



AGENDA
City of Gig Harbor Design Review Board
Virtual Meeting of February 24, 2022, 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://us06web.zoom.us/j/89568206345>
Call-in: (253) 215-8782 Webinar ID: 895-6820-6345

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 he 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.

- I. **Call to Order:**
- II. **Roll call:**
- III. **Approval of Minutes:** [December 9, 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

ARCO/Murray, Rachel Husting, 999 18th Street Suite 2100 Denver, CO 80202: [Coffee Shoppe & Car Wash](#) - (PL-DR-22-0007) This public meeting is for a pre-application review before the City of Gig Harbor Design Review Board (DRB). The applicant is requesting review of a proposal to construct a car wash facility and drive-through coffee shop on a site presently developed with a gas station and convenience store. 5115 Olympic Drive., Assessor's Parcel Number: 0221173081

- V. **Agenda Items for Formal Review** March 10, 2022 TBD
- VI. **Adjourn**



DRAFT MINUTES
City of Gig Harbor Design Review Board
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If you wish to submit written public comment, please provide your comments to the Planning Division by **Wednesday December 8, 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: candrews@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

- I. **Call to Order:** 5:23 pm
- II. **Roll call:** Darrin Filand, Marlene Druker, Jon Ashlock and Larry Bradbury
Staff: Kim Mahoney, Cindy Andrews and Jeremy Hammar
- III. **Approval of Minutes:** [July 22nd, 2021](#)

MOTION: Move to approve the minutes of July 22nd, 2021 as written.
Jon / Marlene. All in favor – Motion carried.
- IV. **Agenda Items for Formal Review**
 - a. Announcement of Application
 - b. Open Public Meeting Announcement
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DrillnFill Properties, LLC, c/o Peter Elton, 11616 Hunter Lane NW, Gig Harbor, WA 98332: Cedarbrook Dental - (PL-SPR-21-0002, PL-DR-21-0124)

The proposal includes the remodel of the existing building (previously occupied by Wells Fargo) to accommodate a new dental office including a minor increase to the building footprint. Exterior work includes a new façade & glazing, a new staff entrance and other associated site improvements. The site is legally nonconforming in its existing state, and the proposed remodel does not increase the nonconforming elements of the structure. The applicant is seeking a design alternative recommendation from the DRB related to one specific requirement of Article IV: Architecture. 5501 Soundview Dr., site is located within the Olympic Village Shopping Center in the building previously occupied by the Wells Fargo Bank. Sec 17, Tw 21, R 02 Qtr 42. Assessor's Parcel Numbers: 0221174076 & 0221174014

Staff Presentation: Senior Planner Kim Mahoney provided staff's summary.

Applicant Presentation: Dustin Thorlakson, Architect with Freiheit Architecture provided the applicants presentation. Mr. Thorlakson provided views of the building as it currently exists and outlined the proposed changes.

DRB Discussion – Mr. Ashlock discussed the planting beds in front of the windows. Mr. Filand, discussed the plans were for the pedestrian connection on the westside of the building and the drive-thru space and canopy. Mr. Thorlakson addressed the questions.

Mr. Filand concurs with staff, the building is contemporary and modernized and likes the design, Mr. Ashlock agrees. The design will update and modernize the building and will be a benefit and a plus to the complex. Mr. Bradbury concurs. The design changes are a big improvement and will enhance the entire area. and Marlene agrees with the changes in materials and modulation. Additionally, Marlene looks forward to seeing the building activated again and seeing the walkway around the building.

