



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR DESIGN REVIEW BOARD
PL-DR-17-0184

TO: Paul Conan, 3521 47th Street Ct., Gig Harbor, WA 98335
Contour Engineering, LLC, c/o Jeremy Haug, PO Box 949, Gig Harbor, WA 98335

FROM: Planning Staff

DATE: July 23, 2021

RE: PL-DR-17-0184 – Burnham Drive Apartments

Having reviewed the above referenced application at its meetings on May 13, 2021, June 10, 2021, and July 22, 2021, the City of Gig Harbor Design Review Board (DRB) has made the following findings and recommendations to the decision maker for the following requirements of the Design Manual:

Article III. Site Design

1. GHMC Section 17.99.240(C) and GHMC Section 17.99.370(A): Natural site conditions – Maintain natural topography.

Findings: The Design Manual requires 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.

The applicant is 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. The applicant is indicating a 40% difference in proposed cut and fill quantities necessary for the proposed development. The applicant is also 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 seven (7) walls in excess of 6', the tallest of which is 10.32'. The aforementioned walls are necessary for the applicant to design an accessible path which does not incorporate the installation a lift.

The DRB finds that the applicant's design alternative represents a site which maintains the natural topography of the site and incorporates structures into the natural slopes of the site. Particularly, the DRB finds that the applicant's incorporation of walls in excess of 6', as was demonstrated on Exhibit A to this recommendation, achieves an equivalent design to that which would be achieved through strict adherence to GHMC 17.99.240(C) and GHMC 17.99.370(A) as the walls support an accessible path which avoids the use of lifts.

Recommendation: The Design Review Board recommends the decision maker accept the proposed design alternative to GHMC 17.99.240(C) as consistent with the criteria of approval for an alternative design request set forth in GHMC 17.98.055(A), provided the applicant design its retaining walls as depicted in Exhibit A, and provided the site is graded consistent with the applicant's design proposal, as follows:

- Cut 14,315 cubic yards of material and fill 8,735 cubic yards of material, representing a 40% difference in grading quantities

2. GHMC Section 17.99.260(D): Primary walkway standards – Accent walkways with significant landscaping.

Findings: 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.

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.

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. The applicant has also incorporated additional landscaping than is prescriptively required by the Design Manual in other areas of the site; therefore, the DRB finds that the applicant's holistic landscape plan achieves an equivalent or superior design solution to that which would be achieved through strict adherence to GHMC 17.99.260(D).

The DRB finds that the applicant's design alternative to GHMC 17.99.260(D) is consistent with the intent of the provision's general requirement and achieves an equivalent or superior design solution to its specific requirement, particularly in that the applicant has incorporated landscaping in excess of prescriptively-required landscaping in multiple areas of the site.

Recommendation: The Design Review Board recommends the decision maker accept the proposed design alternative to GHMC 17.99.260(D) as consistent with the criteria of approval for an alternative design request set forth in GHMC 17.98.055(A).

Article IV: Architecture

3. GHMC Section 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.

Findings: 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.

The applicant is requesting that the DRB review and recommend approval of its proposed parking garage design which encloses more than 20 vehicles.

The DRB finds that the applicant has incorporated sufficient landscaping and architectural embellishments to effectively screen the parking garage, save for the presently designed public access of the outdoor space located immediately above the entrance to the parking garage located beneath Building A. To further screen the parking garage, the DRB finds that this outdoor space (depicted in Exhibit B) should be restricted to the private use of the tenant(s) whose unit(s) is/are surrounded by the outdoor space that is the subject of this finding.

Recommendation: The Design Review Board recommends the decision maker accept the proposed parking garage design as compliant with GHMC 17.99.470(C), provided the applicant revise its design of the outdoor space located above the parking garage entrance to Building A in a manner which restricts the space to the private use of the units, and its tenants, which are immediately surrounded by the outdoor space.

