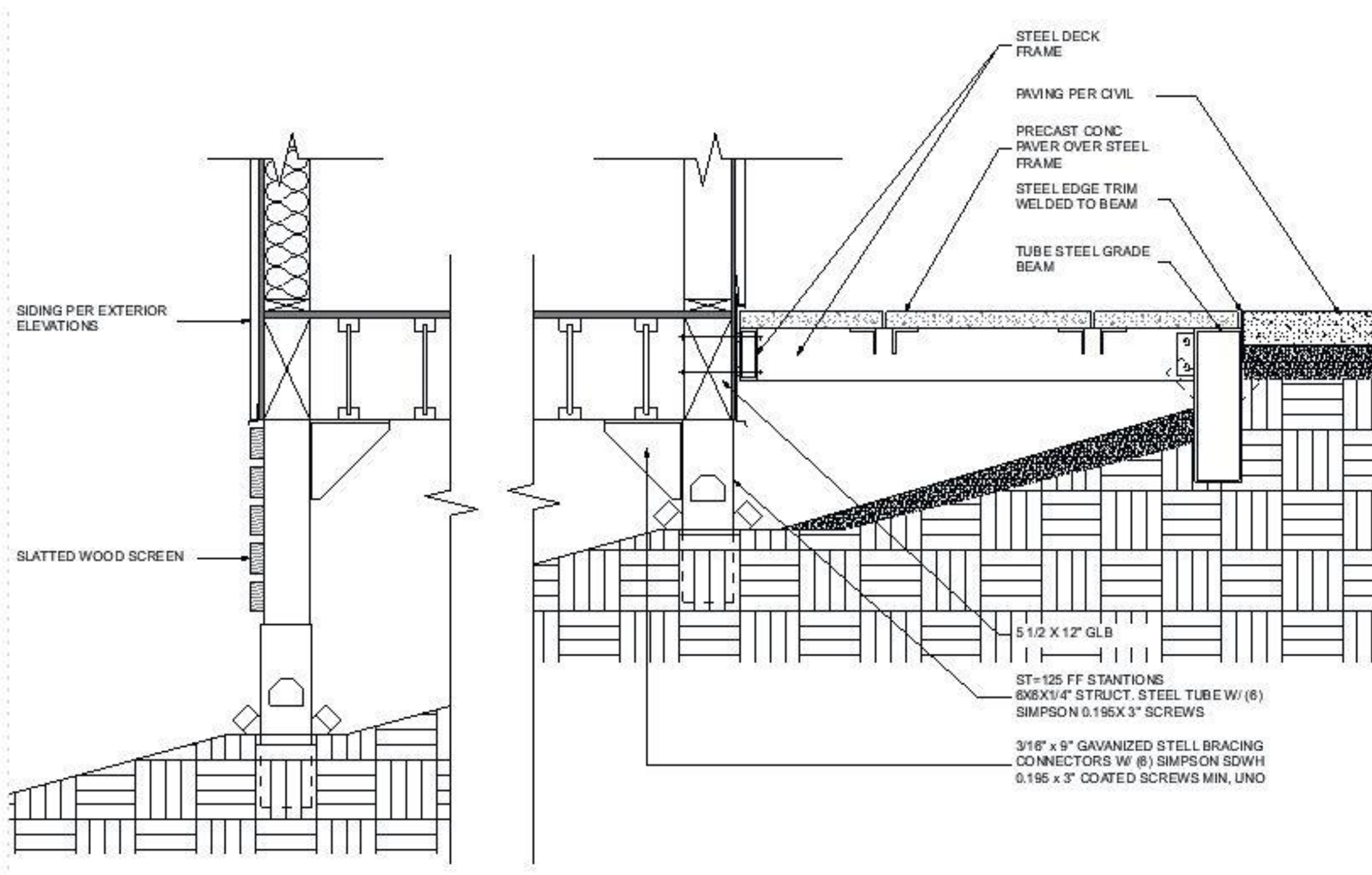
SITE SECTION B



SITE PLAN KEY



SITE SECTION A



ELEVATED WALKWAY DETAIL

AGENDA ITEMS:

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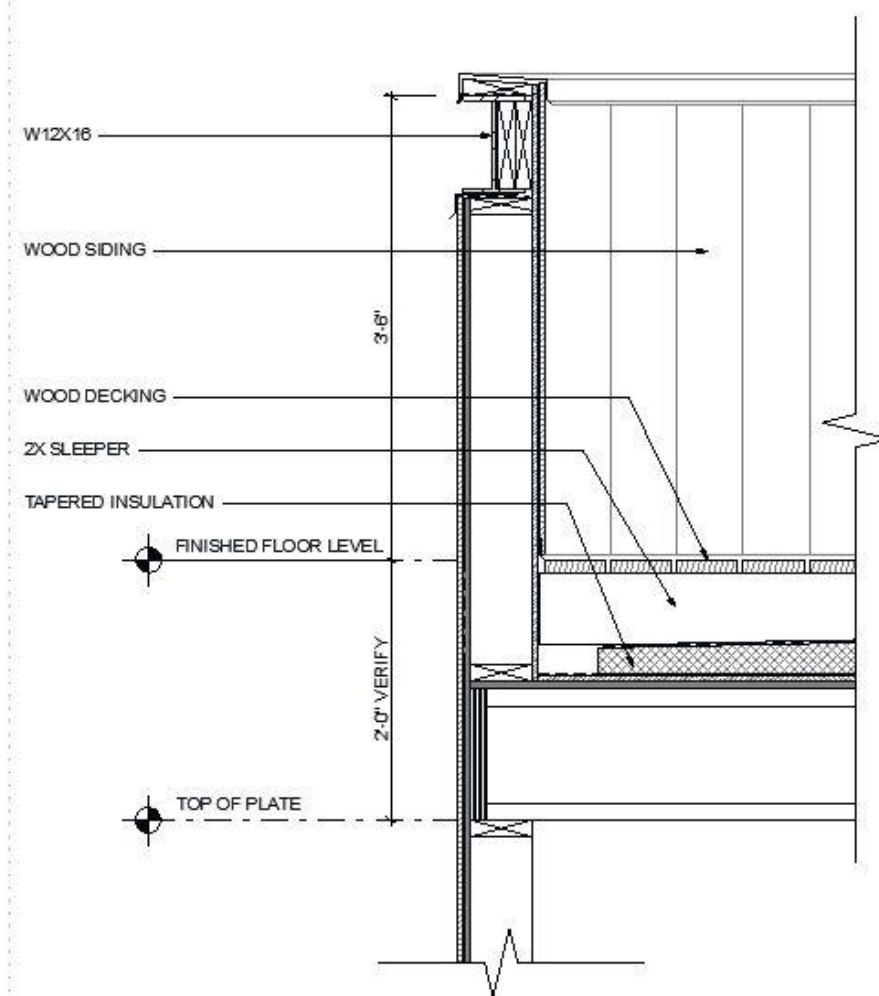
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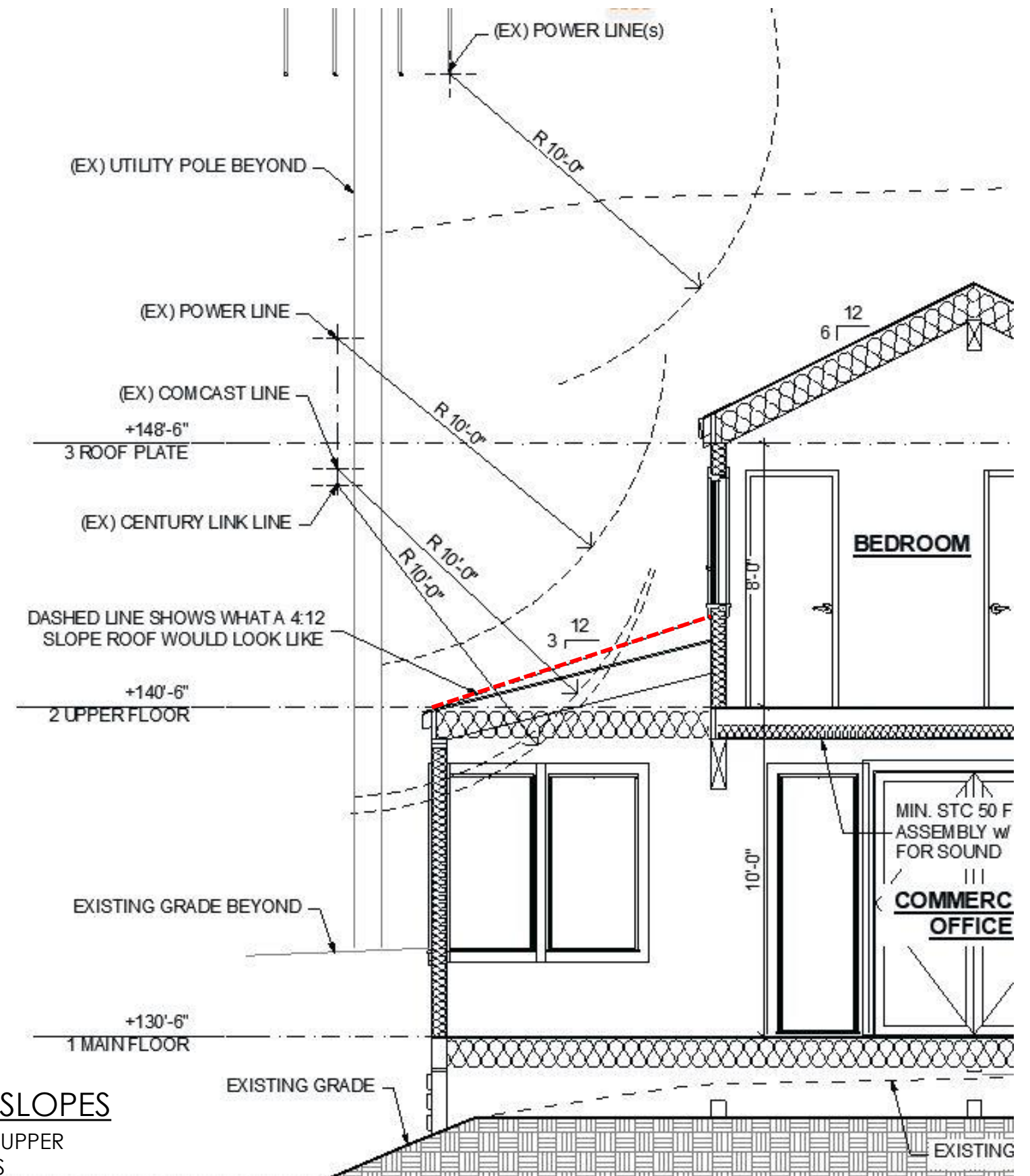
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CORNICE DETAIL AT DECK (BUILDING-B)



BUILDING SECTION SHOWING ROOF SLOPES

- LOWER ROOFS NEED TO BE 3:12 SLOPE TO ALLOW UPPER FLOOR WINDOWS TO MEET EGRESS REQUIREMENTS





**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Design Review Board
FROM: Planning Staff
DATE: May 6, 2021

RE: PL-DR-17-0184 Burnham Drive Apartments
Public Meeting Date: May 13, 2021

I. GENERAL INFORMATION

- A. Applicant:** Paul Conan, 9004 Franklin Avenue
Gig Harbor, WA 98332
- B. Agent:** Contour Engineering, LLC, c/o Jeremy Haug
PO Box 949, Gig Harbor, WA 98335

II. PROJECT DESCRIPTION

The proposal includes the short subdivision of one parcel (Assessor's Parcel Number 0221061028) of approximately 4.4 acres into two lots of approximately 1.6 and 2.8 acres. The proposal also includes the development of a mixed-use multi-family complex consisting of 78 apartment units, a recreation building, and professional offices for lease, with associated parking and utility infrastructure. The use of the site will be encompassed in 6 new structures. An existing structure located on the site will be removed as part of the project's development. Direct access to the site is provided from Burnham Drive abutting on the west via an ingress/egress and public utility easement.

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

III. SITE DESCRIPTION

A. Location: 9411 Burnham Drive, the site is located on the east side of Burnham Drive, approximately 650 feet north of the intersection of Burnham Drive and Harborview Drive. Sec 06, Tw 21, R 02, QTR 12. Assessor's Parcel Number: 0221061028

B. Site Area/Acreage: 4.4 acres

C. Existing Site Characteristics:

1. Topography: The undeveloped site has rolling slopes ranging across the site. Slopes are as steep as 45%. A steep ravine is located on the eastern half of the site, which is bisected by a Type 4 stream.

2. Vegetation: The undeveloped site is densely vegetated with shrubs, grasses, and significant trees.

3. Wetlands and Critical Areas: An on-site Type 4 stream enters the site from the north and flows south through a ravine, eventually flowing offsite to the south and discharging into Donkey Creek approximately 1,100 linear feet southwest of the site. The stream is a non-fish bearing stream and is subject to a 25-foot buffer with an additional 15-foot building setback. The ravine on either side of the stream is also a regulated critical area via GHMC Chapter 18.08. No other critical areas or habitat have been identified on site. An off-site Category III wetland is bisected by Burnham Drive; therefore, its buffer does not extend onto the subject site and is not impacted by the proposed development.

D. Zoning:

1. Subject Parcel: General Business Zoning Designation (B-2) with Mixed-Use District Overlay (MUD)

2. Adjacent zoning and current uses:

- i. **North:** Residential and Business District (RB-2) – RV Park (Gig Harbor RV Resort)
- ii. **East:** Planned Residential Development (PRD) – single-family residential
- iii. **South:** B-2 – Club (Fraternal Order of the Eagles)
- iv. **West:** Single-Family Residential District (R-1) – single-family residence

E. Road Access: The project proposes access off Burnham Drive (public right-of-way).

IV. PERTINENT DESIGN REVIEW POLICIES

- A. Comprehensive Plan:** See the Community Design Element of the Gig Harbor Comprehensive Plan: Pages 4-1 through 4-19.
- B. Gig Harbor Municipal Code:** The Design Review process is outlined in GHMC Chapter 17.98. GHMC Subsection 17.98.055 outlines the process for review of projects by the Design Review Board (DRB). This section states that the DRB shall hold a public meeting and, following said meeting, shall make a recommendation to the Community Development Director for approval or denial of the application.

The Design Review Board 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; and b) whether the alternative design meets the intent of the general requirements of GHMC 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.

V. PUBLIC NOTICE:

Notice of the public meeting was mailed to all owners of property within 300-feet of the site on April 29, 2021. Public notice was also published in The News Tribune newspaper and a notice board posted on the site on May 6, 2021. As of the date of this report, staff received no public comments in response to the public meeting notice.

VI. BACKGROUND INFORMATION

This project was preliminarily reviewed by staff during a pre-application meeting with the applicant on November 18, 2015 (see permit file no. PL-PREAPP-15-0018). The applicant formally submitted for Site Plan Review, Condition Use Permit, Alternative Landscape Plan, Design Review, and SEPA permit applications on August 8, 2017. The applicant later applied for a Preliminary Short Plat on February 6, 2018. The applicant withdrew their application for Site Plan Review on November 16, 2020.

The applicant has submitted an alternative design review proposal to the city; a narrative describing the proposed alternative design, the preliminary

site plans, and the proposed landscape plans are included with this staff report as Exhibits A, B, and C, respectively. Please see Section VII of this staff report for staff's analysis of the applicant's proposed alternative design and its consistency with the review criteria set forth in GHMC 17.98.055(A).

VII. REQUESTED DRB REVIEW AND STAFF ANALYSIS:

The applicant has requested that the following items be reviewed by the DRB. Planning staff has reviewed the applicant's design review narrative, preliminary site plan, and landscape plans (Exhibits A, B, and C, respectively) and offers the following analyses on the specified Design Manual requirements.

Article III. Site Design

A. GHMC Section 17.99.240(C) and GHMC Section 17.99.370(A): Natural Site Conditions – Maintain natural topography.

The Design Manual states that site development should be designed to reflect the natural conditions of the site, including topography and existing vegetation. 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.

- 1. Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of its proposal to incorporate walls in excess of 6-feet for the accommodation of an ADA-compliant walkway connecting the site to the fronting public right-of-way. In particular, the applicant is proposing five (5) walls in excess of 6', one (1) as tall as 10.23', in addition to two (2) lifts of 12.5' and 13' to support the accessibility of the walkway. The applicant is also requesting the DRB review and recommend approval of its proposal to grade the site in excess of staff's typical regard of a "balanced" site, which is achieved when cut and fill quantities are within 10% of each other. At present, the applicant is indicating a 14% difference in proposed cut and fill and is requesting the DRB to preemptively recommend approval of a 20% difference in grading quantities in anticipation of nominal changes throughout the civil permitting

and development process. Please see Sheet C3 of Exhibit B for the applicant's proposed Grading Plan.

2. **Staff Analysis:** In the Narrative prepared for the requested alternative design proposal (Exhibit A), the applicant describes the effort that has been afforded to the retention of the site's natural topography despite the considerable topographic change across the site. The applicant has incorporated a lower-level parking garage and "stepped" buildings to fit the natural slope of the site, and has also expressed in its grading quantities (sheet C3, Exhibit B) that much of the difference in cut and fill activity is inherent to the proposed underground stormwater infrastructure design. The applicant has also taken care to design the site in a manner consistent with other local and state grade requirements; please see further discussion of this matter on pages 1-2 of Exhibit A.

In an attempt to comply with the Federal Fair Housing Act and provide an accessible route from the site's proposed buildings to the fronting public right-of-way (Burnham Drive), and in effort to maintain the buffering effect of the site's Zone Transition landscape buffer along Burnham Drive, the applicant has elected to design the accessible walkway using lifts between ramps and landings. The incorporation of lifts into the project's design has resulted in designed walls which exceed 6' in height; the only walls proposed to exceed 6' are in support of the accessible walkway design exhibited on Sheet C3 of Exhibit B.

The DRB may wish to consider that, due to the accessible route's design which limits development and grading within the Zone Transition Buffer, the natural conditions of the site are reflected in the proposed alternative design in a manner which is equivalent to strict adherence with GHMC 17.99.240(C). Furthermore, the DRB may wish to consider the applicant's proposed grading quantities as "balanced" given that the applicant's design makes use of the site's natural topography in its proposed "stepped" building and lower-level parking garage, and otherwise requires additional cut quantities to accommodate the site's underground stormwater infrastructure design, which in itself respects the natural topography of the site. With regard to the applicant's request for a preemptive increase in the site's difference in grading quantities of up to 20%, the DRB might note the suggested provisional language offered below in the "Recommendation" section when considering the alternative design's consistency with the criteria set forth in GHMC 17.98.055(A).

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

- 3. Findings:** The DRB finds that the proposed design alternative meets the intent of the general requirements of GHMC 17.99.240(C) and GHMC 17.99.370(A) and represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements of GHMC 17.99.240(C) and GHMC 17.99.370(A).
- 4. Recommendation:** The Design Review Board recommends the decision maker accept the proposed design alternative as compliant with the criteria of approval for an alternative design request set forth in GHMC 17.98.055(A), related to the following specified elements of the applicant's design proposal:
 - Five (5) walls in excess of 6', one (1) as tall as 10.23', in addition to two (2) lifts of 12.5' and 13' to support the accessible route traversing the southern property line;
 - A 14% difference in cut and fill quantities, as represented on sheet C3 of Exhibit B;
 - An increased difference in cut and fill quantities of up to 20%, provided that the current site design incorporating a "stepped" building (Building B) and lower-level parking garage is maintained, and further provided that the increase in grading does not result in a change to the finish floor elevations presently designed in Exhibit B.

B. GHMC 17.99.260(D): Primary Walkway Standards – Accent walkways with significant landscaping.

A primary walkway is the main pedestrian walkway which connects a building's entrance to the public right-of-way. The Design Manual states that 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.

- 1. Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of its proposal to install two (2) additional pedestrian benches along the site's primary walkway in lieu of the 5' minimum landscape width along certain areas of the site's primary walkway. The design of the site does not facilitate a 5' wide landscape area adjacent to the primary walkway at the following locations:

- i. North of Building E; and,
- ii. East of Building A, at the entrance to the building and adjacent to the stairs in front of the building.

These locations have been highlighted by staff in Exhibit C for the convenience of the DRB.

- 2. Staff Analysis:** This provision of the Design Manual intends for landscaping to be used as an accent to primary walkways. The applicant's narrative offers the installation of two (2) additional pedestrian benches to supplement the slight reduction in the width of landscaping areas in the highlighted areas of Exhibit C. While seating along primary walkways is required and is an important element of a primary walkways design, staff notes that seating is an otherwise regulated standard of GHMC 17.99.260(E); it is unclear how additional seating may be considered by the DRB as an equivalent or superior solution to the specific landscaping requirement of GHMC 17.99.260(D).

As it relates to the landscaping area north of Building E, the applicant's landscape plans indicate the incorporation of a vertical trellis planting adjacent to that portion of the walkway's landscape area which is less than 5' wide; please see Exhibit C. A similar feature is not incorporated on the eastern façade of Building A adjacent to those portions of the walkway's landscape area which is less than 5' wide, nor are either of the two (2) additional benches proposed by the applicant to supplement the required landscaping in this area.

The DRB may wish to consider the addition of a vertical trellis planted on the north façade of Building E as achieving an equivalent or superior solution to the specific requirement of GHMC 17.99.260(D) and as meeting the intent of the provision's general requirement. As it relates to the alternative design adjacent to Building A, staff encourages the applicant to come to the DRB prepared to discuss how the proposed addition of seating might be considered as consistent with the review criteria of GHMC 17.98.055(A), and further encourages the applicant to come prepared to discuss alternative design ideas which may be more in keeping with the intent of GHMC 17.99.260(D).

Article IV. Architecture

- C. GHMC 17.99.470(C): Parking Garages** – Acquire DRB recommendation/hearing examiner approval for all parking garages over one story or which enclose 20 cars or more.

The Design Manual states that, in making its determination of compliance, the DRB and hearing examiner shall consider the design criteria under subsections (B)(1) and (B)(2) of this section, and may also determine how much screening or architectural embellishment is required based upon projected lines of sight from the pedestrian's perspective.

GHMC 17.99.470(B)(1) and (2) of this section discuss methods for screening parking garage facades. Parking garage facades which are visible from the street shall conform to one, or a combination, of the following options:

1. A Landscaped Screen. Screening may be trees and shrubs or climbing plantings on a trellis.
2. Storefronts. The parking garage may be faced with storefronts or display windows.

1. **Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of its proposed parking garage design which encloses more than 20 vehicles.
2. **Staff Analysis:** This provision of the Design Manual requires all parking garages which enclose 20 cars or more to acquire a recommendation by the DRB. To determine compliance of the garage's design, the DRB shall consider the design criteria of GHMC 17.99.470(B)(1) and (2). In this instance, the parking garage encloses 30 vehicles and is designed beneath Building A, a multi-family residential structure; therefore, the design criteria of GHMC 17.99.470(B)(2) which incorporate storefronts is inapplicable. The DRB shall consider the criteria set forth in GHMC 17.99.470(B)(1), A Landscaped Screen, in its determination of the parking garage's screening, and may also determine the degree of screening or architectural embellishments necessary to screen the garage.

Referring to sheets 2 and 3 of the applicant's landscape plans (Exhibit C), staff notes the following plantings on either side of the entrance to the parking garage located beneath Building A:

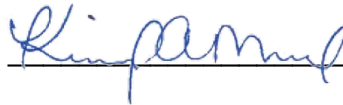
- One (1) *Chamaecyparis nootkantensis* 'Pendula' (Weeping Alaska Cedar), 8' in height
- Two (2) *Pinus contorta* (Shore pine), 6' in height
- Variety of shrubbery: bunchberry, wild ginger, seathrift, standard mugo pine, and euphorbia, among other shrubs.

In addition to these plantings at the entrance of the parking garage, staff notes that the parking garage is inherently screened from all other facades due to its positioning underground. Therefore, the DRB may wish to consider the applicant's design of the parking garage as compliant with the screening requirements set forth in GHMC 17.99.470.

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

- 3. Findings:** The DRB finds that the applicant's proposed parking garage has been designed in a manner which screens the garage from projected lines of sight from the pedestrian perspective, and is therefore designed consistent with GHMC 17.99.470(C).
- 4. Recommendation:** The Design Review Board recommends the decision maker accept the proposed parking garage design as compliant with GHMC 17.99.470(C).

Project Planner: Kim Mahoney, Associate Planner

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

Date: May 6, 2021

The following documents pertinent to your review are enclosed:

- Exhibit A – DRB Alternative Design Narrative, prepared by Countour Engineering, LLC, dated March 15, 2021
- Exhibit B – Architecture and Civil Site Plans, submitted by Countour Engineering, LLC, date stamped “Received” on March 17, 2021
- Exhibit C – Sheets 2 and 3 of the Alternative Landscape Plan, prepared by Nature by Design, Inc., revised March 11, 2021



CIVIL ENGINEERING ħ SURVEYING ħ LAND PLANNING

March 15, 2021

Design Review Board
Burnham Drive Apartments
(PL-DR-17-0184)

Exhibit A

RECEIVED
By CA at 1:48 pm, Mar 17, 2021

P.O. Box 949, Gig Harbor, WA 98335
4706 97th St. NW, Suite 100
Gig Harbor, WA 98332

Phone: 253-857-5454
Fax: 253-509-0044
Email: info@contourpllc.com

Request for Design Review Board (DRB), Review of Alternative Design Elements
Burnham Drive Apartments
(PL-SPP-18-0001, PL-CUP-17-0001, PL-DR-17-0184, PL-SEPA-17-0013)

Dear Design Review Board Members,

The Burnham Drive Apartment project is requested review and approval recommendations of several alternative designs solutions from the requirements specified within Chapter 17.99, Design Manual, of the GHMC.

This written narrative and statement discusses each specific requirement of Chapter 17.99 that the project is proposing an alternative design solution. These requirements include:

GHMC 17.99.240.C *Buildings 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.*

and

GHMC 17.99.250.A. *Respect natural topography. Buildings shall be designed to fit natural slopes rather than regrading the slope to fit a particular building design. Minimize cuts and fills by developing designs which complement and take advantage of natural topography. Sloped lots may require terraced parking lots and multilevel buildings designed to follow the slope.*

The existing grades of the site slope up from Burnham Drive into the site ranging from approximately 10-20% with an average slope into the site of 16%. There are moderate slopes in the sites interior before sloping back down to the east. There are multiple regulations and requirements that must be considered in the design of the on-site grading. In addition to that of GHMC 17.99.240.C and 17.99.250.A, this includes:

) Per International Building Code (IBC) Section 1104.1, an accessible route from the

public right-of-way through the site to the accessible building entrances and to the projects Recreation/Office Building.

-) Per City of Gig Harbor Public Works Standards Figure 2.1, maximum grade of 'private' access or roadway is 15%.
-) State Department of Ecology and the City of Gig Harbor have requirements for stormwater mitigation, and installation of appropriate facilities typically requires significant excavation.

The proposed site and grading plan provides a design to best meet the aforementioned regulations and requirements. This includes buildings designed to fit better within the site, such as Building A utilizing an underground parking structure, Building B being stepped, and Buildings C and D separated as smaller buildings to allow grade transition between. Parking areas have been terraced and sloped to the extent feasible. The drive aisle from Burnham Drive into the site was designed at 14.5%, which provides a minimum construction tolerance.

Finally, in an extraordinary measure to provide accessibility into the site from the public right-of-way, a route is proposed along the southern property line to Building D meeting the design requirements of the Americans with Disabilities Act. To provide this accessible path, a series of three (3) pedestrian lifts between runs of ramps and landings will be required. As a result, there will need to be walls over 6-feet in height with the current preliminary grading having the tallest wall at 10.23-feet. As such, we are requesting approval for walls over 6-feet high. It should be noted, that walls over 6-feet in height are only needed to provide an accessible route meet the requirements of the Americans with Disabilities Act.

Additionally, City Staff have indicated that a balanced site is one where the cut and fill quantities are within 10%. Currently, the preliminary cut and fill quantities are within approximately 14%. As there are many factors that contribute to the final cut and fill quantities which do not get determined until time of construction documents, and that this site has topographic challenges, we would like to request approval of a cut and fill quantity up to 20%.

17.99.260.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.*

The primary walkway is required to be from Burnham Drive to the Recreation/Office Building which also includes Professional Office space. Along this path, there are areas where the 5-foot landscape buffer is unable to be provided. Along the northern face of Building E, the landscape buffer measures 4.9-feet to 4-feet from west to east. An Area adjacent to the stairs in front of Building A and at the entrance to Building A is also under 5-feet. As mitigation, two (2) additional benches will be provided on-site.

17.99.470 C. Acquire DRB recommendation/hearing examiner approval for all parking garages over one story or which enclose 20 cars or more. *In making its determination of compliance, the DRB and hearing examiner shall consider the design criteria under subsections (B)(1) and (B)(2) of this section, and may also determine how much screening or architectural embellishment is required based upon projected lines of sight from the pedestrian's perspective.*

We are requesting Design Review Board review of the parking garage associated with Building A.

SECTION 6, TOWNSHIP 21N, RANGE 02E, W.M.

BURNHAM DRIVE APARTMENTS

PROJECT No. PL-SPP-18-0001
Firm's PROJECT No. 15-204

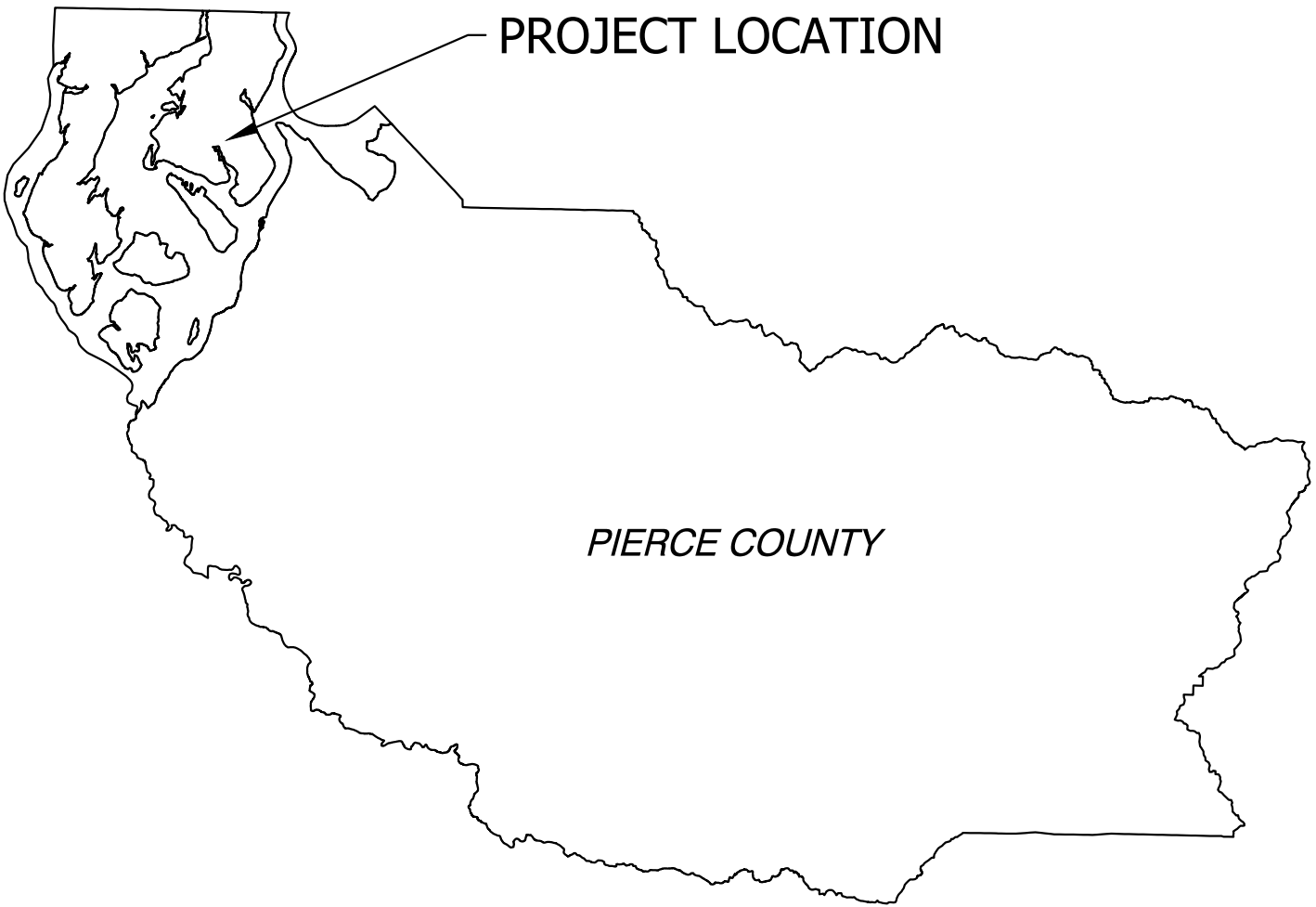


Design Review Board
Burnham Drive Apartments
(PL-DR-17-0184)

Exhibit B

CONTOUR ENGINEERING LLC
MAILING: P.O. BOX 949
PHYSICAL: 4706 97TH ST NW SUITE 100
GIG HARBOR, WA 98335
(253) 857-5454

VICINITY MAP
SCALE: N.T.S.



SHEET INDEX

S1	COVER SHEET	C6	UTILITY PLAN
PR0.1	BOUNDARY AND TOPOGRAPHIC SURVEY	C7	ONSITE ILLUMINATION PLAN
PR0.2	CONCEPTUAL SITE PLAN	C8	SIGHT DISTANCE DIAGRAM
PR0.3	CONCEPTUAL PLANS & ELEVATIONS	C9	WEST-EAST SITE SECTION VIEW
PR0.4	CONCEPTUAL PLANS & ELEVATIONS	C10	NORTH-SOUTH SITE SECTION VIEW
PR0.5	CONCEPTUAL PLANS & ELEVATIONS	C11	CIRCULATION PLAN
PR0.6	CONCEPTUAL PLANS & ELEVATIONS	L1.0	TREE RETENTION PLAN, NOTES & DETAILS
PR0.7	CONCEPTUAL PLANS & ELEVATIONS	L1.1	ALTERNATIVE LANDSCAPE PLAN
PR0.8	CONCEPTUAL ELEVATIONS-COLOR SCHEME	L1.2	LANDSCAPE NOTES, LEGEND, & DETAILS
PR0.9	CONCEPTUAL SITE SECTION	L1.3	ENLARGED WEST PLANTING PLAN
C1	GENERAL PLAN	L1.4	ENLARGED SOUTH PLANTING PLAN
C2	GRADING PLAN	L1.5	ENLARGED NORTH PLANTING PLAN
C3	GRADING PLAN	L1.6	ENLARGED NW PLANTING PLAN
C4	GRADING PLAN	L2.0	CONCEPTUAL IRRIGATION, NOTES & DETAILS
C5	DRAINAGE PLAN	L2.1	OVERALL IRRIGATION PLAN

ISSUED FOR CONSTRUCTION FOR THE CITY OF GIG HARBOR

DATE: _____

Boundary & Topographic Survey

A portion of the NW 1/4 of the NE 1/4 of Section 06, Township 21 N., Range 2 E., W.M.
City of Gig Harbor, Pierce County, Washington

DESCRIPTION:

THE NORTH HALF OF THE FOLLOWING:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD, EXCEPT THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;
ALSO EXCEPT THE SOUTH 547 FEET THEREOF;
ALSO EXCEPT FROM SAID NORTH HALF, THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST BOUNDARY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD, SAID POINT BEING APPROXIMATELY SOUTH 0°28'00" WEST 417.49 FEET AND SOUTH 89°43'04" EAST 384.19 FEET OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6;
THENCE SOUTH 89°43'04" EAST 378 FEET;
THENCE SOUTH 0°14'00" WEST 150 FEET;
THENCE NORTH 89°43'04" WEST 216.56 FEET TO THE EAST BOUNDARY OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD;
THENCE ON THE CURVE TO THE LEFT (THE RADIUS OF WHICH IS 550.87 FEET) ALONG THE EAST LINE OF SAID COUNTY ROAD, A DISTANCE OF 223.59 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION LYING WITHIN PARCEL A OF RECORD OF SURVEY BOUNDARY LINE RESOLUTION, RECORDED UNDER RECORDING NO. 201709075001, RECORDS OF PIERCE COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF PIERCE AND STATE OF WASHINGTON.

