



**Design Review Board
Regularly Scheduled Meeting
Monday, March 6, 2017
2:00 – 5:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110**

****Revised** AGENDA **Revised****

- | | |
|---------|--|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes
February 17, 2017 |
| 2:10 PM | Work Session |
| 2:40 PM | Blakely Elementary School
PLN50767 PRE
Project Manager: Heather Wright
<i>Review and comment on proposed application.</i> |
| 3:40 PM | Wallace Cottages
PLN50589B PRE
Project Manager: Kelly Tayara
<i>Make advisory comments.</i> |
| 4:40 PM | New/Old Business |
| 5:00 PM | Adjourn |

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – December 5, 2016
Pleasant Beach Resort Site Plan Review Amendment (PLN13880E SPRA)
Roost Phase 2 Site Plan Review (PLN50724 SPR)
Madison Ave/Wyatt Way Conceptual Project Review
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:10 PM. Design Review Board (DRB) members in attendance were Jim McNett, Jeff Boon and Chris Gutsche. Peter Perry, Jason Wilkinson and Joe Dunstan were absent and excused. City Staff present were Planning Manager Joshua Machen, Senior City Planner Heather Wright and Administrative Specialist Jane Rasely who monitored recording. Minutes were prepared via recording by Administrative Specialist Lara Lant.

There were no conflicts disclosed. Mr. McNett provided a brief update on the projects he was incorporating into a design guideline reference book.

Chair Grainger updated the members on his year-end update given to City Council the past week. He expressed surprise that they were asked to provide their year-end report during the budget process next year. Council also requested the Design Review Board's recommendations on sandwich boards and clear cutting. Jim McNett asked if that included input on subdivisions and Alan Grainger replied yes. The Council unanimously approved their 2017 work plan. There was further discussion about the Design Guidelines.

Review and Approval of Minutes – December 5, 2016

The minutes were reviewed.

Motion: I move to approve the minutes of December 5, 2017.

Gutsche/McNett: The motion carried 4-0.

Pleasant Beach Resort Site Plan Review Amendment (PLN13880E SPRA)

Rich Lawson, designer for Pleasant Beach Resort presented the amended site plan. He explained their original plan was not what the owner decided he wanted. The owner wanted more open space. The number of buildings and their square footage had been reduced from the original plan. Alan Grainger requested a summary of the parking on the overall site. He wanted to see a tally of code-required uses on the site and a coded drawing of where the lots were. Rich Lawson said he'd assumed the parking lot issue had been covered in previous plan review. Alan Grainger pointed out that while the number of guestrooms in this location of the site had been



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reduced, units had been added to another part of the site. Alan Grainger asked about ADA standards for sliding doors in the ADA access rooms. Rich Lawson said the doors to those units could be French doors. Alan Grainger was concerned with how the designer would handle locking mechanisms on a sliding door and said it would be handled in the permitting stage. Discussion continued about ADA accessibility to rooms and restaurants and possible scenarios for folks to enter buildings. Jim McNett asked about the landscape design and the openness of the plan, stating there wasn't much screening. Josh Machen stated the plans reflected landscape and buffer requirements by the city. Rich Lawson was confident the future landscaping would be reflective of Pleasant Beach's earlier construction. Alan Grainger said he didn't like the exposure of some of the buildings and that adding trees to the streetscape would improve that. Other landscape and path connecting suggestions were made.

Motion: I move to approve the project as submitted with the following recommendations: Possible roof coverings over doors on upper floors, more detail in deck structure, consider use of parapets instead of open railings, that landscaping along Pitts Path Lane includes a wider planting strip between parking spaces west of the handicap space to allow adequate space for additional street tree and that the foot path traversing the site on the east boundary of the open space connects the parking lot to the manor house restaurant and finally, a design screening of the lower units from the open space.

Gutsche/McNett: The Motion carried 4-0.

Roost Phase 2 Site Plan Review (PLN50724 SPR)

Heather said Roost's application was received in December, deemed complete January 21, noticed at end of January, and the comment period might be over already. Alan Grainger wanted to know what Heather Wright and Josh Machen thought about how the Lynwood Center Design Guidelines were applied to this project. Josh Machen stated the applicant did not appear to be meeting the letter or the spirit of the law. He said it wasn't that he didn't like their design, it just wasn't meeting the Design Guidelines. Chris Gutsche asked if this project couldn't just be turned away? Heather said the Design Review Board (DRB) couldn't turn the applicant away but rather could make a finding whether the applicant met the Guidelines and then make their recommendation. Heather Wright said, process-wise, Roost would go to the Planning Commission as well as the Hearing Examiner because of the shoreline jurisdiction. The Director would make a formal recommendation as well. The recommendations of the DRB, the Planning Commission, and the Director of the Planning Department would be forwarded to the Hearing Examiner. Alan Grainger confirmed the DRB was within their rights to say this was not meeting the Lynwood Center Design Guidelines. Josh Machen confirmed it was their directive to champion the Design Guidelines. Heather Wright noted Roost might consider themselves a bit separate from the rest of Lynwood Center because they were on Point White Drive. Alan Grainger stated it seemed like the DRB and City staff were on the same page.

Jeb Thornburg introduced the project. Their revised plan had townhouses, bunk houses, inn rooms, and a restaurant. The existing brick house would remain as check-in for the bunk houses. Jeb Thornburg noted their adaptation of the planning and architectural expressions of the buildings since earlier draft plans. They wanted to do good architecture instead of simply repeating the Tudor design. They were creating plans sympathetic with Tudor style. The character of the buildings on street frontage was defined by heavy timber and glass elements. The structures morphed from less Tudor-like to more Tudor-like as the buildings moved towards the street. Flat roof building design had changed to pitched roof buildings, based on DRB's previous comments.

Jeff Boon mentioned that there were no social spaces outside of the bunkhouses. Jeb Thornburg said that was deliberate as they wanted to encourage community. Alan Grainger said the end unit had no privacy at all.

Chris Gutsche stated people would view their design as contrary to the Lynwood Center Design Guidelines. Jeb Thornburg interpreted the guidelines as responding to the fabric and character of the neighborhood, not a mandate to build only Tudor design.

Alan Grainger said he didn't like the current massing, design or materials of the buildings. He didn't see how this was contributing to the neighborhood. He thought Roost's design would overpower the neighborhood character. He knew that the applicant objected to Tudor design but it was implied in the Lynwood Center Design Guidelines. And the Guidelines were there to protect an important place on the Island. Jeb Thornburg said they needed to work together to navigate to something that was an amenable solution. Chris Gutsche said it was apparent they didn't want to stamp out a cookie-cutter Tudor but were trying to capture iconic elements that feel like they are Tudor, but in a modern style. He felt the public probably wouldn't "get it."

Jeb said the way the code was written, more parking spaces could not be created than the code allowed. They had bike parking. When the critical mass of housing developed, residents would leave their cars behind and walk to destinations. Alan Grainger asked if they felt, from a business standpoint, they were providing enough parking spaces and not contributing to the parking problem at Lynwood Center. Jeb Thornburg answered, "Yes." Alan Grainger asked if Roost was allowed to count the parking on Point White Drive as part of their parking load and Heather Wright replied that if the Director approved it, they could. Jeb Thornburg stated it was their understanding that the parking along Point White Drive directly in front of their site could be included in their parking load. Belinda Thornburg reminded the DRB that they were not just the architects but developers and owners as well. A member of Roost's landscape designer team spoke about landscape. They chose styles including riparian, meadow, ornamental, and beachscapes. Chris Gutsche asked how they would be managing stormwater. Jeb Thornburg said they could direct discharge to the Sound but it was an engineering question to discover how much they could not put down the drain. Chris Gutsche asked how they considered sustainable, green design. Jeb Thornburg said they believed some of the project will be net zero.

