



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, February 2, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)

Approval of Minutes (2 sets) - December 1, 2014, December 15, 2014

The Roost PLN50076 PRE Pre-application

Proposed Road End Signs - Presented by Mary Dombrowski

Adjournment

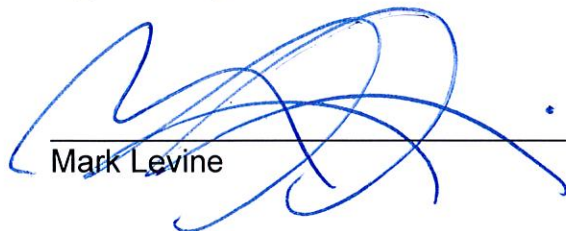
1. The meeting was called to order at 2:01PM by Design Review Board Chair Mark Levine. Design Review Board members also in attendance were Jim McNett, Adrian Sawyer, Alan Grainger and Peter Perry. City Staff present were Deputy City Manager Morgan Smith and Associate Planner Heather Beckmann. Administrative Specialist Jane Rasely monitored recording of meeting and prepared minutes.
2. Mark welcomed Peter Perry to the Design Review Board.
3. Minutes for the December 1st and 15th, 2014 meetings were discussed. Motion and second to approve both sets of minutes passed unanimously (Alan Grainger/Adrian Sawyer).
4. Mark introduced Morgan Smith who wanted to say a few things about Road End Signs. She spoke about the proposed South Beach sign up for discussion later in the meeting. Morgan shared her perspective on why it is important to hear from the DRB for this stand alone request. A citizen in the Fort Ward neighborhood proposed a historical marker to represent the significance of the area. The neighborhood would like input into how it looks, wording, size, etc., however since it is still City property, it matters what emerges from citizen discussions and how the sign looks in the end. Given the overall history of the island, there are other places like this that would benefit from having a marker and the City may be looking at this as a sort of pilot program. Size, shape, materials, i.e., "look" of the marker should be taken into consideration when thinking about a consistent look for island wide signage. The Historic Preservation Committee will be taking a look at and making recommendations as well.
5. Mark asked who will make the final decision once recommendations are made. Morgan said it could take a number of paths from their recommendation. She also stated it would be great to have a standard with perhaps a small, medium and large version to accommodate different types of road ends, trails, etc.
6. Alan raised concerns based on information contained in the Bainbridge Island Historical Museum's newsletter regarding the accuracy of the verbiage on the proposed sign.
7. Jim also had concerns regarding who will be responsible for vetting verbiage.
8. Mark asked if it would be helpful to have DRB, Historic Preservation and Road Ends Committees meet to hash out the details of what the signs would look like. Morgan agreed that would be very helpful.

9. Discussion ensued as to what the Road Ends Committee is looking for from the DRB. Mark stated they (DRB) really were not ready to make any recommendations because they needed to do more research and have time to come up with a consensus from the other two committees involved. Jim McNett volunteered to be the DRB liaison for an Ad Hoc Committee comprised of members from all three committees.
10. Associate Planner Heather Beckmann gave an overview of the Roost project highlighting areas she felt may not be very clear. She passed out an overview site map that showed the "big" picture and described the different parts of the development. Jim asked about the new park being developed by the Parks District. Heather stated the Parks District would like to see connectivity via trail to the park.
11. Adrian asked about the additional parking spaces he saw. Heather replied they may be part of a future iteration.
12. Mark asked about the inn/Gypsy wagon parking.
13. Peter brought up the City's traffic study that is currently going on and asked whether parking would be taken into consideration. Heather stated yes. Mark made the point that it is very important for the DRB to look at the parking situation and make recommendations.
14. Alan brought up the design not meshing with the "style" of architecture at Lynwood Center.
15. It was decided that since Peter is the landscape architect for the Roost project, that he must not participate in discussion until the developer comes in and he may sit on the "other" side of the table. All agreed, including Peter.
16. Heather stated this was the time to bring up that the architectural style does not meet the Lynwood Center Guideline for tudor development. Single family residences will be contained on their own lot and therefore are not subjected to the Lynwood Center Guidelines, but the townhouses will be.
17. The Roost developer was invited in at 2:49 PM.
18. Side note for transmittal with list of attachments for DRB agenda packets.
19. Belinda Thornberg, David Jaffey, Laura Murphy, Jim Laughlin, Jeb Thornberg introduced themselves as owners and consultants of the Roost LLC. Mark asked them to talk a little about the project. An overview was given by Jeb speaking to the history of their purchase of the property and the ambition to design pedestrian friendly neighborhoods. Three defining attributes;
 - a. Enthusiasm for nature
 - b. Enthusiasm for art
 - c. Community commitment to knowing each other while working the land, i.e., farming for local consumption.
20. Jim asked about the building shapes and if they were just using block shapes to show placement or was this the actual shape of the buildings. It was inferred that they were place holders at this time.
21. The Lynwood Center Guidelines were brought into the conversation and whether they were meant to replicate the Tudor style current to the neighborhood or if they can be more loosely interpreted. Alan expressed concern regarding the "sameness" of the building designs as well as them not fitting the literal guideline.
22. Jeb spoke to that and didn't disagree but also stated it is a "guideline" but ultimately discussed which buildings could be changed to meet the guideline better and that the SFR were not subject to that guideline.
23. Alan felt like they had done a good job minimizing the impacts of the parking lots, did a great job on the site plan development, but struggled with the Tudor style not being met.

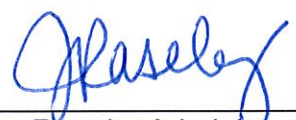
He wondered if this design would overwhelm the current neighborhood design. He gave the example of new homes in old Seattle neighborhoods where new development stands out like a sore thumb because they do not try to maintain the character of the neighborhood.

24. Mark stated the elements being used are interesting, the project is marvelous, but his greatest concerns are parking and looking at the overall flavor or style of the neighborhood.
25. Jeb stated that they were themselves bumping up the parking spaces and trying to provide more than required.
26. Jeb reiterated what he felt the DRB was saying: Take a hard look at the design of the public areas (not including the SFRs) and that the townhouses especially need to meet the character of the neighborhood and that Alan wanted them to look at the way they use materials and not to use a single broad type. They might want to consider a sloped, pitched roof to match the neighboring buildings was also mentioned.
27. Jim asked about landscaping and Jeb spoke to the design of each home's backyard and Peter spoke to the number of trees.
28. Discussion ensued between Belinda, Alan and Mark about phasing the work and getting approval on three larger buildings later. No recommendation was required by the DRB at this time.
29. Adrian moved to continue Design Review Board Co-chairs with Alan and Mark continuing in the positions. The motion was seconded by Jim and unanimously approved.
30. Mark began a discussion of the Road Ends historical sign and whether or not they were in favor of an Ad Hoc Committee. Everyone was and Jim agreed to serve on the committee as well as take pictures of existing signs and/or plaques to use for reference.
31. At 4:41 PM Mary Dombrowski had not yet arrived.
32. At 4:46 PM Mark Levine adjourned the meeting since Mary Dombrowski was a no show.

Approved by:



Mark Levine



Jane Rasely, Administrative Specialist



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