NOTES:

- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A THREE (3) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (SEDDIMETER 800) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF NAC 352-130-090.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 02, 2016, THE DATE OF THIS FIELD SURVEY.
- LEGAL DESCRIPTION PROVIDED BY CLIENT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

BASIS OF BEARING:

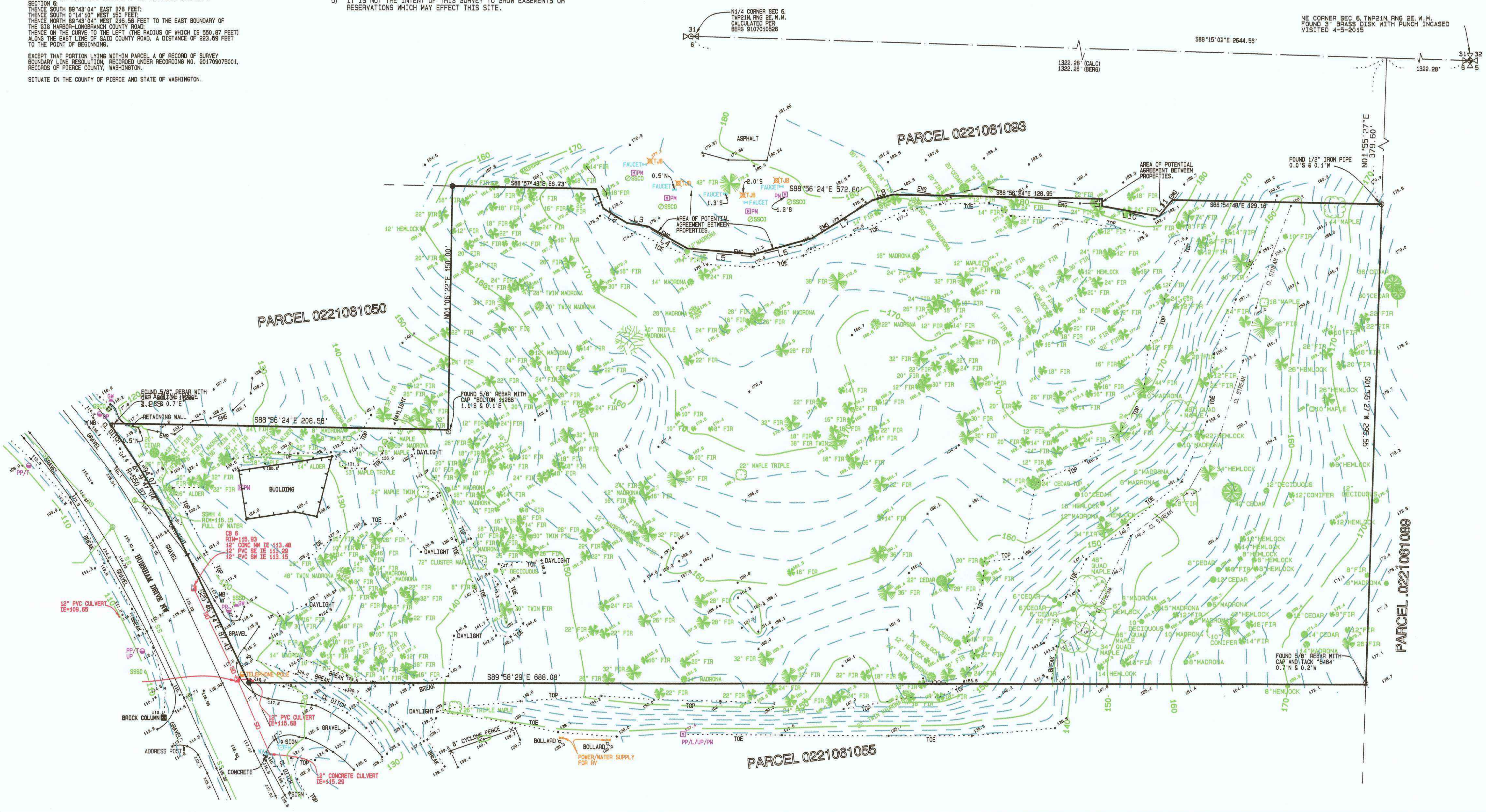
GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 740613.52 / 1122532.19 AT A PUNCH IN 3" SURFACED BRASS DISK AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 3 EAST, W.M. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999948326 AND THE GRID SCALE FACTOR OF 1.0000027780 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM:

BASE: COUNTY CORN STATION "PROY"
ELEVATION= 345.462' (NAVD 88)

Legend:

- = FOUND MONUMENT AS NOTED.
- = FOUND CORNER AS NOTED
- = SANITARY SEWER MANHOLE (SSMH)
- ◇ = SANITARY SEWER STUB (SSSO)
- = SANITARY CLEAN OUT (SSCO)
- = CATCH BASIN (CB)
- △ = WATER VALVE (WV)
- ⊗ = WATER METER (WM)
- ⊕ = HYDRANT (FH)
- ⊖ = WATER BLOWOFF (WBO)
- ⊙ = FAUCET
- = POWER POLE (PP) / GUY POLE (GP)
- ▲ = GUY WIRE ANCHOR (GW)
- = POWER METER (PM)
- PP/T = POWER POLE WITH TRANSFORMER
- PP/UP = POWER POLE WITH UNDERGROUND POWER
- = TELEPHONE POLE (TP)
- ⊗ = TELEPHONE JUNCTION BOX (TJB)
- TV = TELEPHONE VAULT
- ▲ = GUY WIRE ANCHOR (GW)
- = POWER METER (PM)
- = BOLLARD
- ◇ = SIGN
- ⊖ = MAIL BOX (MB)
- EMG = EDGE OF MAINTAINED GROUND

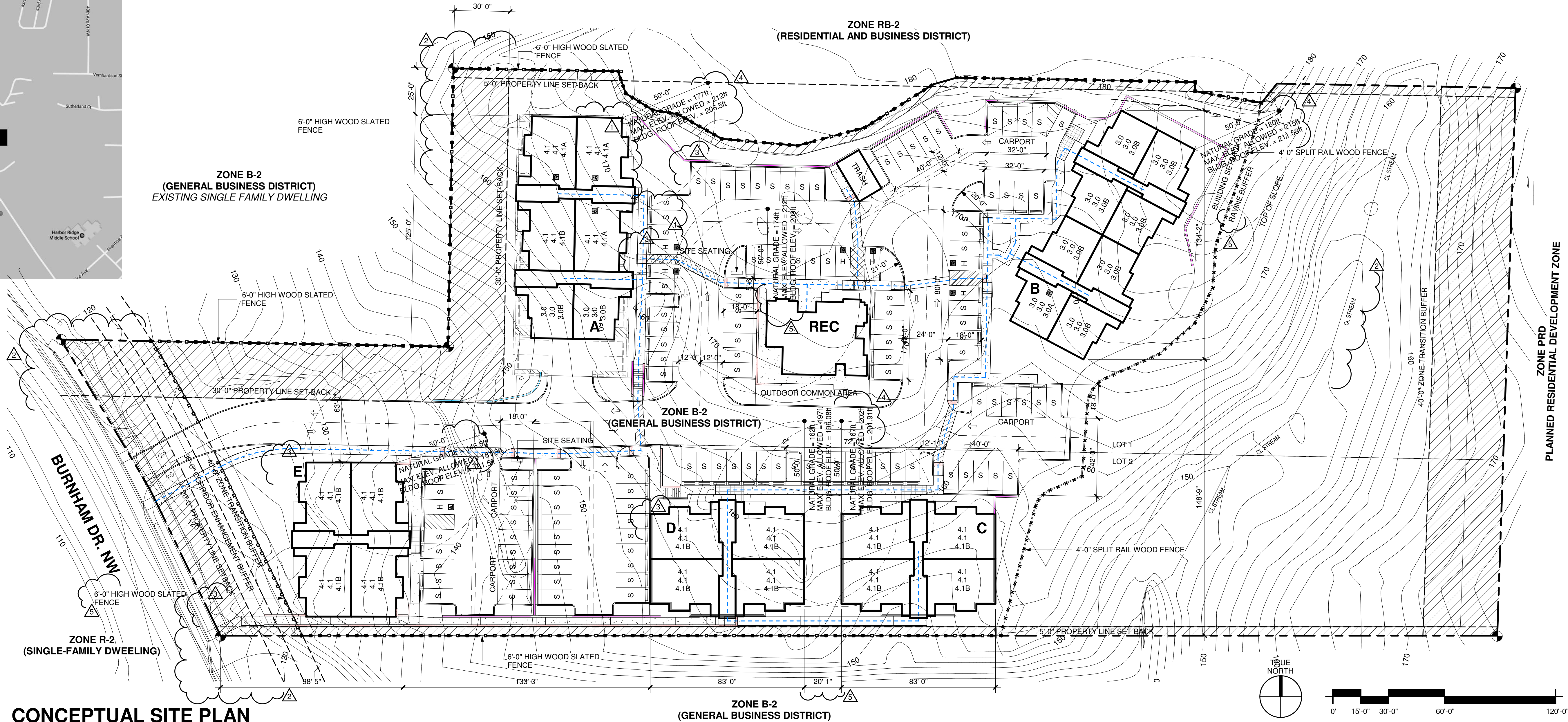
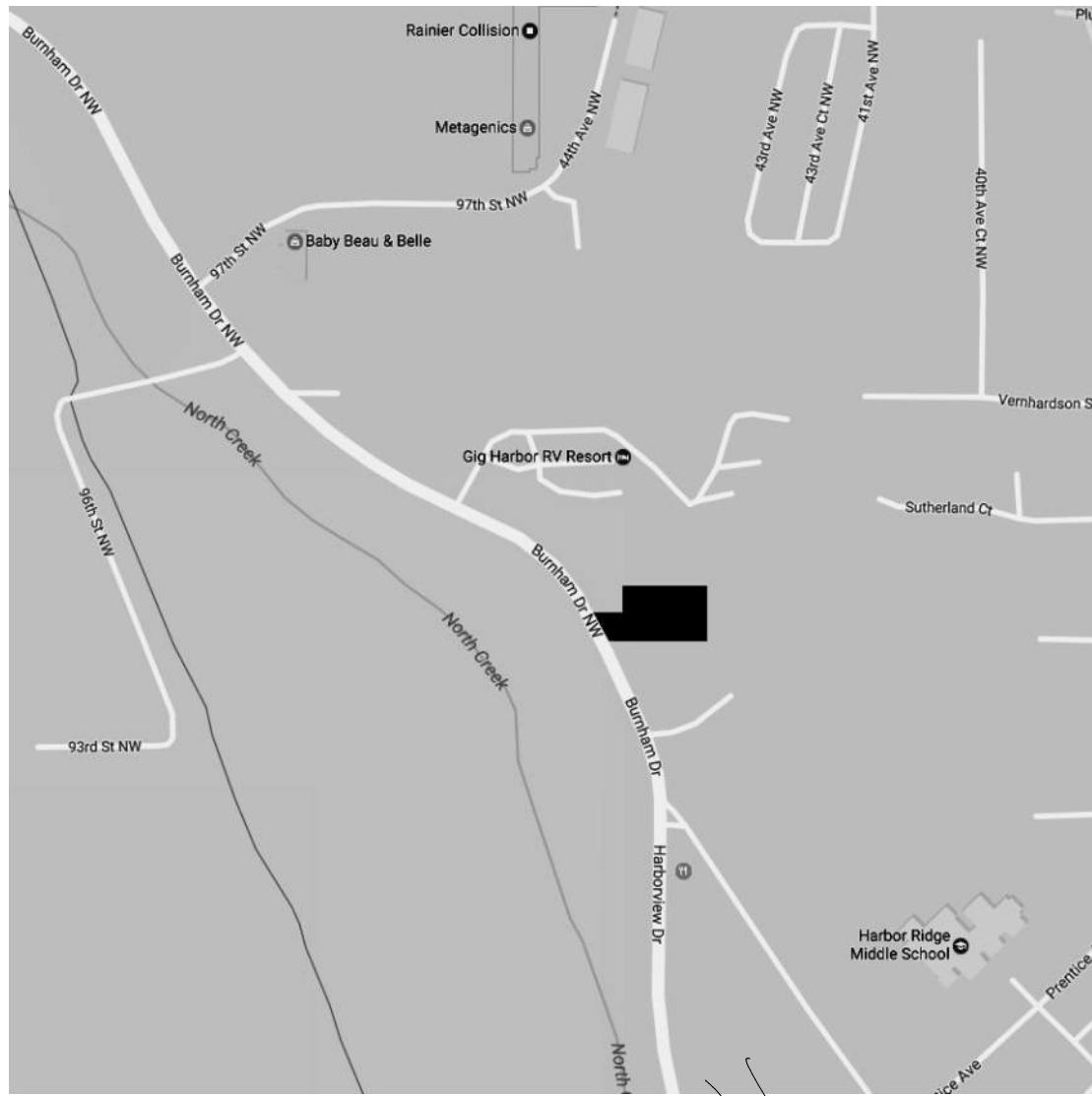


REVISION	DESCRIPTION	DATE	BY

CONTOUR
ENGINEERING, LLC
CIVIL ENGINEERS-SURVEYORS-PLANNERS
4706 97th Street NW, Bldg #2, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourplc.com

WOODS
S. WOODS
REGISTERED PROFESSIONAL ENGINEER
102418

BOUNDARY & TOPOGRAPHIC SURVEY
SHEET TITLE:
CLIENT: Paul Conan
P.O. Box 883
Gig Harbor, WA 98335
CONTACT: Jeff Reed
DRAWN BY: LN
SURVEYOR: S. WOODS, PLS
CHECKED: SW
SEC 06 T 21N R 2E WM
DATE: FEB 11, 2016
REVISED: DEC 7, 2017
PROJECT: 15-204
DWG NAME: 15-204B
SHEET
S-1
1 OF 1



CONCEPTUAL SITE PLAN

1" = 30'-0"

PROJECT STATISTICS

PROJECT SCOPE	PROPOSED MULTI-FAMILY RESIDENCES
LEGAL DESCRIPTION	A PORTION OF THE NE 1/4 OF SECTION 06, TOWNSHIP 21 N, RANGE 02 E, W.M
PROJECT LOCATION	9411 BURNHAM DR. GIG HARBOR, WASHINGTON
ZONING JURISDICTION	CITY OF GIG HARBOR
SITE ZONING	B-2
SET BACK - FRONT YARD:	20'-0"
SET BACK - REAR YARD:	20'-0"
SET BACK - SIDE YARD:	5'-0"
SET BACK - FLANKING STREET:	10'-0"
SET BACK - ZONE TRANSITION:	40'-0"
SET BACK - SIDE YARD:	30'-0" (SINGLE FAMILY DWELLING)
UNIT DENSITY / PER ACRE:	27.9 UNITS PER ACRE 27.9 X 2.797 ACRES = 78 78 UNITS ALLOWED (35'-0" GHMC 17.36.080)
BUILDING HEIGHT LIMIT	
LOT COVERAGE TOTAL:	2.797 ACRES / 104,532 sq.ft.

SITE AREA

PROPERTY	AREA	ACCESS ROAD LOOP	AREA (SF)
SITE AREA	2.797 acres	-17,305 SF	104,532 SF

NOTES:
THIS PROJECT WILL PLEA FOR EXEMPTION FOR THE ROUTE OF TRAVEL REQUIREMENT DUE TO "SITE STEEP SLOPES"

CODE ANALYSIS

CODE:	2015 IBC 2015 WSEC 2009 ICC A117.1-2009
OCCUPANCY:	R-2 (RESIDENTIAL) B (RECREATIONAL) U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	VB - APARTMENTS VB - RECREATIONAL
BUILDING TYPE:	3 STORY (APARTMENTS)
FIRE SPRINKLERS:	NFPA 13R
BASE ALLOWABLE AREA (APARTMENTS):	7,000 S.F. (TABLE 506.2)
ALLOWABLE HEIGHT (APARTMENTS):	3 STORIES PER 2015 IBC SECTION 504.2)

STRUCTURES ON SITE

STRUCTURES	FIRE SPRINKLERS	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
APARTMENT BUILDINGS	N/A	R-2	VB	3-STORY	5
CARPORTS	N/A	U	VB	1-STORY	7
RECREATIONAL BUILDING	N/A	A-3, B	VB	1-STORY	1
TRASH ENCLOSURE	N/A	U	VB	1-STORY	1
TOTAL STRUCTURES ON SITE:					14

UNIT MATRIX - NET AREAS

UNIT #	UNIT NAME	AREA
3.0		
3.0	LIVING SPACE	620 SF
3.0	PATIO	80 SF
3.0	STORAGE	20 SF
		720 SF
4.1		
4.1	LIVING SPACE	900 SF
4.1	PATIO	70 SF
4.1	STORAGE	20 SF
		990 SF
		1,710 SF

NOTE:
NO MINIMUM DENSITY IS SPECIFIED WITHIN THE B-2 ZONE.

APARTMENT GLAZING %

STRUCTURE	GLAZING AREA	WALL AREA	GLAZING AREA %
SIDE	165 SF	1,353 SF	12.20%
SIDE	165 SF	1,353 SF	12.20%
FRONT	370 SF	2,920 SF	12.67%
			37.06%

BUILDING AREA (GROSS)

BUILDING	LEVEL	AREA
BUILDING A		
BUILDING A	L0	7,470 SF
BUILDING A	L1	6,230 SF
BUILDING A	L2	5,820 SF
BUILDING A	L3	5,800 SF
		25,320 SF
BUILDING B		
BUILDING B	L1	6,540 SF
BUILDING B	L2	5,920 SF
BUILDING B	L3	5,890 SF
		18,360 SF
BUILDING C		
BUILDING C	L1	4,470 SF
BUILDING C	L2	4,200 SF
BUILDING C	L3	4,200 SF
		12,860 SF
BUILDING D		
BUILDING D	L1	4,470 SF
BUILDING D	L2	4,190 SF
BUILDING D	L3	4,190 SF
		12,850 SF
BUILDING E		
BUILDING E	L1	4,470 SF
BUILDING E	L2	4,190 SF
BUILDING E	L3	4,190 SF
		12,850 SF
RECREATION		
RECREATION	L1	1,910 SF
RECREATION	L2	1,730 SF
		3,630 SF
TRASH ENCLOSURE		
TRASH ENCLOSURE	L1	220 SF
		220 SF
TOTAL AREA		86,090 SF

BUILDING MATRIX

BUILDING #	UNIT COUNTS
BUILDING A	18
BUILDING B	24
BUILDING C	12
BUILDING D	12
BUILDING E	12
TOTAL UNITS	78

UNIT / PARKING MATRIX (APT.)

UNIT #	BED COUNT	UNIT COUNT	PARKING/DU	STALLS REQUIRED
3.0	1	20	1.5	30
3.0A	1	1	1.5	1.5
3.0B	1	9	1.5	13.5
4.1	2	32	2	64
4.1A	2	3	2	6
4.1B	2	13	2	26
		78		141

UNIT / PARKING MATRIX (REC)

UNIT #	COUNT	1/300S.F.	STALLS REQUIRED
RECREATION (LEASING OFFICE)	1	12	12
	1		

PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED
GARAGE (8'-0" x 18'-0")	G	24
HANDICAP (8'-0" x 18'-0")	H	7
STANDARD (8'-0" x 18'-0")	S	122
STALLS REQUIRED: 153		153

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

3/16/2021 5:31:22 PM

PR-CONCEPTUAL SITE PLAN

PR0.1

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503



BUILDING 'A' - FRONT ELEVATION - EAST -

1/8" = 1'-0"



BUILDING 'A' - LEFT ELEVATION - SOUTH -

1/8" = 1'-0"

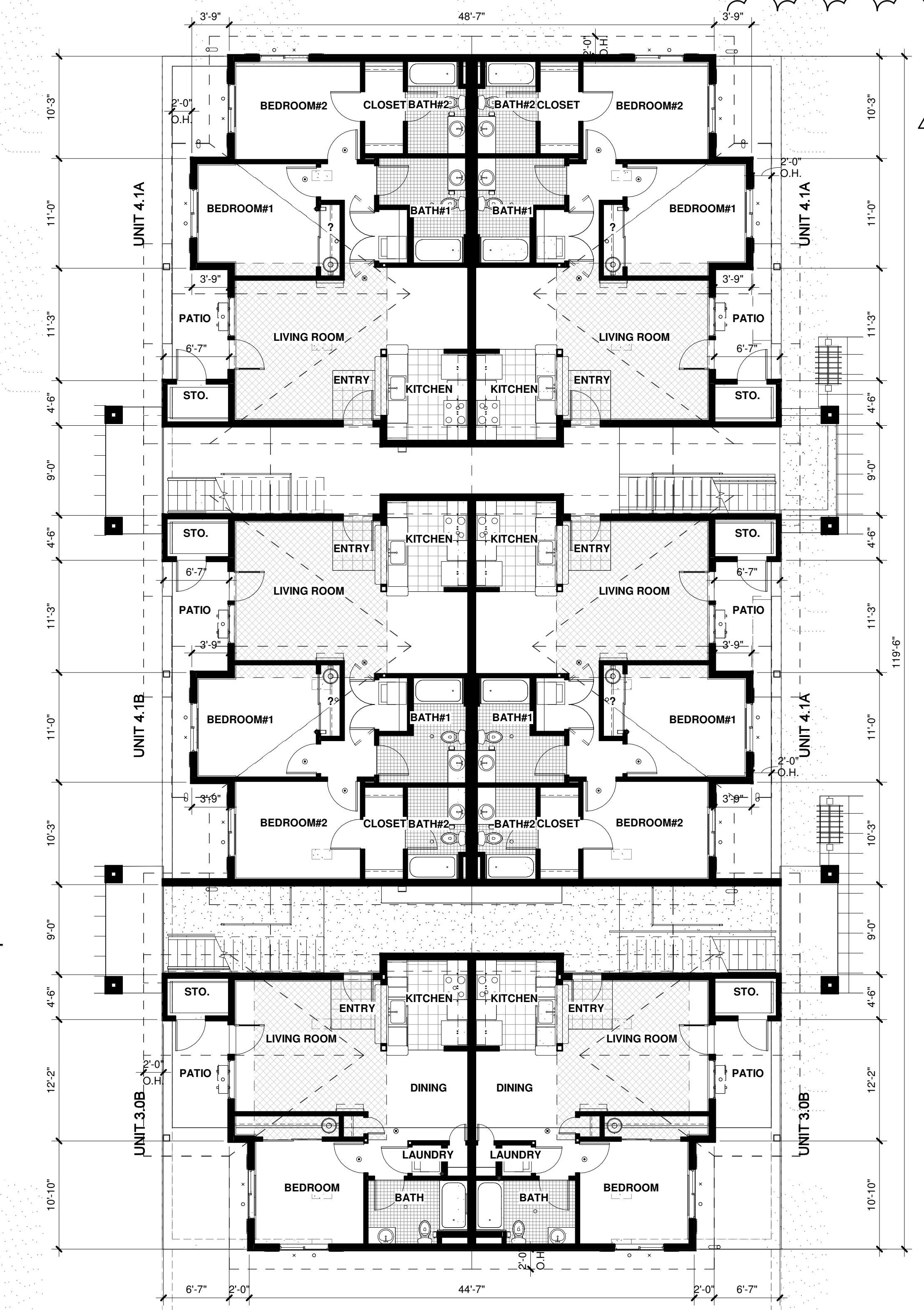
BUILDING 'A' - RIGHT ELEVATION - NORTH -

1/8" = 1'-0"



BUILDING 'A' - REAR ELEVATION - WEST -

1/8" = 1'-0"



BUILDING 'A' - FLOOR PLAN

1/8" = 1'-0"

BUILDING 'A' SOUTH WALL FENESTRATION %:

WALL AREA: 1,086 SF GLAZING AREA: 345 SF
FENESTRATION: 345 SF / 1,086 SF = 31.77%

BUILDING 'A' EAST WALL FENESTRATION %:

WALL AREA: 2,949 SF GLAZING AREA: 1,095 SF
FENESTRATION: 1,095 SF / 2,949 SF = 37.13%

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

3/16/2021 5:13:34 PM

PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.2

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503



CLASS 'A' COMPOSITION SHINGLES

JAMES HARDIE COUNTRYLANE RED SHAKE PATTERN

JAMES HARDIE CEMENTITIOUS BOARD SIDING - 5" EXPOSURE (JAMES HARDIE WOODSTOCK BROWN)

MUTUAL MATERIALS GRAY STONE VENEER

BUILDING 'B' - FRONT ELEVATION - WEST

1/8" = 1'-0"



BUILDING 'B' - LEFT ELEVATION - NORTH

1/8" = 1'-0"



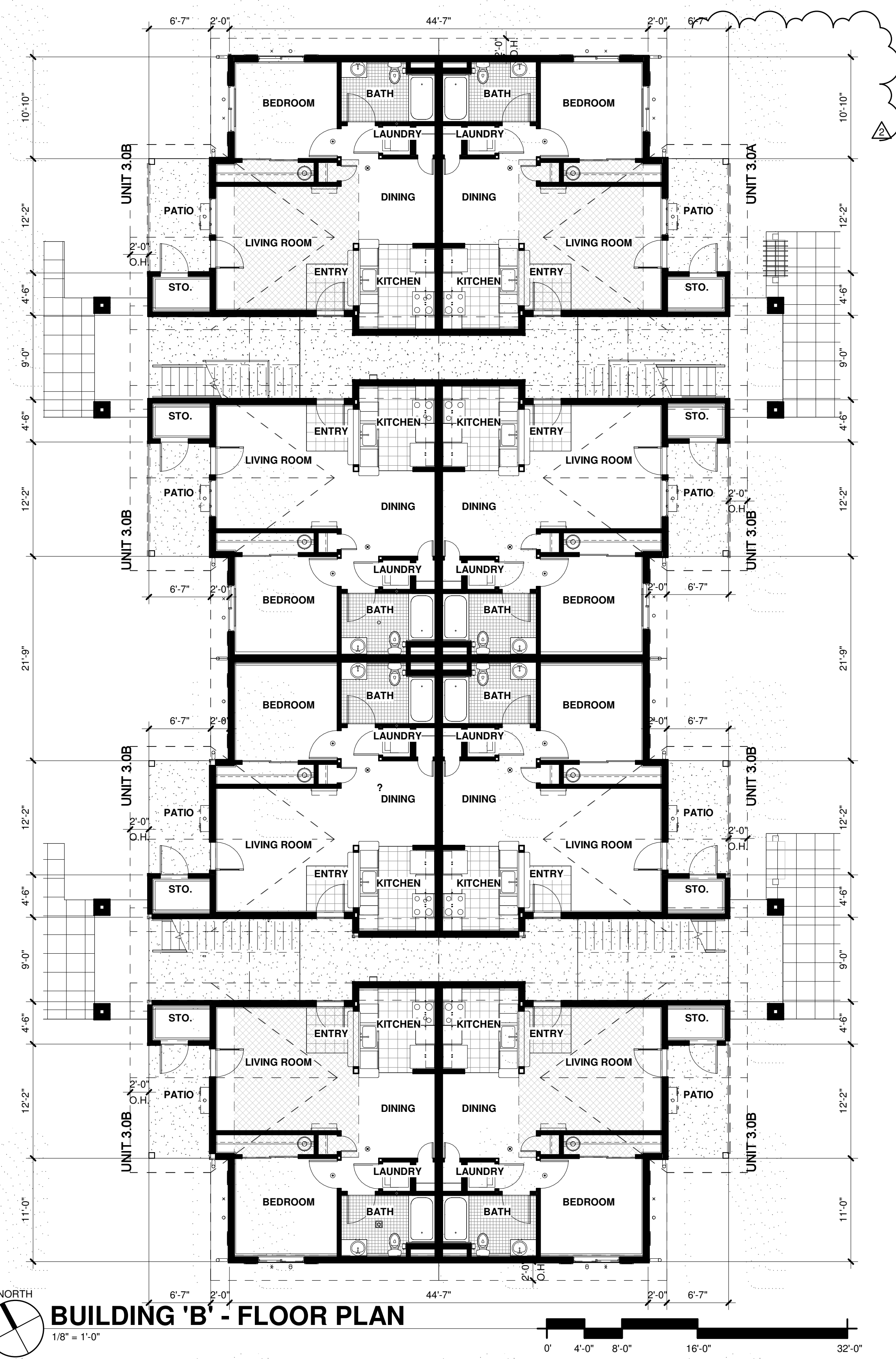
BUILDING 'B' - RIGHT ELEVATION - SOUTH

1/8" = 1'-0"



BUILDING 'B' - REAR ELEVATION - EAST

1/8" = 1'-0"



BUILDING 'B' - FLOOR PLAN

1/8" = 1'-0"

BUILDING 'B' NORTH WALL FENESTRATION %:

WALL AREA: 1,086 SF GLAZING AREA: 280 SF
FENESTRATION: 280 SF / 1,086 SF = 25.78%

BUILDING 'B' EAST WALL FENESTRATION %:

WALL AREA: 3,439 SF GLAZING AREA: 1,197 SF
FENESTRATION: 1,197 SF / 3,439 SF = 34.81%

BUILDING 'B' SOUTH WALL FENESTRATION %:

WALL AREA: 1,086 SF GLAZING AREA: 280 SF
FENESTRATION: 280 SF / 1,086 SF = 25.78%

PR-CONCEPTUAL PLANS & ELEVATIONS

R D + A

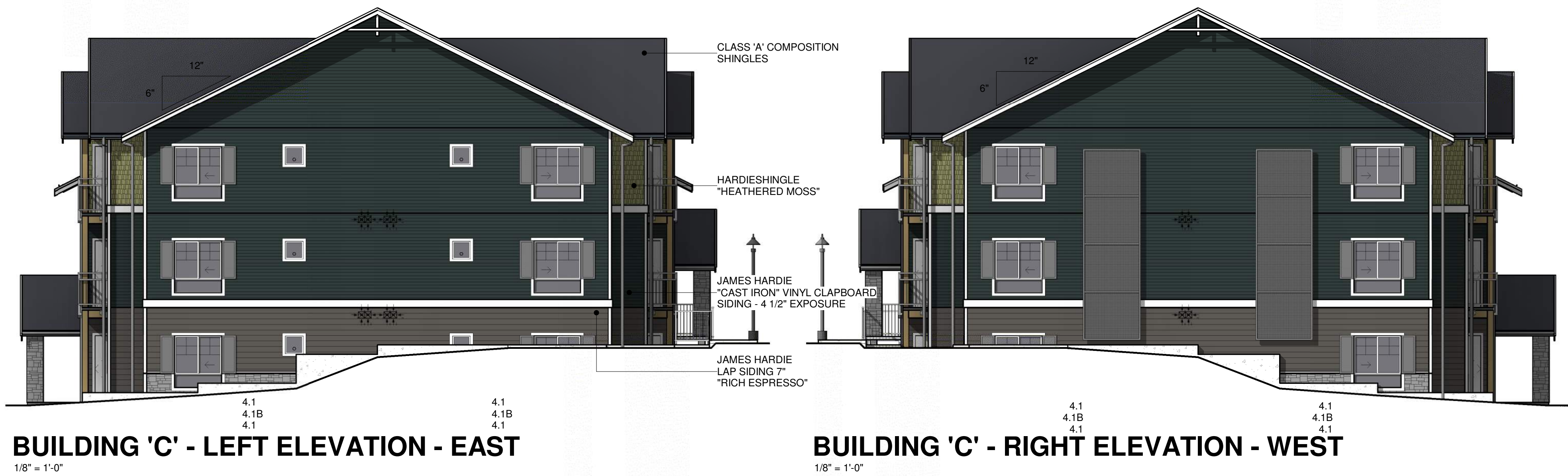
ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

PR0.3



BUILDING 'C' - FRONT ELEVATION - NORTH
1/8" = 1'-0"

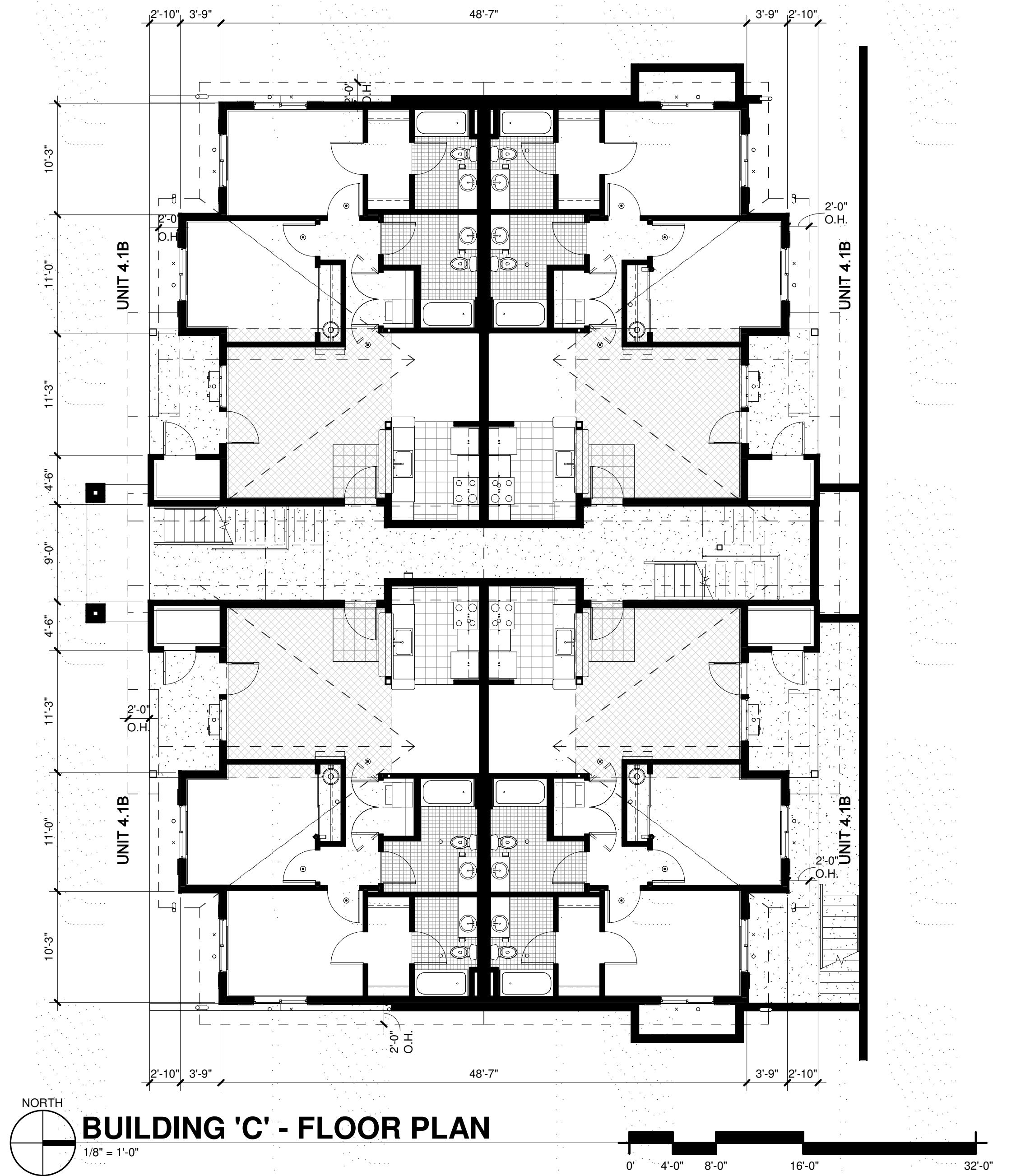


BUILDING 'C' - LEFT ELEVATION - EAST
1/8" = 1'-0"

BUILDING 'C' - RIGHT ELEVATION - WEST
1/8" = 1'-0"



BUILDING 'C' - REAR ELEVATION - SOUTH
1/8" = 1'-0"



BUILDING 'C' - FLOOR PLAN
1/8" = 1'-0"

BUILDING 'C' NORTH WALL FENESTRATION %:

WALL AREA:	2,021 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 2,021 SF = 39.34%		

BUILDING 'C' EAST WALL FENESTRATION %:

WALL AREA:	1,218 SF	GLAZING AREA:	354 SF
FENESTRATION:	354 SF / 1,218 SF = 29.06%		

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

3/16/2021 5:14:31 PM

PR-CONCEPTUAL PLANS &
ELEVATIONS

PR0.4

R D + A

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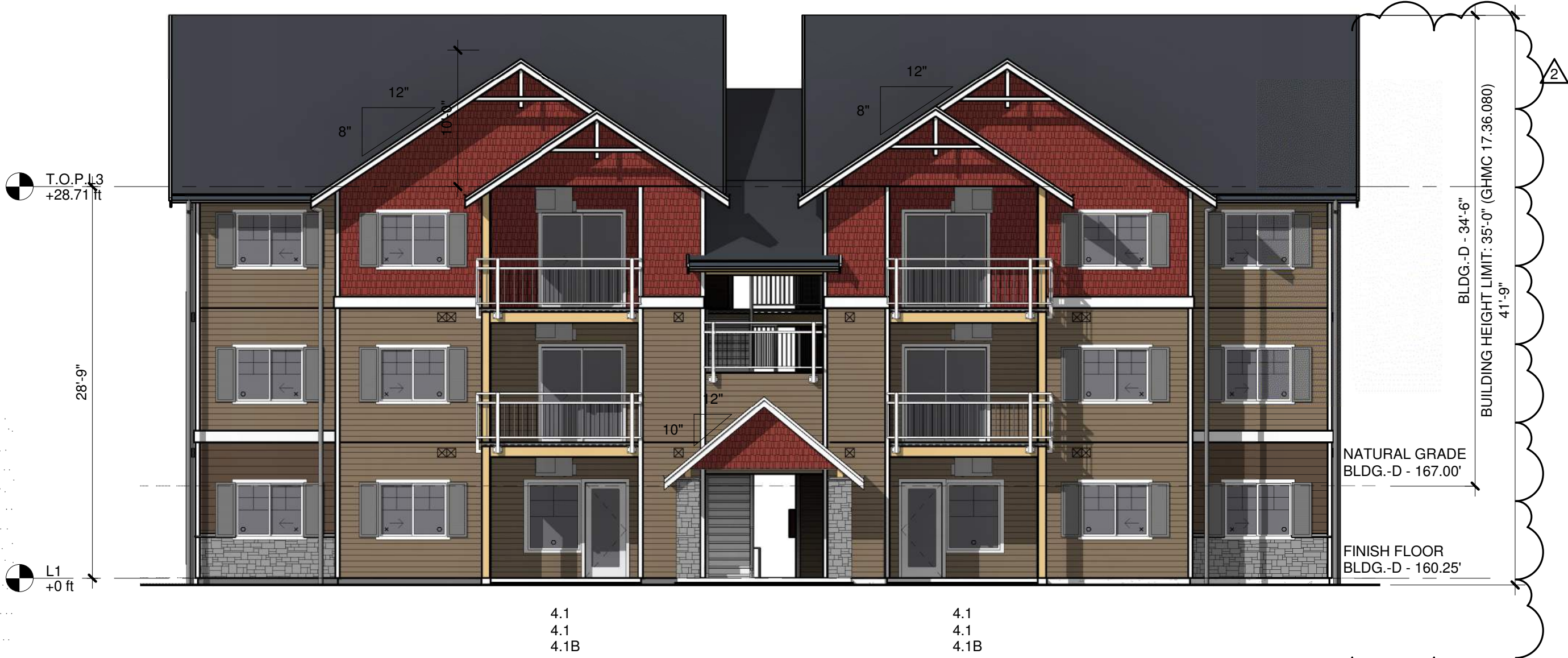


BUILDING 'D' - FRONT ELEVATION - NORTH
1/8" = 1'-0"

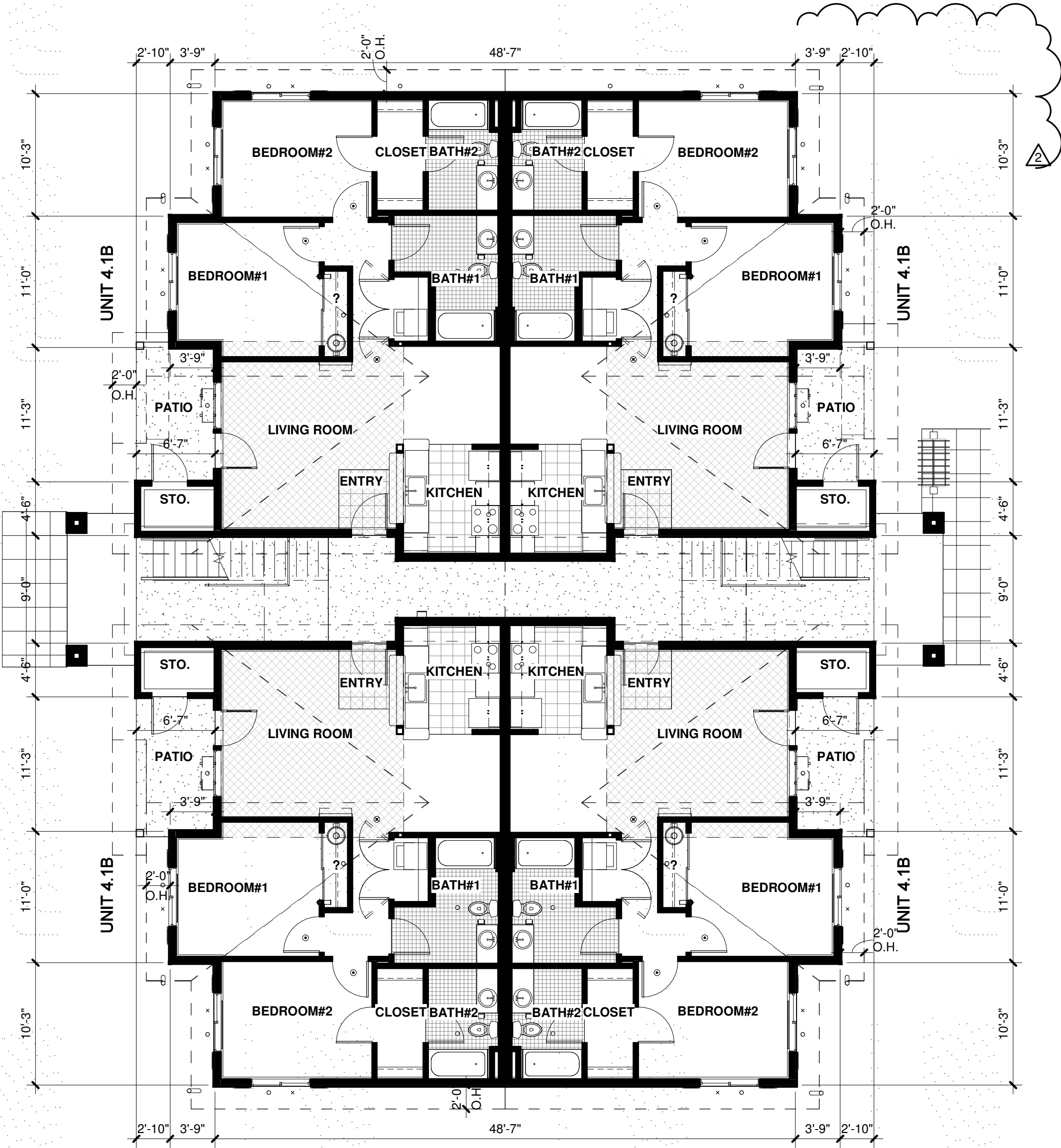


BUILDING 'D' - LEFT ELEVATION - EAST
1/8" = 1'-0"

BUILDING 'D' - RIGHT ELEVATION - WEST
1/8" = 1'-0"



BUILDING 'D' - REAR ELEVATION - SOUTH
1/8" = 1'-0"



BUILDING 'D' - FLOOR PLAN
1/8" = 1'-0"

BUILDING 'D' NORTH WALL FENESTRATION %:

WALL AREA:	2,021 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 2,021 SF = 39.34%		

BUILDING 'D' WEST WALL FENESTRATION %:

WALL AREA:	1,218 SF	GLAZING AREA:	354 SF
FENESTRATION:	354 SF / 1,218 SF = 29.06%		

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

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PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.5

R D + A

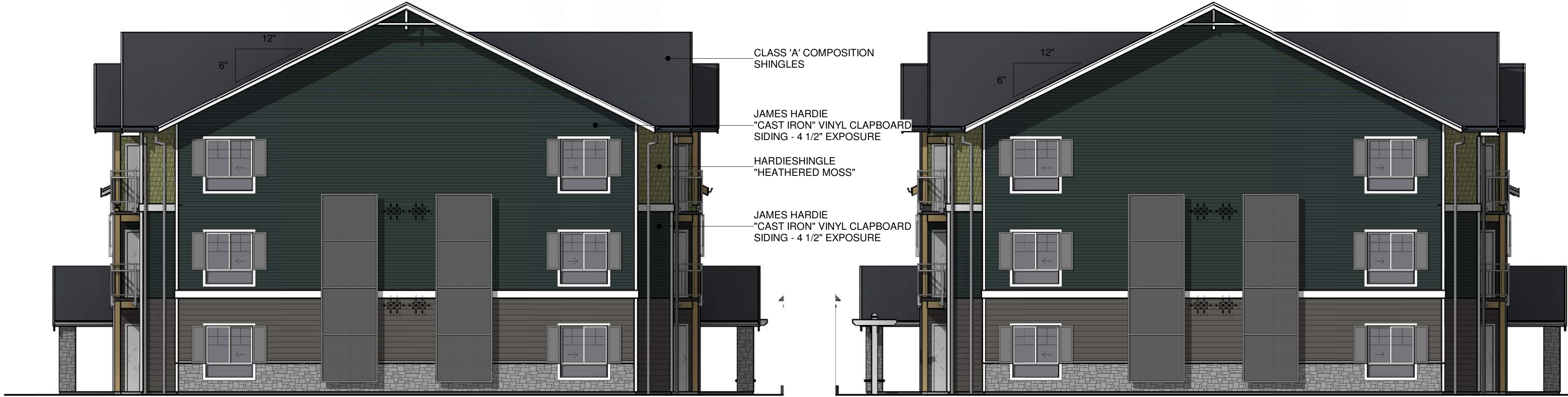
ROSS DECKMAN & ASSOCIATES INC.

