



**Design Review Board
Regularly Scheduled Meeting
Monday, May 15, 2017
2:00 – 5:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110**

AGENDA

- 2:00 PM Call to Order (Attendance, Agenda, Ethics)
- 2:05 PM Review and Approval of Minutes
March 6, 2017 and April 17, 2017
- 2:10 PM Bainbridge Condos
965 Winslow Way East
See memo from Planner Kelly Tayara
Review and recommendation of parking space proposal.
- 2:45 PM Ericksen Gardens [PLN50807 HDDP](#)
571 Ericksen Avenue
Project Manager: Kelly Tayara
Conceptual Review – all documents in online file.
- 4:15 PM Net Systems Preapplication [PLN50808 PRE](#)
8040 NE Day Road West
Project Manager: Heather Wright
Review all documents in online file.
- 5:00 PM Adjourn

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – February 17, 2017
Work Session
Blakely Elementary School PLN50767 PRE
Wallace Cottages PLN50589 PRE
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 Jeff Boon, Jim McNett, Joseph Dunstan, Jason Wilkinson. Chris Gutsche and Peter Perry were absent and excused. City Council Liaison Ron Peltier and Planners Heather Wright and Kelly Tayara were present. Administrative Assistant Lara Lant recorded the meeting and prepared minutes. No conflicts were disclosed.

Work Session (this replaced Review of Minutes on the Agenda)

Charles Schmid requested a few minutes to present information to the Design Review Board. He wanted to review a motion which carried unanimously at their November 21, 2016 meeting. *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.* Charles Schmid said the project originally had a 20' partial screen which was reduced to the minimum requirement of 15' and reduced again to 10' based on a ruling by the Hearing Examiner. The developer put a 5' sidewalk in the 10' screen. He didn't see where a bicycle path would be developed but wasn't sure a 5' path could accommodate bicycle traffic. He wanted to bring this information to the attention of the Design Review Board. Alan Grainger said he would request Josh Machen to return to the Design Review Board to address this situation. Joseph Dunstan said he wanted to formally ask the Planning Director to respond and Alan Grainger said they would make that request through the minutes of this meeting. Jason Wilkinson said the Design Review Board should keep a running list of action items for projects that would be reviewed at each meeting.

Review and Approval of Minutes – February 17, 2017

The minutes were reviewed.

Motion: I move to approve the minutes of February 17, 2017.

Dunstan/Boon: The motion carried 5-0.

Blakely Elementary School PLN50767 PRE

Tamela Van Winkle, Director of Capital Projects, Facilities and Operations for Bainbridge Island School District summarized the school district's financial position and ongoing design modifications. Representatives from Mithun, Inc presented the latest design. There were 2 primary elements of the school, the lower section with a flat area for a playfield, gymnasium, and an administrative wing and an upper section containing classrooms. The lower section of campus would also serve as community space for parents and students. A connecting "spine" joined the upper and lower buildings. The largest blank wall was for the covered play area which was about 300' from the road. A student drop off zone, teacher parking and a bus drop off area were adjacent to a common area that filtered to the lower section of campus. They would avoid mixing bus and vehicle access by having separate entrance and exits. Alan Grainger said the entrances and exits were not aligned with Baker Hill Road and that crossing that intersection would mean vehicles interfacing with students walking across the road. He noted that Baker Hill Road was also a primary access to the Fort Ward area and this design added congestion. Mithun replied their initial design contained the realigned road access but due to the expense of moving utilities, clearing trees and additional stormwater requirements, they had reconsidered. Alan Grainger told Heather Wright it would be irresponsible for the city to approve this road configuration. Mithun Inc said a playfield would be constructed at the front of the school and a 5' fence would separate it from the parking area. Screening and buffers would increase near parking. Joe Dunstan said continuing the buffer between parking area and the busses would indicate a clear pathway for pedestrians.

Buildings were configured in an L shape, containing classroom clusters which provided common, shared learning spaces. Stairs would connect the upper and lower campus and provide a place to hang out. The construction would accommodate up to 600 students. A cistern on the upper campus would collect water that could be used for toilet flushing. Tamela Van Winkle said hyper escalation of area-wide building required simplification of their design. Additional brick and fibrous cement would replace some wood design elements. Durable, low-maintenance pathways would be created using concrete and crushed aggregate and there would be wood decking for outdoor learning. The plant palette was at a preliminary design stage and would include northwest native plants, rushes and grasses in raingardens and a low-maintenance meadow mix. Tamela Van Winkle said they were ready to transition from the schematic to the design phase of the project. They would consider realigning the Baker Hill intersection but it may prove too expensive.

