



**Design Review Board
Regularly Scheduled Meeting
Monday, June 19, 2017
2:00 – 5:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110**

AGENDA

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|---------|--|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Review and Approval of Minutes
May 15, 2017 |
| 2:10 PM | Assistance Dogs PLN50504 PRE
12107 Miller Road NE
Project Manager: Heather Wright
<i>Review all documents in online file.</i> |
| 2:45 PM | Work Session |
| 4:00 PM | Planning Director Gary Christensen
Project Review - Update |
| 4:30 PM | New/Old Business |
| 5:00 PM | Adjourn |

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – March 6, 2017 & April 17, 2017
Bainbridge Condos
Ericksen Gardens PLN50807 HDDP
NET Systems Preapplication PLN50808 PRE
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:04 pm. Design Review Board (DRB) members in attendance were Jeff Boon, Jim McNett and Peter Perry. Joe Dunstan, Jason Wilkinson and Chris Gutsche were absent and excused. City staff present were Planning Manager Joshua Machen, 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 – March 6, 2017 & April 17, 2017

The minutes were reviewed and amended as noted:

March 6, 2017

- Add a postscript to Jason Wilkinson's comment "The Design Review Board should keep a running list of action items for projects that would be reviewed at each meeting." *The details of that process will need to be organized by the Design Review Board.*
- Amend "Alan Grainger noted that *Baker Hill Road* was also a primary access to the Fort Ward area and this design added congestion" to "Alan Grainger noted that *Blakely Avenue* was also a primary access to the Fort Ward area and this design added congestion".

April 17, 2017

- Core ten to be corrected to corten.
- The last sentence of 568 Ericksen Ave Potential HDDP Project discussion should read: *Alan Grainger said, as the applicant intends to leave the historic house on site this might allow for buildings at the back of the property to have some design flexibility.*

Motion: I move to approve the minutes of March 6, 2017 and April 17, 2017 with the amendments described.

McNett/Perry: The motion carried 4-0.

Alan Grainger reminded Lara Lant that the Design Review Board was waiting for Planning Director Gary Christensen to discuss cumulative project review at a future meeting.

Bainbridge Condo

Tom Bartuska and Bev Young, representing the Bainbridge Condominium Board, presented their request for a new parking space adjacent to the right of way and within a required landscape buffer. They explained this proposal would improve safety and add parking for maintenance, emergency and guest vehicles.

Josh Machen stated there were no parking signs on Winslow Way East preventing the public from parking on the street. Alan Grainger said the proposed parking space could impact a future sidewalk and this seemed like a parking management issue. Tom Bartuska replied the proposal would still allow for a sidewalk but would minimize the buffer. Jim McNett said the proposal would not only reduce the buffer but would be in the public right of way. Alan Grainger added Bainbridge Condominiums might achieve additional parking by changing their existing parking flow. Jim McNett said if Bainbridge Condominiums were on the Historic Register their request might be given further consideration. He also said Bainbridge Condominiums should explore the option of public parking across the street.

Bev Young thanked the Design Review Board for their time.

Ericksen Gardens PLN50807 HDDP

Architect Charlie Wenzlau described Ericksen Gardens as a Tier One Housing Design Demonstration Project (HDDP) located at 571 Ericksen Avenue. It was an HDDP project for the purposes of subdividing the property into three fee simple lots. Each lot would contain one primary residence limited to 1,600 square feet in size and one accessory dwelling unit (ADU). An existing structure on site would be demolished. The ADUs would be built over parking structures and each would have a balcony facing Ericksen Avenue. There would be one parking stall for each primary residence and one for each ADU. A central garden designed with common open space would be created. They were negotiating with the city for a second curb cut to decrease the amount of impervious material on site. They were still considering building style but the primary residences would be courtyard-style homes and the roof design would likely keep a 4-12 pitch.

Alan Grainger suggested entrances coming off the street instead of the parking lot could change the experience for tenants. Property owner Bruce Weiland said he'd consider that idea. Jim McNett said if possible, building porches instead of balconies would be a better choice. Peter Perry asked if the ADU's would be tied to the primary residences or if they could be sold separately. Bruce Weiland said they were still considering the options.

DRB Presentation Binder:

Board members briefly discussed the purpose of the Design Review Board Presentation Binder. Alan Grainger stated that over the years, through different planning staff and directors, there has been friction regarding project submittal requirements. The Design Review Board identified a list of submittal requirements they've determined would help them review projects as well as assist the applicant consider their project presentations. Jim McNett assembled examples of past projects that applicants would find helpful as they prepare their presentations. He asked for comments regarding his introductory statement. Board members agreed it was a good statement and discussed terminology such as "pre-pre-application" versus "concept review," and added Jason Wilkinson's "Beautiful Bainbridge" slide to the binder contents.

NET Systems Preapplication PLN50808 PRE

NET Systems President Dan Oliver and architect Myles Yanick described the 6,400 square foot addition to an existing 27,000 square foot net manufacturing building. The roof would continue with nearly the same slope, existing landscaping on Day Road was scheduled to remain, and there were no additional septic or parking requirements. Peter Perry stated that it didn't hurt to plant a few more trees.

Motion: I move to approve this project as noted.

Boon/McNett: The motion carried 4-0.

Alan Grainger said this project did not need to return for a formal site plan review by the Design Review Board.

Before the meeting adjourned, Jeff Boon prepared a draft letter requesting the Planning Director attend their next meeting to discuss the Design Review Board charter.

Adjourn

Motion: I move to adjourn the meeting.

Boon/McNett: The motion carried 4-0.

The meeting adjourned at 4:12 pm.

Approved by:

Alan Grainger, Chair

Lara Lant, Administrative Specialist