



CITY OF
BAINBRIDGE ISLAND

DESIGN REVIEW BOARD
REGULARLY SCHEDULED MEETING
MONDAY, MARCH 16, 2020
2:00 – 5:00 PM
COUNCIL CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 2:00 PM Call to Order (Attendance, Agenda, Ethics)
- 2:05 PM Approval of Minutes
March 2, 2020
- 2:10 PM Fraik Short Plat ([PLN51709 DRB](#))
Project Manager: Ellen Fairleigh
Conceptual Review Meeting
See digital file for materials
- 2:40 PM KBA Short Plat ([PLN51711 DRB](#))
Project Manager: Ellen Fairleigh
Conceptual Review Meeting
See digital file for materials
- 3:10 PM New/Old Business
- Board Member Issues/Concerns
- 3:20 PM Adjourn

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Amended Minutes – January 6, 2020
Review and Approval of Minutes – February 3, 2020
PBV Fairyland ([SPRA13880B-1](#))
Police Court Facility (PLN51524 CUPA/SPRA)
My Office ([PLN51683 DRB-DG](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:04 PM. Design Review Board members in attendance were Jane Rein, Michael Loverich, Todd Thiel, Shawn Parks and Laurel Wilson. Planning Commissioners Don Doman and John Quitslund were present. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, Senior Planners Kelly Tayara and Peter Best, Associate Planners Annie Hillier and Ellen Farleigh and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed, and no conflicts were disclosed.

Review and Approval of Amended Minutes – January 6, 2020

Motion: I move to approve.
Thiel/Rein: Passed Unanimously

Review and Approval of Minutes – February 3, 2020

Motion: I move to approve.
Thiel/Loverich: Passed Unanimously

PBV Fairyland ([SPRA13880B-1](#))

Review & Recommendation Meeting – Annie Hillier, Planner
See attached DRB Recorded Motion

Motion: I move to approve
Rein/Thiel – Passed Unanimously

Police Court Facility (PLN51524 CUPA/SPRA)

Confirm Recommendation for Planning Commission – Ellen Farleigh, Planner
Discussion Only – DRB Recorded Motion will be completed at 04/06/2020 meeting

**My Office ([PLN51683 DRB-DG](#))
Design Guidance Meeting – Kelly Tayara, Planner
*Discussion Only***

New/Old Business

Adjourn

The meeting was adjourned at 5:04 PM

Approved by:

Joseph Dunstan, Chair

Marlene Schubert, Administrative Specialist



**DESIGN REVIEW BOARD
FINAL DESIGN REVIEW
Bainbridge Island, Washington**

PROJECT: PBV Fairyland (SPRA13880B-1)
DATE: March 2, 2020
PROJECT PLANNER: Annie Hillier
DESIGN REVIEW BOARD MEETING DATES: 04/01/2019 (Conceptual); 4/5/2019 (Design Guidance); 11/04/2019 (Design Guidance); 03/02/2020 (Review-Recommend)

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL RESOURCES
- C2** IDENTIFY EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
- C6** STUDY HOW THE SITE RELATES TO/CONTRIBUTES TO THE PUBLIC REALM.

Context Discussion:

- 1.

SITE DESIGN STANDARDS

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
- S2** PRESERVE, RESTORE AND ENRICH WILDLIFE HABITAT
- S3** RESPECT AND MAGNIFY UNIQUE ASPECTS OF THE SITE AND CONTEXT
- S4** COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

**S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT,
PRIORITIZING PEOPLE**

Site Design Findings: Proposed project meets Standards S1 through S6

Site Design Discussion:

1. Using 3 strategies: tree protection, minimizing impervious surfaces, using pin pile system, minimizing utilities and infiltrate stormwater.
2. Leave ground plane, habitat undisturbed
3. Protecting natural flora, tree canopy, and adjacent woodlands.
4. Cottages are on stilts, unique response in a desire to preserve site. Elevated complements what is around the cottages. Meets guidelines b, c and d.
5. Pedestrian-oriented community, all homes accessed via raised platforms, vehicles are kept at edge of site (in garages), bicycle parking in garages. Meets guideline d
6. S6 – meets standard

PUBLIC REALM STANDARDS

**P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND
CYCLING**

P2 THE IMPACT OF VEHICLES ON THE PUBLIC REALM

P3 DESIGN TO CREATE A LEDGIBLE HEIRARCHY OF PUBLIC SPACES

P4 STRENGHTEN PUBLIC SPACE CONNECTIONS

P5 DRAW FROM AND ENHANCE EXISTING BLOCK AND FRONTAGE PATTERNS

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Public Realm Findings: Proposed project meets Standards P1 through P6.