Wallace Cottages PLN50589B PRE

Before Kelly Tayara introduced the project, Alan Grainger confirmed to Susan Lick that the Design Review Board did receive her emailed comments. Kelly Tayara said Wallace Cottages was a 19 lot, single family Housing Design Demonstration Project (HDDP), nearing final site design. Dave Smith of Central Highlands described aspects of the innovative site design. He emphasized pedestrian connectivity within the core through pathways between neighboring

properties through agreements and easements. Wallace Cottages would have an 18', 2 -way street that looped, increasing traffic circulation. They asked city engineers to approve narrower street design to cut down on impervious surface. Their original design included a hammerhead road end but city engineers preferred a cul-de-sac for fire access, so they revised the plan. The size of the lots was smaller which allowed Central Highlands to create a ½ acre of open space – double the requirement. Wallace Cottages, Duane Cottages and Madison Hamlet would have a commonality of Homeowners Associations, allowing joint participation in the playground and pea patch. Wallace Cottages would have an electric bicycle station as well as a recycle station. Dave Smith noted the stormwater line on Madison Avenue had direct discharge to Eagle Harbor but the diameter of the line was different in various parts of the line. Central Highlands proposed improvements to a portion of the line and neighboring Madison Avenue Retirement Center was interested in participating in this improvement. This would result in a reduction of on-site water detention. After Central Highlands upgrades sewer and storm lines the city has agreed to take over the system.

Alan Grainger asked Kelly Tayara if it was reasonable to focus only on this project in today's review and she replied that there were 5 projects proposed for construction between Madison Avenue and Nakata Avenue. Initially, the city wanted to review projects individually but saw the value of approaching infrastructure requirements more holistically. City public works, development engineers, survey and sewer departments came together to assess stormwater and sewer needs in the area. They don't want to impede development but make sure one project didn't adversely affect another. The continued primary concern was the opening up of Wallace Way. Both Central Highlands and residents in nearby neighborhoods agreed that they didn't want a connection from Wallace Way through to Madison Avenue. Alan Grainger said traffic circulation issues became more complicated with HDDP developments. He asked that the Design Review Board see the other projects being developed alongside Wallace Cottages so they had a better vision of what was going on. Kelly Tayara said she would bring a composite map of the developments in the area to the next meeting. Ron Peltier said the Design Review Board might make a recommendation to City Council that they look at projects cumulatively. Alan Grainger replied he'd like to discuss this with the Planning Director before addressing City Council.

Alan Grainger said his first choice for traffic access would be if density increased, developments be accessed from streets such as Madison Avenue with higher capacity and less destruction to existing neighborhoods. His second choice would be that the development not have a through connection and access be limited to just one project, not multiple projects. Jim McNett added that they needed to look at the impact of HDDP on surrounding neighborhoods.

Review and Approval of Minutes – February 17, 2017

The minutes were reviewed.

Motion: I move to approve the minutes of February 17, 2017.

Dunstan/Boon: The motion carried 5-0.

Adjourn

The meeting adjourned at 5:38 pm.

Approved by:

Alan Grainger, Chair

Lara Lant, Administrative Specialist

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – April 3, 2017
Wyatt Apartments Preapplication PLN50165B PRE
568 Madison Ave – Potential HDDP Project
Work Session
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:02 pm. Design Review Board (DRB) members in attendance were Jeff Boon, Joseph Dunstan, Jason Wilkinson, and Peter Perry. Chris Gutsche and Jim McNett were absent and excused. City staff present were Senior City Planner Heather Wright and Administrative Specialist Lara Lant who recorded the meeting and prepared minutes. No conflicts were disclosed.

Review and Approval of Minutes – April 3, 2017

The minutes were reviewed.

Motion: I move to approve the minutes of April 3, 2017.

Dunstan/Perry: The motion carried 4-0. Chair Alan Grainger abstained because he was not present at the April 3 meeting.

