

Design Commission

MEETING SUMMARY

July 24, 2006

I. CALL TO ORDER

Meeting called to order at 6:05 P.M. by Chair Debbie Strous-Boyd.

II. ROLL CALL

Present

Debbie Strous-Boyd, Chair
Tyler Gazecki
Judi Felton
Thomas Kennedy
Paul Webber

Absent

Jamie Bendon
Bill Sweatman

Staff present: Bob Leedy
Heather Stinson

Visitors: Ryan Hitt and Kristen Jensen from Tarragon Development,
Steve Johnson, Architect, Dick Dorenbush

NEW BUSINESS

Design Review – multiple building complex at Bonney Lake Town Center – Associate Planner Heather Stinson provided a brief overview of the proposed building complex, noting that this is a “courtesy” review of the project design – application for a Type 3 permit (building) has not yet been made.

Project architect Steve Johnson representing Tarragon Development summarized the concept layout and design, noting the reason for building configuration and highlighting basic design features. Mr. Johnson noted that the Target store and Applebee’s grill have already set the tone for design considerations for the balance of the property. He further noted that the anchor for the parcel west of 192nd is a 2-story building, necessitating what might appear to be an excessive amount of parking.

Commissioners expressed concern for the setback of buildings on the west side of 192nd, noting the sea of parking visible from adjacent streets. Architect responded two-fold: retailers want the customer to see adequate parking from the street, and customers demand parking oriented to the front entry of buildings. Architect noted further that Target demanded visibility corridors from SR 410, limiting the positioning of buildings elsewhere on the T&S property. The architect acknowledged that some adjustment of building proximity (strip center to major anchor) had real merit, and would be looked at for re-submittal. Applicant noted further that the building at the intersection of 410/192nd would likely be redesigned to have a greater frontage facing 410.

Some concern was expressed with regard to absence of pitched roofs as a design element. Applicant noted that the Target/Applebee's design had pretty much set the trend with regard to roof lines, and the two-story retail building was not conducive to a pitched roof (Commissioner Gazecki noted that today's trend is away from pitched roofs, with emphasis on articulated store fronts and varying building materials).

Clearly defined and convenient pedestrian ways was discussed – Commission noting general acceptance of what is shown, and acknowledging that a pedestrian crosswalk from Applebee's across 192nd to the west would likely create a dangerous situation.

Details related to lighting, landscaping and general plan/design refinement will be considered with formal Type 3 application. The building footprint east of Applebee's is illustrative only, and not part of this exercise.

OLD BUSINESS

Meeting Summary for June 26 review will be subject to action at next meeting of the Commission.

FOR THE GOOD OF THE ORDER

Commission discussed need for formalized design guidelines. To be discussed further at a meeting September 11th.

Chairperson Strous-Boyd adjourned the meeting at 7:20 p.m.

**Next Meeting: September 11 Special Meeting
(Tentative).**