



CITY OF
BAINBRIDGE ISLAND

**Design Review Board
Regular Meeting Minutes
Monday, April 18, 2016**

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes
Fort Ward Community Hall (PLN50380SPR/CUP)
Grow Community Phase II (PLN50481SPRA)
Wintergreen Medical Building (PLN50231SPRA)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger opened the meeting at 2:00 PM. Other Design Review Board (DRB) members present were Peter Perry, Jim McNett, Jeffrey Boon, Chris Gutsche and Susan Bergen. Chuck Depew was absent and excused. City Staff in attendance were Planning Director Gary Christensen, Planning Manager Joshua Machen, Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely, who monitored recording and prepared minutes. Councilmember Ron Peltier and Brian Kelly from the Bainbridge Island Review were also present.

Approval of Minutes

Motion: I move we approve the four sets of meeting minutes with Jane checking an item on the March 7, 2016 minutes.

McNett/ Boon: Passed Unanimously

New Planning Director Gary Christensen was introduced to the DRB members.

Fort Ward Community Hall (PLN50380SPR/CUP)

Ms. Wright gave a brief overview of the project. Mr. Gutsche asked about the continuation into the property next door through the right of way and location of the rain garden in it. Discussion continued about shared on-street parking and location of the driveway in relationship with the rain garden. It was suggested that rotating the rain garden would allow further development within the right of way. Mr. Wenzlau stated the assumption was the rain garden would get moved when the adjacent property owners began their development. Ms. Wright stated the DRB could look at the design as presented but not precluding any changes that would be made if/when the adjacent property was developed. Chair Grainger stated he did not feel they had to condition their approval based on a project that had not even been developed yet. Mr. McNett asked about freeing up space at the front of the property for landscaping. Mr. Wenzlau stated there was more landscaping than it seemed on the plans.



Motion: I move that we approve this lovely, wonderful project with this fantastic rain garden contingent on that it is done in a way that allows continued use of the right of way.

Gutsche/Perry: Passed 6-1

Mr. Wenzlau asked for a definition of continued use. Mr. Gutsche stated his intent was that if someone on the other side of the right of way wanted to drive through, they could.

Grow Community Phase II (PLN50481SPRA)

Ms. Wright passed out a set of drawings that was not included in the original packet. The building and landscape architects participated in the meeting via phone call. Mr. Lotakis gave a quick presentation detailing where they had been and where the project was headed. He mentioned this was the first HDDP Green Tier 2 project in the City and touted solar, water conservation and large open spaces as positive aspects of the Grow Community development. They continued by addressing the concerns expressed by the DRB:

1. Change of Conceptual Design
2. Mass of Buildings E-H and Retaining Wall
3. Garden Integration with Community Center

Landscape integration was spoken of citing raised garden beds and vertical gardens along the walls all at grade level. The landscaper touted the design as an 8/80 garden, which was a way to say the garden would appeal to all ages 8 through 80. Mr. Gutsche asked that they consider a living wall as opposed to vertical trellises. Ms. Bergen suggested creating a green border/wall along the side of the garden that edges the green. She also stated she would plant more trees along the border of the green, perhaps a second row. Mr. Grainger stated he was disappointed in the building design of Phase II and that he felt there should be doors on the sides of the community center as well as at either end. The DRB members thought the design was almost there but needed a little more work to really create the draw desired as a community center. Mr. Lotakis stated he felt there had been some great ideas that came out of the conversation.

Wintergreen Medical Building (PLN50231SPRA)

Mr. Machen reminded the DRB this was the second meeting on this project and that this was the Site Plan Review meeting where they would go over the two design checklists and make a recommendation on the project. Ms. Bergen asked about landscaping required for parking lots. Mr. Machen stated there were trees and landscaping at the ends of rows.

