CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, May 18, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes – May 4, 2015 Meeting
Pleasant Beach Village Homes PLN13880D PRE – Continued discussion of parking and landscaping
Rolling Bay Land Company/Cole PLN50184 PRE Pre-application – Review with applicant
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)
The Design Review Board meeting was called to order at 2:05 PM by Chair Mark Levine. Other DRB members present were Chuck Depew, Alan Grainger, and Jim McNett. Adrian Sawyer and Peter Perry were absent. City Staff present were Planner Scott Speer and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

Approval of Minutes – May 4, 2015 Meeting
Chuck Depew moved to accept the minutes. Jim McNett seconded the motion. Minutes were unanimously approved.

Pleasant Beach Village Homes PLN13880D PRE – Continued discussion of parking and landscaping
A brief discussion was had to determine that everyone had received the site plans from this project. Mark asked Charlie Wenzlau to walk them through this week's submission. Charlie described the initial ideas for landscaping around the duplexes and homes. Chuck asked if the landscaping would be the interior from the street. Charlie stated there would 4.5 feet of landscaping between the sidewalk and the buildings with a 5 foot sidewalk. Chuck asked about the terracing and paths between the homes. Alan asked about the stairs that lead to the front door of each home and taking each individual staircase and combining them and then splitting them at a certain point to lead to each door thereby allowing for more landscaping. Mark and the other board members thanked Charlie for providing the landscaping plans so they had a way to get into what the overall picture for the project was. They stood behind their recommendation.

Rolling Bay Land Company/Cole PLN50184 PRE Pre-application – Review with applicant
Scott Speer gave an overview of the Rolling Bay project. He described the mixed use development on Sunrise Drive as some commercial space with a market, restaurant and office space containing other retail and

residential buildings. Mark asked if there were any areas of concern. Scott replied he did not think so and that the developer was trying to go above and beyond the necessary items. For example, they were above their required tree count, etc. Questions about the septic system were answered. Alan asked about the access and utility easement and whether it was public. Scott stated it was an easement that could provide access to the lot north of this development. There were no utilities in the parcel at this time. Chuck asked about the setback; Scott stated it was 10 feet required and 15 feet average. Mark asked about the buffer by the Jiffy Mart and whether they could go back and ask the owner to continue the buffer that would be in place in the new development. Alan mentioned that placement of the garbage and recycling is not very sensitive to the adjacent single family residence (SFR). Chuck asked about shoulder improvements. Scott informed him that the developer had agreed to make shoulder improvements, but the details had not yet been worked out with Public Works. Parking was discussed. Alan mentioned the plans show a two way bicycle lane. Scott stated he felt they meant to show a one way bike lane. It was mentioned that the bike lane looks like a parking space and that this development had a chance to set precedence and really define bike lanes in this area. Chuck brought up ADA accessibility and that only one space met the requirements because the vehicle entry/exit point was placed on the wrong side for one of the spots. It was further discussed that for 2 wheelchairs to pass each other, they need 6 feet and it was unfortunate that we (as a City) seem to have set a standard for 5 foot wide sidewalks.

Charles Schmid, Citizen – Asked about the buffer and wondered why there were buffers between two neighborhood service centers. He felt it was probably too late for this project, but another committee was questioning why the buffer would exist between the two areas. He stated he wanted the DRB to be aware of the other committee's conversation.

Mark asked whether Scott had any other comments to make about the project as a whole. Scott felt that overall the developer was trying to be above board with this project and create something nice looking. They like the idea of getting some more development going in this area. Mark felt this was a lovely but delicate area that had potential for growth with character.

Rob Conoley, Citizen – A long-time resident of the area spoke about parking and how it moves about depending upon the day of the week and the events occurring at any one time. He stated there was a cloud of about 25-30 ghost cars that drift around the area. He felt this project would create an acute moment where people are running across the street for their lives to go to the post office and no one looks to see if there are any cars coming. He would like to see the north side of Valley Road become a plaza of some sort especially since this project would bring more traffic in.

Alan asked about step out from curb parking and wondered about the garbage/recycling not being shown on the landscape plan.