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PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503



BUILDING 'E' - FRONT ELEVATION - EAST

1/8" = 1'-0"



BUILDING 'E' - LEFT ELEVATION - NORTH

1/8" = 1'-0"

BUILDING 'E' - RIGHT ELEVATION - SOUTH

1/8" = 1'-0"



BUILDING 'E' - REAR ELEVATION - WEST

1/8" = 1'-0"



BUILDING 'E' - FLOOR PLAN

1/8" = 1'-0"

BUILDING 'E' NORTH WALL FENESTRATION %:

WALL AREA:	1,296 SF	GLAZING AREA:	433 SF
FENESTRATION:	433 SF / 1,296 SF = 33.41%		

BUILDING 'E' WEST WALL FENESTRATION %:

WALL AREA:	1,793 SF	GLAZING AREA:	961 SF
FENESTRATION:	961 SF / 1,793 SF = 53.6%		

BUILDING 'E' EAST WALL FENESTRATION %:

WALL AREA:	1,852 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 1,852 SF = 42.93%		

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

3/16/2021 5:15:17 PM

PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.6

R D + A

ROSS DECKMAN & ASSOCIATES INC.

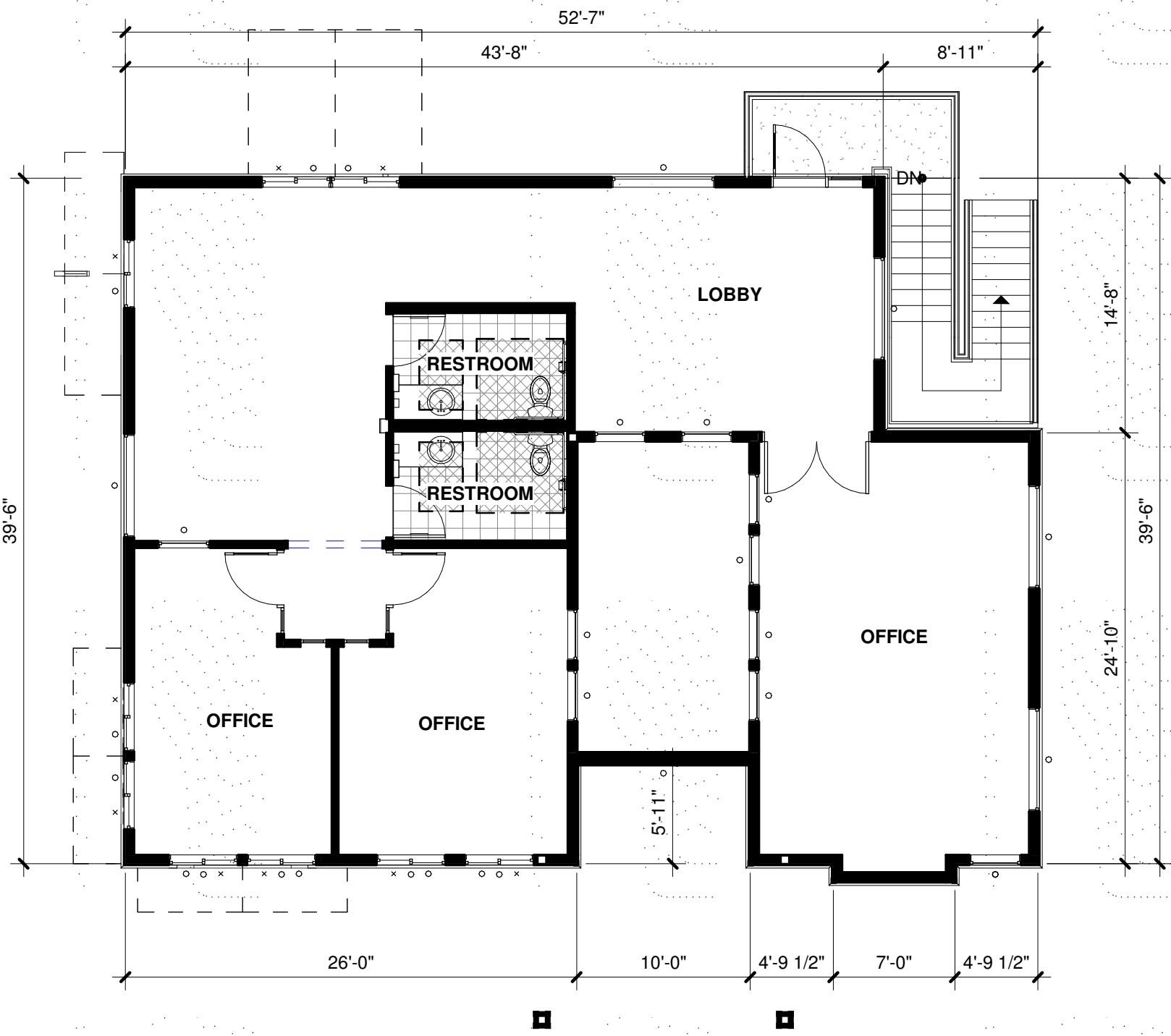
207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

REC NORTH WALL FENESTRATION %:

WALL AREA: 1,140 SF GLAZING AREA: 312 SF
FENESTRATION: 312 SF / 1,140 SF = 27.37%

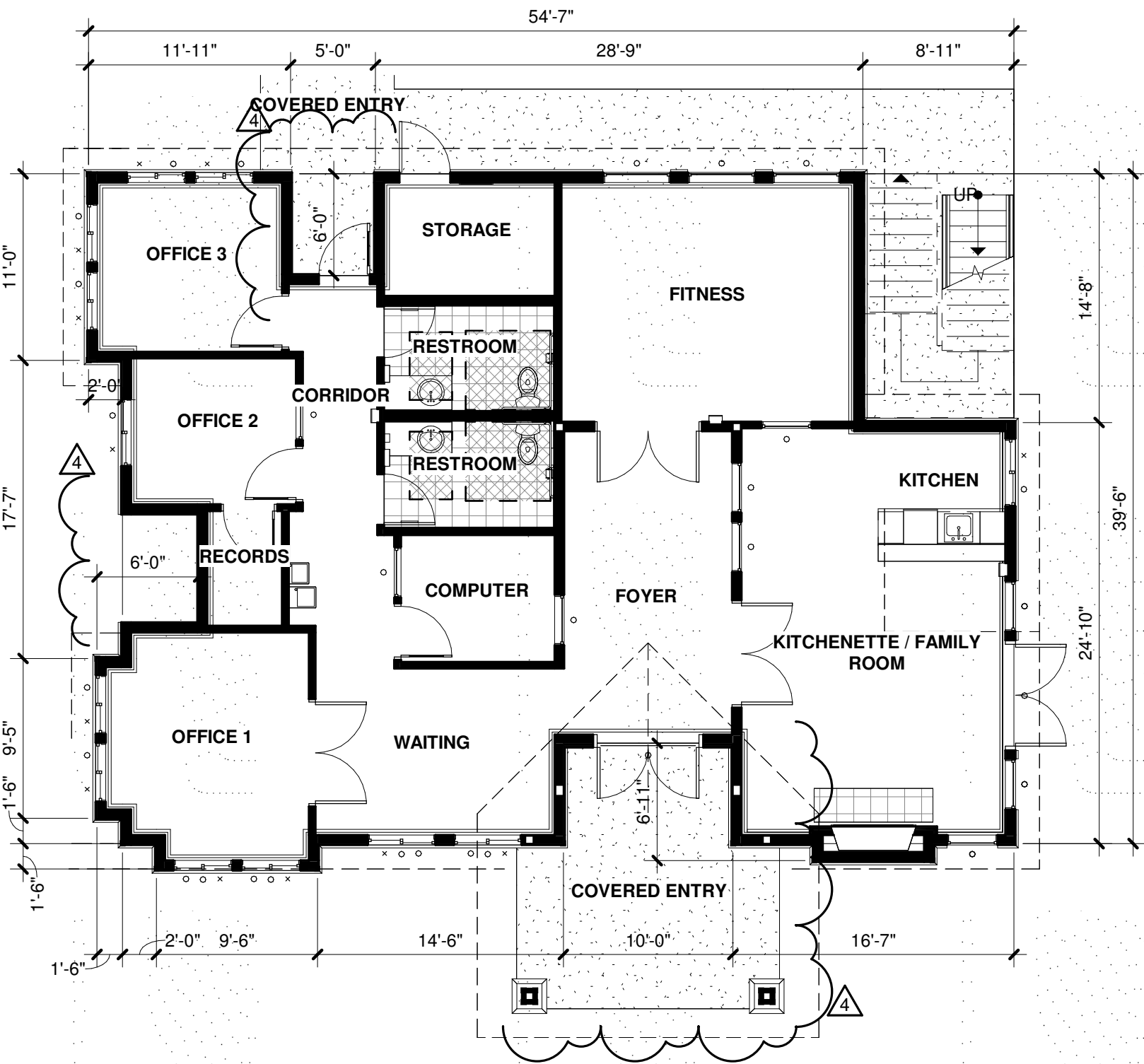
REC WEST WALL FENESTRATION %:

WALL AREA: 786 SF GLAZING AREA: 206.5 SF
FENESTRATION: 206.5 SF / 786 SF = 26.27%



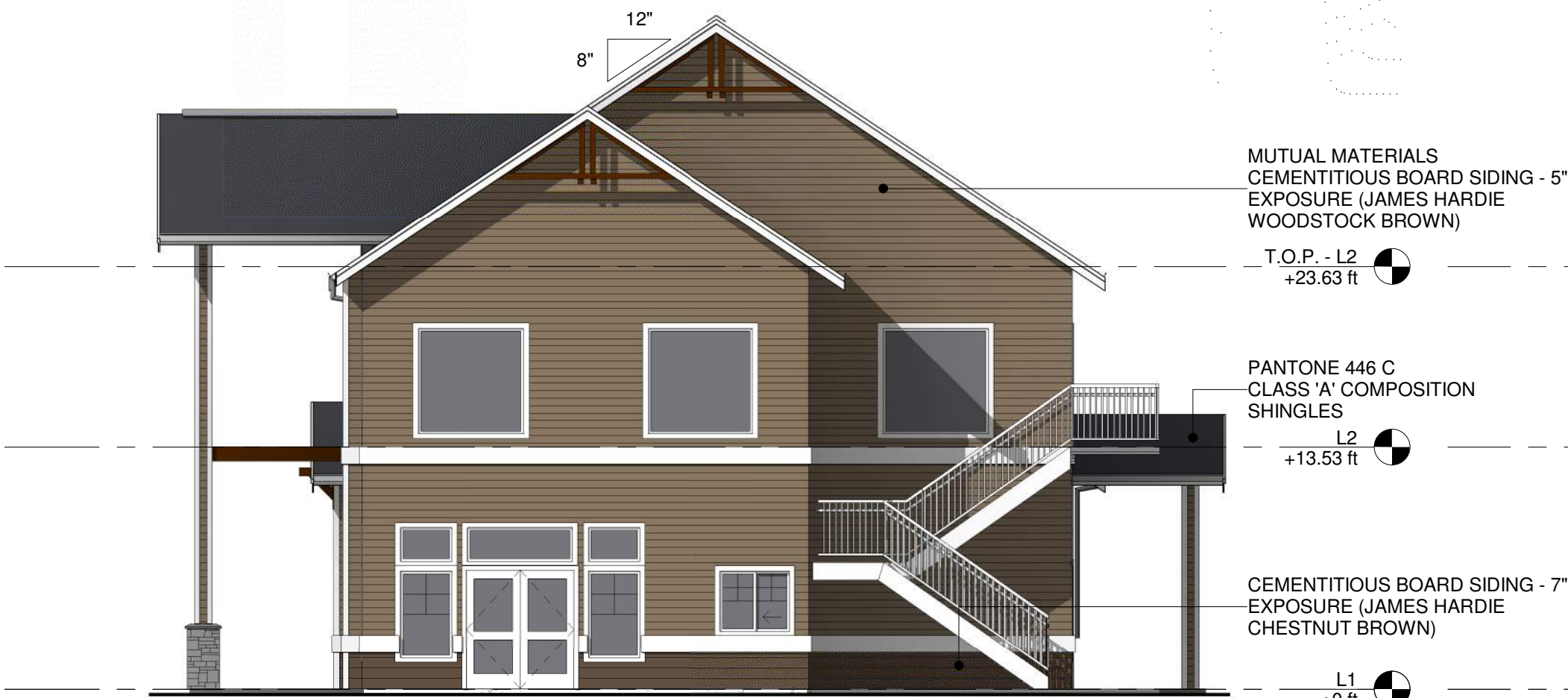
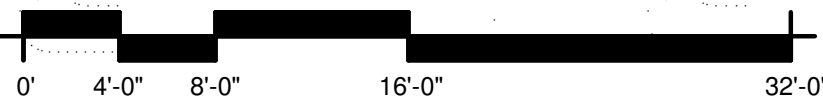
RECREATIONAL - L2

1/8" = 1'-0"



RECREATIONAL - L1

1/8" = 1'-0"



RECREATIONAL BUILDING - RIGHT ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - BACK ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - LEFT ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - FRONT ELEVATION

1/8" = 1'-0"

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

3/16/2021 5:15:29 PM

PR-CONCEPTUAL PLANS & ELEVATIONS

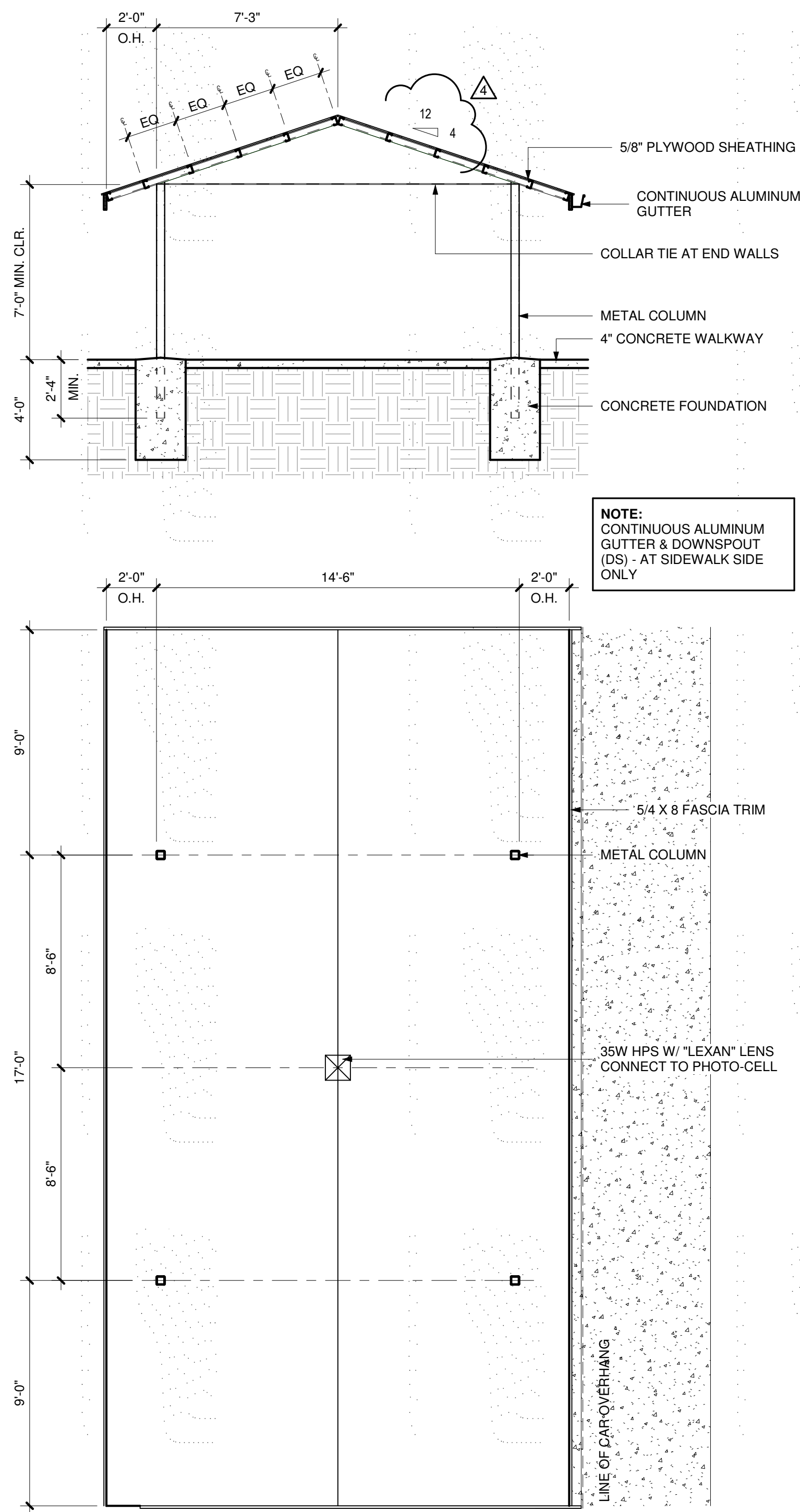
PR0.7

R D + A

ROSS DECKMAN & ASSOCIATES INC.

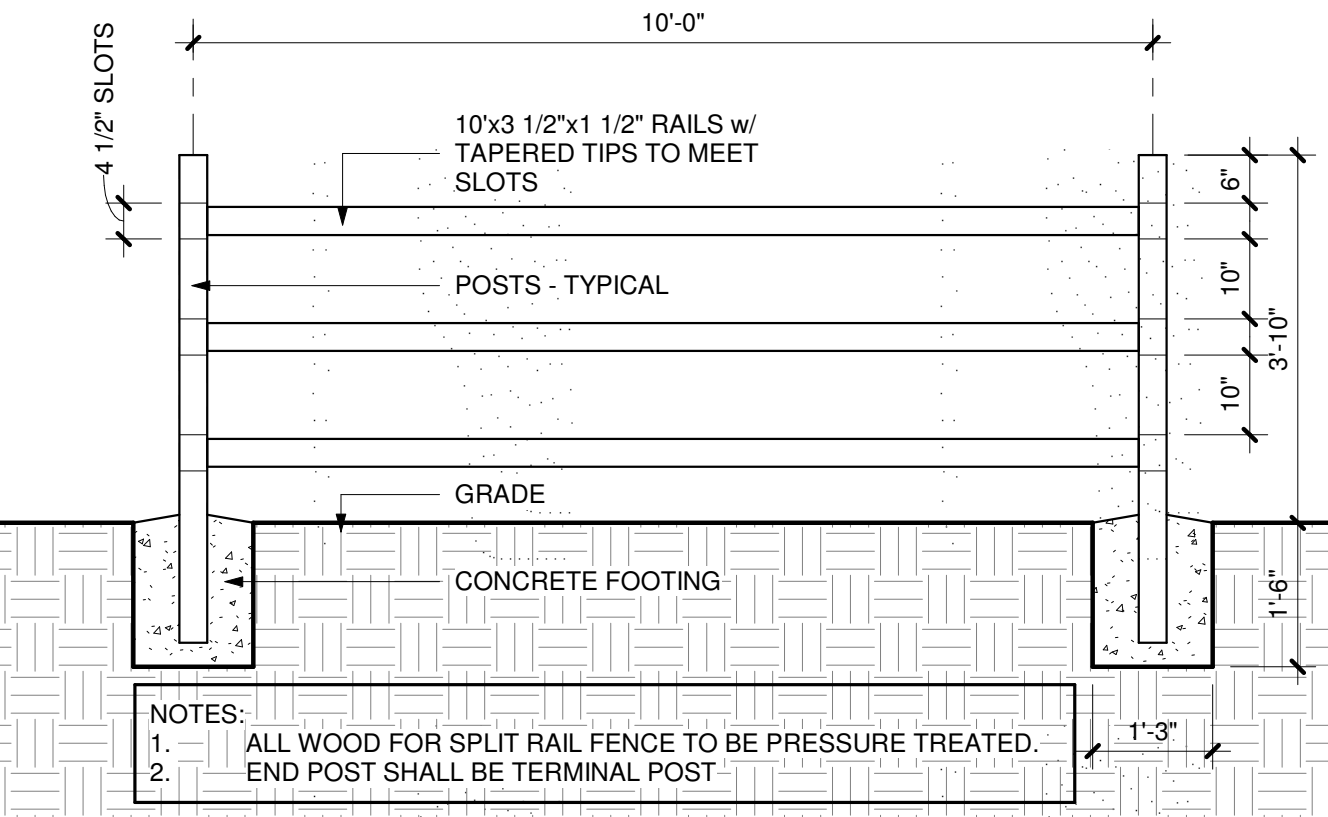
207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

C:\LOCAL Files\1610 Burnham Drive Apartments - CENTRAL_Srha.rvt



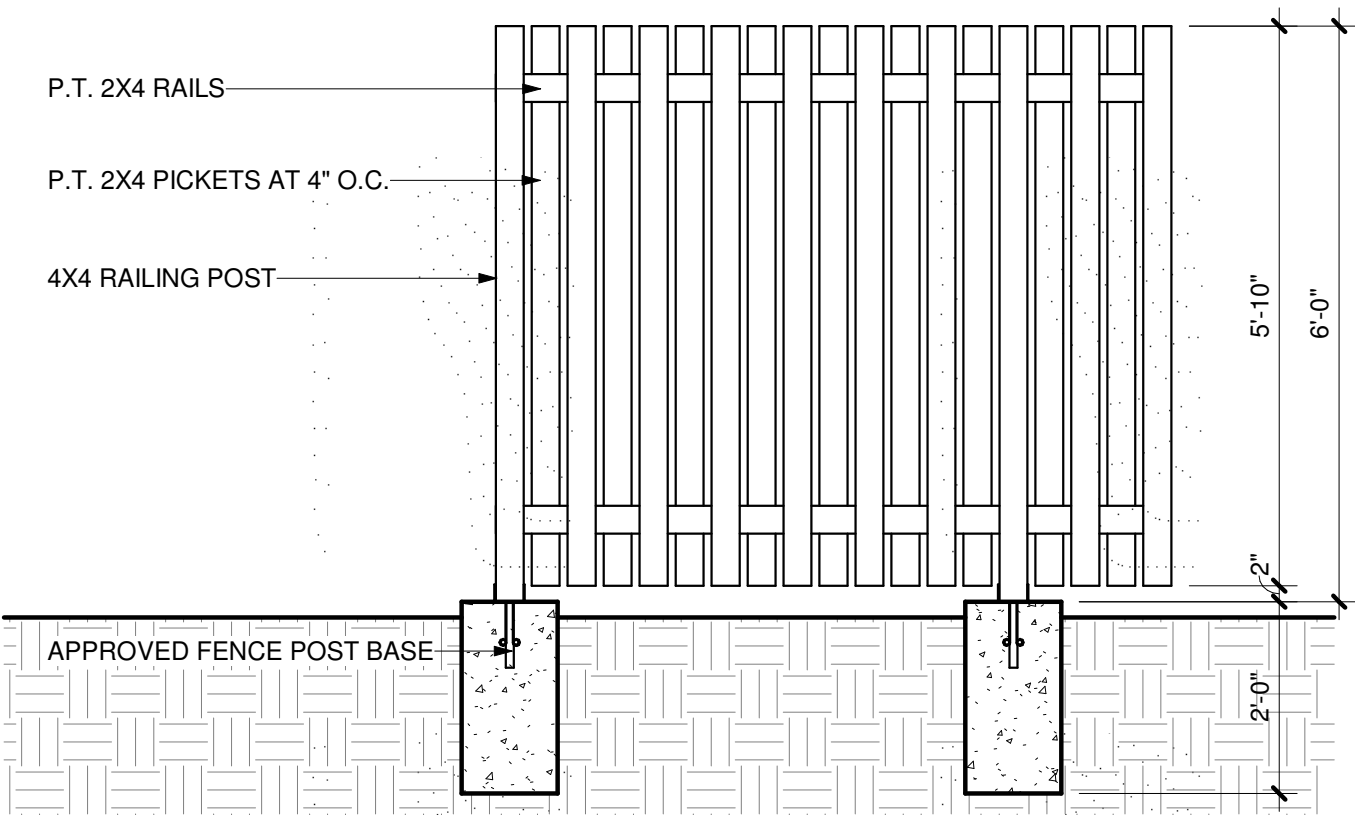
PREFABRICATED METAL CARPORT FRAMING PLANS

1/4" = 1'-0"



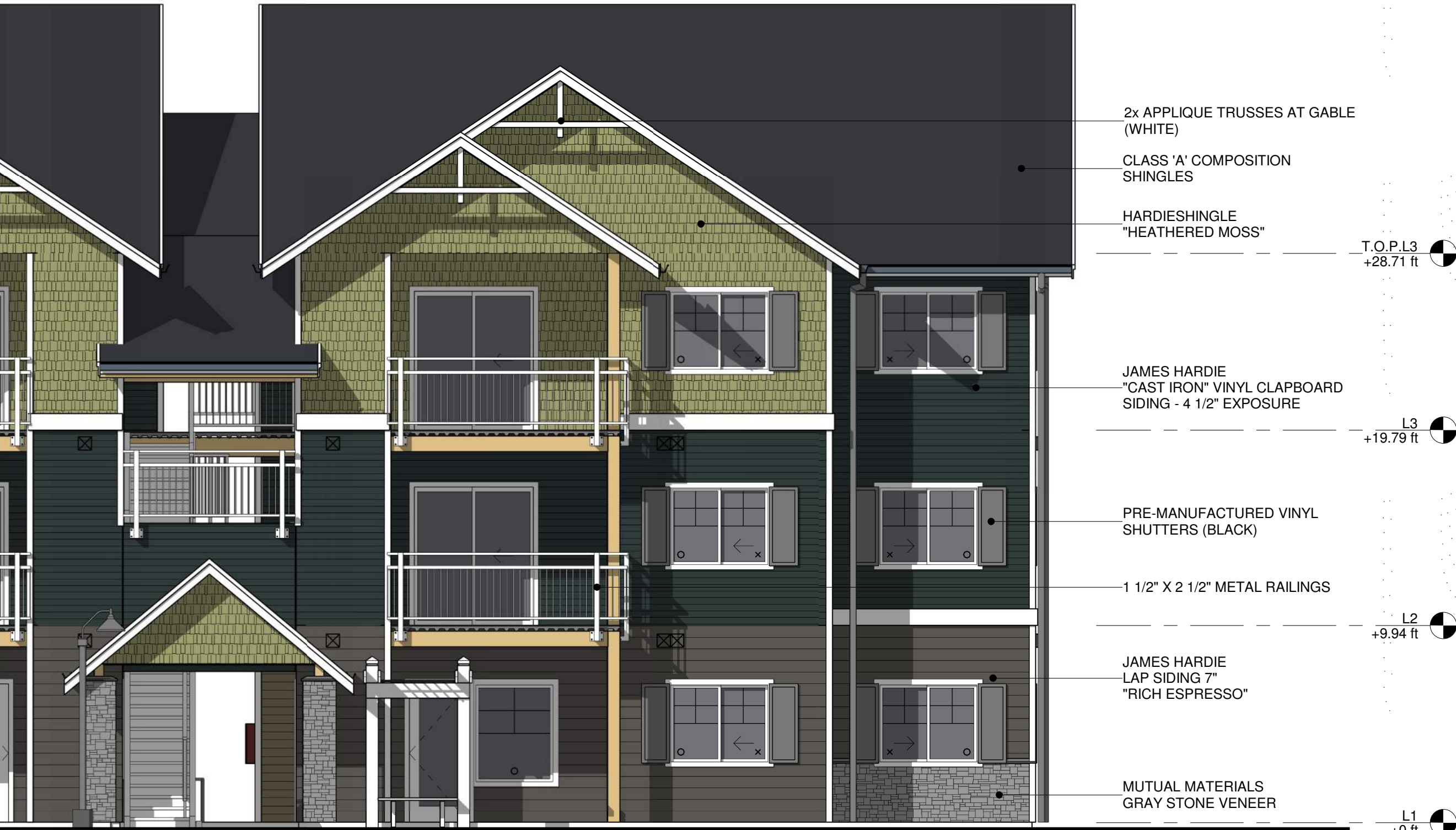
SPLIT RAIL FENCE ELEVATION - TYP.

1/2" = 1'-0"



FENCE ELEVATION FROM INSIDE

1/2" = 1'-0"



ELEVATION - COLOR SCHEME

3/16" = 1'-0"



ELEVATION - COLOR SCHEME 2

3/16" = 1'-0"

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

3/16/2021 5:15:37 PM

PR-CONCEPTUAL ELEVATION - COLOR SCHEME

PR0.8

R D + A

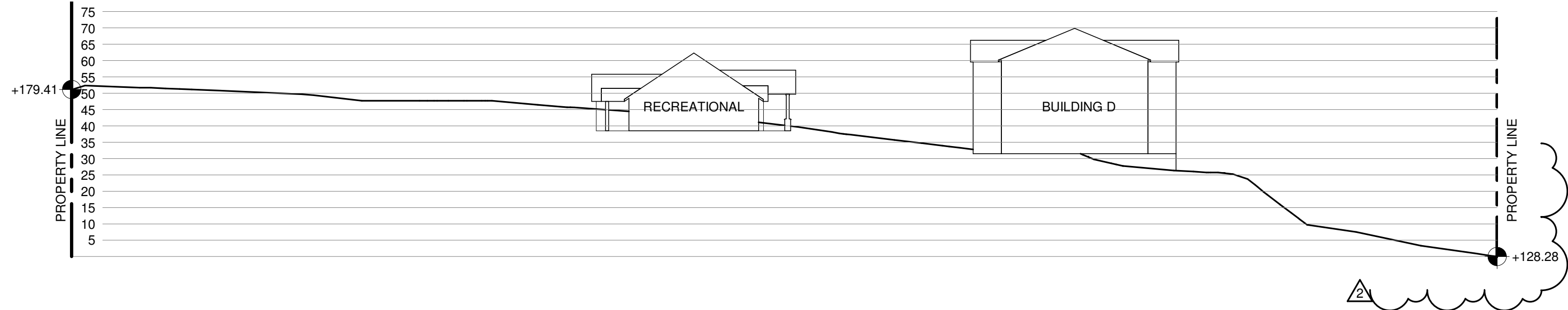
ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

C:\LOCAL Files\1610 Burnham Drive Apartments - CENTRAL_Sirhan.rvt

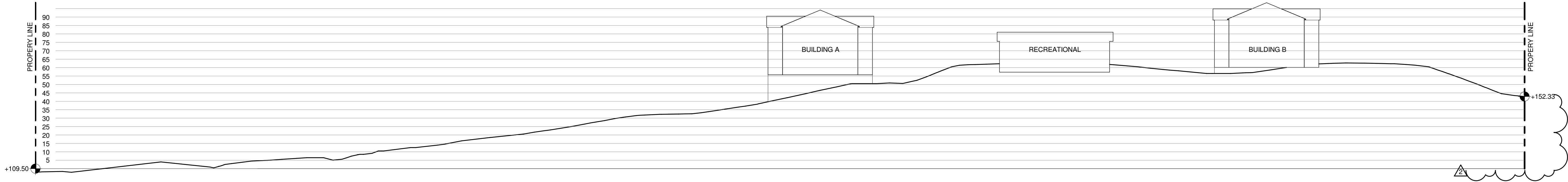
SITE SECTION C

1" = 30'-0"



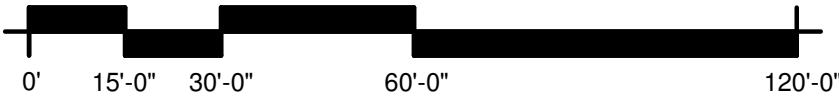
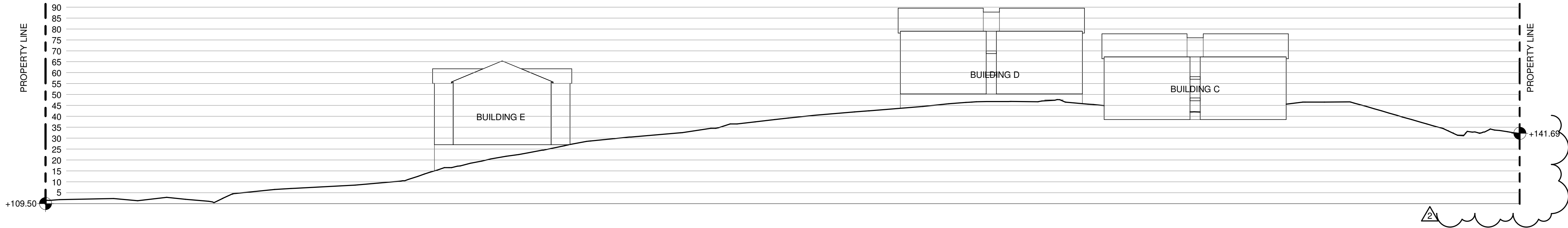
SITE SECTION B

1" = 30'-0"



SITE SECTION A

1" = 30'-0"



BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

3/16/2021 5:15:40 PM

PR-CONCEPTUAL SITE SECTIONS

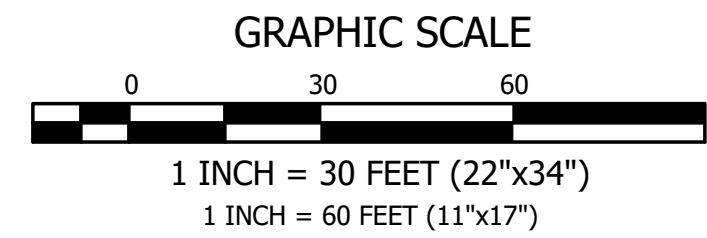
R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372

P. 253.840.9405
F. 253.840.9503

PR0.9



ARCHITECT

ROSS DECKMAN ASSOCIATES
207 4TH AVE SE
PUYALLUP WA 98372
253-840-9405

PROJECT MANAGER

JEFF REED
SMCI
PO BOX 883
GIG HARBOR WA 98335
253-820-8771

OWNER/APPLICANT

PAUL CONAN
P.O. BOX 883
GIG HARBOR WA 98335
253-820-8771

FIRE LANE NOTE

ALL CURBS ALONG ACCESS WAYS, OTHER THAN THOSE LOCATED AT DESIGNATED PARKING STRIPS, ARE TO BE MARKED AND SIGNED AS FIRE LANES THOUGHT THE DEVELOPMENT. AT THE TIME OF THE CIVIL PERMIT APPROVAL ALL FIRE LANE MARKINGS AND SIGNAGE WILL BE DELINEATED.

