CITY OF
BAINBRIDGE ISLAND

Design Review Board
Regular Scheduled Meeting
Monday, April 15, 2019
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	Approval of Minutes March 18, 2019 & April 1, 2019
2:10 PM	Grow Community – Final Phase Project Manager: Heather Wright Conceptual Proposal Review Meeting *Materials provided by applicant*
2:40 PM	Pleasant Beach Village – Fairyland Project Manager: David Greetham Design Guidance Meeting *See materials attached*
3:40 PM	Bainbridge Hildebrandt Apartments Project Manager: Kelly Tayara Design Guidance Meeting *Materials provided by applicant*
4:40 PM	New/Old Business
4:45 PM	Adjourn

Click Here to view the Land Use Review Process Table
For special accommodations, please contact Carla Lundgren, Planning & Community Development 206-780-3763 or at clundgren@bainbridgewa.gov

CITY OF
BAINBRIDGE ISLAND

Design Review Board
Regularly Scheduled Meeting Minutes
Monday, March 18, 2019

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – March 4, 2019
Discuss Design Guidelines Update
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)
Chair Joseph Dunstan called the meeting to order at 2:01 PM. Design Review Board members in attendance were Jim McNett, Jason Wilkinson, Carl Yurdin, Peter Perry and Alan Grainger. Jane Rein was absent and excused. City Staff present were Public Works Engineer Mark Epstein and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts noted.

Review and Approval of Minutes – March 4, 2019
The DRB asked for meeting handouts to be attached to draft minutes as part of the packet instead of waiting for the final, published minutes.

> **Motion: I move that we approve the meeting minutes a shown.**
> **McNett/Yurdin: Passed Unanimously**

Discuss Design Guidelines Update
Public Works Engineer Mark Epstein provided an update and facilitated the discussion along with City consultants Lesley Bain and Jeff Aranjo from Framework.

David Graff, Citizen – Participated in public meeting and spoke in favor of sustainable and green design while keeping the Island character.

Charles Schmid, Association of Bainbridge Communities – Asked how to send in comments and where to access presentations.

New/Old Business
Vacancies for Design Review Board in June are 3 certain and 2 possible.

Chair Dunstan reviewed his meeting with planning manager Heather Wright regarding the new DRB review process. DRB comments included:
1. New applicants should review project with planning staff prior to DRB concept meeting to ensure applicant is aware of critical areas or other regulations.
2. A project planner should attend Mtg #2: Design Guidance and Mtg #3: DRB review/approval

DRAFT

Adjourn
The meeting was adjourned at 4:32 PM.

Approved by:

_____	_____
Joseph Dunstan, Chair	Jane Rasely, Administrative Specialist

DRAFT

CITY OF
BAINBRIDGE ISLAND

Design Review Board
Regular Scheduled Meeting Minutes
Monday, April 1, 2019

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – March 18, 2019
Development Review Process Update
Pleasant Beach Village – Fairyland
Pavilion/Blue Canary
DRB/PC Review of New Sign Ordinance
Review of Design Guidelines Gap Analysis
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)
Chair Joseph Dunstan called the meeting to order at 2:01 PM. Design Review Board members in attendance were Jim McNett, Carl Yurdin, Peter Perry and Alan Grainger. Jane Rein and Jason Wilkensen was absent and excused. Planning Commission liaison Don Doman was present. City Staff present were Planning Director Gary Christensen, Planning Manager Heather Wright, Senior Planner David Greetham, Senior Planner Kelly Tayara and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts noted.

