City of Langley

Design Review Board

AGENDA

March 20, 2012 – 6:30 PM

LANGLEY CITY HALL 112 2nd Street, Langley WA

1. Call to Order

2. Approval of Minutes – February 23, 2012

3. Audience Input on Non-Agenda Items

4. DRB-12-020 – New projecting sign at 114 Anthes Ave. (Good Cheer)

5. DRB-12-021 – New courtyard, landscaping and lighting at 365 Camano Ave> (Whidbey Island Center for the Arts)

6. Adjourn

Next Regular Meeting: April 17, 2012
MINUTES
CITY OF LANGLEY
DESIGN REVIEW BOARD
February 23, 2012

ATTENDANCE
Members Present: Bob Dalton, Paul Sarkis, Ron Kasprisin, Cathy Rooks
Members Absent: Janet Ploof
Staff Present: Jeff Arango

MINUTES
Minutes of December 20, 2011 were approved.

ACTION ITEMS:
The Design Review Board reviewed and approved an application for new paint colors at 314
First Street (Music for the Eyes).

EARLY DESIGN GUIDANCE
Terry O’Reilly from Novawest Properties and Brian Collins Friedrichs form SKB Architects
presented plans for the redevelopment of the Drake property at 200 Wharf Street. The plan is
for a four story mixed use building with commercial uses on the first and second floors and
two story town house units on the upper two stories. A public stairway is incorporated on the
north side of the building to connect to the proposed funicular landing on the second story of
the building providing a connection to Cascade Street at the top of the bluff.

Ron Kasprisin felt an important part of the design to be preserved is the building stepbacks
and to continue to the use of natural materials on the building façade combined with the more
industrial elements evident along Wharf Street.

The importance of treating the roof of the building in an appropriate manner was discussed
since it will be visible from Cascade Ave. The potential of utilizing a green roof was
discussed.

FUNICULAR PRESENTATION
Jeff Arango gave a presentation on the funicular project. A funicular is essentially an
outdoor elevator that would connect Cascade Ave. to Wharf Street along the bluff. It’s
primary purpose is to provide a better connection between the downtown, marina and remote
parking areas for the marina such as the CMA Park and Ride lot and potentially the Langley
Middle School. The project provides a broader set of benefits for access and parking then the
Wharf Street widening project.

AUDIENCE INPUT
No audience input.

ADJOURN
The meeting was adjourned at 7:35
STAFF REPORT

DRB-12-020: NEW SIGNAGE AT SOUTH WHIDBEY GOOD CHEER (114 ANTHES AVE.)

MEETING DATE: March 20, 2012

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 26)

ATTACHMENTS: Sign Permit Application

PROJECT DESCRIPTION

This application proposes a 1'-0" high by 8'-0" wall sign over the main entry and a 2'-0" x 3'-0" two-sided projection sign on the Anthes Avenue side and a 2'-0" x 3'-0" two-sided projection sign on the Second Street side. No illumination of signs is proposed. The total proposed sign area is 20 square feet.

ANALYSIS

The proposed signs are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030(A) and 18.35. The consistency of these signs with LMC Chapter 18.35 is examined below:

1. **Purpose and Intent Statements.** The proposed sign is consistent with the Purpose and Intent statements regarding signage stated within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the store, without violating the character of the surroundings in which they are placed, and legible at the distance and pace at which they are to be seen.

2. **Size.** The signs comply with all the necessary standards associated with the size of signage.

3. **Placement.** Placement of the signs over the public right of way must comply with the provisions LMC 18.35.060 (D).

4. **Lighting.** None Proposed
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from the South Whidbey Good Cheer on March 7, 2012, for one wall sign and two projecting wall signs. The total signage area is 20 square feet.

2. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the Director of Public Works has granted written approval to install two projecting signs on the building which project over public right of way.

3. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the applicant shall provide to the City, a hold harmless agreement prior to installation of the signage.

4. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the signs shall not be installed less than 7'-6" above the ground or sidewalk, measured from the bottom of the sign to grade or sidewalk surface whichever is higher.

5. In accordance with Section 18.34.030(A) and 18.35 of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.35 and recommends approval with the following conditions:
   - Completion of items 4 and 5 above.

4. Any additional signs to be installed at 114 Anthes must be submitted for approval by the Design Review Board. This includes any temporary, flag, or window signs. According to LMC Chapter 18.35, prohibited signs include, “all signs which have no permanent attachment to a building or the ground, including, but not limited to pole attachments, mobile signs and sandwich board or “A” board signs.”

