

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – August 15, 2016
Pleasant Beach Manor
Blakely Elementary Conceptual Design
Montessori Country School (PLN17677 SPR/CUP)
Madison Park HDDP (PLN50662)
Bainbridge Landing (PLN50520 SPR)
New/Old Business - Update on process for changing City Code
Adjourn

Call to Order (Attendance, Agenda, Ethics)

The Design Review Board meeting was called to order at by Chair Alan Grainger at 1:05 p.m. with board members Joseph Dunstan, Jeff Boon, Jim McNett, Peter Perry and Chris Gutsche present. Jason Wilkinson was absent and excused. City of Bainbridge Island staff present were Planning Manager Josh Machen and Planner Kelly Tayara. Records Management Coordinator Kelly Jahraus (sitting in for Jane Rasely) monitored the recording of the meeting and prepared the minutes.

Board member McNett disclosed that he prepared the historical portion on the existing Cave House for the Bainbridge Landing plan.

Review and Approval of Minutes – August 15, 2016

*Motion: I move we approve the minutes as presented for August 15, 2016.
Dunstan/Gutsche: The motion carried 6-0.*

Pleasant Beach Village Homes

Project Manager Josh Machen provided an update on the Pleasant Beach Village Homes. When the DRB had previously reviewed the plan, there were 12 duplexes proposed. The site plan was then amended to reflect 14 proposed duplexes (Charlie Wenzlau's design.) Mr. Jacobi hired another architect, redesigned the buildings and began the permit process; staff in PCD realized the design was different and it was mistakenly presented to the DRB. Staff thought the design fell under the Lynwood Center guidelines. The design did not replicate the Tudor design; it was compatible but was not subject to the design guidelines. The guidelines state specifically they apply to mixed use. The duplexes are now on a separate parcel and designed to preserve the view.

Josh clarified that the material and features will blend with the rest of the site but the roof form will be different. It will not go to the public for review, the site plan and footprint is consistent with was approved. Chair Grainger expressed disappointment over the change in design. Josh took full responsibility for the mistake.

Blakely Elementary Conceptual Design

Susan Olmstead and Michael Everett with Mithūn along with Tamela Van Winkle of the Bainbridge Island School District addressed the DRB with their presentation and initial thoughts. This is the first time before the DRB, and they are excited about the design. Tamela stated they like buildings that sit quietly

on their sites and they are glad to work with Mithūn who worked with IslandWood. Susan sees the school as a “big deal” for the south end of Bainbridge Island. They do not take the responsibility lightly and wish to be an outgrowth of community and culture. They are a third of the way along with graphic schedule and just starting to narrow down to some schemes. The school will open in the fall of 2019 with construction starting in 2018.

Montessori Country School (PLN17677 SPR/CUP)

Planner Kelly Tayara explained that they are looking for a formal recommendation to expand the Montessori Country School facility. The DRB had previously seen the application at the pre-application meeting. Meghan Kane Skotheim, Head of School provided a brief history of the school. The primary goal is to merge the location on High School Road with the Arrow Point campus.

Regarding stormwater issues, Kelly reported they are working closely with Browne Wheeler and are still awaiting Development Engineer Janelle Hitch’s’ comments.

Chair Granger stated the DRB should through with the recommendation of approval.

Motion: I move we approve PLN17677 SPR/CUP.

Perry/Dunstan: The motion carried 6-0.

Madison Park HDDP (PLN50662)

Planner Kelly Tayara provided an overview of the project, as outlined in her memo dated October 14, 2016.

Madison Park is a proposed single-family development. Design guidelines for single-family are reviewed by City planners at the building permit stage; single-family development is not reviewed by the DRB; the committee acts as an advisory capacity. DRB input, along with neighborhood and City staff input, must be considered by the applicant when crafting the proposal. If the applicant changes the proposal in any significant manner, other than in response to feedback received during the neighborhood meeting, conceptual review by staff or DRB review, this conceptual- stage cycle would repeat.

The DRB makes no formal recommendation on this project.

As there are no submittal requirements at this conceptual stage, Kelly requested that the applicant provide enough information at the DRB meeting to allow the board to review the proposal and provide comment.

Charlie Wenzlau offered an overview of the project. They are not asking for a density bonus; they just want to subdivide to achieve LEED standards.

Their site concept is having different housing types, townhouses, two carriage house units above shared parking and detached SFR. They don’t want to bring the cars in any further than they have to and there will be a private access lane in the front portion of the site. The courtyard homes would be clustered and trees will be preserved.

Charlie has met with the fire marshal and the site meets minimum access width and the townhome units have sprinklers.

Kelly added they have had a conceptual meeting to advise on what to expect and how to improve. A public participation meeting will be held.

Bainbridge Landing (PLN50520 SPR)

The site plan has evolved in many ways due to comments that have come up. Charlie touched on some of the comments the DRB had, a detailed ground plan and landscaping, loading area, two elevators, on-street guest parking, rubbish within the retaining walls and a subterranean rum under the landscaping.

Jon Rose stated the park will not be the responsibility of the company; there will be an LOA in place with the BIMRD and there will be a public process.

Further discussion took place on materials on the façade; see motion.

Motion: I move to approve the PLN50520 SPR with the condition that Wenzlau Architects will come back to the DRB when they have fully resolved the exterior materials and placement on the buildings.

Dunstan/McNett: The motion carried 6-0.

New/Old Business – Moved to the November 7 meeting.

Adjourn

The meeting was adjourned at 5:22 p.m.

Approved by:


Alan Grainger, Chair


Kelly Jahraus, Records Management Coordinator



CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING

October 16, 2016

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Join
ListServ
Yes/No

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