MOTION:

The DRB recommends that the decision maker accept the proposed design alternative as compliant with criteria of approval for an Alternative Design request as set forth in the Gig Harbor Municipal Code. Darrin / Marlene – All in Favor. Motion carried

Upcoming Meetings

December 23, 2021 - Cancelled

V. Adjourn: 6:00 PM

MOTION: Move to adjourn at 6:00 pm. Jon / Marlene. All in favor – Motion carried



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
DRB PRE-APPLICATION STAFF MEMO**

TO: Design Review Board
FROM: Planning Staff – Jeremy Hammar, Associate Planner
DATE: February 16, 2022

RE: Coffee Shoppe & Car Wash DRB PreApp (PL-DR-22-0007)
Meeting Date: February 24, 2022

I. GENERAL INFORMATION

- A. Owner:** Dev Singh Sall
5006 Pt Fosdick Dr
Gig Harbor, WA 98335
- B. Agent:** Rachel Husting
Arco Murray
999 18th St Suite 2100
Denver, CO 80202

II. PROJECT DESCRIPTION

This public meeting is for a pre-application review before the City of Gig Harbor Design Review Board (DRB). The applicant is requesting review of a proposal to construct a car wash facility and drive-through coffee shop on a site presently developed with a gas station and convenience store.

III. SITE DESCRIPTION

- A. Location:** 5115 Olympic Dr., Sec 17, Tw 21, R 02 Qtr 34.
Assessor's Parcel Number: 0221173081
- B. Site Area/Acreage:** 1.66 acres
- C. Existing Site Characteristics:**

1. **Topography:** The site slopes up slightly from Olympic Dr to the North.
2. **Vegetation:** The site contains landscaped areas around the perimeter. The majority of the site is covered by asphalt and buildings.
3. **Wetlands and Critical Areas:** There are no critical areas mapped on the site.

D. Zoning:

1. **Subject parcel:** B-2 – General Business
2. **Adjacent zoning:**
 - a. **North:** C-1 – General Commercial
 - b. **East:** B-2 – General Business
 - c. **South:** B-2 – General Business
 - d. **West:** B-2 – General Business

- E. Road Access/Utilities:** The site is accessed from Olympic Drive and 32nd Ave. Rainier View Water, City Sewer

IV. PERTINENT DESIGN REVIEW POLICIES

- A. Comprehensive Plan:** Community Design Element of Comprehensive Plan – pages 4-1 through 4-19.
- B. Gig Harbor Municipal Code:** The Design Review process is outlined in chapter 17.98 GHMC. Section 17.98.055 outlines the process for review of projects by the Design Review Board. Section 17.98.037 outlines the optional design review pre-application meeting. This section states that applicants for projects that will require design review may request a pre-application review by the Design Review Board (DRB) at a DRB meeting.

The purpose of the pre-application review is to allow the DRB to provide early input on potential development or redevelopment of a site during the early stages of design. This will allow the design review board to identify specific areas of concern and design opportunities related to the site for the applicant. The DRB's comments may help the applicant develop a design that conforms to design manual standards in a manner more sensitive to specific site conditions and to neighborhood concerns. No decisions will be made at this pre-application meeting. A formal DRB meeting may still be required at a later date for the project to progress.

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 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.

VI. REQUESTED DRB REVIEW AND ANALYSIS

The applicant has requested that the following items be reviewed by the DRB. See Exhibits A and B of this staff report for the project agent's narrative and Elevations, and site plan, respectively, discussing the proposed design. Planning staff has reviewed the materials submitted as Exhibits A, B, and C to this memo and has the following comments.

Site Context

Activity Center: The subject site is located within the Olympic Drive/Point Fosdick Interchange Activity Center, and is therefore subject to the activity center standards set forth in GHMC 17.99.100.

Parkway standards for on-site development: The subject site is located within the Olympic/Soundview Drive Parkway and is therefore subject to the parkway standards set forth in GHMC 17.99.140.

Natural site conditions: Site development should be designed to reflect the natural conditions of the site, including topography and existing vegetation. The following standards will help to achieve this, and are applicable to all development: retain natural vegetation on underdeveloped portions of site with approved site plan; maintain natural topography; incorporate approximately 25 percent of significant trees; replace lost trees which were intended to be retained; retain the natural symmetry of trees, and; maintain health and fullness of natural vegetation and buffer areas.

