



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, February 23, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

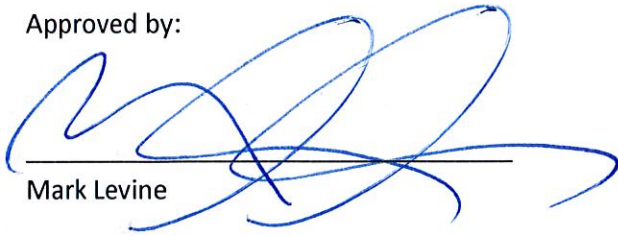
Call to Order (Attendance, Agenda, Ethics)
Wyatt Cottages PLN60165 PRE Preapplication
Old and New Business
Adjournment

1. Meeting was called to order at 2:04 PM by Chair Mark Levine. Also in attendance were Design Review Board Members Jim McNett, Alan Grainger, Chuck Depew and Peter Perry. Planning Manager Joshua Machen was present and Administrative Specialist Jane Rasely monitored recording of meeting and prepared minutes. Citizens Vanessa Cass, Marci Burkel, Elise Wright and Robert Dashiell were present.
2. There were not any minutes for approval. Jane stated the February 2nd minutes would be included in the March 2, 2015 agenda packet.
3. Planning Manager Joshua Machen briefed the Board on the Wyatt Cottages proposal. Two parcels were involved (one currently owned by BI Parks and Recreation District). Alan asked about a map of the parcel sites which was not provided to the DRB. There is a presumption that the Parks District has made a deal that moves the park from the property to the NE corner of the development. He discussed that the exchange of property not owned by the City is not within the purview of the DRB or the City.
4. All trees on site are proposed to remain on the property other than a couple trees that seem to be failing.
5. Discussion was started on the boundary lines of properties changing when the roundabout slated to occur in 2017 happens. Josh stated he had to assume the Parks District is fully aware of how the boundary lines will change.
6. Chuck asked about whether there has been communication from the Parks District that it is okay to approve an application for land that has not yet changed hands. Josh stated that if the park is re-developed, it will also have to go through site plan review.
7. Chuck moved to table discussion of the application until a park site plan had been produced. Josh replied that was not possible because the two developments are separate and will be permitted separately. He reminded the DRB that this meeting was required for the application and that the status of the park should have no effect on this meeting.
8. The question of density was raised and whether or not the developer has used the entire amount of land in the combined parcels to calculate the deepest density for development. Josh replied the applicant has the right to use all three parcels to calculate the density of their development regardless of whether part of the parcels will be used to create a park in the future.

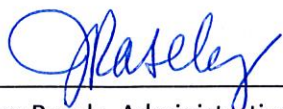
9. Mr. McNett asked about the setback requirements. Mr. Machen responded that there is a five or zero foot setback for a side yard on Madison Avenue.
10. The developer (Jim Laughlin and Bruce Anderson) and Parks District representatives Dan Hamlin and Perry Barrett were invited in at 2:30 PM. Everyone introduced themselves.
11. An overview was given on the project beginning with a short history of the corner property and proposed property trade with the Parks District. It was mentioned that the Parks District is an applicant as well on this project. Mark asked if the proposed development was going to be condominiums. The answer was yes, though they will be detached.
12. Bruce continued the project overview presenting refined/updated site plans on the video screen. He spoke about moving the existing historical house forward on the lot as well as removing the garage and that most of the proposed roofs would have good solar exposure and would be able to produce enough energy to supply all of their electrical needs. Jim noticed they had reduced the dwelling number from the original site plan on the Wyatt side going from 4 to 3 condominiums.
13. The proposed roundabout was displayed with the site plan (new drawings not included in packet). He spoke about a common space for cars, bicycles and pedestrians as opposed to separating the thoroughfares. Bruce mentioned the thoroughfare did meet fire access codes as well as the City's parking code. Alan asked about the parking ratio and Bruce stated there would be one parking spot per dwelling.
14. A park diagram was displayed and spoken about by Dan Hamlin from the Parks District, however, the park had not been completely designed yet. They just wanted to present a generic design at this point.
15. Alan asked the Parks District if they would speak about the land deal/transaction. Dan stated the benefit of having the park move to the corner increasing exposure for citizens to know the park is there as well as eliminating a few problems incurred (one being commuters parking their cars there all day).
16. Chuck asked about the size difference in the proposed park area compared to the current tot lot. The Parks District stated the current **usable** foot print is 90 feet in length and they will receive a like amount of usable/functional space. The current lot is 18,000 square feet and the proposed park would be 9,000 square feet which would be equivalent to the current usable space.
17. Jim asked about the status of the historic house. Bruce stated they really want the frontage on Madison to be that house. Landscaping is planned to reflect the more formal nature of the house as opposed to the natural landscaping proposed around the new development. It was also stated that the outside of the house would not be altered, only repaired.
18. Emergency vehicle access will have a 14 foot width throughout the development though it is a 12 foot wide private access drive.
19. Alan brought up the concern of where all the garbage, recycling and future composting containers would stand on service day. Bruce stated they had not yet met with Bainbridge Disposal to discuss that issue.
20. **Public comment from Elise Wright:** Ms. Wright handed out a map given to her by one of the parcels' neighbors. She asked the Parks District representatives whether the Parks Board has voted on the issue of the land transfer. Dan Hamlin replied they are behind this and approve the move of the park. Ms. Wright felt it was not in the public's best interest to move the tot lot. She asked the developer if they could not move some of the buildings to the busier corner and save the tot lot. She asked about parking and the height of the units (25 feet at tallest point) in comparison to Madison Cottages.
21. Alan commented that on a day like today (clear and cold), a park with more solar access may actually prove conducive to using the park more than where it is now (shaded by trees).

