



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD

Regularly Scheduled Meeting Minutes

Monday, January 4, 2016 at 2:00 p.m.

City Council Conference Room

280 Madison Ave N

Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)

Creative Space (PLN50177SPR)

Wintergreen Walk (PLN50231PRE)

Old and New Business

Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:01 PM. Design Review Board members also in attendance were Jim McNett, Chuck Depew and, Jeff Boon. Susan Bergen and Chris Gutsche were absent and excused. City Staff in attendance were Planning Manager Josh Machen, Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

Mr. Grainger mentioned that Mr. Michael Wangen was once an employee and Mr. Depew stated he lived across the wetlands from the Wintergreen Walk project site and had opposed the development but did not feel that would be an issue.

Creative Space (PLN50177SPR)

Senior Planner Heather Beckmann gave an update to the new members of the DRB providing past minutes and a brief synopsis of the DRB's work thus far. Mr. Wangen also gave an overview of the changes to the project since the DRB had seen it last citing the long delay was due to work with a wetlands specialist. The proposed equestrian/pedestrian trail was highlighted with the justification for the trail being on the eastern side of the road as opposed to on the BIMPD side (higher and drier ground). Mr. McNett asked about building materials. Mr. Dave Christianson (owner/developer) stated they would be metal siding in muted colors exactly the same as his previous development. He also stated he would be using vinyl windows. Mr. Depew asked why the final materials were not selected since this was the developer's final review with the DRB. Mr. McNett asked about trees, both saving (the property was primarily clear of trees) and adding new trees. Mr. Wangen stated 2/3 of the property was not being developed. Discussion of landscaping requirements for the parking lot occurred. Ms. Beckmann confirmed landscaping was required. Mr. Christianson stated that since they were leaving 67% of the parcel undeveloped, they would rather not have to do that. Mr. Grainger replied they had an obligation to state they were not meeting the standards and their rationale for why they should not have to meet the standard. Mr. McNett then asked whether the trash/recycling area was large enough for the development. The applicant stated it was conservatively sized for 12 or more small trash containers.

Mr. Wangen verbalized the issue as the prescribed end caps for the parking spaces and that they did not work with the creative open space design desired. Mr. McNett suggested a street elevation to show how the project would look. He also suggested they show a landscaping plan with landscape that would work for the open space design they wanted. Seeing how the developer could achieve their open space design with their own landscaping would be helpful. Landscape buffers and surety were discussed. Ms. Jackie Chipman spoke as a

representative of the Saddle Club and asked that ideally the equestrian trail would be better/safer on the Westside of the road. She also stated she understood why it would be proposed on the drier east side. She was also concerned about vehicular traffic and dust. Mr. Christianson stated he would be willing to pave the roadway up to the driveway which would help with potholes and dust when traffic levels were higher during special events (horse shows, etc.). The easement and whether it was a public or private easement was discussed.

Ms. Beckmann recommended for approval with the following conditions:

1. Engineer check infiltration with landscape architect to ensure buffer requirements can be met.
2. Landscaping in parking area should meet the code.
3. If there was any change to buffer, the applicant would return to the DRB.

Mr. Grainger confirmed that Ms. Beckmann would work out with the developer the four issues mentioned above.

Motion: I move approval of application subject to clarification of above points.

Depew/Perry: Unanimously approved 5-0

Wintergreen Walk (PLN50231PRE)

Planning Manager Josh Machen gave an overview of the project answering Mr. Depew's concerns over reviewing a project that has not had an architect engaged for the design. Discussion regarding the difference between a "clinic" and "building" as related to City Code occurred. Changes from the original Visconsi site plan to this new plan were reviewed. The developers were invited in at 3:32 PM. Architect Charles Wenzlau provided overview of the preliminary design concept of the project stating the design was based on future tenant Virginia Mason's ongoing design development. Highlights included how the site design had changed from the original site plan review with the original Visconsi development. Pedestrian connective walkways with adjacent rain garden were presented. It was stated the previously proposed stormwater pond would become an underground stormwater vault beneath one of the adjacent parking lots.

Mr. Grainger brought up the cement block walls that faced the lane and hoped they could create a front corner that would draw people in and be more attractive, such as that previously proposed by Virginia Mason in the Ericksen Avenue location. Mr. Wenzlau reiterated this was a preliminary concept and the design would only get better stating there were different ways to deal with the issues the DRB had brought up. Mr. Goldberg also agreed that the roof mechanicals would always be well screened. It was confirmed that Mr. Wenzlau would be designing the outside of the building. Concerns about employee parking as well as whether there was an appropriate number of customer parking spots included in the design were expressed. Mr. Charles Schmid (citizen) asked where the ambulance would be entering the clinic and both Mr. Wenzlau and Mr. Goldberg stated they needed to speak with Virginia Mason about that.

Old and New Business

Discussion of whether or not to move the January 18, 2016 meeting due to the holiday occurred. The DRB opted to simply cancel that meeting unless there were a sufficient number of projects to fill the agenda.

Adjournment

Meeting was adjourned at 4:29 PM.

Approved by:


Alan Grainger, Chair


Jane Rasely, Administrative Specialist

