1. Call to Order
2. Citizen Comments
3. DRB-14-004 – Signage at 228 Wharf Street (South Whidbey Harbor at Langley)
4. DRB-14-011 – Seawall Park Improvements
5. DRB-14-012 - Signage at 210 First Street [Knitty Purls]
6. DRB-13-021 - Second Street Project Landscaping
7. Langley Design Manual Outline
8. Adjourn

Next Regular Meeting: May 20, 2014
Bob Dalton called the meeting to order at 6:32 PM.

ATTENDANCE

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

MINUTES

Motion by Janet Ploof to approve the minutes of January 22 and February 10. Seconded by Cathy Rooks. Motion passed 5-0.

DRB-14-006 SIGNAGE AT 111 FIRST STREET (TRILLIUM HOME DESIGN)

Motion by Cathy to approve the window graphic signs as presented. Second by Janet Ploof. Motion passed 5-0.

DRB-14-004 – NEW SIGNAGE, LIGHTING AND HARBORMASTER SHED AT 228 WHARF STREET (LANGLEY MARINA)

The DRB and the applicants discussed the fact that this is an opportunity to add a welcome to Langley signage on the timber breakwater facing the floating breakwater. The applicants stated that while its not included in this application it could be added at a later day. The focus now is to get signage in place that is needed for the new marina operations.

The board discussed approving the exterior harbor signage with a white background and has the Port of South Whidbey logo and says Langley underneath in yellow.

The diamond shaped sign would be for existing slip assignments, but they may not be needed. Signs #5 and 9 are the same signs, and correspond with the fish directional signage. The directional signage is color coordinated.

Motion by Janet Ploof to approve signs 2, 3, 4, 10, 5 + 9 (both are 9) as discussed and request the applicant revise and bring back to the board for approval the pedestrian dock signage, the Wharf Street Kiosks and the harbormaster shed design and signage. Seconded by Kari Gunderson. Motion passed 5-0.

Meeting adjourned at 8:03 pm

The next Design Review Board meeting is scheduled for March 18, 2014.
STAFF REPORT
Design Review Board

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

Meeting Date: February 19, 2014; April 15, 2014

Application: DRB-14-004 – Lighting and Signage at 228 Wharf Street (South Whidbey Harbor at Langley)
TP-12-018

PROJECT DESCRIPTION

The Design Review Board reviewed the Phase IA expansion project for the South Whidbey Harbor in 2012, but did not approve the lighting plan for the floating breakwater, the new harbormaster office, or signage. The lighting plan could not be approved because the city’s shoreline master program at the time limited dock lighting to be no higher than 3’. The recently adopted 2013 shoreline master program allows for taller fixtures in high traffic areas. Each of the proposed 12’ tall LED fixtures will be controllable for brightness. Staff has approved the lighting with respect to the standards in the 2013 shoreline master program.

In addition to the lighting plan, the applicant is requesting approval for the new harbormaster office on the existing timber pile breakwater and a signage package for general identification, slip numbering and wayfinding (see attached signage graphics).

ANALYSIS

Breakwater Lighting

The proposed lights for the floating breakwater are LED fixtures mounted 12’ above the dock surface and are full cut off. The brightness of each individual fixture will be controllable. The floating breakwater will be a high use area and can accommodate larger passenger vessels. Therefore, fixtures taller than the 3’ standard are justified. The ability to control the brightness of each fixture allows for the ability to adjust to changing conditions and needs. The lighting shall be the minimum necessary for adequate, safe and inviting lighting based on the changing uses of the floating breakwater. The proposed lighting is consistent with the Langley Shoreline Master Program and the Langley Municipal Code.

SMP Lighting Standards for Height of Fixtures:

2. Height of Fixtures. Lights shall be no taller than 3’ from the surface of the dock or float except the city may approve taller lights based on the following circumstances and standards:
a. The lighting is proposed for operational needs, including areas of high use such as major walkways or for commercial activities.

b. Lights above 3’ shall not be used adjacent to individual moorage slips unless it is determined to be an area of high use and the design minimizes impacts on adjacent overnight moorage guests.

c. The design should incorporate, to the extent practical, measures to minimize illumination levels from the taller fixtures during off-peak periods of usage including timers, dimmers or alternative lighting.

d. Lights shall be full cut-off fixtures.