Primary walkway standards: This site shall design a primary walkway consistent with the standards set forth in GHMC 17.99.260.

Secondary walkway standards: This site shall design secondary walkways consistent with the standards set forth in GHMC 17.99.270

Outdoor common area standards: Nonresidential development greater than 2,000 square feet in floor area shall include common areas equal to 10 percent of the gross floor area of the building to which they apply, excluding garages, warehouses, and similar unheated support structures.

Architecture

Mass and Scale; The proposed design does not appear to conform with the standards of GHMC 17.99.380.

Hierarchy in building design: The proposal shall be designed to be consistent with the standards set for the in GHMC 17.99.390

Prominent facades: The standards of GHMC 17.99.400 are applicable to all nonresidential development: Provide consistent architectural interest to all prominent facades, and; apply all design criteria to prominent facades.

Siding and trim: Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or cement-like materials; board and batten (or panels with similarly spaced battens); brick, stone (real or cultured), nonscored, split-faced or ground-faced block (CMU). Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given façade.

Project Planner: Jeremy Hammar, Associate Planner

Date: February 17, 2022

cc: Owner/Applicant, Agent

The following documents pertinent to your review are enclosed:

- A. Applicant's Narrative, dated February 1, 2022
- B. Applicant's Elevations, prepared by Arco Murray, dated February 1, 2022
- C. Site plan and coffee shop elevation, dated February 1, 2022

PROJECT NARRATIVE

GIG HARBOR CHEVRON GRINDSTONE COFFEE SHOPPE AND CYBER EXPRESS CAR WASH

OVERVIEW:

The Gig Harbor Chevron site has been through a few transitions in the past 20+ plus years. At one time it sat next to an Arco branded convenience store and fuel island pumping station that was part of a strip mall complex. When the Arco station was present, the present Chevron station was branded as a Shell Oil Company station. It too had a convenience store (still found on the site today). Besides the fuel island canopy over arching four MPDs a warehouse facility was constructed on the north side of the convenience store.

Neither the Arco station or the Shell station had a “drive-up service window” and no free-standing coffee shops on either site. The Arco site did not have room for a free-standing facility, but the Shell site did and does.

The Gig Harbor Chevron site has room not just for the proposed Grindstone Coffee Shop, but also for what is termed a “Vender Pad” and a car wash facility. The car wash facility is to be developed on this same site and it will utilize not just the portions of the property not currently supporting a use but will incorporate (by removing) the warehouse building presently attached to the convenience store.

Proposed Coffee Shoppe Project Description –

The site is a developed one with a 3,050 S.F. convenience store with a fuel island and canopy. Also on the property is an attached 2,950 S.F. warehouse. That warehouse will be removed and, in its place, will be a car wash facility. The total site area is approximately 1.63 acres or about 71,034 S.F. The car wash facility will occupy the north 193' of the property or about 35,781 S.F. of the total site area. Where the convenience store and fuel islands and canopy are located is in the central part of the site utilizing about 23,929 S.F. of site area. The remaining front portion of the site has about 21,314 S.F. and is about 71 Feet deep. It is in this front area where the proposed coffee shop will be located.

The proposed building is 10'x 28' with 284 S.F. of space. It will be a building with off-set roof lines and clearstory windows, the highest of which will be 15'- 1" as measured from the ground to the peak of the roof. It is designed to provide window service from both sides of the building. The building will be positioned in close proximity to the fuel island, set back approximately 49' from the front

property line. Stacking distance to service windows allow for a minimum of three (3) vehicles coming from both directions. The building will be wood framed with metal cladding on the side walls and the roof. Also, around the lower part of the building will be wainscot of brick or rock (instead of wood) to a height of at least 3'. Above that will be a 2"x 10" band and above that will be metal siding. See attached graphics. The "band board will be painted a "carmen red." That same color will be applied to the fascia board. Above the wainscot the metal clad side walls will be a combination of "slate grey" with a charcoal grey background. The roof will be a dark grey.