Brett-Marlo DeSantis,
Chair
Design Review Board

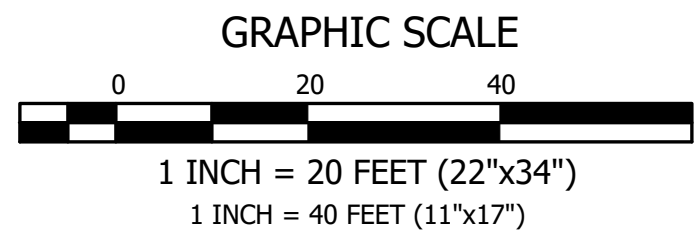


Date 7/30/2021.

cc: Planning File

The following documents pertinent to your review are enclosed:

- A. Alternative Walkway Grading Plan, prepared by Contour Engineers, LLC, received by staff July 15, 2021
- B. Rendering of outdoor space, Building A, south façade, prepared by Ross Deckman & Associates, Inc., dated July 7, 2021



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

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

Exhibit A

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

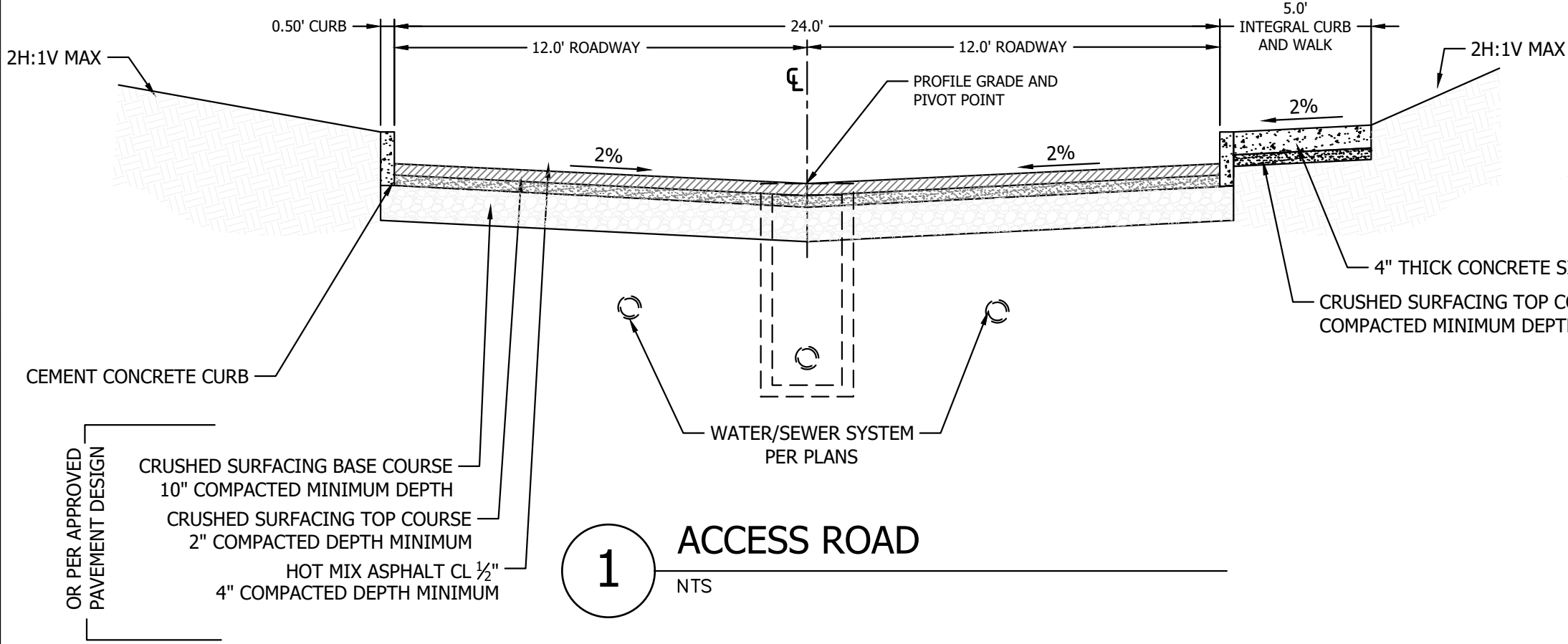
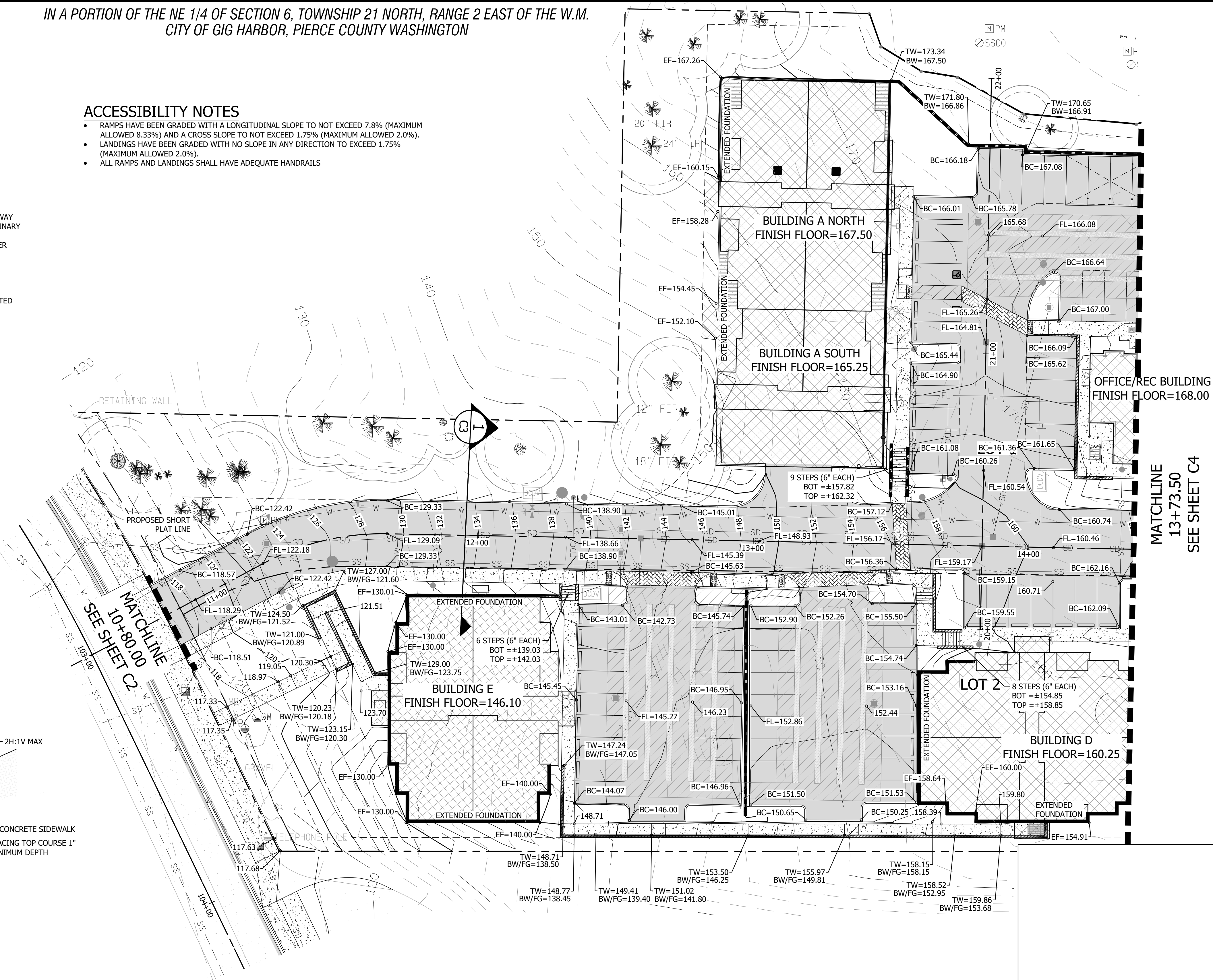
AT THE TIME OF CIVIL PERMIT INTAKE ALL DRIVEWAY APPROACH LOCATIONS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

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



1 ACCESS ROAD
NTS

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

ALTERNATIVE WALKWAY
GRADING PLAN

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET OF
DRB 3

Design Review Board
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(PL-DR-17-0184)

Exhibit B



BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

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PR-CONCEPTUAL RENDERING - BUILDING A

PR0.11

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
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F: 253.840.9503



BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

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PR-CONCEPTUAL RENDERING - BUILDING A

PR0.12

R D + A

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BURNHAM DRIVE APARTMENTS

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PR-CONCEPTUAL RENDERING - BUILDING A

PR0.13

R D + A

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BURNHAM DRIVE APARTMENTS

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PR-CONCEPTUAL RENDERING - BUILDING A

PR0.14

R D + A

ROSS DECKMAN & ASSOCIATES INC.

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