AGENDA
Design Review Board
Tuesday June 20th
6:00 p.m.
City Council Chambers

1. Call to Order

2. Approve Minutes of May 16, 2017 Meeting

3. Applications
   a. Tclescopcs, DRB-17-015 (Seawall Park, Boy and Dog Park and Cascade Ave) Langley Main Street Association
   b. Remodel, DRB-17-016 (179 2nd St) Callahan's Firehouse & Studio
   c. Interactive Public Art, DRB-17-017 (Clyde Alley) Pam Schell

4. New Business
   a. New DRB member

5. Next meeting Tuesday July 18th

6. Adjourn
Bob Dalton called the meeting to order at 6:00 PM.

ATTENDANCE

Members Present: Bob Dalton, Dan Gulden, Janet Ploof, Cathy Rooks, Sieb Jurrians
Staff Present: Brigid Reynolds
Regrets: Kari Gunderson
Guests: Sonya Tsuchigane, Trip Landry, Rob Schouton, Graham Gori, Kim Hildahl

1. Agenda
The agenda was approved.

2. Minutes
Minutes of the April 18th meeting were approved.

3. Applications

a. Sign, DRB-17-011 (138 2nd St) Anthes Ferments
The DRB reviewed the staff report for the proposed location and sign for Anthes Ferments. Sonya Tsuchigane and Trip Landry answered questions. Cathy Rooks and Dan Gulden moved and seconded the motion to recommend approval of the proposed sign. All in favor.

b. Sign, DRB-17-012 (124 2nd St) South Whidbey Commons
The DRB reviewed the staff report for the proposed two signs. Cathy Rooks, VP of the Commons, presented alternative colors than what was in the staff report. She also indicated the awning would be removed and the sign located on the new facia. She also stated that the building was going to be painted a dark grey color. Sieb Jurriaans and Janet Ploof moved and seconded the motion to recommend approval of the proposed new signs. All in favor.

c. Tenant Improvements, DRB-17-013 (220 1st St) Portico Latin Bistro
The DRB reviewed the staff report for the proposed roof structure over the deck. Graham Gori answered questions.
The DRB expressed concerns about the outside kitchen and possible need for venting. This is not part of DRB’s mandate however this issue was discussed by staff and recommend that it form one of the conditions of this approval in addition to ensuring the deck can structurally support a roof.
Bob Dalton and Janet Ploof moved and seconded the motion to recommend approval of the proposed roof subject to the conditions
   i. The applicant provides the Building Official with an evaluation of the structural integrity of the deck with the roof prepared by a qualified engineer as part of the building permit application.
   ii. The applicant meets ventilation requirements pursuant to the Langley Municipal Code and Building Code.
All in favor.

d. Sign, DRB-17-014 (101 Anthes Ave) Rob Schouten Gallery
The DRB reviewed the staff report and Rob Schouten answered questions regarding his application to install two new signs.
Janet Ploof and Sieb Jurriaans moved and seconded the motion to recommend approval of the proposed signs. All in favor.

Meeting adjourned at 6:45 pm

The next Design Review Board meeting is scheduled for Tuesday June 20th, 2017 at 6:00 pm.
STAFF REPORT

DRB-17-015: Telescopes (3 locations) Langley Main Street Association

MEETING DATE: June 20, 2017

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Photos of telescopes and locations

PROJECT DESCRIPTION

The applicant is proposing to install telescopes in three different locations to enable viewing of Saratoga Passage.

ANALYSIS

Proposed signs are reviewed by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A). The project’s consistency with LMC Chapter 18.34 is examined below.

1. Purpose and Intent Statements: The proposed telescopes are consistent with the Purpose and Intent Statements regarding Building and Construction stated in the LMC Chapter 15.01. The telescopes will be constructed such that the public rights-of-way and scenic and open spaces are protected from undue degradation. The telescopes will be constructed consistent with the Design Review Standards for street furniture such that their design and location has considered longevity and safety of use.

2. Location: The proposed locations for the three telescopes are on the public right of way at Whale Bell Park, Boy and Dog Park, and Cascade Ave adjacent to the interpretative sign.

3. Materials: Concrete podium and the telescopes are made of all-weather vandal proof materials.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Langley Main Street to install three telescopes, one of which is ADA compliant on June 8, 2017.

2. In accordance with Section 18.34.060 of the Langley Municipal Code, planning staff have reviewed the application for consistency with Municipal Code and Design Review Guidelines and recommends approval.

RECOMMENDEDATION: That DRB recommend approval of DRB-17-015 subject to the concrete pads being sizes so they do not create a tripping hazard and the one on Cascade Avenue can accommodate a wheelchair.
Proposed Telescopes and Locations

Map showing locations of Whale Bell Park and Bay Dog Park, with additional notes such as "Next to Info Sign / ADA Parking."
SM-1000 DOUBLE TELESCOPE

This unique mounting allows both standard and handicap telescopes on one pedestal. This arrangement can be utilized in many ways: from an adult with a child viewing at the same time to one person using the standard telescope and one being used by a person in a wheelchair. Both price and space is saved with this type of installation. All SM-1000 telescopes are the same; only the mounting differs.

$5695.00

The above pictured telescope and mounting complies with all ADA standards and is exceptionally easy to use. This type of mount allows the user to view from any direction.

