



**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**

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## **AGENDA**

- |         |                                                                                                                                                 |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics)                                                                                                      |
| 2:05 PM | Approval of Minutes<br>March 18, 2019 & April 1, 2019                                                                                           |
| 2:10 PM | Grow Community – Final Phase<br>Project Manager: Heather Wright<br>Conceptual Proposal Review Meeting<br><i>Materials provided by applicant</i> |
| 2:40 PM | Pleasant Beach Village – Fairyland<br>Project Manager: David Greetham<br>Design Guidance Meeting<br><i>See materials attached</i>               |
| 3:40 PM | Bainbridge Hildebrandt Apartments<br>Project Manager: Kelly Tayara<br>Design Guidance Meeting<br><i>Materials provided by applicant</i>         |
| 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](mailto:clundgren@bainbridgewa.gov)

Call to Order (Attendance, Agenda, Ethics)  
Review and Approval of Minutes – March 18, 2019 & April 1, 2019  
Grow Community – Final Phase – Conceptual Review  
Pleasant Beach Village – Fairyland – Design Guidance  
Bainbridge Hildebrand Apartments – Design Guidance  
New/Old Business  
Adjourn

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**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 Alan Grainger, Peter Perry, Jason Wilkinson, Carl Yurdin and Jane Rein. Jim McNett was absent and excused. City Staff in attendance were Senior Planner David Greetham and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Alan Grainger stated he had friends who lived across the street from the Grow Community project but that it would not affect his ability to review the project.

Peter Perry asked to add an ordinance he was drafting to New/Old Business.

**Review and Approval of Minutes – March 18, 2019 & April 1, 2019**

**Motion: I move to approve the March 18, 2019 minutes.**  
**Grainger/Perry: Passed Unanimously**

**Motion: I move to approve the April 1, 2019 minutes.**  
**Grainger/Perry: Passed Unanimously**

**Grow Community – Final Phase – Conceptual Review**

Senior Planner David Greetham introduced the project on behalf of Project Manager/Planning Manager Heather Wright.

**Pleasant Beach Village – Fairyland – Design Guidance**

Charlie Wenzlau from Wenzlau Architects presented the project.

**Bainbridge Hildebrand Apartments – Design Guidance**

Moved to a later date.

**New/Old Business**

Peter Perry spoke about what he considered the “fundamental flaw” of the Design Review Board (DRB), i.e., the one-page ordinance that established the DRB. He stated that he felt the actual

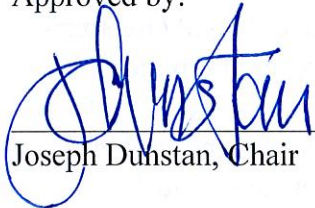
role of the DRB was to be the watchdog of the City's Comprehensive Plan. He provided a draft revision of the ordinance for comments and revisions. Councilman Ron Peltier suggested they ask the Council for support to add it to the 2019 DRB workplan.

Chair Dunstan let everyone know that he had responded to Mr. Saunders e-mail on behalf of the DRB.

**Adjourn**

The meeting was adjourned at 4:19 PM.

Approved by:



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Joseph Dunstan, Chair



---

Jane Rasely, Administrative Specialist





CITY OF  
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND  
DESIGN REVIEW BOARD – REGULAR MEETING

April 15, 2019

**PLEASE PRINT**

| Name                        | Affiliation            | Phone/ E-Mail                      | Join<br>ListServ<br>Yes/No |
|-----------------------------|------------------------|------------------------------------|----------------------------|
| ALAN GRANKER                | DRB                    | 206-276-3945                       | Yes                        |
| PETER PERRY                 | DRB                    |                                    |                            |
| Bill Moskin                 |                        | 206 780 9794                       | No                         |
| Pam Cole                    | citizen                |                                    |                            |
| Jane Rein                   | DRB                    |                                    |                            |
| Don Dorman                  | Plan Comm.             |                                    |                            |
| CARL YUROIN                 | DRB                    |                                    |                            |
| JOE DUKSTAN                 | DRB                    |                                    |                            |
| JASON WILKINSON             | DRB                    |                                    |                            |
| Donna Rodgers + Fred Hoffer | Citizen Grow Community | fhoffer@gmail.com                  | No                         |
| Jon Quist + Hannah          | Planning Commission    |                                    |                            |
| ROBERT DAVIS                | Architect              |                                    |                            |
| Maria Williams              | Applicant              |                                    |                            |
| Mark Hilderman              | Plaintiff Reach Hob    | m.hilderman@comcast.net            |                            |
| Bob Sorben                  | "                      | "                                  |                            |
| File Modie                  | "                      | "                                  |                            |
| Heidi Huber                 | Citizen                | 360-271-7292 dgrphly17@hotmail.com | Yes (already on?)          |





Aerial - context

SCALE: 1:0.74

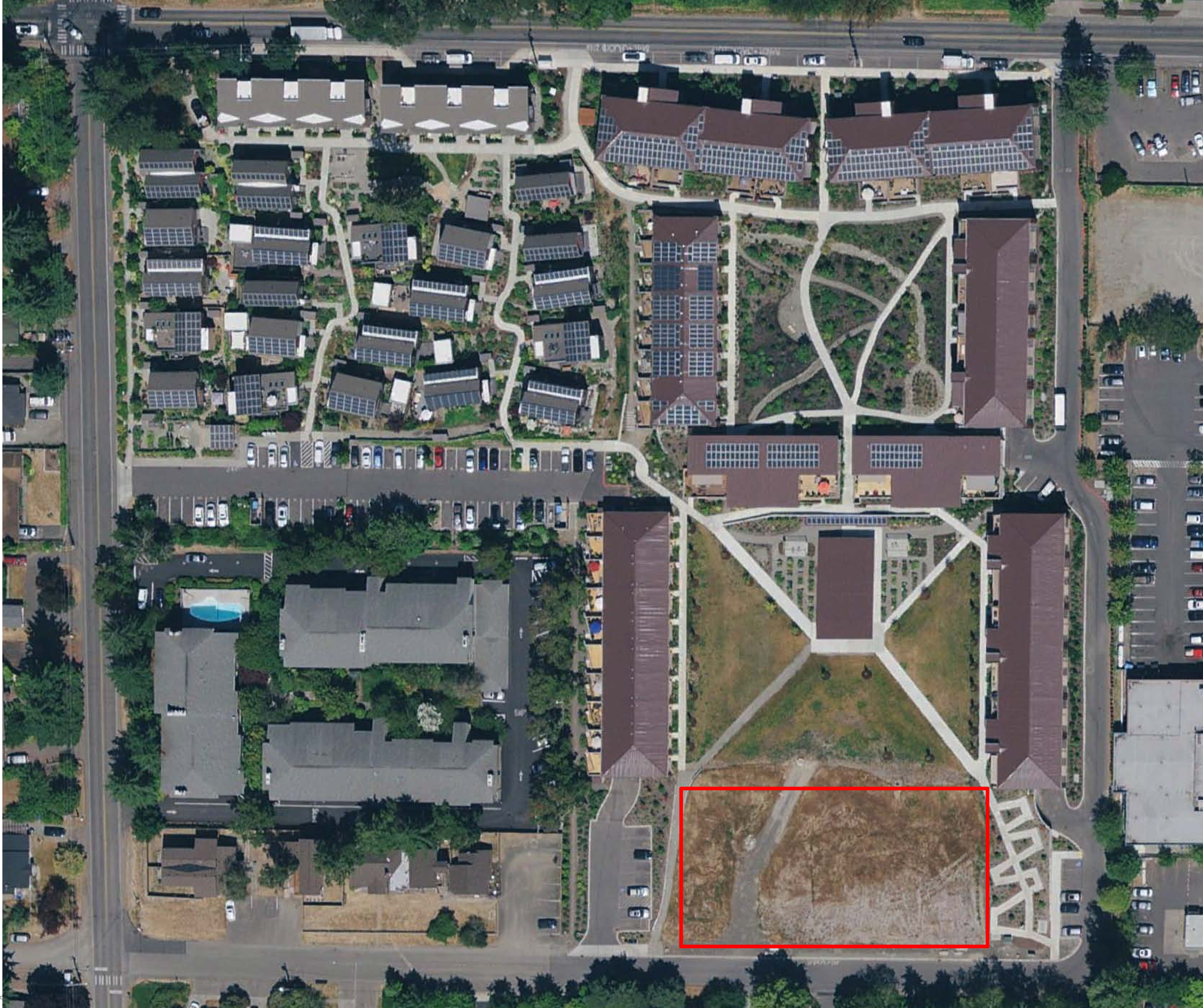
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A Market and Affordable Rate Community  
Bainbridge Island  
Washington 98110

| Revision | Date |
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DRB - Design Consult  
Aerial - Context  
1" = 40' UNO  
April 15, 2019