Alan Grainger wrapped up the discussion with a request that Roost comes back with a revised plan that better met the Lynwood Center Design Guidelines. Jeb Thornburg asked if this was considered their second meeting and were they compelled to come back? Alan Grainger said if the DRB were to take action, the recommendation would be to deny the application. Heather Wright requested that a motion be made for clarity. A motion was begun but was incomplete as conversation about revisions continued. Roost agreed to come back with revisions in March. Bill Isley made a comment regarding Fannie Mae financing of mixed used buildings.

Madison Ave/Wyatt Way Conceptual Project Review

Bruce Anderson introduced himself and gave an overview of two previous site plan iterations. He then described a new site plan with a scaled building that builds from a single story apartment on the corner of Madison and Wyatt to four stories at the east end. He stated that the owner had development rights that would allow the previous 30 units to increase to 45 units. The five townhomes at the north end of the property would remain the same as in the last iteration. Parking based on the number of units was discussed as well as placement of handicapped parking. Chair Grainger spoke about cutting off the western most units and stacking them on their neighbors in order to contribute to the open space on the corner.

New/Old Business

None.

Adjourn

Motion: I move to adjourn.

McNett/Gutsche: Motion carried 4-0.

Meeting adjourned at 5:30 pm.

Approved by:

Alan Grainger, Chair

Lara Lant, Administrative Specialist



NAKATA

Wallace Way

Wallace Way Ext.

VET CLINIC

15' EASEMENT

SUBJECT PROPERTY

MADISON AVE.
RETIREMENT
CENTER

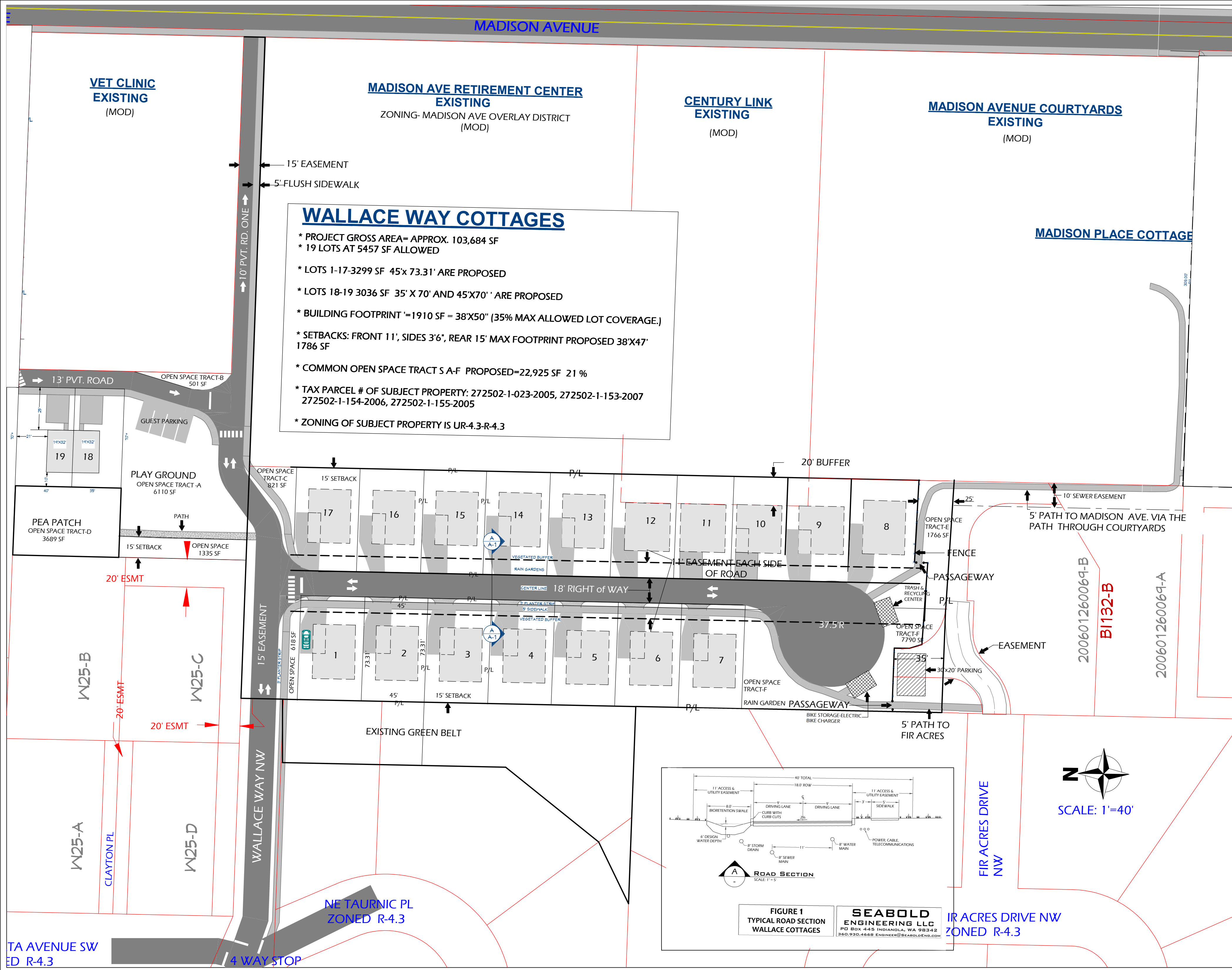
MADISON AVE.