**Signage**

The Langley Municipal sign code establishes the following purpose and intent in regulating signage:

1. Scale compatibility and visual appropriateness with both the natural beauty of the environment and the unique building-scape of the city;

2. Symbolic appropriateness with the activity to which it pertains;

3. Expressive identity of individual proprietors, yet never violating the visual character of the surroundings in which it is to be placed;

4. Legibility at the distance and pace [speed] at which it is to be seen;

5. Undue blocking of public view from the public right-of-way;

6. Reduction of distractions contributing to traffic confusion or accidents.

The Port of South Whidbey has a history of developing high quality facilities with unique signage and art installations that reflect their location. Freeland Park, Clinton Beach and Phil Simon Park are three examples of facilities that have unique signage and in the case of Freeland Park and Clinton Beach signage that reflects the facilities specific location. The proposed signage for the marina appears to be inconsistent with the Port of South Whidbey’s approach to naming facilities and developing place based signage in some respects. The proposed pedestrian dock entrance sign is unique and will contribute positively to the pedestrian experience in the harbor area. The Wharf Street Kiosk sign and exterior harbor signage utilize the Port of South Whidbey logo rather than developing a signage package that is unique to Langley like at Clinton Beach and Freeland Park. Langley’s signage regulations specifically reference the goal of providing unique place based signage that reflects the local community.
In addition, it would benefit users of the boat harbor to also identify the harbor as being in the City of Langley. All signage appears to adopt the Port of South Whidbey logo with no references to Langley as was done for the Clinton Beach and Freeland Park signs [See attached photos of existing signage at PofSW facilities]. On the Port of South Whidbey’s website the boat harbor is referred to as the “South Whidbey Boat Harbor in Langley”. It would be unfortunate if the Port of South Whidbey began changing the unique place based signs to include only the Port of South Whidbey log. **The signage and website references should be consistent and signage should reflect the local community in which it is located.**

The application materials do not include a site plan that show where the signs will be located. While general locations are referenced in the sign graphics it’s not entirely clear. The wayfinding sign plans do not provide enough specificity in terms of the number of signs, locations, sizes and directional information. The pedestrian oriented wayfinding signs appear to be significantly larger than necessary with an average size of 12’x20” or approximately 20 square feet. **A site plan, additional graphics and information should be provided regarding the proposed signage locations with specific emphasis on the wayfinding signage.** The application materials should address the proposed sign sizes with respect to viewing distances and legibility as the total square footage of signage is well in excess of typical commercial or institutional uses.

**Shoreline Master Program Sign Standards**

6.7.2.6 - Signs associated with recreation facilities shall be kept to the minimum necessary and comply with the City of Langley sign regulations.

The applicant shall provide additional information to justify the total amount of signage proposed.

**Harbormaster Office**

The new harbormaster office is an aluminum-fabricated structure painted turquois with 12” black vinyl base skirting. The structure includes a map of the marina mounted on the front. At a prior design review board meeting the Port of South Whidbey stated they were planning to work with an artist on the design of the harbormaster office yet the submitted plans appear to be a pre-fabricated structure. The applicant should provide more information on the design of the harbormaster office and how the structure is consistent with the Langley Municipal Code and the city’s design review standards.

**PROPOSED FINDINGS AND CONCLUSIONS:**

1. **The City of Langley received a complete application on February 12, 2014 for lighting on the floating breakwater, a new harbormaster office and new signage.**

2. **The pedestrian dock entrance sign is consistent with the Section 18.35 of the Langley Municipal Code [sign code] and the 2013 Shoreline Master Program**
3. The floating breakwater lighting is consistent with the 2013 Shoreline Master Program; the lighting is in a high traffic area and the brightness can be controlled for each individual LED fixture.