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DRB - Design Consult  
Aerial - Overall Site  
1" = 40' UNO  
April 15, 2019





Street View - west

SCALE: 1"=4.26'

2



Street View - east

SCALE: 1"=4.26'

4

| Revision | Date |
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Streetscape 6  
SCALE: 1:5.84



Streetscape 5  
SCALE: 1:5.84



Streetscape 4  
SCALE: 1:5.84



Streetscape 3  
SCALE: 1:5.84



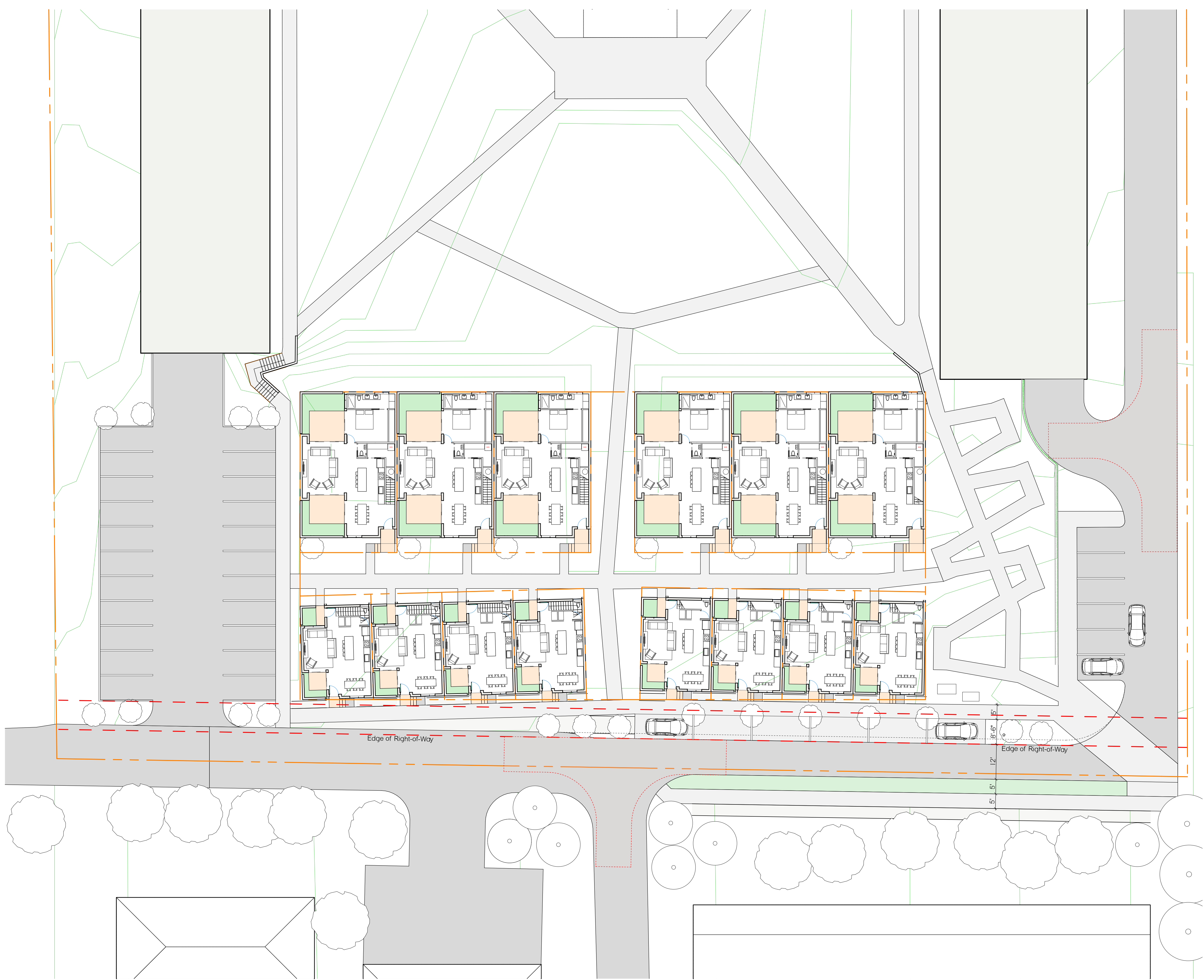
Streetscape 2  
SCALE: 1:5.84



Streetscape 1  
SCALE: 1:5.84

| Revision | Date |
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Site Plan / First Floor

SCALE: 1/16" = 1'-0"

1

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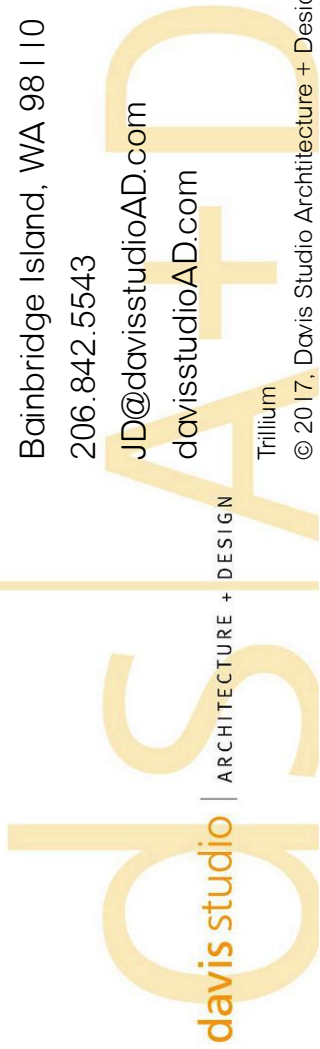
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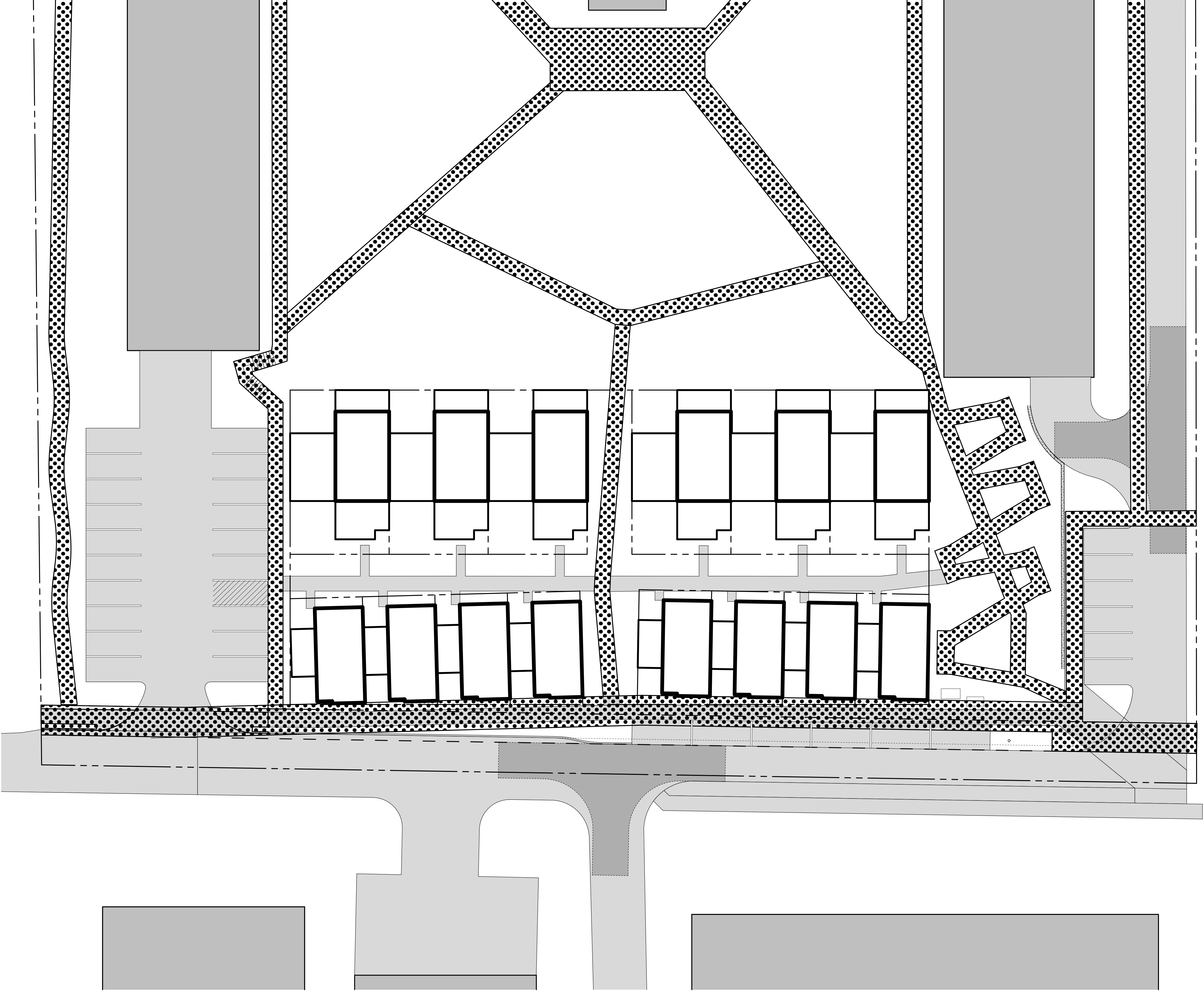
DRB - Design Consult  
Site Plan  
1" = 40' UNO  
April 15, 2019