GEOTECHNICAL ENGINEER

GEORESOURCES LLC
5007 PACIFIC HWY SUITE 16
FIFE WA 98424
253-896-1011

LANDSCAPE ARCHITECT

KATHY OWENS
NATURE BY DESIGN, INC
1320 ALAMEDA AVE, SUITE B
FIRCREST WA 98466
253-460-6067

MATERIAL NOTES

1. ACCESS WAYS AND PARKING STALLS WILL BE PAVED WITH ASPHALT.
2. SIDEWALKS, RAMPS, AND WALKWAYS WILL BE CONCRETE
3. CROSSWALKS WILL BE STAMPED CONCRETE IN A HERRINGBONE PATTERN WITH A BRICK RED COLOR, OR SIMILAR PER OWNER. CROSSWALKS SHALL BE OF A DIFFERENT LOOKING MATERIAL TO BE DISTINGUISHABLE.

UTILITY NOTES

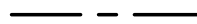
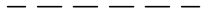
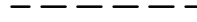
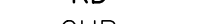
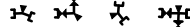
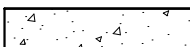
EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

ROAD NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

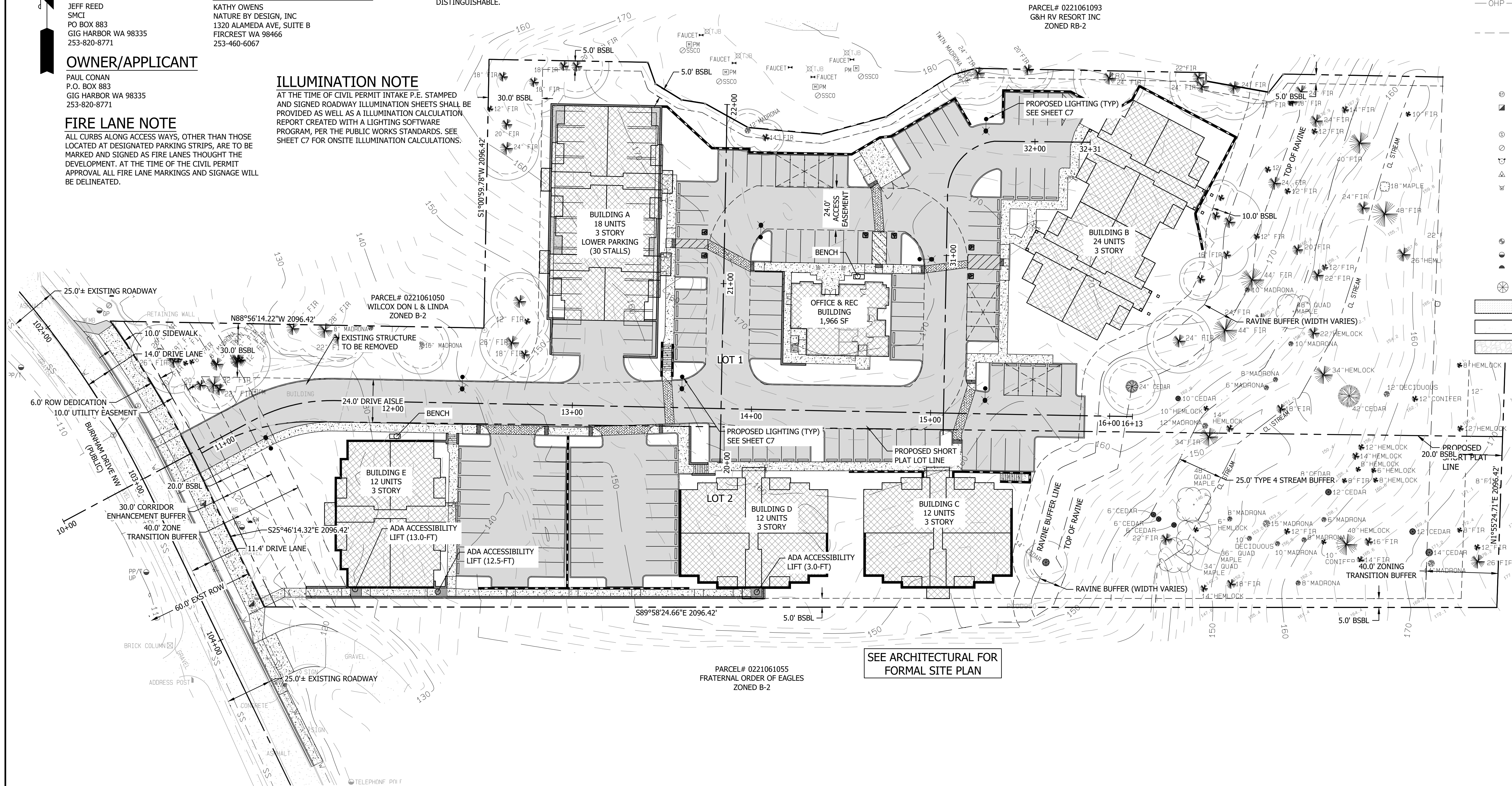
RAMP NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PROPOSED CURB RAMPS DEPICTED ON PUBLIC STREETS IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE MOST RECENT WSDOT STANDARD F-PLAN.

LEGEND		
SURVEY	PROPOSED	
	CONTOURS	
	PROPERTY LINE/RIGHT-OF-WAY	
	RIGHT-OF-WAY CENTERLINE	
	EASEMENT	
	BUILDING SETBACK	
	STORM DRAIN LINE	
	SANITARY SEWER LINE	
	ROOF DRAIN LINE	
	OVERHEAD POWER LINE	
	UNDERGROUND POWER LINE	
	WATER LINE	
	FIRE LINE	
	FDC LINE	
	TREE PROTECTION FENCING	
	TYPE 2 CATCHBASIN	
	TYPE 1/TYPE 1L CATCHBASIN	
	STORM DRAIN CLEANOUT (SDCO)	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT (SSCO)	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	FDC	
	DOUBLE CHECK DETECTOR VALVE	
	MONUMENT	
	POWER POLE (PP)	
	GUY WIRE (GW)	
	TEST PIT	
	ASPHALT	
	CONCRETE	
	GRAVEL	

ILLUMINATION NOTE

AT THE TIME OF CIVIL PERMIT INTAKE P.E. STAMPED AND SIGNED ROADWAY ILLUMINATION SHEETS SHALL BE PROVIDED AS WELL AS A ILLUMINATION CALCULATION REPORT CREATED WITH A LIGHTING SOFTWARE PROGRAM, PER THE PUBLIC WORKS STANDARDS. SEE SHEET C7 FOR ONSITE ILLUMINATION CALCULATIONS.



UTILITY PROVIDER NOTE

SANITARY SEWER AND WATER WILL BE SERVICED BY THE CITY OF GIG HARBOR MUNICIPAL SYSTEMS

DRIVEWAY NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL DRIVEWAY APPROACH LOCATIONS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

EXISTING WELL NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING WELLS ON-SITE. IF EXISTING WELLS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

EXISTING SEPTIC NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING SEPTIC TANKS OR DRAINFIELDS ON-SITE. IF EXISTING SEPTIC TANKS OR DRAINFIELDS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.



GIG HARBOR
"THE MARITIME CITY"

ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS



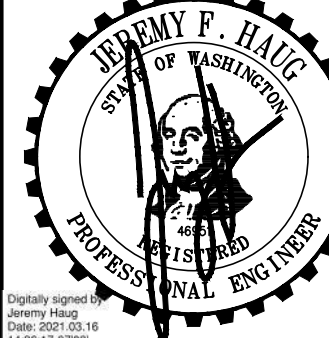
CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY: KJR
DRAWN BY: KJR
CHECKED BY: JFH
APPROVED BY: JFH
SCALE: AS NOTED
OTHER:

BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET
GENERAL PLAN

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C1

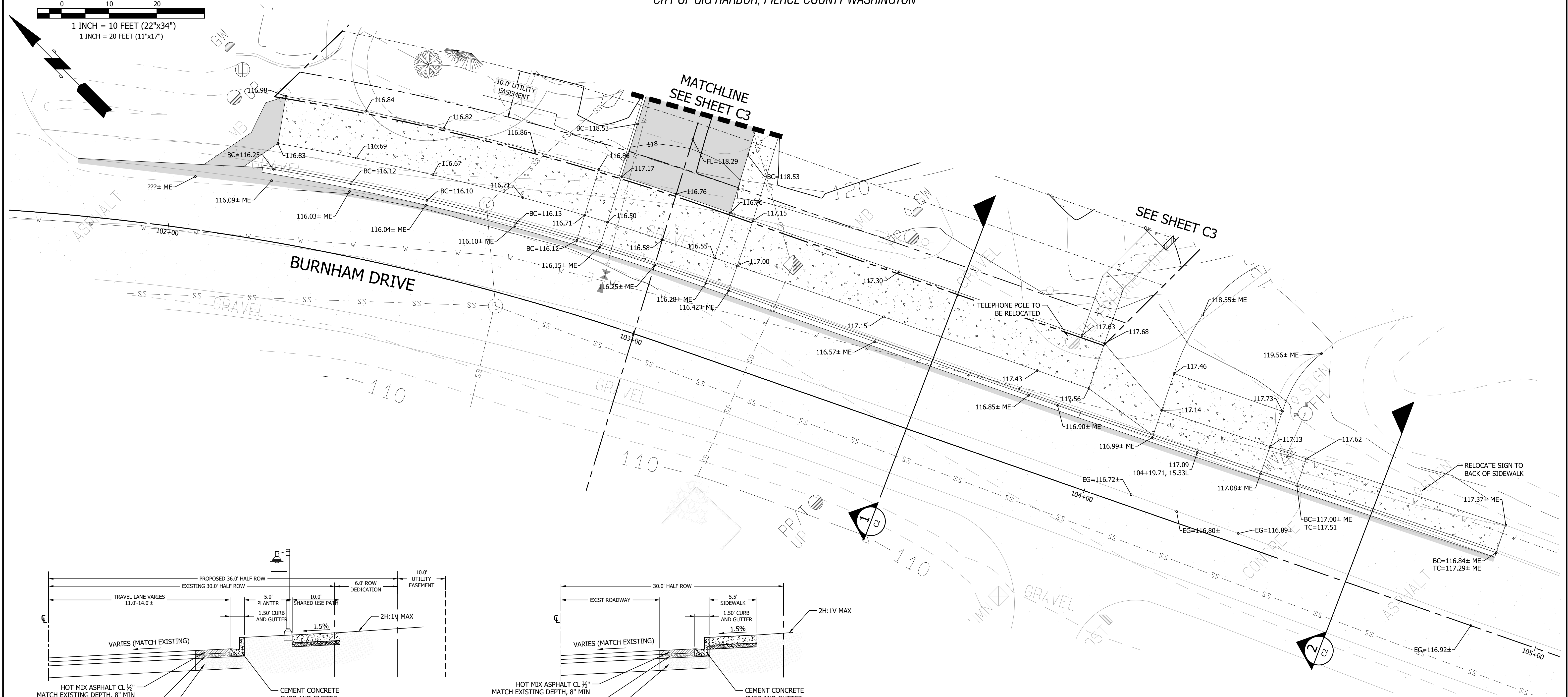


ARMY F. HAIG
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
No. 12150
Exp. 12/31/2024

GRAPHIC SCALE

0 10 20

1 INCH = 10 FEET (22"x34")
1 INCH = 20 FEET (11"x17")



2 BURNHAM DRIVE CROSS SECTION

[illegible]

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ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

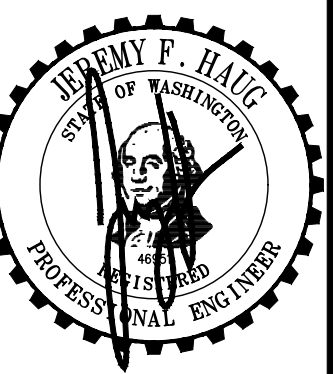
DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

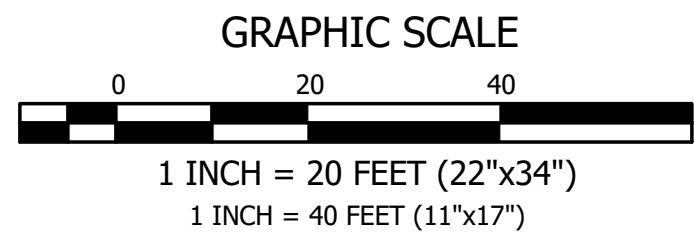
BURNHAM DRIVE APARTMENTS

PRELIMINARY SET

GRADING PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C2





GRADING ACRONYMS

BC = BOTTOM OF CURB
TC = TOP OF CURB
EG = EXISTING GRADE
FG = FINISH GRADE
ME = MATCH EXISTING GRADE
BW = BOTTOM OF WALL
TW = TOP OF WALL
LP = LOW POINT
FF = FINISH FLOOR
FL = FLOW LINE
HP = HIGH POINT
TS = TOP OF STEP
EF = EXTEND FOUNDATION

ROAD NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

DRIVEWAY NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL DRIVEWAY APPROACH LOCATIONS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

WALL NOTE

WALLS OVER 4 FEET IN HEIGHT TO BE CONSTRUCTED UNDER A SEPARATE BUILDING PERMIT.

ACCESSIBILITY NOTES

- RAMPS HAVE BEEN GRADED WITH A LONGITUDINAL SLOPE TO NOT EXCEED 7.8% (MAXIMUM ALLOWED 8.33%) AND A CROSS SLOPE TO NOT EXCEED 1.75% (MAXIMUM ALLOWED 2.0%).
- LANDINGS HAVE BEEN GRADED WITH NO SLOPE IN ANY DIRECTION TO EXCEED 1.75% (MAXIMUM ALLOWED 2.0%).
- ALL RAMPS AND LANDINGS SHALL HAVE ADEQUATE HANDRAILS

GRADING QUANTITIES

TOTAL CUT = 13,850 CU. YD.± *

TOTAL FILL = 11,950 CU. YD.± **

NET = 1,900 CU. YD.± (CUT)

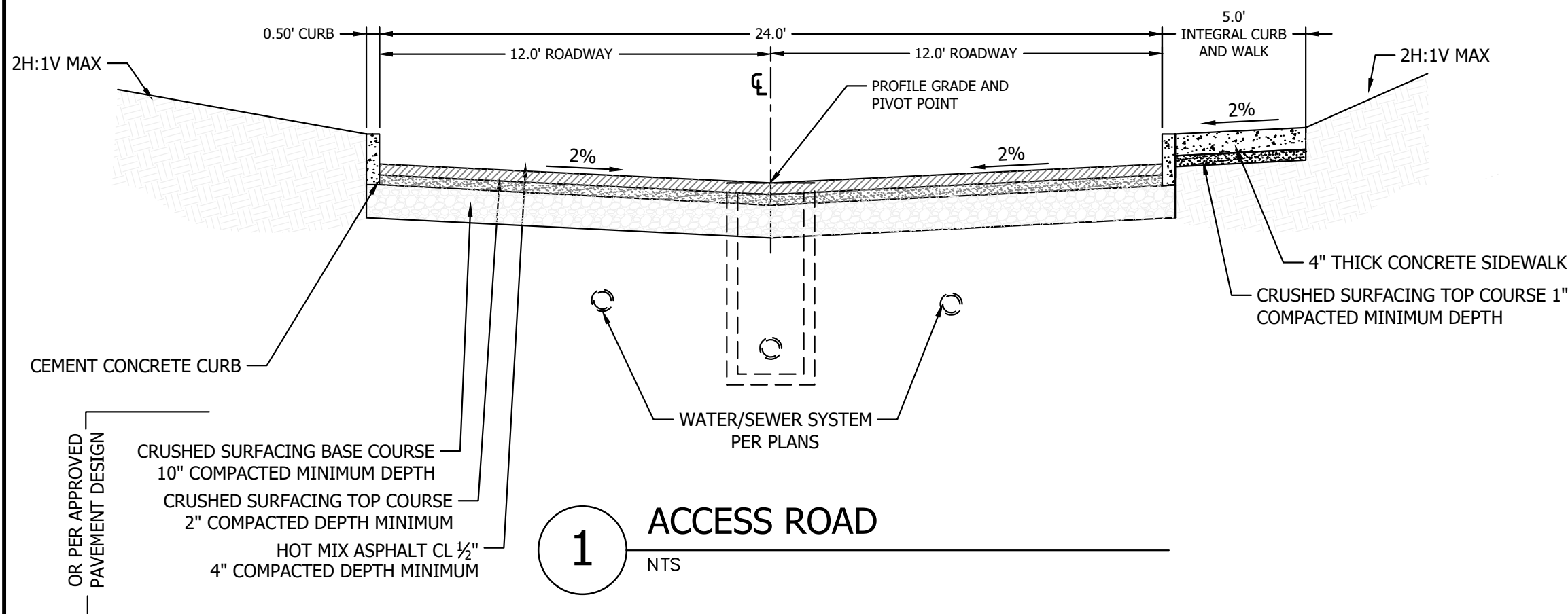
1,900/13,850 = 14% - CUT/FILL QUANTITIES TO BE REVIEWED BY DRB

- * INCLUDES TOTAL CUT FROM DETENTION SYSTEM (2,224 CU. YD.) AND PAVEMENT SECTION (1,700 CU. YD.)
- ** INCLUDES TOTAL FILL OF DETENTION SYSTEM ROCK (1,035 CU. YD.) AND PAVEMENT SECTION (1,700 CU. YD.)

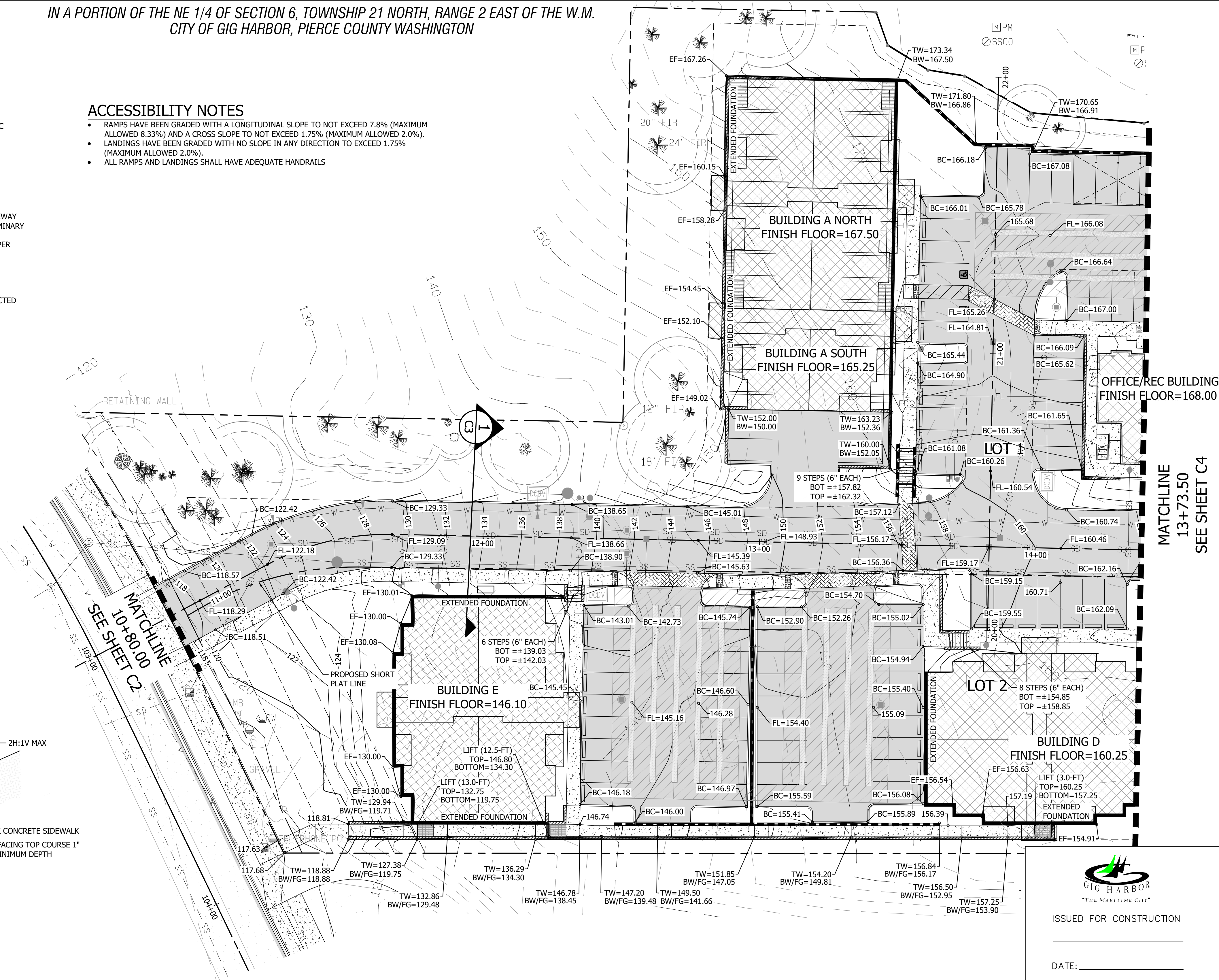
THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE FINISHED GROUND SURFACE TO THE EXISTING GROUND PROVIDED BY THE SURVEY. CONTRACTOR SHALL DO THEIR OWN CALCULATION BASED ON THE INFORMATION PROVIDED WITHIN THESE PLANS.

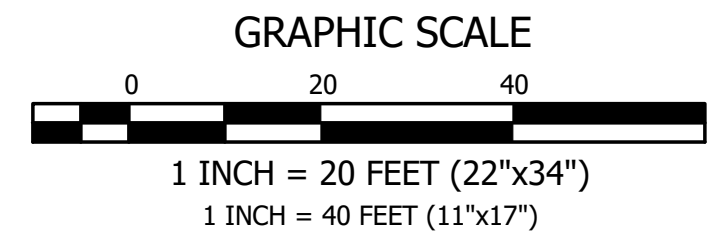
THE QUANTITIES MAY VARY BASED ON THE FOLLOWING FACTORS:

- SHRINK/SWELL OF EXISTING SOILS
- VARIANCE OF VEGETATION THICKNESS AND UNSUITABLE TOPSOIL
- SUBBASE REQUIREMENTS FOR THE BUILDING FOUNDATION BASED ON THE FINAL STRUCTURAL DESIGN
- TRENCHING EXCAVATION FOR PROPOSED UTILITIES
- ADDITIONAL CUT/FILL MAY BE REQUIRED FOR FUTURE UTILIZATION OF THE SITE



IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON





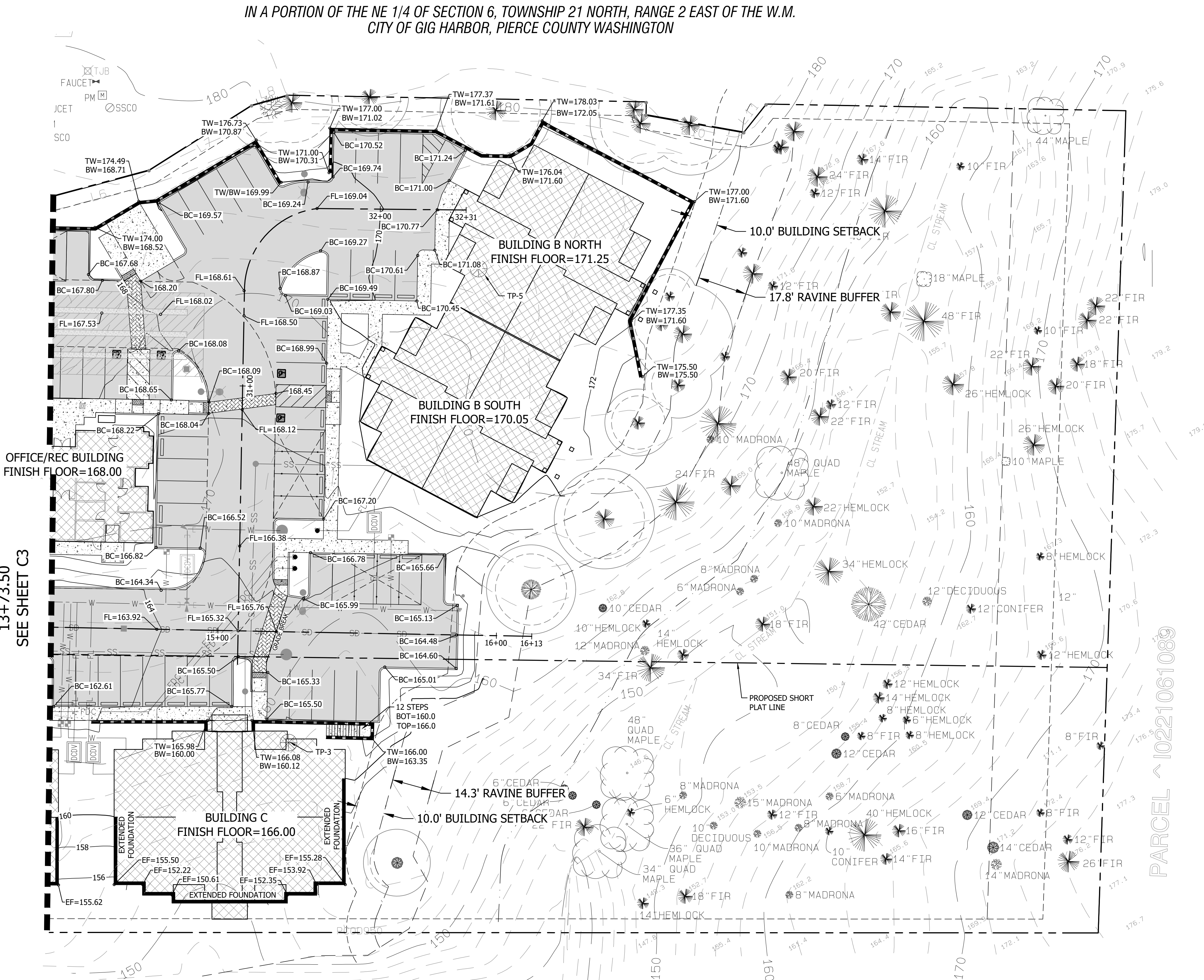
ROAD NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

WALL NOTE

WALLS OVER 4 FEET IN HEIGHT TO BE CONSTRUCTED UNDER A SEPARATE BUILDING PERMIT.

MATCHLINE
13+73.50
SEE SHEET C3



REVISIONS

CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

**BURNHAM DRIVE
APARTMENTS**

PRELIMINARY SET

GRADING PLAN

ISSUED FOR CONSTRUCTION

DATE: _____

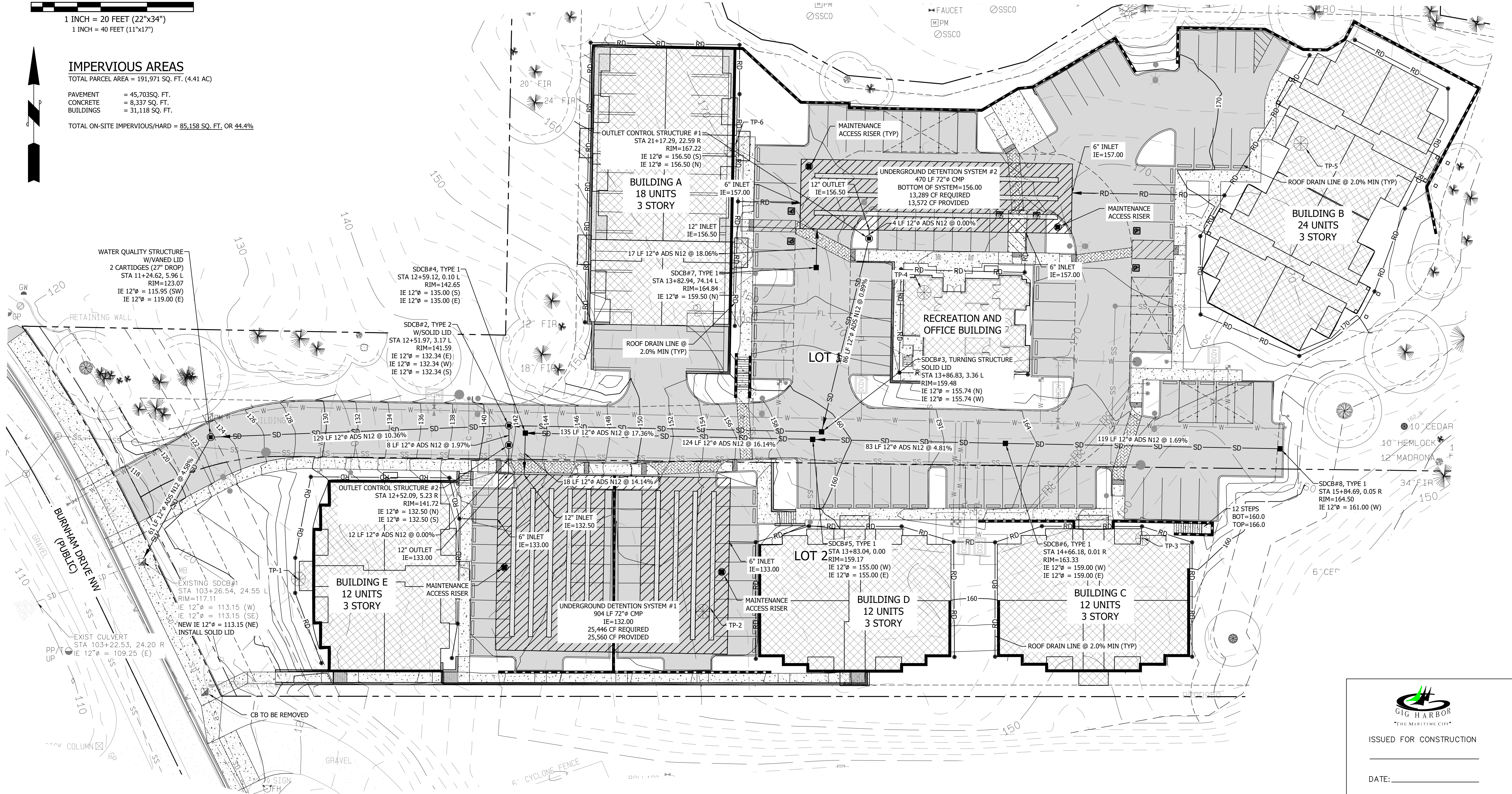
PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C4



TOTAL PARCEL AREA = 191,971 SQ. FT. (4.41 AC)

PAVEMENT = 45,703SQ. FT.
CONCRETE = 8,337 SQ. FT.
BUILDINGS = 31,118 SQ. FT.

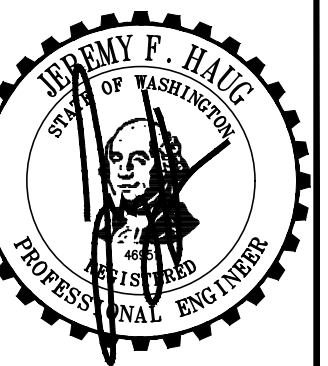
TOTAL ON-SITE IMPERVIOUS/HARD = 85,158 SQ. FT. OR 44.4%



ISSUED FOR CONSTRUCTION

DATE: _____

PERMIT NO. PL-SPP-18-0001	 
DRAWING NO. 15-204	
SHEET C5	



	REVISIONS

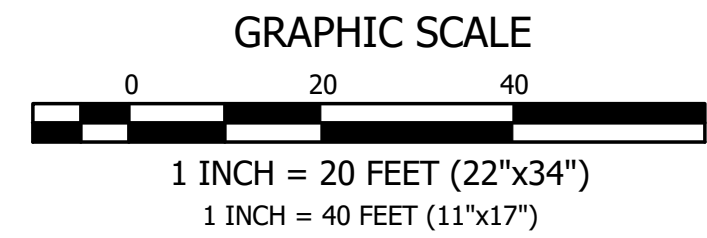
CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

BURNHAM DRIVE APARTMENTS

PRELIMINARY SET

DRAINAGE PLAN



EXISTING SEPTIC NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING SEPTIC TANKS OR DRAINFIELDS ON-SITE. IF EXISTING SEPTIC TANKS OR DRAINFIELDS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

UTILITY NOTES

EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

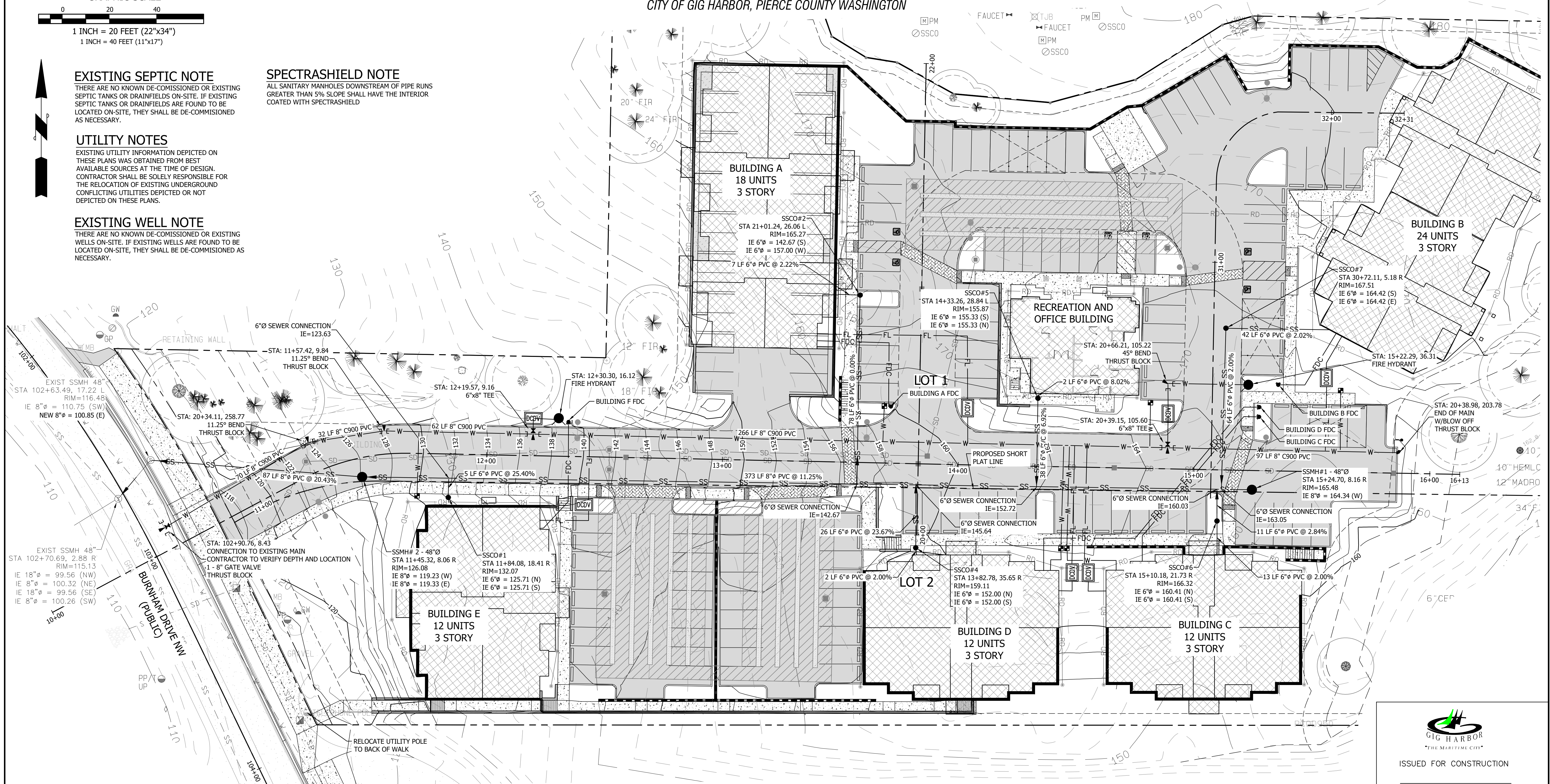
EXISTING WELL NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING WELLS ON-SITE. IF EXISTING WELLS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

SPECTRASHIELD NOTE

ALL SANITARY MANHOLES DOWNSTREAM OF PIPE RUNS GREATER THAN 5% SLOPE SHALL HAVE THE INTERIOR COATED WITH SPECTRASHIELD

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



ISSUED FOR CONSTRUCTION

DATE: _____

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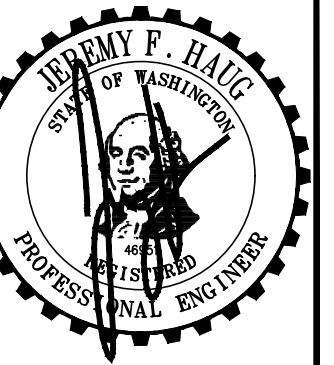
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APPROVED BY: JFH
SCALE: AS NOTED
OTHER:

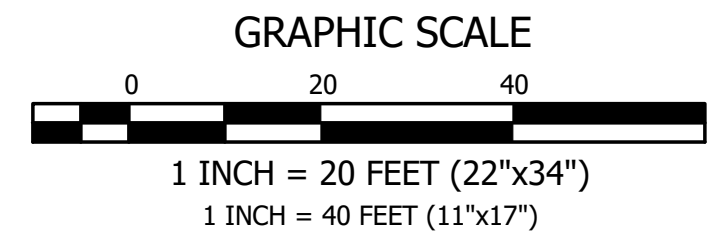
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

UTILITY PLAN

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C6





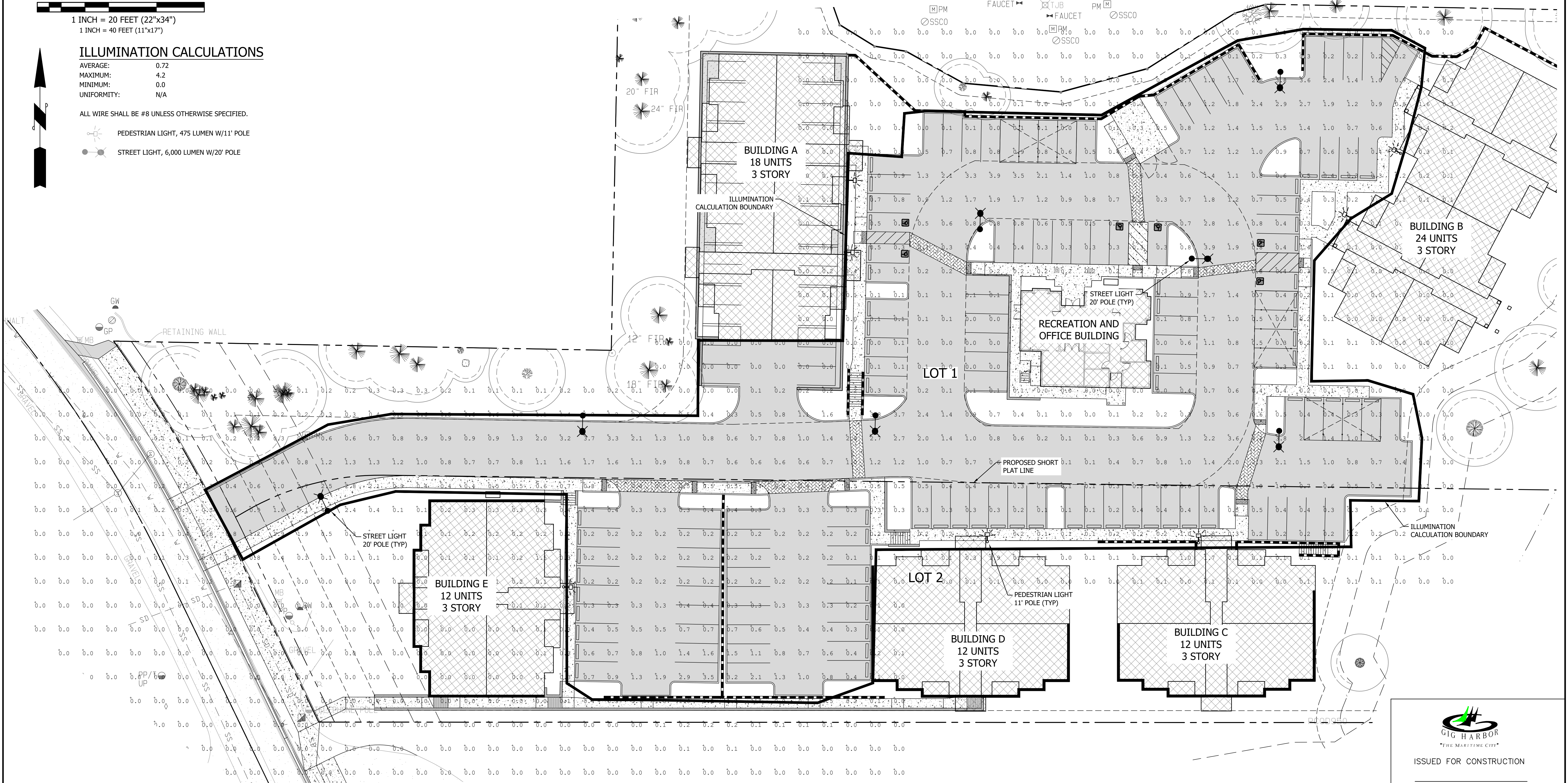
ILLUMINATION CALCULATIONS

AVERAGE: 0.72
MAXIMUM: 4.2
MINIMUM: 0.0
UNIFORMITY: N/A

ALL WIRE SHALL BE #8 UNLESS OTHERWISE SPECIFIED.