Review and Approval of Minutes – March 18, 2019

Motion: I move that we approve the meeting minutes with the addition of the following, "New/old business: Chair Dunstan reviewed his meeting with planning manager Heather Wright regarding the new DRB review process. DRB comments included:

1. New applicants should review project with planning staff prior to DRB concept meeting to ensure applicant is aware of critical areas or other regulations.
2. A project planner should attend Mtg #2: Design Guidance and Mtg #3: DRB review/approval"

Dunstan/Perry: Passed Unanimously

Development Review Process Update – Gary Christensen, Planning Director
Discussion Only

Pleasant Beach Village – Fairyland: Conceptual Proposal Review Mtg
Project Manager: David Greetham
Presentation Only

Pavilion/Blue Canary: Design Guidance Meeting
Project Manager: Kelly Tayara

DRAFT

Gary Christensen, Planning Director recapped the requests from the DRB to the applicant as follows:

- The DRB agrees that moving the existing auto repair to another location on the site is supported
- The DRB asked the applicant to come back with a more refined site plan to include: conceptual designs of ingress and egress, how the auto show building will relate to the adjoining properties, design of exterior of buildings, pedestrian access, internal flow, site flow, roads labeled on plans, landscaping (show trees), complete site analysis
- Alternate location of the garage entrance for residence

DRB/PC Review of New Sign Ordinance
Discussion Only

Review of Design Guidelines Gap Analysis
Discussion Only

Public Comment: Charles Schmidt asked for a copy of the Gap Analysis Report. Ms. Lundgren agreed to forward a copy of the report to Mr. Schmidt once received from Chair Joe Dunstan.

New/Old Business

Adjourn
The meeting was adjourned at 4:45 PM.

Approved by:

_____ _____

Joseph Dunstan, Chair Carla Lundgren, Administrative Specialist

DRAFT

PBV FAIRYLAND

PROJECT DIRECTORY

OWNER:	PBPBS, LLC 5424 SANDPOINT WAY NE SEATTLE, WA 98105 TEL: (206) 527.3801 EMAIL: GGUSTAFSON@WINDERMERE.COM
ARCHITECT:	WENZLAU ARCHITECTS CHARLIE WENZLAU 490 MADISON AVENUE NORTH #105 BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.6882 FAX: (206) 780.9288 CHARLIE@WENZLAUARCHITECTS.COM
LANDSCAPE ARCHITECT:	FISCHER BOUMA 9141 SALMON RUN LANE BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.5651
CIVIL ENGINEER:	MAP, LTD. 11309 CLEAR CREEK ROAD SILVERDALE, WA 98383

PROJECT INFORMATION

TAX PARCEL:	LOT E: #042402-1-100-2009 LOT H: #042402-1-103-2006 LOT J: #042402-1-104-2005
ADDRESS:	4746 LYNWOOD CENTER DRIVE NE BAINBRIDGE ISLAND, WA 98110
LOT AREA/DENSITY:	LOT E: .78AC (33,976 SF) PER BLA WITH LOT E LOT H: .21AC (9,132 SF) PER BLA WITH LOT H LOT J: .78AC (34,026 SF)
ALLOWABLE DENSITY:	PRE-BLA: 4 UNITS POST-BLA: 9 UNITS
ZONING:	R-5
SURROUNDING ZONING:	NORTH: R-5 SOUTH: R-5/NC EAST: R-1 WEST: R-5
SCOPE OF WORK:	7 RESIDENTIAL UNITS
LOT COVERAGE:	ALLOWABLE: 25% MAX.
HEIGHT LIMIT:	HEIGHT LIMIT: 25'
SETBACKS:	SETBACKS: FRONT: N/A SIDE: 15' COMBINED REAR: 15'
LANDSCAPE:	PERIMETER: NO REQUIREMENT (15' PER SPR APPROVAL)
CRTICAL AREAS:	SEVERE SOILS, SLOPE GREATER THAN 15%