CENTURY LINK

MADISON AVE.
COURTYARDS

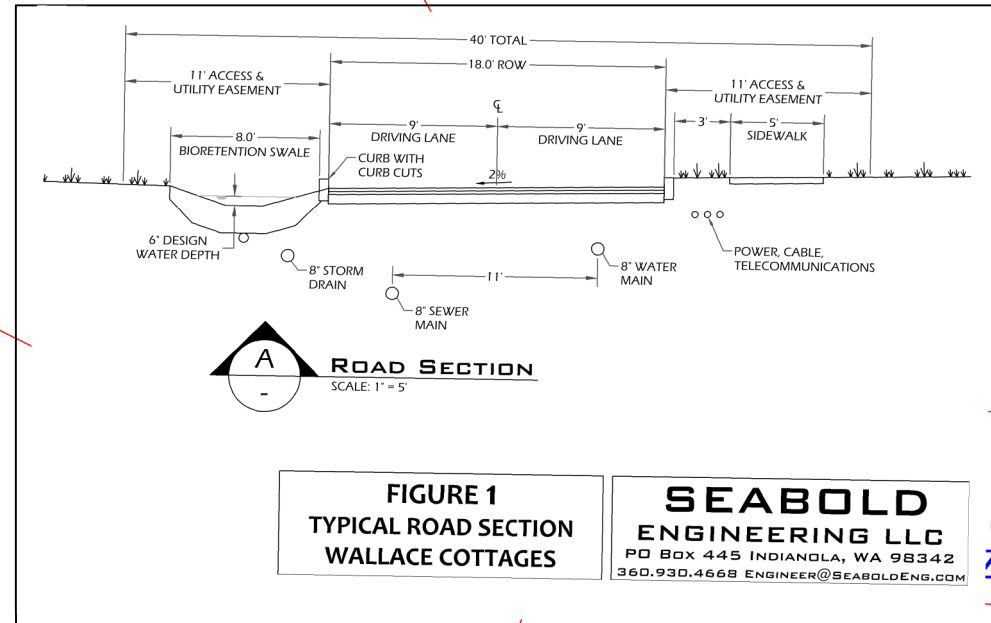
Approx. Southern Easement

FIR ACRES



WALLACE WAY COTTAGES

- * PROJECT GROSS AREA= APPROX. 103,684 SF
- * 19 LOTS AT 5457 SF ALLOWED
- * LOTS 1-17-3299 SF 45'x 73.31' ARE PROPOSED
- * LOTS 18-19 3036 SF 35' X 70' AND 45'X70' ARE PROPOSED
- * BUILDING FOOTPRINT '=1910 SF = 38'X50" (35% MAX ALLOWED LOT COVERAGE.)
- * SETBACKS: FRONT 11', SIDES 3'6", REAR 15' MAX FOOTPRINT PROPOSED 38'X47' 1786 SF
- * COMMON OPEN SPACE TRACT S A-F PROPOSED=22,925 SF 21 %
- * TAX PARCEL # OF SUBJECT PROPERTY: 272502-1-023-2005, 272502-1-153-2007 272502-1-154-2006, 272502-1-155-2005
- * ZONING OF SUBJECT PROPERTY IS UR-4.3-R-4.3



SHEET TITLE:
HDDP SITE PLAN

PROJECT DESCRIPTION:
WALLACE WAY COTTAGES

DRAWINGS PROVIDED BY:

CENTRAL HIGHLAND HOMES
P.O. Box 2879 Poulsbo, WA 98370
centralhighlandhomes.com 360.779.7157

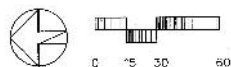
DATE:
2/23/2017

SCALE:
1"=50'

SHEET:
A-1



Tree Retention Plan



TIM 0066
LANDSCAPE ARCHITECT

416 0066RDVE BY NW
RAINBOW ISLAND
WASHINGTON 98110
206.912.6664

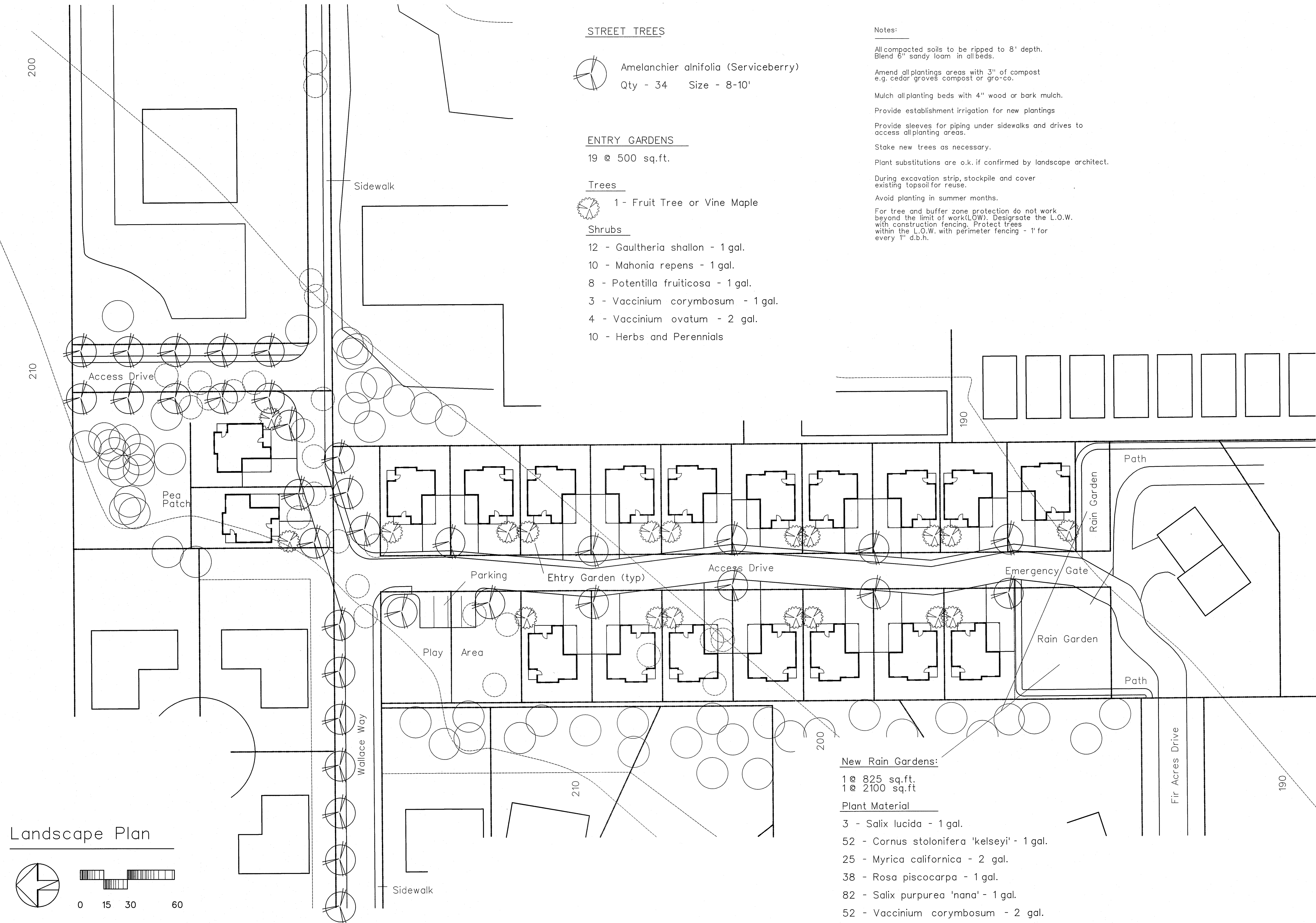
Plot Approval
With CHS

Owner: Center Tree, LLC
Parcel numbers:

272502-1 023-2005
272502-1-1b 2005
272502-1-1b4-2006
272502-1-1b3-2007

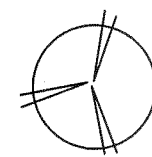
Wallace Cottages
Wallace Way NE NE
Bainbridge Island, WA

Scale: 1"=30'
Date: 12/4/16
Rev:



Landscape Plan

STREET TREES



Amelanchier alnifolia (Serviceberry)
Qty - 34 Size - 8-10'

ENTRY GARDENS

19 @ 500 sq.ft.

Trees



1 - Fruit Tree or Vine Maple

Shrubs

- 12 - Gaultheria shallon - 1 gal.
- 10 - Mahonia repens - 1 gal.
- 8 - Potentilla fruticosa - 1 gal.
- 3 - Vaccinium corymbosum - 1 gal.
- 4 - Vaccinium ovatum - 2 gal.
- 10 - Herbs and Perennials

Notes:

All compacted soils to be ripped to 8' depth.
Blend 6" sandy loam in all beds.

Amend all plantings areas with 3" of compost
e.g. cedar groves compost or gro-co.

Mulch all planting beds with 4" wood or bark mulch.

Provide establishment irrigation for new plantings

Provide sleeves for piping under sidewalks and drives to
access all planting areas.

Stake new trees as necessary.

Plant substitutions are o.k. if confirmed by landscape architect.

