

Call to Order (Attendance, Agenda, Ethics)  
Review and Approval of Minutes – October 17, 2016  
Wallace Cottages HDDP (PLN50589 ITW)  
Grow Community Amendment 2 Phase III (PLN13551F SPRA2)  
Bainbridge Landing (PLN50520 SPR)  
City Code Change Process  
New/Old Business  
Adjourn

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**Call to Order (Attendance, Agenda, Ethics)**

Chair Alan Grainger called the meeting to order at 2:07 pm. Design Review Board (DRB) members also in attendance were Peter Perry, Jeff Boon, Joseph Dunstan and Jason Wilkinson. Jim McNett and Chris Gutsche were absent and excused. City of Bainbridge Island Staff present were Planning Manager Josh Machen, Planner Kelly Tayara and Administrative Assistant Lara Lant who monitored recording and prepared minutes.

**Review and Approval of Minutes – October 17, 2016**

*Motion: I move to approve the minutes as presented for October 17<sup>th</sup>, 2016.*

*Grainger/Perry: The motion carried 5-0.*

**Wallace Cottages HDDP (PLN50589 ITW)**

Project Manager Kelly Tayara introduced the Wallace Cottages subdivision, noted the applicants would apply for preapplication on December 6<sup>th</sup> and that the DRB was part of the conceptual process. Dave Smith, Nick Smith and Barry Keenan were present, representing Central Highlands, the applicant. Dave Smith began the presentation by noting other projects Central Highlands has developed on Bainbridge Island, including Ferncliff Village, Stonecress, the Hamlet, Weaver Creek, Colegrove, and Fernbrook. He described the conceptual design of Wallace Cottages, which included open space with rain gardens, pedestrian strips, a pea patch, and community use of the Tot Lot. He also said Central Highlands was working with adjacent property owners to provide vehicular circulation and ingress/egress to the neighborhood. Kelly Tayara asked Dave Smith to speak to what was actually on the plan in front of the DRB, not a future revision. She requested he describe some of the innovative site developments Central Highlands had planned. Alan Grainger suggested using Google Earth as a tool for future presentations.

Alan Grainger noted the road seemed to create dead ends. Dave and Nick Smith said the road provided extra turning radius at the crash gates, enough for fire and garbage trucks to use as turnarounds. They said these road ends would not become parking spaces for residents and that nearby neighbors hoped this access was sufficient so the road wouldn't connect to Nakata Ave.

Chris Gutsche suggested a path connecting “leftover” spaces and Dave Smith agreed that would be a good idea.

Peter Perry asked Citizen Olaf Ribiero about the tree aspect of the design. Olaf Ribiero stated neighborhoods with trees were important. Peter Perry wanted to know why Central Highlands didn’t hire an arborist. Dave Smith reminded everyone there were multiple competing goals, that reduced lot size would allow for more trees to be saved. He stated that mature trees sell houses and their goal was to retain as many as they could. He would consider moving the pea patch so trees would not be impacted. In addition, trees could be saved along the roadway, especially if the city had some flexibility with HDDP rules.

Alan Grainger asked Central Highlands how they would mitigate the carport view the public would see. Peter Perry reminded the presenters the purpose of the DRB included how projects appeared to the public. Nick Smith said they were locating the carports to the sides of homes instead of the front. Alan Grainger and Chris Gutsche said the current design of the carports and garages presented issues of style. Nick Smith noted that the CC&Rs and Homeowner Association restrictions would address some concerns related to overall neighborhood appearance.

Peter Perry brought up raingardens and plantings and pointed out the project was designed with low impact development in mind (for points). Jason Wilkinson suggested a more pedestrian street that wasn’t simply straight be considered. He also suggested raising the altitude of the sidewalk (instead of being flush with the street) would create a more pedestrian space. Joe Dunstan and Alan Grainger suggested changes to structural profiles, showing fronts of homes and creating an attractive lane. Dave Smith noted every house Central Highlands had created had a porch. Joe Dunstan and Alan Grainger said the porches should be closer to the street instead of behind garages. Alan Grainger noted the open space was pushed to the south while the homes were located to the north, where trees *should* be located. Peter Perry asked Kelly Tayara about possible leeway in the HDDP and she replied that some setbacks may be reduced.