DRAWING INDEX

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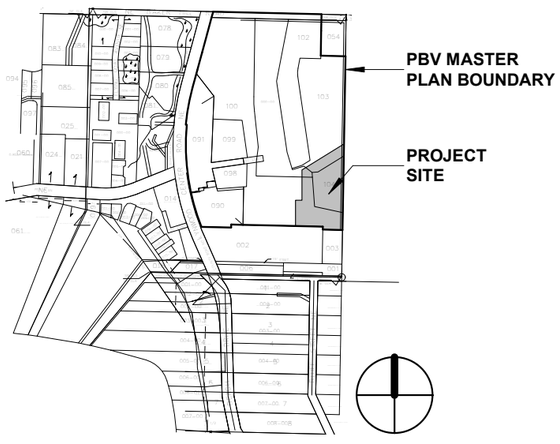
A 3	BLA
A 4	CONTEXT MAP
A 5	PARTIAL SITE PLAN
A 6	FLOOR PLANS
A 7	ELEVATIONS
A 8	ELEVATIONS

VICINITY MAP



4/10/2019 8:25:22 AM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)

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PROJECT	1822
DATE	04/15/19

NO.	DESCRIPTION	DATE

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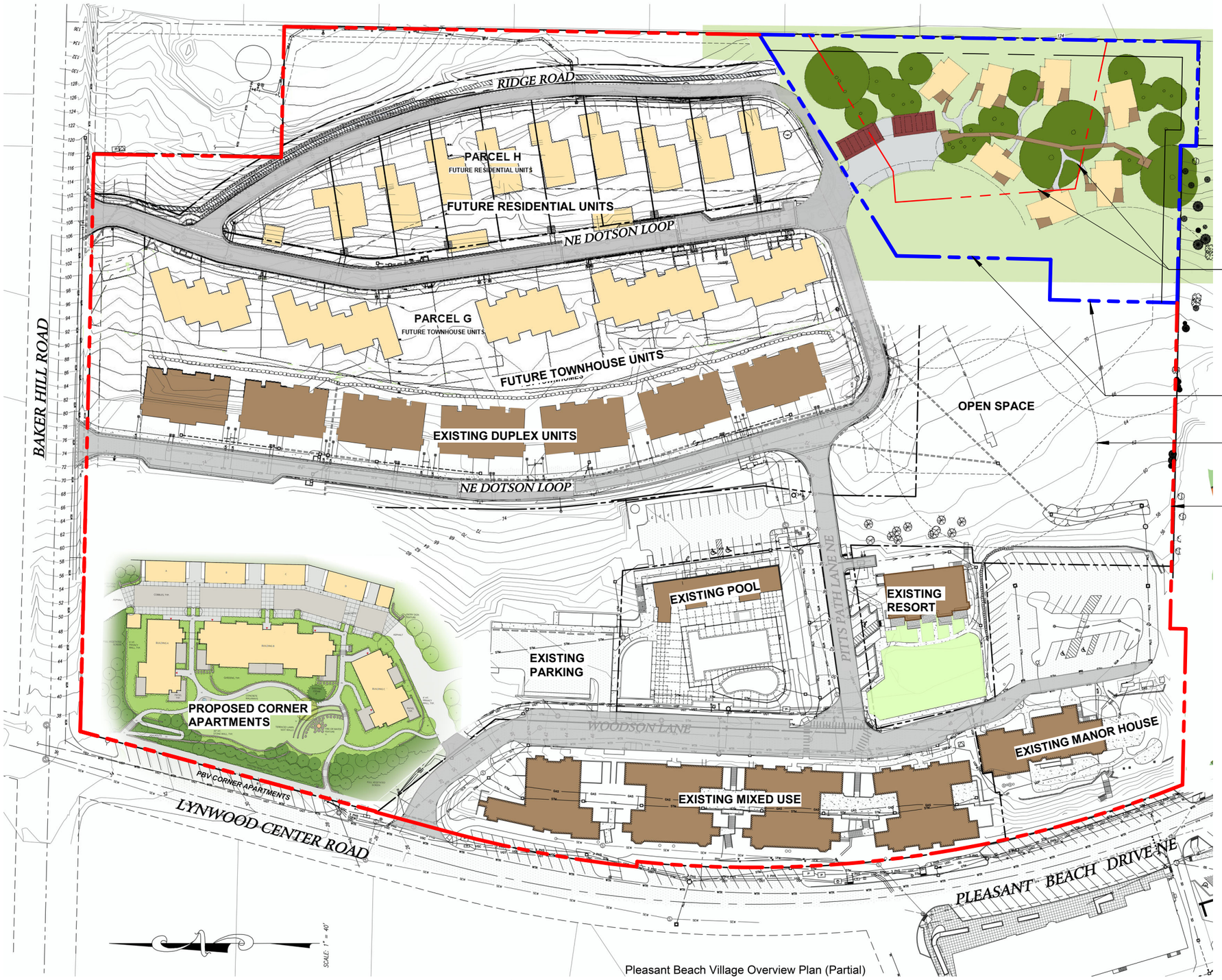
COVER