During excavation strip, stockpile and cover
existing topsoil for reuse.

Avoid planting in summer months.

For tree and buffer zone protection do not work
beyond the limit of work (L.O.W.). Designate the L.O.W.
with construction fencing. Protect trees
within the L.O.W. with perimeter fencing - 1' for
every 1" d.b.h.

New Rain Gardens:

- 1 @ 825 sq.ft.
- 1 @ 2100 sq.ft.

Plant Material

- 3 - Salix lucida - 1 gal.
- 52 - Cornus stolonifera 'kelseyi' - 1 gal.
- 25 - Myrica californica - 2 gal.
- 38 - Rosa pisocarpa - 1 gal.
- 82 - Salix purpurea 'nana' - 1 gal.
- 52 - Vaccinium corymbosum - 2 gal.
- 140 - Juncus effusus / Carex obnupta - plugs

TIM GOSS
LANDSCAPE ARCHITECT

416 GOSSE GROVE ST NW
BAINBRIDGE ISLAND
WASHINGTON 98110
206.842.8664

Plat Approval
With CHB

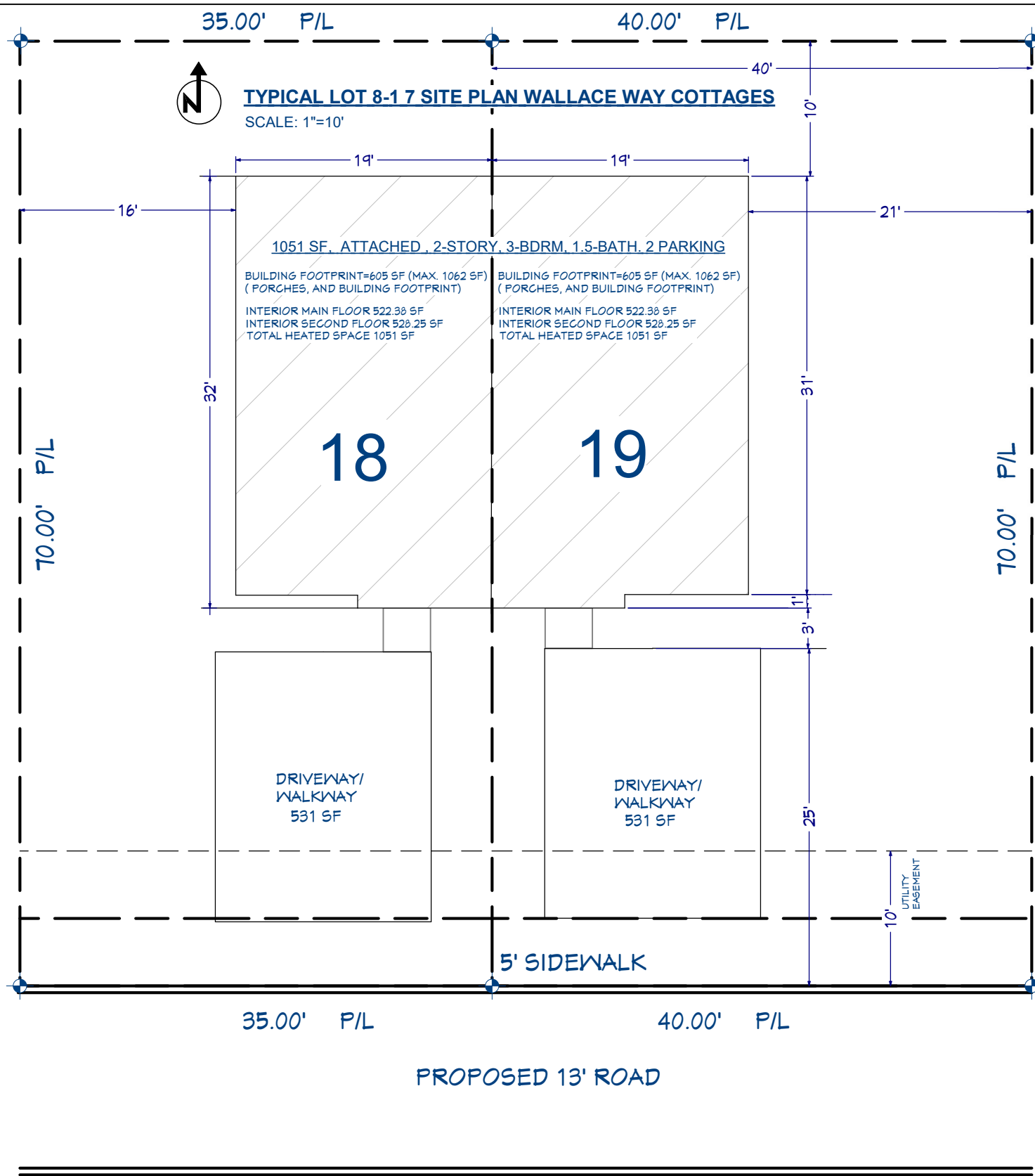
Owner: Center Tree, LLC
Parcel numbers:

272502-1-023-2005
272502-1-115-2005
272502-1-154-2006
272502-1-153-2007

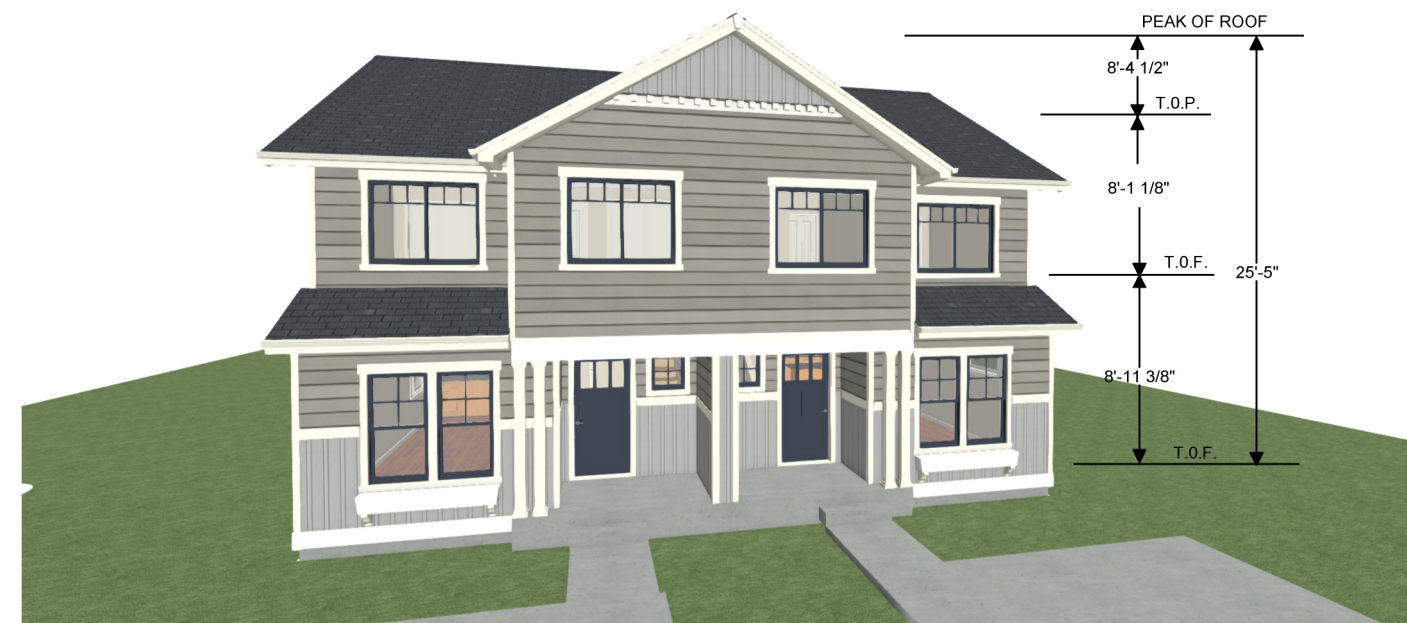
Wallace Cottages
Wallace Way NE NE
Bainbridge Island, WA



