City of Langley

Design Review Board

AGENDA

October 15, 2013 – 2:00 PM

LANGLEY CITY HALL 112 2nd Street, Langley WA

1. Call to Order
2. DRB-13-024 – Signage at 503 Cascade Avenue (Island Church)
3. DRB-13-025 – Signage at 120 Sixth Street (South Whidbey Children’s Center)
4. DRB-13-026 – New Duplex at 460 Anthes Avenue
5. DRB-13-021 – Second Street Project [Plaza Design]
6. Role of the Design Review Board
7. Adjourn

Next Regular Meeting: November 19, 2013
Bob Dalton called the meeting to order at 2:00 PM.

**ATTENDANCE**

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

**DRB-13-021 – SECOND STREET PROJECT**

The board reviewed the plaza design again after staff provided additional renderings in SketchUp using photo textures of the actual paver color samples. The board felt the new renderings were very helpful in getting a sense of how the plaza will look and feel at the pedestrian scale.

The board requested the project design team work with the color value of the pavers to bring out the circle pattern in one of proposed circles and to bring it back to the DRB for cursory review.

Meeting adjourned at 2:34 pm

The next Design Review Board meeting is scheduled for October 15, 2013.
Bob Dalton called the meeting to order at 6:32.

**ATTENDANCE**

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

**MINUTES**

Motion by Cathy Rooks to approve the minutes as presented. Seconded by Ron Kasprisin. Motion passed 3-0.

Paul Sarkis arrived after minutes were approved.

**DRB-13-018 – NEW PAINT COLORS 104 SECOND STREET (LIBRARY)**

Motion by Ron Kasprisin to approve the paint colors as presented. Second by Cathy Rooks. Motion passed 4-0.

**DRB-13-022 – EXTERIOR MODIFICATIONS AT 222 ANThES AVENUE (PORTER BUILDING)**

The board would like to see a comprehensive plan for signage at the building in the future.

Motion by Ron Kasprisin to approve the project as presented. Seconded by Paul Sarkis. Motion passed 4-0.

**DRB-13-023 – NEW SIGNS AT 202 MCCLEOD ALLEY #202 (ROBERT C. THURMOND FINANCIAL ADVISORY)**

Motion by Cathy Rooks to approve the signs as presented. Seconded by Paul Sarkis. Motion passed 3-0. (Ron Kasprisin abstained).

**DRB-13-021 – SECOND STREET PROJECT**

The board discussed the color of the plaza and the contrast with the concrete. Ron Kasprisin stated he believes the contrast between the paver colors should be stronger in order to be able to see the geometry in the paving patterns. Ron suggested adding an additional paver color that increases the tone of one of the proposed pavers.

The board felt the plantings should have input from the public and that the existing trees should be retained on Second Street as appropriate.

Motion by Ron Kasprisin to approve the project in general with specific concerns regarding the plaza in terms of complex design and readability. Seconded by Paul Sarkis. Motion passed 4-0.

Meeting adjourned at 7:51 pm

The next Design Review Board meeting is scheduled for October 15, 2013.
STAFF REPORT
Design Review Board

Staff Contact: Jeff Arango, AICP – Director of Community Planning

Meeting Date: October 15, 2013

Application: DRB-13-024 – New Signage at 503 Cascade Avenue (Island Church)

PROJECT DESCRIPTION

New 4’x8’ (32sf) freestanding sign at the corner of Cascade Avenue and Sixth Street and a new 3’x8’ (24sf) freestanding sign along the walkway adjacent to the building. The total proposed signage is 56 square feet. The freestanding sign along the building and walkway will be used to announce events with temporary banners. The banners may not exceed 8 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.** Freestanding signs must be setback a minimum of 5’ from the edge of the right of way or improvements. The signs comply with this requirement.

4. **Lighting.** None Proposed

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on September 26, 2013 for two new freestanding signs including an identification sign and a sign for the announcement of events totaling 56 square feet.

2. The sign for the announcement of events is 24 square feet no including the temporary banners that will be used to announce the events. The temporary banners may not exceed 8 square feet.

3. In accordance with Section 18.34.030(B) of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.34 and recommends approval.

STAFF RECOMMENDEDATION:

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-13-024 as presented.
Size of Sign modified 4' X 8'
Corner of 6th & Cascade

THE
Island Church
of Whidbey
“Loving Christ & Others Well”
Sign #2-Revised from original application

Newly proposed sign for in front of the church.