PEDESTRIAN LIGHT, 475 LUMEN W/11' POLE
 STREET LIGHT, 6,000 LUMEN W/20' POLE

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



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PO Box 949 Gig Harbor, WA 98335
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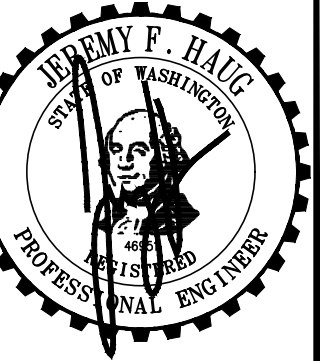
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SCALE: AS NOTED
OTHER:

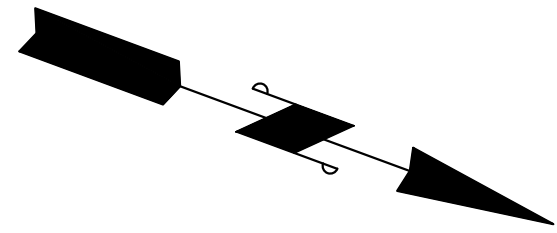
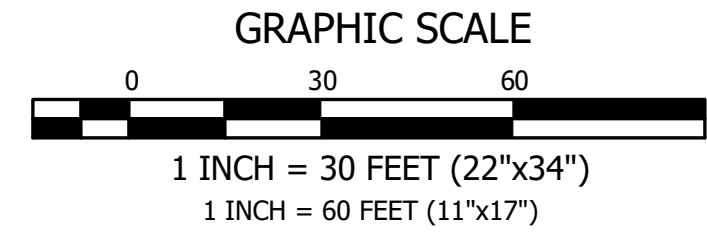
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

ONSITE
ILLUMINATION PLAN

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C7

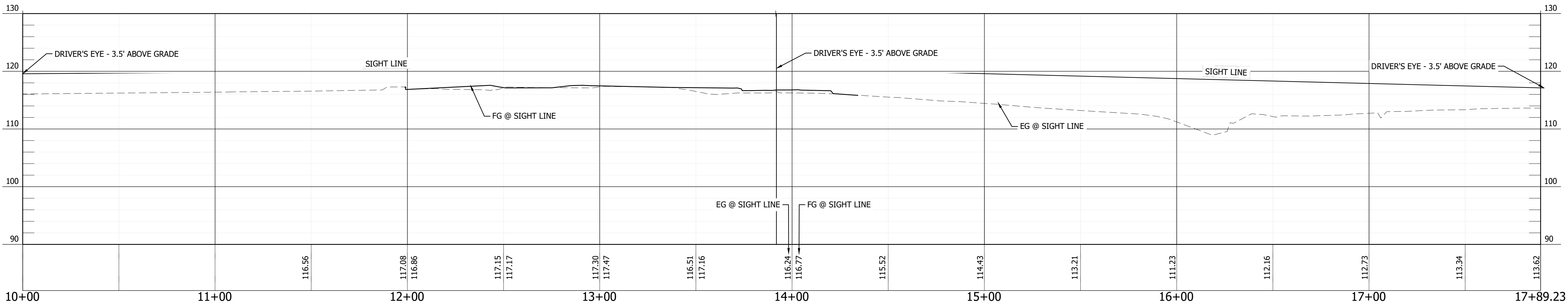
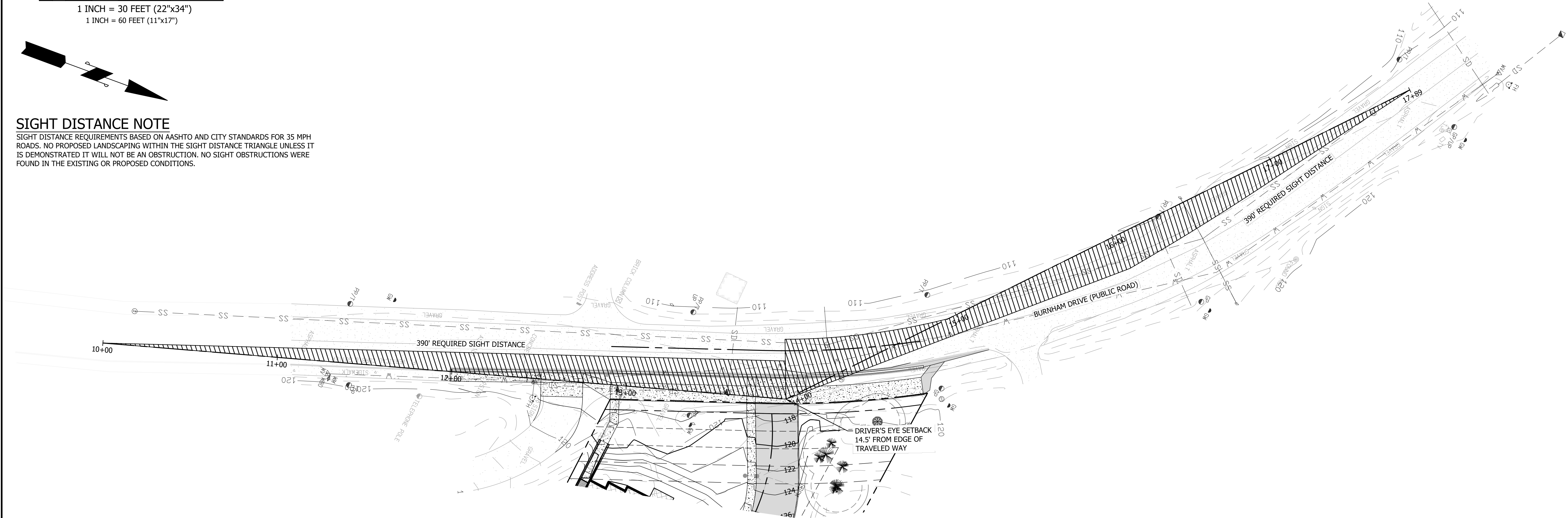




SIGHT DISTANCE NOTE

SIGHT DISTANCE REQUIREMENTS BASED ON AASHTO AND CITY STANDARDS FOR 35 MPH ROADS. NO PROPOSED LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE UNLESS IT IS DEMONSTRATED IT WILL NOT BE AN OBSTRUCTION. NO SIGHT OBSTRUCTIONS WERE FOUND IN THE EXISTING OR PROPOSED CONDITIONS.

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



BURNHAM SIGHT LINE

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



ISSUED FOR CONSTRUCTION

DATE: _____

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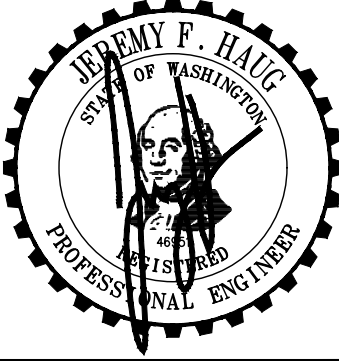
DESIGNED BY:	KJR
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APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

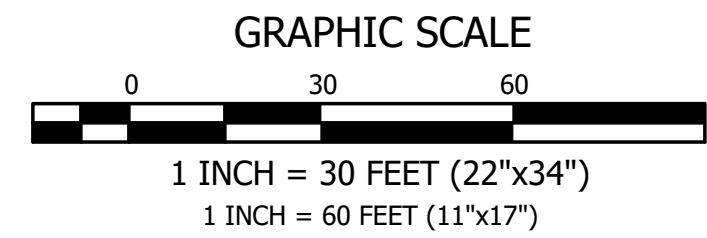
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

SIGHT DISTANCE
DIAGRAM

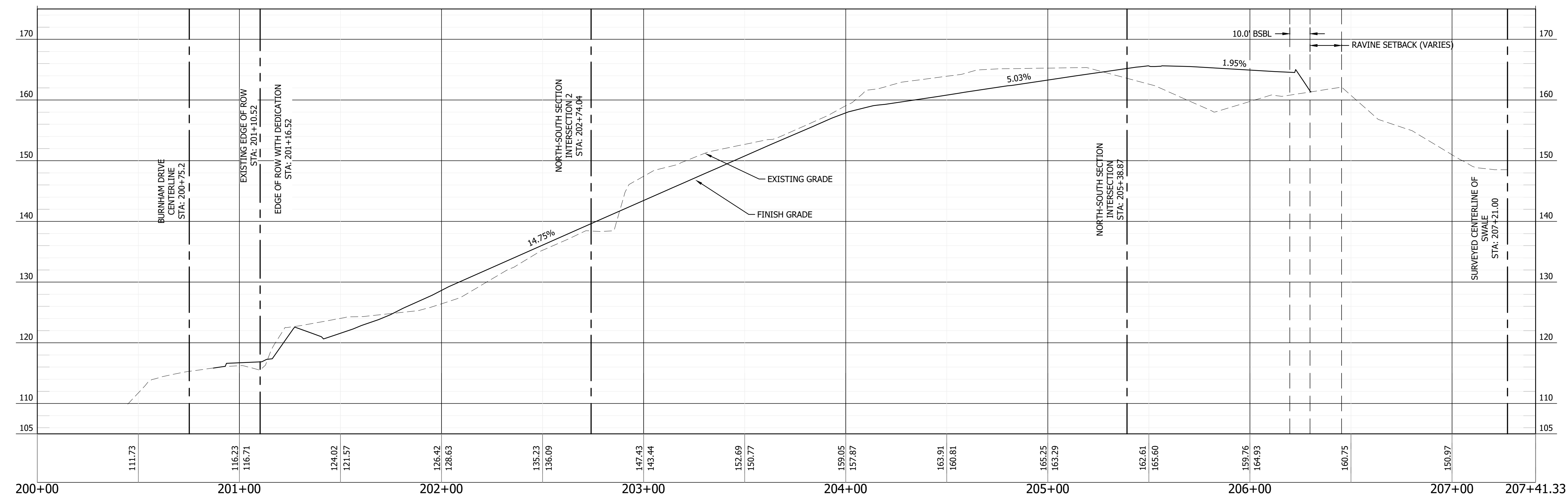
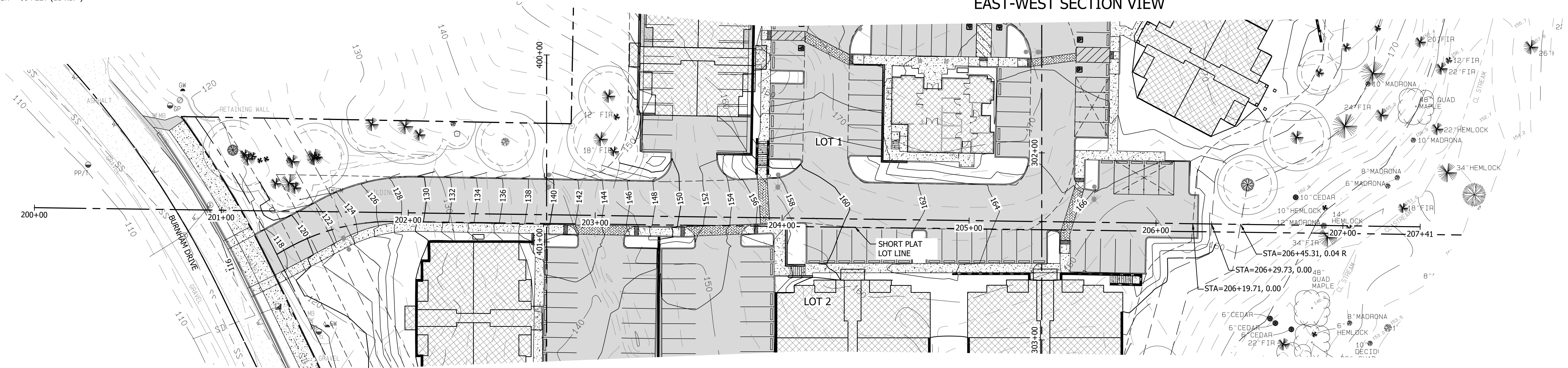
PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C8





IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON

SEE SHEET C7 FOR
EAST-WEST SECTION VIEW



WEST-EAST SITE SECTION VIEW

HORIZONTAL SCALE: 1"=30'

VERTICAL SCALE: 1"=10'



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

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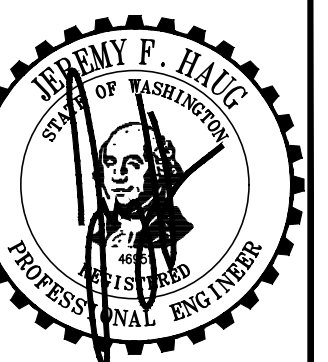
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DRAWN BY: KJR
CHECKED BY: JFH
APPROVED BY: JFH
SCALE: AS NOTED
OTHER:

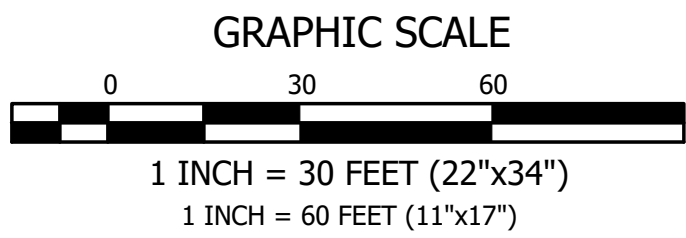
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

WEST-EAST
SECTION VIEW

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C9



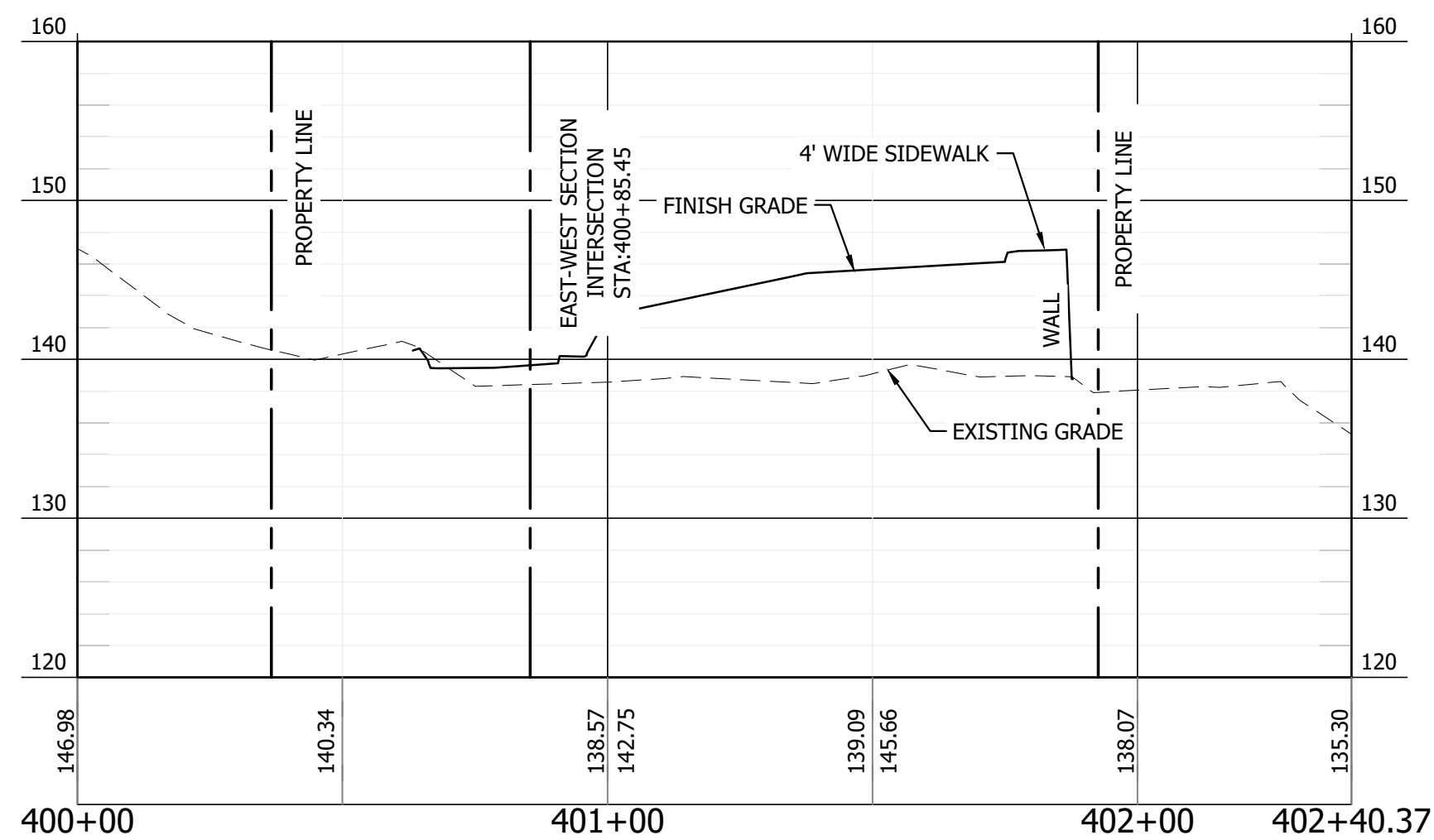


IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON

SEE SHEET C9 FOR
EAST-WEST SECTION VIEW

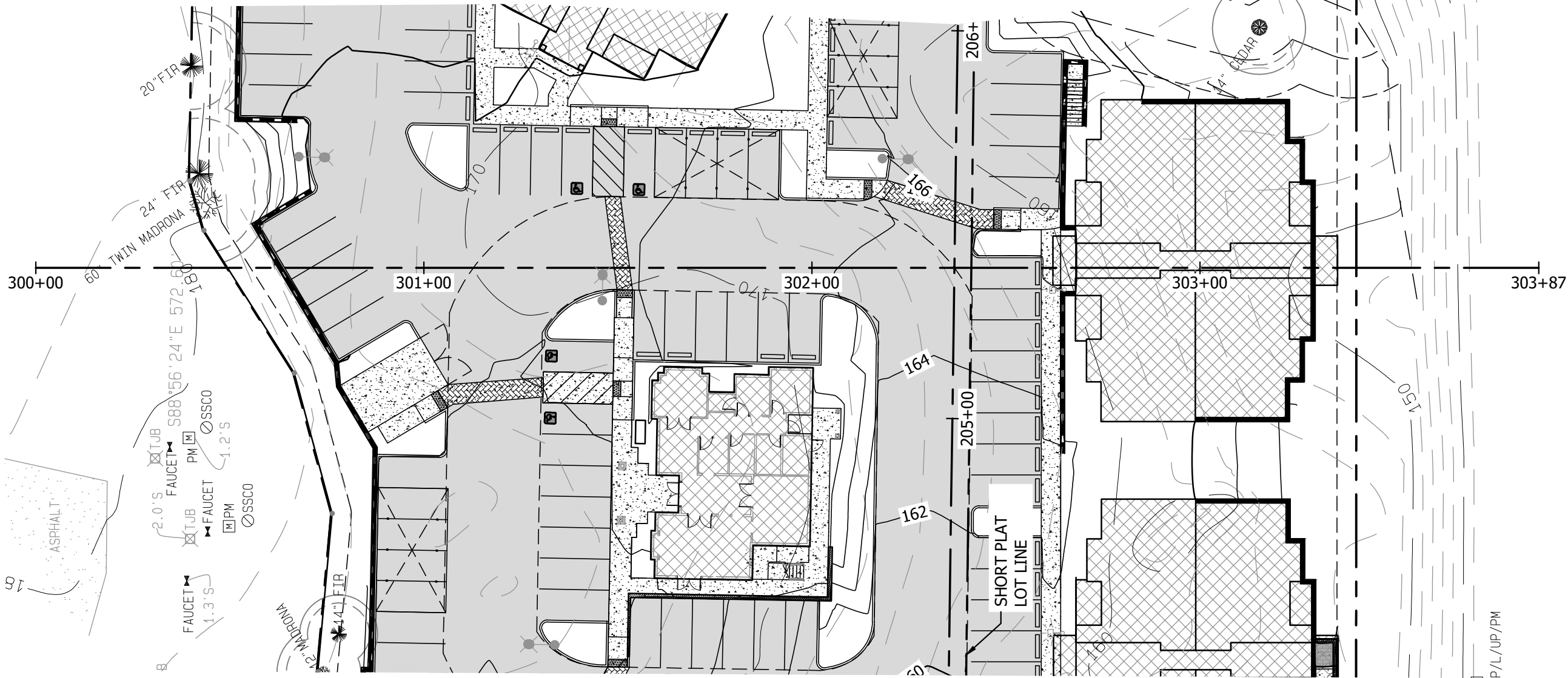


SEE SHEET C9 FOR
EAST-WEST SECTION VIEW

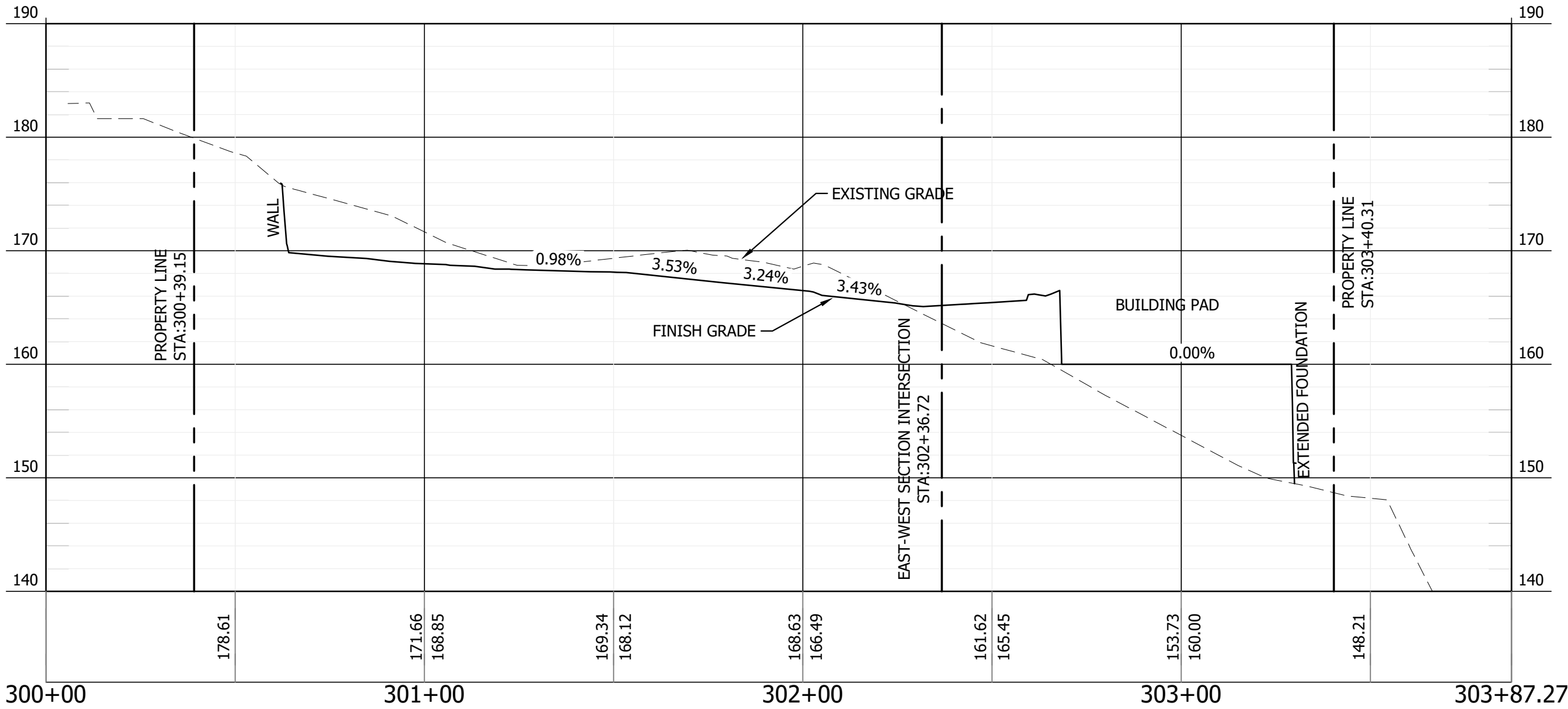


NORTH-SOUTH SITE SECTION 2 VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'

SEE SHEET C9 FOR
EAST-WEST SECTION VIEW



SEE SHEET C9 FOR
EAST-WEST SECTION VIEW



NORTH-SOUTH SITE SECTION VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



ISSUED FOR CONSTRUCTION

DATE: _____

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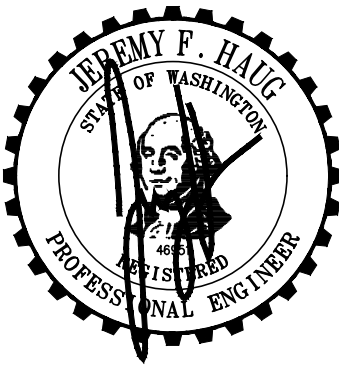
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DRAWN BY:	KJR
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SCALE:	AS NOTED
OTHER:	

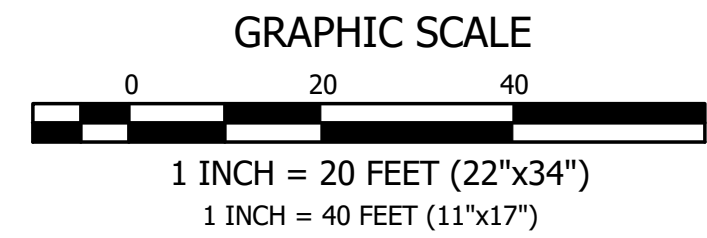
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

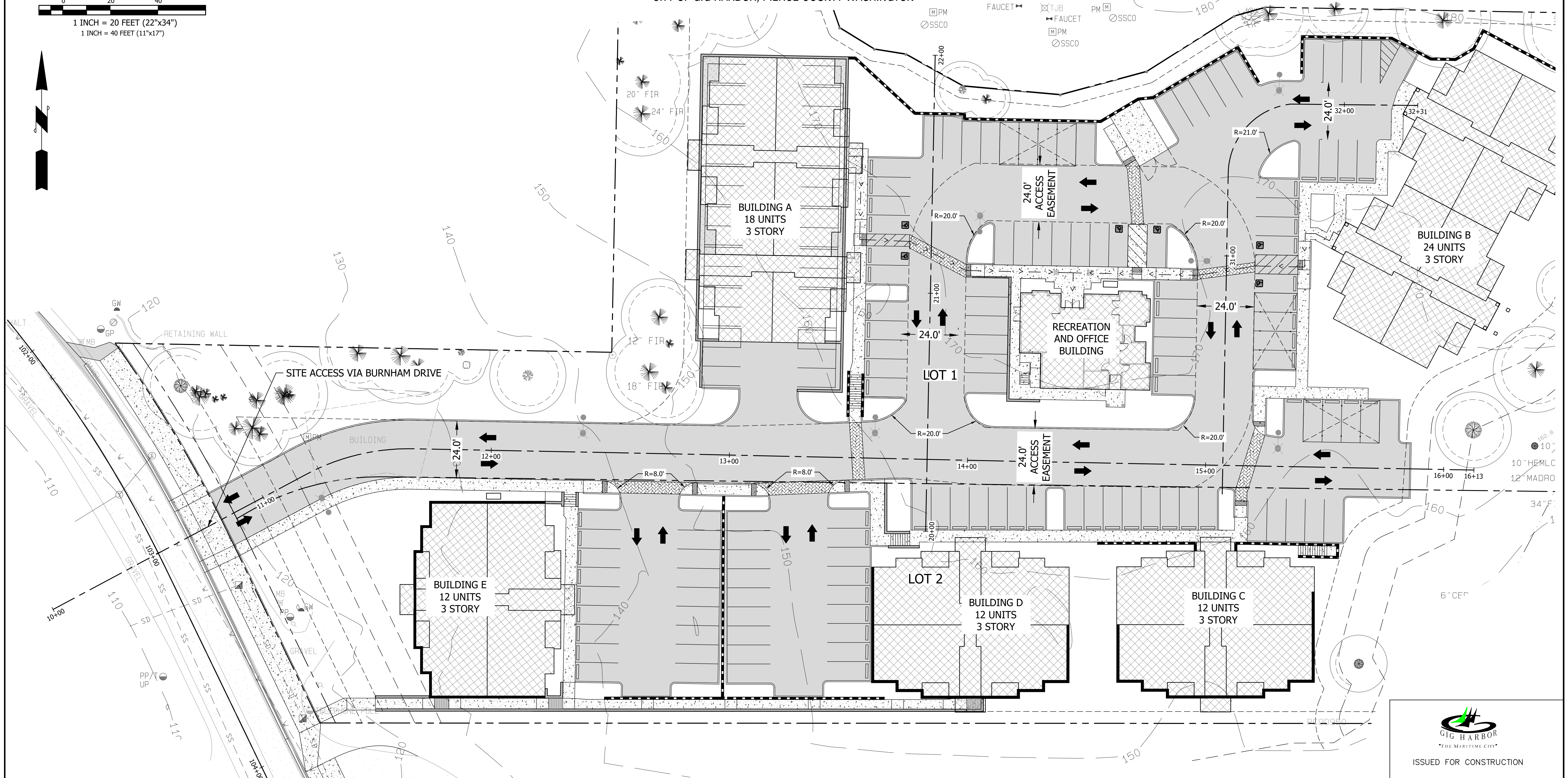
NORTH-SOUTH
SECTION VIEW

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C10





IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

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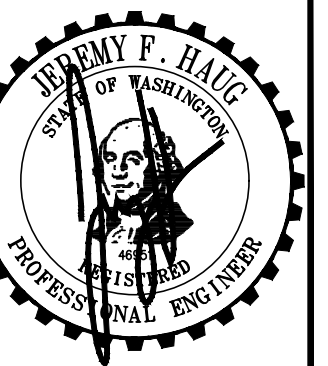
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DRAWN BY: KJR
CHECKED BY: JFH
APPROVED BY: JFH
SCALE: AS NOTED
OTHER:

BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

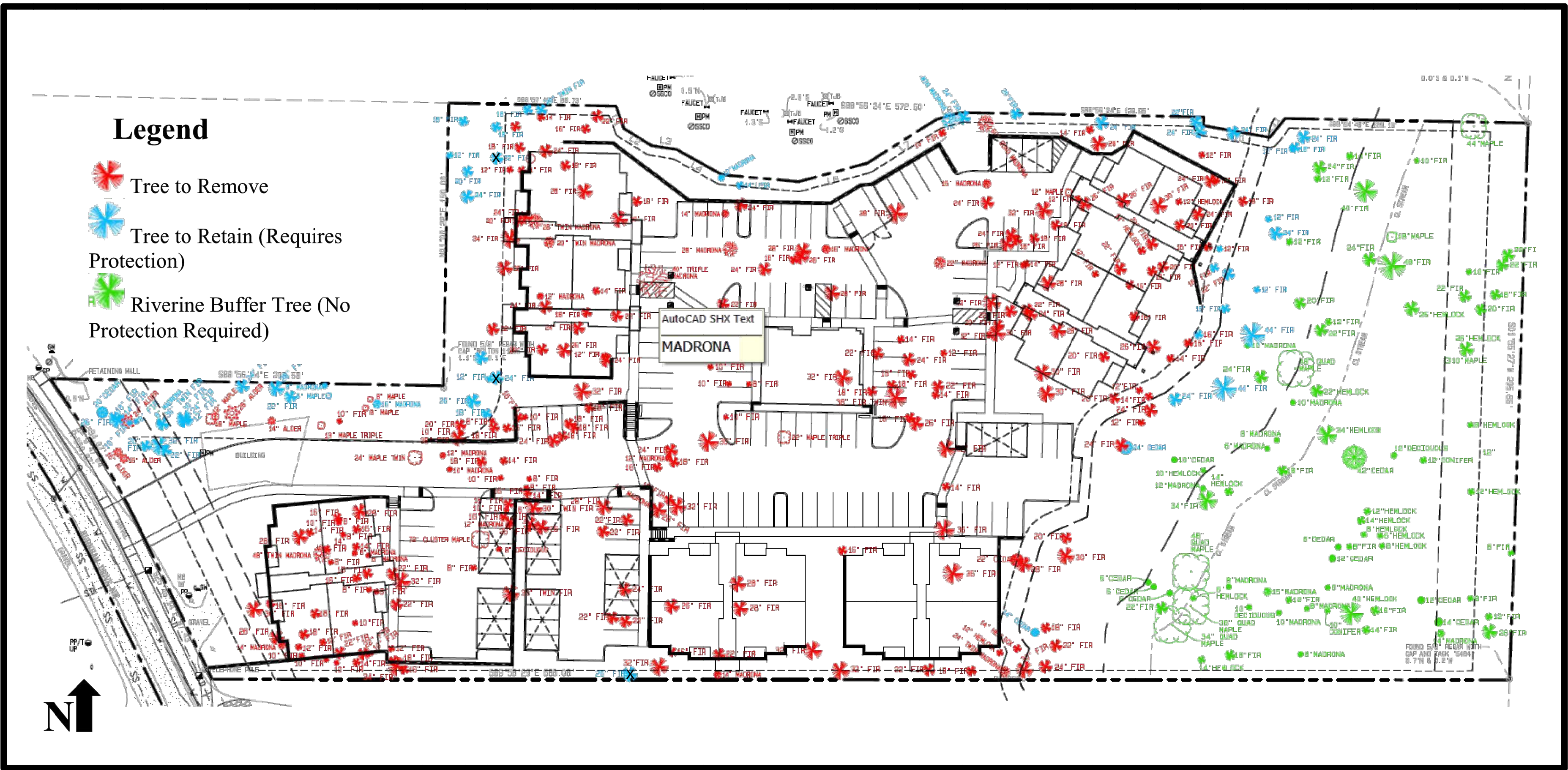
CIRCULATION PLAN

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C11



Appendix I

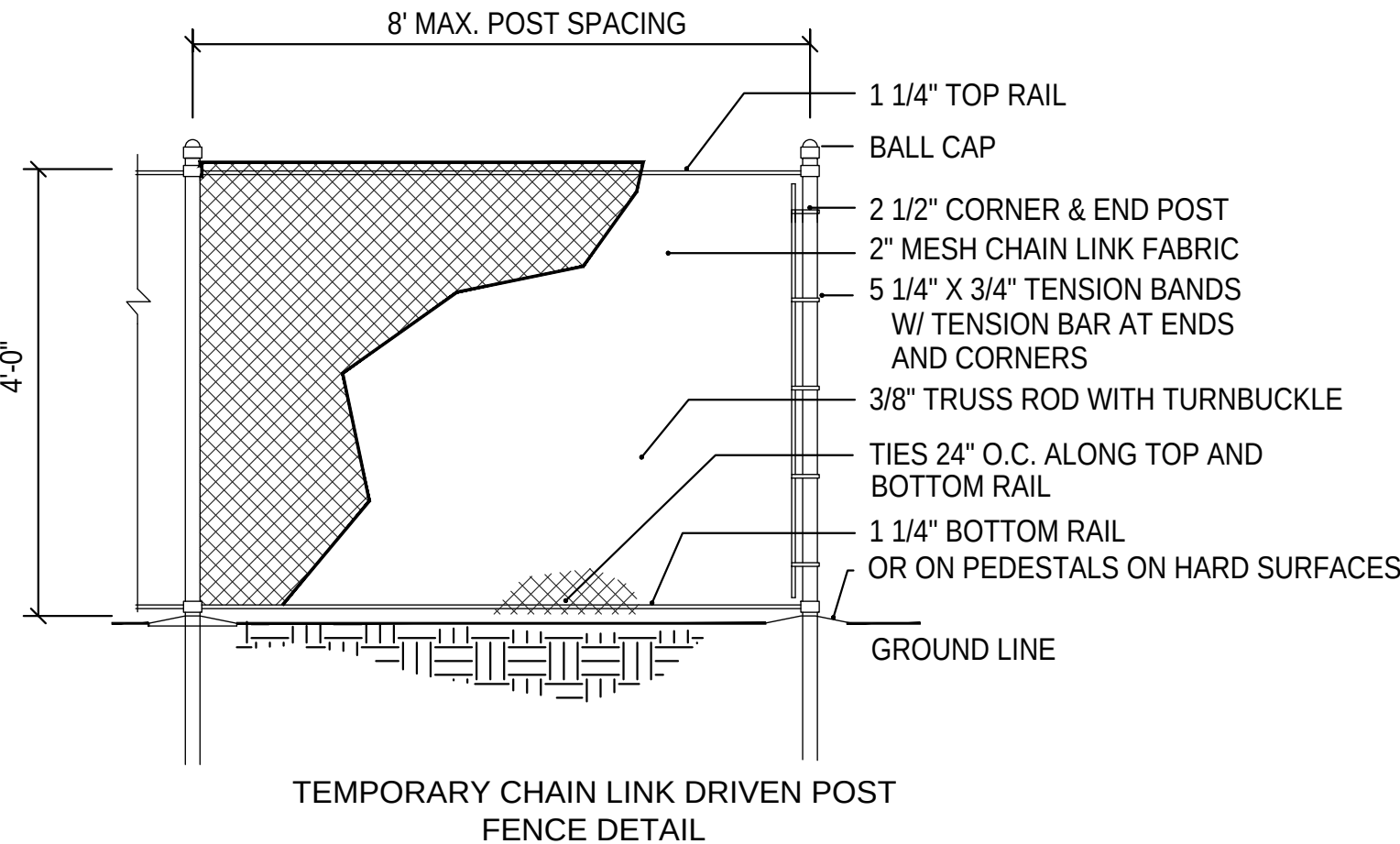
Revised Burnham Drive Apartments Site Plan with Tree Locations



Washington Forestry Consultants, Inc.