Developers were invited in at 2:49 PM and introduced themselves to the DRB. Russ Hamlet, Brandon Hogg, Kristin Easterbrook, Kia Miko and Lisa Martin. Lisa Martin introduced their project and her interest as a living green project and that they are trying to bring attractive and green amenities to the neighborhood. Chuck asked if the Friends of Rolling Bay were in favor of the project. Kristin Easterbrook stated the developers had been trying to take into account information gleaned from a neighborhood meeting a year ago and that the Friends of

Rolling Bay would be receiving more information on the project as the public did. Brandon offered a general overview of the project. He described the different components of the site plan, including the fact that the interior courtyard had a southern exposure to provide outdoor seating for the restaurant as well as a neighborhood gathering place. Mark asked why they were developing the parcel this way. Brandon replied it was a mixed-use zone but the key factor was that people in the neighborhood wanted a place to gather.

Discussion continued with the possibility of changing the access to the space to the northern side of the lot and sliding the buildings further south to create a more aesthetic view for the courtyard. The DRB was concerned about the "workings" of the businesses being too close to the SFR and the amount of space needed for delivery and garbage trucks. They felt having the access on the northern side would eliminate those issues. Chuck mentioned the width of the sidewalk would be better at 6 feet and since they would be setting the standard as the first project in the area, they could make that happen. Alan spoke about bumping the curb out right to the bicycle lane to prevent cars parking in the bike lane.

Material, colors and branding were all spoken of and some of the inspiration for the character of the barn style building was shown. Lighting was discussed and it was again mentioned that this project would set the tone/standard for this neighborhood service center. Alan asked Scott if he knew how much space needed to exist between two private drives. Chuck asked if they had a plan for getting to LEED certification.

Landscaping was presented by Kia Miko. She described permeable pavers, a water feature, possible rain garden and mowable lawns. They planned to replace some of the orchard trees that are past their production prime and add blueberry bushes that would all be open to harvest from the public. Full screen buffering was described as well as a large rain garden on the south edge of the reserve drain field.

Mark brought up the traffic study and Alan asked if Scott could have the parking study include how far apart two private roads would have to be and if 45-50 feet would be enough space. Russ mentioned that he thought the City would be okay with the northern entrance instead of the southern entrance. Alan double checked that they didn't have to make a recommendation today, so it would be okay for Mark to leave and lose the DRB quorum.

Rob Conoley, Citizen – Mentioned parking should have some flex to it so when tour buses come there is a place for them to park and stated the church does not like their large parking lot being used for that. He also told about a break-in the church had after dark and hoped this development would have good lighting and that the police do not come to Rolling Bay after dark either. Jim McNett mentioned that there will be four residential units there which will help with the security after dark.

Charles Schmid, Citizen – Stated that having the building on the northern portion of the lot guarantees the southern exposure even if a large building is put in to the south of the development. Mr. Schmid went on to discuss that with the comprehensive plan update going on, this would be a good time for people to get involved with discussing not only what the guidelines should be, but what the ordinances would be. He mentioned the noise from a restaurant and stated if the restaurant was put on the corner, there would be less noise close to the SFR.

Jim McNett felt for a pre-app, their presentation fulfilled all the DRB's desires for information. Alan agreed and complimented the developers for making their job easier.

Old and New Business

Jim brought up the memo about changing verbiage from should to shall on the Ericksen Ave Guidelines from Planning Director Kathy Cook. He mentioned the Thornburghs sent him a thoughtful memo he would like to disseminate to the DRB. He said they had come up with a list of reasons to encourage saving historic buildings.

Discussion of the use of should or shall in the Ericksen Avenue Guidelines continued with Mr. Schmid stating that his own feeling was that they (Council) talked about it once and then the mistake happened when they approved it. He continued saying the Planning Commission also had concerns about it. Alan said they were calling it a clerical error. They agreed it would be on the June 1 meeting agenda.

Alan mentioned he may not be able to attend the June 1 meeting and he would let everyone know that morning if he would be there.

Jim McNett asked Mr. Schmid about the memorial he was working on and whether or not he has researched bronze memorials and putting a picture of the lady on it. Mr. Schmid stated he had researched bronze memorials and he was as yet undecided as whether her picture would be on it.

Adjournment

Meeting was adjourned at 4:12 PM.

Approved by:

Alan Grainger, Chair (for Mark Levine)

Jane Rasely, Administrative Specialist

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
May 18, 2015

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