A 1



Pleasant Beach Village Overview Plan (Partial)

1 MASTER PLAN
1" = 100'-0"

4/10/2019 8:25:44 AM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)

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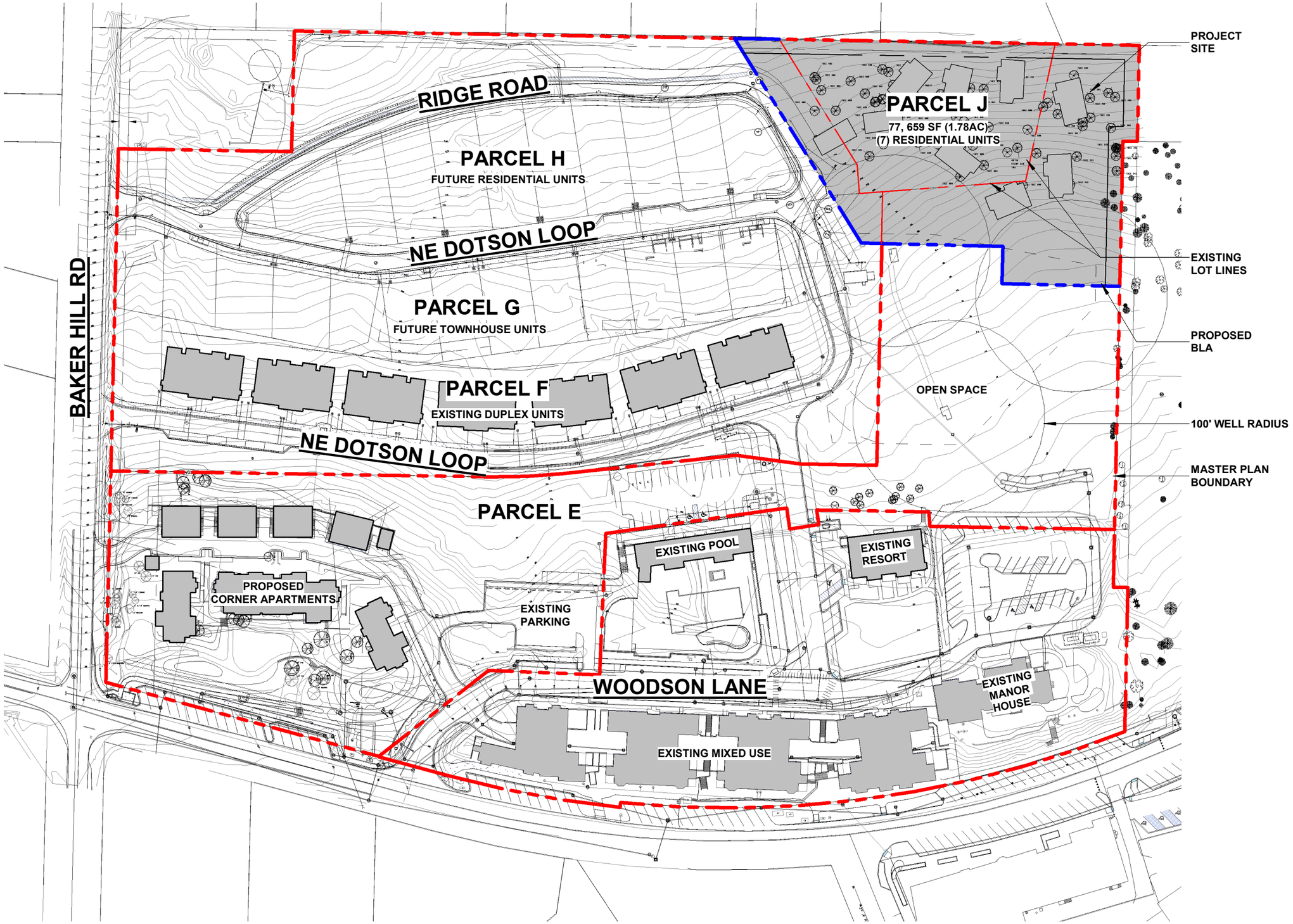
MASTER PLAN