4. No site plan was provided with the application materials that identifies where the signs will be located.

5. The total number and specific locations of signs was not provided in the application.

6. The dock and slip signage is exempt from the permitting requirements in accordance with LMC 18.35.40

7. The total square footage of proposed sign is approximately 177 square feet.

8. The harbor identification signage and does not reflect the unique building-scape of the city.

9. The applicant has provided no specific supporting documentation addressing compliance with the Langley Municipal Code, the Shoreline Master Program or the city’s design review standards with respect to the proposed signage and harbormaster shed.

**STAFF RECOMMENDEDATION:**

Staff recommends the DRB approve the pedestrian dock sign and the breakwater lighting with the following conditions:

1. The city may require modifications to the breakwater lighting levels to ensure consistency with the Shoreline Master Program and ensure minimal impacts to adjacent property owners and minimize light spillover onto the water surface. The lighting levels used shall be the minimum necessary to provide adequate, safe and inviting lighting.

Staff also recommends the DRB request the applicant provide additional information on the following items:

1. The specific locations, sizes and sign information for all proposed signs including the wayfinding signs.
2. The design of the harbor identification signage and consistency with the Langley Sign Code
3. The design of the harbormaster office and compliance with the city’s Design Review Standards
4. Additional information to justify the total amount of proposed signage
UPDATE
Application DRB-14-004
Meeting: April 22 2014

The Design Review Board Decision on 3/4/2014 stated that the applicant was to revise the application materials to provide more information on the design of harbor identification signage and consistency with the Langley Sign code for the following signs: kiosk sign at Wharf Street, pedestrian dock sign, and the harbormaster shed sign.

The applicant provided revised designs for the Wharf Street kiosk sign [Sign 1, per provided plan] and the pedestrian dock entrance sign [Sign 1, per provided plan]. No information regarding specific signage for the harbormaster shed was provided.

The applicant has provided no specific supporting documentation addressing compliance with the Langley Municipal Code or the city's design review standards with respect to the proposed signage and harbormaster shed.

The Langley Municipal Code (LMC) 18.35 establishes the following relevant to the proposed signage:

- Sign design shall be a creative response to the location on which it is to be placed.
- Scale compatibility and visual appropriateness with both the natural beauty of the environment and the unique building-scape of the city;
- Symbolic appropriateness with the activity to which it pertains;
- Expressive identity of the individual proprietors, yet never violating the visual character of the surroundings in which it is to be placed;
- Legibility at the distance and pace at which it is to be seen.

The Wharf Street sign utilizes the Port of South Whidbey logo rather than developing a signage package that is unique to Langley, and does not exemplify the creative response intended by LMC 18.35. The sign does not reflect the local community in which it is located, which appears to be inconsistent with the Port of South Widbey's approach to naming facilities and developing place based signage, as mentioned in the previous staff report. Langley's Municipal sign code specifically refers to the compatibility and visual appropriateness with both the natural environment and the unique building-scape of the city; the applicant has not provided information addressing how the proposed Wharf Street kiosk sign complies with this regulation.

The proposed location of the pedestrian dock entrance sign is tentative. The applicant would like to further evaluate and investigate the location of the pedestrian dock entrance [Sign 8] and to consider proposals to include other elements, such as a current events posting board. In addition, the sign qualifies as a freestanding sign under LMC 18.35, and therefore may not exceed 9’ in height and 20 square feet in area on each side, including the support structure. Specific dimensions for the sign were not provided. The size and design of pedestrian dock entrance sign should reflect the above to be compatible in scale with pedestrians, the intended audience.

The Wharf Street kiosk sign, pedestrian dock entrance sign, and harbormaster shed sign are not coordinated in terms of the design elements and inconsistent with the Langley Sign Code as presented.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received revisions for the application submitted on February 12, 2014 for new signage at South Whidbey Harbor.
2. The applicant would like to further investigate and evaluate the location of the pedestrian dock entrance sign, and consider additional elements, such as a “current events” board.
3. The proposed pedestrian dock entrance sign is over the height limit for freestanding signs in LMC 18.35. In addition, the proposed sign is inconsistent with the design for the Wharf Street kiosk sign.
4. The Wharf Street kiosk sign does not reflect the unique building-scape of the city, does not relate to the proposed design of the pedestrian dock entrance sign.
5. No information was provided on harbormaster shed sign.
6. The applicant has provided no specific supporting documentation addressing compliance with the Langley Municipal Code or the city’s design review standards with respect to the proposed signage.

