



**Design Review Board
Regularly Scheduled Meeting
Monday, March 21, 2016
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
February 1, 2016
- 2:10 PM Grow Community Lot 31 (PLN 13551G PRE)
Project Location: Shepard Way
Project Manager: Heather Beckmann
- 3:50 PM New/Old Business
- 4:00 PM Adjourn

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes – December 7, 2015 and December 21, 2015
Fort Ward Community Center (PLN50380PRE)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:00 PM. Design Review Board members in attendance were Jim McNett, Chris Gutsche, Jeffrey Boon, Susan Bergen, Peter Perry and Chuck Depew. Interim Planning Director Joseph Tovar and Planning Manager Josh Machen were present. Mr. Machen monitored recording. Administrative Specialist Jane Rasely was absent but prepared minutes from meeting recording. The agenda was reviewed without any conflicts reported.

Chair Granger had everyone introduce themselves.

Approval of Minutes – December 7, 2015 and December 21, 2015

Motion: I move to approve both sets of minutes.

Perry/Gutsche: Unanimously approved.

Fort Ward Community Center (PLN50381PRE)

Mr. Machen provided an introduction to the Fort Ward Community Center project in Senior Planner Heather Beckmann's absence. He mentioned the historic bakery was being turned into a community center. It was mentioned the bakery did not currently have any parking, but the applicant stated they were currently in discussion with the Public Works Department about creating parking in an adjoining space.

Mr. Will Shopes from the Historic Preservation Commission provided the historical background of the Fort presenting the original advertisement for contractor bids as well as a copy of the original blueprints. He also illustrated the history of the bakery building from conception to current day. Mr. Shopes presented the rough plans for the inside of the community center stating that Kitsap Sewer District (building owner) would maintain a small office in the building. Ariel Jamison from Wenzlau Architects presented the landscape plan and the properties contained within the project as well as right of way improvements, buffer maintenance and Stormwater management. Ms. Bergen suggested breaking up the large parking lot with more landscaping to separate it from the walkway/pedestrians going to the building. Ms. Jamison stated they would be looking at the landscape plan again and it may change. Open discussion then occurred regarding the entire property and connections to adjacent properties that might be developed in

the future. Different parking options were offered up. Mr. McNett stated he felt this was a great project.

New/Old Business

Mr. Grainger canvassed the DRB member's availability to meet on the February 22 instead of February 15, which was the Presidents Day holiday. Consensus was there would be a quorum.

Mr. Perry asked about ground cover and how large the plantings had to be within the buffer along Highway 305, specifically by Key Bank at the Visconsi project. He asked if it was checked up on by the City. Planning Manager Machen replied there was a three year landscaping bond required and that at the end of those three years, there was an inspection. Mr. Perry responded with asking what could be done before the three year period was up. Council Liaison Ron Peltier said he would appreciate any suggestions they had regarding a standard that must be met in landscaping. The conversation then turned to having a landscape expert do an inspection but it was recognized the City did not have the resources for that at this time.

Adjourn

The meeting was adjourned at approximately 3:20 PM.

Approved by:

Alan Grainger

Jane Rasely

March 10, 2016

Heather Beckman
City of Bainbridge Island, Dept. of Planning and Community Development
280 Madison Ave. N
Bainbridge Island, WA 98110

RE: Minor Adjustment Application, Grow Community Lot 32 & Adjoining Open Spaces
Project Number 13551G

Project Description: Provide permit ready design for the required Community Center, Community Shop, and Retaining Structure to the North of the Community Center. These structures are found on Lot 32 and Adjoining Open Space Tracts B & C of Grow Community Phase II.

Dear Heather,

Thank you for your consideration of our proposal to submit permits for Grow Community Phase II Community Center and supporting structures. As you know, the Community Center will represent the heart of the entire Grow Community, and as such, should meet the intent of the One Planet Principles we set out to meet at the beginning of this project.

We began efforts late in 2015 to begin design of the Community Center with our design team, Cutler Anderson Architects. In the course of working from initial design concepts shared with the DRB toward a permit ready design we could not come to terms with a program that served and met the intent of the community.

We have since contracted Hartman Architecture & Design (involved in Phase I) to support our Community Center design. We are excited about the result and respectfully submit our plans to you for final permitting.

Key design features with our permit ready design that vary from previous design concept include:

- Community Center
 - Stand-alone Community Center – no longer shown partially buried
 - No Community Center rooftop access
 - Pitched (shed roof) to match current design material and slopes
- Retaining Structure
 - Retaining Structure to the North with integrated solar awning and bike parking
- North Garage
 - Create access through current garage to rear of Community Center at grade (tunnel from garage level)
- Community Shop
 - Stand along small Community Shop
 - Simple structure – less than 400 square feet
- Garden Space
 - Flat versus terraced garden area
 - Room for future Community Greenhouse (desired by community)

We understand these features are new in concept as our early concepts only provided initial ideas. After subsequent conversation with Grow Community I and future residents we feel this design meets the expectations of the community that will utilize this amenity. Per their comments to the DRB on January 3, 2014 we have designed a space that will pursue Zero Carbon goals with a Net Zero design and allowed for shop space that can be utilized by the community.

Again, we thank you for your time and consideration in this matter. We look forward to beginning as soon as possible.