A 2



1 SITE MASTER PLAN - PROPOSED BLA

1" = 100'-0"

0 40' - 0" 80' - 0"

4/10/2019 8:25:50 AM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)

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BLA

A 3

CONTEXT MAP (NOT TO SCALE)

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CONTEXT MAP

A 4

RECYCLING
GRAVEL PATH
15'-0" BUFFER
PROPOSED SITE
15' PERIMETER SETBACKS (PER SPR)
RETENTION TREES
PROPOSED RESIDENCES
TREES TO BE REMOVED
24" FIR
29" MAPLE
46" FIR STUMP ±10'
RIDGE ROAD
FUTURE RESIDENTIAL UNITS
GUEST PARKING
BOARDWALK
NE DOTSON LOOP
EXISTING LOT LINES
EXISTING PROPERTY LINE
FUTURE TOWNHOUSE UNITS
NE DOTSON LOOP
OPEN SPACE
N-C ZONING VACANT LAND
100' WELL RADIUS
PROPOSED BLA

0 40' - 0" 80' - 0"

1 SITE PLAN
1/32" = 1'-0"

(DRAWING SCALED FOR 11" X 17" PAPER SIZE)
4/10/2019 8:25:57 AM

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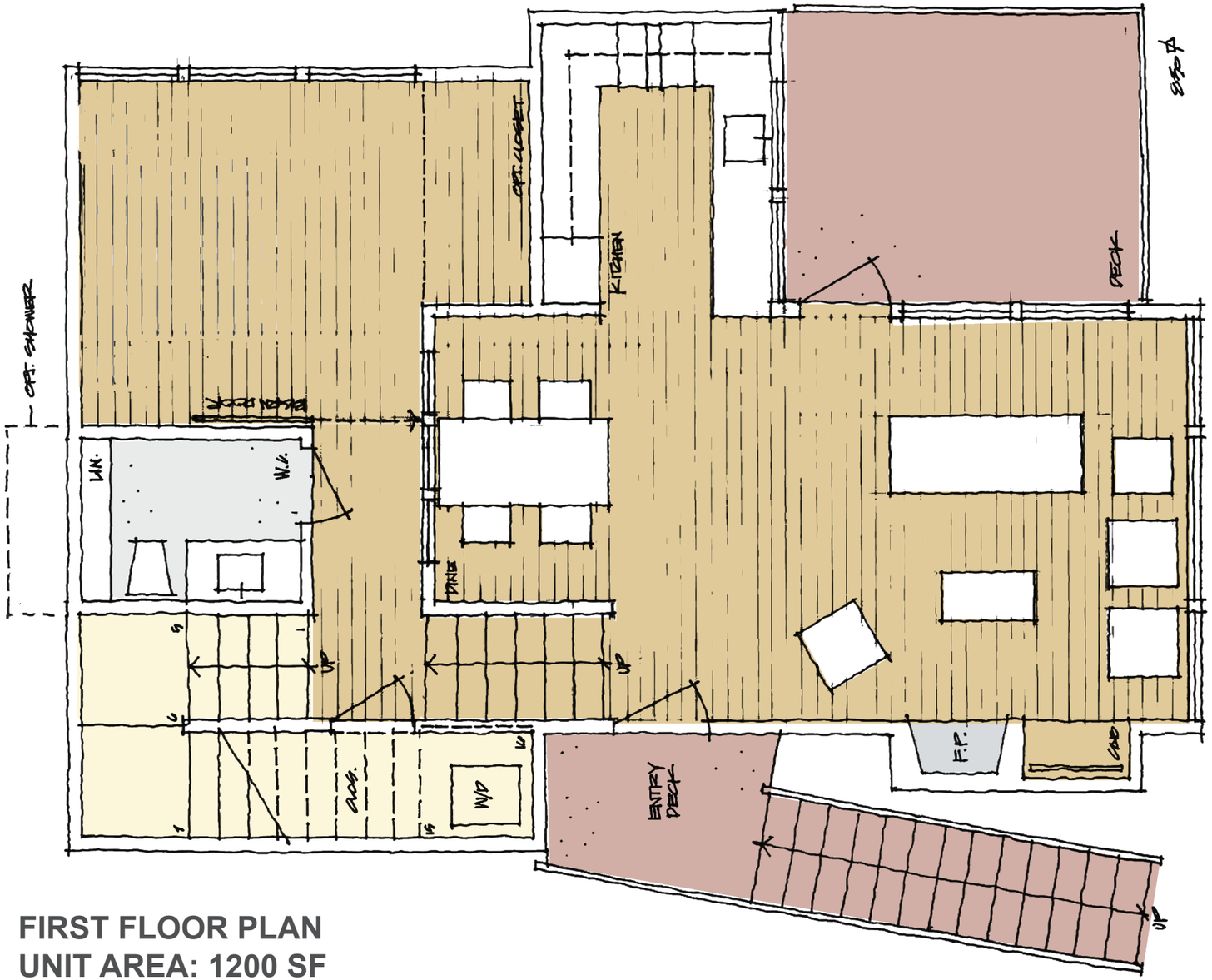
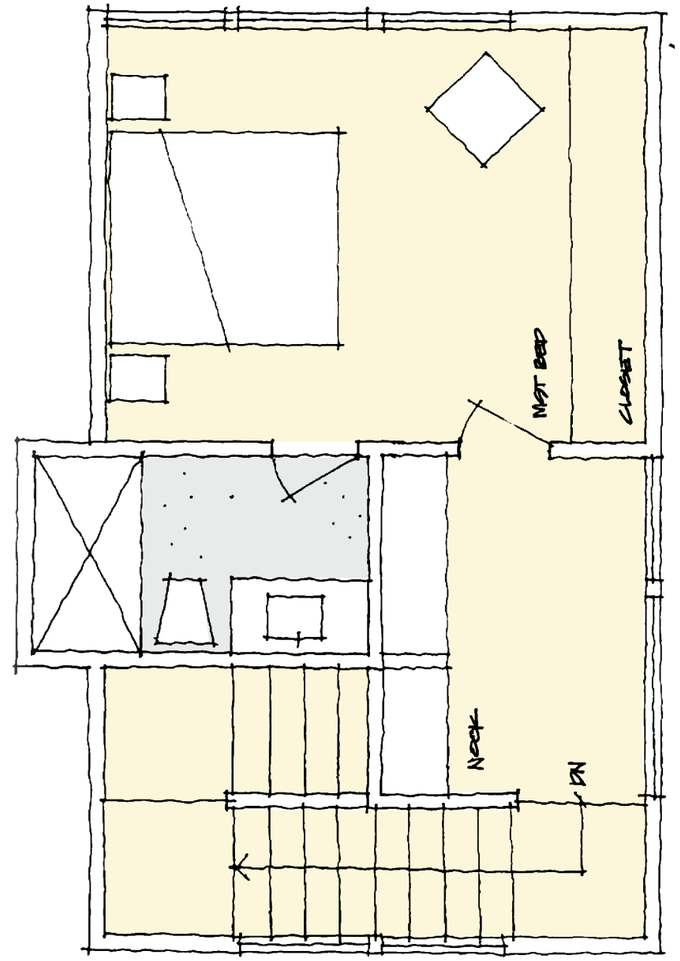
PARTIAL SITE PLAN

