



## Minutes of the Arlington Planning Commission / Design Review Board Workshop

Council Chambers  
110 East Third Street  
March 6, 2018  
7:00 pm

**Commissioners Present:** Bruce Angell, Ken Levesque, Vernon Beach, and Aaron MacDonald

**Commissioners Absent:** Mike Thomas

**Staff Present:** Marc Hayes and Kristin Foster

**Also known to be present:** Mike Hopson, Debra Nelson, Cheri Wheatly, Shannon Wheatly, Ryan Ellinghaus and Scott Wammack

Commissioner Chair Angell called the meeting to order at 7:00 pm, and the pledge of allegiance to the flag followed.

### **WORKSHOP ITEMS – NO ACTION WAS TAKEN**

**DESIGN REVIEW** (the Planning Commission acting as the Design Review Board)

#### **Redlined Industrial**

The Applicant, Redlined Industrial, is requesting Design Review approval to construct a 23,400 square foot building on a previously cleared lot of the Arlington Advanced Manufacturing Park located of 59<sup>th</sup> Avenue NE.

Ryan Ellinghuas of 2812 presented the Design Review for the Redlined Industrial project. His presentation included an overview of the site plan, type of construction and materials used. Ryan noted that the landscaping will be of native species and all lighting will be down shielded. The metal finish of the proposed siding and roofing was brought up by the Design Review Board and it was discussed that the metal on the roof and siding will be of a matte finish. The location of the dumpster enclosure was discussed and it was noted by staff that there is a grass lined swale located at the rear of the building enabling easy access, and

because of the location along 180<sup>th</sup> Street Redlined Industrial has provided a design that is architecturally cohesive with the building design.

There was not further discussion in regards to the Redlined Industrial Design Review.

**Emory Lofts**

The Applicant, Grandview North LLC, is requesting Design Review approval to construct a 10,218 square foot mixed use building located at 104 Olympic Avenue.

CED Director Marc Hayes presented the Emory Lofts Design Review. The second and third floors of the building will house 400 – 500 square foot studio apartments and the first floor will consist of commercial use. The site improvements include a paved parking lot to the rear of the building and landscaping. The type of construction and materials were briefly discussed. The Design Review Board asked for clarification of the residential entrances and where they are located on the building. The applicant explained that they are located on the north and south sides as well as the rear of the building. The reason for the location is to not confuse the residential entrances and commercial to aid in privacy for tenants. The mechanical equipment that is to be placed on the rooftop was discussed and the applicant verified that it will be screened from adjacent streets.

Commissioner MacDonald brought up concern of the proposed windows and that they have a suburban form and may not be suitable for the building because of its location. Alternatives for the windows was discussed and the applicant will take this into consideration. The architectural detail and materials were further discussed.

**ADJOURNMENT**

The Planning Commission Workshop was adjourned at 7:47 pm.

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Bruce Angell, Commission Chair