



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting
Monday, November 2, 2015 at 2:00 p.m.



Location:
Bainbridge Island City Hall
City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110

AGENDA

- 2:00 p.m. Call to Order (Attendance, Agenda, Ethics)**
- 2:00 – 2:15 p.m. Approval of Minutes**
October 19, 2015
- 2:15 – 2:30 p.m. Jones House/Manzanita Partners PLN50311 PRE, Preapplication**
Review with project manager prior to applicant review.
Project Manager: Heather Beckmann
- 2:30 – 3:30 p.m. Jones House/Manzanita Partners PLN50311 PRE, Preapplication**
Review with applicant
Applicant: Jon Thornburgh
Site: 176 Ericksen Avenue
Remodel and expand existing historical building, maintaining historic look using similar building details. Change use from commercial to residential with 3 or 4 units in the structure.
- 3:30 – 4:00 p.m. Old and New Business**
- 4:00 p.m. Adjournment**

For special accommodations, please contact Jane Rasely, Planning & Community Development
206-780-3758 or at jrasely@bainbridgewa.gov



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, October 19, 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 – September 21, 2015 and October 5, 2015 Meetings
Montessori Country School PLN17677PRE Pre Pre-application
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:01 PM. Design Review Board (DRB) members also in attendance were Jim McNett, Chuck Depew, Peter Perry and Susan Bergen. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

There were not any conflicts of interest.

Approval of Minutes - September 21, 2015 and October 5, 2015 Meetings

Motion: I move we approve minutes as they are presented.

Perry/McNett: Passed 4-0 with 1 abstention

Montessori Country School PLN17677PRE Pre Pre-application

Russ Hamlet gave an overview of the existing school and proposed project stating they currently had a Conditional Use Permit (CUP) as they are housed in a converted residence. Mr. Hamlet showed diagrams illustrating a total of five buildings with the potential for a sixth building. Mr. McNett asked about parking and how many spaces would be provided. Mr. Hogg stated they would be providing more spaces than the code required and were basing the number of spots on how many spaces school administrators felt they would need. The type of parking lot was discussed with a preference given for gravel over asphalt. Mr. McNett asked if this design was indicative of other Montessori schools. It was not. Mr. Grainger asked about the possible second phase and his concern that it was the building showing furthest from the entrance or what would be the construction entrance. Mr. Depew brought up the internal circulation or lack thereof and wondered about the children having to walk outside between classrooms in less than ideal weather conditions. Discussion of porch overhangs occurred and how much City Code would allow before square footage began to count. Parking on the north side of the development and possibly incorporating that parking into the main parking area was discussed in detail.

Storm water management was reviewed and whether storm water runoff would have to go through a filtering system before being deposited in Manzanita Bay.

Extensive conversation took place regarding traffic flow and patterns and where the land may be able to be preserved by taking out the parking in the north side of the development. Mr. Hamlet mentioned there would have to be a traffic study. Ms. Bergen asked about the number of students currently enrolled and how many would be expected once the project was developed.

Mr. Hamlet asked if the DRB would be meeting on December 21, 2015 which was when he was hoping to be scheduled for official review.

Old and New Business

Mr. Grainger discussed the potential site visit scheduled for the next meeting. He felt they did not need to go down to the site as a group with the applicant and City Staff when they could visit the site on their own. Mr. McNett agreed as did Mr. Perry. Overall consensus was that they should not include a site visit in their next meeting.

Motion: I move that we do not include a site visit in the November 2, 2015 meeting.

Perry/McNett: Passed Unanimously 5-0

Mr. Depew suggested it would be more helpful to have a pre-application review AFTER the project has had its public participation meeting stating that having access to public comment would be helpful. Ms. Rasely was asked to check on whether the pre-application review by the DRB could happen after the public participation meeting. She agreed to do so (see attached e-mail sent 10/27/15).

Adjournment

Meeting was adjourned at 3:29 PM.

