

112 Second Street  
P.O. Box 366  
Langley, WA 98260  
(360) 221-4246



# City of Langley

## Design Review Board

### AGENDA

**JUNE 17, 2014 - 6:30 PM**

**LANGLEY CITY HALL - 112 2<sup>nd</sup> Street, Langley WA**

1. Call to Order
2. Citizen Comments
3. DRB-14-019- Parking Lot Expansion at 121 Second Street (Useless Bay Coffee)
4. DRB-14-020 - Signage at 107B First Street (Poppybank Gallery)
5. Adjourn

*Next Regular Meeting: July 15, 2014*

**MINUTES  
CITY OF LANGLEY  
DESIGN REVIEW BOARD  
May 20, 2014**

Bob Dalton called the meeting to order at 6:30 PM.

**ATTENDANCE**

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

**MINUTES**

Motion by Janet Ploof to approve the minutes of February 24, 2014. Seconded by Cathy Rooks. Motion passed 5-0.

Bob, Ron, Cathy and Kari

Motion by ron, second by kari, approve the minutes

**DRB-14-004 Signage for the Harbor at Langley (Port of South Whidbey)**

Dane Anderson presented the different options for the kiosk sign on Wharf Street. The designs match the pedestrian entrance sign approved for the entrance to the dock.

The board prefers the sign in Figure 3.

Motion by Kari Gunderson to approve the sign as shown in Figure 3. Figure 3, Seconded by Cathy Rooks. Motion passed 4-0.

**DRB-13-022 Signage and Art at 222 Anthes (Porter Building)**

Dave Gignac described the proposed art installation. There will be LED tape behind the sculpture to provide ambient lighting.

The Board likes the sign locations and lighting.

Motion by Ron Kasprisin to approve the sculpture, signs and lighting for the signs. Seconded by Cathy Rooks. Motion passed 4-0.

**DRB-14-013 Signage and Site Improvements at 723 Camano Avenue (Whidbey Children's Theater)**

Clyde Momma presented the project to the board.

Tim Leonard described a proposed integrated metal dragon sculpture with benches for kids.

The board will need to see the mural and dragon sculpture in more detail.

Motion by Ron Kasprisin to approve design project with more detail on dragon sculpture and mural to be provided for board approval. Seconded by Cathy Rooks. Motion passed 4-0.

**DRB-14-014 Signage at 220 Second Street (Whidbey Island Art Gallery)**

The new sign will meet the 7.5' clearance requirement above the public right of way.

The ART letters on the building will be removed.

Motion by Cathy Rooks to approve as presented. Seconded by Kari Gunderson. Motion passed 4-0.

**DRB-14-018 Street Banners in Downtown Langley**

Rene Neff presented a plan for 10 street banner poles. There will be a calendar managed by main street for use of the poles. The banners can be for specific events in the city. The project is being funded by Langley Main Street.

Motion by Ron to approve the project as presented. Seconded by Cathy Rooks. Motion passed 4-0.

**DRB-14- Signage at the Wharf Street Kiosk (Whidbey Island Charters)**

Motion by Cathy Rooks to approve as presented. Seconded by Ron Kasprisin. Motion passed 4-0.

**DRB-14-017 Signage at 112 Second Street (City Hall)**

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

**DRB-14-016 Signage at 223 Second Street (Windermere)**

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

Meeting adjourned at 7:38pm

The next Design Review Board meeting is scheduled for May 20, 2014.



## STAFF REPORT Design Review Board

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

Meeting Date: June 17, 2014

**Application: DRB-14-019 – Parking improvements at 121 Second St. (Useless Bay Coffee)**

### PROJECT DESCRIPTION

Parking lot expansion and reconfiguration behind the Useless Bay Coffee building, to include 6,236 square feet of additional gravel parking space, a paver pathway, and reshaping of an existing stormwater retention area.

### 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:

*Preservation of significant vegetation is strongly recommended (mature hedges, large clusters of ground cover, large trees, etc.)*

*Parking areas shall be placed at the side or rear of a building, screed appropriately or otherwise located out of public view when lot conditions permit. Parking areas shall be designed for safety, efficiency and appearance.*

*Pedestrian circulation shall be designed in such a way as to provide convenient and safe movement patterns and where possible, connect to existing sidewalks, walkways, public transit and roadways.*

The parking improvements are located at the rear of the building, and are out of public view from Second Street. New bollards provide a barrier for existing propane tanks adjacent to the expanded parking area.

Accessible parking space with access aisle and a new paver pathway provide pedestrian access from the parking lot to the building.

In addition, existing plantings, including hedges and a grassy area, are to remain.

