

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – August 5, 2019
Discuss DRB McDonald's Memo
Bainbridge Historical Museum ([PLN51540](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Peter Perry, Jane Rein, Michael Loverich, Shawn Parks, Laurel Wilson and Todd Thiel. City Staff present were Interim Planning & Community Development Director Heather Wright, Interim Planning Manager David Greetham and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Michael Loverich disclosed his family had a long history of association with the Bainbridge Island Historical Museum.

Review and Approval of Minutes – August 5, 2019

Motion: I move to approve.

Rein/Perry: Passed Unanimously

Discuss DRB McDonald's Memo

Interim Planning & Community Development Director Heather Wright gave a brief background on minor adjustments and why the Department asked for their input on the adjustment to the original McDonald's site plan. The Design Review Board (DRB) expressed concern over their lack of preparation/understanding for what was called a "courtesy" presentation. Of special concern were the parameters that triggered a review by the DRB. Ms. Wright stated the Department was looking at that section of code and she would ask that the minor adjustments section become part of the review process (see attached memo).

Interim Planning Manager David Greetham provided an update on the McDonald's application since the last DRB meeting.

Bainbridge Historical Museum ([PLN51540](#))

Mr. Greetham introduced the conceptual project and James Cutler (Cutler Anderson Architects) made the presentation. Preservation of the significant trees on the property was discussed and revealed as a concern to both the applicant and the DRB. The DRB asked the planner, City and applicant to review the irrigation technique provided by the architect.

New/Old Business

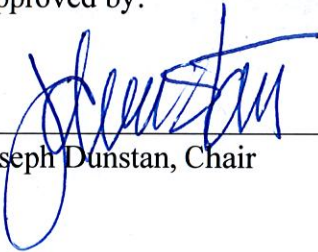
The "Conceptual Meeting" as it pertained to the first meeting with the DRB was discussed. The DRB agreed they would like the meeting to be 60 minutes as opposed to the current 30 minutes. Ms. Rein advocated for the process in place but wanted to find a way to follow it in a timely manner. Ms. Wilson felt the process was backward and that projects should go through the Planning Division process before coming to the DRB. City Council Member Ron Peltier stated he felt Council would be open to amending the order of the process if Planning, the DRB and Planning Commission presented a unified consensus.

It was also mentioned that the DRB would like to have signage and lighting review added into the Design Guidelines.

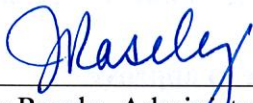
Adjourn

The meeting was adjourned at 4:00 PM

Approved by:



Joseph Dunstan, Chair



Jane Rasely, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
August 19, 2019**

PLEASE PRINT

**Join
ListServ
Yes/No**

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
Jon Reitsman	Planning Comm.		
LUCIANO MARANO	BI Review		
SANDY BURKE	BI HM	Sandy.b@bainbridge.net	✓
NOE DUNSTAN	DRB		
JANE REIN	DRB		
TOBB THIEL	DRB		
SHAWN PARKS	DRB		
Will Shopas	personal	wshopas@gmail.com	OK ✓
PETER PERRY	DRB		
Michael Loveich	DRB		
DAVID WILLIAMS	BIHM		
Brianne Krametz	BIHM		
RICK CHANDLER	BIHM		
JOAN WALTERS	BIHM		
GERALD ELFENDAH	BIHS	gelfenda@earthlink.net	✓
CHARLES SCHMID	ABC		
JIM MCNEH	BIHM		
David Greenham	PCD		

OVER

Don Donnan

LAUREN WILSON

PLANNING COMM.

DRB.

August 6, 2019

TO: Heather Wright, Interim Director of Planning

FROM: Design Review Board

RE: "Courtesy" presentation by McDonald's Reps to DRB 08/05/19

On August 5, 2019, McDonald's architect and corporate representative presented their plans for remodeling the existing McDonalds at High School road and Hwy 305 to the DRB. While we were glad to be informed of the proposed changes to the McDonalds façade and site plan and to offer comments and concerns regarding signage, lighting and landscaping, it was unclear what our role really was in this situation. The applicant was receptive, however, to our comments. The applicant stated that no changes to the existing landscape or trees is anticipated. Ellen Fairleigh indicated that the lighting and signage were still being reviewed by Aaron Poole for conformance to BIMC. Given the importance of lighting and signage to overall design, DRB will be requesting that lighting and signage be included in the new proposed Design Guidelines, which we shall do via memo to the Planning Commission in the next few weeks. In the meantime, DRB does have concerns about the project as described regarding lighting and signage and would like to follow up with the planning staff if possible.

Secondly, we share the concerns regarding community sentiment, as expressed by Charles Schmid, who attended this meeting and was familiar with the controversial history of McDonalds on the island almost thirty years ago. It was, after all, the appearance of McDonalds along with Safeway and associated "shopping center" businesses years ago that launched the community's action toward incorporation.

Another question pertains to threshold of change to a commercial property that triggers DRB review: how much change and how is change measured with regard to commercial exterior remodeling and rehabilitation projects? What is the policy or law directing administrative action as opposed to DRB and perhaps CP review? We ask these questions simply looking for clarification for future projects. Implicitly, DRB is ready and willing to offer review and help on these projects.