05

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Site - Plat

SCALE: 1/16" = 1'-0"

1

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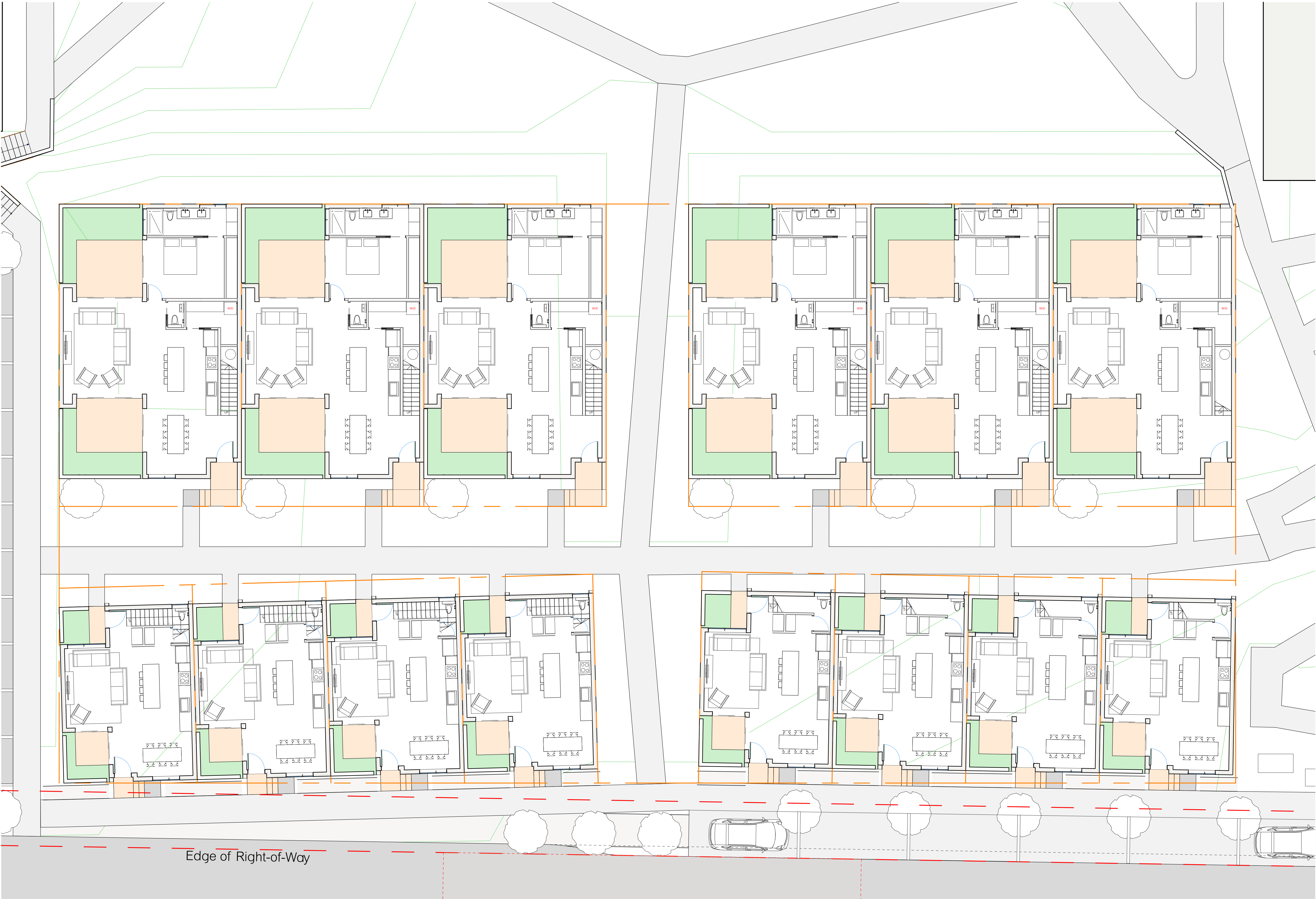
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DRB - Design Consult  
Site - Plat  
1" = 40' UNO  
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Edge of Right-of-Way

Site Plan / First Floor

SCALE: 1/8" = 1'-0"