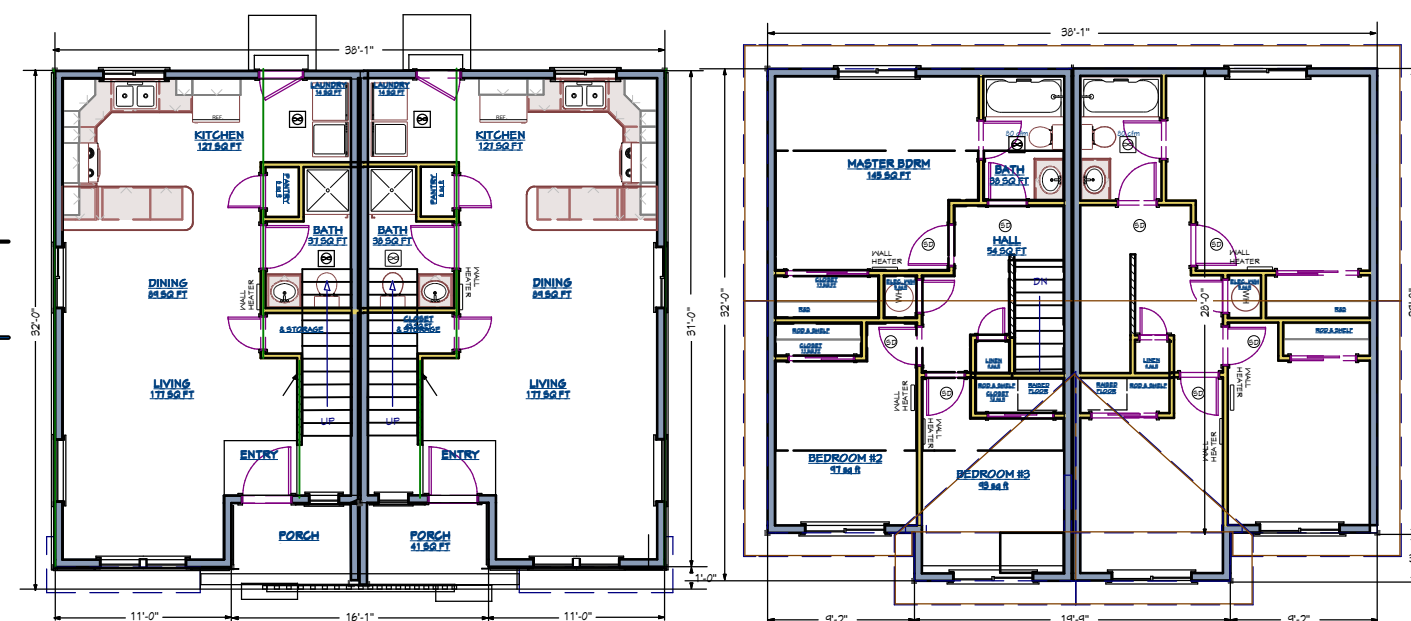
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Date: 12/4/16
Rev:



SITE PLAN



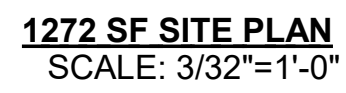
FRONT ELEVATION



MAIN FLOOR PLAN

SECOND FLOOR PLAN

NO.	DESCRIPTION
BY	DATE
PLANS	
SHEET TITLE:	
PROJECT DESCRIPTION:	
1051 SF 2 Story, 3 BdRm, 1.5 bath, 2 Parking	
DRAWINGS PROVIDED BY:	
CENTRAL URBAN HOMES P.O. Box 2879, Poulsbo, WA 98270 centralurbanhomes.com 360.779.7157	
DATE:	
2/23/2017	
SCALE:	
SHEET:	
A-1	

[illegible]

SHEET TITLE:

PLANS

PROJECT DESCRIPTION:
1272SF 2 Story, 3 BdRm, 2.5
bath. 1 Car+ Park'G

DRAWINGS PROVIDED BY:

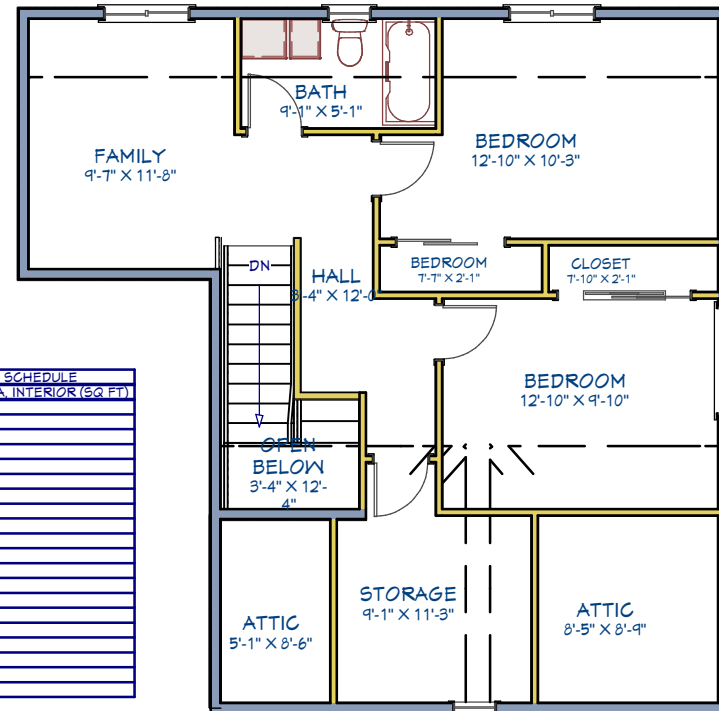
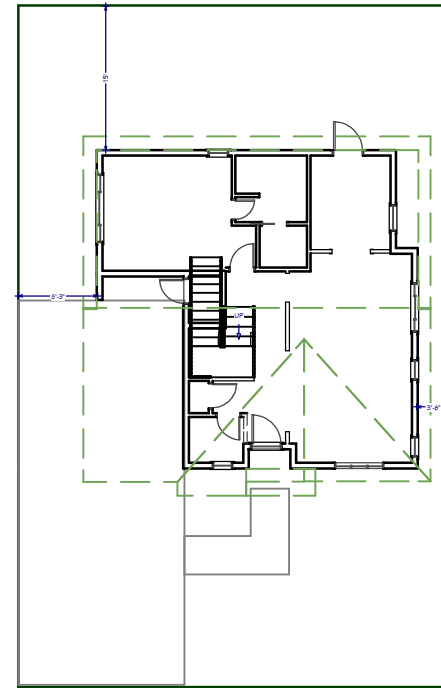
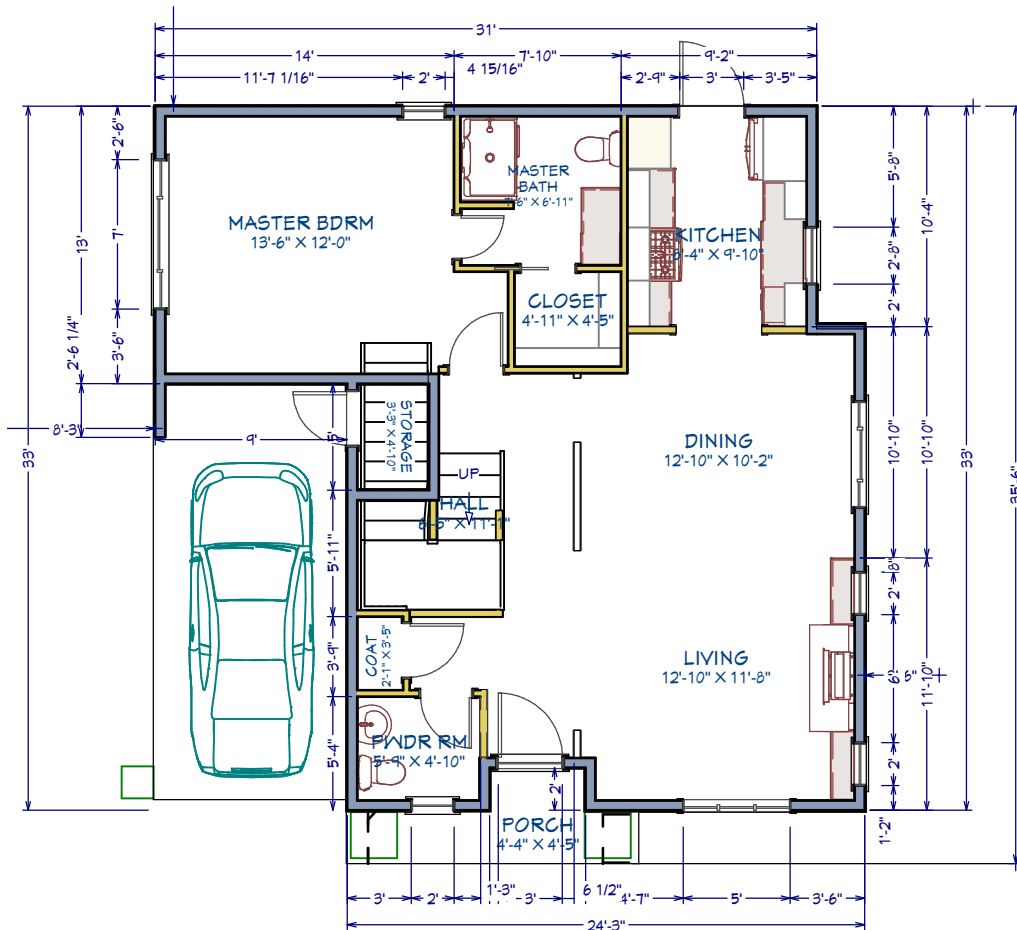
 **CENTRAL
HIGHLAND HOMES**
P.O. Box 2879 Pullsbo, WA 98370
centralhighlandhomes.com 360.779.7157

DATE: 2/22/2017

SCALE:

SHEET:

A-1



ROOM FINISH SCHEDULE	
ROOM NAME	AREA INTERIOR (SQ FT)
COAT	7
CLOSET	22
DINING	126
HALL	126
KITCHEN	82
LIVING	148
MASTER BATH	51
MASTER BDRM	172
POWDR RM	27
BATH	46
STORAGE	16
BEDROOM	126
BEDROOM	146
BEDROOM	16
CLOSET	17
FAMILY	111
HALL	78
OPEN BELOW	57
STORAGE	87
TOTALS:	1461