We would like to invite you and/or David Greetham to attend our next meeting on August 19 to address these issues and questions. We would be most grateful. Thank you for your support the DRB.

Sincerely,

Joseph C. Dunstan

Chair, Design Review Board

Bainbridge Historical Museum Narrative

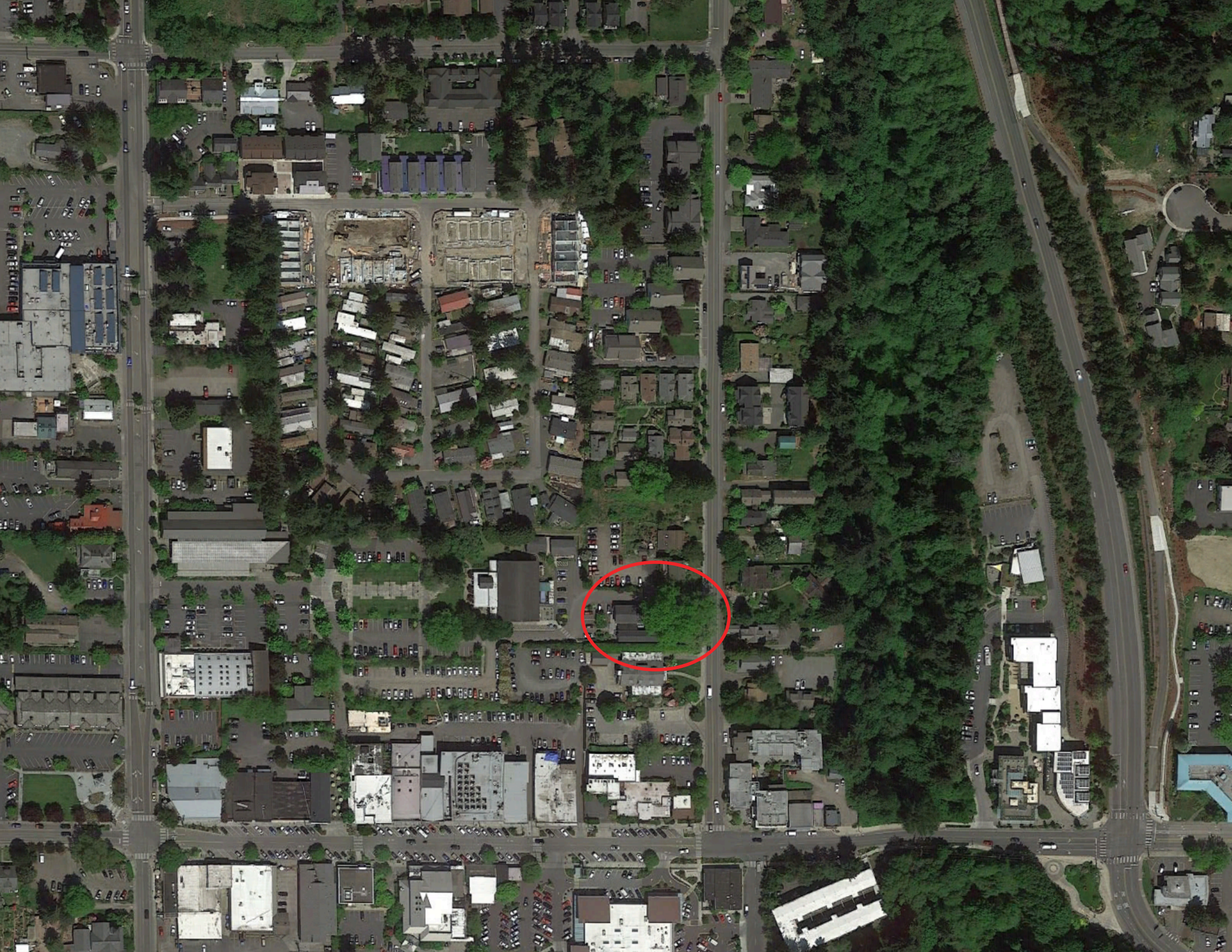
Proposed project is an expansion of the existing museum at it's current location on Erickson Avenue. The expansion includes archival space, additional administrative space, gallery space and the return of the historical school house to a flexible meeting space rather than exhibit space.