1

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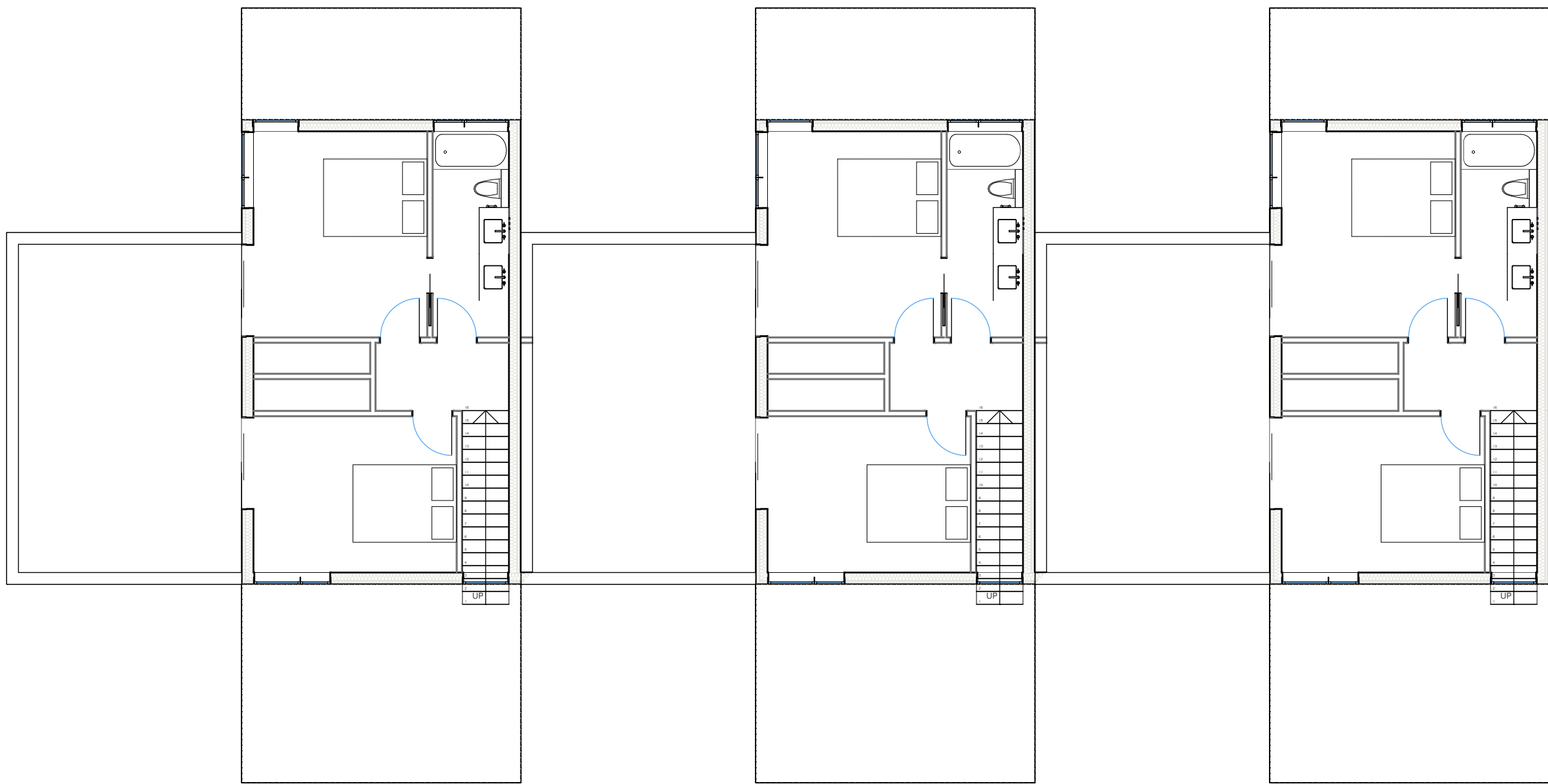
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DRB - Design Consult  
Site Plan - enlarged  
1" = 40' UNO  
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DRB - Design Consult  
Second Floor Plan  
1" = 40' UNO  
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from SE  
SCALE: 1"=100

1

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DRB - Design Consult  
from SE  
1" = 40' UNO  
April 15, 2019

09





from SW

SCALE: 1"=100'

1

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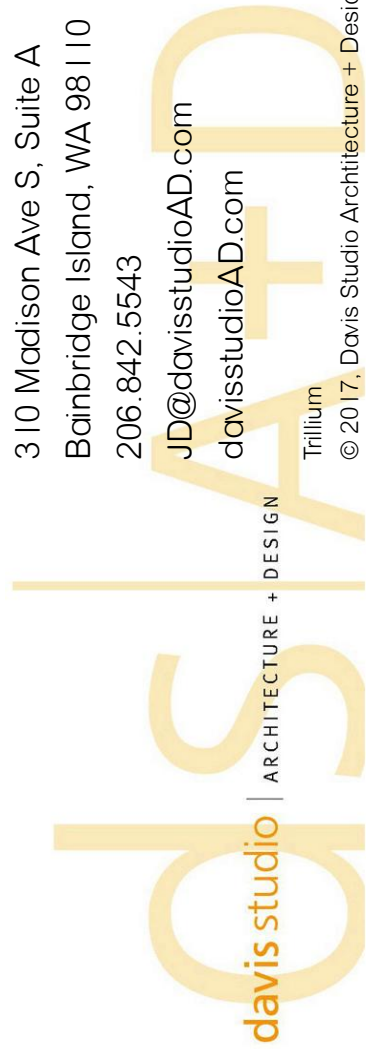
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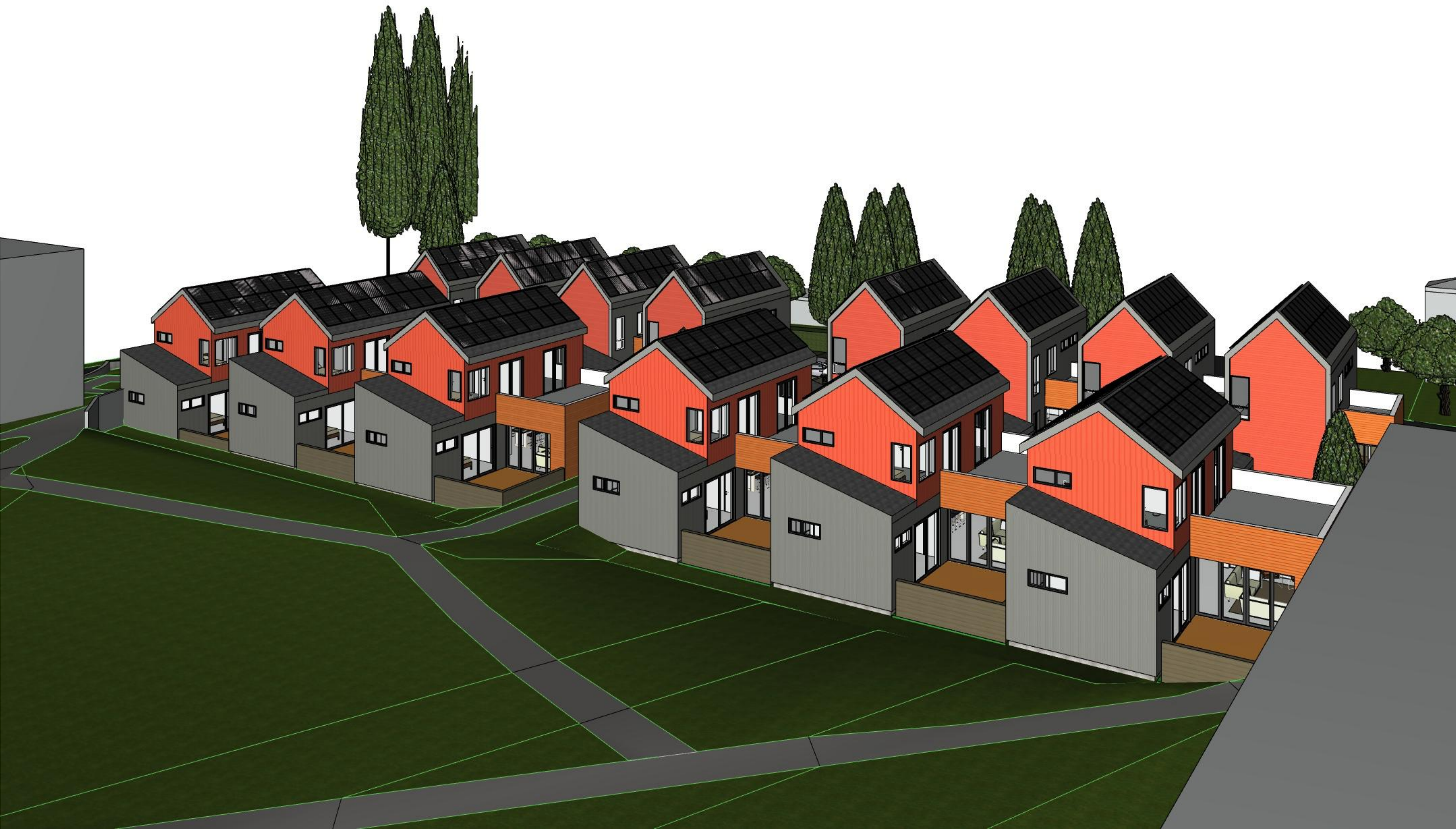
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DRB - Design Consult  
from SW  
1" = 40' UNO  
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from NW  
SCALE: 1"=40'