Sincerely,
Greg Lotakis
CEO
PHC Asani Inc

Approved Preliminary Community Center Design

STANDING SEAM METAL ROOF
ON SINGLE FAMILY, BEYOND

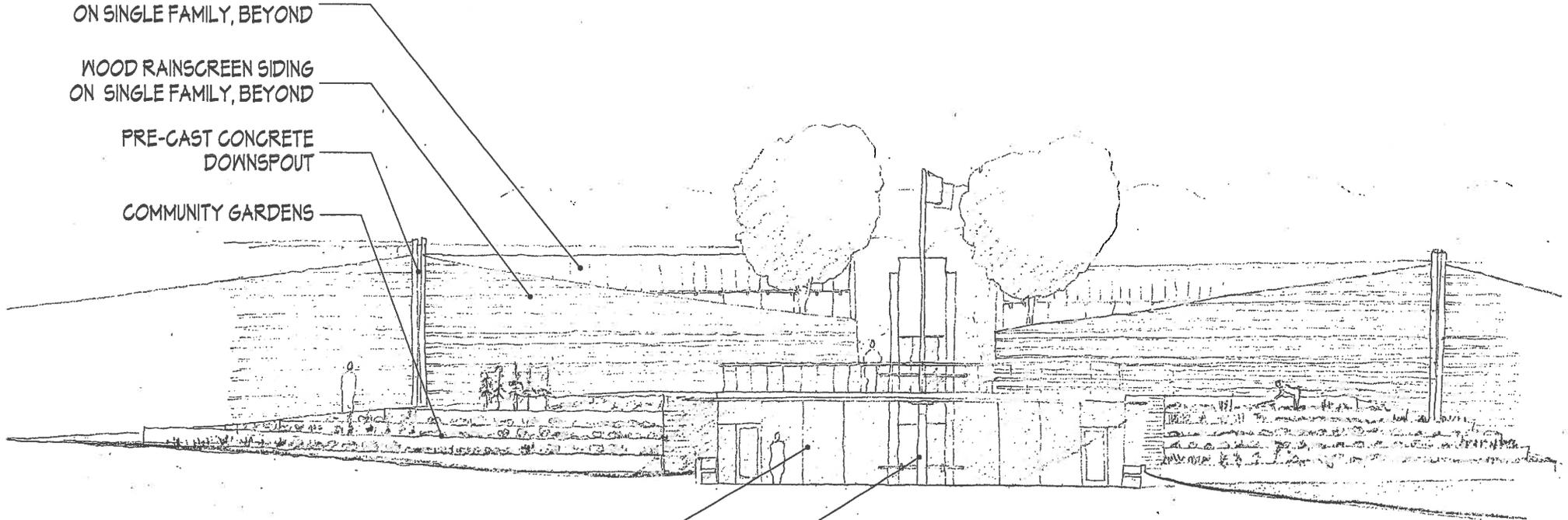
WOOD RAINSCREEN SIDING
ON SINGLE FAMILY, BEYOND

PRE-CAST CONCRETE
DOWNSPOUT

COMMUNITY GARDENS

GLASS STOREFRONT

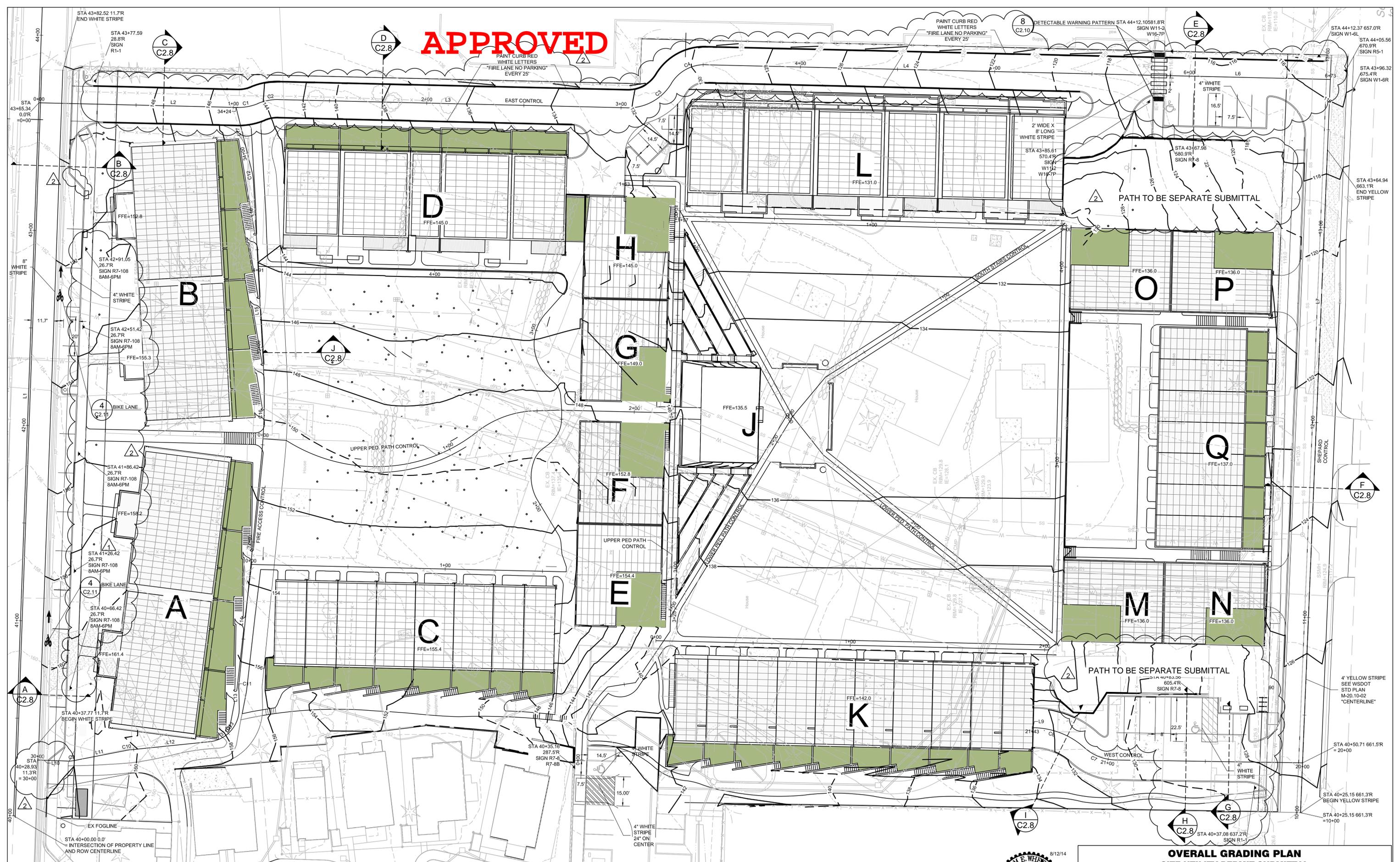
PRE-CAST CONCRETE FIREPLACE



COMMUNITY CENTER ELEVATION

GROW COMMUNITY
CUTLER ANDERSON ARCHITECTS

APPROVED



GRADING PLAN
SCALE: 1" = 20'

NOTE
1. ALL SIGNS SHALL BE PLACED WITH BOTTOM OF SIGN 7' ABOVE ROADWAY

MARK	DATE	DESCRIPTION
2	8/12/14	MODIFIED PLAN TO ADDRESS CITY COMMENTS DATED 7/30/14 AND 8/5/14.



**OVERALL GRADING PLAN
SITE UTILITY PERMIT SUBMITTAL
GROW COMMUNITY PHASE 2**

**BROWNE • WHEELER
ENGINEERS, INC**
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

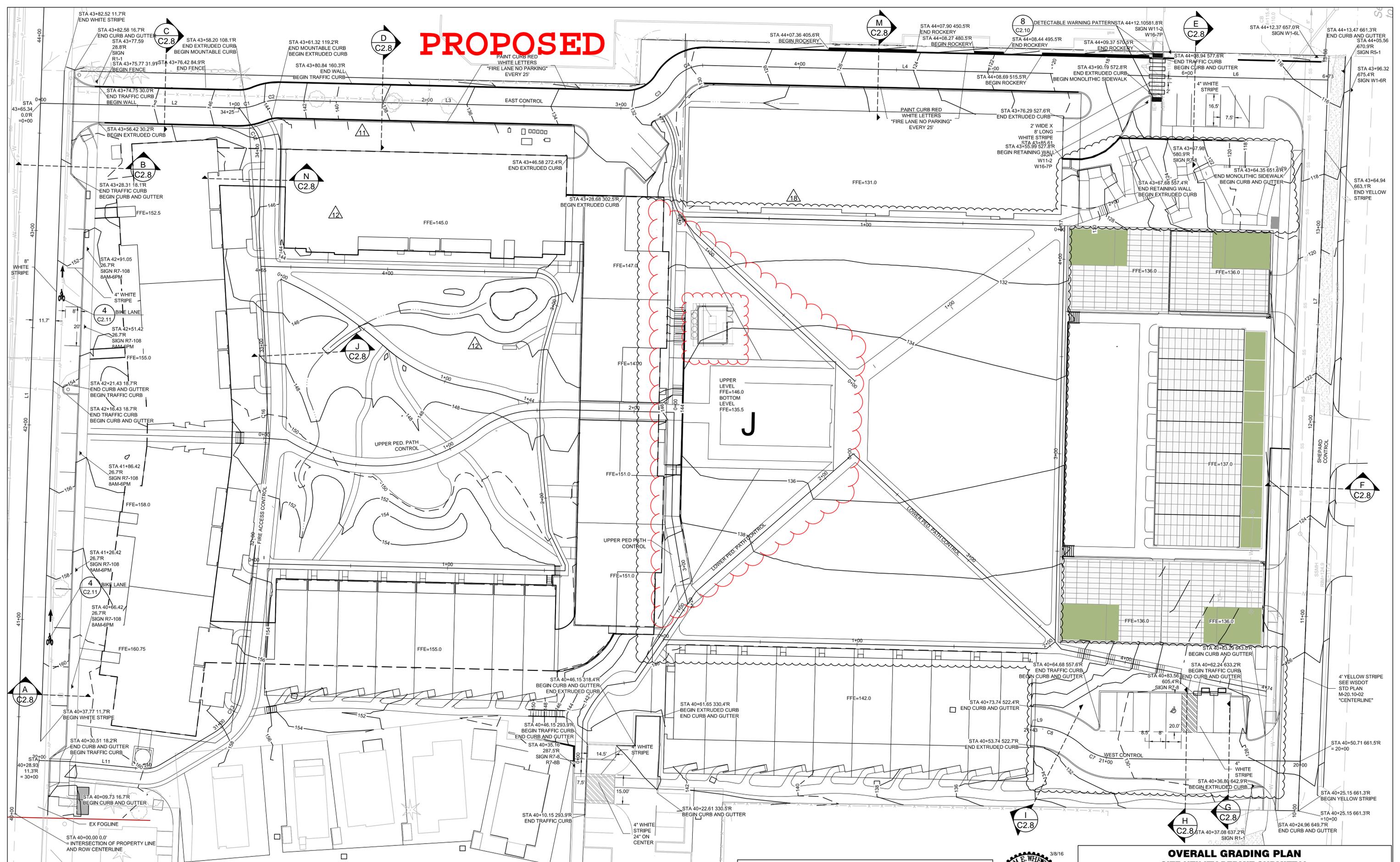
ASANI, LLC
710 JOHN NELSON LANE
BAINBRIDGE ISLAND WA 98110

DATE: 8/12/14
DESIGNED: AEW
DRAWN: NDW
CHECKED: DWB
PROJECT #: AS05-007

C2.1
5 OF 33

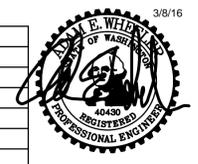
FILE NAME: C2 OVERALL GRADING PLAN.DWG PLOT DATE: 8/12/14 10:38 AM PLOT DEVICE: DWS TO PDF PLOT PAGE SETUP: --- PLOTTED BY: NAME