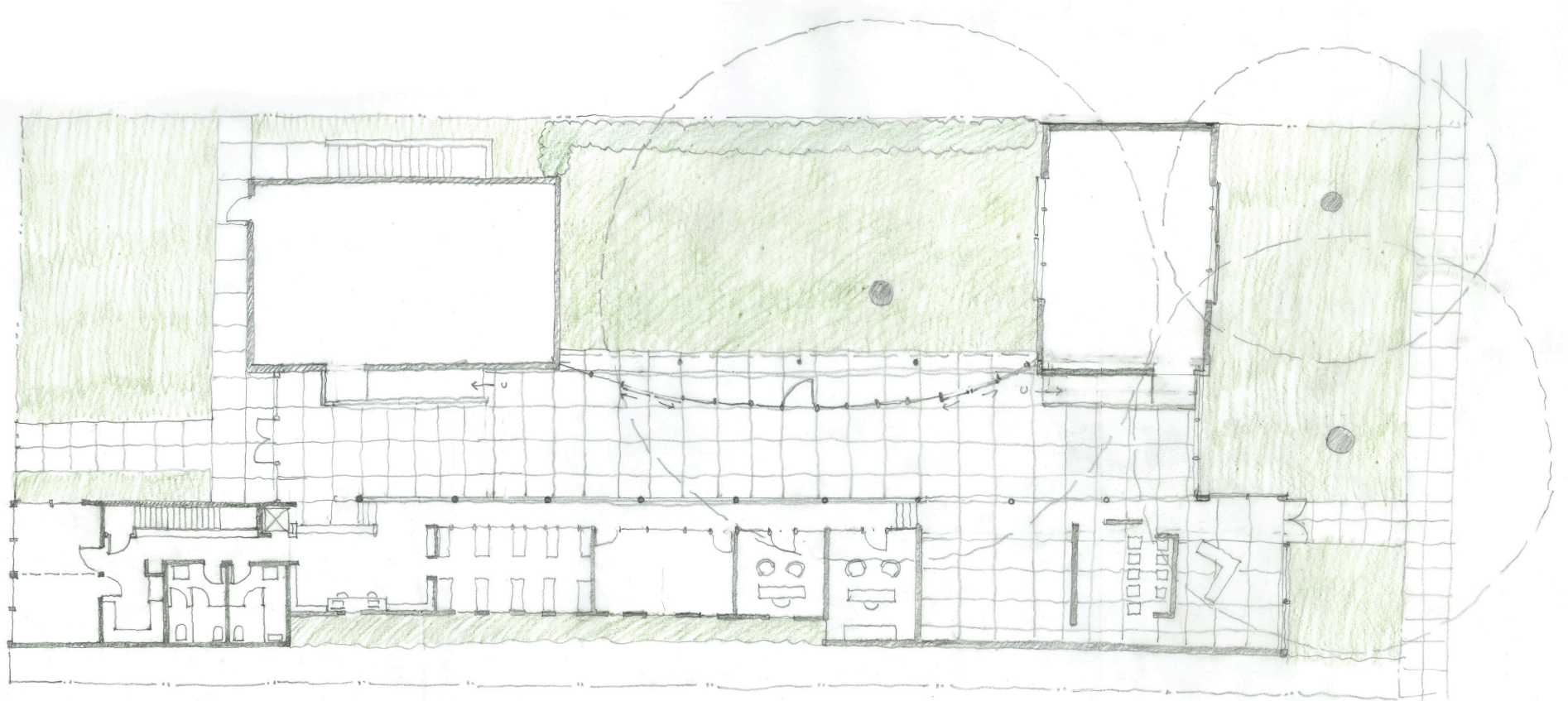
The design creates three gabled building elements, each under 2,500sf linked by a flat roofed, glass element, that is intended to be a quiet link between these more dominant visual elements.

The existing basement under a portion of the building will be expanded under a portion of the new construction.

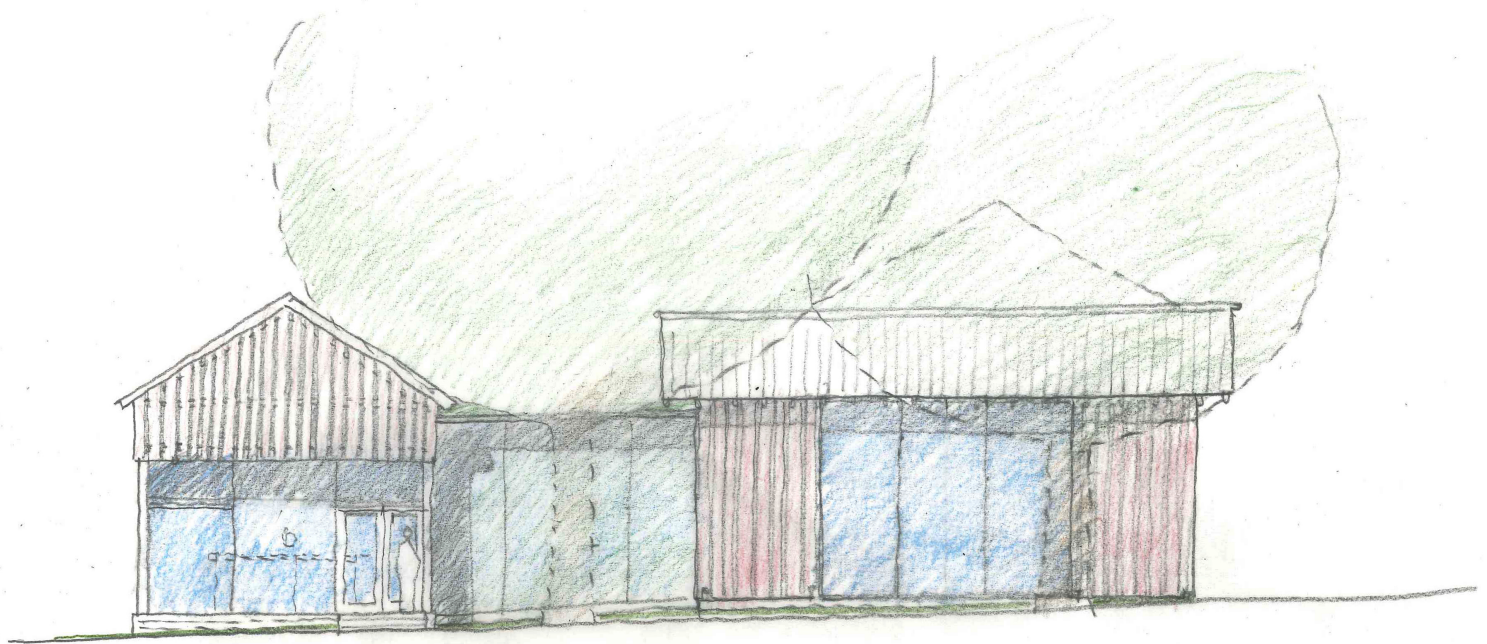
The museum will continue to be served by the parking adjacent to the building as well as the larger adjacent municipal lot. Three existing spaces are removed to allow for the overall expansion.