Public Realm Discussion:

1. Pedestrian-oriented, access to shopping. Will not be creating a bike route, ADA compliant walkway with lighting. Meets guidelines a, b and c.
2. Three things identified: landscape screening, recessing garages into slope, use living roof on garages. Meets guidelines b, c, d and e.

3. Not an urban project, doesn't encourage public spaces. Project considers vistas and views. The intention is the boardwalk will continue on to the trail. Meets guidelines a, b and d.
4. Majority of units have their porches overlooking common area of site. Meets guidelines a and b.
5. Trying to create a cluster of homes set into woods, facing onto the street which is the boardwalk. Meets guidelines c and d.
6. No commercial nearby. P6 does not apply (N/A).

DESIGN STANDARDS

- B1** EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT
- B2** USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND
- B3** CREATE WELL COMPOSED FACADES AT ALL SCALES
- B4** CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN
- B5** USE HIGH QUALITY MATERIALS AND WELL - CRAFTED DESIGN

Building Design Findings: Proposed project meets Standards B1 through B5.

Building Design Discussion:

1. Project presents a clear organizing concept. Meets guidelines a through f. This project does this very well.
2. Northwest design, use of natural materials, lots of glass, small-scale. Thoughtful design. Meets guidelines a through d.
3. Small scale structures, each orientation of the building has a unique design, maximize privacy. Screened trash facilities are located between garages. Meets guidelines a through g.
4. Building have compact form, low-impact design, high performance envelope, maximize natural light, living roof, no solar. Meets guidelines a through g.
5. Buildings will have exposed steel structure, expressed wood structure for the roof, glass fenestration. Meets guidelines a and c.

LANDSCAPE STANDARDS

- L1** INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPT

- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN
- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE
- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES
- L5** SUPPORT HEALTHY HABITAT IN THE LANDSCAPE
- L6** PRESERVE AND ENHANCE IMPORTANT VIEWS AND CORRIDORS

Landscape Findings: Proposed project meets standards L1 through L6.

Landscape Discussion:

1. Not doing a lot of landscaping because leaving natural. Adding perimeter screening. Due to the low-impact of the development, using restorative approach. Meets guidelines a and e.
2. Retaining natural landscaping and integrating public walkway into the landscape. This is an exceptional example of landscape design. Meets guidelines a and c.
3. Preserving the forest is the ultimate sustainability feature. This is very well done on this project. Meets guidelines.
4. Key strategy: Roof run-off. Meets guidelines a through d.
5. Allowing forest to remain, preserving large trees (as many as possible). This is done very well. Meets guidelines a through d.
6. Views through the site and through the lower forested area, there are filtered waters views. Landscape screening will grow to screen the project, not blocking views. Meets guidelines a through d.

STREET TYPES AND FRONTAGES

Street Type:

Findings: Street type not applicable for this project.

Discussion:

1. There are no street frontages. This is not applicable (N/A).

LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Larger Sites Findings: Proposed project meets standards 1 and 2.

Larger Sites Discussion:

1. Buildings are clustered and front on open space.
2. Parking garages are away from public realm. Meets guidelines a through d.

This project is recommended for:

Approval ___ unanimous approval X

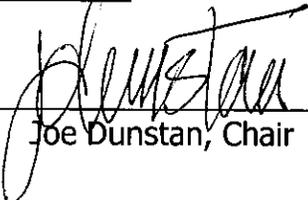
Approval with the following conditions: NONE

1.

2.

Denial: _____

APPROVED BY: _____


Joe Dunstan, Chair

DATE: _____

3.2.2020