STAFF RECOMMENDEDATION:

Approve DRB-12-020 as conditioned and adopt the findings and conclusions as noted in the Staff Report dated March 16, 2012.
Sign hanger
Material: Welded steel and cast iron
Finish: Black powder coat

Sign face
.25" Dibond - solid core aluminum composite
Image: Ink jet with satin lamination
Mounting: Four bolts to wall. All stainless steel hardware.

Please call with any questions.
Roger
Autographics
425-776-3400
Good Cheer Signage

Hanging Sign
Centered above front door
2’ x 3’

Hanging Sign
Placed approximately 18” in from corner of building
Sign is 2’ x 3’

Flat Sign Mounted above door -1’ x 8’

Proceeds from our thrift stores fund our local food bank.
Good Cheer has been creating a hunger-free community since 1962.
Good Cheer Signage

A - 2x3 Hanging Sign above Front Door
B - Hanging Sign on 2nd Street Side
C - 1x8 Sign against Face of Building
Staff Report

To: Design Review Board  
From: Jeff Arango, AICP, CFM – Director of Community Planning  
Date: March 16, 2012  

Re: Whidbey Island Center for the Arts (WICA) Courtyard Landscaping  
Permit #DRB-12-021

Address: 565 Camano Avenue  

Zoning District: P-1 Public Zone  

Parcel Size: 14.673

Project Description: To build and landscape a courtyard in front of Zech Hall to include a grass area surrounded by pavers identifying donors to WICA and concrete, two benches, a planting area and landscaping along the east side of the building adjacent to the “WICA” letters. Lighting is also proposed including path lighting and up-lights for two proposed new trees. The middle portion of the front of Zech Hall will be painted a “dark slate”.

Analysis

Transition from Street to Building

The design review standards require “outdoor spaces surrounding a building should be designed along with the interior space, in such a way as to interrelate with each other.” The proposed project meets this standard by creating an appropriately scaled courtyard space that relates well to the front of Zech Hall. The courtyard provides a more coherent transition from the street to the building that improves pedestrian circulation. In addition, the landscaping along the east side of Zech Hall will soften the building and tie in well with the “WICA” letters.

Landscaping

The project is in conformance with the design review standards that address landscaping and in particular the standard that “landscaping should be used to help create outdoor spaces”.

**Lighting**

The design review standards require that lighting be “directed downward” and shielded to avoid light spill onto adjacent properties. The uplighting for the two proposed trees appears to violate this standard.

**PROPOSED FINDINGS AND CONCLUSIONS**

1. The City of Langley received a complete application on 3/14/12 from Eric Richmond for a new landscaped courtyard and seating area, a new paint color on Zech Hall and additional lighting and landscaping improvements around Zech Hall.

2. In accordance with Section 18/34/030(b) all development in the Central Business District is subject to DRB review and approval including all improvements to real property open to exterior view.

3. After review and consideration of this application a public meeting on March 20, 2012 the board concluded that application DRB-12-020 is consistent with the Langley Municipal Code.

**Staff Recommendation**

Staff recommends the Design Review Board approve the project with the following condition:

1. The proposed uplighting shall be removed or redesigned to conform to the design review standards.
ZECH HALL

Plant Book

Amelanchier x grandiflora ‘Autumn Brilliance’ / Apple Serviceberry
Calamagrostis x acutiflora ‘Karl Foerster’ / Feather Reed Grass
Cornus stolonifera ‘Arctic Fire’ / Red Twig Dogwood
Euonymus alata ‘Compactus’ / Compact Burning Bush
Juncus effusus / Common Rush
Pennisetum alopecuroides ‘Hamelin’ / Fountain Grass
Sarcococca ruscifolia / Fragrant Sarcococca
Salix purpurea ‘Gracilis’ / Purple Osier Willow
Taxus x media ‘H.M. Eddie’ / H.M. Eddie Yew
Amelanchier x grandiflora ‘Autumn Brilliance’
Apple Serviceberry
Calamagrostis acutiflora ‘Karl Foerster’
*Feather Reed Grass*
Cornus stolonifera ‘Arctic Fire’
Red Twig Dogwood
Euonymus alatus ‘Compactus’
Compact Burning Bush
Juncus Effusus
Common Rush
Pennisetum alopecuroides ‘Hameln’

*Fountain Grass*
Salix purpurea ‘Gracilis’  
*Purple Osier Willow*
Sarcococca ruscifolia
Fragrant Sarcococca
Taxus x media ‘H.M. Eddie’
H.M. Eddie Yew