



AGENDA

City of Gig Harbor Design Review Board Virtual Meeting of October 13, 2022 at 5:00 pm

Design Review Board and staff will be participating in this meeting remotely via Zoom. Members of the public are encouraged to view and comment during the meeting using the Zoom platform at <https://us06web.zoom.us/j/89568206345> or by calling (253) 215- 8782 and entering Meeting ID 895 6820 6345. Optionally, members of the public may view the live Zoom broadcast in-person at the Gig Harbor Civic Center during the meeting. Please see the Meeting Procedures at the end of this agenda for information on options to make public comment.

- I. **Call to Order:**
 - II. **Roll call:**
 - III. **Approval of Minutes:** August 11, 2022, September 22, 2022
 - 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. **BY LAWS REVIEW**
 2. **CHAIR ELECTIONS**
 3. **3555 ERICKSON, LLC., P.O. BOX 339, GIG HARBOR, WA 98335: ERICKSON STREET COMMERCIAL OFFICE BUILDING:** (PL-DR-22-0047). The applicant proposes to develop a new two-story commercial office building, approximately 17,000 square feet, along with a surface parking lot comprised of 57

parking spaces. The site is located at XXX Erickson St, on the north side of Erickson St., approximately 350 feet east of the intersection with Kimball Drive. Section 08 Township 21 Range 02 Quarter 32. Assessor's Parcel Number: 0221087026

V. Upcoming Meetings

VI. Adjourn

PUBLIC COMMENT & DECORUM

Commenters will be allotted 3 minutes per individual, unless revised by the Chair. In-person comments shall be made from the microphone, first giving the speaker's name and address. When there are 30 seconds remaining, staff will alert you to summarize your comments. At the end of your comments, staff will notify you it has come to the end of your comment period. Anyone making "out of order" comments may be subject to removal from the meeting.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Chair has announced that the Design Review Board has opened the public comment portion of the meeting. Your name or the last three 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.

All remarks shall be addressed to the Design Review Board as a body and not to any specific Member. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any Design Review Board, the Chair, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding a public meeting, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS ADA accommodations can be provided upon request. Those requiring special accommodations should contact the City Clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: Design Review Board
FROM: Planning Staff
DATE: October 6, 2022

Re: 3555 Erickson Development (PL-DR-22-0047)
Public Meeting Date: October 13, 2022

I. GENERAL INFORMATION

- A. Owner/Applicant:** 3555 Erickson, LLC
P.O. Box 339
Gig Harbor, WA 98335
- B. Architect/Agent:** David Boe/BOE Architects, pllc
1130 Broadway, Suite 207
Tacoma, WA 98402

II. PROJECT DESCRIPTION

The applicant has requested a design review pre-application meeting for the general review of a conceptual commercial development. The proposal would seek site plan approval of a new two-story commercial office building on a vacant 1.13-acre site.

III. SITE DESCRIPTION

- A. Location:** XXX Erickson Street
Assessor's Parcel No. 0221087026
- B. Site Area/Acreage:** Subject Parcel: 1.13 acres
- C. Existing Site Characteristics:**
- 1. Topography:** The site slopes gently from north to south and from east to west.
 - 2. Vegetation:** The project area is undeveloped and densely vegetated
 - 3. Wetlands and Critical Areas:** The site contains no mapped or field-identified wetlands or critical habitat

D. Zoning:

1. **Subject parcel:** B-2 (General Business District)
2. **Adjacent zoning and current use:**
 - a. **North:** PI (Public Institution) – City Center
 - b. **South:** R-3 (Multiple-Family Residential) – Laurelwood Apartments
 - c. **East:** R-3 (Multiple-Family Residential) – Norwegian Wood Apartments
 - d. **West:** B-2 (General Business District) – Hangar Clinic

E. Utilities/Road Access: The subject site is located on Erickson Street, a city-owned road.

IV. PERTINENT DESIGN REVIEW POLICIES

- A. Comprehensive Plan:** The site is designated as Commercial/Business by the City's Comprehensive Plan. The proposal is also subject to the Community Design Element contained in Chapter 4.
- B. Gig Harbor Municipal Code:** The subject parcel is zoned General Business District (B-2). Chapter 17.36 GHMC contains requirements and performance standards for development in the General Business District.
- C. Design Manual:** The Design Review process is outlined in Chapter 17.98 GHMC. Section 17.98.055 outlines the process for review of projects by the Design Review Board (DRB). This section states that after a public meeting, the DRB will make a recommendation to the Director for approval or denial of the application.

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

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

To best determine the intent of the general requirements, the DRB shall consider the specific requirements as representative 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. BACKGROUND INFORMATION

The subject site consists of a vacant and heavily vegetated parcel, 1.13 acre in area. The site is under the same ownership as the adjacent parcel to the east, which is developed with the Hangar Clinic, a medical facility.

The proposal was evaluated by city building, planning and public works staff as a part of a pre-application review conducted in May 2021. The pre-application review provided the project proponent with guidance on a broad range of applicable codes and policies, including design review. The current proposal incorporates staff comments regarding design review and the applicant seeks site plan approval for the proposed 2-story commercial office building, landscape and parking configuration.

VI. REQUESTED DRB REVIEW AND ANALYSIS

A. Applicant's Request

- a. 17.99.180: **Substantially separate and shield opposing zones located outside the height restriction area with a minimum 40-foot dense vegetative buffer.**

This standard applies *unless* the zone transition development standards of GHMC 17.99.190 are complied with.

