

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
DECEMBER 19, 2017**

MEMBERS PRESENT: Howard Boyle
 Allan Orashan
 Kevin Koogle
 David Basista

ABSENT: Steve Balazs

STAFF PRESENT: Heather Phile, Development Coordinator
 Jennifer Barone, Development Engineer
 Bridget Susel, Community Development Director
 Eric Fink, Assistant Law Director

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 4:08 p.m.

II. ROLL CALL

Kevin Koogle, Allan Orashan and Howard Boyle were present.

***MOTION: Mr. Orashan moved to excuse Mr. Balazs from the meeting.
Mr. Basista seconded the motion. The motion carried 4-0.***

III. ADMINISTRATION OF OATH

Mr. Fink instructed members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. Mr. Fink administered the oath, "Do you swear or affirm that the testimony that you are about to give this evening is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do". The participants responded, "I do".

IV. PROJECT REVIEW

**A. ARB17-011 LS ARCHITECTS
 Hasawis Building**

The applicant is requesting a preliminary review of the proposed new structure at the SE corner of Franklin Street and Erie Street.

Ms. Susel stated that this is only for a preliminary presentation of the project

Mr. Boyle said no action will be taken. He asked the owners and architects for the project to identify themselves.

Paul Romanic, Vicki Kraft and Rick Hansen from DS Architects are the project architects. The owners are Badreyyeh Alhasawi and Manouchehr Salehi.

Mr. Romanic reviewed the property site and the overall condition of the current building for reuse. It was determined that the building and layout of the building is not feasible. These building will be demolished.

The first floor will be retail, coffee bar and bakery during the day hours. It will transit to a wine bar at night. The second floor will be a restaurant with a separate kitchen. The third to six floors will have 16 apartments. There will be three 850 sq. ft. two bedroom apartments and one 450 sq. ft. studio apartment on each floor.

The overall approach to the building will be from the south corner of Franklin Avenue. He indicated the primary residential entrance, the emergency exit and entry to the kitchen, the location of the dumpsters, the bakery and restaurant entrance on the site plan. There will be an elevator up to the second floor.

The old outdoor courtyard like eating area will be converted to a buffer. They intend to continue an outdoor eating section for the restaurant to maintain the view. The first floor will have windows that open. The second floor windows will not open. He reviewed the slope of the street and building construction materials. The mural on the blank wall is conceptual. They have not made a final decision of the type of mural.

The first two floors will be constructed with a concrete framing system and the upper floors will include a steel frame. The intersection and Erie and Franklin does not have a pedestrian crosswalk. They will add a pedestrian bump out flare as part of the project.

The signage is not developed. There will be no signage on the pedestrian side. The doors will roll up to conceal trash container and for deliveries.

The main discussion items: Treatment of the corner at Franklin and Erie. The proposed design

VI. ADJOURNMENT

Motion: Mr. Orashan moved to adjourn the meeting. Mr. Balazs seconded the motion. The motion carried 4-0.

The meeting adjourned at 4:30 p.m.