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DRB - Design Consult  
from NW  
1" = 40' UNO  
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from N  
SCALE: 1"=100'

1

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from N  
1" = 40' UNO  
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from NE  
SCALE: 1"=100' **1**

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from NE  
1" = 40' UNO  
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DRB - Design Consult  
Micro-hood  
1" = 40' UNO  
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Sheperd - street view east

SCALE: 1"=100'

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DRB - Design Consult  
Sheperd - street view east  
1" = 40' UNO  
April 15, 2019







Sheperd - street view west

SCALE: 1"=100'

1

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DRB - Design Consult  
Sheperd - street view west  
1" = 40' UNO  
April 15, 2019





Sheperd - street view west above

SCALE: 1"=100'

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DRB - Design Consult  
Sheperd - street view west  
above  
1" = 40' UNO  
April 15, 2019





Sheperd - streetview east above

SCALE: 1:100

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|          |      |
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DRB - Design Consult  
Sheperd - streetview east  
above  
1" = 40' UNO  
April 15, 2019

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# 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'

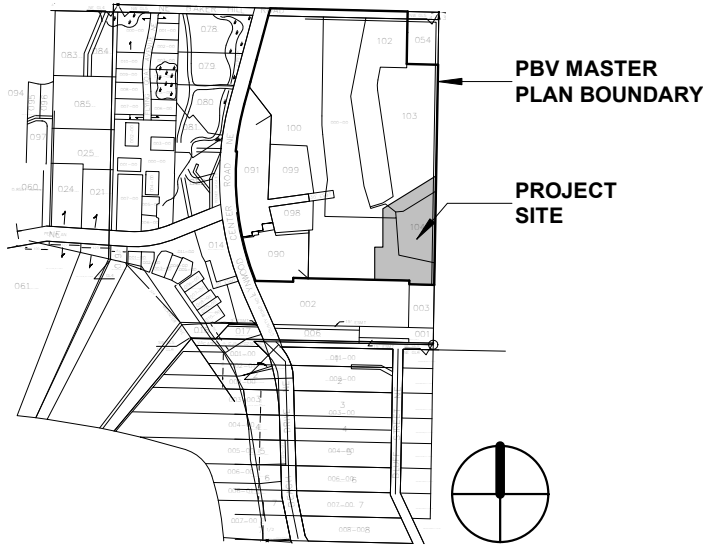
LANDSCAPE: PERIMETER: NO REQUIREMENT (15' PER SPR APPROVAL)

CRITICAL AREAS: SEVERE SOILS, SLOPE GREATER THAN 15%

## DRAWING INDEX

|     |                   |
|-----|-------------------|
| A 1 | COVER             |
| A 2 | MASTER PLAN       |
| A 3 | BLA               |
| A 4 | CONTEXT MAP       |
| A 5 | PARTIAL SITE PLAN |
| A 6 | FLOOR PLANS       |
| A 7 | ELEVATIONS        |
| A 8 | ELEVATIONS        |

## VICINITY MAP



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M  
206.780.6882

PBV FAIRYLAND  
LYNNWOOD CENTER ROAD, NE  
BAINBRIDGE ISLAND, WA 98110  
OWNER: PBPBS, LLC

## DESIGN GUIDANCE

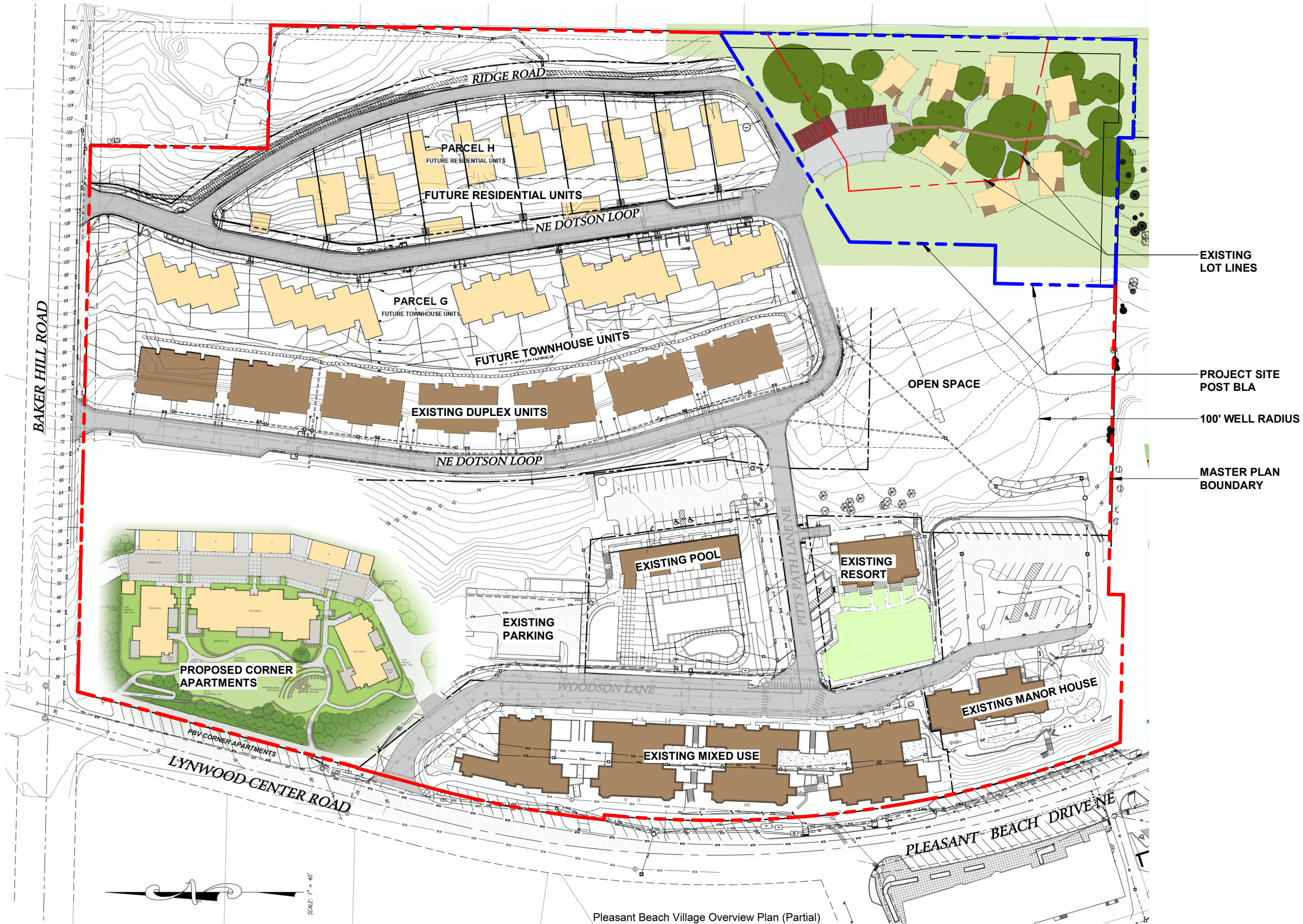
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| PROJECT | 1822        |      |
| DATE    | 04/15/19    |      |
| NO.     | DESCRIPTION | DATE |