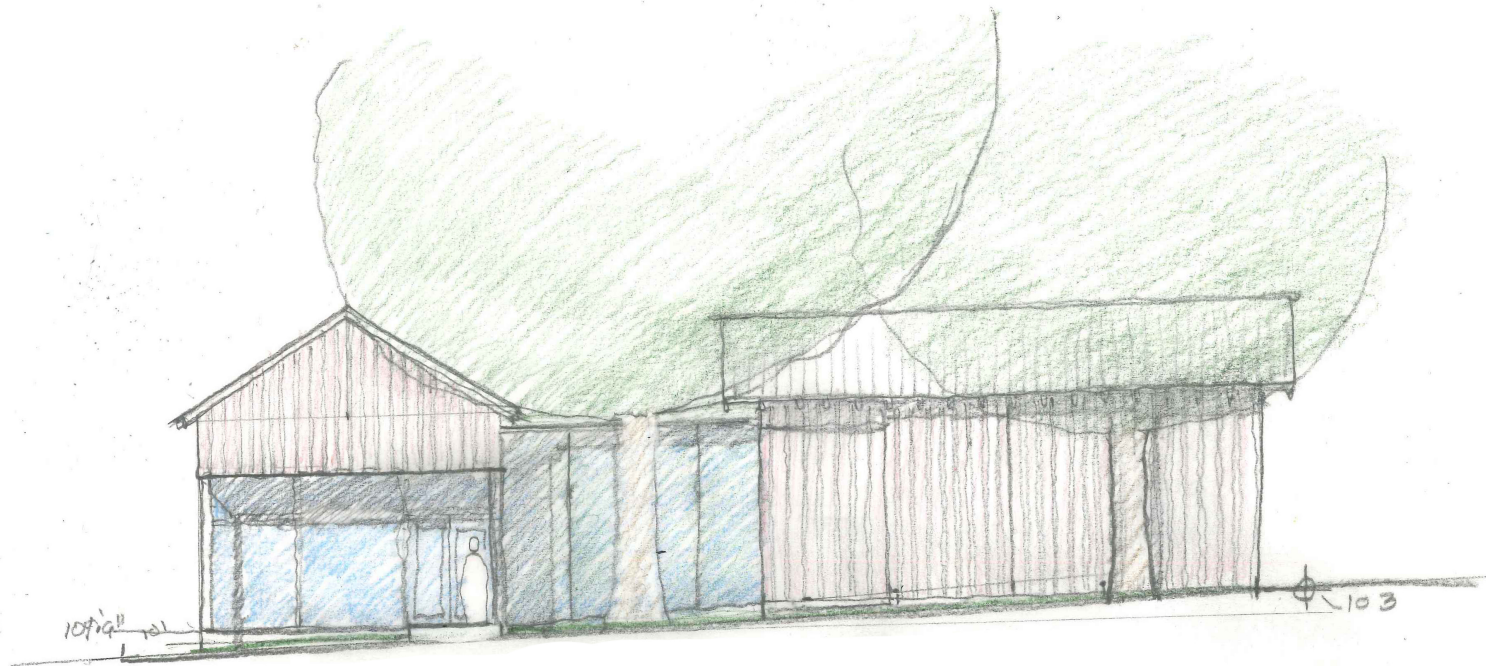
Cutler Anderson Architects 8.9.2019



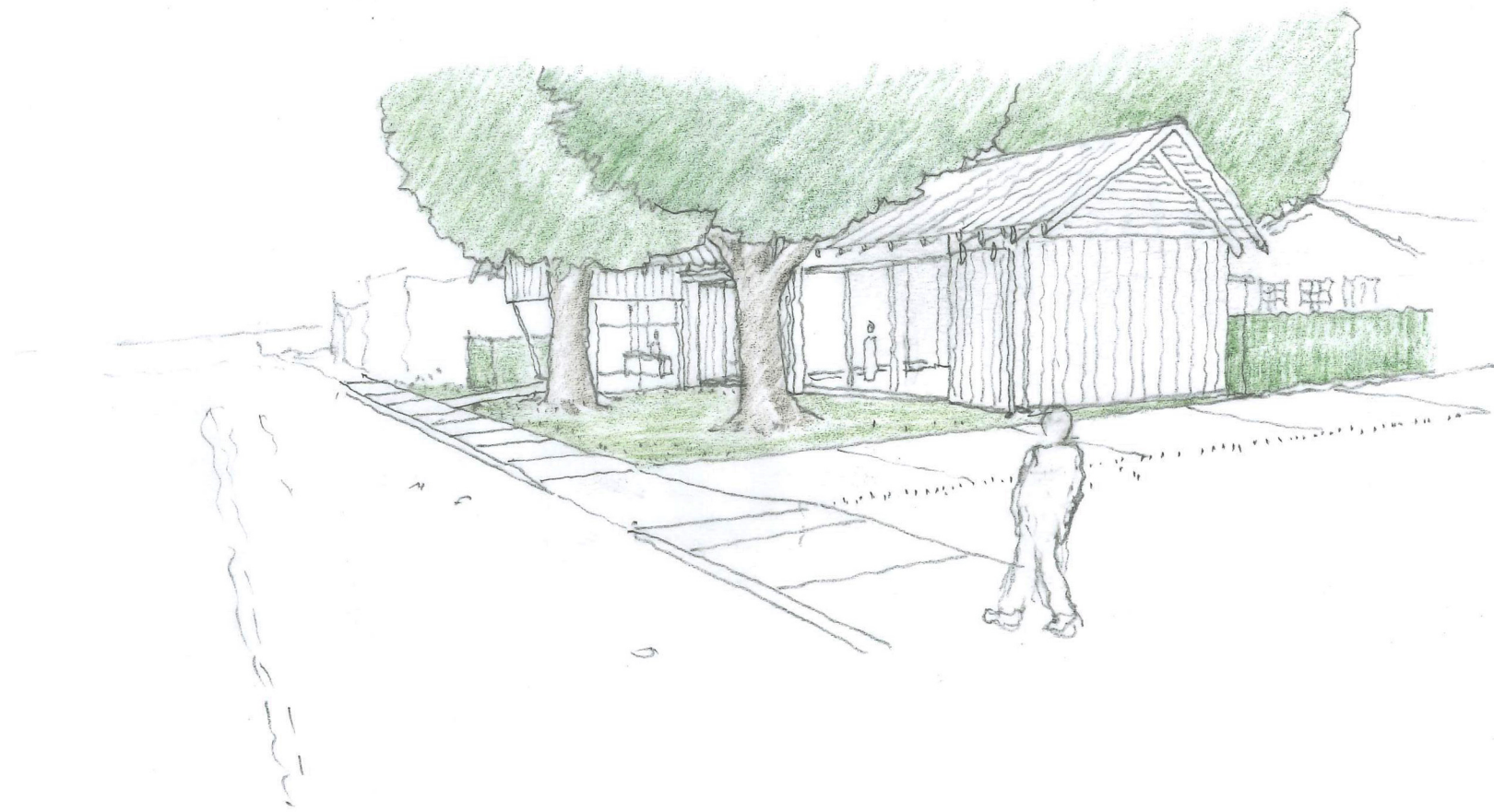








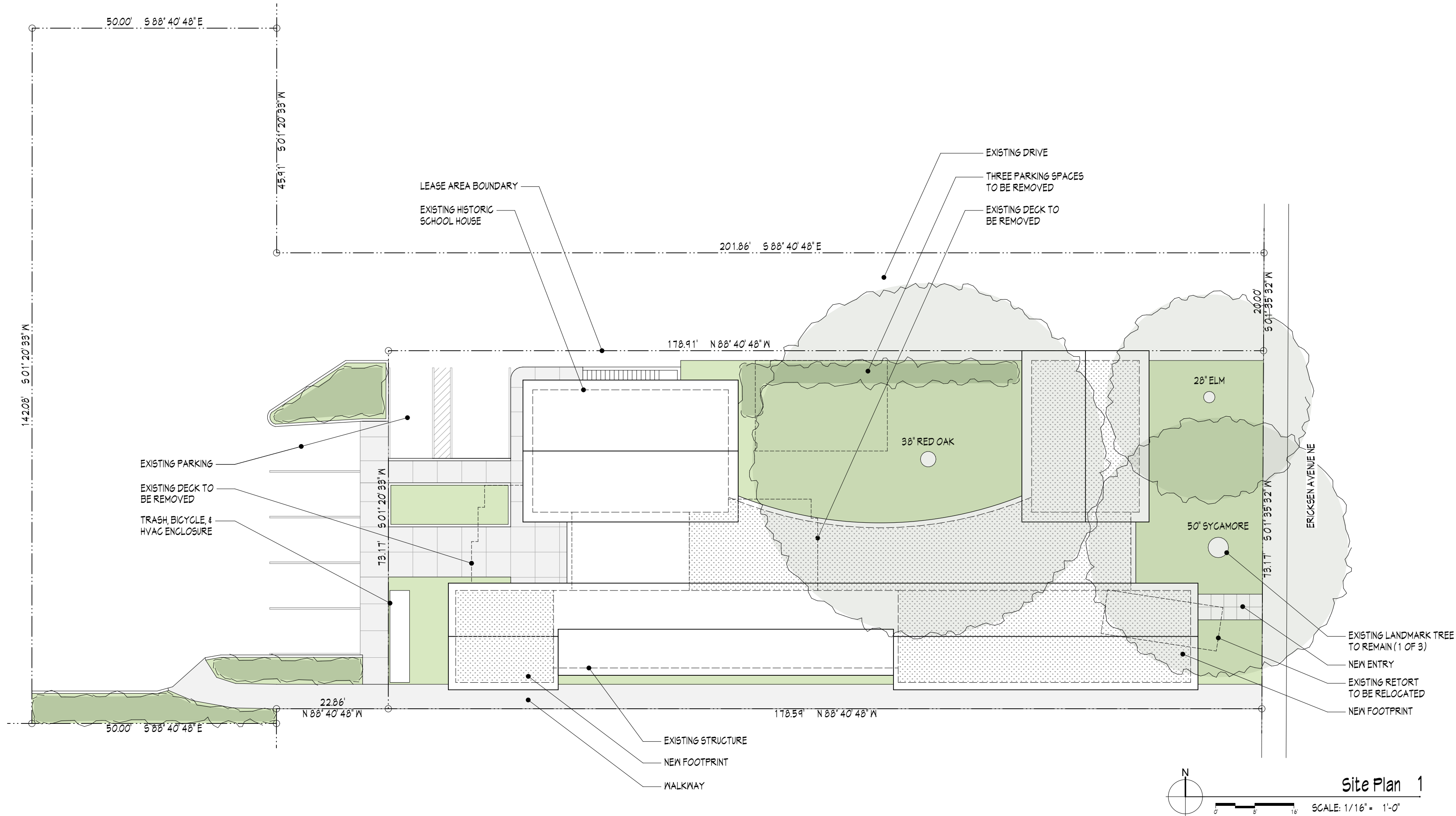