- b. 17.99.190: In situations where zone transition buffering standards cannot be achieved or where zone transitions occur within the height restriction area, the following development standards shall apply:
 - i. 17.99.190(A) **Limit building footprint to the average size of building footprints in the opposing zones**
 1. Applicant has submitted calculations indicating the average building footprint of the surrounding buildings is 21,842 square feet. It should be noted that this calculation incorrectly includes the square footage of the Hangar Clinic, which is not located in an opposing zone district. The correct average is 24,735 square feet.
 - ii. 17.99.190(B): **Limit building height to the average height of buildings in opposing zones.**
 1. Building height for the three opposing zone districts was not provided by the applicant. Applicant may wish to supply this information if they seek relief from the 40-foot vegetative buffer requirements provided under GHMC 17.99.180.
 - iii. 17.99.190(C): **Avoid facing dissimilar structures along streets.**
 1. The windows, doors and massing depicted on submitted elevations do not look particularly residential

in design, however dense vegetation is proposed along the street front, largely screening the structure from the street.

iv. 17.99.190(D): **Avoid the appearance of parking lots along residential streets.**

1. The parking lot will be located behind the commercial structure and will not be visible from the street.

c. 17.99.200: **Alternative zone transition standards**

In the event the applicant is unable to meet the requirements contained in section 17.99.190 above, they request consideration of Alternative zone transitions standards subject to the following subsections:

i. 17.99.200(A): **Separation of Structures**

A single two-story structure is proposed

ii. 17.99.200(B): **Architectural Modulation of the Building**

The adjacent apartment buildings are two stories and similar to the proposed structure with respect to massing and modulation

iii. 17.99.200(C): **Rooflines**

Proposed building maintains 4:12 slope roof pitch used for adjacent residential apartments. Roof is modulated horizontally and vertically at the elevations visible from adjacent properties.

iv. 17.99.200(D): **Location of Service Areas**

Located internal to the site with covered canopy for screening from adjacent properties.

v. 17.99.200(E): **Window and Balcony Orientation**

Windows facing residential apartment to the east have been minimized, while vegetative screening and distance prevent privacy conflicts with the apartment building to the south.

vi. 17.99.200(F): **Lighting**

Vegetative screening along Erickson as well as distance between buildings will reduce potential impacts of lighting on apartment residents to the south. The parking lot lighting may negatively impact apartment residents to the east, particularly given the reduced vegetative buffer proposed along the northeastern property line. All lighting must comply with GHMC 17.99.460.

vii. 17.99.200(G): **Vegetative Buffering**

Applicant proposes reducing vegetative buffer at the eastern property line from 20 feet at the parking lot to 40 feet adjacent to the building. The units closest to the parking lot do not have windows facing the subject site. The rest of the units are separated from the subject site by their own parking lot.

viii. 17.99.200(H): **Existing nonconformities**

Applicant points out that the apartment complex to the east is nonconforming with respect to the placement of the parking lot, which is visible from the street. However, this configuration is not perpetuated in the subject proposal.

ix. 17.99.200(I): **Entryway Orientation**

The primary exist faces the Hangar Clinic property and away from the adjacent residential uses. Two additional entrances are proposed to the north and south for access to the parking lot and to the Erickson right-of-way for pedestrian access.

x. 17.99.200(J): **Location of Parking and Driveway Entrances**

Parking lot access will use existing driveway serving Hangar Clinic to the west and will utilize existing circulation patterns. No new access is proposed, reducing any negative impacts to adjacent residential uses.

xi. 17.99.200(K): **Open Space and Common Area**

Project does not include open space between subject site and apartments to the east due to history of homeless encampments. Open space amenities will be proposed for the southern portion of the property along the pedestrian access area connected to the Hangar Clinic.

xii. 17.99.200(L): **Existing Natural Characteristics of the Site**

Proposal utilizes existing topography minimizing grading and the building footprint is modulated, protecting existing tree clusters and maintaining landscaping buffering. There are no existing view opportunities.

xiii. 17.99.200(M): **Siding Materials and Details**

Exterior siding and architectural details are appropriate in the context of surrounding development.

d. Activity Center Standards

The subject site is located within the Wollochet-Pioneer Interchange Activity Center. GHMC 17.99.070 states that activity centers are areas of concentrated activity where multiple uses are clustered in such a manner as to facilitate pedestrian movement and be mutually supportive of one

another. Design standards for activity centers are included in 17.99.100 of the GHMC as follows:

i. 17.99100(A): **Provide continuous pedestrian links between buildings, sites and common areas within activity center**

The proposed development would extend the existing pedestrian walkway within the adjoining Hangar Clinic to the north entry of the new structure. A direct pedestrian connection is proposed from the Erickson Street right-of-way to the south entry of the new building, providing connectivity to both Erickson and Kimball Drive to the west.

ii. 17.99.100(B): **Identify locations for common parking lots and/or garages**

The proposed parking lot is accessed via the adjacent parking lot used by Hangar Clinic. A binding site plan is not proposed for this project.

iii. 17.99.100(C): **Unify public directional signs**

Proposed signage was not provided for this review but will be required prior to permit approval.

Zoning

17.36 General Business District (B-2): The intent of the B-2 zone is to provide areas that offer a wide range of consumer goods and services. It is further intended to group buildings and business establishments in a manner that creates convenient, attractive and safe development. The products and services shall primarily be for sale on the premises only. All business shall be conducted within enclosed buildings, except for approved outdoor storage, display and dining areas.

The minimum setbacks for development within the B-2 district is 20 feet from front and rear property lines, 5 feet from interior side yards and 30 feet from abutting residential development with dense vegetative screening.

As discussed previously, transitional zones require 40 feet setbacks subject to Design Review Board recommendation for approval pursuant to GHMC 17.99.200.

The proposed development meets all required setbacks with the exception of the 40-foot transitional zone requirement along the eastern property line, discussed above.

The maximum impermeable and hard surface coverage is 60 percent in the B-2 zone district, however for sites that do not have suitable soils, as identified in the Preliminary Soils Report, the maximum impermeable coverage may be 70%. The calculation of impermeable surfaces has not been provided for this pre-application review.

Maximum building height is 35 feet. As shown on the preliminary drawings, the proposed commercial building meets the height limit and is not incompatible with development on surrounding transitional zones.

Within the B-2 zone district, compliance with specific performance standards is required, including screening exterior mechanical devices, limiting outdoor storage of materials, outdoor lighting and screening for trash receptacles. The preliminary plans indicate that all performance standards will be met; however this will be reviewed in greater depth during review of plans submitted for the building permit.

17.78 Landscaping and Screening: Section 17.78 of the GHMC contains specific requirements for landscaping of properties. Applicable to the proposed development is GHMC 17.78.050, which requires the retention of all significant vegetation within the perimeter area, and GHMC 17.78.070, which provides requirements for landscaping on sites proposed to be developed with nonresidential uses. The required widths along

17.78.080 Parking lot and service area landscaping and screening. Perimeter landscaping around parking areas will be required, including those areas adjacent to a street or a road which shall be the width of the required setback of the underlying zone or a minimum of 10 feet, whichever is greater. All other perimeters shall be a minimum of 5 feet. The perimeter areas shall include visual screening (ground cover, shrubs, small trees, three-foot tall barrier fence or wall with climbing plants, earth mounding with vegetation) and a continuous canopy of trees 20 foot on center.

