

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes – January 23, 2017 and March 20, 2017
Duane Cottages Conceptual HDDP Review
Wyatt Apartments Preapplication PLN50165B PRE
Work Session
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Design Review Board (DRB) acting Chair Jim McNett called the meeting to order at 2:02 pm. Design Review Board members in attendance were Jason Wilkinson, Jeff Boon, Joseph Dunstan, and Peter Perry. Design Review Board members Alan Grainger and Chris Gutsche were absent and excused. City Staff present were Planning Manager Josh Machen, Planner Kelly Tayara and Administrative Specialist Lara Lant who monitored recording and prepared minutes.

Approval of Minutes – January 23, 2017 and March 20, 2017

The minutes were reviewed. Peter Perry's statement on page 1 of the January 23rd minutes was to be amended to change the word "instruction" to "construction" and Jason Wilkinson's slide of "Bainbridge Island Quality of Life" was added.

Motion: I move to approve the minutes of January 23, 2017 with amendments.

Perry/Dunstan: The motion carried 5-0.

Motion: I move to approve the minutes of March 20, 2017.

Dunstan/Wilkinson: The motion carried 5-0.

Duane Cottages Conceptual HDDP Review

Planner Kelly Tayara introduced Duane Cottages as a Tier 1 HDDP (Housing Design Demonstration Project) in its conceptual phase. The applicant, Central Highlands, was seeking advisory comments especially related to innovative design. Kelly Tayara stated that floor area bonuses were available for open space and public amenities within a project. Nick Smith of Central Highlands said they planned a public plaza similar to the Courtyards on Madison. The bulk of their innovative development was choosing a site near banks, stores, and public transportation. Joe Dunstan said the open space design was not innovative and Kelly Tayara replied the open space could be consolidated or pieced by unit. Nick Smith said this project would share amenities like a pea patch, playground and open space with two other projects, Madison Hamlet and Wallace Cottages. Jim McNett requested the applicant present a visual containing all three developments so the Design Review Board could see the big picture. Nick Smith said they were in discussions with the nearby nursing home about obtaining an easement to connect Wallace Way. Jason Wilkinson said he liked the pedestrian access throughout the

project. He asked where they considered the “front” and “back” of the development. Nick Smith replied the “front” would be on Madison Avenue. Jason Wilkinson suggested looking at stormwater alternatives such as capturing water in rain gardens and integrating sustainable stormwater management throughout the project. He said dealing with the water on site would be innovative. Joe Dunstan said he understood the project was still in its conceptual phase but it would be nice if the buildings were not constructed in straight lines. Jason Wilkinson said a communal feeling would be created if the pathways meandered and walkways to units were paired. This would also create more greenspace opportunities. Jason Wilkinson said the use of varied materials on the roadway would create interest as well as potentially helping filtration. He encouraged the applicant to think of the alley in back as a potential playground for kids, not just a road for vehicles. Peter Perry said they should consider mature landscaping for the project. Jason Wilkinson said seeing a tree overlay of all the projects, not just this one would helpful. Joe Dunstan said he liked having a moderate-income housing model and it deserved as many amenities as more expensive developments had.

Billie Nash lives in the neighborhood and commented she wanted the applicant to retain the strip of trees along Duane Lane. She hoped large trees would not be cleared when they the developer created street connections. Barry Keenan of Central Highlands said Tim Goss was working on landscape plans for the site.

Jeanette Alexander said the connections through the development were good and said her neighbors preferred connections through Wallace Way be pedestrian. People predominantly walked and rode bicycles on Wallace Way.

Charles Schmid said he appreciated neighbors participating early in the development process and that keeping it up through the Planning Commission phase was important.

Kelly Tayara said the next step for the applicant would be a preapplication request. Their project would be assessed to confirm it qualified as a HDDP project.

Wyatt Apartments Preapplication PLN50165B PRE

Josh Machen said the project was pulled from today’s review and will reschedule for April 17th.

Work Session

No work session.

New/Old Business

None

Adjourn

Motion: I move to adjourn the meeting.

Perry/Dunstan: The motion carried 5-0.

The meeting adjourned at 3:30 pm.

Approved by:



Alan Grainger, Chair



Lara Lant, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
April 3, 2017**

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**Join
ListServ
Yes/No**

Name	Affiliation	Phone/ E-Mail	
JOE DUNSTAN	DRB		
Jim McNEH	DRB		
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JEFF BOON	DRB		
JASON WILKINSON	DRB		
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Billie Nash	"	206-842-1491	
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		Blair B...	
		WYATT APARTMENTS	