

Call to Order (Attendance, Agenda, Ethics)
Ericksen Townhomes HDDP Subdivision PLN50804 HDDP
Commuter Comforts PLN50955 PRE
Wyatt Apartments PLN50165B SPR
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:17 p.m. Design Review Board (DRB) members in attendance were Jim McNett, Joseph Dunstan, Alan Grainger and Chris Gutsche. Jeff Boon, Jason Wilkinson, and Peter Perry were absent and excused. City staff present were Associate Planner Kelly Tayara, Planner Ellen Fairleigh, and Administrative Specialist Lara Lant who recorded the meeting and prepared minutes.

Ericksen Townhomes HDDP Subdivision PLN50804 HDDP

The applicant, John Bierly, presented information to the Design Review Board to receive comments on design guidelines. He wanted to ascertain there would be flexibility in the Ericksen Avenue Overlay Guidelines before proceeding with the project. Alan Grainger noted their recommendations would be for the all the buildings collectively, not just the proposed construction.

John Bierly presented slides of the proposed Housing Design Demonstration Project (HDDP) (SEE ATTACHED.) He wanted a clear recommendation that the plan would be approvable. Alan Grainger suggested reworking the site plans and developing a list of pros and cons to see how it satisfied both HDDP and Ericksen Avenue Overlay Guidelines. Kelly Tayara said the preapplication summary letter would be the city's recommendation to proceed.

Commuter Comforts PLN50955 PRE

City Planner Ellen Fairleigh introduced the project and stated the applicants wanted a preapplication comment on their proposal. Lisa Alfieri of Commuter Comforts described the project as a neighborhood walk-in café plus drive thru. She stated the site had opportunities for outdoor seating near the new Sound to Olympics Trail and they wanted to be a destination for cyclists and pedestrians. Ellen Fairleigh stated there were buffer and screening requirements to be considered as the applicant planned project connectivity to the trail and that Washington State Department of Transportation controlled the right of way along State Highway 305. Alan Grainger summarized issues to consider: Pedestrian connections between the building site and Highway 305, delineation of outdoor spaces, and collaboration between public spaces and landscaping, and buffer requirements.

Wyatt Apartments PLN 50165B SPR

Associate Planner Kelly Tayara said the applicant was seeking site plan review and formal recommendation of the Wyatt Apartments project. Bruce Anderson and Jim Cutler described modifications to the original project and presented a slide show (SEE ATTACHED.)

Motion: I move to advance the project as submitted with recommendations of widening the driveway; including canopies on both south and north elevations; consideration of contrasting pavement in entry drive; consideration of moving accessible parking spot to the west; planting larger caliper trees and retention of existing willow trees

Gutsche/McNett: The motion carried 4 – 0.

New/Old Business

There was no new or old business to discuss.

Adjourn

The meeting adjourned at 5:20 p.m.

Approved by:



Alan Grainger, Chair



Lara Lant, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
September 18, 2017

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Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
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