It should be noted that the preliminary plans and accompanying documents do not specify the type of commercial office space proposed. For professional services the parking requirement is 1 space for every 300 square feet of gross floor area. Medical and dental offices require 1 space for every 250 square feet of gross floor area.

Preliminary plans show 57 parking spaces, which conforms to the 1:300 SF ratio. If medical or dental offices are proposed, an additional 11 spaces would be required, based on the 17,000 square foot structure shown.

Other Important Considerations

While not included in the applicant's request, the following provisions of the Design Manual are presented for the Board's consideration and discussion:

17.99.280: Provide common area of a size proportionate to development

The submitted plans do not address the requirement for common area, which for this proposal would be approximately 820 square feet. The applicant cites concerns regarding homeless encampments and states some open space amenities will be provided along the pedestrian connection to the adjacent Hangar Clinic.

17.99.300(B): Locate structure near front setback line

This provision calls for 50% of the "front" façade to be placed on the front setback line, except in the historic district *or unless retention of significant tree(s) warrant an increased setback* (emphasis added). As designed, none of the proposed structure is located on the front setback line.

17.99.380(B): **Provide substantial shifts in walls and roof surfaces**

It is not clear that the proposed roof lines meet this requirement. Notes on the submitted elevations indicate the applicant prefers to omit roof dormers to maintain building height, however the north elevation in particular does not appear to meet the requirement to shift the roof line.

B. Findings:

Not applicable as this is a pre-application meeting

C. Recommendation:

Not applicable as this is a pre-application meeting

VIII. PUBLIC NOTICE:

Legal notice of the meeting was not required as this is a pre-application meeting.

Project Planner: Robin Bolster-Grant, Senior Planner



Date:

10/6/2022

cc: Applicant

The following documents pertinent to your review are enclosed:

- **Site Context Analysis Map dated August 22, 2022**
- **Architectural Site plan dated August 19, 2022**
- **Topographic/Tree Survey dated June 2, 2022**
- **Building elevations dated August 19, 2022**
- **Preliminary Drainage Control Plan undated**
- **Project Design Narrative**

BOE
architects®
1130 Broadway
Suite 207
Tacoma, WA 98402
253.383.7762
www.boearc.com

PROJECT:
3555 ERICKSON
GIG HARBOR WASHINGTON
FOR
3555 ERICKSON, LLC
P.O. BOX 339
GIG HARBOR, WA 98335

GENERAL NOTES:

REVISIONS:

DRAWING ISSUED FOR:
GIG DRB PREAPP REVIEW
DATE: 22 AUGUST 2022

PROJECT NO.: 2208.00
FILE NAME:
XREFS:
DRAWN BY: DB
CHECKED BY: DB
PLOT SCALE: 1:1
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:
SITE CONTEXT ANALYSIS MAP