RECOMMENDATION

Staff recommends the DRB request the applicant to provide additional information addressing harbor identification signage—including the Wharf Street kiosk sign, harbormaster shed sign, and pedestrian dock entrance sign—compliance with the Langley Municipal Code and design review standards.
Wharf Street: 12” x 40”

Port of South Whidbey

Harbor At Langley
Pedestrian dock sign. Iridescent dodger on curved metral frame, (Halibut Hanger). Large pop gear swivels etc for hanging. One side, south whidbey harbor the other the side port of south whibey. Could be located over by boat launch. 10 ft tall.

Alternative view of other side
STAFF REPORT
Design Review Board

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

Meeting Date: April 22 2014

Application: DRB-14-011 – Seawall Park Improvement Projects

PROJECT DESCRIPTION

The Langley Main Street Association has proposed improvements to Seawall Park. The improvements consist of three projects:

**Post caps:** The Association holds that the tops of the wooden fence posts are deteriorating and proposes adding decorative metal caps to the top of each post to prevent further damage from the elements. The top of each post varies in size and shape, so each cap would be traced to fit a specific post. Each cap would be cut to create fold over tabs, and the tabs would be secured to the post with a small nail. The caps could be embossed for an added artistic element. The top edges of the posts may have to be beveled to accept the metal caps.

**Totem pole restoration:** The Association holds that the totem poles are deteriorating and need to be restored. The totem poles would be removed, treated and painted using traditional totem pole paint schemes. In addition, the Association proposes to install individual concrete footings for the base of each totem pole. A metal post would need to be added to each totem pole to attach it to the new base, which would require cutting a 5” long groove on the back of each pole. The concrete footings would be installed in the original locations of the poles.

**All-weather artistic picnic benches:** The Association holds that the current benches at Seawall Park are not sufficiently protected from weather, and fail to represent the creative culture of Langley. The Association wishes install new benches and canopies and has provided two proposed designs from local craftspeople.

ANALYSIS

**Purpose and Intent Statements.** The proposed improvement projects are consistent with the Purpose and Intent statements in the Langley Municipal Code that establish design approval requirements and procedures to promote, preserve, and enhance the city’s architectural heritage and visual character, while recognizing the existing variety of architectural styles within the city, allowing maximum flexibility for building design, and encouraging individual initiative in the development process.

The projects are intended to compliment the existing character of Seawall Park by preserving and enhancing existing elements in the Park, and by incorporating features that reflect the character of the community.
**Design Standards.** The following adopted design standards are applicable to this application:

> Exterior lighting, street furniture, and other site amenities shall compliment the design and character of the building and surrounding area.

> Landscape and streetscape furniture (tables, benches, seats, etc.) shall be designed for their location and for longevity and safety of use.

**Post Caps.** The proposed caps compliment the character of the park, are designed for their location, and are intended to enhance the longevity of the fence posts. A strategy to address potential safety concerns due to sharp edges was not provided.

**Totem Pole Restoration.** Treating and repainting the totem poles with traditional totem pole paint schemes will improve the character of the Park. Installing new concrete footings to protect will ensure the longevity and structural stability of the poles with minimal alteration.

**Artistic Picnic Benches.** Redesigning the benches and/or benches and canopies reflects the desire to design streetscape furniture for the location and to improve longevity. The application materials do not include a site plan that shows the location of benches to be replaced and/or added. A final design for the benches and/or benches and canopy was provided.