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COVER

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MASTER PLAN

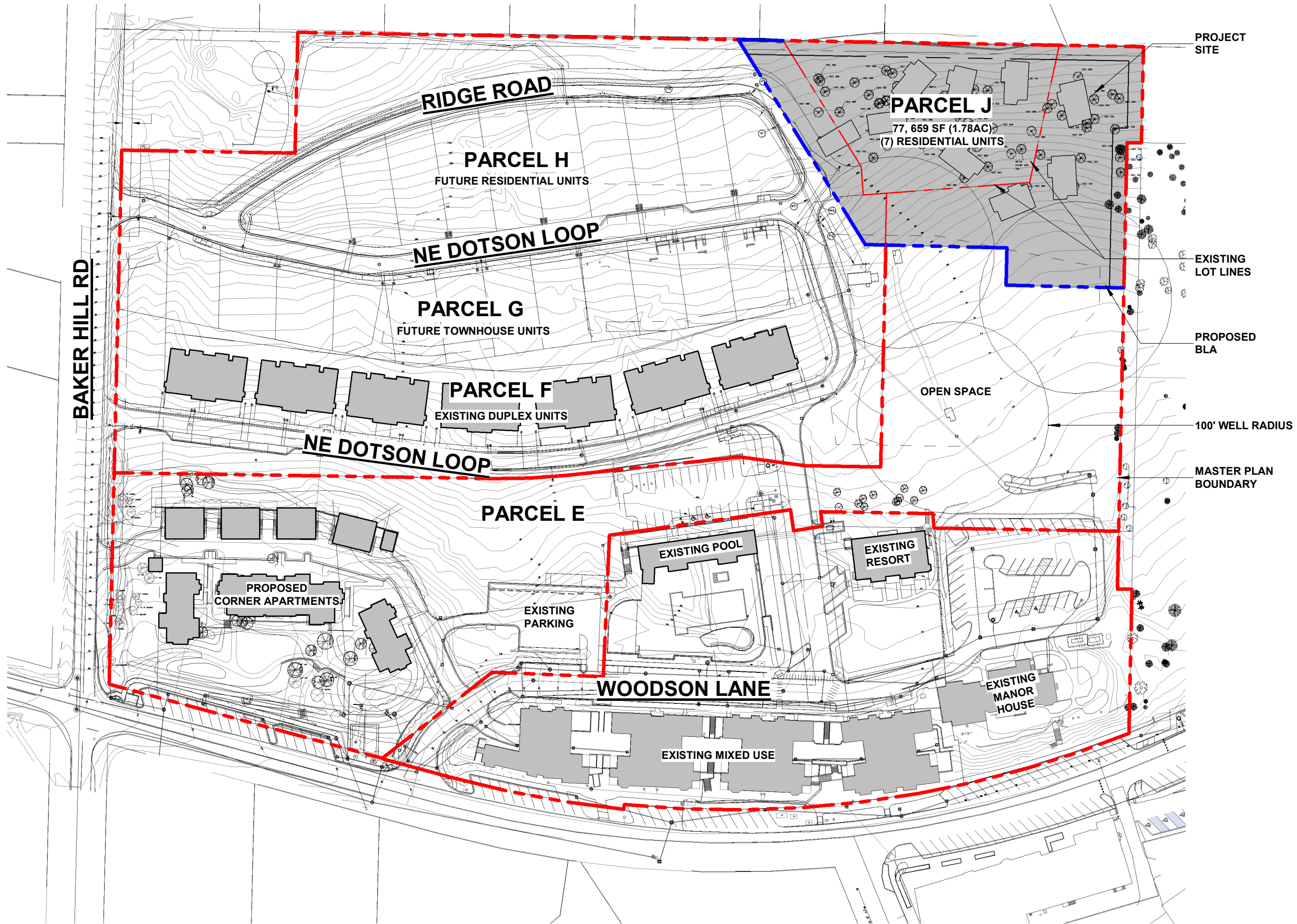


4/10/2019 8:25:50 AM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)

1

SITE MASTER PLAN - PROPOSED BLA

1" = 100'-0"



DESIGN GUIDANCE

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BLA





CONTEXT MAP (NOT TO SCALE)



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LYNNWOOD CENTER RD, NE  
BAINBRIDGE ISLAND, WA 98110  
OWNER: PBPBS, LLC

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|         |          |
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CONTEXT MAP



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



1

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



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OWNER: PBPBS, LLC

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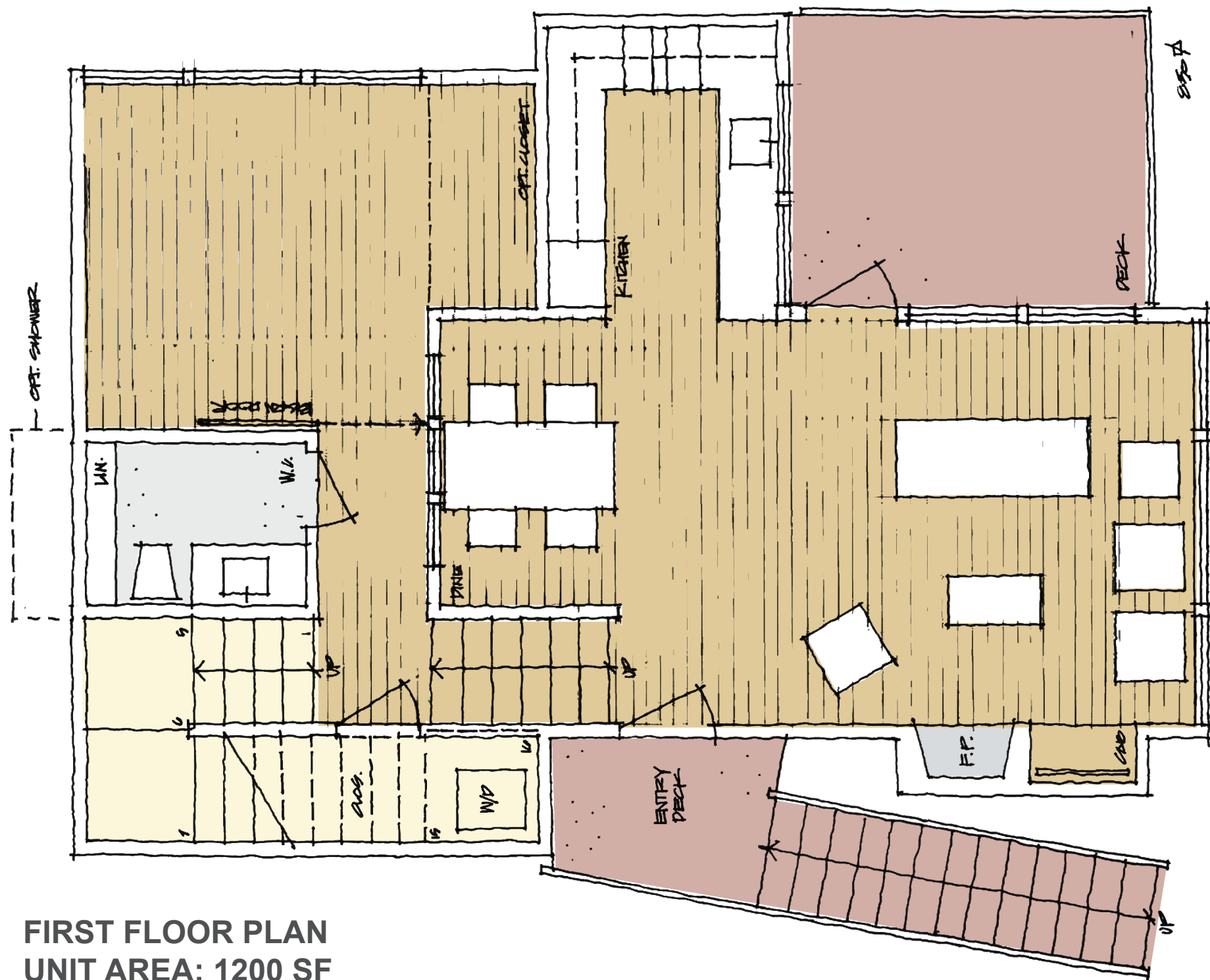
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PARTIAL SITE PLAN