Page 7

NOTE:
TREE INVENTORY AND RETENTION REPORT / PLAN BY WASHINGTON FORESTRY CONSULTANTS, INC. - PLEASE REFER TO THAT REPORT FOR ALL TREE RETENTION DIRECTION. INCLUDED ON THIS SHEET ARE PIECES OF THAT REPORT.



TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEAN UP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS. NO CUTS / FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES, CABLES OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.

IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT THE LANDSCAPE ARCHITECT OR PROJECT ARBORIST PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

Table 1. Summary of the numbers of trees proposed for removal and retention.						
# Total on-site trees evaluated	# of Healthy Trees in Riverine Buffer	# On-site trees to be Retained	# Off-Site trees requiring protection	# Trees Recommended for Removal	Reason for Removal	
					# Within Footprint of Development or Minimum RPZ Compromised	# in Poor Health
446	77	46	29	323	295	28

%OF TREE RETENTION: 446 TOTAL TREES EVALUATED - 28 (POOR HEALTH) = 418 TREES
77 + 46 = 123 TOTAL ON-SITE HEALTHY TREES TO BE RETAINED
123 / 418 = 29.4% HEALTHY TREE RETENTION (25% MINIMUM)

REVISIONS
G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
I. REVISED PER UPDATED SITE PLAN
J. REVISED PER UPDATED SITE PLAN
K. REVISED PER UPDATED SITE PLAN (3.11.21)



NATURE BY DESIGN
LANDSCAPE ARCHITECTURE
1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSK	PERMIT NO. --	
TREE RETENTION PLAN NOTES & DETAILS	DRAWING NO. 1724	
	SHEET OF 1 OF 9	

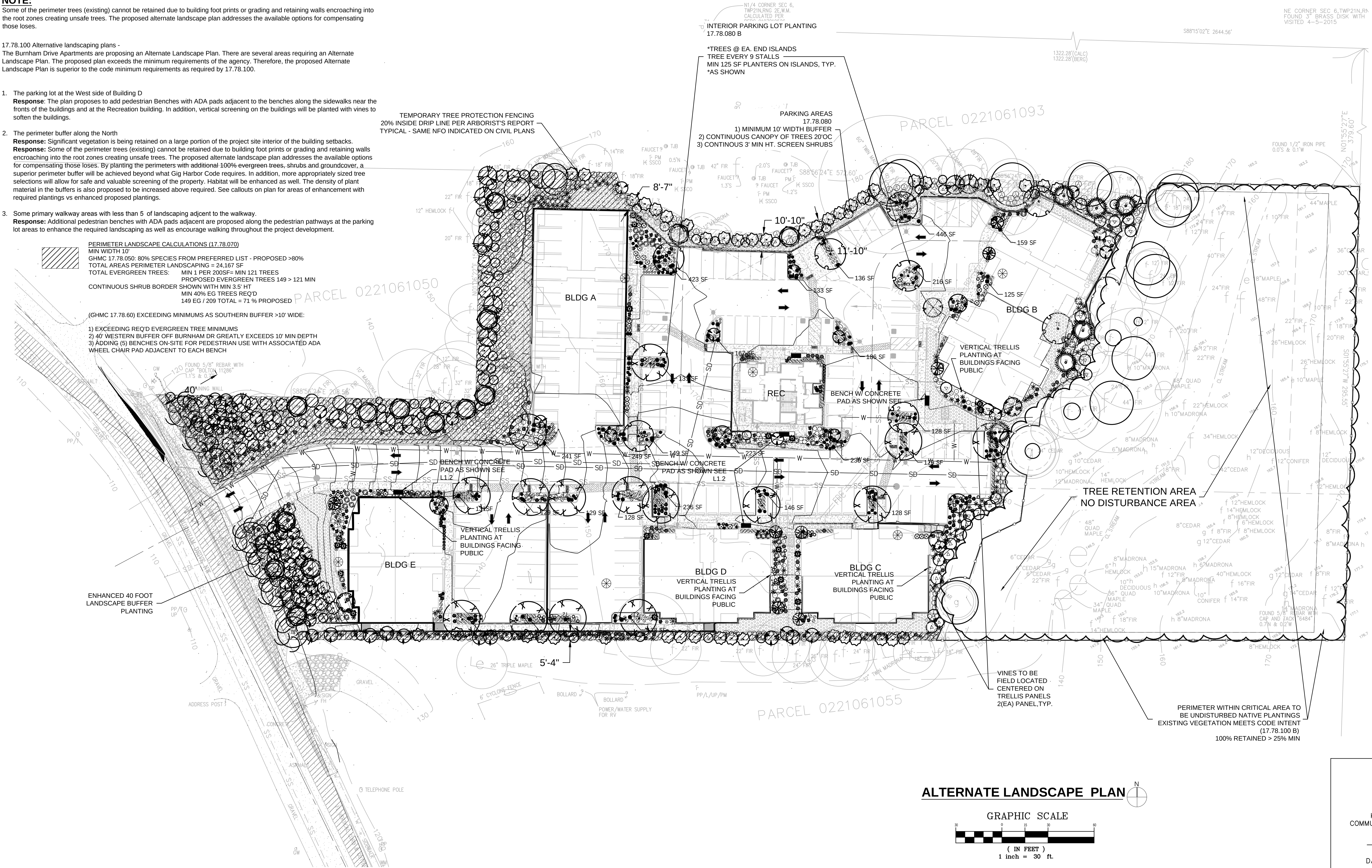
KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR
DATE: _____

NOTE:
Some of the perimeter trees (existing) cannot be retained due to building foot prints or grading and retaining walls encroaching into the root zones creating unsafe trees. The proposed alternate landscape plan addresses the available options for compensating those losses.

17.78.100 Alternative landscaping plans -
The Burnham Drive Apartments are proposing an Alternate Landscape Plan. There are several areas requiring an Alternate Landscape Plan. The proposed plan exceeds the minimum requirements of the agency. Therefore, the proposed Alternate Landscape Plan is superior to the code minimum requirements as required by 17.78.100.

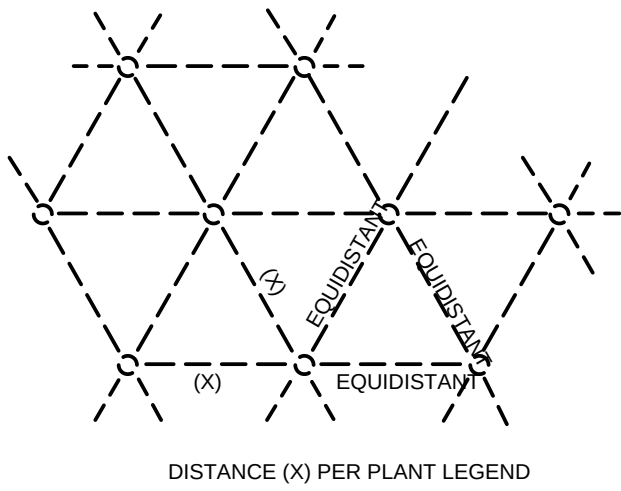
1. The parking lot at the West side of Building D
Response: The plan proposes to add pedestrian Benches with ADA pads adjacent to the benches along the sidewalks near the fronts of the buildings and at the Recreation building. In addition, vertical screening on the buildings will be planted with vines to soften the buildings.
2. The perimeter buffer along the North
Response: Significant vegetation is being retained on a large portion of the project site interior of the building setbacks.
Response: Some of the perimeter trees (existing) cannot be retained due to building foot prints or grading and retaining walls encroaching into the root zones creating unsafe trees. The proposed alternate landscape plan addresses the available options for compensating those losses. By planting the perimeters with additional 100% evergreen trees, shrubs and groundcover, a superior perimeter buffer will be achieved beyond what Gig Harbor Code requires. In addition, more appropriately sized tree selections will allow for safe and valuable screening of the property. Habitat will be enhanced as well. The density of plant material in the buffers is also proposed to be increased above required. See callouts on plan for areas of enhancement with required plantings vs enhanced proposed plantings.
3. Some primary walkway areas with less than 5' of landscaping adjacent to the walkway.
Response: Additional pedestrian benches with ADA pads adjacent are proposed along the pedestrian pathways at the parking lot areas to enhance the required landscaping as well as encourage walking throughout the project development.

PERIMETER LANDSCAPE CALCULATIONS (17.78.070)
MIN WIDTH 10'
GHMC 17.78.050: 80% SPECIES FROM PREFERRED LIST - PROPOSED >80%
TOTAL AREAS PERIMETER LANDSCAPING = 24,167 SF
TOTAL EVERGREEN TREES: MIN 1 PER 200SF = MIN 121 TREES
PROPOSED EVERGREEN TREES 149 > 121 MIN
CONTINUOUS SHRUB BORDER SHOWN WITH MIN 3.5' HT
MIN 40% EG TREES REQ'D
149 EG / 209 TOTAL = 71 % PROPOSED
(GHMC 17.78.60) EXCEEDING MINIMUMS AS SOUTHERN BUFFER >10' WIDE:
1) EXCEEDING REQ'D EVERGREEN TREE MINIMUMS
2) 40' WESTERN BUFFER OFF BURNHAM DR GREATLY EXCEEDS 10' MIN DEPTH
3) ADDING (6) BENCHES ON-SITE FOR PEDESTRIAN USE WITH ASSOCIATED ADA WHEEL CHAIR PAD ADJACENT TO EACH BENCH



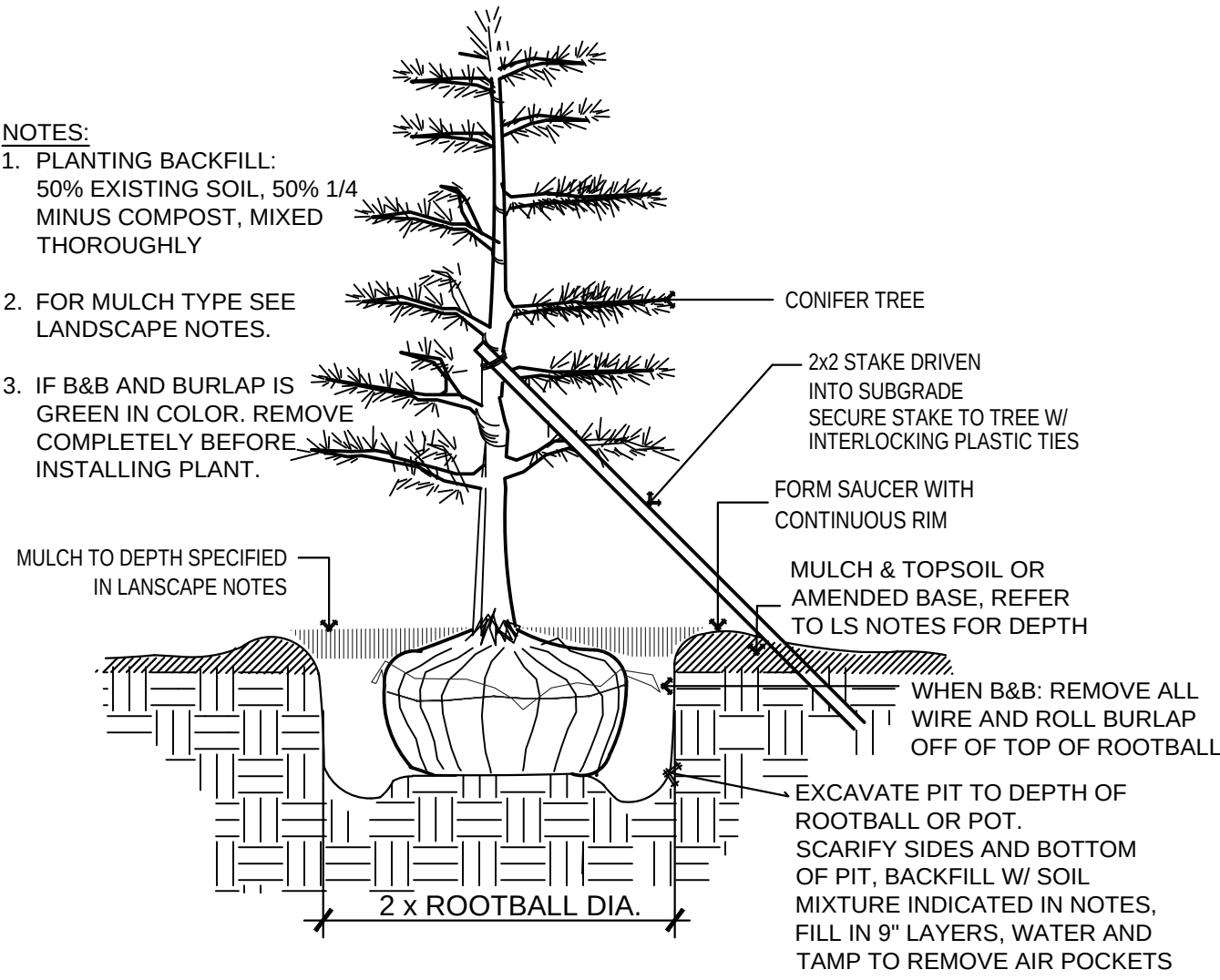
GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
All planting areas shall be cleaned of all construction and native debris, rocks 1" and larger, and any other objects considered harmful to plant life. The debris shall be hauled off site. All planting bed areas shall have the soil rototilled to a depth of 6 inches prior to topsoil installation. **Lawn Areas** to receive a min. 4" layer of sandy loam topsoil (3 -way mix or equivalent) free of weeds, sticks, rocks, and other debris. Care under existing Oak trees shall taken to not disturb the soils or roots of the trees minimal topsoil shall be placed to establish new lawn areas. **Planting bed Areas** to receive a min. 6" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Contractor responsible for ensuring appropriate sub grade exists in all parking area planters. If sub grade is inadequate, it is contractor's responsibility to coordinate costs and work required to prep beds for planting.
6. **Mulching:** All planting beds at building foundations to receive a minimum of 3" of Organic Black Bark Mulch (Cedar Grove or Sim.). Top of all Mulching shall be " below - flush to the top of all paving surfaces. Provide for a min. 6" clearance of all mulches and lawns that are immediately adjacent to any building faces measured from the bottom of siding to the top of landscape surface. Parking islands to receive 3" min. depth of clean river rock 2"-4" size placed on top of landscape fabric.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut jute strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all binding from the root ball.
15. An irrigation system is to be installed per plan.
16. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.
17. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
18. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
19. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
20. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
21. See Irrigation Plans for irrigation layout - at Final Landscape Plan submittal.

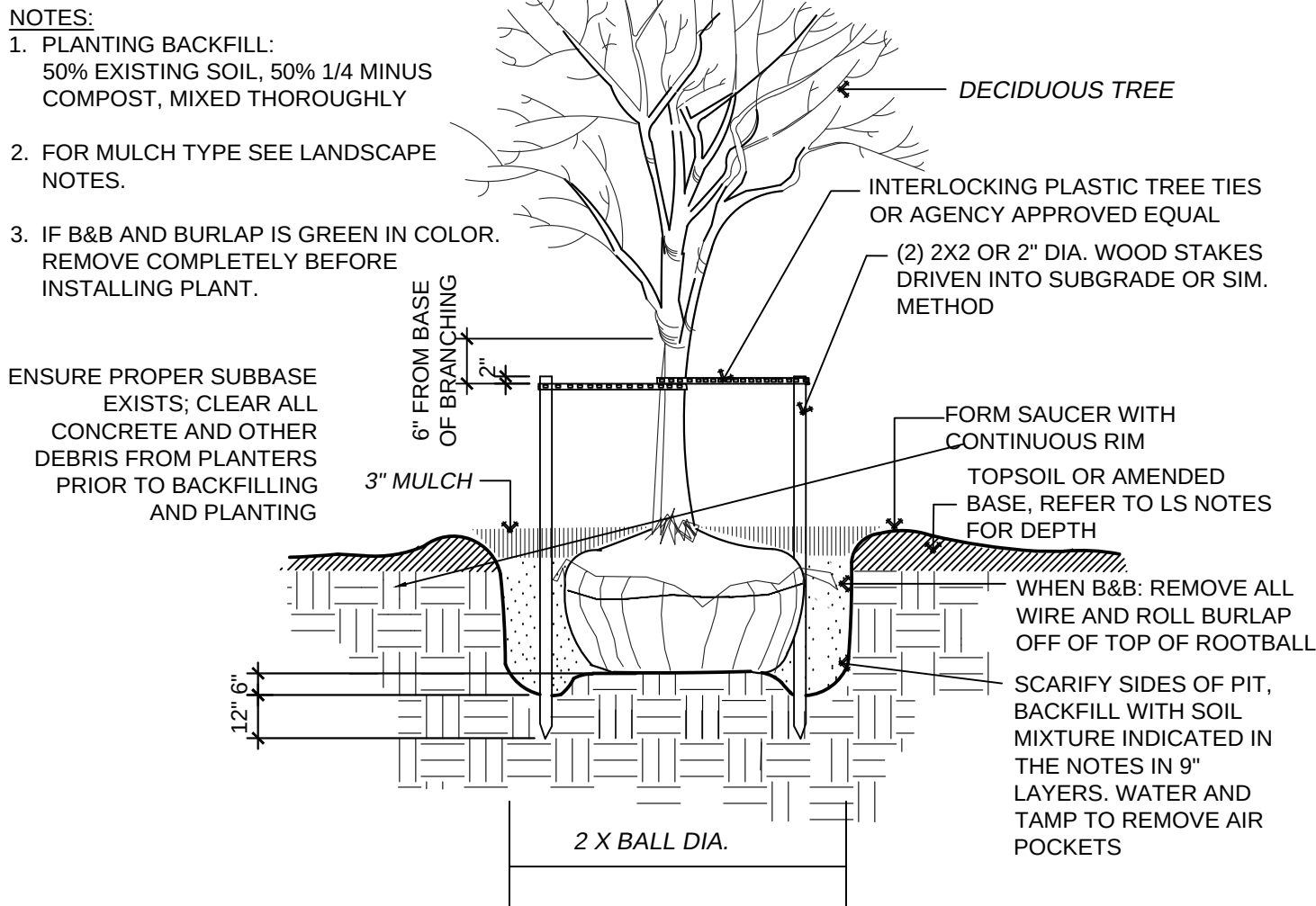


NOTES:
ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.
LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

GROUNDCOVER PLANTING DETAIL
No Scale



EVERGREEN TREE PLANTING & STAKING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING & STAKING DETAIL
N.T.S.

LANDSCAPE LEGEND

TREES & GROUND COVERS			
SYMBOL	QTY	DESCRIPTION	SIZE
	5	Acer palmatum RED Varieties	8' Ht Min
		Japanese Maple Varieties - RED Leaved	Multi Trunk Ok
	15	Pinus contorta	6' Ht Min.
		Shore Pine*	Well Formed
	3	Stewartia japonica	2" Cal. Min.
		Japanese Stewartia	Well Formed
	47	Chamaecyparis nootkanensis 'Pendula'	8' Ht.
		Weeping Alaska Cedar*	Full / Compact
	8	Malus fusca (Pyrus fusca)	2" CAL.
		Flowering Crab Apple *	Well Formed
	83	Abies grandis	6' Ht. Min.
		Grand Fir *	Full / Compact
	14	Picea sitchensis	12" Ht. Min.
		Sitka Spruce *	Full / Compact
	6	Thuja plicata	12' Ht. Min.
		Western Red Cedar *	Full / Compact
	8	Acer griseum	2" CAL.
		Paper Bark Maple	Well Formed
	19	Cupressus sempervirens 'Stricta' or sim.	6' Ht. Min.
		Italian Cypress	Well formed
	15	Tsuga heterophylla	6' Ht. Min.
		Mountain Hemlock*	Well Formed
	7	Cornus nuttallii*	2" Cal. Min.
TOTAL PROPOSED TREES: 230 TREES PERCENTAGE NATIVE: 195/230 = 85% APPVD LIST			
	10	Landscape Boulder - Columbia Basalt OR Granite (Owner's Choice)	
	36	1 man rocks	
	7	2 man rocks	
		3 man rocks	

NOTE: FRONTAGE DENSE VEGETATIVE BUFFER REQUIRES AT MINIMUM 50% OF EVERGREEN TREES BE 12' HT. AT TIME F PLANTING AND 50% = 6' HT. MIN. DECIDUOUS TREES SHALL BE A MINIMUM OF 2" CAL. AT FRONTAGE

TREE REPLACEMENT IN PERIMETER BUFFERS 6' HT. INCENSE CEDAR, CANADIAN HEMLOCK AND EXCELSA CEDAR

* PLANTS INDICATED WITH ASTERIKS ARE ON CITY OF GIG HARBOR APPROVED PLANT LIST - 80% OF PLANT MATERIAL SHALL BE ON APPROVED LIST. 80% OF THE PLANT MATERIAL IS ON THE APPROVED LIST.

TOTAL SHRUBS: 2280
NATIVE SHRUBS: 1824 (80%)

SHRUBS & GROUND COVERS			
SYMBOL	QTY	DESCRIPTION	SIZE
	9	Euphorbia 'Ruby Glow' & Martini 'Ascot'	1 Gal.
		Ruby Glow & Ascot Euphorbia & other varieties	24" HT MATURE
	48	Carex testacea	1 Gal.
		Orange Sedge	24" HT MATURE
	38	Azalea 'Hino Crimson'	2 Gal.
		Hino Crimson Azalea	36" HT MATURE
	16	Clematis armandii	1 gal.
		Evergreen Clematis	15' CLIMBING
	48	Bergeia cordifolia	1 Gal.
		Bergeia	24" HT MATURE
	13	Linoge muscari Big Blue	1 Gal.
		Big Blue Lilyturf	24" HT MATURE
	74	Nandina domestica c. 'Gulf Stream' or 'Moonbay'	2 Gal.
		Gulf Stream Heavenly Bamboo	36" HT MATURE
	45	Small Rhododendron Varieties or sim. Evergreen Shrub	2 gal.
		Anna Rose Whitney, Black Satin, Cherry Cheesecake, Pearce's American Beauty	24" HT MATURE
	28	Pinus mugo & Dwf. Mugo Pine	5 Gal. / 2 Gal.
		Standard Mugo Pine	60" HT MATURE (STD) / 36" HT MATURE (DWF)
	25	Pennisetum alopecuroides 'Little Bunny'	1 Gal.
		Little Bunny Fountain Grass	24" HT MATURE
	112	Carex oshimensis 'Everillo'	1 Gal.
		Everillo Yellow Sedge	12" HT MATURE
	12	Crocosmia 'Lucifer' and other varieties	1 Gal.
		Lucifer Crocosmia	36" HT MATURE

NATIVE SHRUBS & GROUND COVERS (80%)

SYMBOL	QTY	DESCRIPTION	SIZE
	64	Ameria maritima*	1 Gal.
		Seathrift	15" HT MATURE
	74	Cornus canadensis*	1 Gal.
		Bunchberry	12" HT MATURE
	58	Deschampsia cespitosa*	1 Gal.
		Tufted Hair Grass	24" HT MATURE
	315	Asarum caudatum*	1 Gal.
		Wild Ginger	12" HT MATURE
	77	Acer circinatum *	1 GAL.
		Vine Maple	20' HT MATURE
	211	Mahonia aquifolium *	1 GAL.
		Tall Oregon Grape	6' HT MATURE
	307	Mahonia nervosa *	1 GAL.
		Oregon Grape	30" HT MATURE
	239	Gautheria shallon *	1 GAL.
		Salal	60" HT MATURE
	86	Symphoricarpos albus *	1 GAL.
		snowberry	48" HT MATURE
	233	Polystichum munitum *	1 GAL.
		Sword Fern	36" HT MATURE
	160	Blechnum spicant *	1 GAL.
		Deer Fern	24" HT MATURE

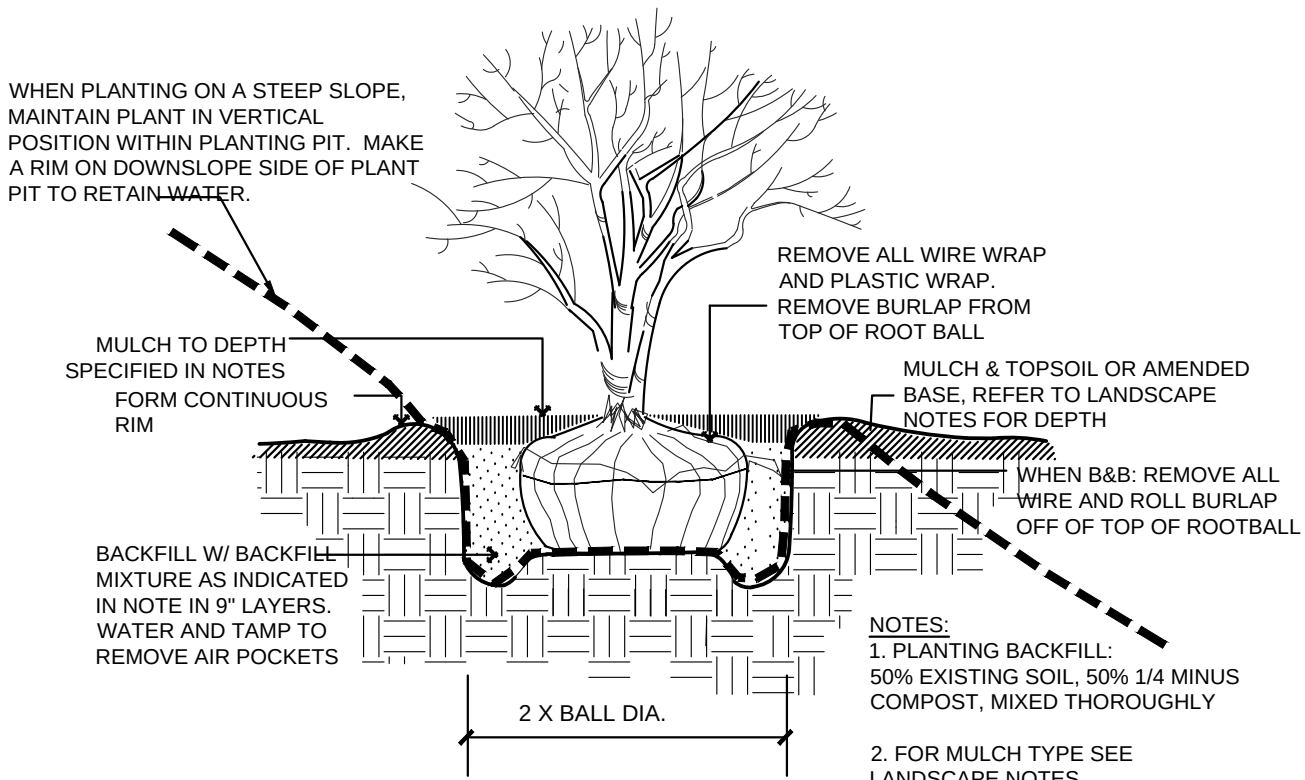
Groundcover:
Mahonia repens *
Low Oregon Grape
4" @18" OC or 1 Gal @ 24" OC

Groundcover:
Gautheria shallon * & Mahonia nervosa*
Salal and Low Oregon Grape
1 Gal. @ 36" OC Triangular Spacing

Groundcover:
Cornus canadensis *
Bunchberry
4" @18" OC or 1 Gal @ 24" OC

Groundcover:
Arctostophyllum uva ursi 'Massachusetts' *
Kinnickinnick
4" @18" OC or 1 Gal @ 24" OC

SHRUB PLANTING DETAIL
No Scale



REVISIONS
G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
I. REVISED PER UPDATED SITE PLAN
J. REVISED PER UPDATED SITE PLAN
K. REVISED PER UPDATED SITE PLAN (3.11.21)

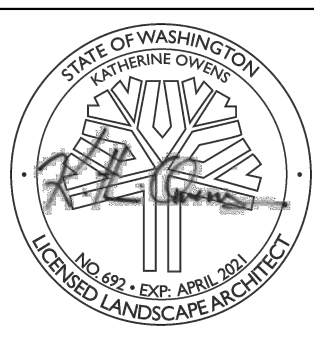


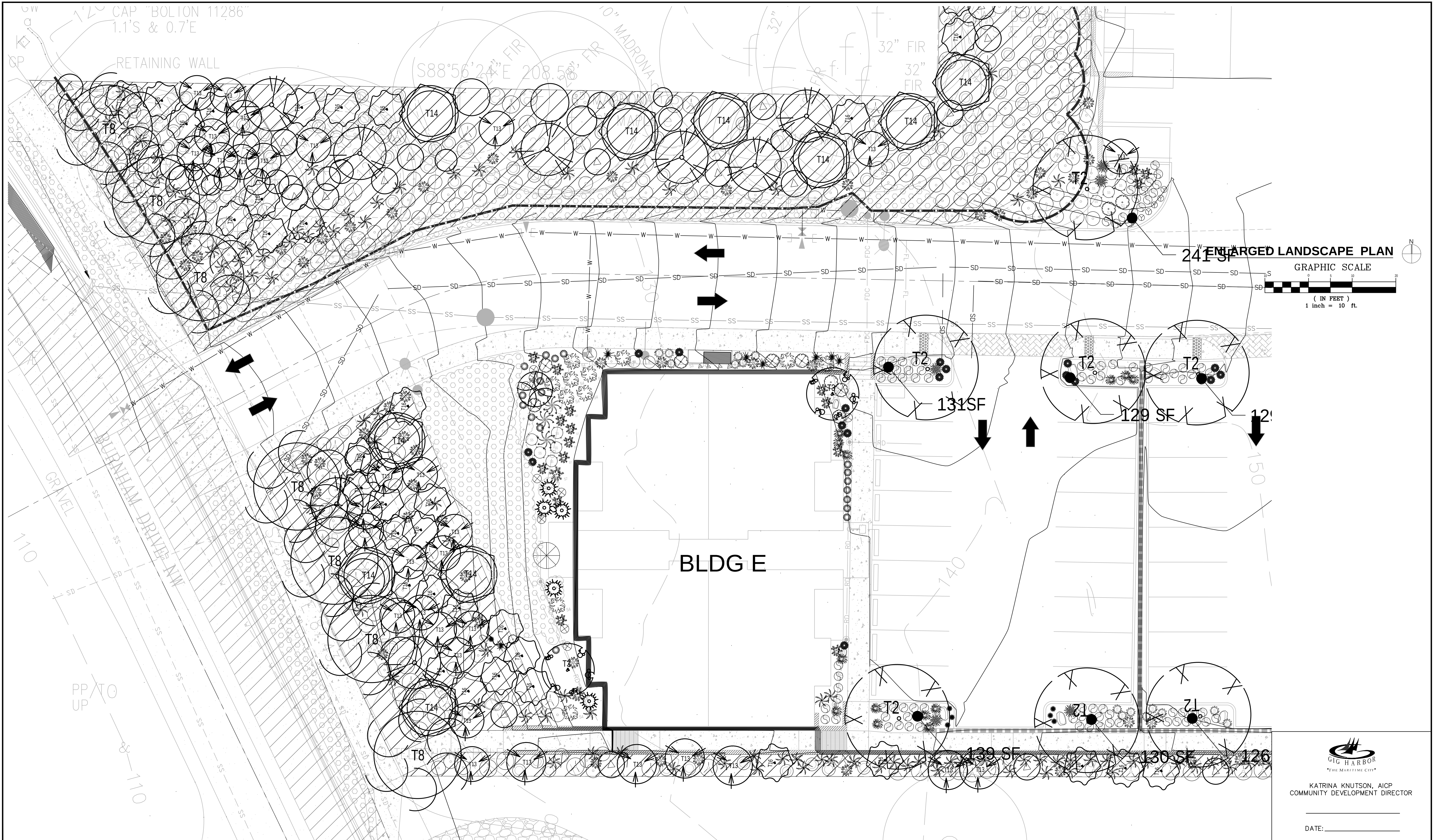
NATURE BY DESIGN
LANDSCAPE ARCHITECTURE
1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

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XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSK	PERMIT NO. --
LANDSCAPE NOTES LEGEND & DETAILS	DRAWING NO. 1724
	SHEET OF 3 OF 9





REVISIONS	
G. REVISED PER AGENCY	
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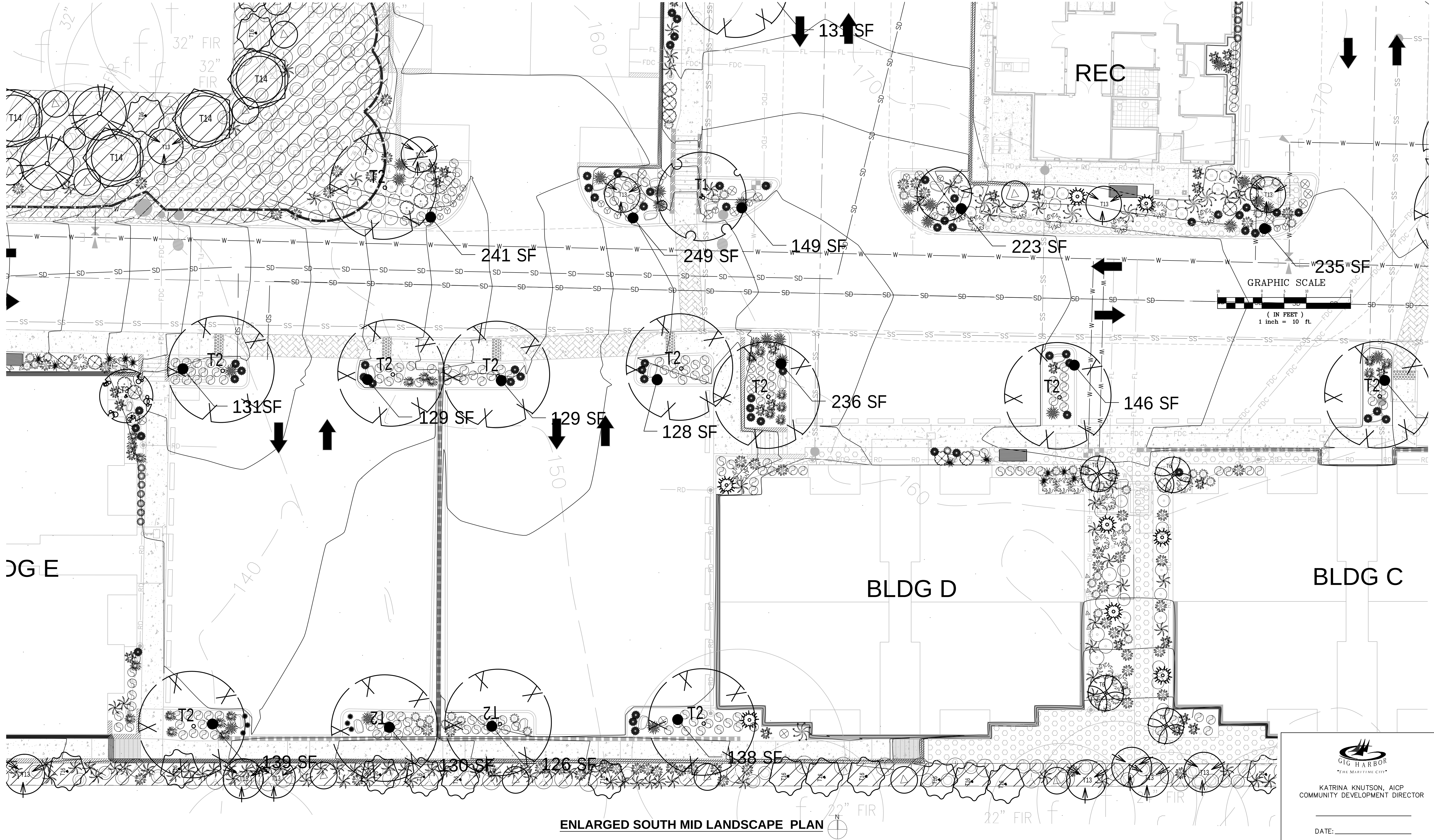
ENLARGED WEST
PLANTING PLAN

PERMIT NO.	---
DRAWING NO.	1724
SHEET OF	4 OF 9



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____



ENLARGED SOUTH MID LANDSCAPE PLAN

REVISIONS	
G. REVISED PER AGENCY	
H. REVISED PER UPDATED SITE PLAN	
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J. REVISED PER UPDATED SITE PLAN	
K. REVISED PER UPDATED SITE PLAN (3.11.21)	