The proposed car wash building will include a 90-foot-long tunnel design with a total building gross square footage around 4,000 gross square feet. The car wash building will house standard wash bay and drying areas, mechanical support spaces, storage areas, employee customer service and support areas including restroom facilities and employee-only work areas. 2-3 employees are to be expected to work standard business hours of 8am to 7pm.

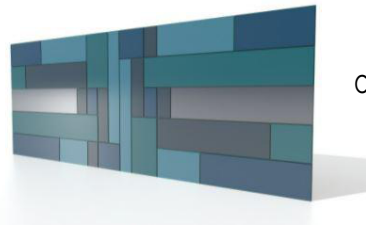
Exterior materials of the car wash will consist of earth tone colors and materials including Nichiha panels in varying gray tones. Centria metal panels will side the tower at the entrance and exit of the tunnel will display the Cyber signature on 2 elevations. Aluminum storefront glazing along either side of the exterior tunnel walls will allow for natural light on the inside of the tunnel during daylight hours. See corresponding colored exterior building elevations with this architectural description for reference.

The "Vendor Pad" is to be positioned near the present air/water station in the westerly portion of the site. It will be a 10'x 20' extension of the circular drive in that area of the site. Other than a hook-up for potable water, the vendor truck that might occupy this pad will be self-contained.

There are no critical areas on this developed site. See site plan showing the proposed car wash facility that will replace the warehouse and occupy the northern portion of the site.

Utilities – The Chevron site has both public water and sewer service connections. The coffee shoppe will connect to those existing facilities. Electric power is also available on site as well as internet broadband.