**PROPOSED FINDINGS AND CONCLUSIONS:**

1. The City of Langley received a complete application for three improvement projects at Seawall Park.
2. The proposed projects are generally consistent with the design standards in regards to landscaping.
3. No information was provided on how construction methods of post caps will prevent sharp edges being exposed to the public.
4. No site plan was provided with the application materials that identifies which existing benches or canopies will be removed or replaced, or where new benches or canopies will be located.
5. 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-14-011 on the following conditions:

1. The applicant must present a mock-up of the post cap, or a strategy to prevent sharp edges [such as folding the edges under] to the planning official to ensure that the design and installation of the cap does not become a safety concern;
2. The applicant must confirm with the planning official the locations of benches/canopies to be removed and/or replaced; and
3. A final design for proposed benches and/or benches and canopies must be confirmed with the planning official to address any potential public safety concerns.
Proposed Project #1
Seawall Wooden rail post caps *addition*
Estimate of current design @ no more than $4,000 ($3,000 with no embossing)
Time from agreement to install: 4-6 wks

Current
Post caps are currently deteriorating, as they are open to the elements.

Solution
Add decorative metal embossed discs – nail cap tabs on posts

See Attachment A - Photograph of posts on park
See Attachment B - Photograph of proposed design (Tim Leonard)
Proposed Project #2
Seawall Totem Pole restoration
Estimate of current design @ no more than $2000 for metal/concrete footing (Tim Leonard)
   Estimate of current design @ no more than $5,000 for removal/totem painting/installation (Pat McVay original artist)
   Time from agreement to install: 8-12 wks

Current
Totem poles are deteriorating and in need of being treated and painted. They also need to be installed correctly to ensure longevity.

Solution
Remove Poles and have them treated and painted using traditional totem pole paint schemes. Install poles complete with addition of metal post for insertion in concrete base in original locations.

See Attachment C - Photograph of Totem poles in park
See Attachment D - Photograph of proposed metal insert design (Tim Leonard)
Langley Main Street Drive 2/1/14

= Totem Restoration =

- Hat of Pat McVey
- I cast Fabricate = Install New Steel
- Bracelets =

6" x 6" x 1/2" Steel Angle Iron

3/8" lag bolts

Chain saw
Cut "V" Groove on back of totem

- This will also release stress in the wood grain (less checking)

Propiety should be Hot Dipped Galvanized

Air space

48"

New Concrete footing
Proposed Project #4
Seawall Picnic Bench Area *addition*
Estimate of current design @ no more than $3,500 or $6,000 each
Time from agreement to install: 8-12 wks

**Current**
Current picnic benches have no protection from the elements and do not represent the artistic/creative community that we live in.

**Solution**
Install a creative design with seating/canopy (similar to Bayview gardens or UBCC)

See Attachment G - Photograph of existing picnic seating in park
See Attachment H - Photograph of proposed seating design (Tim Leonard $6,000)
See Attachment I - Photograph of proposed seating design (Bob Bowling $3,500)
Long Beach, Washington 1/30/14

- Would like to
collaborate on local art.-

3-4" tall
Steve's Wood
Simple design

Entry Signage
Staff Report
Design Review Board

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

Meeting Date: April 22 2014

Application: DRB-14-012 – New Signage at 210 1st Street (Knitty Purls)

PROJECT DESCRIPTION

A new 30" diameter projecting sign with a total square footage of approx. 5 square feet has been installed at 210 1st Street.

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 signage is within the 20 square feet limit per businesses, and within the six square feet per face limit for projecting signs.

3. **Lighting.** None proposed.

Upon inspection, the business has also installed three window graphics, not included in the application.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received an application on March 17, 2014 for a projecting sign installed at 210 1st Street.
2. A 30" diameter projecting sign was installed. The total square footage is approximately 5 square feet on each side, which is within the maximum allowed on a single surface for projecting signs.
3. The projecting sign reflects the unique building-scape of the city and the unique identity of the business.
4. Three window graphics, which have been installed, were not included on the application.
5. In accordance with Section 18.34.030[B] of the Langley Municipal Code, planning staff has reviewed the application for the projecting sign for consistency with LMC Chapter 18.34 and recommends approval.

