

**CITY OF KENT  
ARCHITECTURAL REVIEW BOARD  
June 6, 2023**

**MEMBERS PRESENT:**     Howard Boyle  
                                  Dennis Saxe  
                                  David Basista  
                                  Bridget Tipton

**STAFF PRESENT:**        Bridget Susel, Community Development Director  
                                  Kailyn Cyrus, Development Planner  
                                  Tim Sahr, Development Engineer

**I.     CALL TO ORDER**

The meeting was called to order by Mr. Boyle at 3:00 p.m.

**II.    ROLL CALL**

Howard Boyle, Dennis Saxe, Bridget Tipton, and David Basista were present.

**III.   NEW BUSINESS - Design Guidelines Work Session**

Mr. Boyle stated that this is a gathering of comments on the document as it is presented at today's meeting. He stated that there will be other opportunities for comments as well as the option to contact the Community Development Department to discuss.

Mr. Boyle

1. Historic preservation is not included and needs addressed. Pg 3
2. The built environment alterations do not include adaptive re-use concepts. Pg 3
3. Typo "Design Review Board" (should be Architectural Review Board). Pg 3
4. References to ARB indicate the board will become advisory only and not mandatory.
5. Disagrees with the removal of area on westside of bridge/Gougler Ave. in proposed overlay district boundary change. Pg 4
6. Not mentioning historic preservation. Pg 5

Mr. Basista

1. The proposed district needs to extend down Gougler Avenue.
2. Need to identify suggested recommendations versus requirements at a minimum.
3. Guidelines should state what needs discouraged / what ARB does not like.
4. Questioned no reference to building height (staff explained it's addressed in Zoning Code).
5. Connect sections in Guidelines to the corresponding sections in Zoning Code (ie. see KCO for regulations or a hyperlink).
6. Photos that are used not key to text. Connect photos to guidelines somehow.
7. Address sign lighting, including . Illumination sources – energy efficiency. Limit lumines.
8. Discourage non-energy efficiency lighting – LED

9. Control amount of illumination for lighting.
10. Headings need to be simpler. Remove bold fonts & increase size.
11. Better photos needed and should be smaller and connect to guidelines.
12. Need to make it easier to find section that are working in.
13. Questioned shift from building/architecture to collection of the whole.
14. Questioned shift to pedestrian experience to protect the commercial.

#### Ms. Tipton

1. Questioned page 5, 4<sup>th</sup> bullet: “Assist developers & business owners”.
2. Review the vocabulary used and choose different wording to make it clearer in the guidelines.
3. Suggested adding an Appendix on sense of place – public meeting spaces – what buildings people actually connect with.
4. Review/consider looking at building. 1<sup>st</sup> & 2<sup>nd</sup> placement.
5. Does not support approach that buildings on the other side of the river do not apply. Need to extend the proposed overlay district to include Gougler Avenue so that it addresses significant buildings.
6. Needs to have a better nuanced approach that includes history/historic preservation more adequately defined and new construction explained. Neither topic is addressed.

#### Mr. Saxe

1. Agrees with prior comments.
2. Needs to address repurpose and re-use in the guidelines.
3. The overlay district needs to extend to properties on other side of river.

#### Public Comments

- Alan Orashan
  - Liked all the comments from ARB members and agrees.
  - How will the changed guidelines redefine the role of the ARB?
  - The overlay district needs to be expanded to the W. River side of downtown.
  - Pg 8 2<sup>nd</sup> bullet – public art-what is the meaning here?
  - Pg 9 3<sup>rd</sup> bullet – Hasawi’s is already done.
  - Pg 10 – compatible versus contextual meaning (bullets’ numbers)
  - Pg 14 – more context/explanation on blade signs in photos.
  - Page 15 – 2.3D. Better explanation needed in this section.
  - Page 16 – 2.3F & 2.3.G – remove “permissible” and add “encouraged”.
  - Historic character of buildings needs to be better addressed.
- Valerie Landis
  - Define the geography again. Suggested numbering buildings and categorizing them into groups.
  - Make guidelines align to the buildings assigned to the groups developed in bullet one.
  - Organize Table of Content to specific activities and get rid of the headings.
  - Page 20-21. Awnings. Likes no logo on the awning.
  - Colors – quantify colors? How many? Complementary colors.

- Include signage square footage and multiple signs (explained that is Code and also allows for Comprehensive Sign Plan).
- The use of gooseneck lighting is dated. Should identify in some instances a window is a sign. Window signs need addressed.
- Paula Treckle
  - Supports all comments.
  - Finds the draft guidelines heavy on idea of commercial new build but needs to be all buildings.
  - Re-do the proposed overlay district to include area along Gougler Ave.
  - Historic preservation needs to be defined.
  - Mixed use is commercial and needs explained.
  - Reference to residential removed from ARB review.
  - Glossary and resources need to be listed to assist people with other sources.
  - Searchable version – function and purpose?
  - Overlay to include the other side of river.
- Doug Fuller
  - Is it worthless?
  - Do guidelines mean something or will it be left to the mercy of whoever is developing the property?
  - Does the ARB mean anything and will it be required?
  - The overlay district is currently defining historic section of community so keep it the same.
  - Well designed buildings complement each other if it is done well. Words needs to included that focus attention on that.
  - Some of the verbiage used sounds elitist so change it.
  - Needs to be written simpler – change wording for public to understand.
  - Demolition process needs to be addressed.
  - Overlay district needs expanded back to the other side of the river.
  - The regulations and the guidelines should be reviewed by the same group.
  - Need to clarify and define guidelines better to apply.
  - Pictures need to be footnoted to guidelines.
  - Need to keep guidelines within the context of the downtown.
  - Pg 15. Eliminate materiality? Will guidelines address colors?
- Notes from Guidelines Document
  - Pg 1 Overview – Historic not listed.
  - Pg 1 Purpose – Need to address maintaining and preserving and how to update when doing historic.
  - Pg 1 Applicability – Change Design Review Board to Architectural Review Board.
  - Pg 5 Separate “assist developers [add ‘businesses’] with design guidance; educate public about good design standards.
  - Pg 5 Make stronger – Attempt to preserve, when possible and practical, significant structures. Also, historical preservation is missing.
  - Pg 6 Expand what “the creation and preservation of the Public Realm takes precedence over individual buildings” means.
  - Pg 7 Code conflict. “

**IV. MEETING SUMMARIES**

**MOTION:** *Mr. Basista moved to approve the April 4, 2023 Meeting Summary as presented. Mr. Saxe seconded the motion. The motion carried 4-0-1. Ms. Tipton abstained.*

**V. OTHER BUSINESS**

None.

**VI. ADJOURNMENT**

**MOTION:** *Mr. Saxe moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried 4-0. The meeting adjourned at 4:45 p.m.*