DRAWING NO.:
SKAO.1



VIEW FROM PROPOSED BUILDING TO LAURELWOOD APARTMENTS



VIEW FROM SOUTH ROW TO LAURELWOOD APARTMENTS



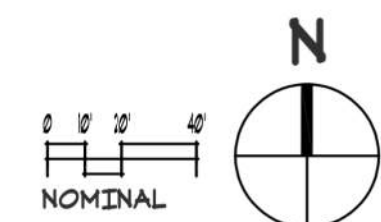
VIEW OF WEST PROPOERTY LINE • NORWEGIAN WOOD



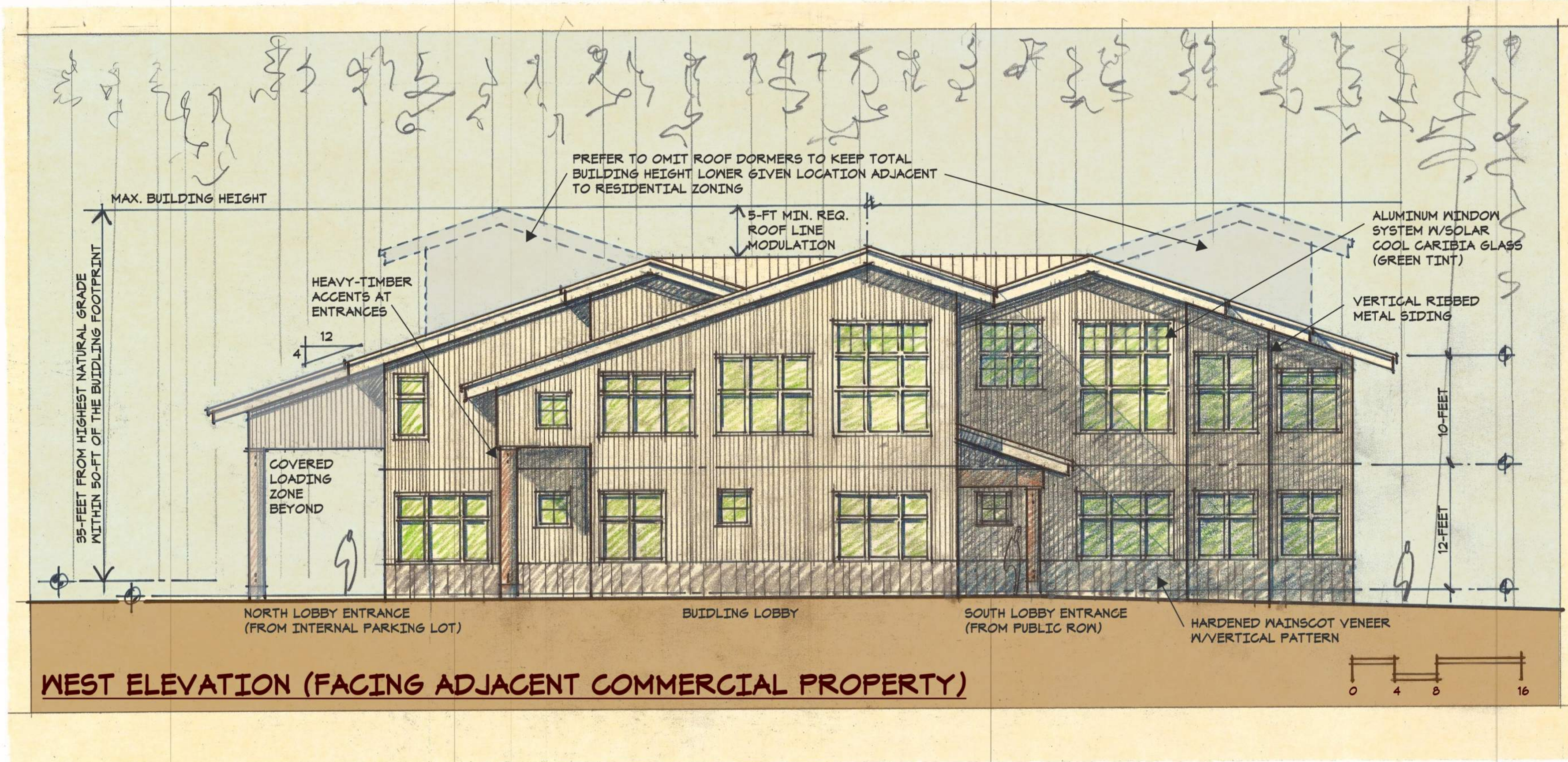
VIEW OF ENDS WALLS • NORWEGIAN WOOD

AVERAGE BUILDING AREA OF ADJACENT PROPERTIES
 HANGAR: 13,162 SF
 CITY OF GIG HARBOR: 95,030 SF
 NORWEGIAN WOOD APTS.: 17,492 SF
 LAURELWOOD APTS.: 21,683 SF
 TOTAL = 87,367 SF/4 = 21,842 SF ALLOWED

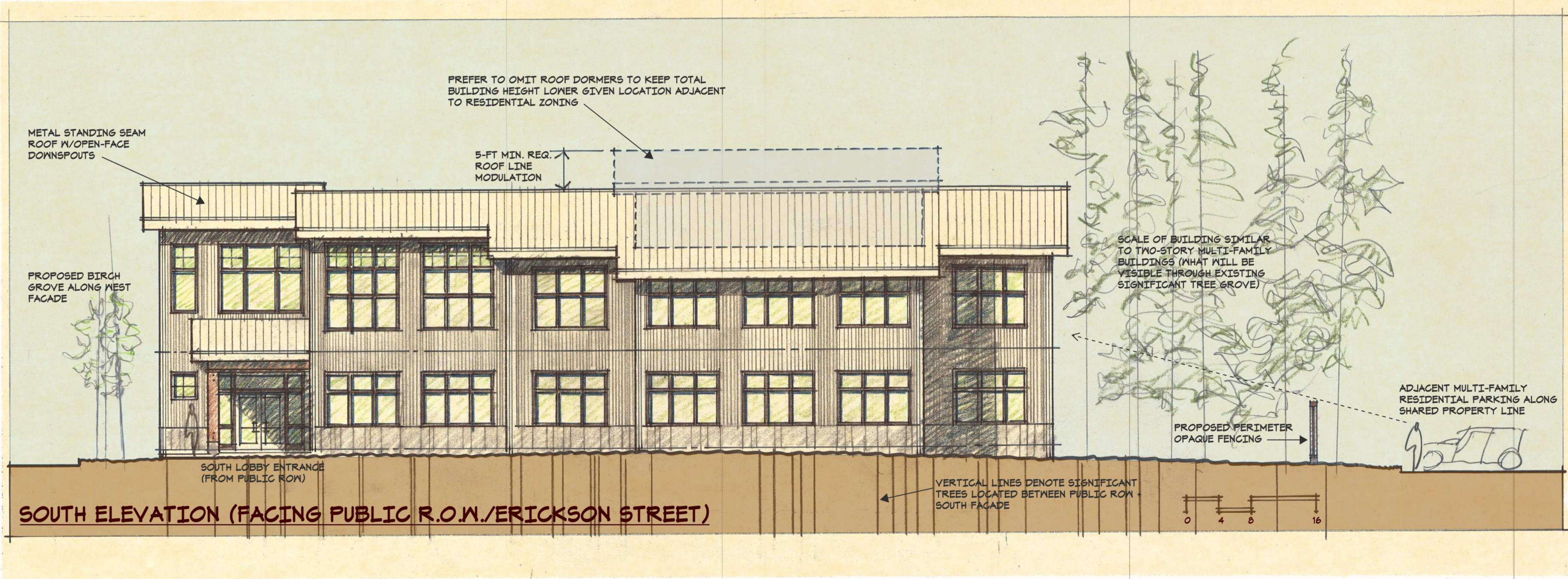
PROPOSED BUILDING AREA
 16,500 SF - 18,000 SF < 21,842 SF ALLOWED



PROJECT:
3555 ERICKSON
GIG HARBOR WASHINGTON
FOR
3555 ERICKSON, LLC
P.O. BOX 339
GIG HARBOR, WA 98335



WEST ELEVATION (FACING ADJACENT COMMERCIAL PROPERTY)



SOUTH ELEVATION (FACING PUBLIC R.O.W./ERICKSON STREET)

GENERAL NOTES:

REVISIONS:

DRAWING ISSUED FOR:
GIG DRB PREAPP REVIEW
DATE: 19 AUGUST 2022

PROJECT NO: 2208.00
FILE NAME:
XREFS:
DRAWN BY: MZ
CHECKED BY: DB
PLOT SCALE: 1/1
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:
WEST + SOUTH BUILDING ELEVATION STUDIES
SKA4.1

BOE
architects

1130 Broadway
Suite 207
Tacoma, WA 98402
253.383.7762
www.boearc.com

PROJECT:

**3555
ERICKSON**

GIG HARBOR
WASHINGTON

FOR

3555 ERICKSON, LLC
P.O. BOX 339
GIG HARBOR, WA
98335

GENERAL NOTES:

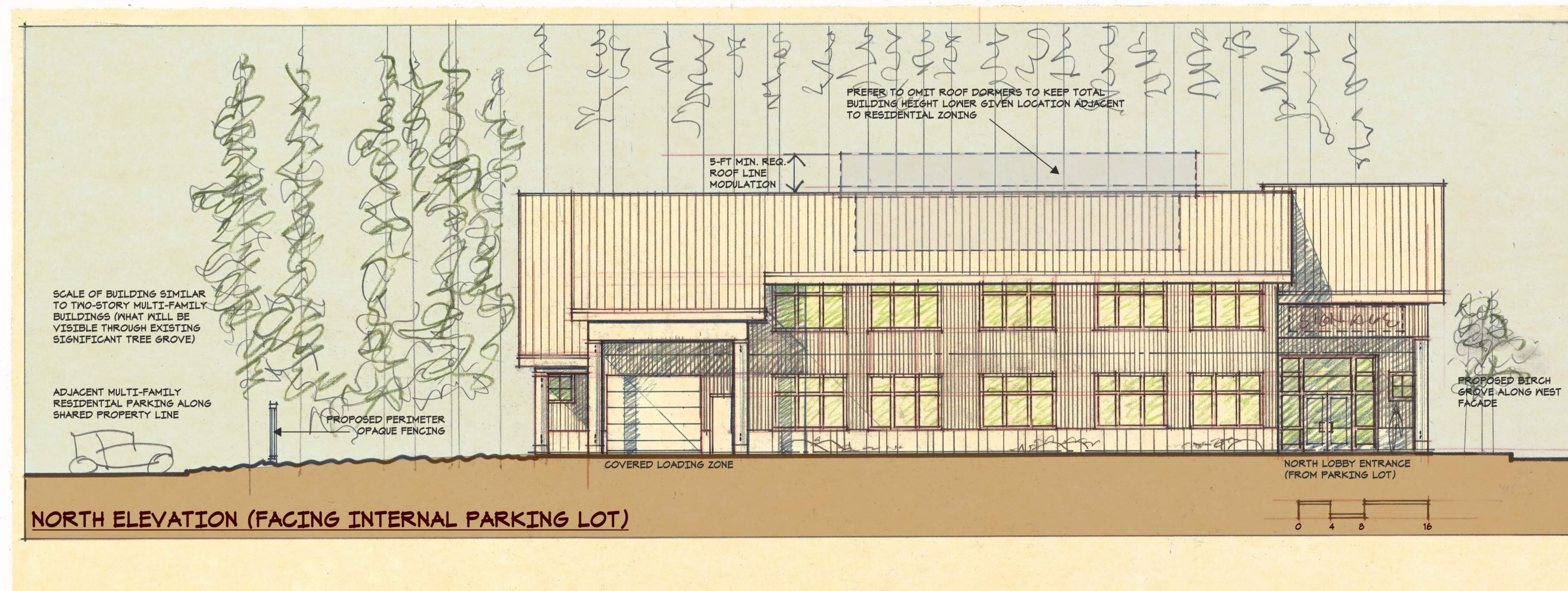
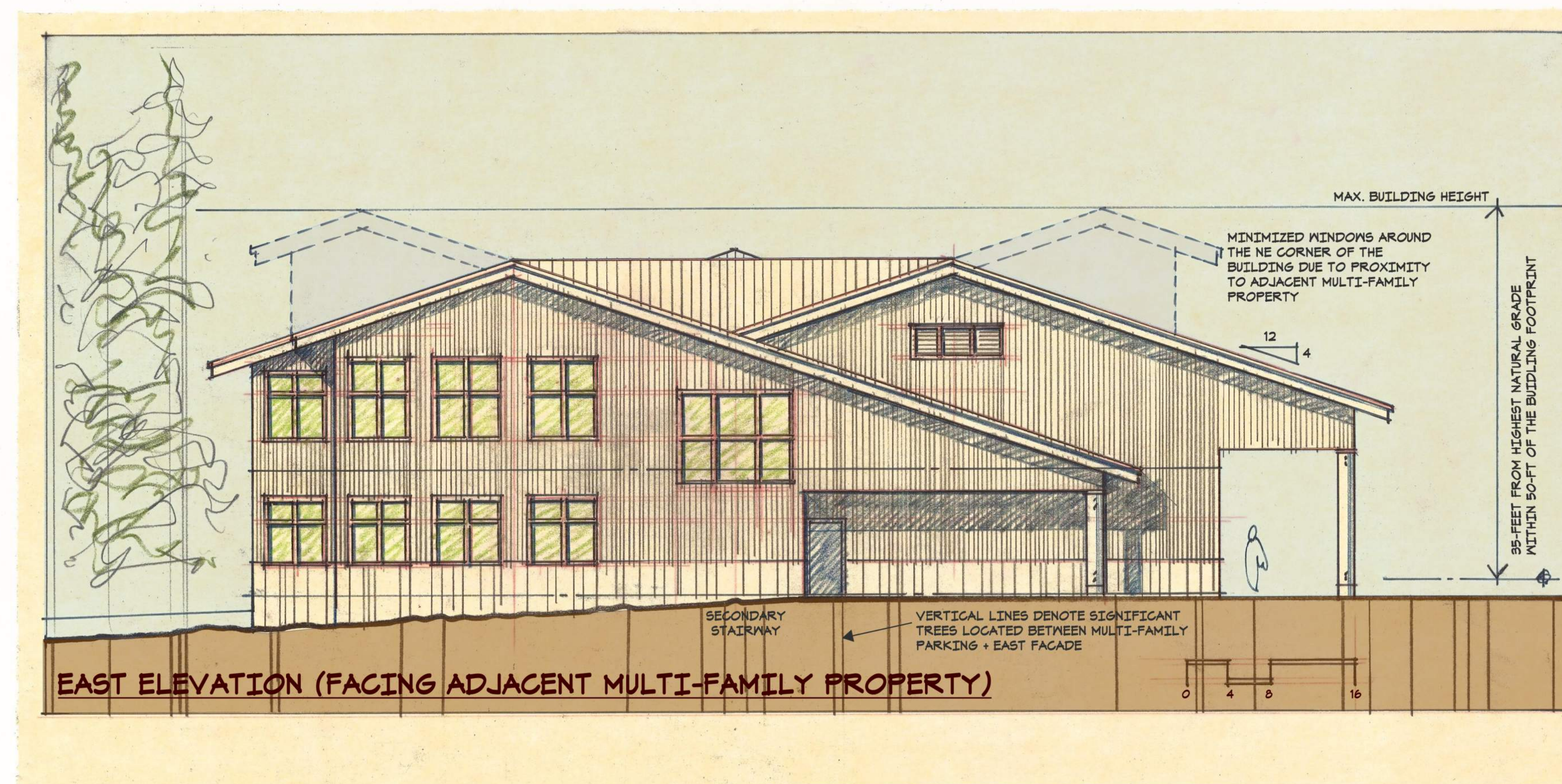
REVISIONS:

DRAWING ISSUED FOR:
**GIG DRB
PREAPP REVIEW**
DATE: 19 AUGUST 2022

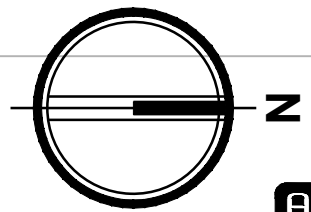
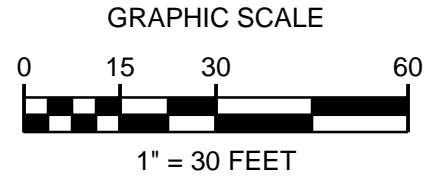
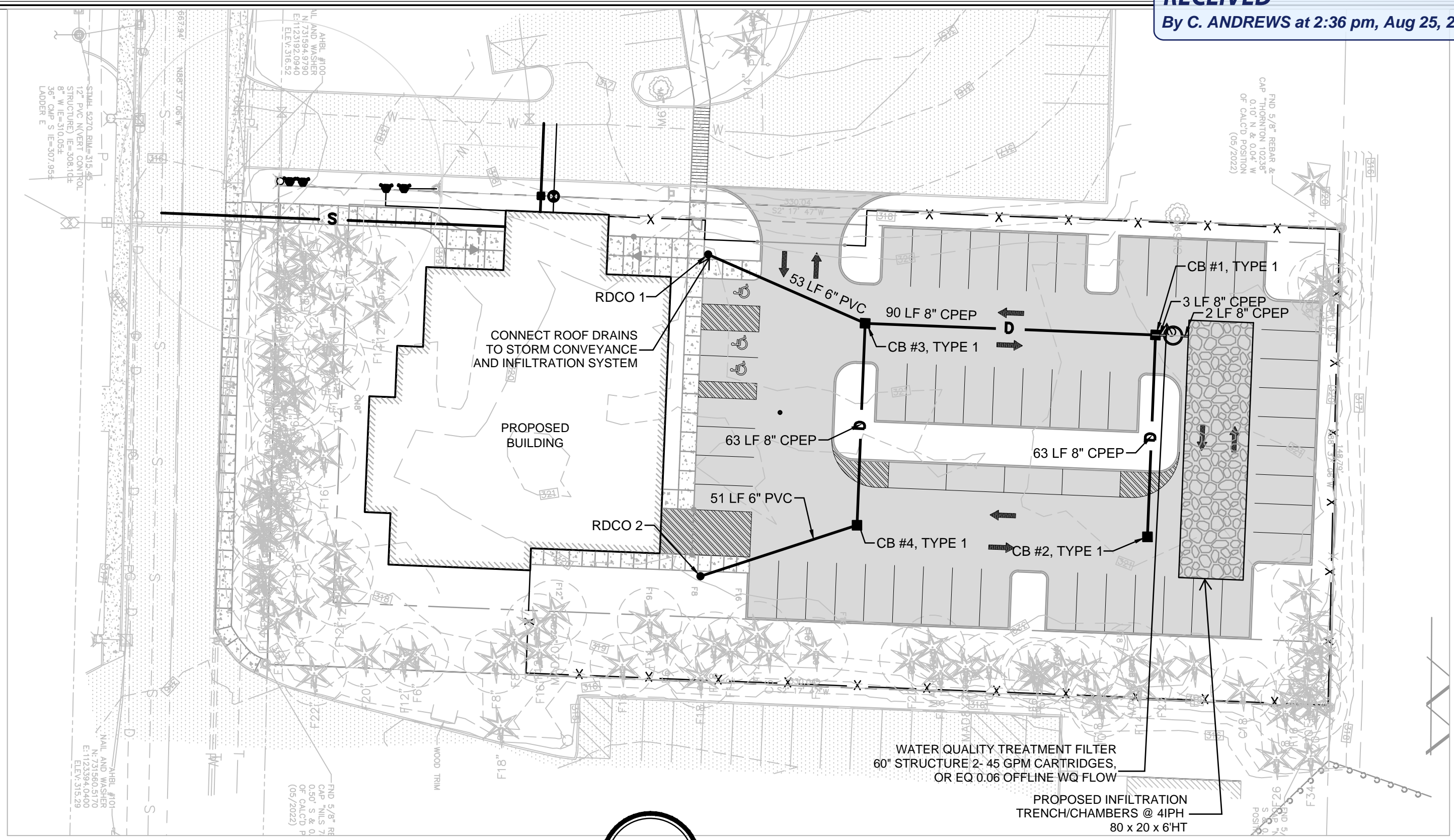
PROJECT NO: 2208.00
FILE NAME:
XREFS:
DRAWN BY: MZ
CHECKED BY: DB
PLOT SCALE: 1/1
DRAWING SCALES: AS NOTED

DRAWING CONTENTS:
**EAST + NORTH
BUILDING
ELEVATION
STUDIES**

SKA4.2



RECEIVED
 By C. ANDREWS at 2:36 pm, Aug 25, 2022



AHBL
 TACOMA · SEATTLE
 2215 North 30th Street, Suite 300, Tacoma, WA 98403 253.383.2422 TEL
 316 Occidental Avenue South, Suite 320, Seattle, WA 98104 206.267.2425 TEL

*Civil Engineers
 Structural Engineers
 Landscape Architects
 Community Planners
 Land Surveyors
 Neighbors*

NEW BUILDING AT PARCEL NO 0221087026
 (3400-3500 BLOCK ERICKSON STREET, GIG HARBOR)
PRELIMINARY DRAINAGE CONTROL PLAN

EXHIBIT
A

ATTACHMENT 5

RECEIVED

By C. ANDREWS at 12:16 pm, Aug 23, 2022

BOE
architects^{llc}

PROJECT DESIGN NARRATIVE

3555 ERICKSON, Gig Harbor, WA; Parcel No.: 0221087026

The Proposed Project is the development of a new two-story commercial office building (approximately 17,000 square feet) along with a surface parking lot comprised of 57 parking spaces.

Site Context Analysis Map

Enclosed is a Site Context Analysis Map of the property and surrounding environs (please see Drawing SKA0.1). Since the subject property is a commercial zoned land use adjacent or across the street from multi-family residential uses (thus a transitional zone), we needed to fully understand the neighborhood context before commencing with the design a 'site appropriate' project.