Most cameras can be used with striking results. Birds and animals appear so close, you could touch them. Physically handicapped visitors can now enjoy your surroundings.

$3095.00

MECHANICAL AND OPTICAL SPECIFICATIONS

20 power w/ 60 mm objective all color corrected optics for clear viewing

TELESCOPE MAIN TUBE

Manufactured from TENZALOY. This material features high impact resistance to help stop vandalism and has a very low corrosion factor.

HEAVY STEEL BASE COLUMN

Seamless 4-1/2" tube with 1/8" wall thickness. Base plate (3/8") is also manufactured from steel and is 360 degrees welded to main column.

TURNTABLE

Marked for ease in locating various viewpoints.
SM-1000 All Weather

OUR COMPANY HAS OVER 60 YEARS OF CONTINUAL SERVICE IN THE OPTICAL FIELD. WE ARE BASED ENTIRELY ON QUALITY.

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U.S. FISH AND WILDLIFE SERVICE
MONTEREY BAY AQUARIUM
SMITHSONIAN INSTITUTION
NEW YORK ZOO
LAS VEGAS AIRPORT
METEOR CRATER – ARIZONA
VANCOUVER ZOOLOGICAL GARDENS
USDA FOREST SERVICE
CHANNEL ISLANDS NATIONAL PARK
OREGON COAST AQUARIUM
OCEANFRONT RESTAURANTS – HAWAIIAN COAST
DEPARTMENT OF AGRICULTURE – BERMUDA
LANDSCAPE ARCHITECTS INTERNATIONAL
XOARET OCEANFRONT – MEXICO
HIGH RISE BUILDING VIEWING AREAS
BIOSPHERE – ARIZONA
MODEL HOMES NATIONWIDE
PARKS AND RECREATION AREAS
PRIVATE HOMES

Click Here for a Closer Look

This superb public viewing telescope is now in use all over the world and under varying weather conditions. Our telescopes can operate in wet, dry or humid regions, from below zero to above 140 degrees with no problems. The entire main tube is hermetically sealed. All
STAFF REPORT

DRB-17-016: Tenant improvements to an existing building
(179 2nd Street) Callahan’s Firehouse & Studio

MEETING DATE: June 20, 2017

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Design drawings, site location

PROJECT DESCRIPTION
The proposed tenant improvements to the building includes development of existing space to create a one-bedroom apartment over the storage bay. The exterior work includes new entry stairs with deck, terrace window and door replacement on the rear (south) elevation of the building.

ANALYSIS
The proposed developments are reviewed by the Design Review Board (DRB) in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A and Design Review Guidelines. Consistency of the proposed remodel with LMC chapter 18.34 and Design Review Guidelines examined below.

Purpose and Intent Statements:
1. The proposed exterior remodel is consistent with the Purpose and Intent Statements regarding development as stated in the LMC. The proposed improvements are visually appropriate for the proposed setting, preserves and enhances the city’s architectural heritage and visual character, while demonstrating flexibility for individual design without violating the character of the surroundings.
2. The proposed remodel is consistent with the Design Review Guidelines as it takes advantage of its southern exposure and is sensitive to the architecture of the existing building and surrounding buildings, in addition, the surface colors, finishes and articulation are all appropriate for the building and neighborhood.

PROPOSED FINDINGS AND CONCLUSIONS:
1. The City of Langley received a complete application from Eric Richmond, of Flat Rock Productions, on behalf of the property leaseholder, Callahan's Firehouse Studio & Gallery, to undertake interior and exterior improvements. The proposed exterior renovations to add a new entry stairway, deck, terrace windows are visually appealing and consistent with the surrounding buildings.
2. The existing parking area at the rear of the building can accommodate the additional one and one-half parking spaces as required in Chapter 18.22.130 C) 2.b
3. In accordance with LMC Section 18.36.025 C), 18.34.030 (A) and (B) planning staff have reviewed the application for the remodel and recommends approval:
RECOMMENDEDATION:
That the DRB recommend approval of DRB-17-016 subject to the following conditions:
   a. Receiving a building permit.
STAFF REPORT

DRB-17-017: Interactive Public Art Clyde Alley

MEETING DATE: June 20, 2017

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Photographs, sketch plans, site plan

PROJECT DESCRIPTION

The applicant is proposing to install a piece of interactive art over a propane tank enclosure on private property in Clyde Alley.

ANALYSIS

Proposed development is reviewed by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A. The project’s consistency with LMC Chapter 18.34 and Design Review Guidelines is examined below.

1. Purpose and Intent Statements: The proposed interactive art is consistent with the Design Review Standards for street furniture such that their design and location has considered longevity and safety of use.

2. Location: The proposed location is on private property (rear of 221 2nd Street) adjacent to Clyde Alley.


PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Frank Rose, on behalf of Pam Schell, property owner to install a piece of interactive art above a propane tank enclosure at the rear of the property at 221 2nd Street adjacent to Clyde Alley.

2. In accordance with Section 18.34.060 of the Langley Municipal Code, planning staff have reviewed the application for consistency with Municipal Code and Design Review Guidelines and recommends approval.

RECOMMENDEDATION: That DRB recommend approval of DRB-17-017.
Proposed Interactive Art and Site Plan