



Design Review Board Findings and Recommendation

Design Review Board Meeting Dates:	December 17, 2018, January 7, 2019, May 6, 2019 (Briefings), June 3, 2019
Project Proposal Name and Number:	Winslow Hotel PLN50880 SPR/CUP
Project Planner:	Olivia Sontag
Decision Maker:	Examiner

Purpose: The purpose of the Design Review Board review and recommendation meeting is to review a proposed project for consistency with applicable design guidelines and to ensure that the project reflects any revisions recommended by the design review board at the design guidance review meeting. The design review board will also consider any requested departures from the design guidelines.

Consideration: A Design Review Board recommendation is not a final decision and therefore there is no appeal of the recommendation.

The Design Review Board will forward its written findings, their determination of the project's consistency with the design guidelines, the design guideline checklist and their recommendation, including any conditions to the staff planner.

Findings of Fact and Reasons for Action:

1. The project, as conditioned, is found be consistent with the applicable design guidelines (Core Overlay District Guidelines, Guidelines for Commercial and Mixed-Use Projects and General Design Guidelines for all overlay districts).

Mixed Use Town Center and High School Road Districts/General Design Guidelines

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes
10. Yes: Will provide 2 feet of landscape between each parallel parking space along east side.
11. Yes
12. Yes
13. Yes
14. Yes

Mixed Use Town Center/Core District Design Guidelines Checklist

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes
10. Yes
11. Yes

Commercial and Mixed-Use Design Guidelines for All Zoning Districts

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

2. The project is not proposing any departures from the design guidelines.

Recommendation:

The Design Review Board recommends to the staff planner the following conditions:

_____ 1) Approve the proposal as recommended; or

_____ **X** 2) Approve the two alternatives from June 3, 2019 with no additional conditions and approve the proposal from May 6, 2019 with the following conditions (attached to a design guideline):

- An additional drawing showing the perpendicular 2-foot planters along the parallel parking on the east side. Applicant agrees in principle to provide two feet of landscaping along an east-west direction adjacent to the parking lot. Applicant further agrees to provide for DRB approval a revised parking layout to increase landscaping.

- A description of the material pallet. Applicant has not made a final decision on building materials and colors. Applicant is leaning towards unfinished cedar with reverse board and batten exterior. Applicant agrees to provide a description of materials palate for DRB review in the next several weeks.
- The plans for the hydraulic design of the roof drainage/gutter system once it was worked out. Applicant states that the roof drainage is critical to the performance of this building (to meet LEED guidelines) and will propose a zoned roof drainage system. If water is removed from roof via internal building system, no further DRB review is required.
- Any substantial changes to building materials and roof articulation would be reviewed by the Design Review Board. If applicant proposes an external drainage system (i.e., downspouts and gutters), the DRB would like to review proposed system for building scale, building articulation and impact on surrounding uses.

_____3) Deny the proposal for the following reasons:

City of Bainbridge Island Design Review Board

Chair

Date