PROPOSED



NOTE
1. ALL SIGNS SHALL BE PLACED WITH BOTTOM OF SIGN 7' ABOVE ROADWAY

REVISIONS	MARK	DATE	DESCRIPTION
	2	8/12/14	MODIFIED PLAN TO ADDRESS CITY COMMENTS DATED 7/30/14 AND 8/5/14.
	10	5/28/15	ADDED CURBING CALLOUTS AND ADDED SECTION M.
	11	8/12/15	MODIFIED GRADING.
	12	9/17/15	MODIFIED GRADING.
	18	3/8/16	MODIFIED GRADING ON SOUTH HALF OF PROJECT.



**OVERALL GRADING PLAN
SITE UTILITY PERMIT SUBMITTAL
GROW COMMUNITY PHASE 2**

**BROWNE • WHEELER
ENGINEERS, INC**
2411 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

ASANI, LLC
710 JOHN NELSON LANE
BAINBRIDGE ISLAND WA 98110

DATE: 8/18/16
DESIGNED: AEW
DRAWN: NDW
CHECKED: DWB
PROJECT #: AS05-007

C2.1
5 OF 33



MEMBER: AIA
AMERICAN INSTITUTE
OF ARCHITECTS
NATIONAL COUNCIL
OF ARCHITECTURAL
REGISTRATION BOARDS

PROJECT ADDRESS

Bainbridge Island, WA
98110

PROJECT NUMBER

1515

DATE

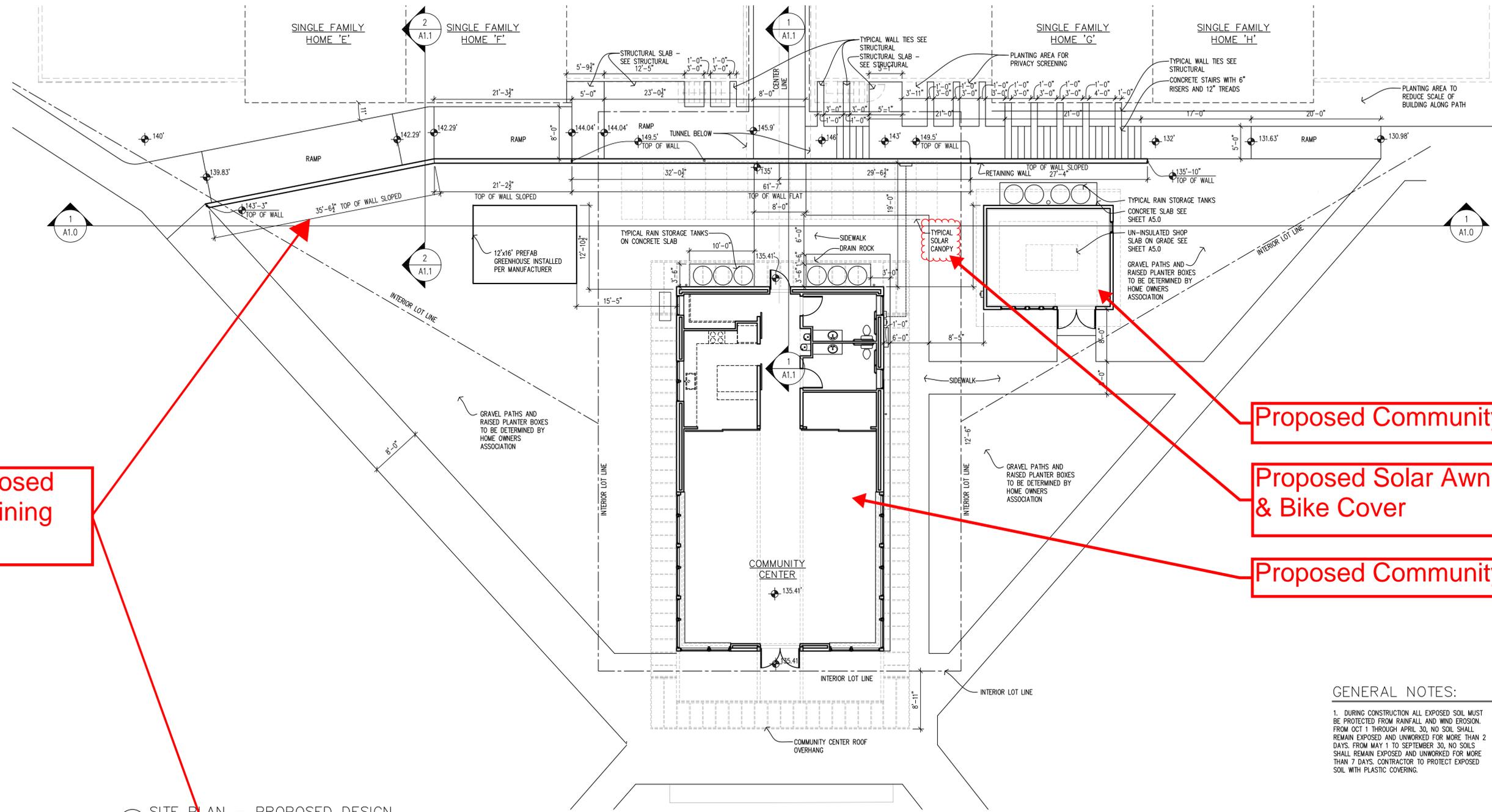
2.11.16 - PERMIT SET
RETAINING WALL
3.8.16 - PROGRESS SET

SHEET CONTENTS

RETAINING WALL
SITE PLAN AND SECTION

SHEET NUMBER

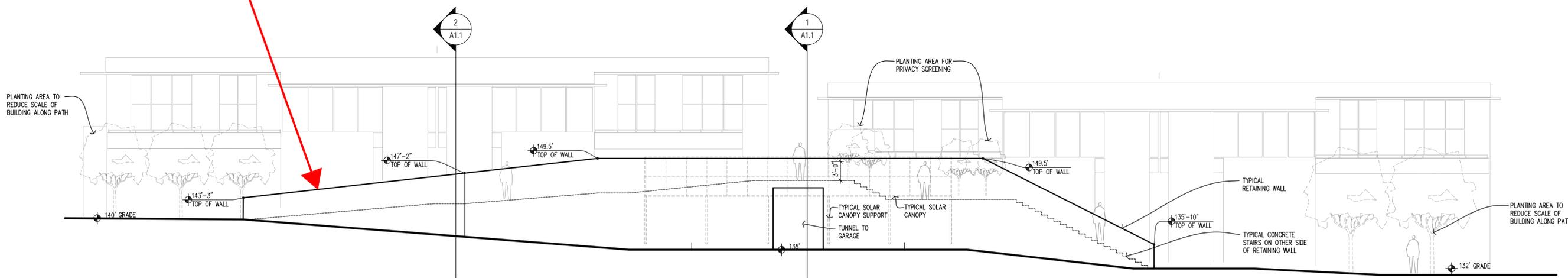
A1.0



2 SITE PLAN - PROPOSED DESIGN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. DURING CONSTRUCTION ALL EXPOSED SOIL MUST BE PROTECTED FROM RAINFALL AND WIND EROSION. FROM OCT 1 THROUGH APRIL 30, NO SOIL SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. CONTRACTOR TO PROTECT EXPOSED SOIL WITH PLASTIC COVERING.