Wollochet-Pioneer Interchange Activity Center: The subject parcel is located within the boundary of the Wollochet-Pioneer Interchange Activity Center. With the parcel located more than 400-feet from the Kimball Drive Right-of-Way, inclusion of the property within the boundary appears to have been due to the common ownership of the property to the East which has direct frontage on Kimball Drive (i.e. the City maintained a common land use designation for the two properties since they were held in common ownership).

Surrounding Uses:

West: Hangar Clinic. Originally designed for the Gateway Newspaper in 1997, this two-story building is designed with a focus toward Kimball Drive with the area adjacent to the subject property being more industrial due to the need to accommodate large semi-truck deliveries. The total building area is 13,162 square feet with a total site area of approximately 2.5 acres.

South: Laurelwood Apartments. Designed in 1989, this is a 28-unit two-story apartment building. Their front façade is setback 60-feet from Erickson Street (thus over 120-feet between the North face of the apartment building and the subject property). The total building area is 21,683 square feet with a total site area of approximately 1.56 acres.

East: Norwegian Wood Apartments. Designed in 1978, this is a campus of two-story apartment buildings with a total of 40-units that are located on a single parcel that straddles Erickson Street (with three buildings on the North Portion and two buildings on the South Portion). The North Portion of the development adjacent to the subject property has two of the buildings located on the East side of their property (i.e. at the far side of their property from the common property line) with a single building located along the North side of their property. These buildings only have windows on the 'long side' of the structures with the end walls being 100% opaque (presumed for privacy and to provide structural shear walls to the buildings). Located between these units and the subject property is their parking lot with 90-degree parking located directly along the common property line. The total building area for the North portion is 17,492 square feet with a total site area of approximately 1.56 acres.

1130 Broadway
Suite 207
Tacoma, WA 98402
253.383.7762
www.boearc.com

ATTACHMENT 6

North: City of Gig Harbor Civic Center. A campus of multiple two-story buildings designed in 2003. The focus of these buildings is to the North and thus the facades facing the subject property are the 'back sides' of these structures with parking and vehicle circulation along the shared property line. The total building area is 35,030 square feet on a combined site area of approximately 19.873 acres.

Transition Zone Building Area Averaging: The combined floor area of the surrounding buildings of the subject property is 87,367 square feet/4 properties = 21,842 square feet maximum allowable building area for the subject property.

Subject Property Characteristics: The existing site is heavily wooded with a variety of deciduous and coniferous trees and native groundcover vegetation. A tree survey was commissioned to determine the number of significant trees along with delineation of tree clusters and open areas within the tree canopy. There are a number of Madrona Trees along the West property line; unfortunately, it appears that these trees are suffering from *Nattrassia Mangiferae* - a stem and branch canker fungus that makes the tree root unstable and thus will need to be removed. The property is relatively flat with a rise of a few feet up in elevation from Erickson Street towards the middle of the property. Please see enclosed Site + Tree Survey-2.

Proposed Site Design

The proposed site design is based on a study of the existing context and surrounding uses as outlined above – and letting the property itself convey the design direction of the site configuration.

Pedestrian Access: The proposed site design extends the existing pedestrian walkway within the adjoining Hangar Clinic property over to the North Entry of the New Building. A direct pedestrian connection is proposed from the Erickson Street right-of-way to the South Entry of the New Building. This will provide greater pedestrian connectivity of the new building to both Erickson Street and Kimball Drive.

Vehicular Access: The proposed site design utilizes the existing vehicular curb-cut of the adjacent Hangar Clinic property through an easement agreement. This will allow the building to occupy the entire frontage along Erickson Street with 100% of the required parking located 100% 'behind' the building (to the North side of the proposed building). This will also allow for greater retention of the significant vegetation along Erickson Street to visually shield the New Building from the multi-family residential property across the Street to the South (South Face of the New Building will be over 150-feet from the Laurelwood Apartments). This also puts the proposed internal parking lot on the property adjacent to the existing parking lots of the surrounding properties on the West, North and East. (i.e. aligning the new internal parking up with existing parking uses). The internal parking lot will have two-way circulation with accessible stalls located directly adjacent to the North Building Entry.

Building Setbacks: The minimum building setbacks are 20-feet along the Front and Rear Yards with 10-feet at the Side Yards; however, in a Transition Zone these increase prescriptively to 40-feet for the Front/South Yard and the Side/East Yard. The Building Footprint proposes to bob and weave the building in among the existing tree clusters so there is a variety of setback distances. Along the Front/South Yard (towards Erickson Street), the Building Setback varies from 29-feet up to 70-feet with an average setback distance of 32.7 feet. Along the Side/East Yard (towards the Norwegian Wood Parking Lot), the Building Setback varies from 32-feet up to 48-feet with an average setback distance of 36.43 feet. Modulation of the building footprint will allow maintaining groupings of significant trees which can contribute to better stability for the existing root systems.

Location of Building Entrances/Activity: The Main Focus of the building is directed to the West by locating the two-story lobby component/main building entrances along this property line. This locates these entrances and the site vehicular access on the zone 'commercial side' of the property. While there will be a small warehouse (nominal 1,000 square feet in area) at the NE corner of the building, a roof extension will provide overhead cover to visually minimize the accompanying Loading Zone.

Perimeter Fence: A six-foot tall opaque perimeter fence around the parking area is proposed to aid in providing visual screening and containment of headlight movement off-site. Final design and material selection is to be determined. Due to existing tree locations and groupings, the fence may need to be modulated to stay away from tree root penetration.

Landscape Concept: The focus on the perimeter landscaping to the South, East and North is to augment the existing mature vegetation with native plantings (e.g. Salal, Oregon Grape, Tree Ferns). A grove of Birch Trees is proposed along the West property line to provide more transparency to the West (toward the Activity Center) during the winter months. The perimeter landscaping along the North of the building is proposed to be a moss and rock garden – as plantings on the North side of a two-story building have great difficulty surviving given the limitation of direct sunlight. This moss/rock element is also proposed through the center of the main parking aisle due to the amount of shade it will also experience. Please see enclosed Preliminary Architectural Site Plan w/Conceptual Landscape Plan SKA1.1.