A 5



FIRST FLOOR PLAN
UNIT AREA: 1200 SF



SECOND FLOOR PLAN

SCALE: 1/4” = 1’-0”

0 0' - 0 1/4" 0' - 0 1/2"

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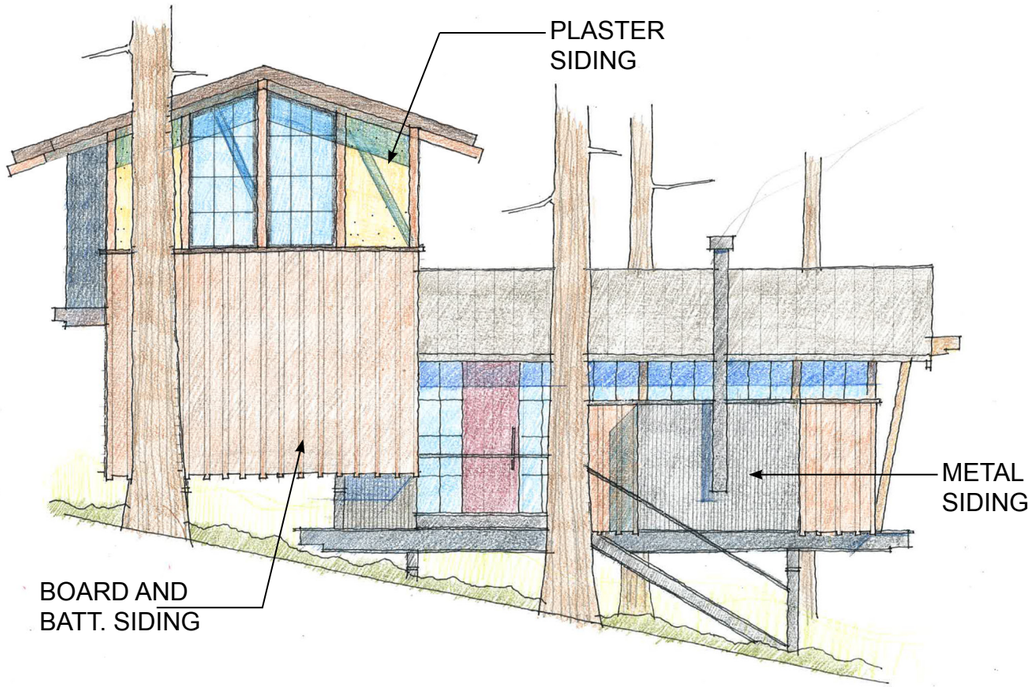
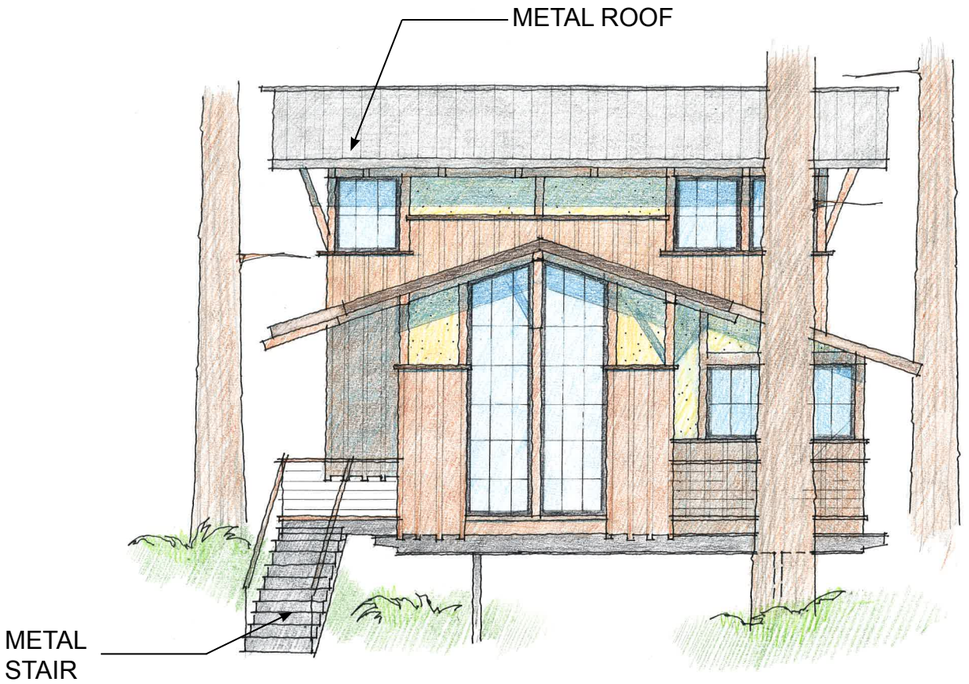
FLOOR PLANS