Approved by:

Alan Grainger, Chair

Jane Rasely, Administrative Specialist

**CITY OF BAINBRIDGE ISLAND**

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.govWebsite: www.bainbridgewa.govPortal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>**APPLICATION - PAGE 1**

DATE STAMP

City of Bainbridge Island

AUG 12 2015

Planning and
Community Development

DATE SUBMITTED 08/12/2015		PROJECT NUMBER PLN50311 PRE
PROJECT NAME Jones House/Manzanita Partners		
PROJECT TYPE Preapplication Conference		
PROJECT ADDRESS OR ACCESS STREET 176 Ericksen Avenue		
TAX PARCEL NUMBER(S) 26250230342009		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Pre-Application Conference Fee	\$265.00	\$265.00

PROJECT DESCRIPTION

Remodel and expand the existing historic building, maintaining the historic look using similar building details. Change the use from commercial to residential with 3 or 4 units in the structure.

Preapplication Conference: Tuesday, September 1, 2015 @ 11:00 a.m.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER
HEATHER BECKMANN -- PHONE: 206-780-3754 E-MAIL: hbeckmann@bainbridgewa.gov

OWNER
PARTNERS LLC MANZANITA, Jon Thornburgh, Post Office Box 4729, Rolling Bay, WA 98061
Phone: 206-369-2739 E-MAIL:

CONTACT
JON THORNBURGH, Manzanita Partners Llc, Post Office Box 4729, Rolling Bay, WA 98061
Phone: 206-369-2739 E-MAIL: jonthornburgh@comcast.net

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



<u>DATE STAMP FOR CITY USE ONLY</u> City of Bainbridge Island AUG 12 2015 Planning and Community Development	<u>TO BE FILLED OUT BY APPLICANT</u> PROJECT NAME: <u>JONES HOUSE REMODEL</u> TAX ASSESSOR'S NUMBER: <u>262.502-3-034-2009</u> PROJECT STREET ADDRESS OR ACCESS STREET: <u>176 ERICKSEN AVENUE</u> ENVIRONMENTAL CHECKLIST SUBMITTED: ☐ YES ☒ NO <u>FOR CITY USE ONLY</u> FILE NUMBER: <u>PLN50311 PRE</u> PROJECT NUMBER: <u>50311</u> DATE RECEIVED: <u>8.12.2015</u> APPLICATION FEE: <u>\$265.00</u> TREASURER'S RECEIPT NUMBER: _____
SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies</i> must be provided. Whenever possible, originals must be signed in blue . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>six copies</i> (if an original is not applicable, <i>seven copies</i> must be provided).
FULL-SIZE DRAWINGS	<i>Seven copies</i> of the required drawings must be provided. Drawings must be folded and 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Two copies (five if commercial)</i> of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Applicant Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.
FEES	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.
APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.	

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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A. GENERAL INFORMATION

1. Name of property owner: MANZANITA PARTNERS LLC
Address: P.O. Box 4729, ROLLING Bay, WA 98061
Phone: (206) 369-2739 Fax: _____
E-mail: JONTHORNBURGH@COMCAST.NET
JON THORNBURGH - MEMBER AND MANAGER - MANZANITA PARTNERS LLC

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Applicant/agent: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

3. Name of land surveyor: NONE - THIS IS A REMODEL OF AN EXISTING STRUCTURE.
Address: _____
Phone: _____ Fax: _____
E-mail: _____

4. Planning department personnel familiar with site: HEATHER BECKMANN

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5. Description of proposal:

PLEASE SEE ATTACHED.

6. Driving directions to site:

FROM WINSLOW WAY TURN NORTH ON TO ERICKSEN
AVENUE. PROPERTY IS LOCATED APPROX. 200' ON THE EAST SIDE OF THE
STREET

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
<u>2622502-3-034-2009</u>	<u>MANZANITA PARTNERS LLC</u>	<u>9,756 SQFT</u>
Use additional sheet if necessary		Total of all parcels:

* As defined in Bainbridge Island Municipal Code 18.12.050

8. Legal description (or attach):

PLEASE SEE ATTACHED.

9. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot	<u>MUTC DISTRICTS</u>	<u>ERICKSEN AVE DISTRICT</u>	<u>N/A</u>	<u>COMMERCIAL</u>
Lot				
Lot				
Lot				

CITY OF BAINBRIDGE ISLAND

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10. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	ERIKSEN AV DISTRICT	ERIKSEN AV DISTRICT	N/A	COMMERCIAL
South	CORE	CORE	N/A	MIXED USE
East	CORE	CORE	N/A	COMMERCIAL
West	GATEWAY DISTRICT	GATEWAY DISTRICT	N/A	GREEN SPACE - WINSLOW RAVINE

11. Common name of adjacent water area or wetlands area:

WINSLOW RAVINE

12. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (Bainbridge Island Municipal Code Chapter 16.20)?