EXTERIOR MATERIALS



CENTERIA - ENTYRE



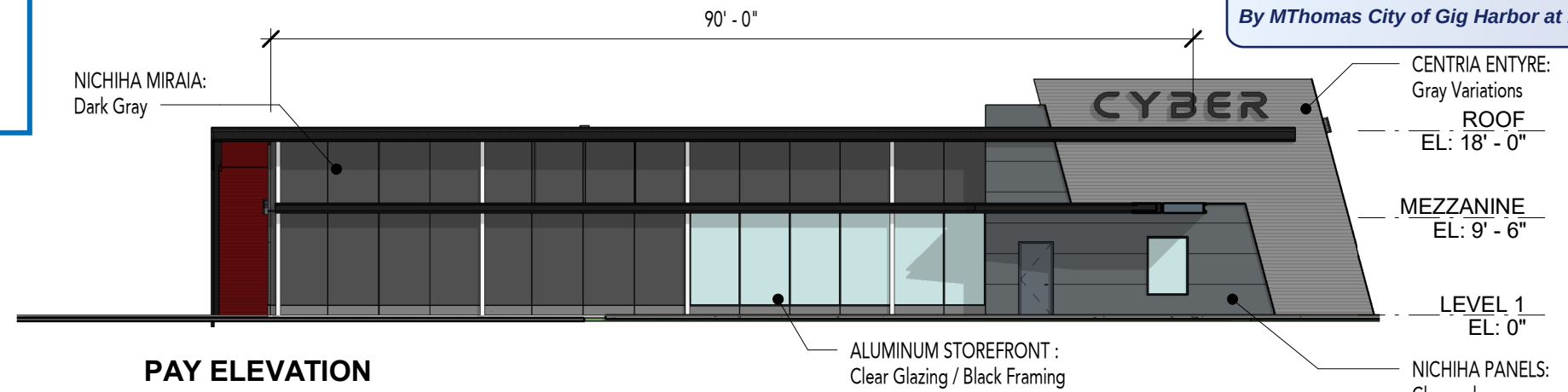
NICHIHA PANELS



NICHIHA MIRAIA



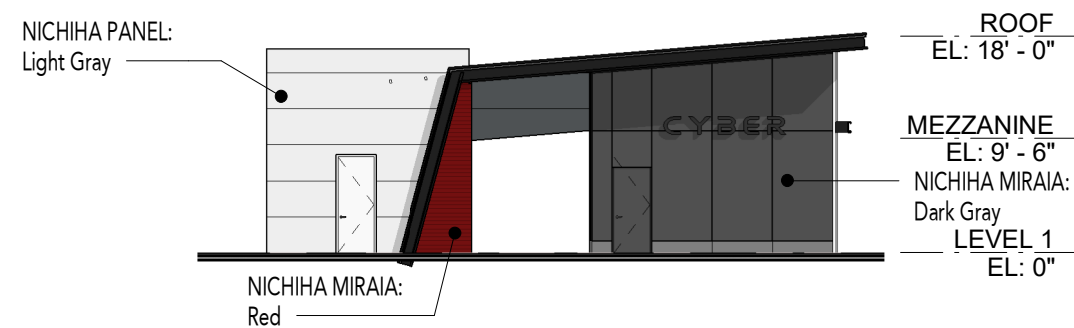
STANDING SEAM METAL ROOF



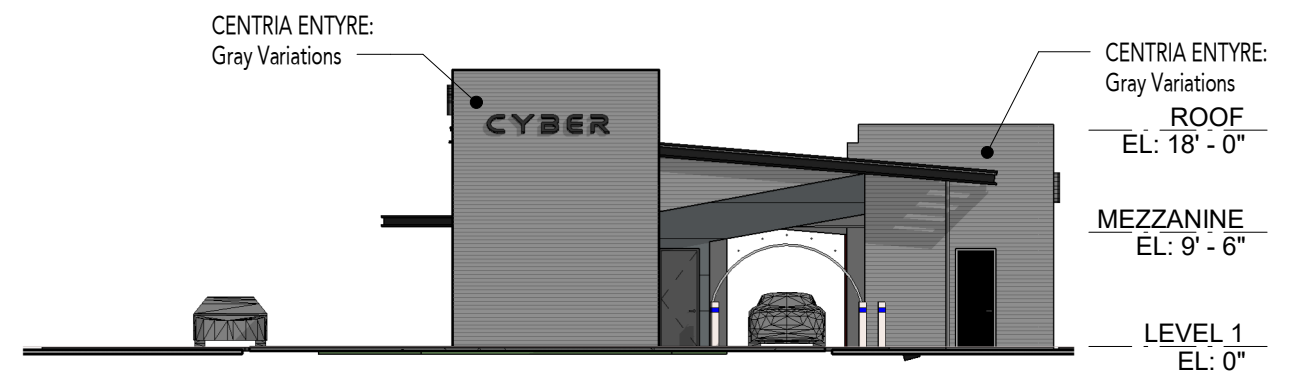
PAY ELEVATION