**PROPOSED FINDINGS AND CONCLUSIONS:**

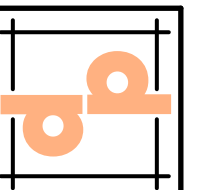
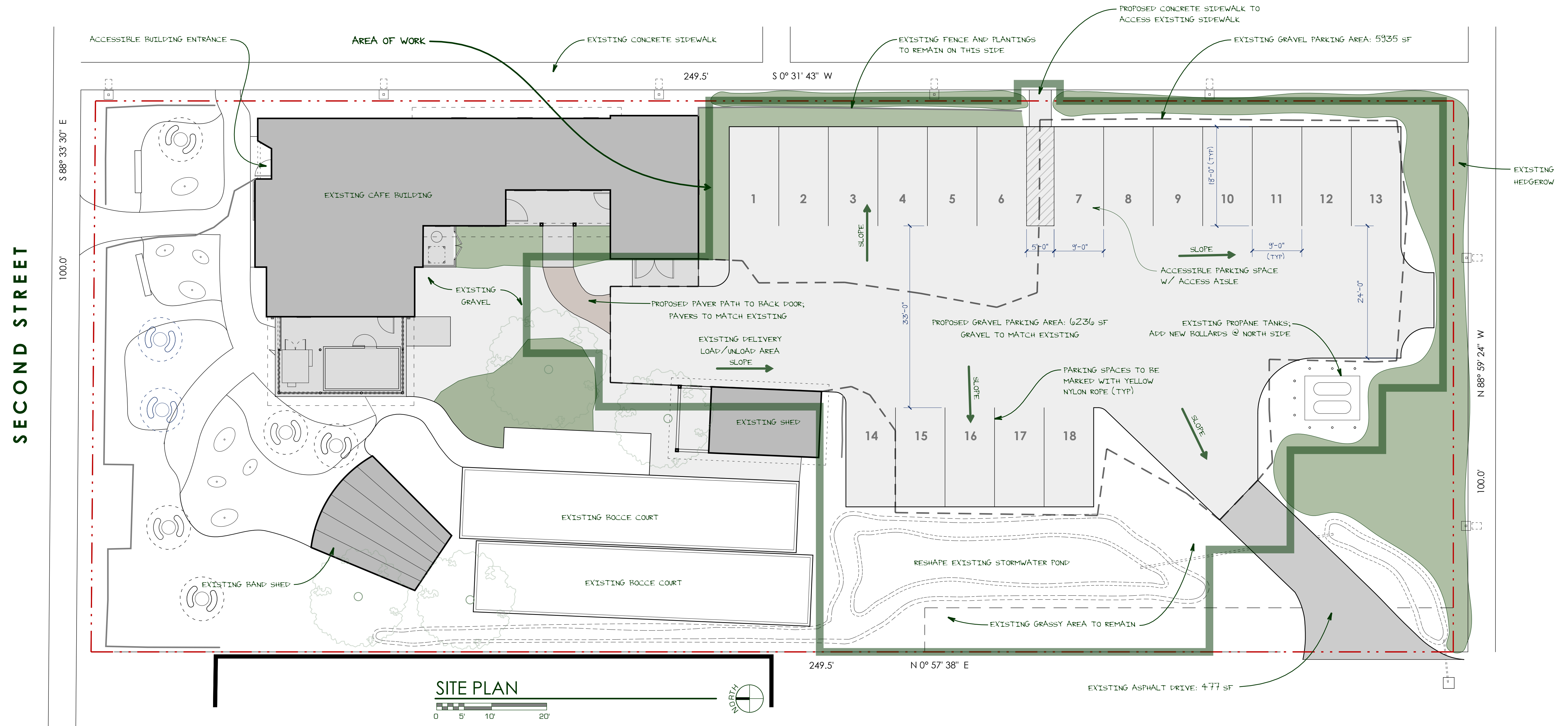
1. The City of Langley received a complete application on June 4, 2014 for improvements to the parking lot at 121 Second Street.
2. In accordance with Section 18.34.030(B) of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.34 and recommends approval.

**STAFF RECOMMENDATION:**

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-14-019 as presented.



VIEW FROM SW CORNER



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DESIGN REVIEW  
 06/04/14

USLESS BAY COFFEE COMPANY  
 LANGLEY, WASHINGTON



## STAFF REPORT Design Review Board

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

Meeting Date: June 17, 2014

**Application: DRB-14-020 – New Signage at 107B First Street (Poppybank Art Gallery)**

### PROJECT DESCRIPTION

One new 32"x33" hanging sign. Sign is to be constructed of painted MDO with vinyl lettering.

### ANALYSIS

**Purpose and Intent Statements.** The proposed design is consistent with the Purpose and Intent. 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 has a total area of 7.33 square feet per side, which is over the six square feet per face limit for projecting signs.
- 3. Lighting.** None proposed.

### PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on June 9, 2014 for two new hanging signs installed at 107B First Street.
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 the sign application be revised to conform with size regulations.

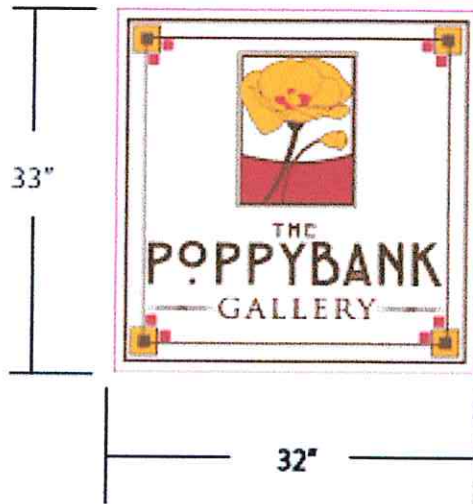
### STAFF RECOMMENDATION:

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-14-014 as conditioned below.

1. The size of sign shall be reduced to fit within the 6 square foot limit per side.



## Building Sign



Materials: 1/2" MDO - 32" X 33"  
Colors: White background with dark brown lettering, border and trim, with red gold.

Method of construction : MDO painted white with vinyl lettering, border and trim. Double sided.

Installation : The sign will hang from a bracket attached to the building.

Square Feet: 7.33 sq. ft.

## Locations



The sign will hang 9' from the sidewalk to the bottom of the sign.