STAFF RECOMMENDEDATION:

Staff recommends the DRB approve the projecting sign and window graphics signs as presented in application DRB 14-012 with the following conditions:
1. The applicant provide information to staff to verify the additional window graphic signs comply with the size requirements and limitations in the sign code.
STAFF REPORT
Design Review Board

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

Meeting Date: September 17, 2013

Application: DRB-13-021 – Second Street Project [Streetscape Improvements]

PROJECT DESCRIPTION

Reconstruction of Second Street from Cascade Avenue to Anthes Avenue to include the reconfiguration of on-street parking, new textured crosswalks, a central plaza space, a rain garden, new waterline, extensive landscaping, relocation of existing overhead utilities [to accommodate widened sidewalks], pedestrian seating locations for public art, parking wayfinding signs, directional street markets, ambient lighting in seating areas and a new transit stop [in central plaza].

The central plaza is a curbless design that will enhance the pedestrian feel of the space while still accommodating through traffic. The paver pattern is circular with slight variations in the color of the pavers between the different circles. The subdued design elements of the plaza space are in keeping with the character of Downtown Langley. The middle section of the street between approximately Useless Bay Coffee and the Start Store will be concrete with appropriate scoring to emphasize the pedestrian orientation of the street.

New parking wayfinding signs as well as directional markers in the sidewalk to direct people through the downtown using the city’s system of alleys and walkways that are critical pedestrian transportation elements. The sidewalk markers have a seaside design to tie the project into the city’s identity as the village by the sea.

The Second Street loading zone will be moved from its current location to in front of the US Bank property made possible by the closing of the western curb cut at the property along Second Street.

ANALYSIS

Purpose and Intent Statements. The proposed design is consistent with the Purpose and Intent statements stated in the Langley Municipal Code that establish design approval requirements and procedures to promote, preserve and enhance the city’s architectural heritage and visual character, while recognizing the existing variety of architectural styles within the city, allowing maximum flexibility for building design, and encouraging individual initiative in the development process. Rather than requiring replication of a particular architectural style, the purpose of design standards should be to emphasize desirable functional characteristics to be incorporated in new development and redevelopment. The project is intended to compliment the existing character of the downtown by incorporating design elements and features that already existing in the downtown area while adding new human scale pedestrian space that will enhance the vitality of the downtown.
**Design Standards.** The following adopted design standards are applicable to this application:

*New development should make a gesture toward the community [a sitting bench, a special garden, window planters, etc.].*

*Exterior lighting, street furniture and other site amenities shall compliment the design and character of the building and surrounding area. All lighting shall be directed downward and shielded so as to avoid light spill onto adjacent properties.*

*To the maximum extent practicable, drought-tolerant native plant species shall be used in all landscaped areas.*

The Second Street Project makes many “gestures toward the community” including the expanded sidewalks (from 6’ to 10’) and the central plaza space that will have extensive seating and landscaping areas. The ambient lighting on the side of the seat walls in the central plaza will compliment the landscaping and hardscape design elements. The lighting is LED and can be controlled for brightness from 0 to 100% to ensure the lighting does not overpower the plaza or cause excessive glare.

**PROPOSED FINDINGS AND CONCLUSIONS:**

1. The City of Langley received a complete application on September 10, 2013 for the Second Street Project

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 RECOMMENDEDATION:**

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-13-021 as presented.
SECOND STREET PROJECT STREETSCAPE IMPROVEMENTS: LANDSCAPE UPDATE
Meeting: April 22, 2014

PROJECT DESCRIPTION

The Langley Main Street Association has proposed to design and install the landscaping plant materials for the Second Street Improvements. Plant material is to be installed in new planting beds installed as part of the Second Street Project. A list of plants for each bed has been provided. No planting plan was been submitted.

ANALYSIS

Purpose and Intent Statement. The project is consistent with the Purpose and Intent statements in the Langley Municipal Code, and is intended to complement the existing character of the downtown by incorporating design elements and features that already exist in the downtown area while adding elements that will enhance the vitality of downtown.

Design Standards. The following adopted design standards are applicable to the application:

1. Landscaping should be designed for the unique qualities of each site and should complement the successful landscaping and building design of the surrounding area. Landscaping should be used to help create outdoor space.
2. Landscaped areas and gardens shall be protected from vehicular traffic with curbing or other means.
3. Maintenance considerations shall be included in the design of landscaped areas. The provision for long-term maintenance is required.
4. Landscape and street furniture shall be designed for their longevity and safety of use.
5. To the maximum extent possible, drought-tolerant native plant species shall be used in all landscaped areas.
6. Landscaping shall not impede vehicular or pedestrian safety.