Sign Size - 3' X 8' with the framework being part of the square footage.
STAFF REPORT
Design Review Board

Staff Contact: Jeff Arango, AICP – Director of Community Planning

Meeting Date: October 15, 2013

Application: DRB-13-025 – New Signage at 120 Sixth Street (South Whidbey Children’s Center)

PROJECT DESCRIPTION

A new 3.5’x5.5’ freestanding sign (19.25sf) along the Sixth Street frontage. The sign is proposed to be mounted flush with the existing fence 8’ from the street improvements with a height of 7.5’.

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 sign complies with the 20 square foot signage limit.

3. **Placement.** Freestanding signs must be setback a minimum of 5’ from the edge of the right of way or improvements. The sign complies with this requirement.

4. **Lighting.** None Proposed

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on September 30, 2013 a new 19.25 square foot freestanding sign to be located 8’ from the edge of improvements and 7.5’ in height.

2. In accordance with Section 18.34.030(B) of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.34 and recommends approval.

STAFF RECOMMENEDATION:

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-13-025 as presented.
ROUGH SKETCH OF

5 1/2' x 3 1/2' x 2" thick
CARVED CEDAR SIGN
(7 1/2' TO TOP OF SIGN)
FROM GROUND

BY PAT McVAY

360/579-2811
pat@mcvaysculpture.com
PROPOSED SIGN FOR
5th CHILDREN'S CENTER

ROUGH SKETCH OF SETBACKS FROM 6TH ST.
LANGLEY

PARKING LOT

4'6" EXISTING FENCE

10' SECTIONS

ROCK WALL

PROPPOSED SIGN

Fog Line
Road Edge

By Pat M. Vay
579-7811
STAFF REPORT
Design Review Board

Staff Contact: Jeff Arango, AICP – Director of Community Planning

Meeting Date: October 15, 2013

Application: DRB-13-026 – New Duplex (460 Anthes Avenue)

PROJECT DESCRIPTION

A new duplex is proposed to replace the existing duplex that was recently destroyed by fire. The subject parcel slopes down from Anthes Ave. to the east and is approximately .27 acres. The parcel is located in the Mixed-Residential Zoning District with an allowable residential density is 15 units per acre. Therefore the parcel could accommodate up to four residential units. The parcel has two existing curb cuts along Anthes Avenue that are proposed to remain.

ANALYSIS

Mixed-Residential (RM) Zoning District Standards

The following standards of the MR District are relevant to the proposed project:

Setbacks: 20’ Front, 5’ Side, 25’ Rear – The proposed setbacks are 23’ Front, 11’ (north) 12’ (south) Side, 37’ Rear.
Lot Coverage: 50% - The proposed lot coverage is 33.73%.
Building Height: 25’ or 30’ with a pitched roof if the lowest part of the pitch begins no higher than 25’ – The proposed building has a total height of 29.5’ and 22’ to the lowest part of the pitch.

Building Design

The proposed structure is two stories with a gable roof facing Anthes Avenue with extended overhanging eaves. The structure has hardiplank horizontal siding on most of the structure with vertical accent plywood panels. The proposed paint colors including Sierra Madre (body), Italian Marble (gable/accent) and a white door with glass on the upper portion. The proposed building is consistent with the surrounding residential architecture.

Lighting

No lighting is proposed.

Landscaping

The applicant proposed to come back to the DRB for approval of a more detailed landscaping plan at a later date. However, the site does identify existing trees and a new tree proposed in the front yard. Planter locations on the south side are also shown.
PROPOSED FINDINGS OF FACT

1. The City of Langley received a complete application on 10/7/13 from David Strausser on behalf of the owner of the property at 460 Anthes Avenue, Marilee Johnson.

2. In accordance with Section 18/34/030[b] all development in the residential districts are subject to DRB review and approval including all improvements to real property open to exterior view.

3. The project includes the development of a new duplex structure two stories in height with a gable roof.

4. The project complies with the standards of the MR Residential District including setbacks, lot coverage, building height and residential density.

CONCLUSION OF LAW

5. After review and consideration of this application at a public meeting on October 15, 2013 August 21, 2012 the board concluded that application DRB-13-026 is consistent with the adopted design standards the Langley Municipal Code as conditioned.