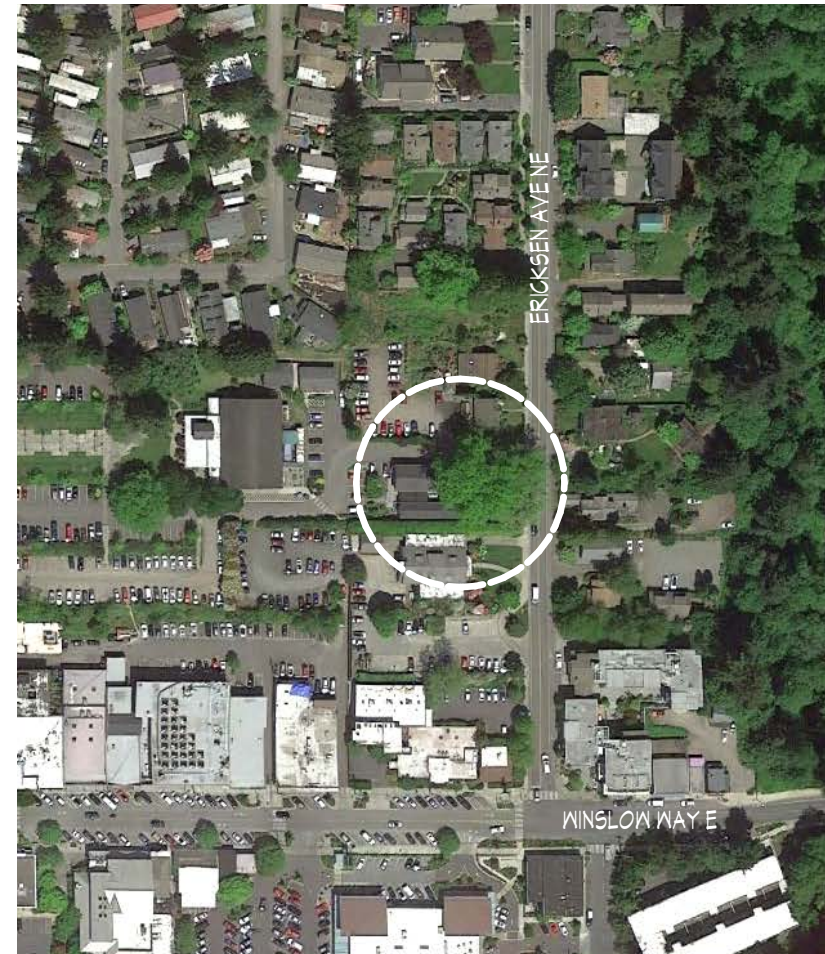




Ericksen Ave Looking West 3



Ericksen Ave Looking East 4



Aerial Photo 2

NOTE: Do not scale drawings

REVISIONS	
NO.	DESCRIPTION

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P: 206.842.4710 F: 206.842.4420
Email: contact@cutler-anderson.com