Charlie Wenzlau, project architect gave an introduction of the revised design of the building and site plan describing the size changes in the buildings, moved pedestrian connections, additional parking and landscape design. Mr. McNett asked about the mechanical "penthouse." Mr. Wenzlau stated they would be screened and would try to match the pitch of the reverse pitched



roof. He went on to say that Virginia Mason was in the process of determining which sustainable standards they were going to incorporate into the design of the building. Ms. Bergen stated she felt they did not have enough trees and that ideally, she would like to see a full canopy over the parking lot in 10 years. Mr. Jeff Bouma stated variety was possible and they would take a close look at the number of parking planters and how that would affect their parking space numbers. Ms. Bergen also felt there needed to be another row of trees in back to back parking rows and that the trees should be spreading and not columnar. Mr. Bouma stated that while it was not reflected in the site plan, some of the trees they were planning to use actually had large canopies. Mr. Grainger asked about the planter width in front of Building 6, saying he felt they needed to be wider so the trees planted would not be clipped by passing trucks headed to the ProBuild facility. He also asked about the generator being placed next to the wetlands on the residential side of the property and the noise it would add to that neighborhood as well as the potential contamination to the wetlands. Mr. Grainger went on to address the southwest corner which was a blank wall and thought it would work to put a large specimen tree to soften the look as an axis area. He also asked that they lower the sign down to a pedestrian eye level. Mr. Gutsche suggested removing the parallel parking spaces along Wintergreen Lane and planting a corridor of trees.

5:17 PM

Commercial Mixed-Use Guidelines

1. Develop façade variation – Yes
2. Modulate scale of building masses – Yes
3. Limit visual impact of blank facades – Yes with additional mitigation of a large specimen tree on blank wall corner.
4. Visually prominent ground floor facades – Yes
5. Maintain pedestrian scale along facades – Yes
6. Encourage continuous frontages along sidewalks – Yes
7. Reduce overall scale – Yes
8. Creation of outdoor space – Yes
9. Soften impact of built environment – Yes
10. Neighborhood character – Yes
11. Minimize intrusiveness of signage – Yes provided not at top of building
12. Drive thru – N/A
13. Provide pedestrian access – Yes
14. Weather protection for pedestrians – Yes
15. Maintain smaller scale commercial buildings – Yes
16. Reduce visual impact of parking – Yes



Mixed-Use Town Center

1. Parking lot location – Yes
2. Outdoor space – Yes
3. Pedestrian connections – Yes
4. Shielded lighting - Yes
5. Screening service areas – Yes
6. Common Open Space – Yes
 - a. Conceal Garage doors – N/A
7. Overall Forms – Yes
8. Entrances – Yes
9. Conceal Mechanical Equipment – Yes
10. Structured Parking – Yes
11. Encouraging varied details – Yes
12. Integration of signage – Yes
13. Creativity – Yes
14. Awning Signs – N/A

High School Road District

1. Sidewalks and Street Trees – Yes
2. Breaking up the Large Blocks – Yes
3. Minimize Impact of Driveways – Yes
4. Connections to Neighboring Areas – Yes
5. Public Spaces – Yes
6. Set to Line – Yes
7. Street Front Transparency – Yes
8. Small Building Forms – Yes
9. Pitched Roof Forms Preferred – Yes
10. Landmark Structures – N/A
11. Locations and Height – Yes

Motion: I move we pass this proposal with certain recommendations:

- 1. More development of plaza on front corner of building to help mitigate blank walls with large size tree and monument signage.**
- 2. Encourage additional large canopy trees wherever possible.**
- 3. Remove three parking spaces along drive and add alley of trees by making every effort to find parking elsewhere.**

Perry/McNett – Passed Unanimously

New/Old Business

None.



CITY OF
BAINBRIDGE ISLAND

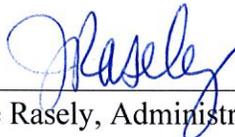
**Design Review Board
Regular Meeting Minutes
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Adjourn

Meeting was adjourned at 5:46 PM.

Accepted by:


Alan Grainger, Chair


Jane Rasely, Administrative Specialist



CITY OF
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**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
April 18, 2016**

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Join
ListServ
Yes/No

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
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Peter Peoul	DRB		
Jim McNeil	DRB		
JEFF BOON	DRB		
CHRIS GUTSCHE	DRB		
GARY CHRISTENSEN	PCB		
BRIAN KELLY	BI Review	bkelly@tsidbridgereview.com	
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