

Call to Order (Attendance, Agenda, Ethics)
Review of Minutes (Added at meeting)
260 Ericksen Avenue
The Jones House (PLN50311 SPR)
Madison Landing (PLN50879 PRE)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:00 pm. Design Review Board Members also in attendance were Joseph Dunstan, Jason Wilkinson, Chris Gutsche and Peter Perry. Jim McNett was absent and excused. City Staff present were Planning Manager Heather Wright, City Planner Olivia Sontag, Associate City Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts reported.

Review of Minutes

Motion: I move to approve the minutes.

Dunstan/Perry: Passed Unanimously

260 Ericksen Avenue

Jeff Mazurek and associate presented their project for a consultation with the DRB. (See attached.)

Chair Grainger asked for a City Planner to come in and give answers regarding Ravine buffers and setbacks. Planning Manager Heather Wright provided the information.

The Jones House (PLN50311 SPR)

Applicant Jon Thornburg presented the site plan with City Planner Olivia Sontag. The Design Review Members complimented Mr. Thornburg on his project design and willingness to work with the Historic Preservation Commission and Design Review Board. Chair Grainger asked for the Landscaping Plan to be held up as an example of how working with a professional landscaper can create a great site plan that is respectful to the original landscape.

Motion: I move to approve the project as designed.

Wilkinson/Perry: Passed Unanimously

Between presentations, a discussion of historic preservation and City code occurred with Mr. Charles Schmid.

Planning Manager Heather Wright spoke with the DRB about reviewing subdivisions and asked if they would be interested in a test case with a developer who was receptive to being a test case. The DRB were open to providing a test review. It was decided to this test case would be added to the December 4, 2017 agenda. The possibility of design guidelines for Madison Ave was also canvassed. Ms. Wright suggested speaking further and more in depth in January.

Madison Landing (PLN50879 PRE)

Project applicant Todd McKittrick presented a site plan that had been modified based upon the DRB's previous comments. Chair Grainger asked for an arborist opinion on significant trees and that would have recommendations for saving significant landscape.

Associate City Planner Kelly Tayara spoke about some of the constrictions of HDDP mixed-use development. Mr. Dunstan asked questions about tree surveys and retention requirements.

New/Old Business

Meetings for December and January were discussed. There was only one agenda item for December 4 and one possible agenda item for January 8. The December 18 meeting was canceled and a special meeting for January 8 was scheduled as both regular meetings in January fall on holidays. If necessary, a second meeting would be added on January 22, 2018.

Discussion of holding a workshop with a combined group of DRB, City Council and Planning Commission, etc., occurred.

Adjourn

The meeting was adjourned at 5:15 PM.

Approved by:



Alan Grainger, Chair



Jane Rasely, Administrative Specialist



PLEASE PRINT

[illegible]

Ericksen Art Studio & Lofts (EAS&L)

BACKGROUND: We are in the process of purchasing the 260 Ericksen Ave. home (a 1906 home that is eligible for registration with the Bainbridge Island Historical Society) and are working within a 30 day extension of our feasibility contingency (which expires on 11/30). If we are able to meet our requirements for development of the property, we expect to complete the purchase in the first week of December. We met with the Bainbridge Island Historical Preservation Committee on 11/02 and they provided directional input on what they would like to see and we have updated the drawings accordingly. Some of the specific feedback includes: (1) maintain window configuration, (2) keep the front porch, maintain building materials (e.g. siding) and (4) maintain the view from the street. We are here today to present our latest designs for developing the property and to gather feedback that will inform our permit application submission meeting on 11/29 and subsequent pre-application conference.

VISION: We are Jason and Elizabeth VanDuine, a businessman and artist, respectively, who moved to the island 10 years ago with our daughters (now 16 and 12) after purchasing and refurbishing the 1906 Rolling Bay Grocery's caretaker's cottage. We envision refurbishing the 260 Ericksen Ave. home, retaining its history and charm (as we have done with our primary residence) and transforming the property into a primary residence, an art studio and two lofts for full-time lease overlooking the ravine in the back of the property. We are primarily purchasing the house as a primary residence for my mother, Susan VanDuine, a widow and retired educator, artist and active member of the Bainbridge Artisan Resource Network (BARN) community. Susan will spend nine months a year on Bainbridge Island and for the three months that she spends in Michigan each summer, we will transform the Ericksen home into a summer art studio for Elizabeth VanDuine, a Bainbridge paper-cut artist who has participated in the Bainbridge Studio Tour, has been a featured artist with her original work on display at Bainbridge Arts & Crafts and currently sells her popular prints and cards at Danger, Bay Hay and Feed, Eagle Harbor Books, Dana's, Seattle Art Museum, UW Bookstore, and many more shops and bookstores in the Pacific Northwest (see portfolio brochure).

OVERVIEW:

Exterior: We will pour a new foundation under the home (currently post and beam) and add an addition in the back while bringing it up to code including all new HVAC, plumbing, electrical, insulation, fir windows, back porch and new roof. We intend to retain as many of the original materials as possible, including siding, mouldings, and built-ins.