SHEET TITLE

PROJECT: COTTAGE MN FLR MSTR

DESIGN SOLUTIONS
SUSAN BAKER



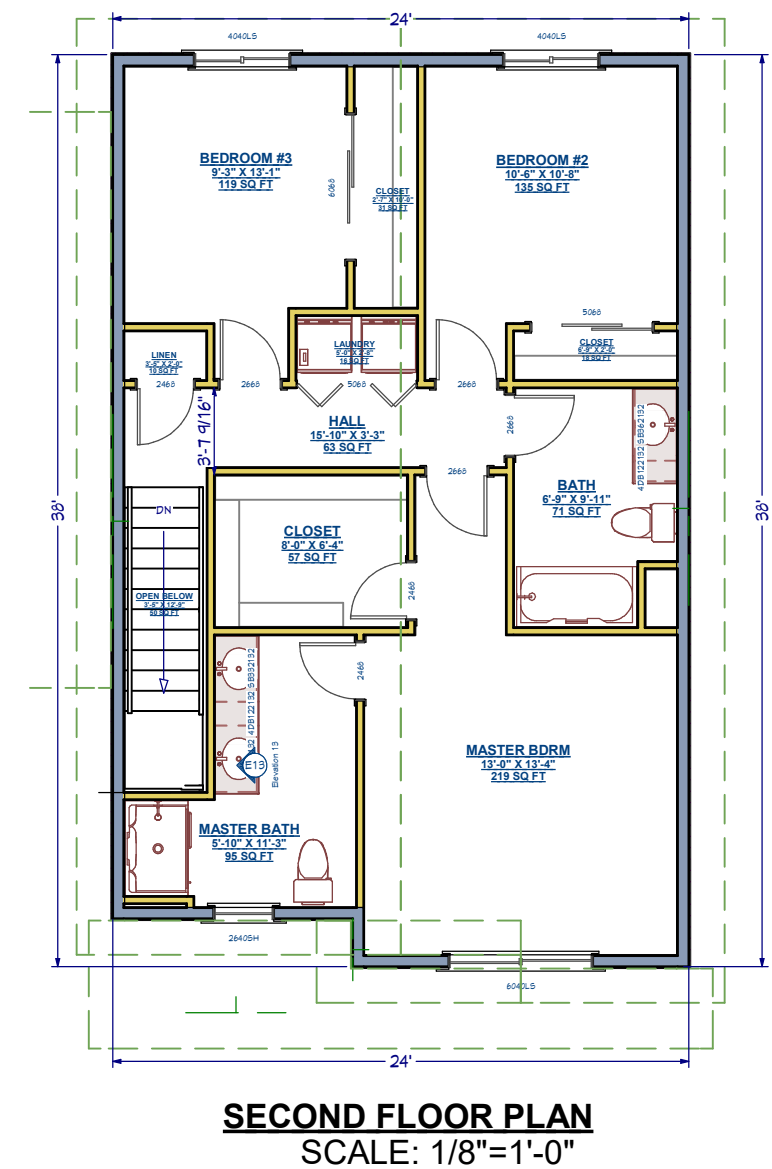
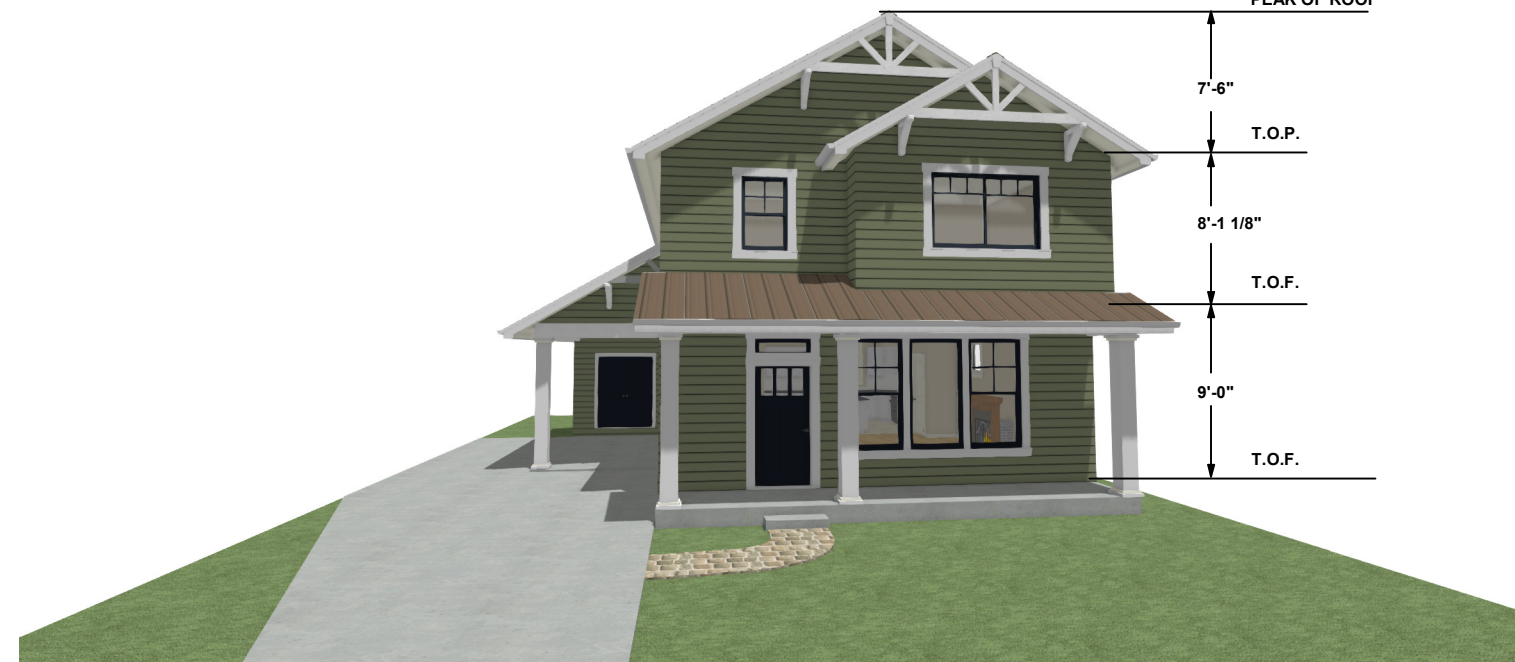
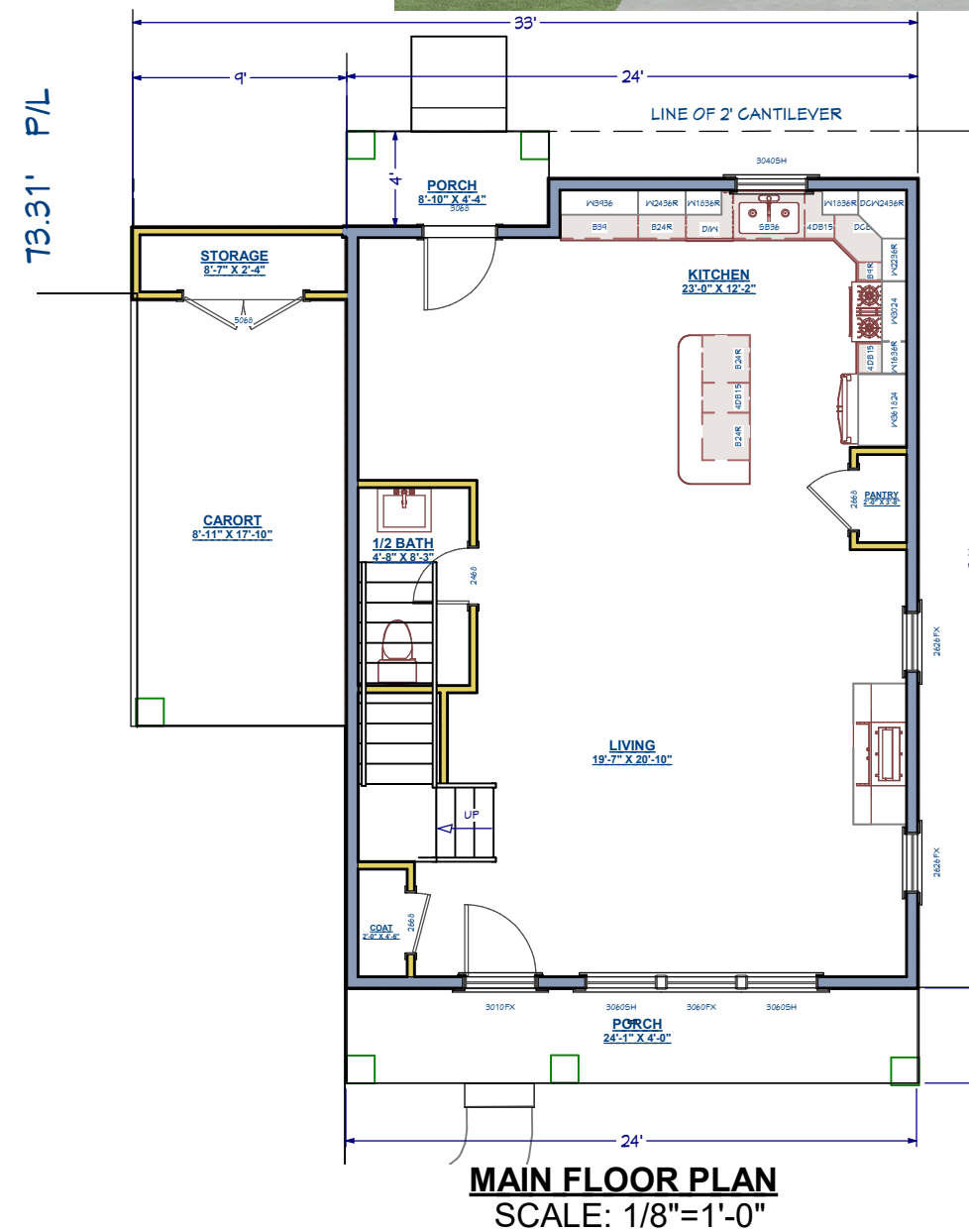
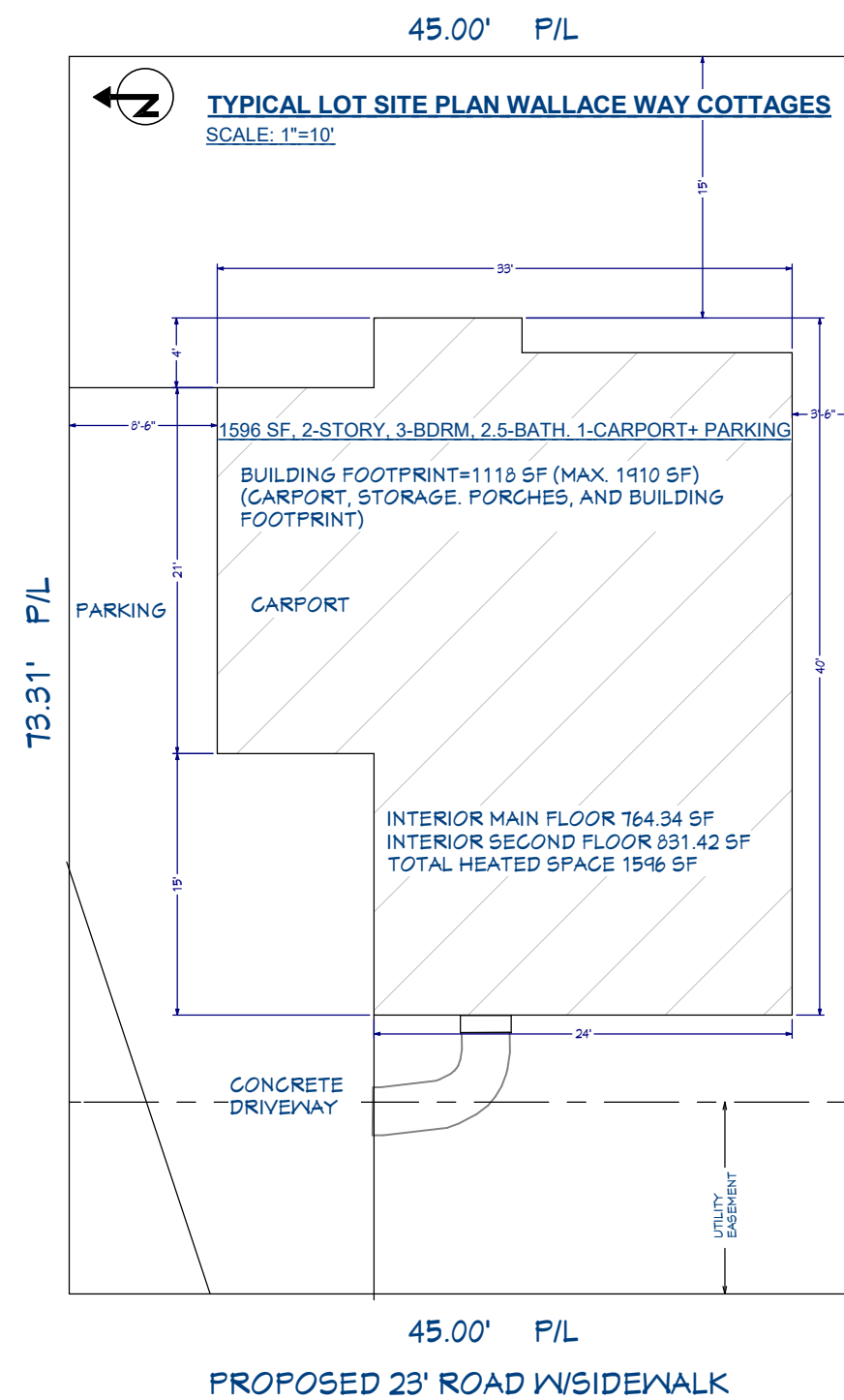
Note: all dimensions and designs are preliminary and subject to change