☐ yes ☒ no ☐ unknown

If yes, check as appropriate:

☐ wetland*	☐ geologically hazardous area**
☐ wetland buffer*	☐ zone of influence**
☐ stream*	☐ slope buffer**
☐ stream buffer*	☐ fish and wildlife habitat area

*If your site includes a wetland or wetland buffer, a wetland report may be necessary with your application.

**If your site includes a geologically hazardous area or is within the zone of influence as defined in Bainbridge Island Municipal Code 16.20, a geotechnical report may be necessary with your application.

13. Are there underlying/overlying agreements on the property? ☐ yes ☒ no ☐ unknown
If yes, check as appropriate and provide a copy of the decision document:

☐ CUP Conditional Use Permit	☐ SPR Site Plan Review
☐ MPD Master Planned Development	☐ SPT Short Plat
☐ PUD Planned Unit Development	☐ SSDP Shoreline Permit
☐ REZ Contract Rezone	☐ SUB Prior Subdivision
☐ RUE Reasonable Use Exception	☐ VAR Zoning Variance
	☐ Other:

Under which jurisdiction was the approval given?

☐ City of Bainbridge Island ☐ Kitsap County

Approval date: _____

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14. Is there any other information which is pertinent to this project? ☒ yes ☐ no

If yes, please explain: PLEASE SEE ATTACHED.

B. TECHNICAL INFORMATION

1. Name of water purveyor: CITY OF BAINBRIDGE ISLAND
If a private well, what class? _____
2. Type of sewage disposal: ☐ on-site septic ☐ off-site septic ☐ sewer
Sewer district: ☒ City of Bainbridge Island ☐ Sewer District 7
3. General description of the existing terrain: SLOPES VERY GENTLY FROM
ERICKSON AVENUE TO THE EAST.
4. Soil survey classification: AREA # DESIGNATION: 22. SOIL TYPE KAPOWSKI.
5. Flood plain designation: ☒ X ☐ AE

CITY OF BAINBRIDGE ISLAND

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6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	
secondary arterial	60 feet		
collector	50 feet	ERIKSEN AVENUE	50'
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet		

7. Sidewalks are adjacent to the parcel:

☐ yes☒ no

If yes, existing sidewalks are _____ feet wide.

Sidewalk installation is proposed as part of the development project:

☐ yes☒ no

Proposed sidewalks:

☐ adjacent to the parcel and are to be _____ feet wide.☐ internal to the proposal and are to be _____ feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:

REMODEL EXISTING BUILDING. DURATION OF CONSTRUCTION - SIX
TO NINE MONTHS.

9. Proposed floor area ratio (gross square feet contained in buildings excluding under-building parking/lot area):

.48

10. Proposed lot coverage (total area of building footprint/lot area x 100%):

27 %

11. Height of proposed buildings or structures:

25'

12. Square footage of all spaces:

storage:

retail:

residential:

office:

other:

1,775
(EXISTING BUILDING ON BACK OF LOT)

2,880

13. Number of stories proposed:

2

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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December 2011

PAGE 1 WILL BE GENERATED BY THE CITY AT TIME OF SUBMITTAL

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CITY OF BAINBRIDGE ISLAND

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14. Proposed setbacks:

north:

EXISTING WALL LINE

south:

8'

east:

EXISTING WALL LINE

west:

≈ 125'

15. Number of parking stalls proposed:

SIX

16. Amount of square footage of proposed paved areas:

100 SQFT

17. Percent of site to be covered by impervious surfaces:

28 %

(If the proposal results in more than 1,000 square feet of additional impervious surface, a preliminary drainage plan shall be required.)

18. For light manufacturing proposals, percentage of site to remain as open space:

%

19. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)

☐ yes ☒ no ☐ unknown

20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)

NO

21. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:

NONE

CITY OF BAINBRIDGE ISLAND

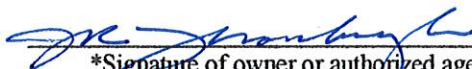
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22. Will the completed project result in 800 or more square feet of impervious surface
(building footprint + driveways + parking)? ☐ yes ☒ no ☐ unknown
23. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?
☐ yes ☒ no ☐ unknown
24. Do storm water systems exist on the site? ☐ yes ☐ no ☒ unknown
If yes, were they constructed after 1982? ☐ yes ☐ no ☒ unknown
If yes, what type of storm water system exists on the site?
☐ infiltration ☐ open ditching ☐ closed conveyance ☐ detention
25. Will the completed project result in excavating of or filling in:
☒ less than 50 cubic yards. ☐ more than 50 cubic yards but less than 100 cubic yards. ☐ more than 100 cubic yards.
26. For reasonable use exception applications, proposed
square footage of wetland and buffer to be disturbed: _____

I hereby certify that I have read this application and know the same to be true and correct.


