



DESIGN REVIEW BOARD
SPECIAL SCHEDULED MEETING
MONDAY, JANUARY 8, 2018
2:00 – 4:30 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 **Approve Minutes**
September 18, 2017
October 2, 2017
- 2:15 PM **Gary Christensen, Planning Director**
James Weaver, Building Official
Discuss Green Building Certification
- 2:30 PM **Gary Christensen, Planning Director**
Update on Latimore Report
- 3:00 PM **Commuter Comforts** [PLN50955 SPR](#)
Location: 617 High School Road
Project Manager: Ellen Fairleigh
Please see electronic file
The applicant is seeking recommendation from the DRB to convert the previous Key Bank building to a Commuter Comforts with a drive-through window.
- 4:00 PM **Jennifer Sutton, Senior Long Range Planner**
Select DRB liaison to the [Island Center Subarea Planning Steering Committee](#)
- 4:15 PM New/Old Business
- 4:30 PM Adjourn

For special accommodations, please contact Carla Lundgren, Planning & Community Development 206-780-3763 or at clundgren@bainbridgewa.gov

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

Call to Order (Attendance, Agenda, Ethics)
Ericksen Townhomes HDDP Subdivision PLN50804 HDDP
Eagle Harbor Condominiums Pre-Application PLN50953 PRE
Bainbridge Island Fire Department Station 22 PLN14200 SPR
Reconsideration of Design Review Board's Regular Meeting Day
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:15 pm. Design Review Board (DRB) members in attendance were Alan Grainger, Joseph Dunstan, Jim McNett, Chris Gutsche and Jason Wilkinson. Jeff Boon and Peter Perry were absent and excused. City staff present were Planning Manager Heather Wright, Associate Planner Kelly Tayara, Planner Ellen Farleigh, Administrative Specialist Carla Lundgren and Planning Permit Specialist Lara Lant who recorded the meeting and prepared minutes.

Ericksen Townhomes HDDP Subdivision PLN50804 HDDP

The applicant, John Bierly, described modifications to his conceptual plan of constructing five primary residences and five Accessory Dwelling Units (ADU.) The revised plan opened up the view to the existing historic house, increased project landscaping, and contained approximately 12% open space. This plan allowed for greater density and more interesting variety in unit form. (SEE PRESENTATION.) Alan Grainger suggested rotating the units approximately 20% to increase space between the buildings as well as improve traffic flow.

Eagle Harbor Condominiums Pre-Application PLN50953 PRE

Eagle Harbor Condominiums sought pre-application comments and recommendation for a reclad of both condominium buildings and accompanying structures to repair damage from rain and weather. The project scope included removal of cement plaster, doors, and windows; examination of the structure and reinsulating and repairing as necessary; and recladding the buildings and replacing doors and windows. Homeowners would remain on site during work. Existing landscaping would be altered. (SEE PRESENTATION.) Charles Schmid, representing the Association of Bainbridge Communities, asked if this project would affect the public easement trail. The reply was no, the project would have no impact on the trail.

Motion: I move that we accept the site plan as shown with colors and materials as shown. The applicant will not have to return to the Design Review Board for a second review.

Dunstan/McNett: Motion carried 5-0.

Bainbridge Island Fire Department Station 22 PLN14200 SPR

Bainbridge Island Fire Department (BIFD) sought review of a minor revision to an approved site plan. Interim Planning Manager Heather Wright introduced the project, noting BIFD was scaling down the building to a degree that the Design Review Board should review the project plans again. No formal action was required but the interim planning manager wanted the DRB to see the new design and support the changes. The square footage of the building would be reduced by 3,500 square feet but there would be no change to the landscape design (SEE PRESENTATION.)

Motion: I move we formally recognize the additional review of Station 22 and approve the changes being suggested.

Wilkinson/Gutsche: The motion carried 5-0.

Reconsideration of Design Review Board's Regular Meeting Day

After brief discussion, it was agreed there will be no change to the regular meeting day.

New/Old Business

Alan Grainger stated Jeff Boon was resigning from the Design Review Board. Lara Lant was requested to prepare a certificate of achievement and ask Jeff to refer colleagues in his line of work to apply for his position.

Alan Grainger asked Heather Wright what actions the Design Review Board might take to pursue review of subdivisions and whether the Planning Department support that review. Heather Wright replied she would like their review to improve design of these types of land use. She suggested they read the subdivision chapter of the Bainbridge Island Municipal Code and she could review it with them at the next Design Review Board meeting.

Charles Schmid commented on the earlier Ericksen Townhome HDDP Subdivision conversation. Reference of waivers and variances by the applicant were interpreted by Mr. Schmid as a request for a waiver from the city. There were reasons for existing rules and setbacks.

Adjourn

The meeting adjourned at 5:15 pm.

Approved by:

Alan Grainger, Chair

Lara Lant, Permit Specialist