Billie Nash, resident of Nakata Ave, commented that if Wallace Way became the way residents entered and left, the quality of the Nakata neighborhood would be impacted. They preferred not to have Wallace Way extended.

Kelly Tayara summarized the DRB’s task: Ensuring well designed open space, community amenities that were appropriate, enhanced sensitivity to pedestrians, and preservation of informal connections. The plan presented today did not allow the DRB to see these characteristics and was different than the plan originally presented at the public participation meeting. Dave Smith said they would continue working on creating undulating roads with undulating rain gardens, showing path connections and reconfiguring some of the carports to the side of the units.

**Grow Community Amendment 2 Ph III (PLN13551F SPRA2)**

Greg Lotakis, representing the applicant Asani, presented a second look at the site plan review amendment. He summarized the points of discussion at the last DRB meeting: the Shepard Way pedestrian experience, emphasizing Shepard Way storefronts, and use of too much concrete while leaving too little space for plants at the garage. Greg Lotakis described redesigns that addressed DRB concerns including pushing back the garage three feet on each side, adding texture to the concrete, and planting vertical landscapes such as climbing plants and trees (evergreen jasmine, hinoki trees, paperbark maples, dogwoods and sedum) to soften the look. Peter Perry suggested additional plantings and that mature trees should be considered. Greg Lotakis noted that the plantings would fill in and their past projects showed they didn't skimp on plants. Joe Dunstan noted the improvements in the revised plan and suggested using shadow as a design element. Greg Lotakis said they were working with the Historical Museum to add a storyboard of the project to the site.

There would be no change to the design of Building Q. Adding storefront and commercial spaces wouldn't work as well and their original design worked better for the community. They did lower the cedar siding in addition to shifting the buildings back three feet. Jason Wilkinson thanked Greg Lotakis for coming back with the revisions but added there were parts of the design he didn't like. He liked the concept of community use of storefront spaces.

Alan Grainger stated the Hearing Examiner put conditions on the subdivision which were incorporated into the City Council's approval of the project. The applicant was required to include the Hearing Examiner's conditions. What happened if the conditions weren't met by end of the project? Among the conditions:

- Bike path along Shepard was a condition, how would that be handled?
- 10' landscape buffer on Shepard Way should meet requirements of a Full Screen, per Hearing Examiner – Greg Lotakis should confirm that applicant is fulfilling requirement (there may not be enough space for 10'.)
- Was the easement through the Pavillion in place?

Citizen Charles Schmid asked about the entrance to the path on the waterfront trail.

Planning Manager Josh Machen stated paths/sidewalks can exist within a 10' landscape buffer along Shepard Way. Josh Machen asked if the DRB was prepared to make a formal recommendation. Alan Grainger stated that they'd trust him to enforce the Hearing Examiner's conditions of the project.

***Motion made by Alan Grainger: We have reviewed Grow Community Phase 3 and we are recommending approval of revised plans submitted today 11-21-16 with one condition: that the applicant ensures full screen requirements per the***

*Hearing Examiner's condition 42 are met and that Josh (Machen) confirms whether a 10' wide landscape buffer can be met. Josh (Machen) can give a vocal response at a later meeting. **Peter Perry added to the motion:** to make a time restraint requirement to confirm landscape (hinokis) meet 12 ft in 3 years. **Jason Wilkinson adds to the motion:** a recommendation of introducing storefronts on the ground floor.*

**Grainger/Wilkinson:** *The motion carried 5-0.*

### **Bainbridge Landing (PLN50520 SPR)**

Charlie Wenzlau, representing Bainbridge Landing, presented external material designs for review. He showed three options:

- Option #1 Hybrid (wood in multiple places, other materials)
- Option #2 Durable (prefinished, interlock system)
- Option #3 Natural (new scheme) sheets and panels, rusted look (most expensive option)