*Signature of owner or authorized agent

7.31.2015
Date

JONATHAN R. THORNBURGH
Please Print

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.*

5. Description of Proposal:

The project will remodel and expand the current building located at 176 Ericksen. The intent is to maintain the historic look of the existing structure through similar building details (i.e. size and shape of windows, an open front porch, and similar looking siding. The project is intended to address the poor condition of the building. There is no foundation and many components of the building are failing. The existing structure is currently a commercial use and we propose changing it to residential use with 3 or 4 units.

14. Other Pertinent Information

1. We own both 176 Ericksen and the adjacent property to the north 188 Ericksen. 176 Ericksen has an easement via the driveway on 188 Ericksen for access to parking.
2. We want to preserve the historic look and feel of the buildings while addressing the structural deficiencies and increasing the usable area. This project will maintain the historic pattern of building placement and building scale.
3. This project proposes an addition that adds 10 feet of structure to the south portion of the existing building. There is a building located to the rear of 176 Ericksen, the address for this building is 180-182 Ericksen. Due to the placement of the rear building the proposed remodel of the 176 building will not increase the non-conformity and should not be subject to the Ericksen Avenue Guidelines SD3.
4. We wish to retain as much of the existing and mature landscaping as possible. Especially important is retaining the buffer of trees on the South Property line. This is important for the neighbors as well as maintaining the sense of privacy for these small structures. Equally important is retaining the large deciduous tree on the street side.
5. The current tenant of 176 Ericksen uses 15 parking spaces in our surface parking lot. We anticipate the new project to use 6 parking spaces and these can be located below the building.

City of Bainbridge Island

AUG 12 2015

**Planning and
Community Development**



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Planning and
City Development

