



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, December 21, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
The Ravine Apartments PLN50039 SPR Follow-up
BIFD Station 21 – Pre-application
BIFD Station 22 – Pre-application
Montessori Country School PLN17677 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. Other Design Review Board (DRB) members present were Peter Perry, Susan Bergen, Jeff Boon and Chris Gutsche. Jim McNett and Chuck Depew were absent and excused. City Staff in attendance were Planning Manager Joshua Machen, Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. Mr. Grainger welcomed new DRB members Mr. Gutsche and Mr. Boon.

The Ravine Apartments PLN50039 SPR Follow-up

Mr. Grainger gave an overview of the project to the new members. Roof slope and retaining a large tree near the building were discussed. Clients were invited in at 2:20 PM. Introductions were made all around. Devin Johnson for Johnson Squared presented the changes in roof line and the plan to save a large tree. Mr. Grainger thanked them for the changes in the roofline, saying the DRB appreciated that the bulk of the building was reduced by it. Ms. Bergen asked how they planned to save the tree, i.e., what changes were they going to make. Mr. Johnson replied they were going to move the garbage area back away from the tree and use grassy pavers instead of paving the area. Mr. Machen stated that if they were committed to saving the tree, they needed to come up with a plan for that. Mr. Johnson replied they would work with an arborist to come up with a plan for saving the tree as well as working with a Geotech engineer to plan changes to the foundation.

Motion: I move we recommend the plan going forward.

Perry/Bergen: Passed unanimously 5-0

While waiting for the BIFD architects (held up by ferry), Planner Tayara briefed the DRB about the Montessori Country School application. Mr. Gutsche asked if he needed to recuse himself for having worked with the Montessori Country School about 10 years ago. Mr. Grainger did not feel he needed to since it was so long ago, but agreed he should do so if he felt it necessary. Planner Tayara mentioned one item up for discussion was traffic and the need to keep traffic from backing up on the road during certain times of day.

BIFD Station 21 – Pre-application

Brett Hansen and Chauncey Drinon from Mackenzie Architects were introduced. Mr. Hansen gave an overview of their part in the design process from pre-bond stage to pre-application. He stated all the programming (design) is based on future need. Key particulars driving design were:

- Public parking moved to edge
- Pull through bays
- Medic helicopter pad
- Trees and existing storm water retention to be reused.
- Existing memorial retained
- Vegetation around helipad
- Public plaza.

There was discussion of the roof line and whether the lines would remain clean or would mechanical equipment be placed upon it. Mr. Hansen stated yes they would remain clear with the exception of ham radio antennas that would be mounted on one of the sides of the building. The number and sizes of bays were discussed as well as the size of the roof line (300 feet) and how to break up the look of it. The approach from the south when driving up Madison Avenue was also reviewed. Mr. Hansen summarized the concerns the DRB had and gave initial thoughts as to where, how and whether it was functional to respond to them. Mr. Grainger then brought up providing a connection to the existing trail behind the property. Assistant Fire Chief Luke Carpenter stated security was an issue for putting a trail through the property.

BIFD Station 22 – Pre-application

Mr. Hansen gave a brief overview of the plans for Station 22 stating the same materials were being used to maintain a consistent look across the organization. Mr. Gutsche thought the design was good for the more rural setting (as opposed to Station 21) but asked if the pitch of the roof could be changed to allow for a more southern exposure to accommodate future solar panels. The DRB also expressed the desire to raise the red wall with the identifying “22” above the roof line. Mr. Grainger stated they looked forward to seeing this design at the Site Plan Review meeting.

Montessori Country School PLN17677 PRE Pre-application

Introductions were made around the table with the project design team of Russ Hamlet, Brandon Hogue and Kia Micaud. Planner Tayara mentioned the public meeting for this project was being held on January 4, 2016 at the school. Mr. Hamlet expressed the vision statement of this project was to bring the two campuses together on one campus to facilitate student interaction and teacher collaboration. He continued providing an overview of the site plan showing buffers, administrative buildings and classrooms including a proposed future classroom. Ms. Micaud described landscaping, parking spaces utilizing crushed rock instead of paving, fencing, maintenance access gates and play areas. ADA accessibility was remarked upon when Mr. Grainger asked the type of materials used on the pathways that would allow wheelchair access. Mr. Hamlet discussed that deck overhangs were designed with accessibility for solar panels in mind. Storm water drainage was discussed and whether building a rain garden in the buffer would be possible. Mr. Hamlet mentioned they would come back in April or May before they applied for the building permit. Mr. Grainger spoke for the DRB saying they felt very good about this project.

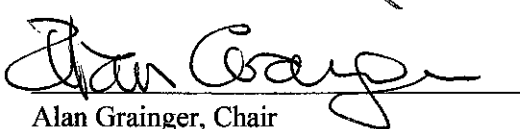
Old and New Business

None.

Adjournment

Meeting was adjourned at 5:05 PM.

Approved by:


Alan Grainger, Chair


Jane Rasely, Administrative Specialist



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
December 21, 2015

PLEASE PRINT

**Join
ListServ
Yes/No**

Name	Affiliation	Phone/ E-Mail	
Chris Gutsche		chris@ecosmithdesign.com	yes
JEFF BOON		206-499-3354	yes
PETER PERRY	DRB		
Susan Bergen	DRB		
Alan Grainger	DRB		
EMILY SCALI	Johnson Squared	emily@johnsonsqared.com	no
BILL RANSOM	WLG (owner)	bransom18@gmail.com	no
CHAUNCEY DRINON	MACKENZIE	cdrinon@mckenze.com	
Luke Carpenter	BIFD	lcarpenter@bifd.org	
BRETT HANSON	BIFD Mackenzie	bhanson@mckenze.com	
Kelsey Laughlin	Bronne Wheeler Engineers	kelseyebrownwheeler.com	yes
meghan Skotheim	markessni Country School	meghan@markessnicountryschool.org	no
Kid Micaud	Catherine Micaud Landscape	kimicaud@gmail.com	no
RUSS HAMLET	SH-A		OK
BRANDON HEGG	SH-A		