CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, June 1, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
Bainbridge Island Rowing Club PLN50155SPR Site Plan Review
Virginia Mason Clinic Pre Pre-application
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)
Chair Mark Levine called the meeting to order at 2:01 PM. Other Design Review Board members in attendance were Adrian Sawyer, Chuck Depew, Jim McNett, Peter Perry and Alan Grainger. City staff present were Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

Bainbridge Island Rowing Club PLN50155SPR Site Plan Review
Mark opened discussion with Senior Planner Heather Beckmann giving an overview on the BI. Rowing Club. She stated the proposal had not changed since the last meeting. She mentioned the Waterfront Park project was moving along and should be going to Council soon. The Rowing Club project will be moving along at a parallel pace. The Board was informed that Sue Barrington from the Community Center had met with Kathy Cook and that everyone was onboard about communicating during community events. Mark had two questions: 1) The developer kept referring to the tennis courts as the "Courtyard." Heather stated that space was not theirs. The Rowing Club lease did not include that space. Alan asked if the park development plan did not go through, would the tennis courts remain. Heather and Mark both stated the courts would remain if the Waterfront Park project was not approved. 2) Mark wondered why there was not any exterior lighting planned. Chuck mentioned at the least they must provide lighting for the pedestrian entrances.

Chuck brought up the lack of a traffic study for a project that will impact traffic so much. Jim asked how the parking was functioning now. Heather spoke about the possibility of changing the drop off point to Bjune in order to keep circulation on Brien. Mark stated again that the City needs to do a comprehensive parking study and not just keep approving projects without an overall parking plan. He requested the City complete a parking study. Heather mentioned there are individual studies being done and that Doug and the Downtown Association are working on the issue. Alan suggested the studies all be combined. Talk then turned to building a parking garage on the lower gravel parking lot between City Hall and Marche'. Chuck spoke extensively about that option as he had previously helped develop the study for that.

The BI Rowing Club was invited in at 2:22 PM. Introductions were made around the table. Bruce Anderson began by briefing the DRB on updates since the last meeting. He offered up a short description of the overall project stating the overwhelming concern voiced at their public meeting was about drop off and parking. They continue to count vehicles and study the situation in an informal way. Mark asked for a "day in the life" synopsis of the Rowing Club and the capacity of the multi-purpose room. Bruce Anderson stated it depended on the use, but there should be room for 125 seated at tables. Tim said the kitchen would be a catering kitchen only since they did not really know how the community might use the space. Alan asked why they have not provided a paved surface on the east side to accommodate food entrance to the kitchen. Bruce stated they would have some paved area from the east entrance, but as the secondary builders behind the City, they will coordinate with them. Chuck asked about how they would phase the project if they were unable to fund the entire project. Tim described the possibility of building just the ground floor and leaving the second floor for a later date.

Mark asked about the lighting plan. Bruce stated their lighting plan showed how the site would like when lit at night. Jim asked when they planned to start building. Tim stated they had to get through the City's approval process before they would receive maximum funding from their donators, but they had five years from the date of signing the lease so they have to break ground by 2019.

Alan asked about the south elevation not matching on all the plans. Talk continued with a discussion about keeping as many trees as possible as well as trees that had been removed due to disease. Mark asked about garbage receptacles. Tim stated they will be inside as will the water spigots. The bathrooms will have electric dryers instead of paper towels. The question of air conditioning was asked. Bruce stated they were going to ventilate instead.

Motion was made to approve the drawings as submitted.
Grainger/Perry – Passed unanimously.

Discussion resumed of parking with the idea that the Virginia Mason project might be conducive to creating a parking garage in the lower gravel lot.

Virginia Mason Clinic Pre Pre-application
Virginia Mason representatives were invited in at 3:05 PM. Property owners Tom Haggar and Priscilla Zimmerman with design team Clark Lindsay, Pacific Project Management and Allyn Stellmacher, ZGF Architects were all present.

An overview of the proposed 20,000 square foot building was given including a description of how the parking and outdoor areas would be developed. Site plans were displayed and a desire to retain significant trees was expressed. Design sketches were shared showing elevations from all directions. Proposed materials were grey/black slate shingles, metal and concrete. Jim asked if the developers had spoken with the Historical Museum about what they are proposing. They had not. He was concerned about the MRI trucks being pushed right up next to the museum. Discussion continued with parking. Alan complimented the developer on their light touch and in accommodating circulation of all types. Jim was concerned about the "box-like" look. He was hoping to alleviate that with a courtyard or something that would soften the edge. Chuck would have liked to see the gables wrap around the corners. Perry asked about softening the edge with a green wall since there was not a lot of room around the walkway. The second floor setback was proposed as an area that could provide a green area with arbors and vegetation.

Old and New Business
Jim brought up the Ericksen Avenue Design Guidelines and that he would like to have a few minutes at the next meeting to discuss them. Jane agreed she would make sure the topic was on the agenda for the next meeting. Alan stated it seemed like the topic may become contentious. His concern was that regardless of what is there now, someone in the future might not be as sensitive as the current owners and may just want to maximize their

profit potential if the shall is not there. Jim responded saying that was exactly why the Board should have the discussion.

Peter spoke about the Tree Ad Hoc Committee and Ordinance 2015-04, Vegetation Screening. He thought it would be great if the ordinances could all be in one area instead of spread out over multiple chapters of the municipal code and would like to advocate that the Tree Ad Hoc Committee speak with the DRB about how their findings would influence the types of decisions the DRB makes about vegetation and trees. He wondered why the Planning Commission and DRB do not speak to each other since they are both trying to do the same thing.

Charles Schmid, Citizen – Stated the Ordinance that came in front of the Planning Commission was still in flux. The Tree Ad Hoc Committee was also still working on the Ordinance. They are working on making good changes a little at a time in order to get changes begun.

Mark felt that all the commissions and committees should come together and find a common ground and work to get some things done. Chuck stated the key was the DRB existed to interpret the regulations, not to be a part of creating the regulations. Mark and Jim felt that was his interpretation and that the City asked them to do so when it was good for the City. Alan felt that what Mark proposed was a heavy handed approach and it would be better to have one person from each committee serve as a subcommittee. It was suggested that Peter Perry attend the next Tree Ad Hoc Committee and ask for a voice on that committee.

Mr. Schmid asked if the DRB had been invited to the "branding" meeting the City was holding. He felt the DRB should be involved with the design of that.

Chuck stated he would not be able to attend the June 15 DRB meeting. He also thought the DRB should be offering insight into the new Police/Court building. He felt they should offer advice on the design options earlier rather than later.

Jim was excited about the Waterfront Park plan. He felt there were a few small things that needed to be moved around, but he felt they had made an impact on the project. Mr. Schmid was disappointed they would be taking down a Sequoia and plum tree to build.

Adrian mentioned his term was up at the end of June and he will apply to renew his appointment. Mark requested everyone look for a seventh DRB member.

Meeting was adjourned at 4:29 PM.

Approved by:

Alan Grainger

Alan Grainger, Chair (for Mark Levine)

JRasely

Jane Rasely, Administrative Specialist

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
June 1, 2015

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Adrian Sawyer	DRB		
TIM DORE	BIR		
TOM COBLE	BIR		
Chuck Depew	DRB		
Jim McNett	DRB		
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