A 6



NORTH ELEVATION



WEST ELEVATION

SCALE: 1/8” = 1’-0”

0 0' - 0 1/8" 0' - 0 1/4"

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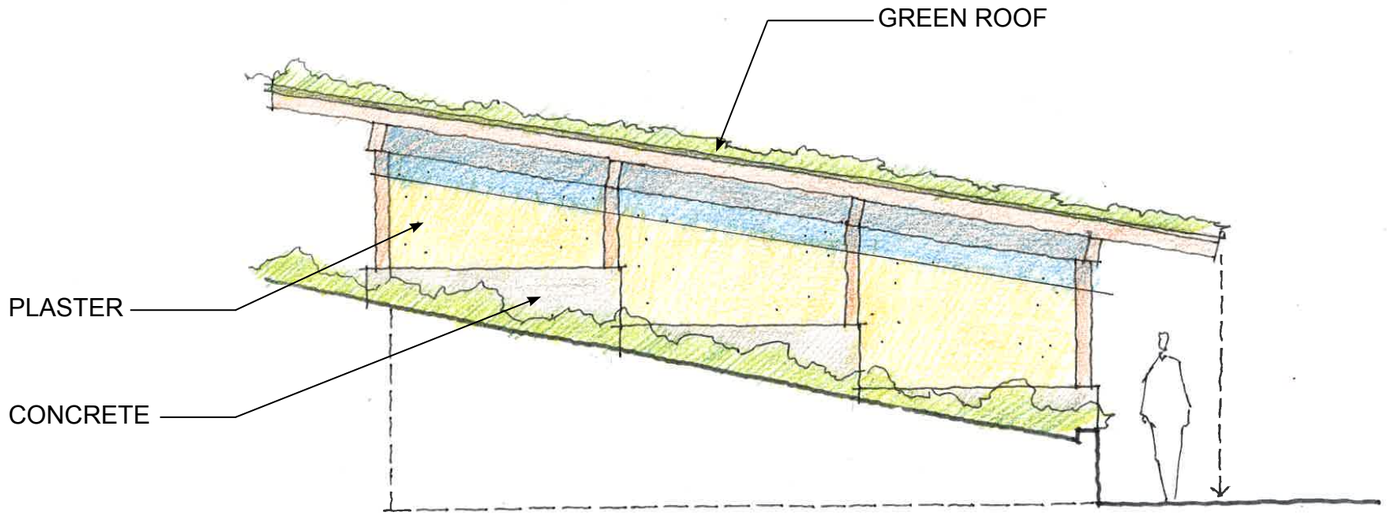
ELEVATIONS

A 7



NORTH ELEVATION @ GARAGE

SCALE: 1/4” = 1’-0”

0 0' - 0 1/4" 0' - 0 1/2"

WEST ELEVATION @ GARAGE

SCALE: 1/8” = 1’-0”

0 0' - 0 1/8" 0' - 0 1/4"

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ELEVATIONS

A 8