

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – April 3, 2017
Wyatt Apartments Preapplication PLN50165B PRE
568 Madison Ave – Potential HDDP Project
Work Session
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:02 pm. Design Review Board (DRB) members in attendance were Jeff Boon, Joseph Dunstan, Jason Wilkinson, and Peter Perry. Chris Gutsche and Jim McNett were absent and excused. City staff present were Senior City Planner Heather Wright and Administrative Specialist Lara Lant who recorded the meeting and prepared minutes. No conflicts were disclosed.

Review and Approval of Minutes – April 3, 2017

The minutes were reviewed.

Motion: I move to approve the minutes of April 3, 2017.

Dunstan/Perry: The motion carried 4-0. Chair Alan Grainger abstained because he was not present at the April 3 meeting.

Wyatt Apartments Preapplication PLN50165B PRE

Bruce Anderson of Cutler Anderson said they have refined the design for this project. Landscaping was added to the center of the parking lot in consideration of the view from Wyatt Way. Additional disabled parking was created. Native landscaping would be incorporated from the north into other areas of the lot. Peter Perry requested they consider planting bigger trees. 4th floor spaces turned into lofts for 3rd floor apartments and elevators have been eliminated. Fire stairs in the earlier design could be removed and larger windows installed. Coreten and cedar were two materials being considered for the project. Bruce Anderson said they would try to save trees near the property line, including a large willow tree. That willow had roots infiltrating the city's stormwater system and may need to be removed but only when replanted trees had matured. He said they had downstream capacity for stormwater and didn't have to detain it on site. They will install both a filtering treatment system to improve water quality as well as a redundant system. Bruce Anderson said they hoped over time, the filtering system would prove effective and the city would allow them to shut down the second system. Alan Grainger said the building was 266 feet long with no interruption of the eave line. They might use entrances to create modulation. Bruce Anderson said they would try to introduce larger landscape to the east side where the elevation was highest. Alan Grainger suggested alternatives to create more modulation and interruption of the eave line including sloping the roof line on the top units in the

opposite direction from the rest of the building. He also said if the building shifted west, they could have a greater buffer and the elevation may be reduced.

Public comment:

Margaret Celestine lives near the proposed project and is a user of the Tot Lot. She was concerned about the trees on the property lines and wanted them preserved. Bruce Anderson replied they would not remove any trees in the park. One old fruit tree, not in the park, would be removed. Ms. Celestine asked what the legal setbacks were since the proposed construction came right up to the property line. Bruce Anderson replied they would look at additional possibilities for the north end setback. He said they could adjust the 14 foot fire lane into a 10 foot lane and a 4 foot walkway and slide the buildings south. Jason Wilkinson suggested Bruce Anderson construct back doors on the buildings so residents would have access to the park.

Alan Grainger said the garbage and recycling area appeared too small for 40 units and they might consider adding compost as another option. Bruce Anderson said that they would check the size of the area and consider creating a second garbage and recycling station.

568 Madison Ave Ericksen Ave– Potential HDDP Project

568 Madison Avenue was the wrong address listed for review. The correct address is 568 Ericksen Avenue. The applicant, John Bierly, described his project as a Housing Design Demonstration Project on 4/10th of an acre. He wanted to construct 6 townhomes approximately 1600 square feet in size, each with a 500 square foot ADU. Each townhome would be 3 levels with a garage and ADU on the first level. It would be constructed to Tier 2 or higher design standards and marketed to multigenerational buyers. Mr Bierly specifically wanted the Design Review Board's opinion on constructing flat roofed townhomes instead of pitched roofed townhomes in the Ericksen Avenue District. Joe Dunstan said Ericksen Avenue appeared to have more of a cottage look. Heather Wright confirmed that through HDDP, some mixed-use guidelines could be relaxed. Mr Bierly asked if the Design Review Board would relax some guidelines, allowing for flat structures. Alan Grainger said the applicant was leaving the historic home on site as is, which might result in more design flexibility of the structures behind it.

Work Session

Peter Perry wanted to make a recommendation to City Council that the Design Review Board (DRB) review public projects. Alan Grainger said the DRB already gave that input to council via their annual report. Joe Dunstan said they should sponsor a workshop and invite members of the Tree and Low Impact Development Ad Hoc Committee, the Non-Motorized Transportation Advisory Committee, city planners and other stakeholders to discuss project review in terms of cumulative impacts, not simply individual projects. Housing Design Demonstration Projects (HDDP) should be the main topic. Alan Grainger said it would be a good first step to talk with the Planning & Community Development staff. The Director of Planning & Community Development could coordinate this workshop.

Adjourn

The meeting adjourned at 5:02 pm.

Motion: I move to adjourn the meeting.

Boon/Perry: The motion carried unanimously.

Approved by:



Alan Grainger, Chair



Lara Lant, Administrative Specialist

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DESIGN REVIEW BOARD – REGULAR MEETING

April 17, 2017

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Yes/No[illegible]