

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes - June 20, 2016
Wyatt Cottages (Permit No. PLN50165) Conceptual
Islandwood (Permit No. PLN10081PRE)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger opened the Design Review Board meeting at 2:05 PM. Other members present were Jim McNett, Peter Perry, Jeff Boon, Chris Gutsche and Jason Wilkinson. Joseph Dunstan was absent and excused. City Staff present were Senior Planner Heather Wright (sitting in for Planning Manager Joshua Machen) and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed and there were not any conflicts disclosed.

Review and Approval of Minutes – June 20, 2016

There were not any changes necessary.

Motion: I move to approve the minutes.

Perry/Boon: Passed Unanimously 6-0

Wyatt Cottages (Permit No. PLN50165) Conceptual

Architect Bruce Anderson passed out plans (see attached) and gave a brief description of the new intent of the developer for the project previously named Wyatt Cottages. The design had gone through a change from the original idea of selling units to becoming a rental property. He spoke about the greater number of units and parking spaces and the need to hide the parking as much as possible from the street. He described the units as studios, stacked flats and 2 bedroom units. There would be 2-story townhomes on the park side of the parcel. Mr. Anderson mentioned they were not saving the historic home but hoped to find a new home for it allowing vehicular traffic to impose less upon the tot lot park located in the northeast corner of the parcel. He spoke of the vehicle entrance as a “treed alley.” There was conversation about the 2 parking spaces the Bainbridge Island Metropolitan Park and Recreation District (BIMPRD) wanted to retain on the tot lot. Guest parking would be maintained on Wyatt Way. Mr. McNett asked if they thought of putting units in the historic building. Mr. Anderson replied they had not due to the building’s condition however they would take that under consideration. Fire department requirements were discussed with Mr. Grainger offering up a solution to the fire truck turn around space needed. Mr. Gutsche felt the developer had completely reversed their design and gone from some nice meandering paths, an historic home saved, etc., to a 200 foot long apartment house. Mr.

Grainger called the type of development “garden apartments.” Mr. Wilkinson thought if they moved the entrance to the parking toward the middle of the building, there would be more space to break up the façade. Mr. Grainger suggested there could be gates in the terrace/garden fences to create the front door entrance.

Islandwood (Permit No. PLN10081PRE)

Dana Warren (Project Manager) and Rich Franko, Mithun architect, introduced themselves. Mr. Grainger disclosed that he and Mr. Warren had worked together in the late 1970’s. Mr. Warren gave a brief overview of the project’s origins saying he was part of the original design team. He then turned the presentation over to Mr. Franko who asked if there was any specific information the DRB was looking for. Mr. Grainger asked if he would elaborate on the two structures that would be added at the corner. Mr. Franko stated they were looking at an addition to the dining hall and a new structure in the garden area. He described the addition as an extension of the dining hall that creates one large space for up to 200 diners see a presentation screen. Mr. Warren stated he felt when the project was completed, it would be impossible to see where the addition actually occurred. The garden structure was described as having a cement base with a trellis roof providing an outdoor cooking area. Mr. Grainger thanked them for submitting an excellent review package and stated it was the excellent standard they were aiming for with every applicant. He complimented their design saying he agreed the changes would not be recognizable from the original structures. Mr. Boon asked if there would be any alterations to the amount of noise from the kitchen. Mr. Franko stated there would be a mode of fully shutting off the kitchen from the main dining room to aid in the after meal acoustic problems.

Mr. Grainger suggested there was no need to read each checklist item but just to respond.

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes
10. Yes
11. Yes
12. N/A
13. Yes
14. Yes
15. Yes
16. Yes

Mr. McNett asked why the DRB had to see the project. Ms. Wright stated that since it was an addition, they needed to have the DRB's comments. Discussion of whether they needed to see the project again was had.

**Motion: I move that the DRB approves the plan as shown today. We do not need to see it again unless Planning identifies significant changes.
Gutsche/McNett: Passed Unanimously 6-0**

Ms. Wright was asked to pass along to the other City Planners that this presentation of materials was exactly what they were looking for. She agreed to do that. Discussion then moved to the upcoming Wilkes Elementary School project with Mr. Franko stating he would be back to present that project as well.

New/Old Business

Discussion of the new agenda format with looking at the Online Permit Center occurred. The question of which documents they needed to look at was brought up. Ms. Rasely stated she would check to see if the documents entitled Plan Set were always going to include the DRB documents and design guideline checklists.

Mr. Grainger suggested that at the top of the Design Guidelines in the column that says Yes or No, there should also be a Not Applicable (N/A) option. He also felt the applicant should take responsibility for letting the DRB know if they are NOT meeting the guidelines and what their mitigation would be.

Mr. Perry asked for a progress check on the committee to look at the DRB scope of work and creating a design guideline "picture book" of "good" and "bad" projects. Mr. Grainger stated he felt focusing on projects that were good was important so that no offense was given to any projects and that he suspected the scope of the Design Review Board had to be set before development of the picture book idea could occur. Mr. Gutsche stated he was unable to attend the next DRB meeting on August 15, 2016.

Adjourn

The meeting was adjourned at 4:01 PM.

Approved by:


Alan Grainger, Chair


Jane Rasely, Administrative Specialist