VACUUM ELEVATION



EXIT ELEVATION



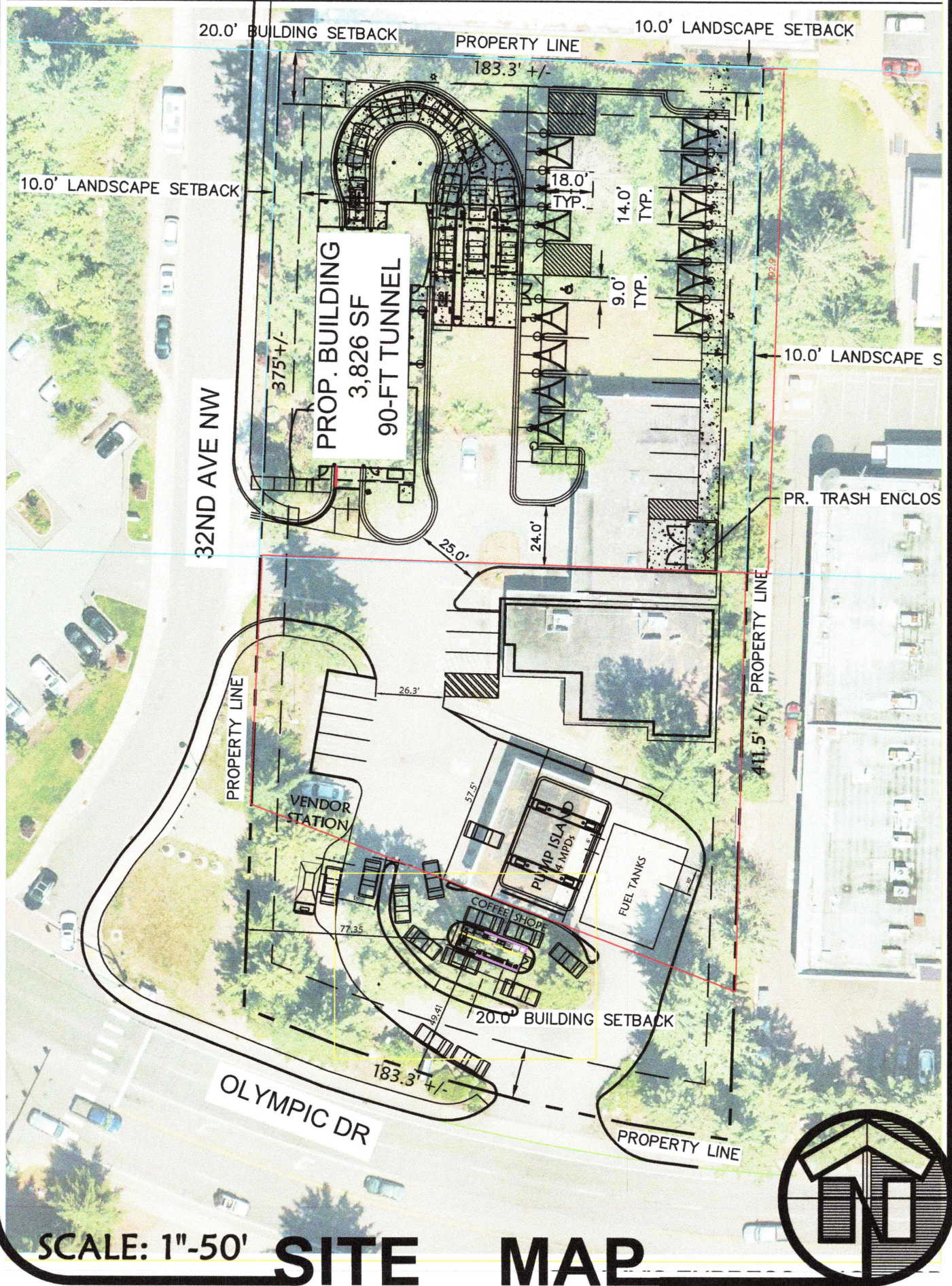
ENTRY ELEVATION

NOT FOR CONSTRUCTION

PROJECT: CYBER | CARWASH
ADDRESS: FONTANA, CALIFORNIA

TITLE: BUILDING ELEVATIONS (90' TUNNEL)
DATE: 01.18.2022 SCALE: 1/16" = 1'-0"