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LANDSCAPE ARCHITECTURE

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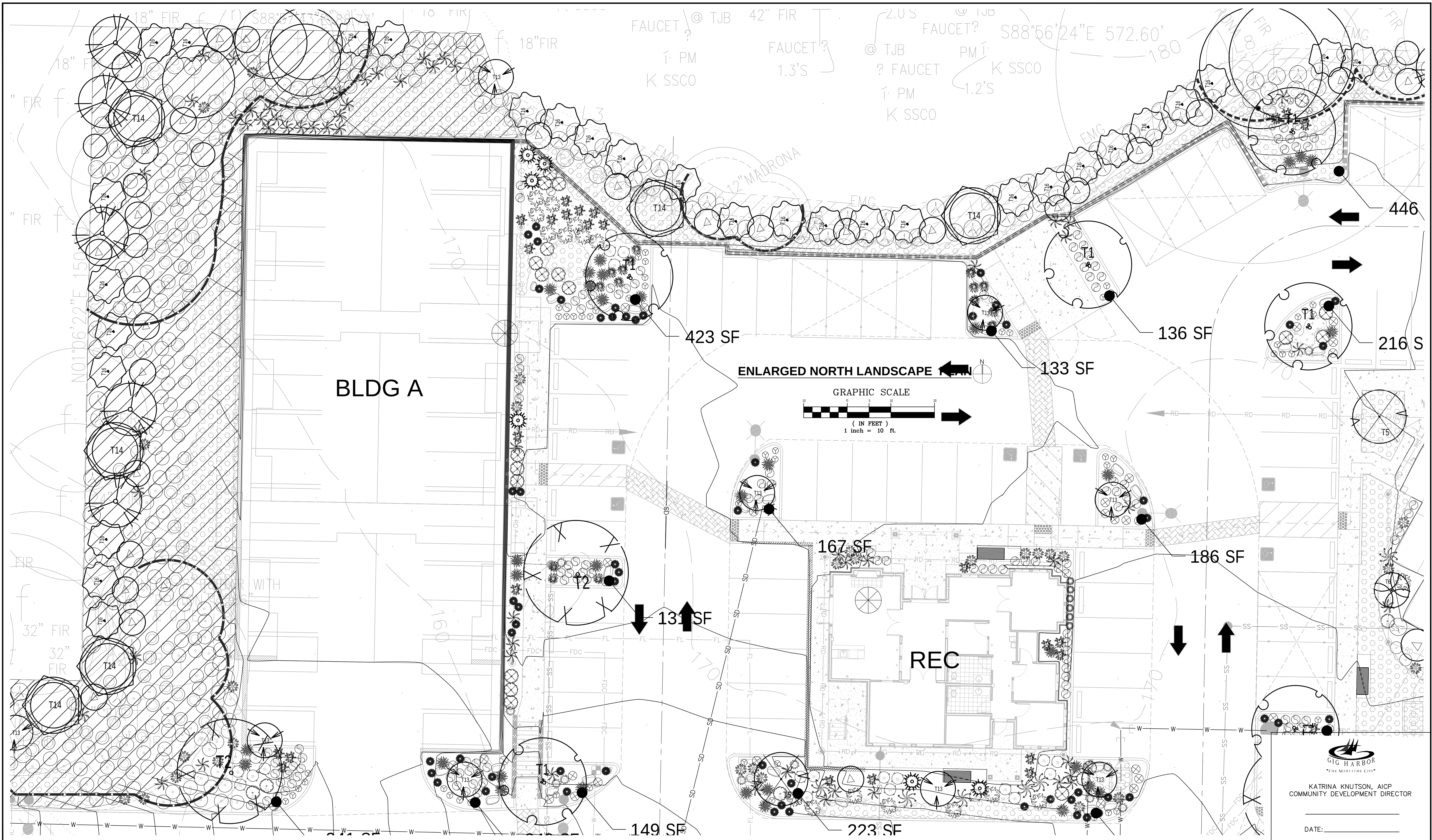
1724LSK

ENLARGED SOUTH
LANDSCAPE PLAN

KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

PERMIT NO.	---
DRAWING NO.	1724
SHEET	OF
5 OF 9	



REVISIONS	
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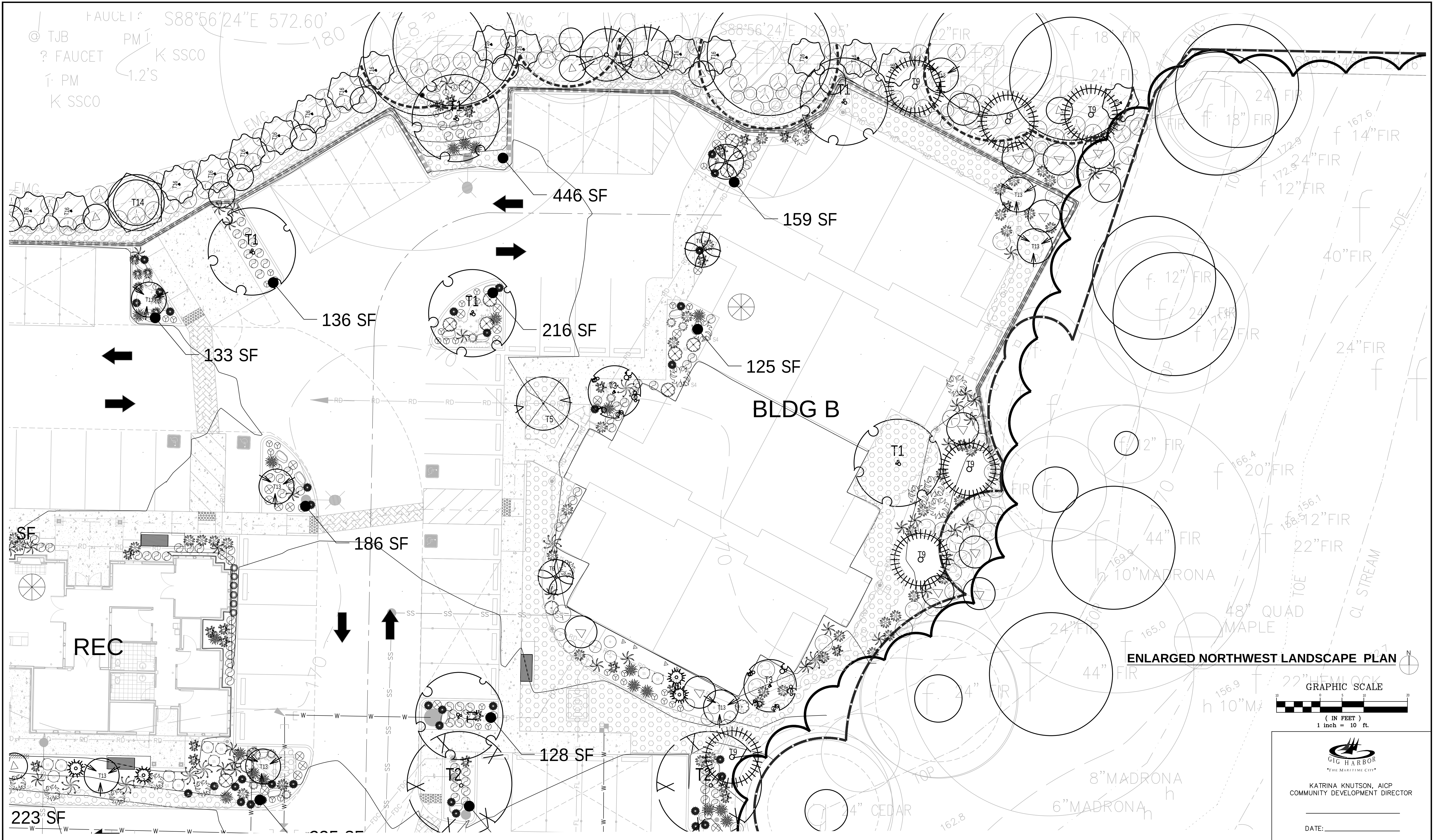
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GIG HARBOR, WA 98332

1724LSK	PERMIT NO. --
ENLARGED NORTH PLANTING PLAN	DRAWING NO. 1724
	SHEET OF 6 OF 9

KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

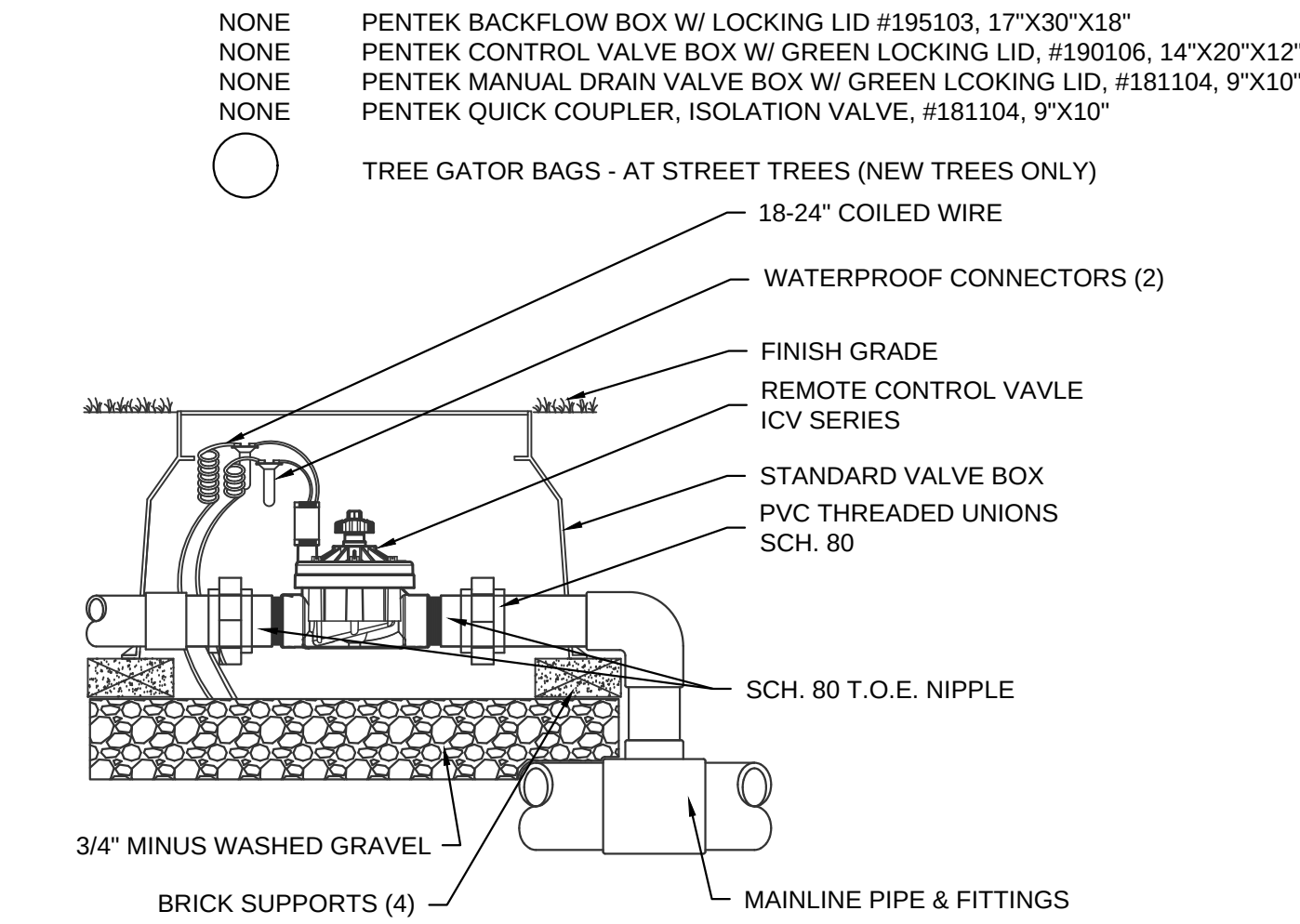
DATE: _____

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
NO. 692 - EXP. APR. 2021



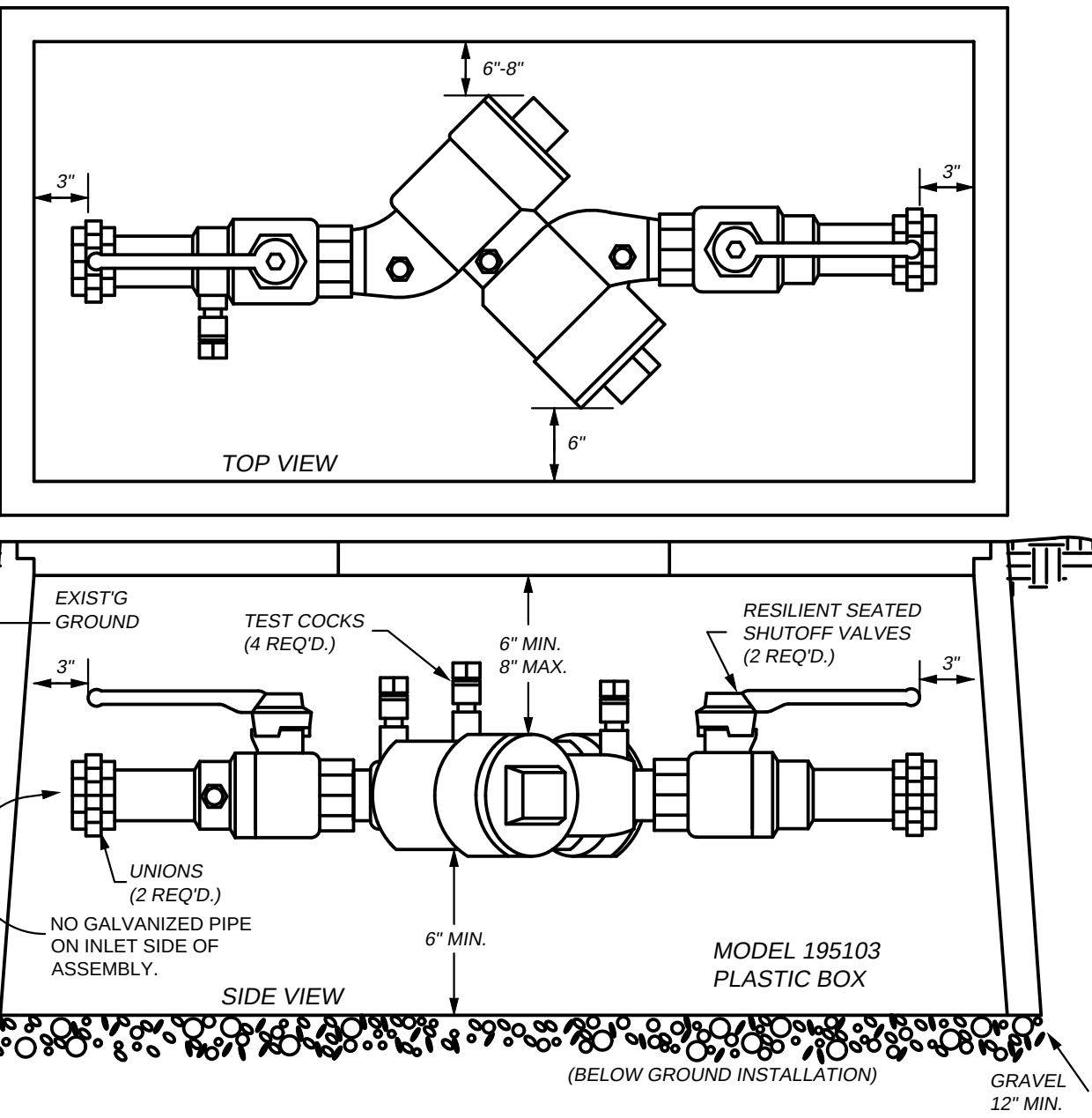
EQUIPMENT LEGEND

CATALOG NO.	SYMBOL	DESCRIPTION	PSI	RADIUS
1.25.04.SS.08N		HUNTER POP UP ROTARY SPRINKLER	40	47"
1.20.04.SR.NZL				24"
MPR-2000				21"
MPR-1000				15"
MPR-800				12"
MPR L/R/SS				5'X15'
850U-2.00"		FEBCO DOUBLE CHECK ASSY		
T-585-70-66-ST-1.50"		NIBCO 2 PIECEFULL PORT BRONZE BALL VALVE		
T/S-211-B/Y-3.00"		NIBCO BRONZE BODY GATE VALVE		
T/S-211-B/Y-1.50"		NIBCO BRONZE BODY GATE VALVE		
NP-44LC-1.00"		RAINBIRD QUICK COUPLING VALVE W/ MATCHING KEY		
75 AV-0.75"		LAWNLIFE MANUAL DRAIN VALVE W/ RISING STEM		
75LGVW-0.75"		LAWNLIFE INVERTED NOZE GARDEN VALVE W HANDLE		
ICC1200		HUNTER AUTO CONTROLLER IN MOUNTABLE LOCKING BOX		
ICV SERIES		HUNTER AUTO CONTROL VALVE		
ICZ-101 LF		DRIP CONTROL KIT		
SCH 40 CL-200 SCH-40 14.1 UF		PVC SOLVENT WELD MAINLINE, SIZE AS SHOWN PVC SOLVENT WELD LATERAL LINE, SIZE AS SHOWN PVC SOLVENT WELD SLEEVING, USE 3" UNLESS SHOWN DIRECT BURY CONTROL WIRE, USE WHITE AS COMMON RED FOR SIGNAL AND YELLOW AS SPARES		



ICV AUTO CONTROL VALVE

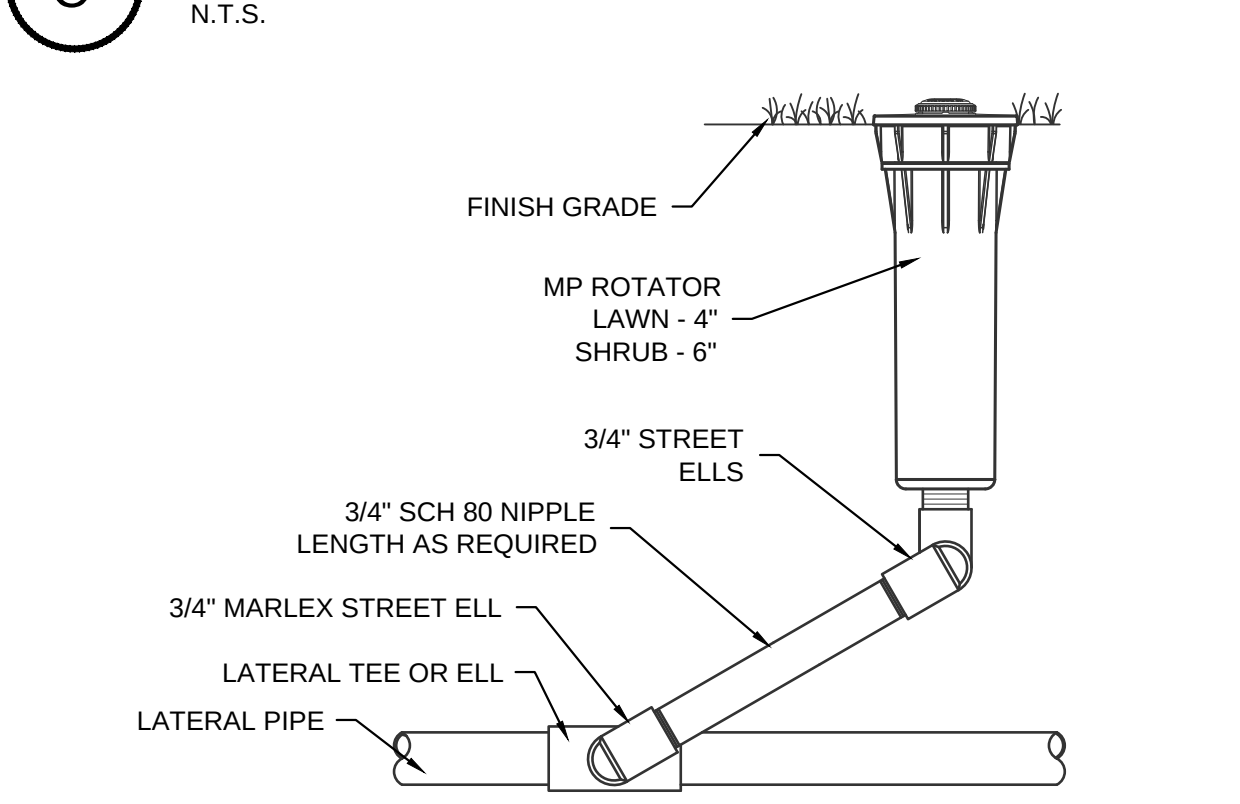
- IRRIGATION NOTES
- Irrigation system engineering based on a 3" water meter connection. The installer to verify adequate static water pressure at time of installation. System designed to run at 40 PSI
 - Irrigation lines are that are shown within hard surface areas for clarity, shall be located within landscape planting areas or underground sleeves. All valves shall be installed within protective boxes installed flush and level with finished grade.
 - Install all equipment per state and local codes. Call Line Locators prior to digging at 811. The installer shall be responsible for all permits, tests and inspections as required.
 - See civil drawings to verify all utility locations.
 - Coordinate with the general contractor for the required power and installation of sleeving.
 - Install manual drains at all low points and record all locations on the "Record Drawings".
 - Adjust radius on all sprinkler heads to maximize the coverage and minimize overspray on all hard surfaces. Add anti-drain check valves to low heads to eliminate drainage and run-off.
 - Install the Controller as per detail, coordinate with the General Contractor for 110 volt power required. Provide and install rain sensors on an eight foot post near each controller.
 - Main line & wiring to have a minimum cover of 18" and all lateral piping 12".
 - Use select "rock free" materials to backfill all trenches and compact to 85% density for landscape areas and 95% for areas under concrete or asphalt.
 - As part of the contract, the landscape contractor is to winterize in the fall and activate the system in the spring for one year.
 - From the controller, draw two (2) spare yellow wires to valve boxes no. 7, 10, 11. All valve boxes to have yellow wires visible inside. Do not splice the red signal wire between the valve & controller.



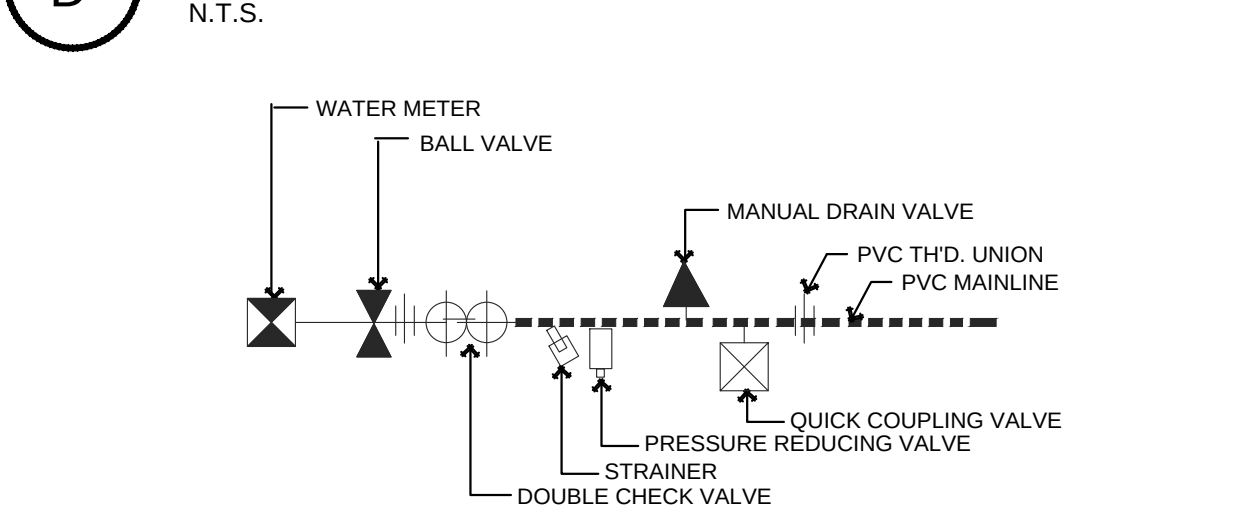
DOUBLE CHECK VALVE ASSEMBLY 2" & SMALLER

NOTE: ALL ITEMS SHALL COMPLY WITH THE FOLLOWING:
APPROVED DOUBLE CHECK VALVE ASSEMBLY SHALL LAY HORIZONTAL WITH THE GROUND. DESIGNED FOR BACK SIPHONAGE AND BACK RESSURE. THOROUGHLY FLUSH LINES PRIOR TO INSTALLATION F BACK FLOW PREVENTER. NO GALVANIZED PIPE BEFORE ASSEMBLY. THE DCVA MAY BE INSTALLED ABOVE OR BELOW THE GROUND PROVIDED ALL CLEARANCES ARE MET. DO NOT INSTALL IN AN AREA SUBJECT TO FLOODING. VALVE SHALL E PROTECTED FROM FREEZING CONDITIONS. THE BACK FLOW ASSEMBLY SHALL BE CURRENT WASHINGTON STATE DEPARTMENT OF HEALTH APPROVED MODEL.

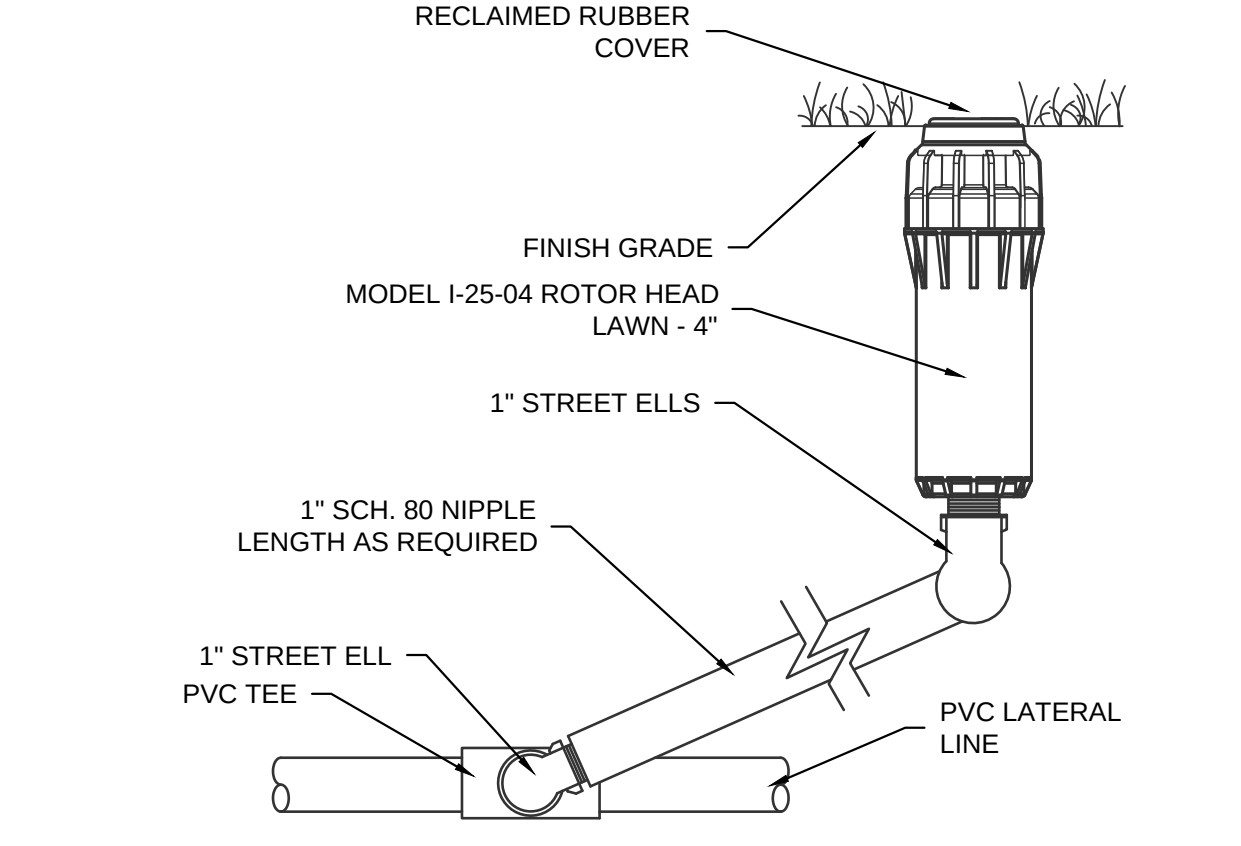
DOUBLE CHECK VAVLE ASSEMBLY



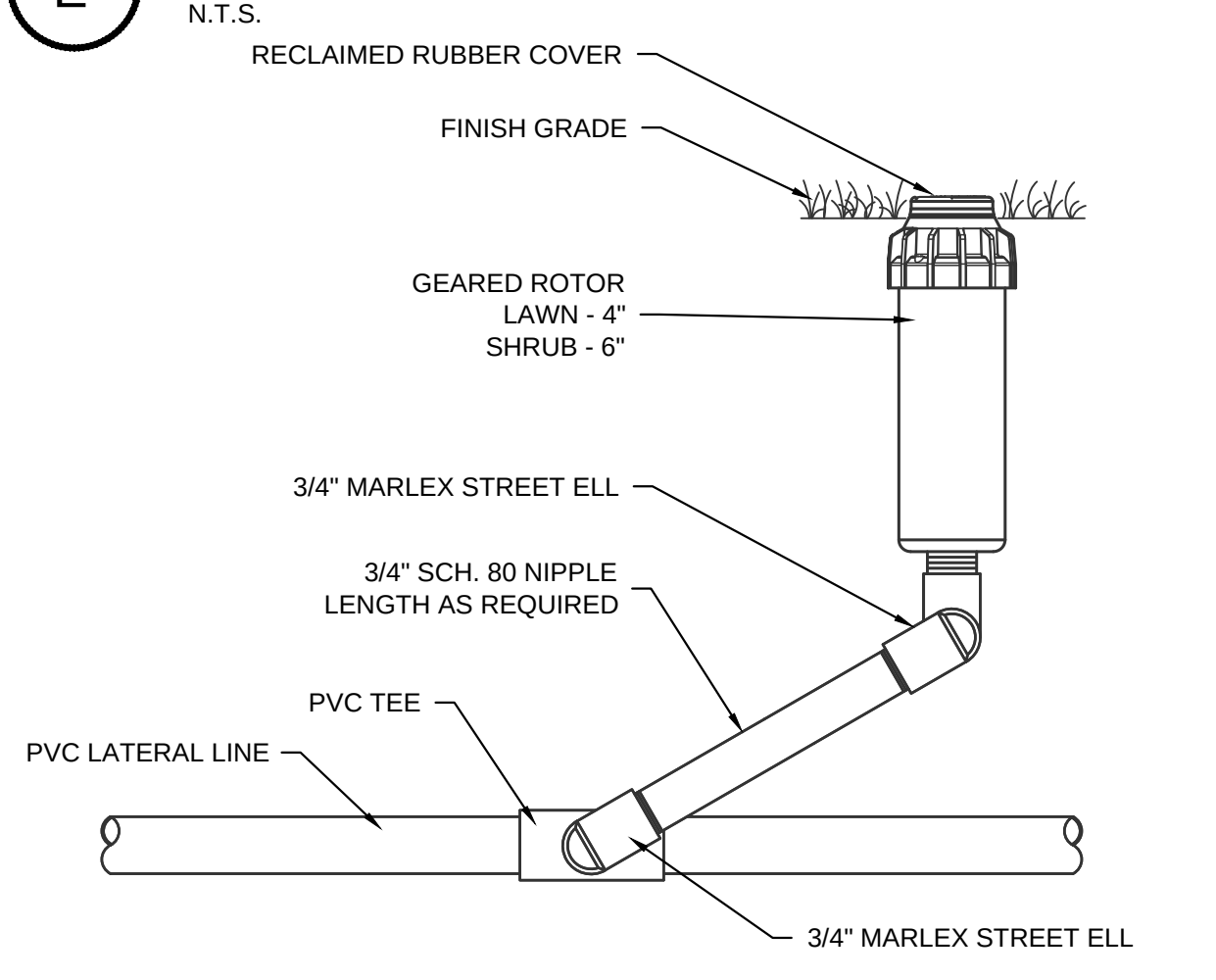
HUNTER MP ROTATOR NOZZLE



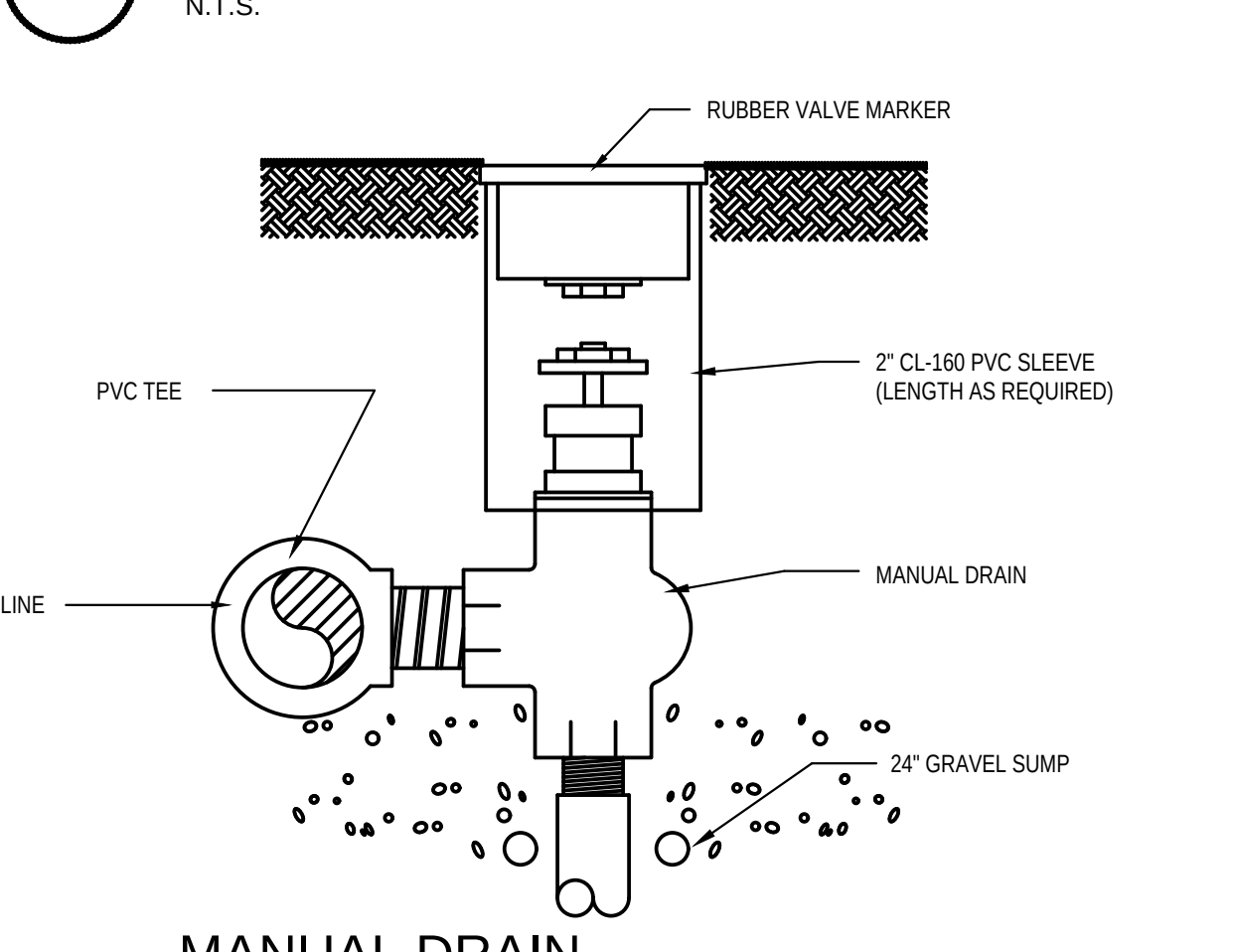
P.O.C. PLAN VIEW



HUNTER ROTARY DETAIL I-25 (FIELD)