Landscaping is coordinated in planting beds along the street, providing visual continuity in the streetscape conceptually defining Second Street as an outdoor space. A significant number of the proposed plants are native drought-tolerant species. Landscaped areas are protected from vehicular traffic with newly installed curbing. The Association has agreed to provide maintenance in the agreement with the City of Langley, but has not provided maintenance schedules.

In order to design for pedestrian safety, any plants that have the potential to impede on pedestrian safety, such as those with thorns or sharp blade edges, should be placed away from the edges of beds, out of reach of typical pedestrian contact. Planting design should consider screening foundation of poles and other utilities, but should not impede with their operation. Plantings shall not impede on access to fire hydrants or other utilities.

PROPOSED FINDINGS AND CONCLUSION

1. The City of Langley received a landscape update to the Second Street Project Streetscape Improvements from Langley Main Street.
2. The landscaping plan will complement the existing character of the built environment along Second Street.
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.

Recommendations
Staff recommends the DRB approve the landscape update to DRB-13-021 as presented.
All beds have ground cover edging of Sedum acre, S. album, Areneria sp., Delospermum

BED 1  Good Cheer
        Berberis ‘Concorde’
        Carex ‘Blue Zinger’
        Lavendula ‘Thunbelina Leigh’
        Agastache ‘Raspberry Nectar’

BED 2  US Bank
        Berberis ‘Concorde’
        Carex ‘Blue Zinger’
        Lavender ‘Thumbelina Leigh’
        Euphorbia ‘Shorty’
        Podocarpus ‘Blue Gem’
        Agastache ‘Orange Nectar’
        Echinacea ‘Cheyanne Spirit’

BED 3  Good Cheer
        Raphiolepis ‘Gulf Green’
        Helictorichon sempervirens
        Erica ‘Kramer’s Rote’
        Erysimum ‘Wenclock Beauty’
        Hebe ‘Red Edge’
        Euphorbia ‘Silver Swan’
        Sedum Matrona’
        Echinacea ‘Pow Wow Wild Beauty’
BED 4  Mona's
Abelia  'Kaleidoscope'
Chamaecyparis obtuse  'Aurea Nana'
Carex testacea
Euphorbia  'Blackbird'
Agastache  'Apricot Sunrise'
Lavendula  'thumebelina Leigh'
Digiplexis  'Illumination Flame'

BED 5  Langley Village
Dahyne t.  'Summer Ice'
Carex o.  'Everillo'
Podocarpus  'Red Tips'
Hydrangea  'Little Lime'
Helleborus  feotidus  'Wester flisk'

BED 6  Schizachyrium  'the Blues'
Sedum  'Matrona'

Bed 7/8 Plaza
Raphiolepis  'Gulf Green'
Berberis  'Concorde'
Agastache  'Orange Nectar'
Echinecea  'Cheyenne Spirit'
Carex testacea
BED 9 Plaza

Carex o. ‘Everillo’
Geranium ‘Rozanne’

BED 10/11 Plaza

Raphiolepis ‘Gulf Green’
Berberis ‘Concorde’
Agastache ‘Orange Nectar’, A. ‘Raspberry Nectar’
Echinacea ‘Cheyenne Spirit’
Digiplexis ‘Illumination Flame’
Carex testacea

BED 12 UBCC

BED 13/14 City Hall/Post Office large beds

Same as BED 3

BED 15/16 City Hall/Post Office small beds

Hebe ‘Turkish Delight’

BED 16 Library

Carex testacea
Lavendula ‘Thumbelina Leigh’
BED 17 Saratoga Inn

Podocarpus ‘Red Tips’
Lavendula ‘Thumbelina Leigh’
Carex ‘Blue Zinger’
Echinacea ‘PowWow Wild beauty’
Euphorbia ‘Shorty’