1 SITE SECTION - PROPOSED DESIGN
SCALE: 1/8" = 1'-0"

NOTE: THIS SHEET NOT TO SCALE IF OTHER THAN 24" x 36"

GENERAL NOTES:

1. DURING CONSTRUCTION ALL EXPOSED SOIL MUST BE PROTECTED FROM RAINFALL AND WIND EROSION. FROM OCT 1 THROUGH APRIL 30, NO SOIL SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. CONTRACTOR TO PROTECT EXPOSED SOIL WITH PLASTIC COVERING.
2. SEE CIVIL DRAWINGS FOR DRAINAGE DESIGN AND STORMWATER. PERMIT # PU18987
3. SEE LANDSCAPE PLAN ON FILE AT CITY BY PLACE ARCHITECTS DATED 9.23.14



MEMBER: AIA
AMERICAN INSTITUTE
OF ARCHITECTS
NATIONAL COUNCIL
OF ARCHITECTURAL
REGISTRATION BOARDS

PROJECT ADDRESS

Bainbridge Island, WA
98110

PROJECT NUMBER

1515

DATE

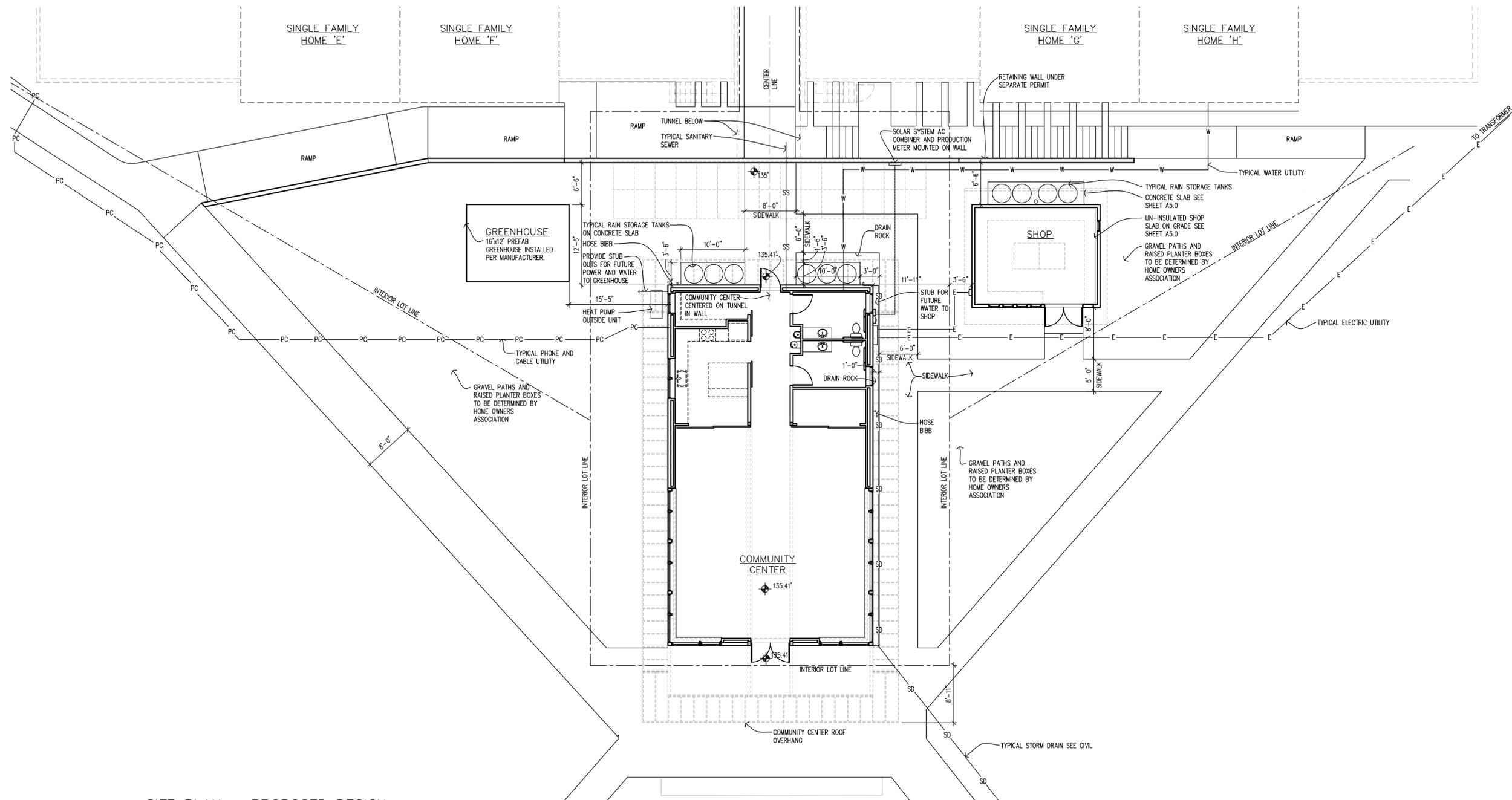
2.15.16 - PERMIT SET
3.3.16 - PERMIT SET UPDATE
3.8.16 - PERMIT SET UPDATE