22. **Public comment from Robert Dashiell:** Mr. Dashiell commented that visually, when you drive into the project there are no garages and you see the ends of cars instead and that small projects with small houses equal no storage. He encouraged strong covenants to prevent lawn mower/equipment storage in parking spaces and pointed out that the Wyatt sidewalk has issues that need to be ironed out. He mentioned the gardens are actually shade gardens and expressed concern that the willow next to the proposed tot lot may be a Lombardi willow. Mr. Dashiell went on to explain that Lombardi willows drops limbs and it would be dangerous to have one near the park.
23. **Public comment from Vanessa Cass:** Ms. Cass asked why they closed off the gardens resulting in more of a suburban gated community. Bruce stated it was actually more of an urban design with built in changes in texture and wall height to increase interest.
24. **Mixed Use Town Center Guidelines:**
1. Parking Lot – Yes
 2. Outdoor Open Spaces – Yes
 3. Pedestrian Connections – Yes
 4. Shielded Lighting – Yes
 5. Screened Service Areas – Yes (would expect to see where the service pickup areas will be).
 6. Common Open Spaces – Yes
 - i. Concealed Garage Doors – Yes
 7. Overall Form – Yes
 8. Entrances – Yes
 9. Concealed Mechanical Equipment – Yes (final site plan will have clear marking)
 10. Structured Parking – N/A
 11. Encouraging Varied Details – Yes
 12. Signage – N/A
 13. Creativity – N/A
 14. Awnings – N/A
25. **Madison Avenue Overlay Guidelines:**
1. Landscape Front Setbacks – Yes
 2. Intersections – No (request sculptural element that announces the park)
 3. Residential Roof Form – Yes
26. Mark asked for an overall approval of guidelines today. Alan asked Josh what they needed today and it was stated the developer needed feedback.
27. Mark reminded everyone there is a regularly scheduled meeting next Monday, March 2nd.
28. Josh mentioned two projects on the next agenda: The Rowing Club Structure and the Pleasant Beach Inn (back as a site plan review).
29. Mark also reminded everyone that the Design Review Board is short a member and to please look around for a new board member.
30. Chuck asked if the agenda for the March 2nd meeting had been published yet. It was stated the agenda would go out tonight or tomorrow morning.
31. Mr. Perry asked about the people who purchased the Madison Cottages and who advocates for them losing their green view when they will have to look at the new development (Wyatt Cottages)? Discussion ensued about this problem occurring while developing in an urban environment with high density.
32. Meeting was adjourned at 4:19 PM.

Approved by:



Mark Levine



Jane Rasely, Administrative Specialist

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
February 23, 2015

PLEASE PRINT

Join
ListServ
Yes/No

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
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Nancy Leslie	DRB		
Ann Gairard	DRB		
JIM McKEE	DRB		
PETER PERRY	DEB		
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Terry Bassett	BI MPRD	Perry@biparks.org	
John Mueser	CORP		
Bruce Anderson			

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