Bainbridge Isl. Historical Museum Expansion
215 Ericksen Avenue NE
Bainbridge Island, WA 98110

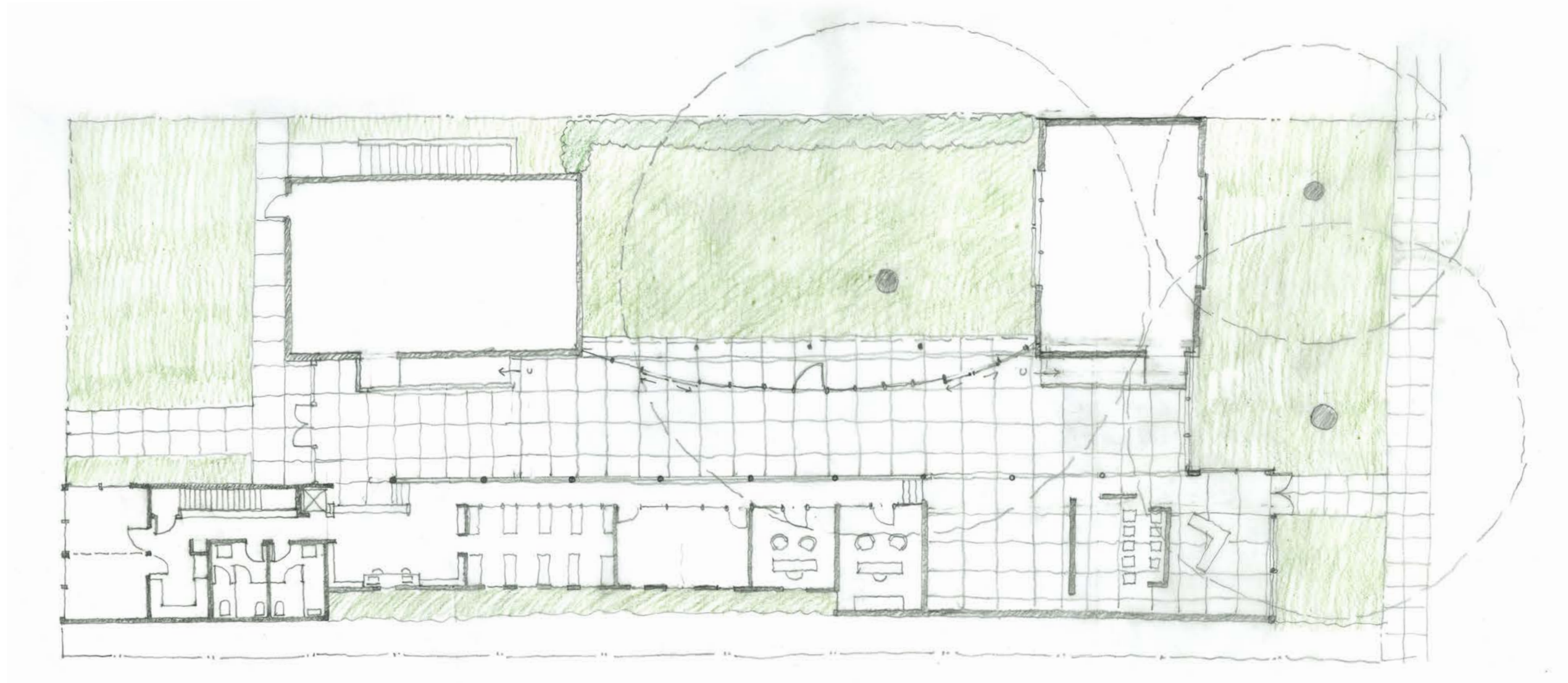
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8/9/19



North Elevation 3

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



Floor Plan 1

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



Gallery Perspective 2

FLOOR PLAN,
ELEVATION, AND
PERSPECTIVE

2

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Museum Expansion
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NO.	DATE	BY	