Preliminary Drainage Control Plan: The focus of the site engineering is to limit the amount of site disturbance in the construction of the required site drainage and utility connections. Surface Water is proposed to be collection with minimal underground conveyance to an infiltration chamber located beneath the parking area at the North end of the property. Please see enclosed Site Drainage Plan Concept – Exhibit A.

Proposed Building Design

The proposed building design is also based on our study of the existing buildings that surround the property (please see enclosed Conceptual Building Elevations SKA4.1 + SKA4.2).

Horizontal Building Modulation: As noted in the Site Design, the buildings horizontal modulation is based on the location of existing tree groups. The Main Lobby Element is setback from the Front/Erickson Façade and will be the most visible element of the building when viewed approaching from the West (from Kimball Drive) along Erickson Street.

Roof Configuration: The roof is proposed to have a 4:12 slope with the eave line being primarily along the North and South Elevations so that the roof slopes up towards the center of the building to minimize the height appearance along the longest facades. While we could add roof dormers to create the required roof modulations, we believe that given the building location the roof dormers would be difficult to see and would only increase the height and mass appearance of the building when viewed from the public right-of-way. Omitting the roof modulation will allow the building to be reduced in overall height from the calculated maximum allowable.

Siding Composition: The project proposes a hard-surface lower wainscot around the building to provide a visual 'base'. This could be precast concrete panels with vertical trunk impressions or a split-face colored concrete masonry unit. Above this 'base' is proposed vertical siding (either wood, Hardie-siding, or metal) to visually blend with the verticality of the mature trees.

Roofing Composition: The project proposes either standing seam metal roofing or laminated asphalt shingle/shake.

Window Configuration/Composition: The project proposes to have ganged windows but never exceeding 3 windows in a continuous row. The frames will either be aluminum clad or aluminum storefront with glazing units incorporating Solar Cool Caribia Glass (which will give the windows a slight light green tint).

Heavy-Timber Accents: The project is proposed to incorporate heavy-timber accents at the main building entrances. This would consist of round timber columns and exposed beams.

Design Manual 17.99.200 Alternative Zone Transition Standards

We submit that the proposed site and building design as described above and delineated in the enclosed exhibits integrates, and is sensitive to, the existing pattern of development of the abutting zones. Specific items for your consideration are:

- A. Separation of Structures: We propose that the location of the building along Erickson Street is the most sensitive it can be relative to the

adjacent multi-family residential units to the East when considering the actual location of these units on their property. The proposed building is also in commensurate scale to the multi-family residential apartments located across the Erickson Street right-of-way to the South.

- B. Architectural Modulation of the Building: We propose that the modulation of the footprint, elevation, and roof lines reflects the scale and massing of the adjacent multi-family structures. While we could add roof dormers to prescriptively comply with 17.99.380B (no continuous ridgeline over 80-feet), this would artificially increase the height of the building relative to the adjacent residential zoning unnecessarily. Since this is not a designated Prominent Parcel, we contend that the proposed continuous ridgelines of 89-feet along the North Elevation (facing the internal parking lot) and 95-feet along the South Elevation (facing Erickson Street) is more contextually appropriate in order to keep the overall building height lower.
- C. Rooflines: We have followed the 4:12 slope roof pitch of the surrounding multi-family residential structures and have modulated the roof horizontally and vertically into smaller components primarily along the East, South and West (those visible external to the subject property).
- D. Location of Service Areas: We have located the Service Area internal to the site and have added a covered canopy structure to visually screen from the adjacent properties. This Service Area is also near the existing Service Area of the multi-family apartments located to the East.
- E. Window and Balcony Orientation: We have limited the amount of windows located at the NE Corner of the building in order to increase the privacy of the multi-family apartments located to the East.
- F. Lighting: We will include a site lighting analysis with the formal Design Review Application; however, we are confident that the siting of the building along Erickson Street will shield the multi-family apartments across Erickson Street 100%. We will incorporate shielded downlighting for the internal parking area to assist in mitigating any light/glare off-site to the multi-family apartment units to the East.
- G. Vegetative Buffering: We believe the location of the building and designing the footprint around the existing grouping of significant trees is superior to the prescriptive 'hardline' of a minimum 40-foot buffer along the Front/South and Side/East property lines. Maintaining existing grouping of significant trees is vital to maintaining the health and safety of the wooded site. We also are proposing the construction of a 6-foot opaque fence around the perimeter of the internal parking lot to assist in the visual screening of vehicles.
- H. Existing Nonconformities: The most significant existing nonconformity relative to the adjacent developments is the site design of the Norwegian Wood multi-family apartment located directly to the East. The residents parking is located 100% to the 'side' of the units along their West (3555 ERICKSON's East) Property Line and completely visible from Erickson Street.

- I. Entryway Orientation: We have located the entrances on the far West of the building footprint so that it is on the 'commercially zoned' side of the property. There will be a South Entry that will have direct access from the public right-of-way along Erickson Street and a North Entry to serve the internal parking lot and the pedestrian connection to the commercial property (Hangar Clinic) and the center of the Activity Center.
- J. Location of Parking and Driveway Entrances: The ability to incorporate the existing driveway curb cut of the Hangar Clinic is a huge asset for the neighborhood. This maintains the existing vehicular circulation patterns and does not create any new driveways onto Erickson Street (thus no new headlight locations of vehicles exiting the subject property). As noted previously, this allows the required on-site parking to be internal to the site and 100% located behind the building.
- K. Open Space and Common Area: Given the ongoing concern of individuals camping on the property, we will likely not have any open uncontrolled space between any of the adjacent properties. We will be designing in some open space amenities along the pedestrian connection to the adjacent Hangar Clinic.
- L. Existing Natural Characteristics of the Site: The proposed site design specifically utilizes the existing topography to minimize grading and the building footprint is modulated to protect the existing tree clusters and provide enhanced landscape buffering. There are no existing views internal or external to/from the site.
- M. Siding Materials and Details: We are proposing exterior building and site finish materials that are appropriate and consistent with the surrounding parcels.

End of Project Design Narrative

Attached/Enclosed are the following support documentation:

1. Site Context Analysis Map SKA0.1
2. Site + Tree Survey - 2
3. Preliminary Architectural Site Plan w/Conceptual Landscape Plan SKA1.1
4. Site Drainage Plan Concept – Exhibit A
5. Conceptual Building Elevations SKA4.1 + SKA4.2