SHEET CONTENTS

SITE PLAN AND SECTION

SHEET NUMBER

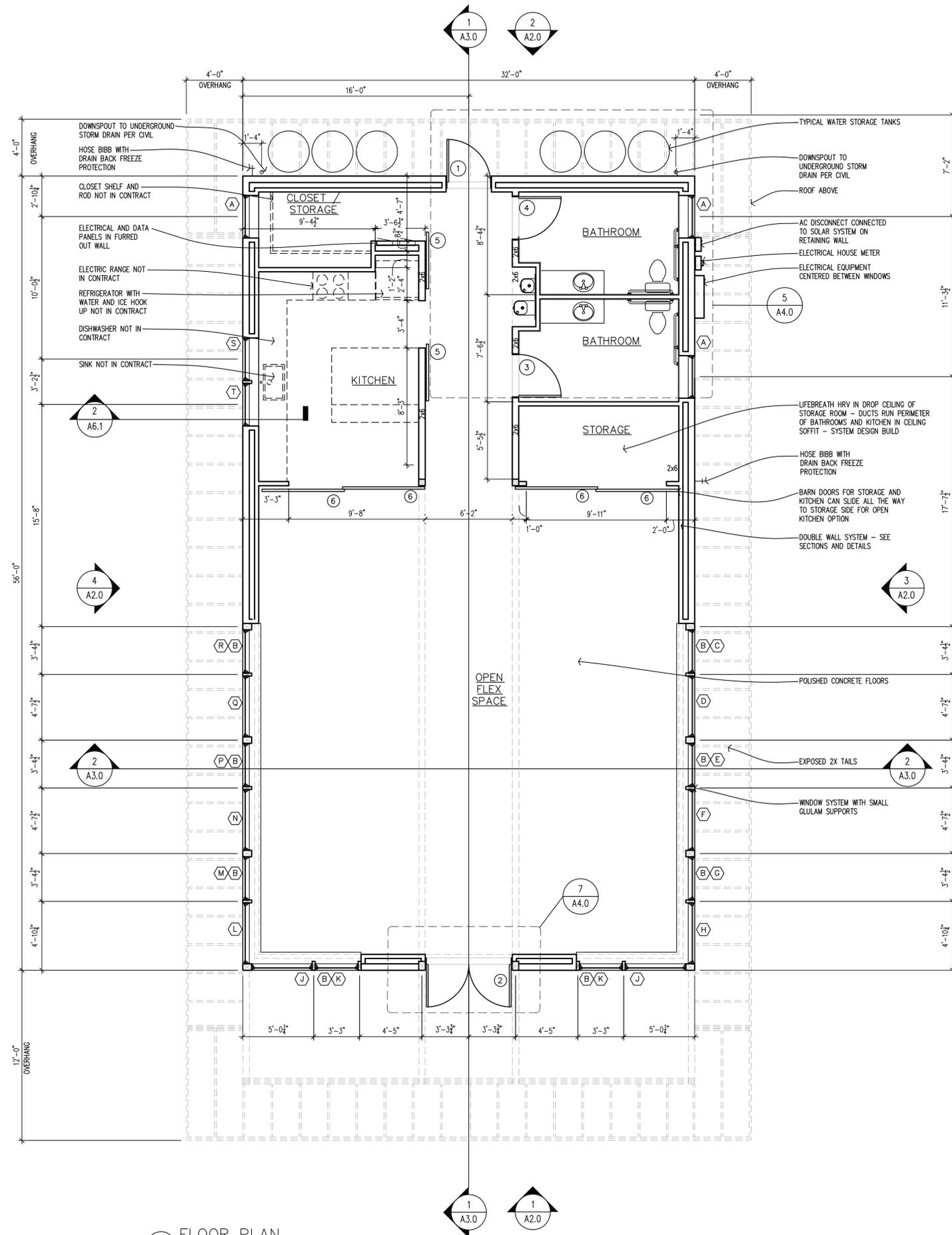
A1.0



2 SITE PLAN - PROPOSED DESIGN
SCALE: 1/8" = 1'-0"



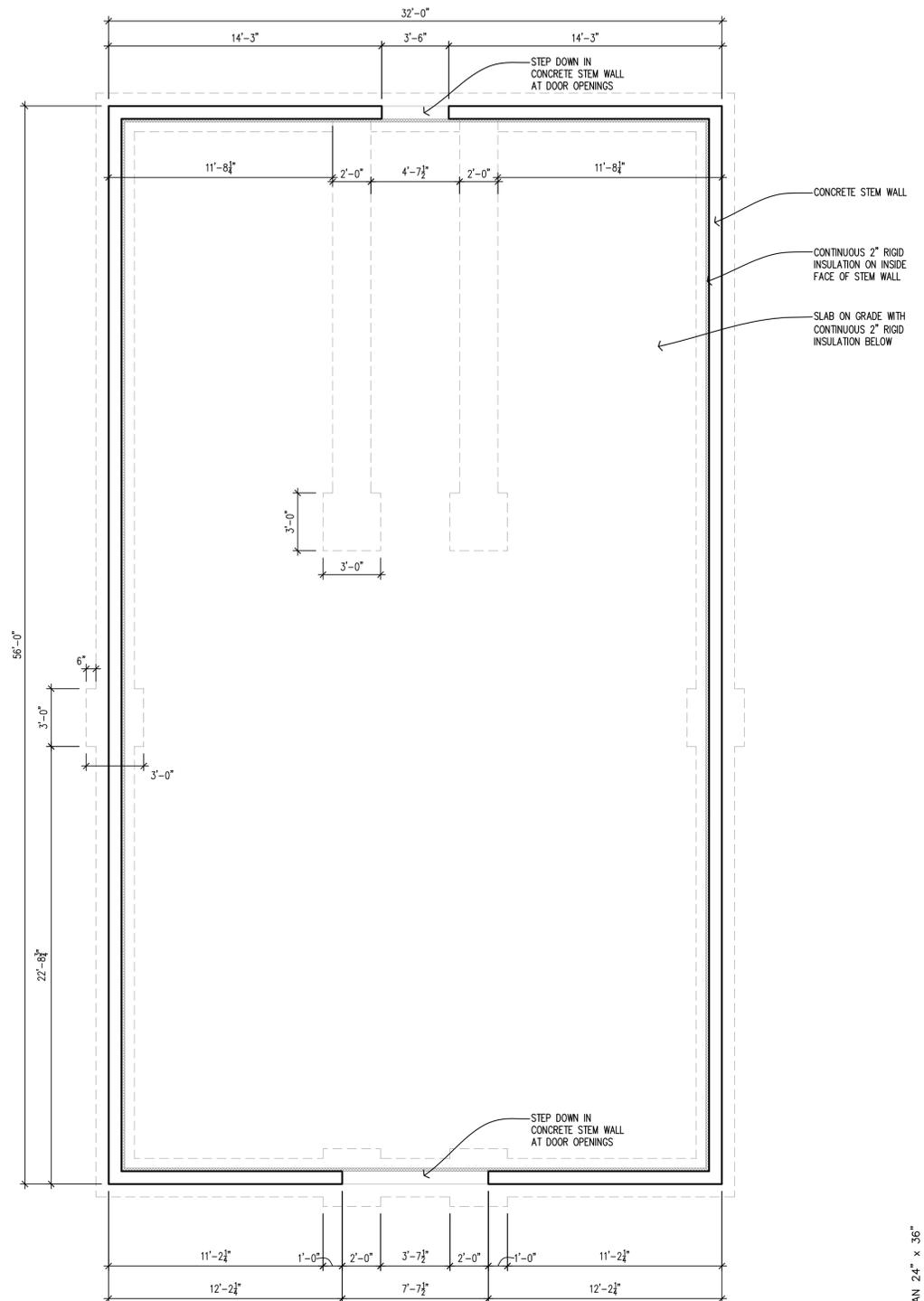
NOTE: THIS SHEET NOT TO SCALE IF OTHER THAN 24" x 36"



2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. AT ALL DOWNSPOUT LOCATIONS, PROVIDE VERT. PVC STORM WATER PIPING CONNECTED TO TIGHTLINE SYSTEM DRAINING TO DISCHARGE PER CIVIL.
2. REFER TO STRUCTURAL PLANS FOR FOUNDATIONS AND EXTERIOR AND INTERIOR SHEAR WALL LOCATIONS. UNCERTAINTY.
3. G.C. SHALL COORDINATE EXACT DIMENSIONING AND SIZING FOR ALL DOOR, WINDOW, AND OTHER ROUGH OPENINGS INCLUDING ROUGH FRAMING OPENING, DOOR AND WINDOW UNIT DIMENSIONS AND REQUIRED SHIM SPACE/ NAILERS.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED TO STUD, FACE OF CONC., FACE OF RAFTER, ETC. G.C. SHALL FIELD VERIFY ALL DIM'S PRIOR TO THE COMMENCEMENT OF ANY NEW WORK. THE G.C. SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. THE G.C. SHALL NOT PROCEED IN UNCERTAINTY.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