We will repaint the house in a period-matching cream color and add a galvanized metal roof. The addition windows will match the current style and will include trim in the same period-matching cream color with natural cedar-shake siding and matching galvanized metal roof.

We will build a covered deck off the back of the house with steps down to a Pennsylvania Blue Stone patio and raised garden beds for perennials and seasonal vegetables. Beyond the patio and raised garden beds, we will build (2) two-bedroom lofts above the garage, facing south and overlooking the ravine.

In order to access the Lofts, we will add a driveway on the south side of the house bordered on the north side (against the house) with a raised garden bed running the full length of the house and addition. On the south side of the driveway, we will install a cedar and hog-fencing lattice for privacy with climbing roses and other climbing plants running the full length of the property from street to ravine.

Interior: We will retain and repaint mouldings, cabinets and built-ins and decorate the home with heirloom family antiques with modern over-stuffed couches/chairs and cotton rugs; giving the interior an instantly warm, cozy and relaxed atmosphere while maximizing light and allowing for adequate wall space to hang original art.

We will mirror many of the interior elements of our cabin in Glacier, WA that we would characterize as a warm and cozy 'cottage industrial' look that goes 'back in time' with reclaimed plank fir flooring (including nail stains), rusted steel beams, and chunky fir moulding over fir windows with satin nickel hardware. In the kitchen, we envision stainless steel appliances, industrial/barn lighting, fir cabinetry with satin nickel hardware and soapstone counters. In the baths, we would install wainscoting on walls and ceilings, reclaimed clawfoot tubs with satin nickel hardware, period style sinks, toilets, medicine cabinets, and crown mouldings. In the bedrooms, we will build cedar and fir bedframes with antique dressers and cotton rugs with reclaimed and refurbished bedside tables and antique lamps.

PLANNING AND BUILD TIMELINE: This will be our 3rd project with Jeff Mazurek of Mazurek Architecture, LLC in Ballard and our 2nd project with Ryan and Tera Lorimer of Kestrel Homes, LLC in Bellingham. We worked with Jeff to transform the 1906 Rolling Bay Grocery caretaker's cottage into a 5 bedroom, 3 bath home. We worked with Jeff again on our cabin that was built by Kestrel Homes, a three bedroom, two-bath cedar shake cabin in the Snowline Community Club in Glacier, Washington. Provided we are able to develop the property as described, we envision proceeding on the following timeline:

- ~~11/02/2017 – meeting with Bainbridge Historical Committee for guidance on the current plans~~
- 11/29/2017 – Submittal Appointment (COBI Planning)
- 12/2017 – To-Be-Scheduled pre-application conference (COBI Planning)
- 12/04/2017 – anticipated close date for purchase of the property
- 12/2017-02/2018 – three-month window to complete plans, engineering and permitting
- 02/2018-06/2018 – four-month window for site prep for re-furbishing and building
- 06/2018-09/2018:
 - Complete remodel of Ericksen home with addition/deck in the back (Kestrel Homes),
 - Complete patio, raised beds, fencing/lattice work and plantings (Owner)
- 09/2018-06/2019: complete front yard and gardening in back
- 06/2019-09/2019:
 - Ericksen Art Studio opens for tours in the summer of 2019 (June-September),
 - Complete work on the Lofts w/ anticipated leases signed effective 01/2020

DISCUSSION TOPICS:

Below are the points we'd like clarification on in the meeting today:

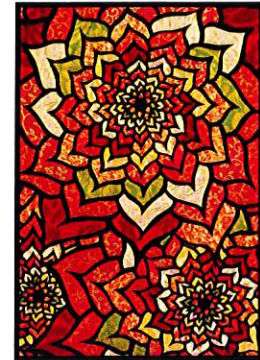
1. How should we think about the Ravine setback (50 ft.) and the standard property line setback (15 ft.) given that most of the buildings on Ericksen Ave. are currently within the Ravine set back and, in some cases, the property line setback (or so it seems)? Is there any flexibility here given our vision for restoring the home and given the status of the property as multi-use and multi-family eligible? We found this in the code: The code (16.20.170 The Winslow Ravine – Special rules in Mixed Use Town Center) allows for two options, either option A (the 50' buffer and 15' building setback) or option B which allows for a 25' buffer and 10' building setback if "The applicant shall demonstrate, by submittal of necessary studies and proposed mitigation, that measures can and will be taken to ensure that the functions and values provided by the buffers prescribed under "Option A" are retained or improved." What are the typical next steps for proceeding with the option B reduced buffer from the ravine? Should we be consulting with a geotechnical engineer? A civil engineer?
2. There is also a maximum FAR (floor area ratio) in the code. The code (Table 18.12.020-3 Dimensional Standards for Mixed Use Town Center and "Other" Zone Districts) shows a maximum of .3 (of the total lot 9442.9 sf which is 2833 sf). The FAR includes all floor levels so we are actually at 2378 sf for the house and 2400 sf for the garage/lofts for a total of 4778 sf. However the maximum FAR goes up to .6 if you purchase development credits.