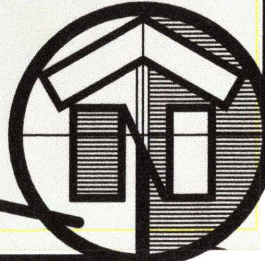


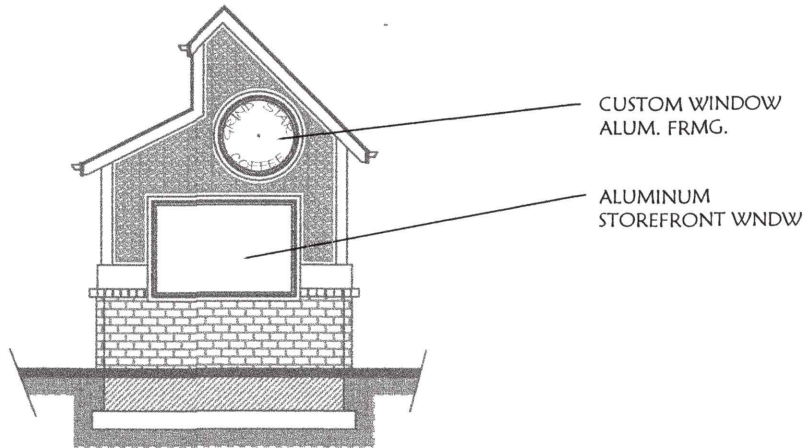
COFFEE SHOPE

20.0' BUILDING

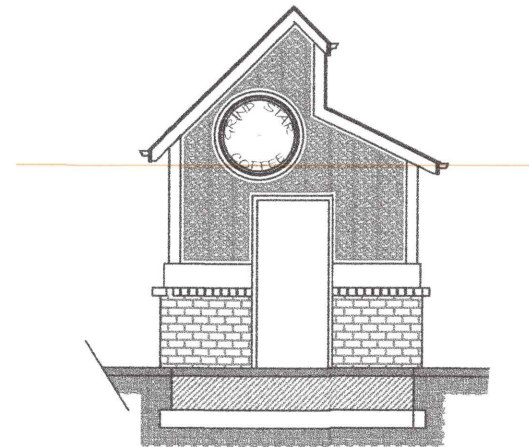
SCALE: 1" = 10'

SITE MAP



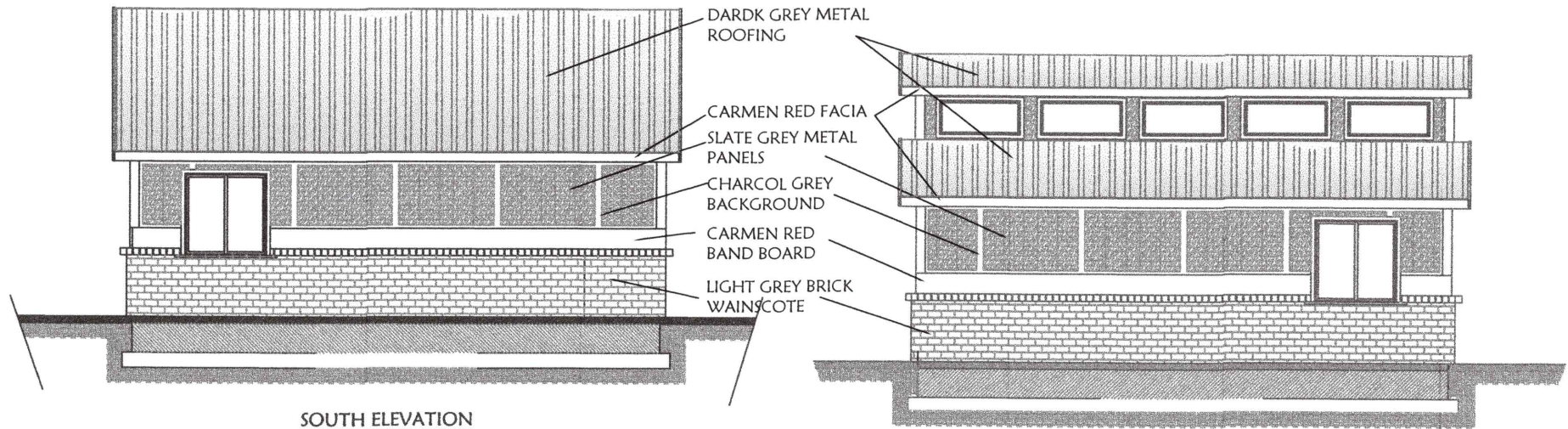


WEST ELEVATION



EAST ELEVATION

GIG HARBOR GRINDSTONE COFFEE SHOPPE



SOUTH ELEVATION

NORTH ELEVATION

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

ELEVATIONS