PROJECT ADDRESS

Bainbridge Island, WA
98110

PROJECT NUMBER

1515

DATE

2.15.16 - PERMIT SET
3.3.16 - PERMIT SET UPDATE
3.8.16 - PERMIT SET UPDATE

SHEET CONTENTS

FLOOR PLAN AND
FOUNDATION PLAN

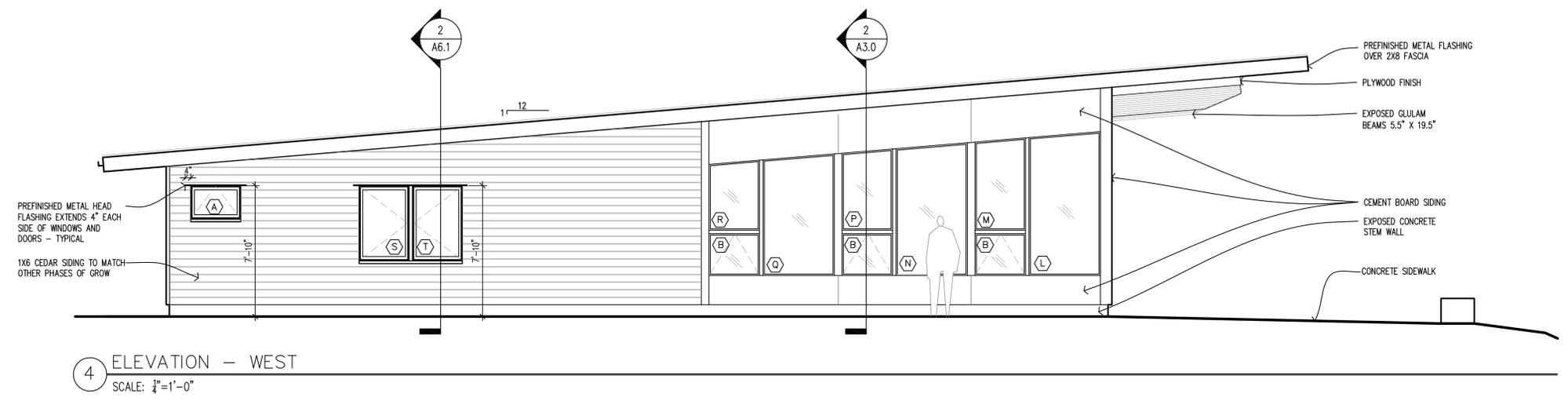
SHEET NUMBER

A1.1

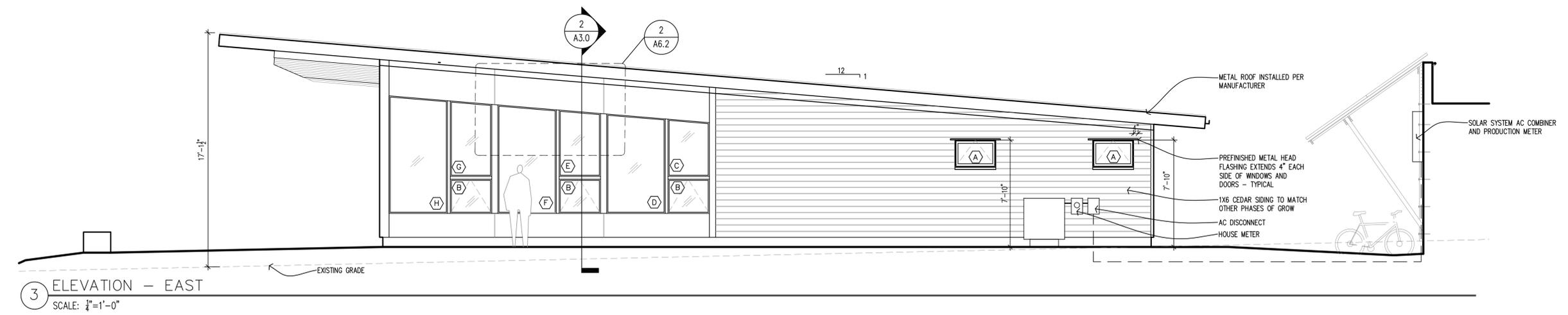
NOTE: THIS SHEET NOT TO SCALE IF OTHER THAN 24" x 36"

GENERAL NOTES:

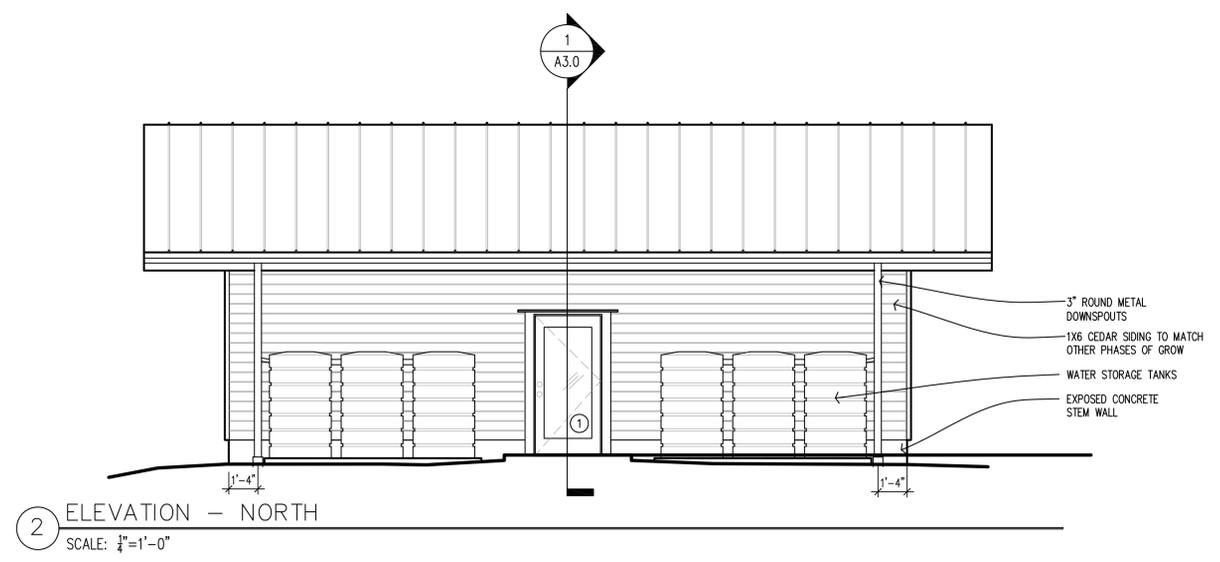
1. REFER TO PLAN FOR OVERHANG DIMENSIONS.
2. ALL EXTERIOR CEMENT SIDING AND TRIM: SMOOTH FACE EXPOSED.
3. SEE SPECIFICATIONS FOR ALL FINISHES.



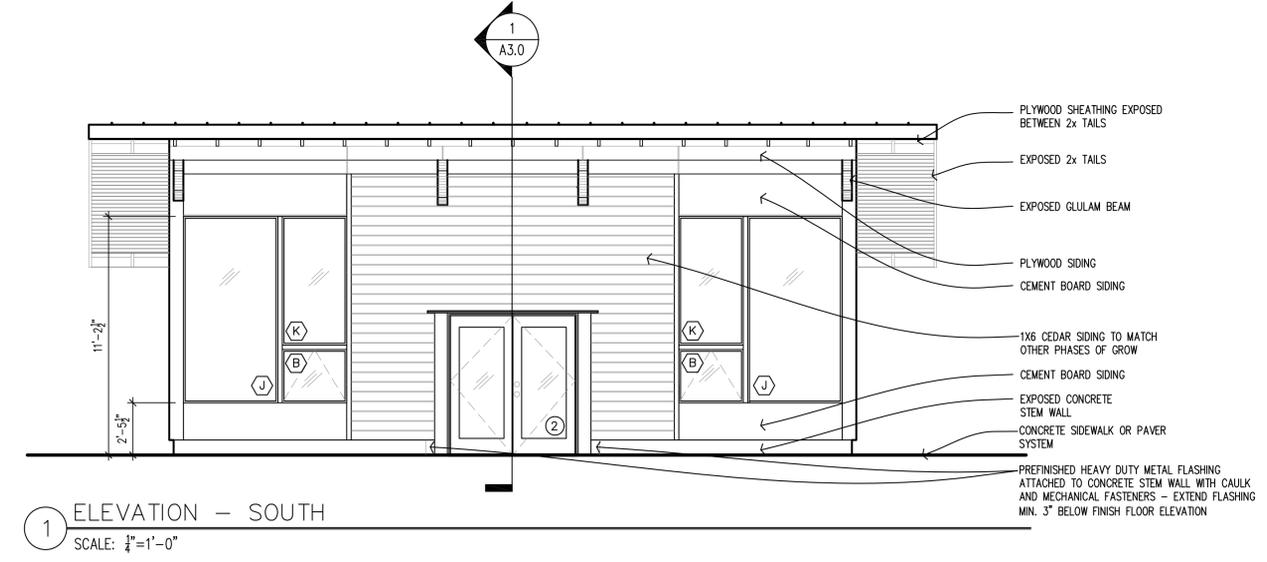
4 ELEVATION - WEST
SCALE: 3/4"=1'-0"