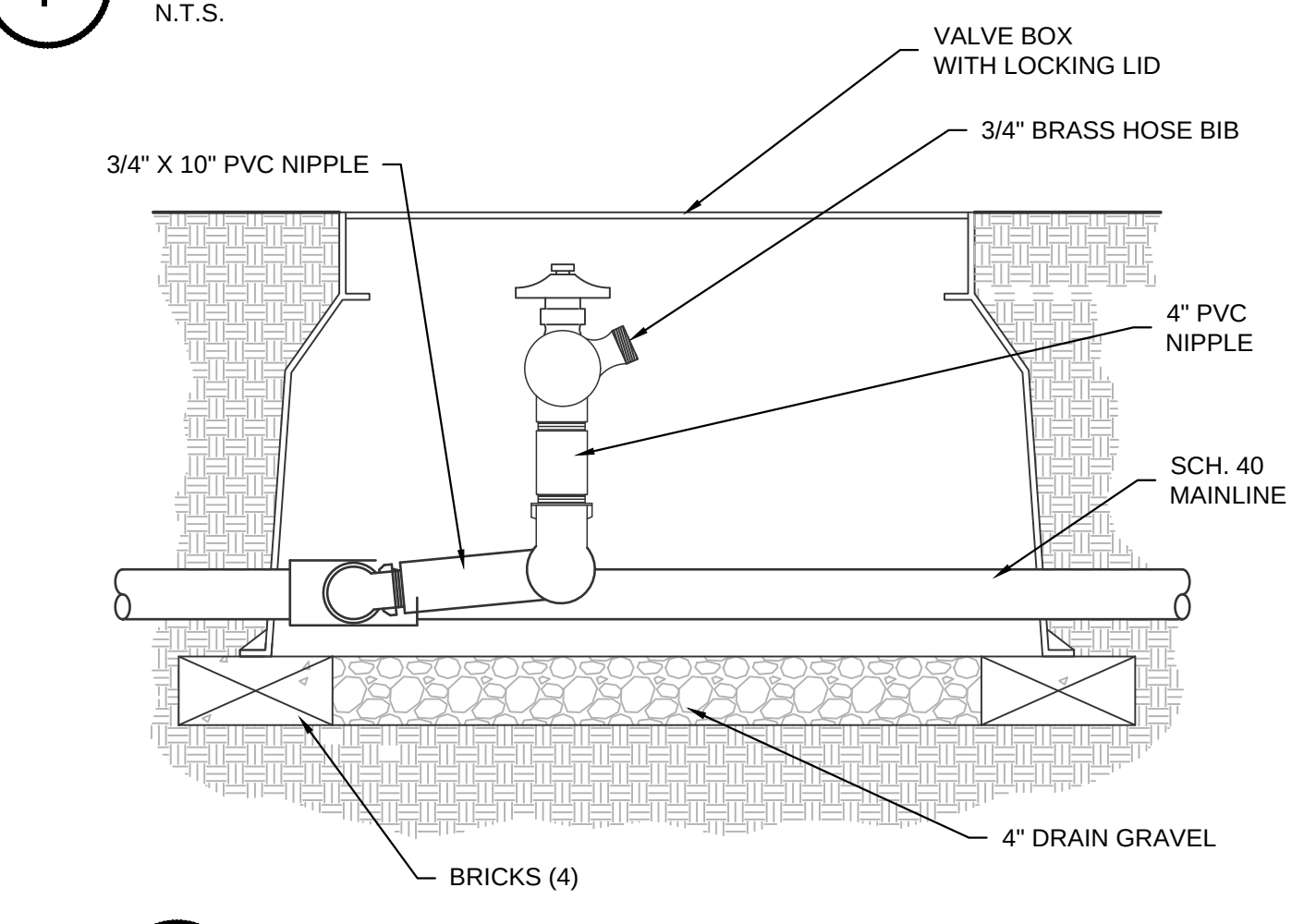
HUNTER ROTARY DETAIL I-20-04



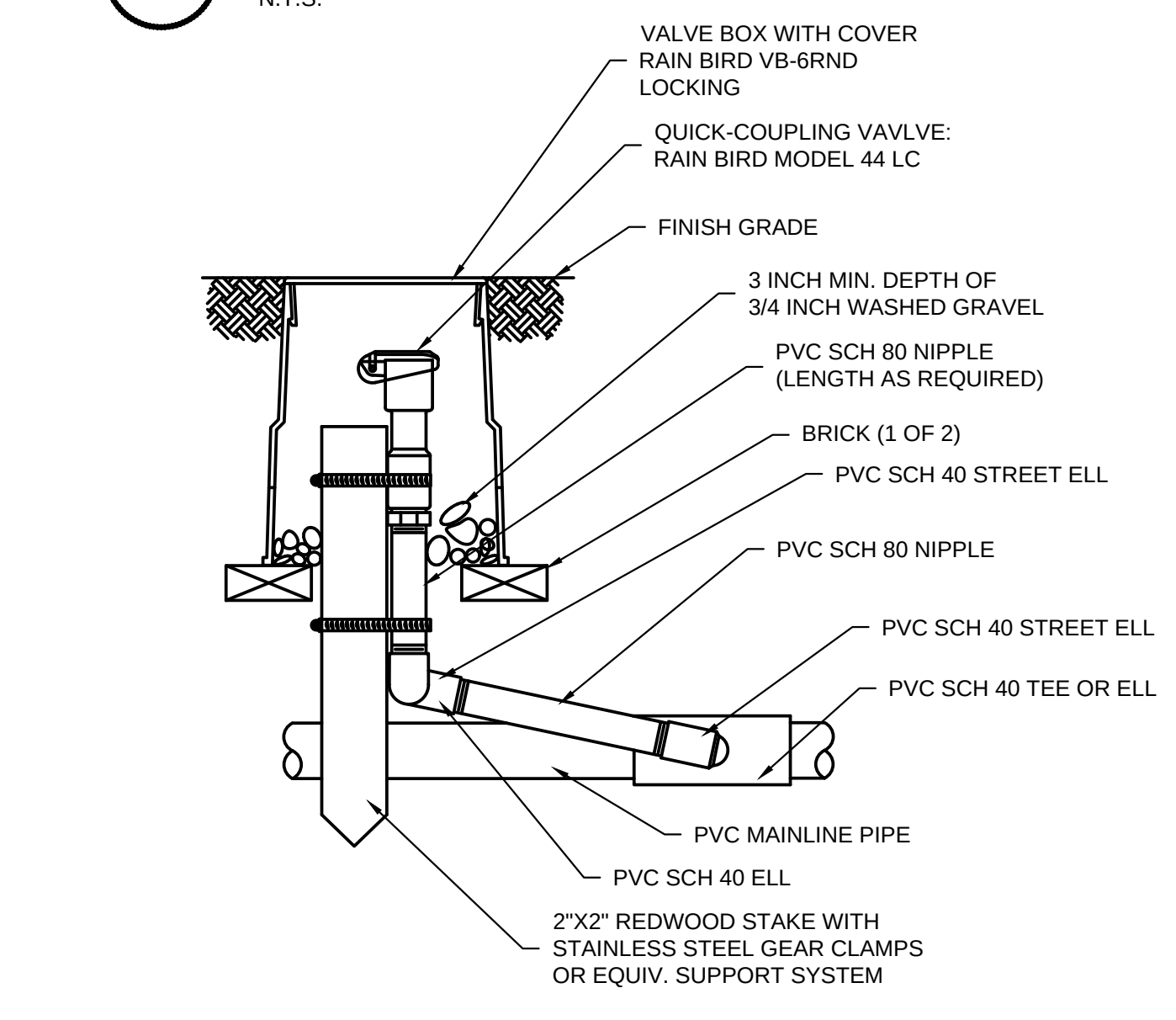
MANUAL DRAIN ASSEMBLY



TRENCHING DETAIL



HOSE BIB DETAIL



NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLER VALVE - 5RC

REVISIONS
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LANDSCAPE ARCHITECTURE

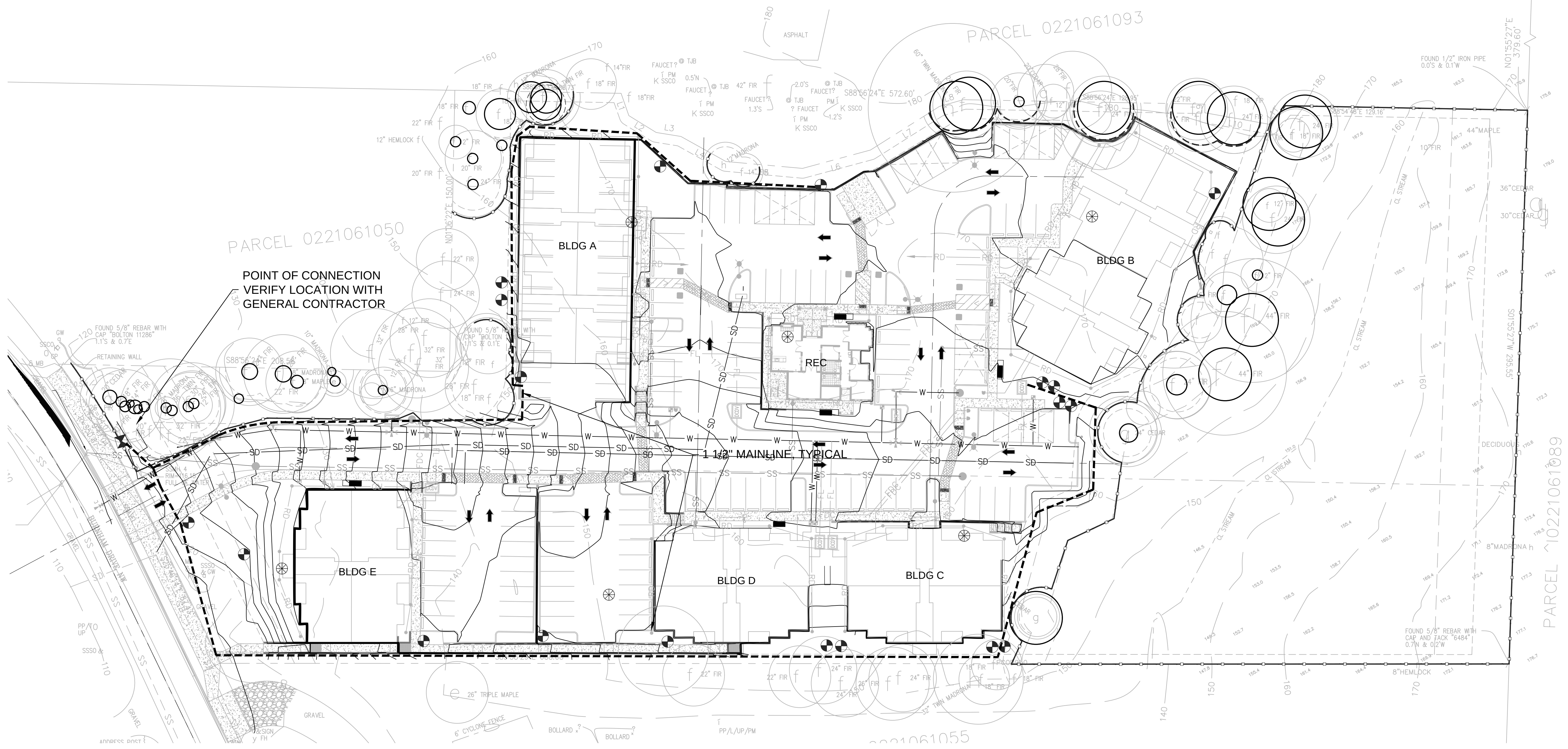
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1724LSK
CONCEPTUAL IRRIGATION NOTES & DETAILS

PERMIT NO. --	
DRAWING NO. 1724	
SHEET OF 8 OF 9	



OVERALL CONCEPTUAL IRRIGATION PLAN

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

REVISIONS
G. REVISED PER AGENCY
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1724LSK
OVERALL CONCEPTUAL IRRIGATION PLAN



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

PERMIT NO.	---
DRAWING NO.	1724
SHEET OF	9 OF 9

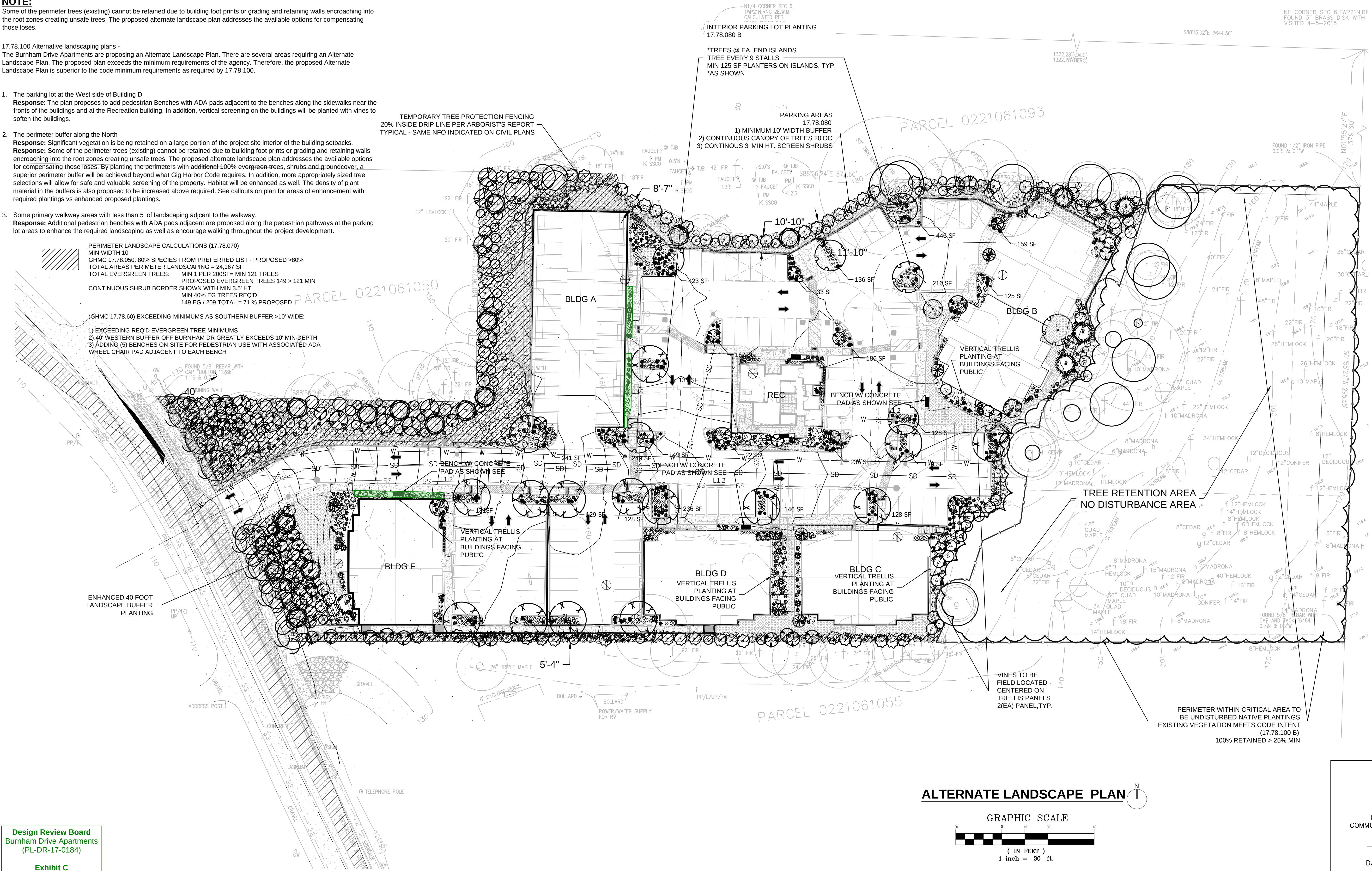


NOTE:
Some of the perimeter trees (existing) cannot be retained due to building foot prints or grading and retaining walls encroaching into the root zones creating unsafe trees. The proposed alternate landscape plan addresses the available options for compensating those losses.

17.78.100 Alternative landscaping plans -
The Burnham Drive Apartments are proposing an Alternate Landscape Plan. There are several areas requiring an Alternate Landscape Plan. The proposed plan exceeds the minimum requirements of the agency. Therefore, the proposed Alternate Landscape Plan is superior to the code minimum requirements as required by 17.78.100.

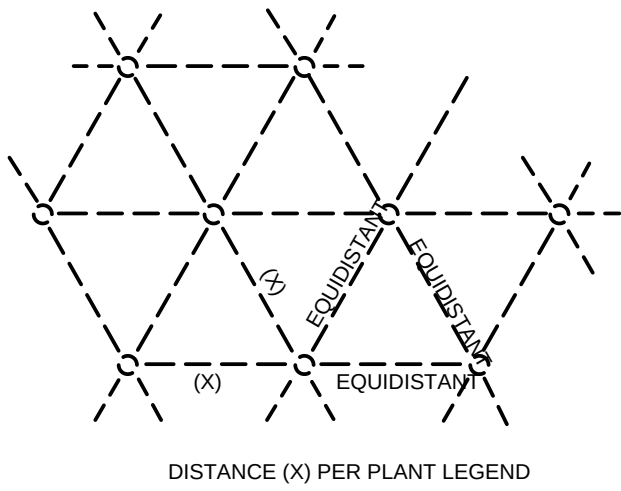
1. The parking lot at the West side of Building D
Response: The plan proposes to add pedestrian Benches with ADA pads adjacent to the benches along the sidewalks near the fronts of the buildings and at the Recreation building. In addition, vertical screening on the buildings will be planted with vines to soften the buildings.
2. The perimeter buffer along the North
Response: Significant vegetation is being retained on a large portion of the project site interior of the building setbacks.
Response: Some of the perimeter trees (existing) cannot be retained due to building foot prints or grading and retaining walls encroaching into the root zones creating unsafe trees. The proposed alternate landscape plan addresses the available options for compensating those losses. By planting the perimeters with additional 100% evergreen trees, shrubs and groundcover, a superior perimeter buffer will be achieved beyond what Gig Harbor Code requires. In addition, more appropriately sized tree selections will allow for safe and valuable screening of the property. Habitat will be enhanced as well. The density of plant material in the buffers is also proposed to be increased above required. See callouts on plan for areas of enhancement with required plantings vs enhanced proposed plantings.
3. Some primary walkway areas with less than 5' of landscaping adjacent to the walkway.
Response: Additional pedestrian benches with ADA pads adjacent are proposed along the pedestrian pathways at the parking lot areas to enhance the required landscaping as well as encourage walking throughout the project development.

PERIMETER LANDSCAPE CALCULATIONS (17.78.070)
MIN WIDTH 10'
GHMC 17.78.050: 80% SPECIES FROM PREFERRED LIST - PROPOSED >80%
TOTAL AREAS PERIMETER LANDSCAPING = 24,167 SF
TOTAL EVERGREEN TREES: MIN 1 PER 200SF = MIN 121 TREES
PROPOSED EVERGREEN TREES 149 > 121 MIN
CONTINUOUS SHRUB BORDER SHOWN WITH MIN 3.5' HT
MIN 40% EG TREES REQ'D
149 EG / 209 TOTAL = 71 % PROPOSED
(GHMC 17.78.60) EXCEEDING MINIMUMS AS SOUTHERN BUFFER >10' WIDE:
1) EXCEEDING REQ'D EVERGREEN TREE MINIMUMS
2) 40' WESTERN BUFFER OFF BURNHAM DR GREATLY EXCEEDS 10' MIN DEPTH
3) ADDING (5) BENCHES ON-SITE FOR PEDESTRIAN USE WITH ASSOCIATED ADA WHEEL CHAIR PAD ADJACENT TO EACH BENCH



GENERAL LANDSCAPE NOTES

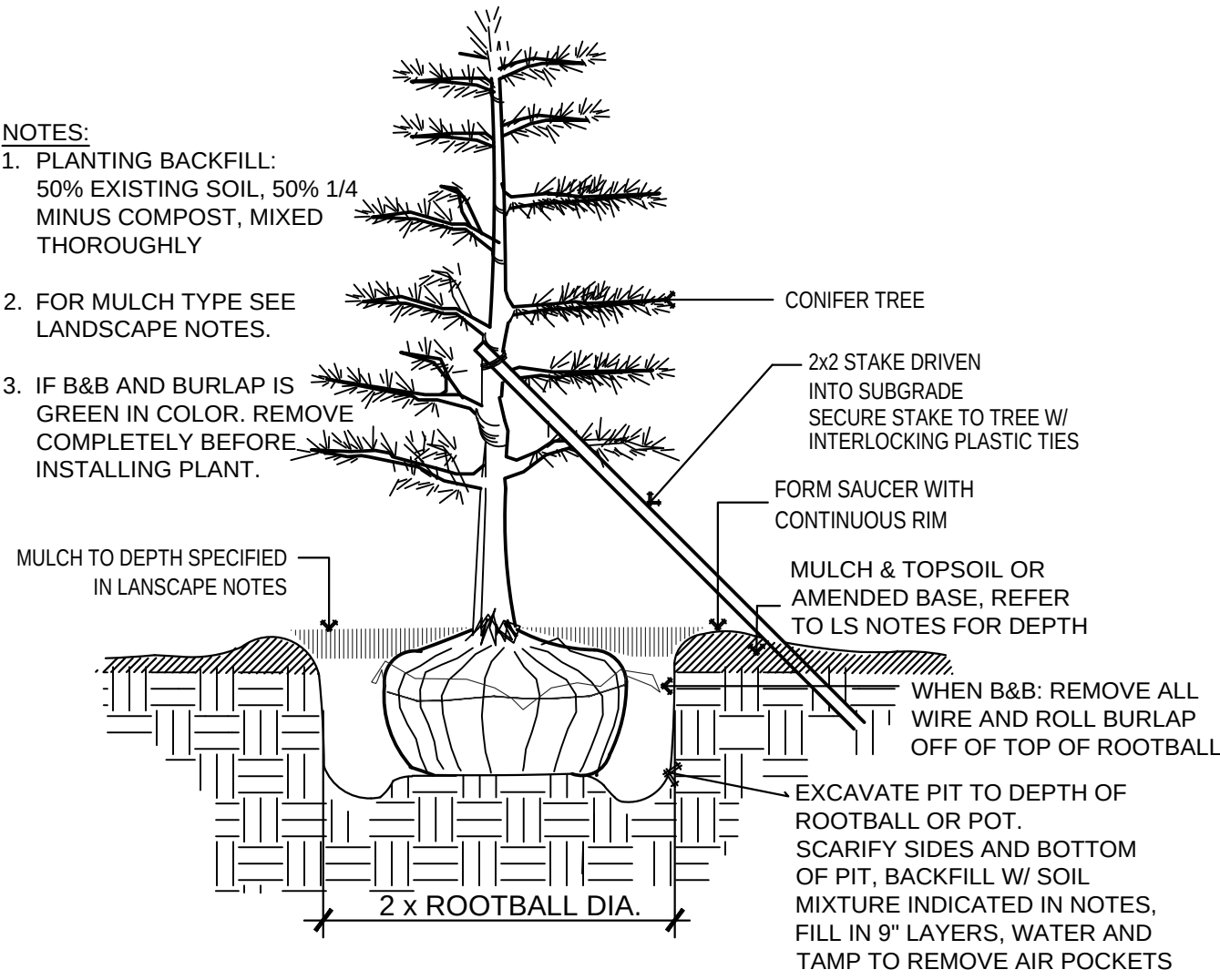
1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
All planting areas shall be cleaned of all construction and native debris, rocks 1" and larger, and any other objects considered harmful to plant life. The debris shall be hauled off site. All planting bed areas shall have the soil rototilled to a depth of 6 inches prior to topsoil installation. **Lawn Areas** to receive a min. 4" layer of sandy loam topsoil (3 -way mix or equivalent) free of weeds, sticks, rocks, and other debris. Care under existing Oak trees shall taken to not disturb the soils or roots of the trees minimal topsoil shall be placed to establish new lawn areas. **Planting bed Areas** to receive a min. 6" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Contractor responsible for ensuring appropriate sub grade exists in all parking area planters. If sub grade is inadequate, it is contractor's responsibility to coordinate costs and work required to prep beds for planting.
6. **Mulching:** All planting beds at building foundations to receive a minimum of 3" of Organic Black Bark Mulch (Cedar Grove or Sim.). Top of all Mulching shall be " below - flush to the top of all paving surfaces. Provide for a min. 6" clearance of all mulches and lawns that are immediately adjacent to any building faces measured from the bottom of siding to the top of landscape surface. Parking islands to receive 3" min. depth of clean river rock 2"-4" size placed on top of landscape fabric.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut jute strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all binding from the root ball.
15. An irrigation system is to be installed per plan.
16. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.
17. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
18. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
19. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
20. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
21. See Irrigation Plans for irrigation layout - at Final Landscape Plan submittal.



NOTES:
ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.
LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

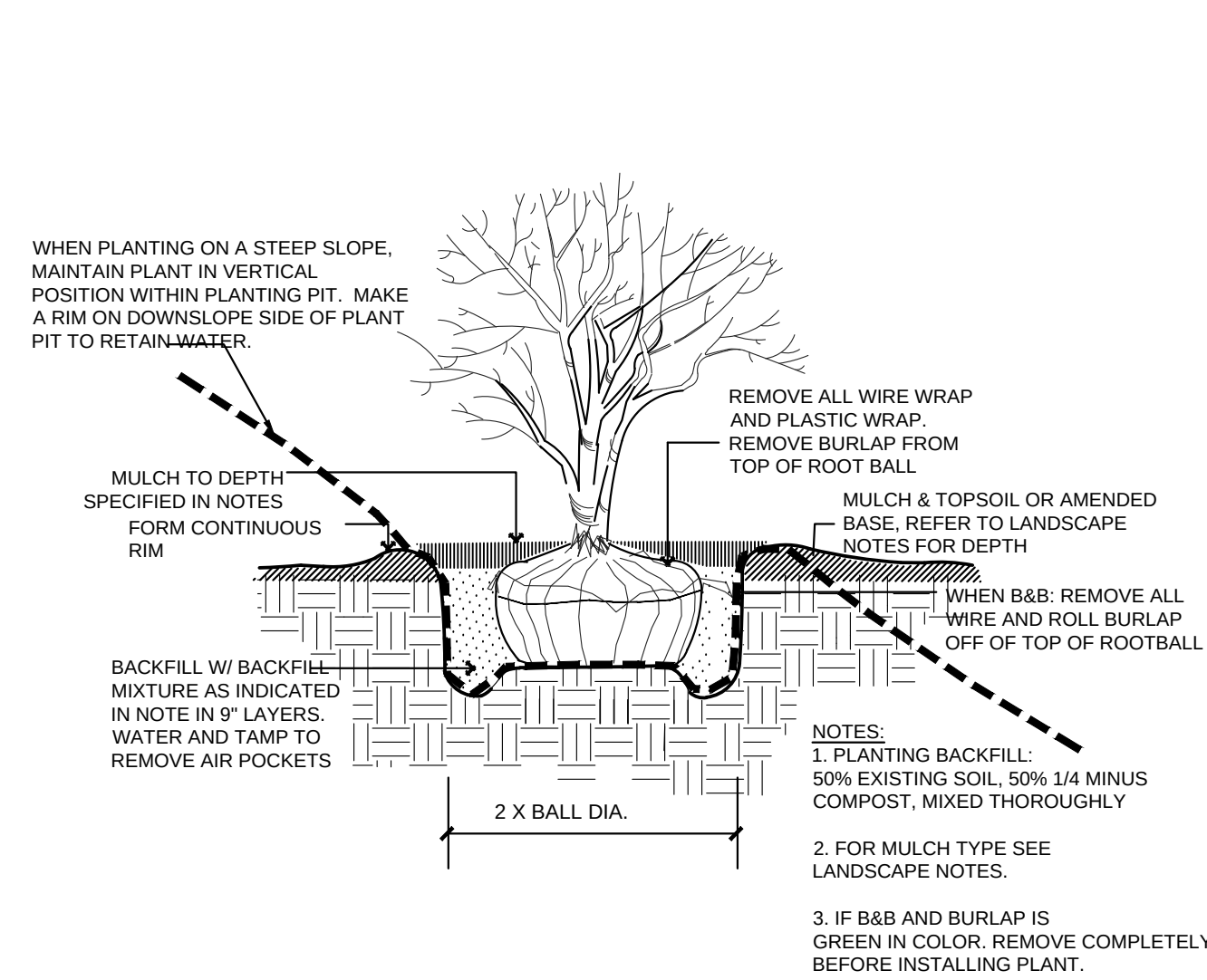
GROUNDCOVER PLANTING DETAIL

No Scale



EVERGREEN TREE PLANTING & STAKING DETAIL

N.T.S.

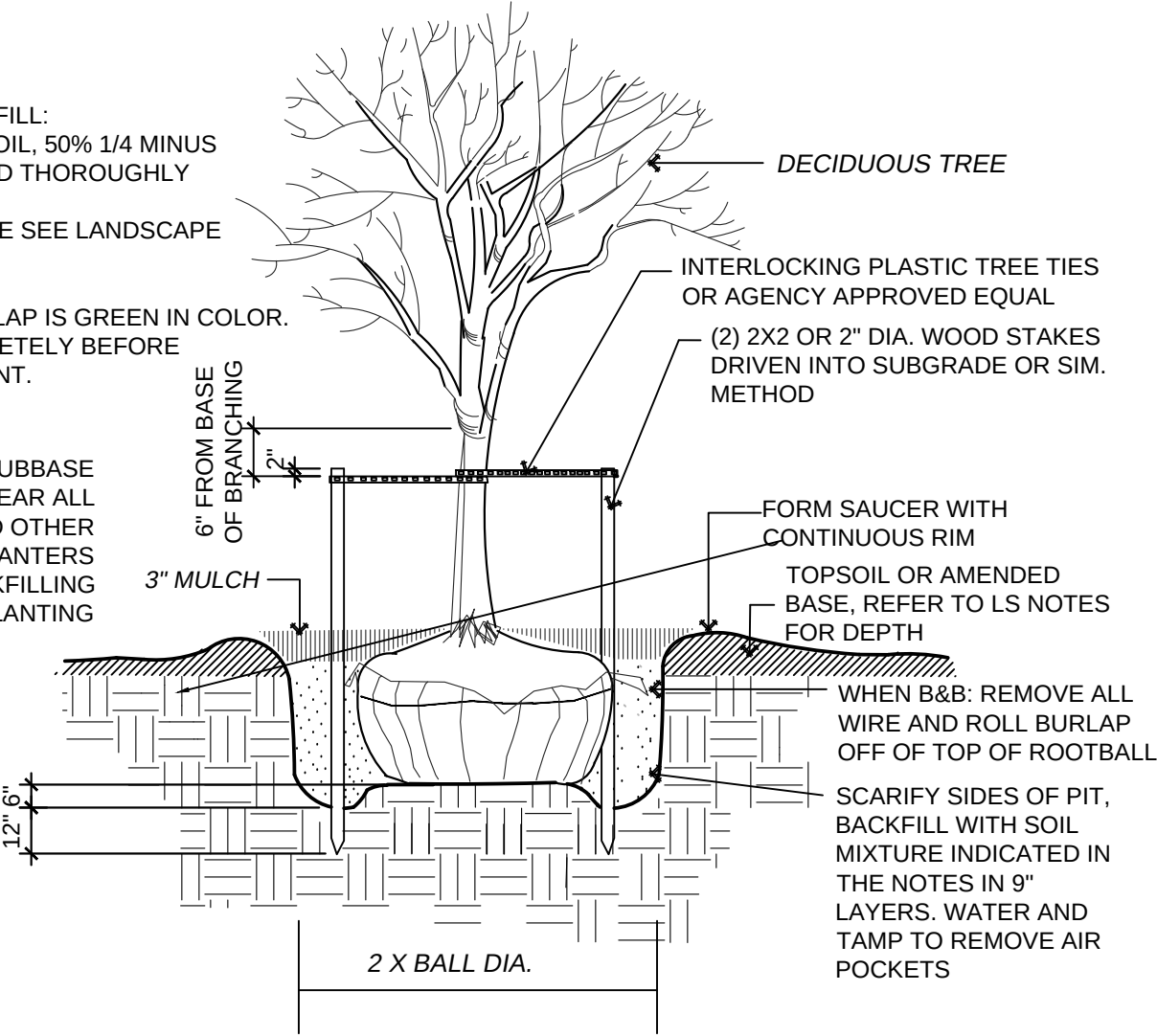


SHRUB PLANTING DETAIL

No Scale

- NOTES:
1. PLANTING BACKFILL: 50% EXISTING SOIL, 50% 1/4 MINUS COMPOST, MIXED THOROUGHLY
2. FOR MULCH TYPE SEE LANDSCAPE NOTES.
3. IF B&B AND BURLAP IS GREEN IN COLOR. REMOVE COMPLETELY BEFORE INSTALLING PLANT.

ENSURE PROPER SUBBASE EXISTS; CLEAR ALL CONCRETE AND OTHER DEBRIS FROM PLANTERS PRIOR TO BACKFILLING AND PLANTING



DECIDUOUS TREE PLANTING & STAKING DETAIL

N.T.S.

LANDSCAPE LEGEND

TREES & GROUND COVERS			
SYMBOL	QTY	DESCRIPTION	SIZE
	5	Acer palmatum RED Varieties	8' Ht Min
		Japanese Maple Varieties - RED Leaved	Multi Trunk Ok
	15	Pinus contorta	6' Ht Min.
		Shore Pine*	Well Formed
	3	Stewartia japonica	2" Cal. Min.
		Japanese Stewartia	Well Formed
	47	Chamaecyparis nootkanensis 'Pendula'	8' Ht.
		Weeping Alaska Cedar*	Full / Compact
	8	Malus fusca (Pyrus fusca)	2" CAL.
		Flowering Crab Apple *	Well Formed
	83	Abies grandis	6' Ht. Min.
		Grand Fir *	Full / Compact
	14	Picea sitchensis	12" Ht. Min.
		Sitka Spruce *	Full / Compact
	6	Thuja plicata	12' Ht. Min.
		Western Red Cedar *	Full / Compact
	8	Acer griseum	2" CAL.
		Paper Bark Maple	Well Formed
	19	Cupressus sempervirens 'Stricta' or sim.	6' Ht. Min.
		Columnar Italian Cypress	Well formed
	15	Tsuga heterophylla	6' Ht. Min.
		Mountain Hemlock*	Well Formed
	7	Cornus nuttallii*	2" Cal. Min.
TOTAL PROPOSED TREES: 230 TREES			
PERCENTAGE NATIVE: 195/230 = 85% APPVD LIST			
	10	Landscape Boulder - Columbia Basalt OR Granite (Owner's Choice)	
	36	1 man rocks	
	7	2 man rocks	
		3 man rocks	

NOTE: FRONTAGE DENSE VEGETATIVE BUFFER REQUIRES AT MINIMUM 50% OF EVERGREEN TREES BE 12' HT. AT TIME F PLANTING AND 50% = 6' HT. MIN. DECIDUOUS TREES SHALL BE A MINIMUM OF 2" CAL. AT FRONTAGE

TREE REPLACEMENT IN PERIMETER BUFFERS 6' HT. INCENSE CEDAR, CANADIAN HEMLOCK AND EXCELSA CEDAR

* PLANTS INDICATED WITH ASTERIKS ARE ON CITY OF GIG HARBOR APPROVED PLANT LIST - 80% OF PLANT MATERIAL SHALL BE ON APPROVED LIST. 80% OF THE PLANT MATERIAL IS ON THE APPROVED LIST.

TOTAL SHRUBS: 2280
NATIVE SHRUBS: 1824 (80%)

SITE FURNISHINGS		
SYMBOL	QTY	DESCRIPTION
	5	TOURNESOL BENCH 'PLAZA' PZ-0200-72 with PZ-02A arms
		SURFACE MOUNT

SHRUBS & GROUND COVERS			
SYMBOL	QTY	DESCRIPTION	SIZE
	9	Euphorbia 'Ruby Glow' & Martini 'Ascot'	1 Gal.
		Ruby Glow & Ascot Euphorbia & other varieties	24" HT MATURE
	48	Carex testacea	1 Gal.
		Orange Sedge	24" HT MATURE
	38	Azalea 'Hino Crimson'	2 Gal.
		Hino Crimson Azalea	36" HT MATURE
	16	Clematis armandii	1 gal.
		Evergreen Clematis	15' CLIMBING
	48	Bergeia cordifolia	1 Gal.
		Bergeia	24" HT MATURE
	13	Linoge muscari Big Blue	1 Gal.
		Big Blue Lilyturf	24" HT MATURE
	74	Nandina domestica c. 'Gulf Stream' or 'Moonbay'	2 Gal.
		Gulf Stream Heavenly Bamboo	36" HT MATURE
	45	Small Rhododendron Varieties or sim. Evergreen Shrub	2 gal.
		Anna Rose Whitney, Black Satin, Cherry Cheesecake, Pearce's American Beauty	24" HT MATURE
	28	Pinus mugo & Dwf. Mugo Pine	5 Gal. / 2 Gal.
		Standard Mugo Pine	60" HT MATURE (STD) / 36" HT MATURE (DWF)
	25	Pennisetum alopecuroides 'Little Bunny'	1 Gal.
		Little Bunny Fountain Grass	24" HT MATURE
	112	Carex oshimensis 'Everillo'	1 Gal.
		Everillo Yellow Sedge	12" HT MATURE
	12	Crocosmia 'Lucifer' and other varieties	1 Gal.
		Lucifer Crocosmia	36" HT MATURE

NATIVE SHRUBS & GROUND COVERS (80%)			
SYMBOL	QTY	DESCRIPTION	SIZE
	64	Ameria maritima*	1 Gal.
		Seathrift	15' HT MATURE
	74	Cornus canadensis*	1 Gal.
		Bunchberry	12" HT MATURE
	58	Deschampsia cespitosa*	1 Gal.
		Tufted Hair Grass	24" HT MATURE
	315	Asarum caudatum*	1 Gal.
		Wild Ginger	12" HT MATURE
	77	Acer circinatum *	1 GAL.
		Vine Maple	20' HT MATURE
	211	Mahonia aquifolium *	1 GAL.
		Tall Oregon Grape	6' HT MATURE
	307	Mahonia nervosa *	1 GAL.
		Oregon Grape	30" HT MATURE
	239	Gautheria shallon *	1 GAL.
		Salal	60" HT MATURE
	86	Symphoricarpos albus *	1 GAL.
		snowberry	48" HT MATURE
	233	Polystichum munitum *	1 GAL.
		Sword Fern	36" HT MATURE
	160	Blechnum spicant *	1 GAL.
		Deer Fern	24" HT MATURE

Groundcover: Mahonia repens *
Low Oregon Grape
4" @18" OC or 1 Gal @ 24" OC

Groundcover: Gautheria shallon * & Mahonia nervosa*
Salal and Low Oregon Grape
1 Gal. @ 36" OC Triangular Spacing

Groundcover: Cornus canadensis *
Bunchberry
4" @18" OC or 1 Gal @ 24" OC

Groundcover: Arctostophyllum uva ursi 'Massachusetts' *
Kinnickinnick
4" @18" OC or 1 Gal @ 24" OC



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

REVISIONS	
G. REVISED PER AGENCY	
H. REVISED PER UPDATED SITE PLAN	
I. REVISED PER UPDATED SITE PLAN	
J. REVISED PER UPDATED SITE PLAN	
K. REVISED PER UPDATED SITE PLAN (3.11.21)	



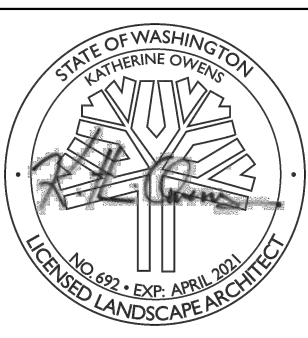
NATURE BY DESIGN
LANDSCAPE ARCHITECTURE

1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSK	PERMIT NO. --
LANDSCAPE NOTES LEGEND & DETAILS	DRAWING NO. 1724
	SHEET OF 3 OF 9



From: [jeff.job](#)
To: [Kimberly Mahoney](#); [Michelle Thomas](#)
Subject: Re: apartment development/feedback
Date: Wednesday, May 12, 2021 12:34:00 PM
Attachments: [image001.png](#)

Thank you... not knowing these would go into the official record, please allow me to submit a more focused, refined comment.

**

Gig Harbor is this vertical "sliver" that benefits from hwy 16 running right down the middle. Once you are off 16, the roads are tight and curvy, which isn't the best for running large amounts of traffic though each day. In fact, the exit where these proposed apartments would be is already very difficult to navigate due to existing high traffic volumes.

Adding more apartment units doesn't just add traffic. It means the city has to expand all the other services that come with increased population and that costs far more money than the tax revenue those apartments would bring in.

Utilities expansion and maintenance

Road expansion and maintenance

More schools (or more crowded classrooms)

More police to support more people and I'm going to guess that police are called to apartments far more often than homes.

And having seen this in Seattle and expanding to towns outside Seattle, as more people move into an area, the homeless migrate there as well as it's much easier to blend into larger populations.

I would ask my fellow residents and the Gig Harbor city planners this... Other than a real estate developer making money of building this complex, how does this benefit the rest of us? And if you let this developer build this complex, what's stopping that developer from buying another plot of land and doing the exact same thing next quarter?

I'm one resident with one opinion and my opinion is I want Gig Harbor to not grow into some deeply crowded, hard to get around city.

Respectfully

Jeff Job

On Tuesday, May 11, 2021, 07:53:40 AM PDT, Michelle Thomas <mthomas@gigharborwa.gov> wrote:

Thank you Kim he has been added to the interested party roster and his comments have been added to the record.

Best Regards,