

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes - December 19, 2016
Roost Phase 2 Site Plan Review PLN50724 SPR
Sunrise Square Site Plan Review PLN50184 SPR
Housing Design Demonstration Project (HDDP)
Madison Hamlet 18 Lot HDDP (PLN50725)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:06 pm. Design Review Board (DRB) members in attendance were Peter Perry, Jim McNett, Chris Gutsche and Jason Wilkinson. DRB members Jeff Boon and Joseph Dunstan were absent and excused. City Staff present were Planning Manager Josh Machen, Planners Olivia Sontag and Kelly Tayara and Administrative Specialist Lara Lant who monitored recording and prepared minutes.

Peter Perry disclosed he helped with some of the original design for Roost, and was asked to help with the Sunrise Square Development but declined the offer. He said there was no conflict.

Approval of Minutes - December 19, 2016

The minutes were reviewed.

Motion: I move to approve the minutes of December 19, 2016.

McNett/Perry: The motion carried 5-0.

Roost Phase 2 Site Plan Review PLN50724 SPR

Jeb and Belinda Thornburg presented revised plans for Roost Phase 2. The revisions included a reduction in the length of some buildings to create a more upright, narrow appearance, revising the pitch of the roof and the use of asphalt shingles which was more consistent with other structures in the neighborhood. Design would include a variety of materials, small pane windows, and stairwells constructed with crisscross bracing materials to imply a Tudor pattern. Jon Thornburg said some structures were changed from 2 story to 3 story buildings to improve flow, balconies were located off of living spaces and each unit would have a dedicated space for a private elevator. More Tudor design would be evident in the 1/3:2/3 style of building. One material would be used for 1/3 of the building and another material would be used for the remaining 2/3. The materials used to construct the roof and air condition the Greenhouse were still being considered. The Shed would have 4 Inn rooms and a tower that people could climb to observe the view. Jim McNett asked if there were more square footage in the new design and Jon Thornburg replied that overall, square footage had been reduced. Alan Grainger said the proportions of some of the facades could be broken up with changing materials and patterns. Jon

Thornburg asked if they would be required to return to the Design Review Board should they change the roof design of the Greenhouse and Chris Gutsche replied the Thornburgs would not have to return for review of nuanced changes. Alan Grainger asked if they had considered changing the width of roads to make them smaller and Jon Thornburg said he would confirm fire department regulations. Alan Grainger also asked about parking on Point White Drive: it was designed as angled parking which might make it difficult for drivers turning around on the road. He also noted that pedestrians would naturally want to cross the street at certain locations and they should consider adding crosswalks to their design.

Motion: I move to recommend this project going forward as submitted on condition that appropriate drawings are submitted to the Planning Department.

Gutsche/Perry: Motion carried 5-0.

Sunrise Square Site Plan Review PLN50184 SPR

Brandon Hogg of Studio Hamlet said the design of Sunrise Square hadn't change much since the initial review by the Design Review Board. They relocated the restaurant, garbage and recycling facilities. The restaurant was moved to a location with easier delivery access and reoriented to take advantage of the courtyard view. The garbage and recycling area would be enclosed. The mechanical building was a composting facility housing a vacuum pump for vacuum pump toilets which would reduce water usage and wastewater. They planned on using photovoltaic and geothermal energy to further reduce energy use. Residents would have private bike sheds. On site lighting would be minimal. Russ Hamlet emphasized the environmental values in this project. Alan Grainger asked if the flat roofed sections of the buildings would have rooftop access and Brandon Hogg replied yes, but for service reasons only. Russ Hamlet said shadows from the buffer and landscape would provide relief to the buildings. Alan Grainger suggested wrapping the corners of the buildings with contrasting materials to provide more relief to the façade. Russ Hamlet stated the feeling they wanted to foster was that this development had been created over time. Use of rustic materials would be reminiscent of Bay Hay and Feed across the street. Peter Perry asked why they weren't using more mature trees in the landscaping and Russ Hamlet replied that there were already mature trees in the buffer. Catherine Micaud, landscape architect said they were replanting an adjacent community orchard with blueberries and fruit trees and the drainfield would be a meadow. Restaurant patios would spill into a park area with deep planting beds. A small plaza would be buffered from the parking area by raised beds. They were trying to increase connections with adjacent properties using staircases, boardwalks and cut through trails. The property owner wanted as many native and drought tolerant plantings as possible. Catherine Micaud further noted the low impact design elements including permeable pavers, bike racks and shelters, drip irrigation, raingardens and use of native plants. The parking area would most likely be asphalt. Poor draining soils meant that the buffers were for water filtering more than infiltration. Wastewater would be treated onsite. Russ Hamlet noted that the property owner wanted to achieve a net zero system but that proved challenging because of the restaurant.

