

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – February 17, 2017
Work Session
Blakely Elementary School PLN50767 PRE
Wallace Cottages PLN50589 PRE
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:10 pm. Design Review Board (DRB) members in attendance were Jeff Boon, Jim McNett, Joseph Dunstan, Jason Wilkinson. Chris Gutsche and Peter Perry were absent and excused. City Council Liaison Ron Peltier and Planners Heather Wright and Kelly Tayara were present. Administrative Assistant Lara Lant recorded the meeting and prepared minutes. No conflicts were disclosed.

Work Session (this replaced Review of Minutes on the Agenda)

Charles Schmid requested a few minutes to present information to the Design Review Board. He wanted to review a motion which carried unanimously at their November 21, 2016 meeting. *We have reviewed Grow Community Phase 3 and we are recommending approval of revised plans submitted today 11-21-16 with one condition: that the applicant ensures full screen requirements per the Hearing Examiner's condition 42 are met and that Josh Machen confirms whether a 10' wide landscape buffer can be met.* Charles Schmid said the project originally had a 20' partial screen which was reduced to the minimum requirement of 15' and reduced again to 10' based on a ruling by the Hearing Examiner. The developer put a 5' sidewalk in the 10' screen. He didn't see where a bicycle path would be developed but wasn't sure a 5' path could accommodate bicycle traffic. He wanted to bring this information to the attention of the Design Review Board. Alan Grainger said he would request Josh Machen to return to the Design Review Board to address this situation. Joseph Dunstan said he wanted to formally ask the Planning Director to respond and Alan Grainger said they would make that request through the minutes of this meeting. Jason Wilkinson said the Design Review Board should keep a running list of action items for projects that would be reviewed at each meeting. The details of that process will have to be organized by the Design Review Board.

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The minutes were reviewed.

Motion: I move to approve the minutes of February 17, 2017.

Dunstan/Boon: The motion carried 5-0.

Blakely Elementary School PLN50767 PRE

Tamela Van Winkle, Director of Capital Projects, Facilities and Operations for Bainbridge Island School District summarized the school district's financial position and ongoing design modifications. Representatives from Mithun, Inc presented the latest design. There were 2 primary elements of the school, the lower section with a flat area for a playfield, gymnasium, and an administrative wing and an upper section containing classrooms. The lower section of campus would also serve as community space for parents and students. A connecting "spine" joined the upper and lower buildings. The largest blank wall was for the covered play area which was about 300' from the road. A student drop off zone, teacher parking and a bus drop off area were adjacent to a common area that filtered to the lower section of campus. They would avoid mixing bus and vehicle access by having separate entrance and exits. Alan Grainger said the entrances and exits were not aligned with Baker Hill Road and that crossing that intersection would mean vehicles interfacing with students walking across the road. He noted that Blakely Avenue was also a primary access to the Fort Ward area and this design added congestion. Mithun replied their initial design contained the realigned road access but due to the expense of moving utilities, clearing trees and additional storm water requirements, they had reconsidered. Alan Grainger told Heather Wright it would be irresponsible for the city to approve this road configuration. Mithun Inc said a playfield would be constructed at the front of the school and a 5' fence would separate it from the parking area. Screening and buffers would increase near parking. Joe Dunstan said continuing the buffer between parking area and the busses would indicate a clear pathway for pedestrians.

Buildings were configured in an L shape, containing classroom clusters which provided common, shared learning spaces. Stairs would connect the upper and lower campus and provide a place to hang out. The construction would accommodate up to 600 students. A cistern on the upper campus would collect water that could be used for toilet flushing. Tamela Van Winkle said hyper escalation of area-wide building required simplification of their design. Additional brick and fibrous cement would replace some wood design elements. Durable, low-maintenance pathways would be created using concrete and crushed aggregate and there would be wood decking for outdoor learning. The plant palette was at a preliminary design stage and would include northwest native plants, rushes and grasses in raingardens and a low-maintenance meadow mix. Tamela Van Winkle said they were ready to transition from the schematic to the design phase of the project. They would consider realigning the Baker Hill Road intersection but it may prove too expensive.

Wallace Cottages PLN50589B PRE

Before Kelly Tayara introduced the project, Alan Grainger confirmed to Susan Lick that the Design Review Board did receive her emailed comments. Kelly Tayara said Wallace Cottages was a 19 lot, single family Housing Design Demonstration Project (HDDP), nearing final site design. Dave Smith of Central Highlands described aspects of the innovative site design. He

emphasized pedestrian connectivity within the core through pathways between neighboring properties through agreements and easements. Wallace Cottages would have an 18', 2-way street that looped, increasing traffic circulation. They asked city engineers to approve narrower street design to cut down on impervious surface. Their original design included a hammerhead road end but city engineers preferred a cul-de-sac for fire access, so they revised the plan. The size of the lots was smaller which allowed Central Highlands to create a ½ acre of open space – double the requirement. Wallace Cottages, Duane Cottages and Madison Hamlet would have a commonality of Homeowners Associations, allowing joint participation in the playground and pea patch. Wallace Cottages would have an electric bicycle station as well as a recycle station. Dave Smith noted the stormwater line on Madison Avenue had direct discharge to Eagle Harbor but the diameter of the line was different in various parts of the line. Central Highlands proposed improvements to a portion of the line and neighboring Madison Avenue Retirement Center was interested in participating in this improvement. This would result in a reduction of on-site water detention. After Central Highlands upgrades sewer and storm lines the city has agreed to take over the system.

Alan Grainger asked Kelly Tayara if it was reasonable to focus only on this project in today's review and she replied that there were 5 projects proposed for construction between Madison Avenue and Nakata Avenue. Initially, the city wanted to review projects individually but saw the value of approaching infrastructure requirements more holistically. City public works, development engineers, survey and sewer departments came together to assess stormwater and sewer needs in the area. They don't want to impede development but make sure one project didn't adversely affect another. The continued primary concern was the opening up of Wallace Way. Both Central Highlands and residents in nearby neighborhoods agreed that they didn't want a connection from Wallace Way through to Madison Avenue. Alan Grainger said traffic circulation issues became more complicated with HDDP developments. He asked that the Design Review Board see the other projects being developed alongside Wallace Cottages so they had a better vision of what was going on. Kelly Tayara said she would bring a composite map of the developments in the area to the next meeting. Ron Peltier said the Design Review Board might make a recommendation to City Council that they look at projects cumulatively. Alan Grainger replied he'd like to discuss this with the Planning Director before addressing City Council.

Alan Grainger said his first choice for traffic access would be if density increased, developments be accessed from streets such as Madison Avenue with higher capacity and less destruction to existing neighborhoods. His second choice would be that the development not have a through connection and access be limited to just one project, not multiple projects. Jim McNett added that they needed to look at the impact of HDDP on surrounding neighborhoods.

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The minutes were reviewed.

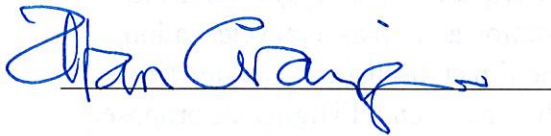
Motion: I move to approve the minutes of February 17, 2017.

Dunstan/Boon: The motion carried 5-0.

Adjourn

The meeting adjourned at 5:38 pm.

Approved by:



Alan Grainger, Chair



Lara Lant, Administrative Specialist



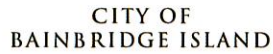
CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
March 6, 2017**

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Join
ListServ
Yes/No

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