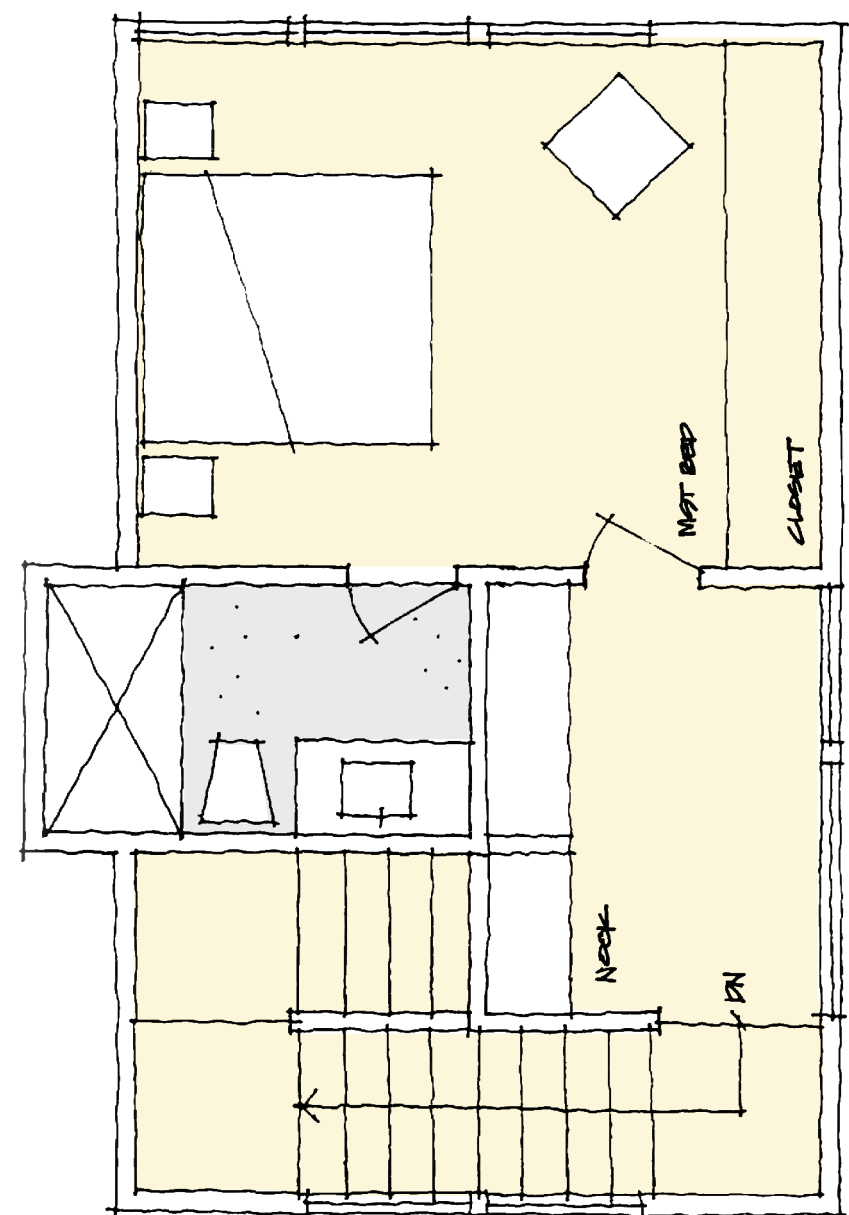
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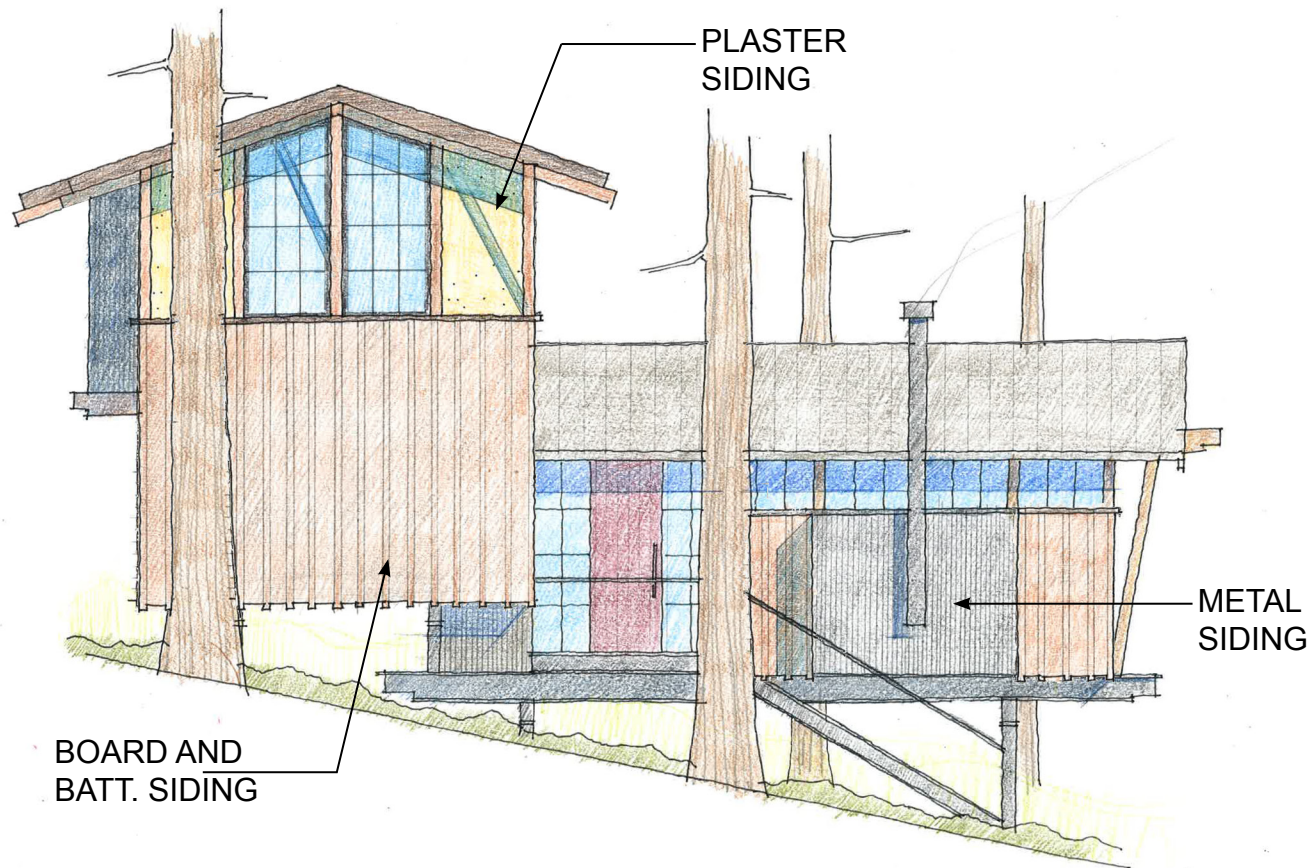
FIRST FLOOR PLAN  
UNIT AREA: 1200 SF

SCALE: 1/4" = 1'-0"