Motion: I move that we accept the plan as shown.

McNett/Gutsche: Motion carried 4-1. Peter Perry did not like the proposed metal siding material and voted no.

Housing Design Demonstration Project (HDDP)

Alan Grainger requested that Kelly Tayara discuss Housing Design Demonstration Projects (HDDP) after the Madison Hamlet 18 Lot HDDP developers gave their presentation.

Madison Hamlet 18 Lot HDDP PLN50725 4 pm

David Smith from Central Highlands said this project was a Tier 1 HDDP. Kelly Tayara said the primary reason HDDP was used in the mixed-use town center was to develop a single family residential subdivision, as they were otherwise prohibited in those districts. David Smith added he could construct condominiums but they were riskier to develop. Kelly Tayara said because this was a single family residential subdivision, the Design Review Board role was to provide advisory comment. One of the categories for “points” to achieve a HDDP designation was innovative site development and that was primarily what the Design Review Board was asked to review for HDDP single family residential subdivisions. She stated it was valuable to the developer to have the Design Review Boards’ view on open space. Alan Grainger asked what prevented the road from being a pedestrian and vehicle access? David Smith replied that road standards mandated that design. Jason Wilkinson said he couldn’t see neighborhood gardens or commons in the open space design. Barry Keenan of Central Highlands said they would provide over 9,000 square feet of open space. Sidewalks would be double fronting and lead back to Madison Avenue. Some units would be live-work units and they would all be built green. There would be a bike barn with a recharging station as well as a recycling center. Kelly Tayara gave examples of designs that earned innovative development points through HDDP: covered bike parking, pathways connected to existing trails, and housing diversity through live-work units. Chris Gutsche suggested Central Highlands explore the use of colors and materials to pave the road, including the use of turf. He also thought the road could be an alley instead of a road and Dave Smith replied they were working on that idea. Jason Wilkinson suggested they raise the driveways to the same level as the roads to increase the pedestrian experience. Alan Grainger said they put too many lots on the site and not enough landscape and open space. He didn’t understand why these small units had parking for 3 cars. In this design, there wasn’t any communal space for residents. Jason Wilkinson suggested moving parking to a common space and create meandering paths to the living units. Alan Grainger asked for public comment and Charles Schmid asked Kelly Tayara about floor area ratio. She replied that Central Highlands could receive a 5% increase in allowable lot coverage through HDDP. Charles Schmid said a goal of the Comprehensive Plan was to place density downtown and HDDP supports that goal. Dave Smith noted they weren’t ignoring open space but it was recognized in the HDDP process that they could create shared amenities such as open space between projects. He also said homeowners preferred having parking next to their units.

Housing Design Demonstration Project (HDDP) - Continued

Discussion turned away from Madison Hamlet and towards the HDDP program. Kelly Tayara explained HDDP projects were limited to Winslow sanitary sewer areas. The goals of HDDP were affordable housing, concentrating housing in urban areas, and relieving the pace of development in less dense areas. These goals were in response to the Growth Management Act. Whenever possible, city planners look for nonmotorized transportation connections. As initially proposed, HDDP would have been allowed in neighborhood services centers but was now limited to the Winslow sanitary sewer service area. Kelly Tayara passed out maps of the city's HDDP designated areas and current developments in those areas. Charles Schmid said he was surprised the intent of HDDP was that the downtown achieve a higher density but development could extend as far away from the city center as Murden Cove or Wing Point. Jim McNett said this program would be good only if it was allowed access off of major roads. David Smith said that even higher densities should be considered in the downtown areas. He said condominiums were the first step towards affordability.

New/Old Business

Jim McNett asked about changing the Design Review Board's meeting days from Mondays to another day because of holidays. Lara Lant said she would research other days for availability.

Adjourn

Motion: I move to adjourn.

McNett/Wilkinson: The motion carried 5-0.

The meeting adjourned at 5:27pm.

Approved by:



Alan Grainger, Chair

f Alan G.



Lara Lant, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
March 20, 2017**

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ListServ
Yes/No**

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JIM McNEH	DRB		
Josh Macdon	staff		
PETER A PERRY	DRB		
JASON WILKINSON	DRB		
CHRIS GUTSCHE	DRB		
CHARLES SCHUB	ABC		
Belinda Thornburg	Indigo		
Jeb Thornburg	Indigo		
RUSS HAMLET	SH-A		
Catherine Micaud	SH-A/Catherine Micaud Landscape		
Brandon Högg	Studio Hamlet		
Betty Wiese	Citizen NAKATA		
BILLYE NASH	"		
DAVID SMITH	Citizen Hollands		
Jeannette Alexander	Nakata Ave. resident		