Wyatt Apartments Preapplication PLN50165B PRE

Bruce Anderson of Cutler Anderson said they have refined the design for this project. Landscaping was added to the center of the parking lot in consideration of the view from Wyatt Way. Additional disabled parking was created. Native landscaping would be incorporated from the north into other areas of the lot. Peter Perry requested they consider planting bigger trees. 4th floor spaces turned into lofts for 3rd floor apartments and elevators have been eliminated. Fire stairs in the earlier design could be removed and larger windows installed. Core ten and cedar were two materials being considered for the project. Bruce Anderson said they would try to save trees near the property line, including a large willow tree. That willow had roots infiltrating the city's stormwater system and may need to be removed but only when replanted trees had matured. He said they had downstream capacity for stormwater and didn't have to detain it on site. They will install both a filtering treatment system to improve water quality as well as a redundant system. Bruce Anderson said they hoped over time, the filtering system would prove effective and the city would allow them to shut down the second system. Alan Grainger said the building was 266 feet long with no interruption of the eave line. They might use entrances to create modulation. Bruce Anderson said they would try to introduce larger landscape to the east side where the elevation was highest. Alan Grainger suggested alternatives to create more modulation and interruption of the eave line including sloping the roof line on the top units in the

opposite direction from the rest of the building. He also said if the building shifted west, they could have a greater buffer and the elevation may be reduced.

Public comment:

Margaret Celestine lives near the proposed project and is a user of the Tot Lot. She was concerned about the trees on the property lines and wanted them preserved. Bruce Anderson replied they would not remove any trees in the park. One old fruit tree, not in the park, would be removed. Ms. Celestine asked what the legal setbacks were since the proposed construction came right up to the property line. Bruce Anderson replied they would look at additional possibilities for the north end setback. He said they could adjust the 14 foot fire lane into a 10 foot lane and a 4 foot walkway and slide the buildings south. Jason Wilkinson suggested Bruce Anderson construct back doors on the buildings so residents would have access to the park.

Alan Grainger said the garbage and recycling area appeared too small for 40 units and they might consider adding compost as another option. Bruce Anderson said that they would check the size of the area and consider creating a second garbage and recycling station.

568 Madison Ave Ericksen Ave– Potential HDDP Project

568 Madison Avenue was the wrong address listed for review. The correct address is 568 Ericksen Avenue. The applicant, John Bierly, described his project as a Housing Design Demonstration Project on 4/10th of an acre. He wanted to construct 6 townhomes approximately 1600 square feet in size, each with a 500 square foot ADU. Each townhome would be 3 levels with a garage and ADU on the first level. It would be constructed to Tier 2 or higher design standards and marketed to multigenerational buyers. Mr Bierly specifically wanted the Design Review Board's opinion on constructing flat roofed townhomes instead of pitched roofed townhomes in the Ericksen Avenue District. Joe Dunstan said Ericksen Avenue appeared to have more of a cottage look. Heather Wright confirmed that through HDDP, some mixed-use guidelines could be relaxed. Mr Bierly asked if the Design Review Board would relax some guidelines, allowing for flat structures. Alan Grainger suggested the applicant leave the historic home on site as is, which might result in more design flexibility of the structures behind it.

Work Session

Peter Perry wanted to make a recommendation to City Council that the Design Review Board (DRB) review public projects. Alan Grainger said the DRB already gave that input to council via their annual report. Joe Dunstan said they should sponsor a workshop and invite members of the Tree and Low Impact Development Ad Hoc Committee, the Non-Motorized Transportation Advisory Committee, city planners and other stakeholders to discuss project review in terms of cumulative impacts, not simply individual projects. Housing Design Demonstration Projects (HDDP) should be the main topic. Alan Grainger said it would be a good first step to talk with the Planning & Community Development staff.

Adjourn

The meeting adjourned at 5:02 pm.

Motion: I move to adjourn the meeting.

Boon/Perry: The motion carried unanimously.

Approved by:

Alan Grainger, Chair

Lara Lant, Administrative Specialist

Department of Planning and Community Development

Memorandum

Date: May 9, 2017

To: Design Review Board

From: Kelly Tayara, Associate Planner

Subject: The Bainbridge Condominiums – Parking Space

The Bainbridge Condominiums, located at 965 Winslow Way E., is requesting a new parking space adjacent to the right-of-way and within a required landscape buffer. The condo association would like to replace existing landscaping with vegetated screening (e.g. lattice) in order to meet the intent of buffer regulations. The Planning Director asks that the Design Review Board to state whether or not they are in support of the proposal.

The property is located in the R-8 district: The specific intent of landscaping / screening is to screen urban multifamily projects from adjacent lower density residential properties and to soften the appearance of surface parking areas.

A 20 foot width roadside landscape buffer is required to screen multifamily development when the subject property directly abuts a right-of-way. The buffer may be averaged to provide not less than a 15 foot width. (BIMC 18.15.010.E / BIMC Table 18.15.010-4)