AUG 1 2 2015

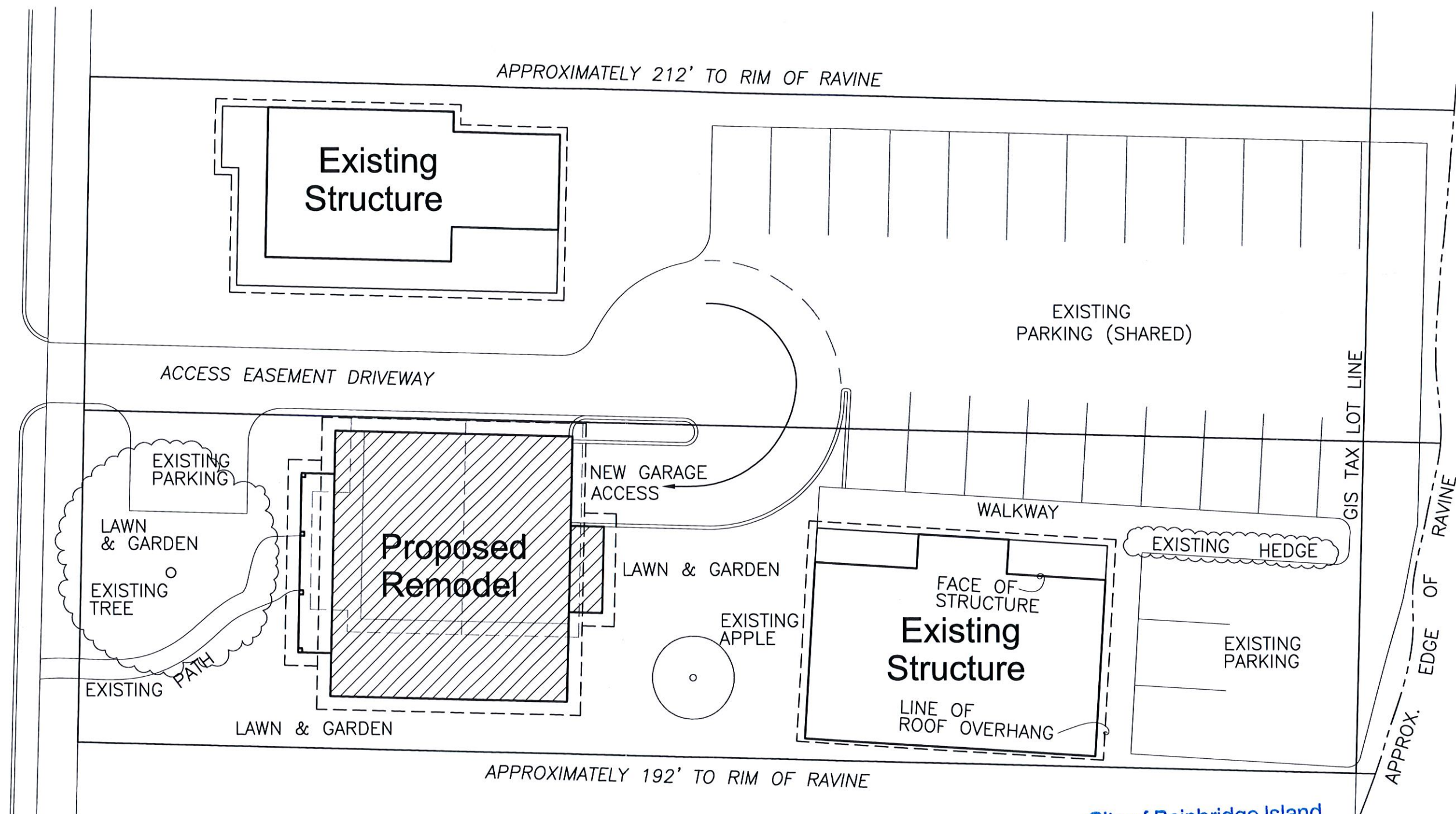
Bainbridge Island

ERICKSEN



SCALE: 1" = 30 FEET

ERICKSEN AVENUE



City of Bainbridge Island

AUG 12 2015

Planning and
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Site Plan

SCALE: 1" = 20 FEET

35' MAX BUILDING HEIGHT
W/ PARKING BELOW

City of Bainbridge Island

AUG 12 2015

Planning and
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25' MAX BUILDING
HEIGHT

SECOND FLOOR

FIRST FLOOR

PARKING



1/8" = 1'-0"

DESIGN REVIEW BOARD DESIGN GUIDELINE CHECKLIST
MIXED USE TOWN CENTER/ERICKSEN DISTRICT DESIGN GUIDELINES BIMC 18.18.030(E)

☐ Preapplication Conference Checklist

☐ Formal Submittal Checklist

PROJECT NAME JONES HOUSE REMODEL	CASE NUMBER PLN50311 PRE	SITE ADDRESS 176 ERICKSEN AVENUE, BAINBRIDGE Is	TAX PARCEL NUMBER(S) 262502-3-034-2009
PROJECT DESCRIPTION The project will remodel and expand the current building located at 176 Ericksen. The intent is to maintain the historic look of the existing structure through similar building details (i.e. size and shape of windows, an open front porch, and similar looking siding. The project is intended to address the poor condition of the building. There is no foundation and many components of the building are failing. The existing structure is currently a commercial use and we propose changing it to residential use with 3 or 4 units.			

SITE DESIGN			
DESIGN GUIDELINE	INTENT	GUIDELINE	
SITE DESIGN 1	Ensure that the pre-1920s residential character predominates.	PRESERVATION OF HISTORIC BUILDINGS Owners are strongly encouraged to preserve historic (pre-1920) buildings. Any additions to existing historic structures shall be located to the rear and shall be consistent with the character of the older structure.	DRB ACTION (Y/N)
		Applicant Response: Project is designed specifically to capture the look and feel of the existing 1908 home. The additional space is added to the south side and front of the building. This allows for preservation of mature trees and the courtyard between this structure and the building located to the rear.	
SITE DESIGN 2	Ensure that the pre-1920s residential character predominates.	SCALE OF CONSTRUCTION Scale of buildings in this corridor shall remain modest (refer to guideline BD1). Any new development shall be constructed so that building forms, roof shapes and	DRB ACTION (Y/N)