3 ELEVATION - EAST
SCALE: 3/4"=1'-0"

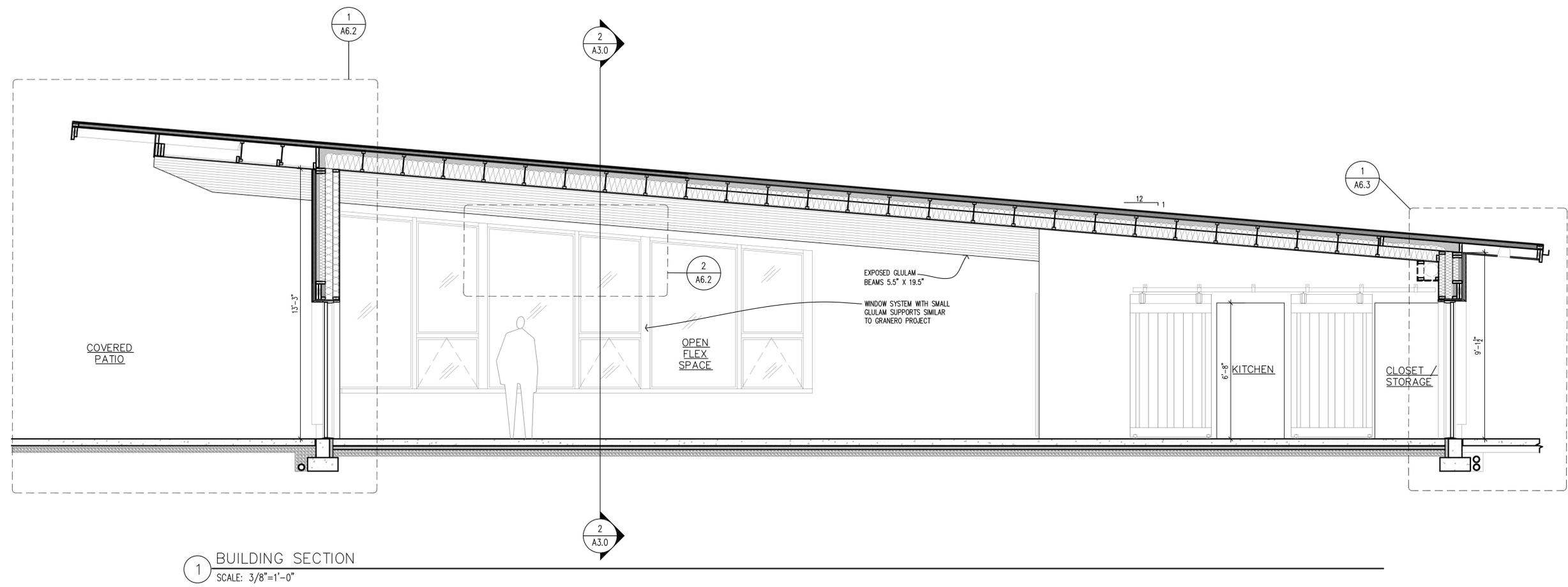
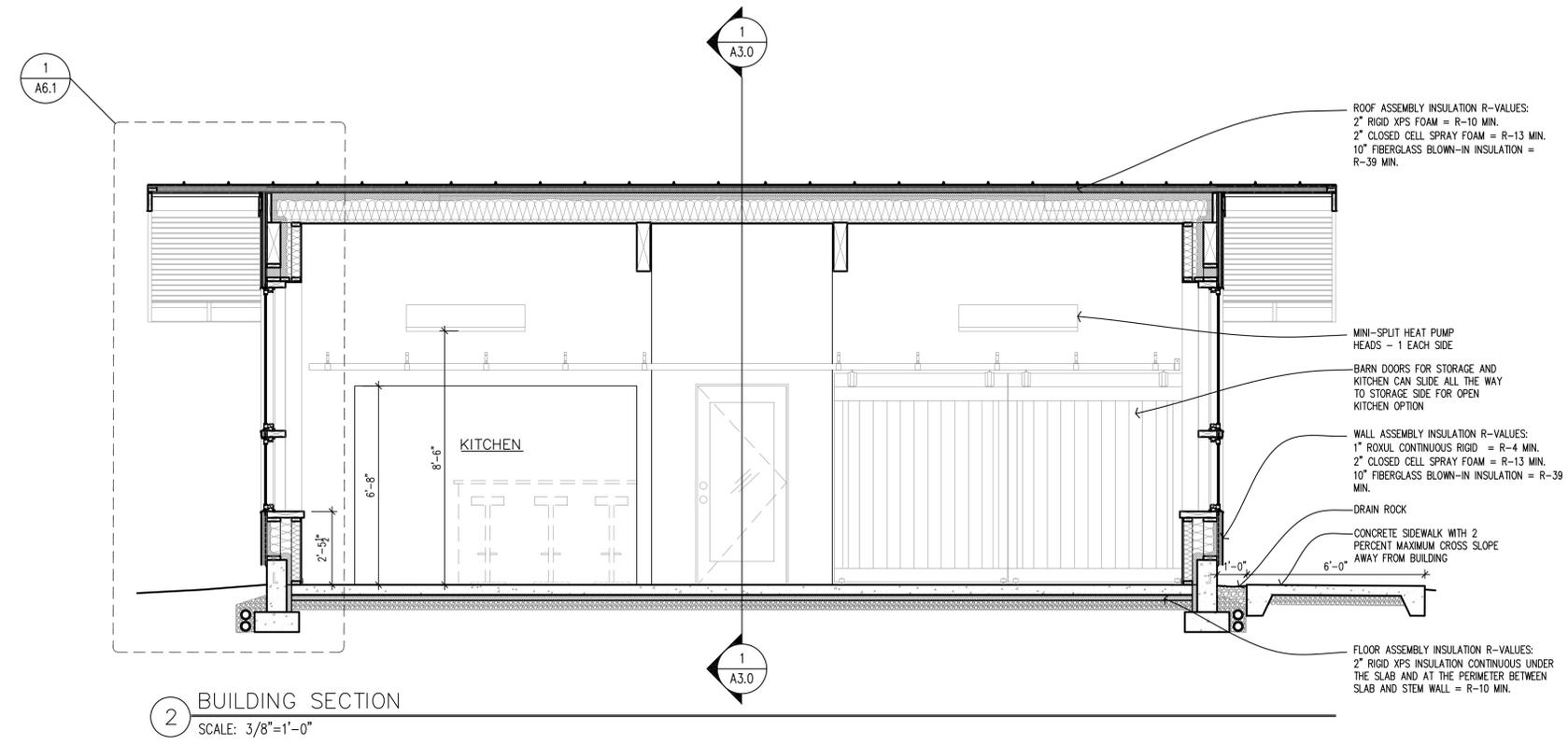


2 ELEVATION - NORTH
SCALE: 3/4"=1'-0"



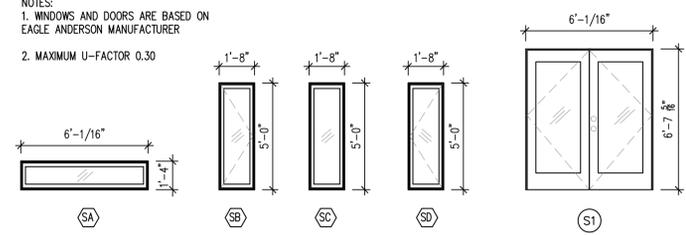
1 ELEVATION - SOUTH
SCALE: 3/4"=1'-0"

NOTE: THIS SHEET NOT TO SCALE IF OTHER THAN 24" x 36"



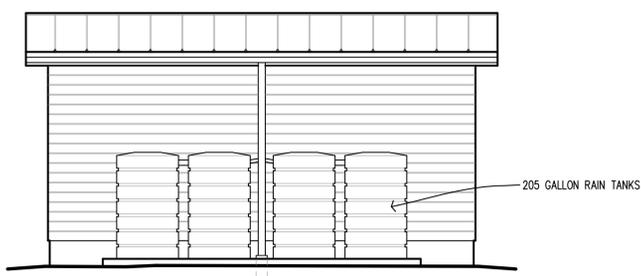
NOTE: THIS SHEET NOT TO SCALE IF OTHER THAN 24" x 36"

