

**Call to Order:** The Design Review Board met in a regular session on November 7, 2019 at City Hall, 1339 Griffin Avenue. Chairperson Christiansen called the meeting to order at 6:00 p.m.

**Attendance:** Members present: Bryan Christiansen, Bill DuBray, James Plowden, and Wyatt Lawlis. Member absent: Nick Cochran. Staff members present were Dawn Moser, Senior Planner, and Cathy Burbank, Board Secretary.

**Minutes:**

Lawlis moved to approve the minutes of June 6, 2019 as submitted. DuBray seconded the motion, motion carried 4-0 vote.

**OLD BUSINESS:**

Chairperson Christiansen welcomed the new Board Member, Jim Plowden.

**NEW BUSINESS:**

**LUA2019-0025 – COMMERCIAL BUILDING ADDITION (5,000SF) – ENUMCLAW CAPITAL LLC / JEFF HOGAN – 1040 STEVENSON AVENUE #A (242006-9121)**

The proposed project is a 5,000 square foot, single-story addition/expansion of the existing tenant space addressed as 1040 Stevenson Avenue, Suite 'A' (Pinnacle Medical Wellness) located in the existing QFC shopping center. The expansion will extend the existing building to the north towards Stevenson Avenue, and west towards Railroad Street. The primary façade is a prominent façade (east entry facing parking area) that includes a storefront that is predominately glass under a protective canopy. Architectural elements on all elevations address criteria outlined in EMC 19.12.060, which includes building scale, massing, horizontal and vertical shifts, visual terminus at building top, and balance in window placement. The east façade will be clad in horizontal lap board siding and trim, both painted to match colors of the existing building. Secondary north and west facades will be concrete masonry units (CMU) that include glass windows, with masonry painted two complimentary earth tone colors and dark trim matching existing trim color.

DuBray asked the applicant about using concrete block units when most of the building is wood.

Eric Koch with Partners Architectural Design Group in Redmond Washington. Replied to DuBray's question. The back wall was a very utilitarian service wall and the front has a lot of articulation, modulation, roof parapets that involved beveled siding. He was trying to put them together on two prominent streets. Could not use a tilt wall similar to what exists, so they used block units and added texture and glass to make it more interesting to look at.

Lawlis mentioned parking spaces to be removed. Staff and Mr. Koch commented that parking spaces lost are not an issue, as there is ample parking for the entire development site.

Lawlis asked about the entries on West side and landscaping notes. Site plan shows parking right up to the new portion of building. Applicant responded that there will be landscaping added where the existing parking was.

Plowden commented that staff report says applicant is proposing an enhanced landscape buffer in areas adjacent to Stevenson and Railroad, however, on the aerial site plan it is written that the existing landscaping remains unchanged. Mr. Koch clarifies that is correct. The landscape that exists will be staying, and more landscaping will be added. The landscape plan has not been designed yet.

Details and colors selected will be similar to the new portion of QFC's recent remodel colors. Painting the block was a better way to tie in with the existing design.

Lawlis moved to find that the proposed building expansion is consistent with Enumclaw Municipal Code Section 19.12, Design Regulations.

DuBray seconded the motion, and motion carried unanimously 4-0 vote.

**BOARD COMMENTS:**

Discussion on the park plan regarding the land use board off of Cole Street.

**STAFF COMMENTS:**

Board noticed building was torn down at corner of Griffin and Wells and asked what the plans were for that site. Their architect is working on construction plans for a new mixed use development structure for the site. It is proposed to be a wine bar with residence above.

The Devol Engineering building is looking really good.

Owners of the former Young Life building at Griffin and Garrett are working on a plan for a mixed use development. Proposing brewery with a restaurant with residence above it.

The site plan for 2283 Cole Street will be coming forward to Design Review Board December 5, 2019. It will include a parking layout and landscaping.

**COMMENTS FROM AUDIENCE:**

None

**ADJOURNMENT:**

DuBray made a motion to adjourn the meeting at 6:39 p.m. Lawlis seconded the motion, and he motion carried unanimously. The meeting was adjourned at 6:39 p.m.

Respectfully submitted,

*Approved December 5, 2019 - cb*

Cathy Burbank  
Secretary of the Board