Alan Grainger and Joseph Dunstan preferred earth tones over the light/white colors. Joseph Dunstan thought the colors and scale of the project worked together. Charlie Wenzlau pointed out how shadows projected by windows created dimensionality. Jason Wilkinson commented stain might wear off the materials, bleeding into other structures. Peter Perry stated he didn't like steel buildings and Jason Wilkinson said corten steel was made of recycled material and added dimension. Charlie Wenzlau said Bainbridge Landing was researching materials to see which had best long term value. Neighbor Mark Epstein was happy that DRB members preferred dark colors and unit differentiation by color. Alan Grainger said a natural color palette and texture distribution using sustainable materials that have a wood like appearance would be preferred for the project.

**Motion:** *Upon reviewing the final color and material selections for this project, we prefer the natural palette for color and don't feel strongly about the materials but we aren't fond of corrugated materials and we have questions about appropriateness of corten for a building of this nature.*

**Grainger/Dunstan:** *Motion carried 4-1 (Wilkinson against).*

### **City Code Change Process**

Alan Grainger recommended moving this discussion to the next meeting.

### **New/Old Business**

Until further notice, the meeting start time should remain 2 pm.

The meeting was adjourned at 5:05 pm by Alan Grainger.

**Design Review Board  
Regularly Scheduled Meeting Minutes  
Monday, November 21, 2016**

Approved by:



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Alan Grainger

Chair



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Lara Lant, Administrative Specialist

**CITY OF BAINBRIDGE ISLAND  
DESIGN REVIEW BOARD - REGULAR MEETING  
November 21, 2016**

**PLEASE PRINT**

**Join  
ListServ  
Yes/No**

| Name               | Affiliation                           | Phone/ E-Mail                                    | Join<br>ListServ<br>Yes/No |
|--------------------|---------------------------------------|--------------------------------------------------|----------------------------|
| ALAN GRAINGER      | DRB                                   |                                                  |                            |
| JOE DUNSTAN        | DRB                                   |                                                  |                            |
| DAVID SMITH        | WALLACE GOTTAGES<br>CENTRAL HIGHLANDS | SMITHHOUSE LLC<br>360-440-0814<br>CONCRETE<br>NO | NO                         |
| Nick Smith         | Central Highlands                     | 425-877-7627<br>nick.centralhighlands@gmail.com  |                            |
| JEFF BOON          | DRB                                   |                                                  |                            |
| Daf Ribeiro        | MCPA                                  | fungispor@comcast.net                            |                            |
| Billie Nash        | WAKATA RESIDENT                       | bnash@g.com                                      | YES                        |
| Bernice Cavalluzzi | Grow Resident                         | bmcavalluzzi@aol.com                             |                            |
| Olivia Cavalluzzi  | Grow Resident                         | cavaloli000@frogrock.org                         |                            |
| Doug Hatchkiss     | Grow Resident                         | dkhatchkiss@msn.com                              |                            |
| Andre Olano        | Wallace Cottages                      | andreoiano@yahoo.com                             | NO                         |
| JOHN ELLIS         | BIH LLC                               | (206) 841 3165                                   |                            |
| GREG LOTAKES       | BIH / ASANI                           | (206) 760-7458                                   | NO                         |
| GREG HARTMAN       | ARCHITECT                             | — CONFERENCE LINE                                |                            |
| CHARLES SCHMID     | ABC                                   | ceschmid@att.net                                 |                            |
| Neil Johannsen     | Bain. Landing                         | 206 842-7298                                     |                            |
| Jon Rose           | "                                     | 360 509 0631                                     |                            |
| JASON WILKINSON    | DRB                                   |                                                  |                            |
| Mark Wink          | OPG                                   | mwink@cmmc.ca                                    |                            |
| MIKE BROWN         | SOUND WARE GROUP                      | MIKE@FPHCONSTRUCTION.COM                         | YES                        |

Mark Epstein

Harbor Sq. resident

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