NOTES:
1. WINDOWS AND DOORS ARE BASED ON
EAGLE ANDERSON MANUFACTURER
2. MAXIMUM U-FACTOR 0.30



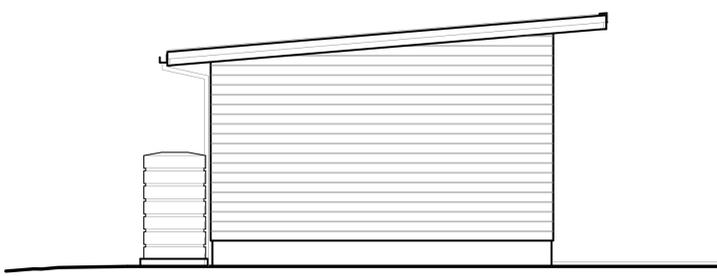
9 WINDOW SCHEDULE

SCALE: 1/4"=1'-0"



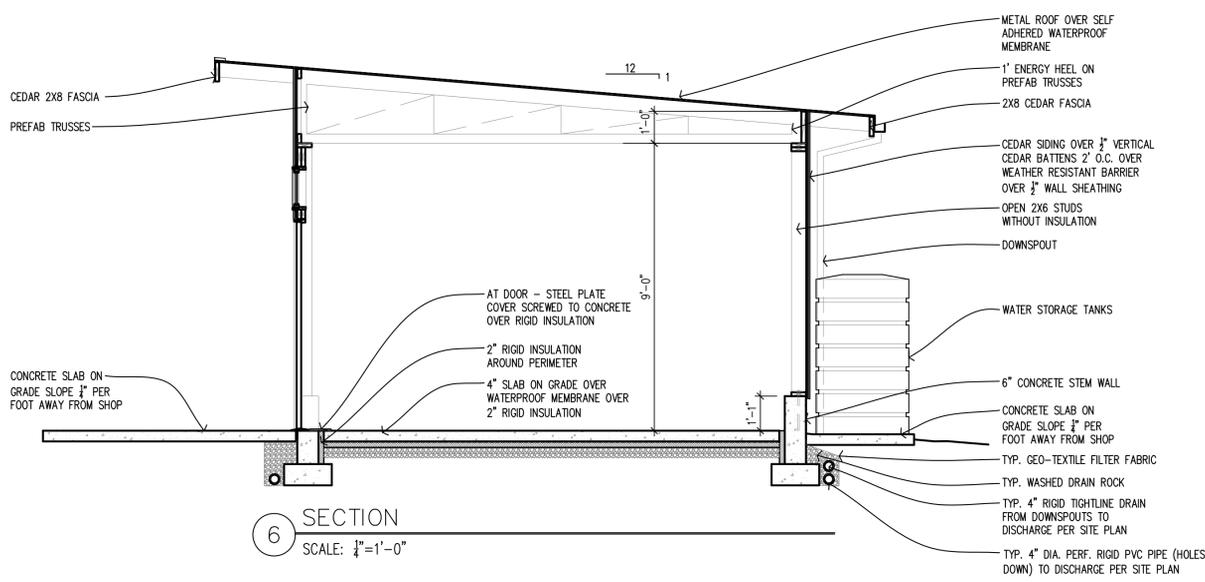
8 NORTH ELEVATION

SCALE: 1/4"=1'-0"



7 WEST ELEVATION

SCALE: 1/4"=1'-0"



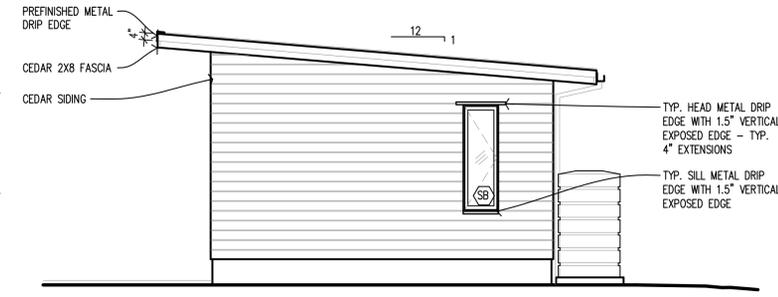
6 SECTION

SCALE: 1/4"=1'-0"



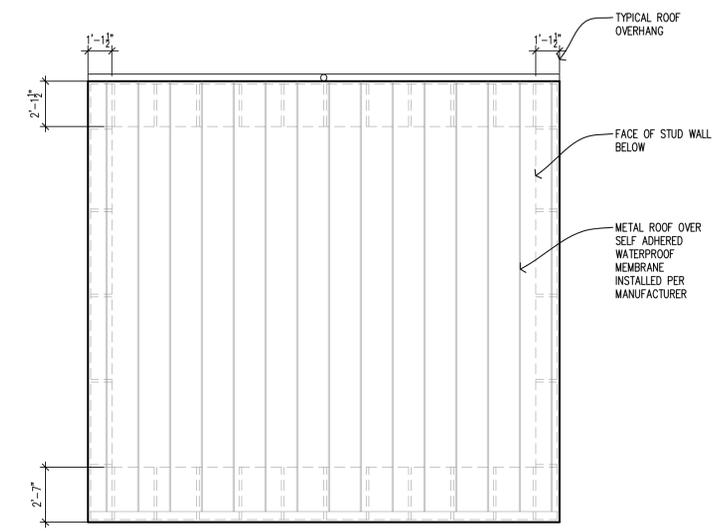
5 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



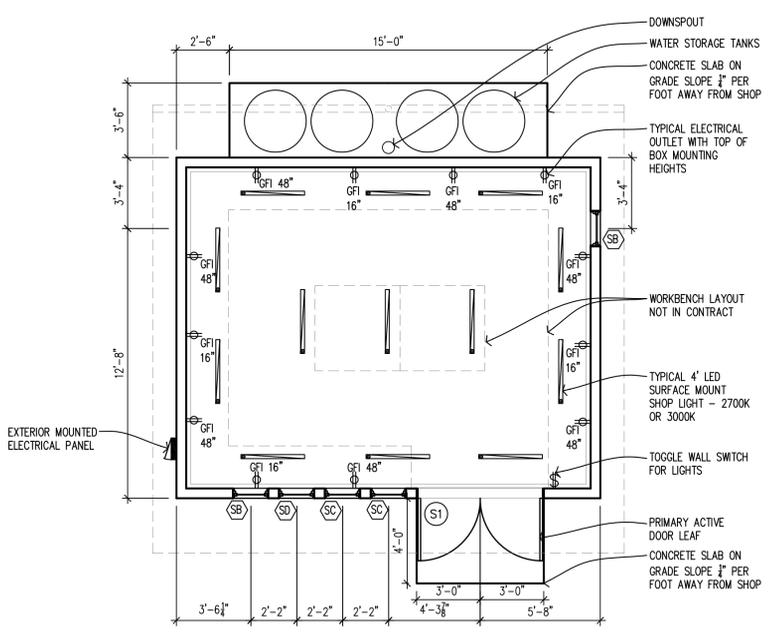
4 EAST ELEVATION

SCALE: 1/4"=1'-0"



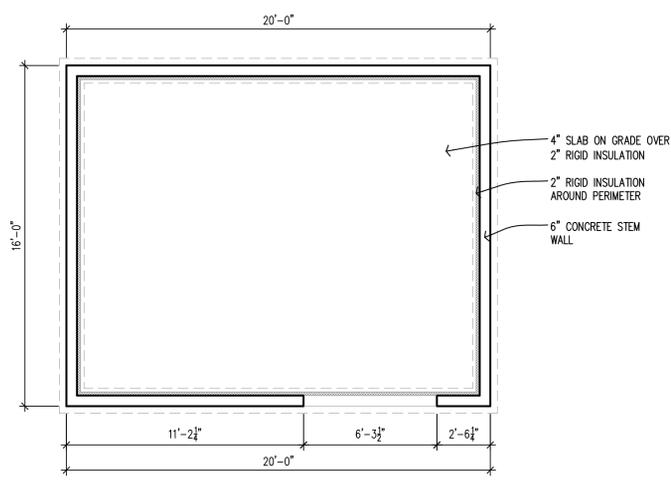
3 ROOF PLAN

SCALE: 1/4"=1'-0"



2 FLOOR PLAN

SCALE: 1/4"=1'-0"



1 FOUNDATION PLAN

SCALE: 1/4"=1'-0"

NOTE: THIS SHEET NOT TO SCALE IF OTHER THAN 24" x 36"