



Minutes of the Arlington Planning Commission / Design Review Board Special Meeting

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

Commissioners Present: Bruce Angell, Mike Thomas, Vernon Beach and Aaron MacDonald

Commissioners Absent: Ken Levesque

Staff Present: Marc Hayes and Kristin Foster

Also known to be present: Mike Hopson

Commission Chair Angell called the meeting to order at 7:01pm, and the pledge of allegiance to the flag followed.

Visitors:

APPROVAL OF THE AGENDA

Commissioner MacDonald made a motion to approve the Agenda. Commissioner Thomas Seconded the motion, which passed with a unanimous vote.

APPROVAL OF THE CONSENT AGENDA

Commissioner MacDonald made a motion to approve the Consent Agenda, consisting of the minutes from the January 18, 2018 Meeting and the minutes of the February 6, 2018 Workshop. Commissioner Beach seconded the motion, which passed with a unanimous vote.

PUBLIC COMMENT

PUBLIC HEARING**DESIGN REVIEW** (the Planning Commission acting as the Design Review Board)**Redlined Industrial – PLN#408**

The Applicant, Redlined Industrial, is requesting Design Review approval to construct a 23,400 square foot one-story industrial building on a previously cleared lot of the Arlington Advanced Manufacturing Park located off 59th Avenue NE. The site is at the corner of the proposed 63rd Avenue NE and 180th Street NE. The building will house office space, manufacturing and storage.

CED Director Marc Hayes presented an overview of the project pointing out the trash enclosure location near 180th Street and provided explanation as to its location. Typically trash enclosures shall be located at the rear of the building. A grass swale is located at the rear of the building blocking access for Waste Management. With the location of the trash enclosure near the right-of-way staff asked the applicant to provide a design that architecturally resembles the building. The applicant provided a design that is cohesive with the design of the building. A brief discussion followed of the frontage improvement on 63rd Avenue and setbacks.

Commissioner MacDonald made a motion to approve the design review for Redlined Industrial with the conditions as listed in the Staff Report. Commissioner Thomas seconded the motions, which passed with a unanimous vote.

Emory Lofts – PLN#411

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. 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 parking lot to the north of the building will also be paved as a part of the project.

CED Director Marc Hayes presented an overview of the project. He pointed out that the Applicant made revision as per the Design Review Board suggestions. The revisions include the change out of 5-0 x 5-0 windows to two 3-0 x 5-0 single hung windows on the portions of the building that don't protrude outward. The brick cladding will now be installed on the west elevation of the building as proposed on the other elevations, and the large cornice proposed on the east elevation will also be installed on the west elevation. Commissioner MacDonald noted that the canopies shown on the color rendering for the residential entrances are not shown on the revised elevations.

Commissioner MacDonald made a motion to approve the design review for Emory Lofts with the conditions as listed in the Staff Report and the inclusion of canopies at the commercial entrances on Olympic Avenue as well as at all residential entrances. Commissioner Thomas seconded the motions, which passed with a unanimous vote.

Dantrawl – PLN#409 – Discussion Only

The Applicant, Doug Hannam of Port Garner Architects on behalf of Dantrawl Inc., is requesting Design Review approval to construct a 39,560 square foot premanufactured metal building on nine acres of land east of the Arlington Airport. The primary use of the building will be manufacturing, repair and storage of fish nets. Site improvements include a paved parking area, landscaping and frontage improvements on 180th Street NE. CED Director Marc Hayes presented the Dantrawl Design Review providing an overview of the operations of the business, the site plan and elevations of the building. The concrete tilt-up walls were briefly discussed and that they are cladding instead of structural members. The Design Review Board noted that siding materials are not used in a way to create a base, middle and top. A wainscot material was suggested to be used on the east and south elevations at the office location only in order to create a base. The walkway at the front entrance on the south elevation was also discussed. It was suggested by the Design Review Board that the path be extend across the drive aisle, through the landscaping and connect to the proposed trail along 180th Street to provide a clear pedestrian path from the right-of-way to the entrance. The suggestions of a wainscot material and the path extension by the Design Review Board will be provided to the Applicant.

CONTINUED BUSINESS**NEW BUSINESS****DISCUSSION ITEMS****Current Project List**

Commissioner Beach asked if the Planning Commission will be provided with a current list of projects as they had been in the past. Staff let the Planning Commission know that a current list will be provided for the next meeting. CED Director Marc Hayes briefly discussed the current projects that are in process and projects that are proposed.

INFORMATION**STAFF REPORTS****COMMISSION MEMBER REPORTS****ADJOURNMENT**

With no further business the meeting was adjourned at 7:49 pm.

Bruce Angell, Commission Chair