DATE:
12/3/2016

SCALE:

SHEET:

A-1

[illegible]

SHEET TITLE:

PROJECT DESCRIPTION:
1578 SF 2 Story, 3 BdRm, 2.5 bath. 1 Car+ Park'g

DRAWINGS PROVIDED BY:

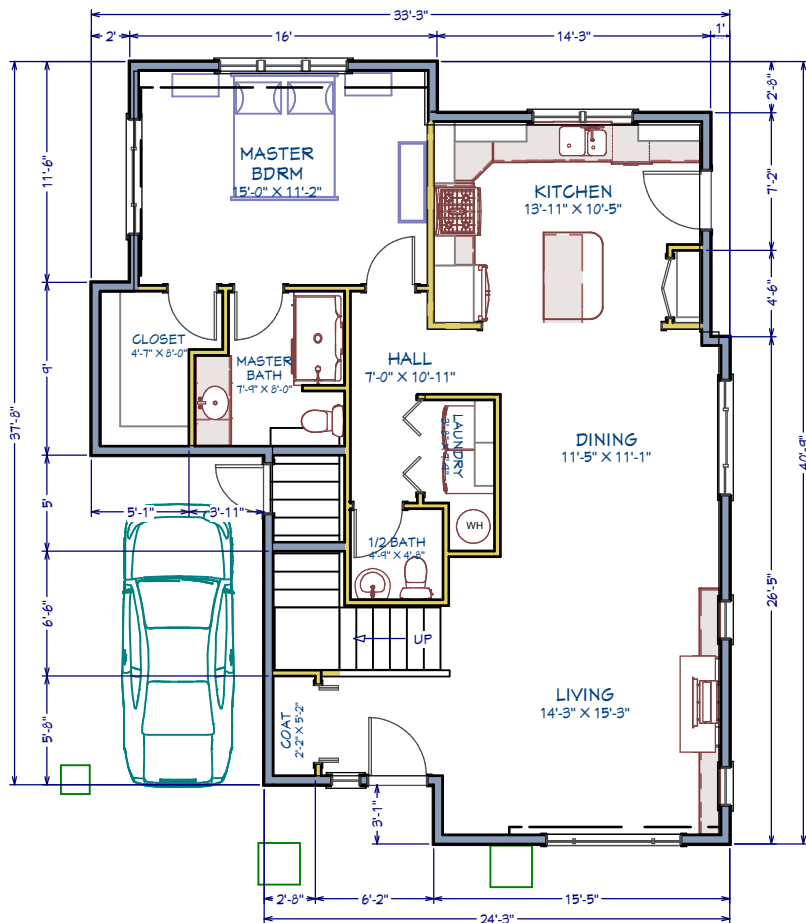
 **CENTRAL
HIGHLAND HOMES**

P.O. Box 2879 Poulsbo, WA 98370
centralhighlandhomes.com 360.779.7157

DATE:
2/22/2017

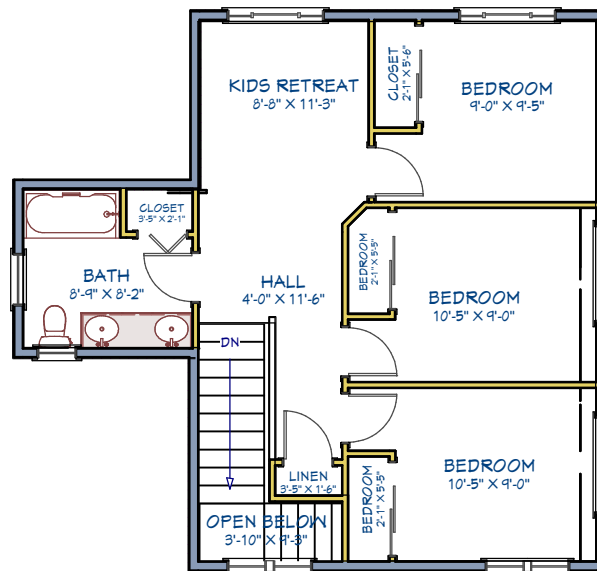
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SHEET:
A-1



footprint 1290 including porch and carport

sq footage 1598 living space - inside dimensions (does not include exterior walls, open below or storage in carport)



Could also be 3 Bdrm with a larger Family Room upstairs



SHEET TITLE

PROJECT: COTTAGE MN FLR MSTR

DESIGN SOLUTIONS
SUSAN BAKER

Note: all dimensions and designs are preliminary and subject to change

DATE:
12/5/2016

SCALE:

SHEET:
A-1