Staff Recommendation

Staff recommends the DRB adopt the findings of fact above and approve DRB-13-026 with the following condition:

1. The applicant shall provide a more detailed landscaping plan for approval by the Design Review Board within six months of occupancy.
JOHNSON RESIDENCE
460 ANTHES AVENUE
LANGLEY, WASHINGTON

DESIGN REVIEW SUBMITTAL
EXTERIOR FINISHES AND MATERIALS LIST

Paint Colors: As supplied by ACE Paints or equal
Body Color, Sierra Madre
Gables and horizontal bands, Italian Marble
Trim and Bands, White

Vertical Plywood Accent panels where shown.

Exterior Trim:
Corner trim 5/4 x 4
Window and door trim: 5/4x3 vertical, 5/4x6 head trim, Sloped sills
Intermediate Trim Bands: 5/4x10 Horizontal Bands

Soffits: Open, Exposed Rafter tails.

Windows: Vinyl framed windows

Roofing: Asphalt Shingle Roofing. *****

Exterior Doors, “Codel” or equal insulated metal doors, Half Light with raised panel.

Garage Doors, 5 Panel 7’0” High Metal Insulated Doors as shown on North Elevation.

ZONING REQUIREMENTS

Site Zoning: RM (Mixed Residential)
Building Height. Required= 30 feet to highest point, 25 feet to eaves.
Proposed= 29.50 feet to highest point, 22 feet to eaves.
Note: average finish grade around four sides of existing foundation is 6.024 feet below proposed first floor level. This allows for an additional 23.50 +/- feet from first floor to the highest point of the structure. Proposal is less than 23.50 feet.

Lot Coverage: Required in RM Zone 50% or less. Area of property= 11,800 sf.
Proposed is Structure 1262 sf., Concrete Paving 2446 sf. Decks and Stairs 272 sf.
Total Impervious surface= 3980 sf. 33.73% of total property.
**Landscaping:** The new landscaping will be similar to the previous (prior to fire) landscaping with regard to the lawn areas and planting around the structure. Vegetation that exists on the site will remain in the rear portions of the property. New planting areas adjacent to the new structure as shown on the site plan will have conifer (evergreen) type plants such as arborvitae, juniper or similar shrubs. Trees where shown on the Site Plan will be deciduous type trees such as flowering cherry, plum, maple or similar.

The owner will provide landscaping after completion of the construction process. Budgetary considerations will be the deciding factor as to timing and completion of the landscaping, as the completion of the project will be dictated by the payments received from the insurance provider. Landscaping will be completed as funds are made available.
JOHNSON DUPLEX 400 ANTHES AVE.
LANGLEY WASHINGTON

SITE PLAN
1/8" = 20.00'
Memo

To:      Design Review Board  
From:    Jeff Arango, AICP – Director of Community Planning  
Date:    October 11, 2013  

Re:      Role of the Design Review Board  

Site Plan + Design Review  

The Design Review Board (DRB) is currently charged with making a final legally binding and appealable decision for projects that are subject to design review, which includes development involving anything other than a single family home. Based on my two years of experience working with the DRB, I believe strongly that the DRB would best serve the community in an advisory role that would give the DRB the freedom to provide guidance to applicants and staff regarding development applications that would be incorporated into a final decision by the staff or the hearing examiner depending on the type of project. Staff is currently working with the Planning Advisory Board (PAB) to develop a site plan review process that will be integrated with the design review process and resulting in one final decision. The result will be a more comprehensive review process that minimizes legal liabilities for the city by ensuring that the decisions are grounded in the existing regulations and design guidelines (to be updated). The DRB would retain its influence over the design of projects and the proposed process appears to be more aligned with how the DRB currently functions. The process outlined above is consistent with other city’s design review and site plan review processes including the City of Seattle.

Staff is also interested in input from the DRB as to how members believe they would best serve the community. Questions that should be discussed include:

1. Should the DRB continue to review signs?  
2. Should the DRB continue to review standard subdivisions?  
3. Should the DRB continue to review Duplexes?

New Role for the DRB  

Staff is also interested in designating the DRB with a new role and responsibility that involves advising the city on all design related planning and development. All public projects proposed by the city above a certain threshold would be required to be reviewed by the DRB with a recommendation to the city council. This would include large-scale public infrastructure projects such as Second Street, but also design issues related to long range planning. The DRB has a wealth of talent and experience that I believe could be better utilized beyond reviewing signs (overwhelmingly how the DRB currently spends the majority of its time). The proposed role of the DRB would resemble the role of the Seattle Design Commission that advises the city on design and planning issues.

Recommendation  

Staff recommends the DRB support the changes proposed above regarding the role and responsibilities of the DRB.