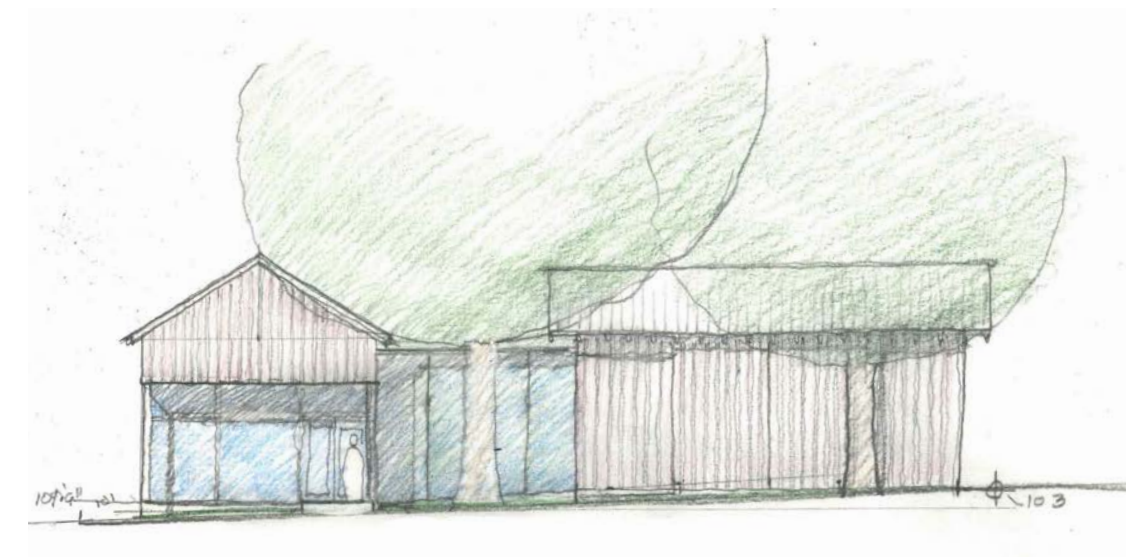
8/9/19



East Elevation 3
SCALE: 1/16" = 1'-0"



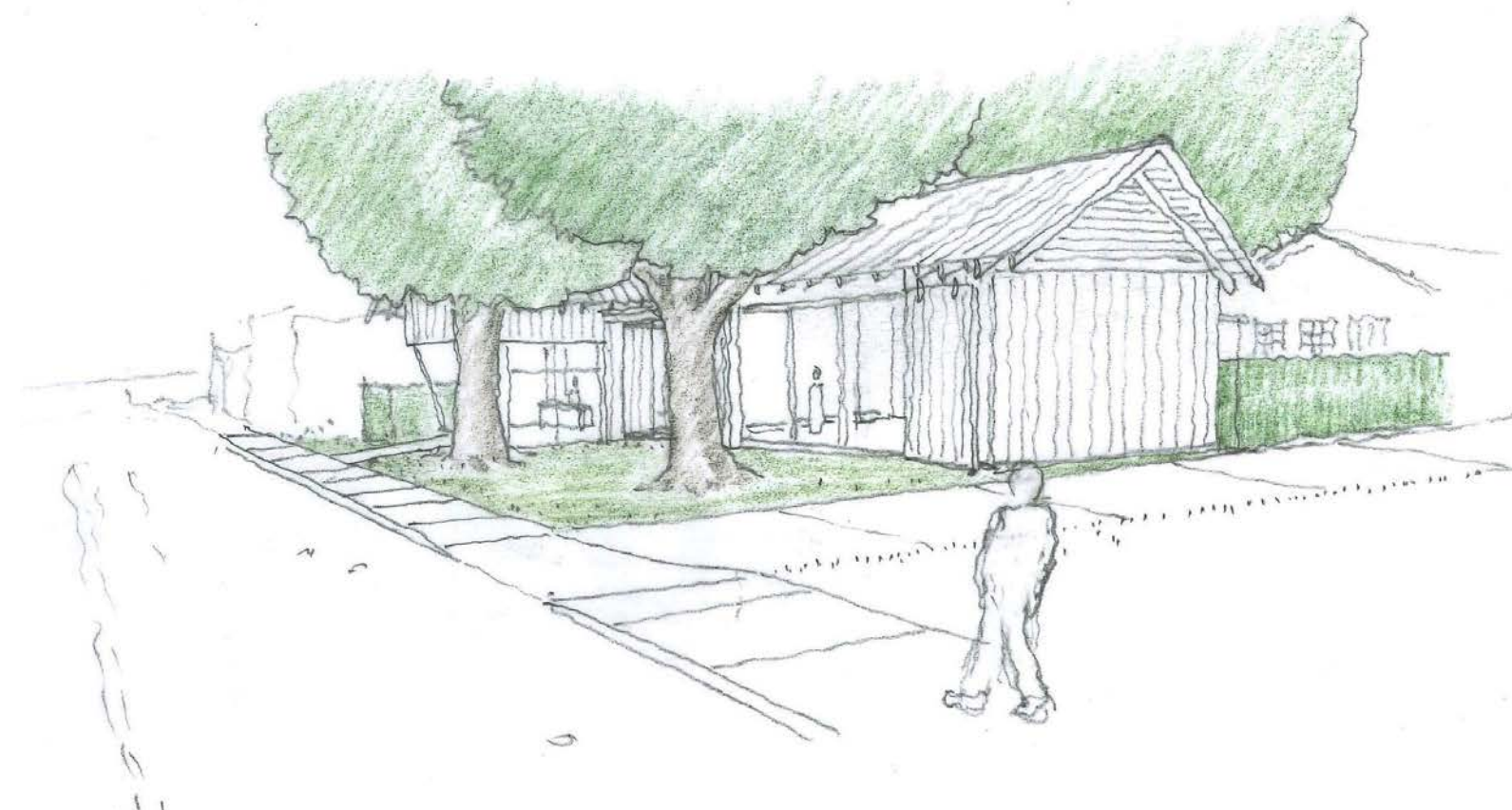
West Elevation 2
SCALE: 1/16" = 1'-0"



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



View from Ericksen 5



View from Ericksen 4

ELEVATIONS AND
PERSPECTIVES

3

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Museum Expansion
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