		relationship of building to street are compatible with the historic structures on Ericksen Avenue.	
Applicant Response: The building scale is similar in size to the other two existing building on our parcels and substantially less than allowed by code. Building form and rooflines to be similar to the existing building in order to retain the historic look and feel of the street.			
SITE DESIGN 3	Reinforce the historic pattern of development by retaining open-air view corridors from Ericksen Avenue through to the Winslow Ravine.	RAVINE VIEW CORRIDORS On the west side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under Highway 305), the total of both side yard setbacks shall be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences.	DRB ACTION (Y/N)
Applicant Response: There are two existing buildings on this parcel. Due to the site placement where the two buildings are offset the property does not meet the open-air view corridor requirement. The proposed additional space does not increase the non-conformity and retains both the historic pattern of development and existing mature trees.			
SITE DESIGN 4	Reinforce the historic pattern of development.	SETBACKS Buildings shall be set back from the front property line in accordance with the zoning ordinance, which allows porches and bay windows to intrude into the setback.	DRB ACTION (Y/N)
Applicant Response: This project does not meet the front set back requirement. To meet the requirement would require removal of a heritage tree. Moving the building forward would also not reinforce the historic pattern of			

development – the original building have staggered set backs are not located as close to the street as currently required.			
SITE DESIGN 5	Reinforce the historic pattern of development.	LANDSCAPE FRONT YARDS Landscaped front yards shall be provided. At least 50% of the area between the ROW and the building setback shall be landscaped with trees, shrubs and ground cover.	DRB ACTION (Y/N)
		Applicant Response: A main goal of the project is to retain as much of the existing mature trees and landscaping as possible. Substantially more than 50% of the front yard will be landscaped.	
SITE DESIGN 6	To have signs along this corridor be very unobtrusive.	SIGNS The design of signs should be integrated with the architecture of the building, with features and materials common to pre-1920 structures on Ericksen. No neon or internally lit signs are allowed.	DRB ACTION (Y/N)
		Applicant Response: All signage will be designed to match the style of the building and will not be either neon or internally lit.	

Building Design Guidelines continued on following page...

BUILDING DESIGN			
DESIGN GUIDELINE	INTENT	GUIDELINE	
BUILDING DESIGN 1	Ensure that the scale of new development is compatible with historic structures.	MAXIMUM BUILDING FOOTPRINT South of Wyatt, the total footprint of any building shall not exceed 2500 sf. North of Wyatt, buildings shall be designed in sections with footprints not exceeding 2500 sf. There shall be no minimal connections between these sections so that the overall project appears more compatible with smaller, individual buildings to the south of Wyatt.	DRB ACTION (Y/N)
Applicant Response: Proposed footprint to be approximately 1,500 square feet.			

BUILDING DESIGN 2	Continue the historic pattern of building forms.	PITCHED ROOFS Buildings should have pitched roofs with one or more visible ridge lines. Roof pitch on main roots shall have at least 8: 12 and no more than 12: 12. Roof overhang should be at least 12”. Roof pitch on shed dormers and attached porches shall be at least 4: 12. No continuous roof ridge shall be over 50’ long.	DRB ACTION (Y/N)
Applicant Response: Roof pitches to meet criteria.			
BUILDING DESIGN 3	Continue the historic pattern of building forms.	BUILDING AND SITE ACCESS In new construction, features such as handicap access and pedestrian access to underground parking shall be integrated within buildings, not placed as visible add-ons. In remodel projects, this guideline will be met to the extent feasible.	DRB ACTION (Y/N)
Applicant Response: Integration of ADA and pedestrian access to be integrated in overall design.			
BUILDING DESIGN 4	Continue the historic pattern of building forms.	BUILDING MATERIALS Such features and materials common to the pre-1920 structures on Ericksen as horizontal wood siding, frieze boards, double-hung windows, trim at	DRB ACTION (Y/N)

		windows, corner braces, porches, bay windows, prominent roof overhangs and red brick chimneys, are encouraged. <i>It is the responsibility of the applicant to demonstrate that proposed building materials meet the intent of the guideline.</i>	
Applicant Response: Project's intent is to retain the pre-1920's look of the design features the existing building and incorporate in the new construction. We have attempted to replicate the existing structure as closely as possible using the design details and types of materials that make the existing building distinctive.			

Additional comments/recommendations from the Design Review Board on the following page...

GUIDELINES REQUIRING ACTION PER DESIGN REVIEW BOARD
DESIGN REVIEW BOARD SUMMARY MOTION ON ACTIONS