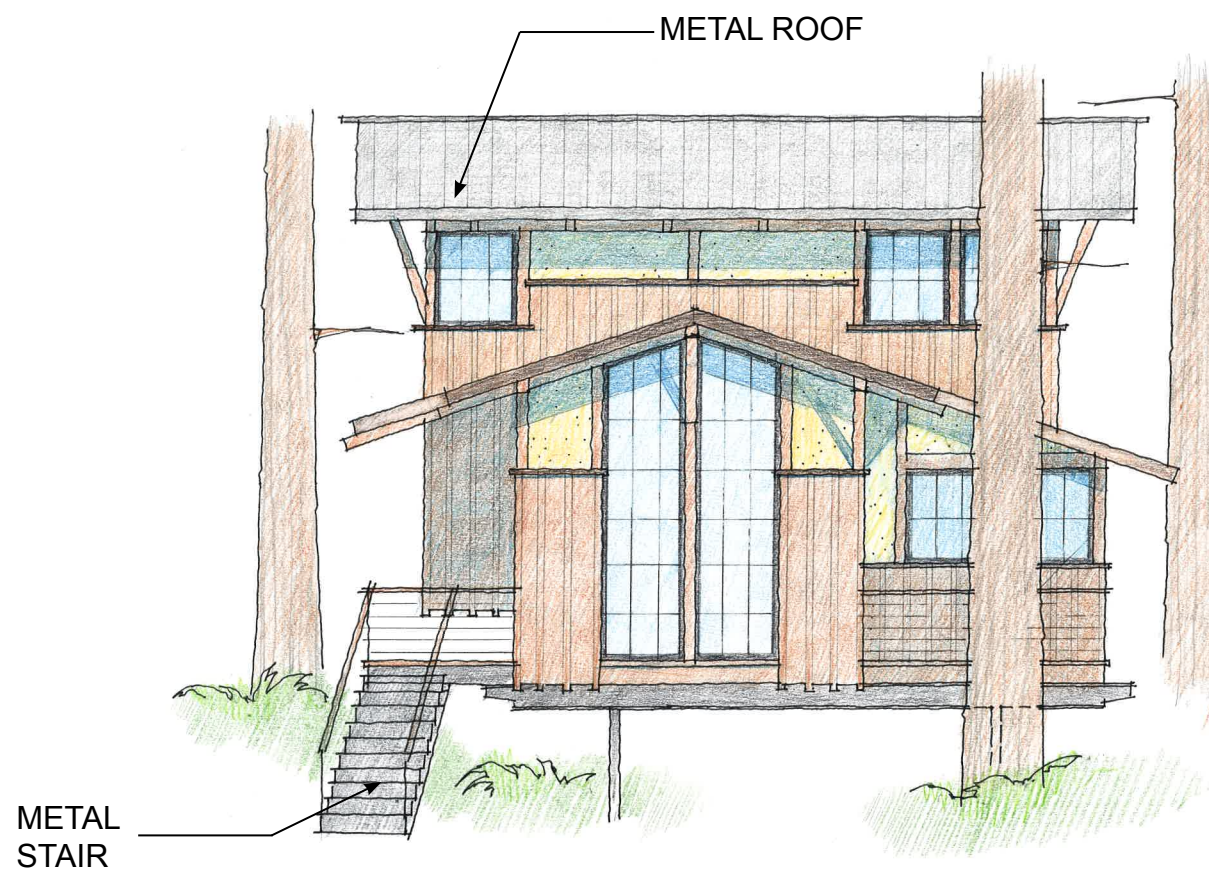
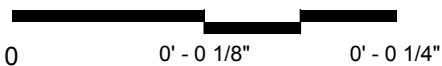
SECOND FLOOR PLAN





**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

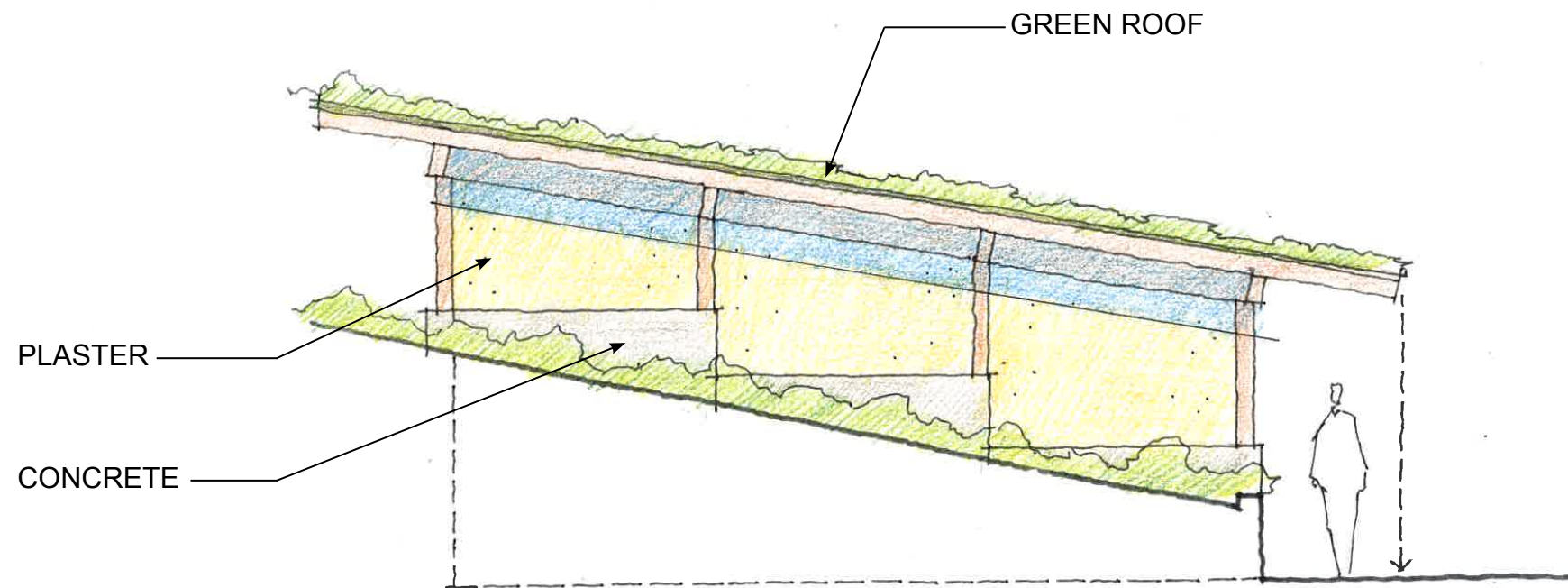
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**ELEVATIONS**

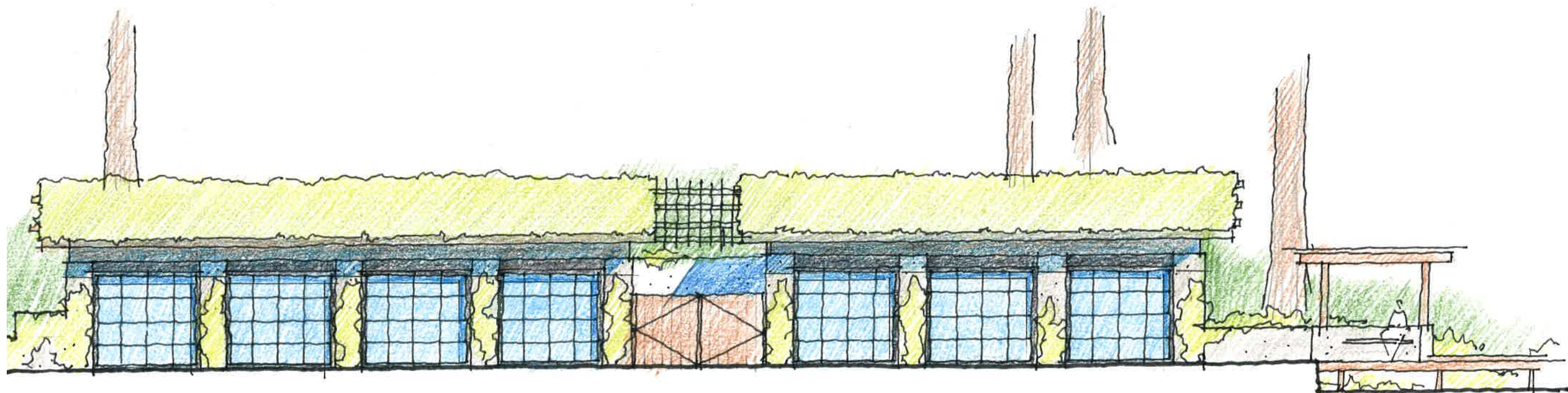




**NORTH ELEVATION @ GARAGE**

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"

**DESIGN GUIDANCE**

PROJECT 1822  
 DATE 04/15/19

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**ELEVATIONS**