CLIMBERS #15



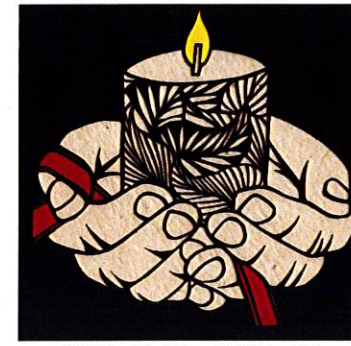
HAPPY PLACE #19



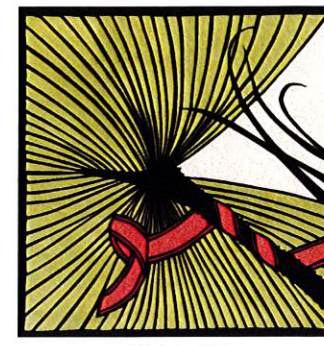
RED DAHLIA #23



SUSTANENCE #28



CALM IN THE STORM #32



PALM #34



UP AND AWAY #36



FIRST FLAKE #38



FLY #16



LOTUS AND LILY #20



SECOND HOME #24



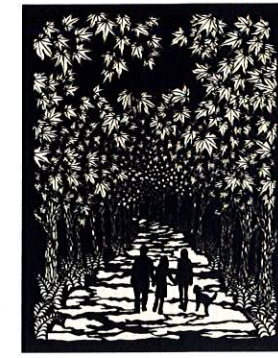
THIS IS HOW MUCH I LOVE YOU #29



OWN IT #33



TULIP LOVE #35



CROMWELL LANE #37



GATHERING #39



GREAT ESCAPE #17



MORNING SNACK #21



SENTRIES #25



WE #30



WAITING AT THE HAIRSTREAM #18



POPPY BUTTERFLY #22



SEEKING GRACE #26



24 BIRDS #31

ELIZABETH VANDUINE

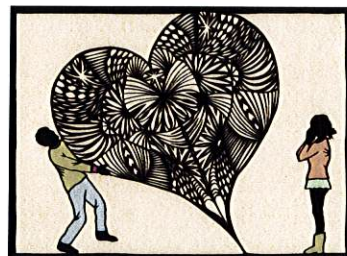
Elizabeth spent her early years in the Pennsylvania countryside, either outdoors exploring or in one of her parents' workshops. Creating in general seemed to come genetically. Her grandfather was a New York Times photojournalist, grandmother an oil painter, mother a painter, brother a painter and musician, sister a multimedia artist and cousin an oil painter. She logged many hours drawing huge colorful images or creating sculptures out of scraps of wood, glue and nails. Now she spends most of her creative time cutting paper.

Each of her paper cuts begin with a mental image, often inspired by simply being present to experiences and sights in the world around her. Next, she roughly sketches the idea on a piece of paper (often black) and with an X-acto knife, cuts the image out piece by piece. She completes many of her paper cuts by attaching colored, acid free paper to the back of the paper cut with bookbinding glue. The whole process is tedious to some, but meditative and absorbing to Elizabeth. Her paper cuts range in size from 8"x8" to 40"x32".

The natural world is most often her muse. For as long as she can remember starting in Pennsylvania, then for ten years in Montana, and now on an island in the pacific northwest, Elizabeth has only needed to step out her door to get her creative process rolling.



HEADING NORTH #40



ONLY LOVE #42



SQUATTERS VIEW #44



WE ALL FEEL IT #46



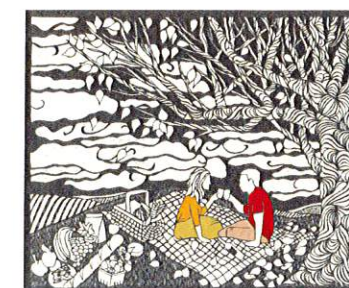
URBAN RESPITE #1



BLOSSOM #5



TREEHOUSES #8



LAST CHANCE #11



IT STARTS EARLY #41



PEACE PLEASE #43



UP STREAM #45



WISH UPON WATER #47



ALONE NOT LONELY #2



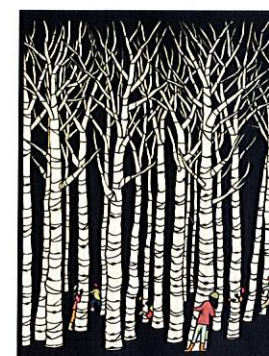
LEAF LOVE #6



TAKE IT IN #9



1...2...3! #12



TREE TAG #3



DANGER BIRDS #7



DRAWN #10



BIRD OF DIRECTORS #13



SOME DAYS ARE LIKE THIS #4



BOOM #14

WHOLESALE INFORMATION

In Washington State contact:

Dan Casey at DCASEY2574@msn.com
Greater Seattle, South Sound, Western Washington

Katie Casey at caseygroup@comcast.net
Northern and Eastern Washington

All other inquiries contact:

Elizabeth VanDuine at evanduine@gmail.com • 206-388-8913

Each greeting card is 5"x7" and packaged in a clear protective bag.

Sold in quantities of 6 or 12.
Cost is \$2 per card with a minimum order of \$96.

Payment terms are net 30, checks or credit cards are accepted.

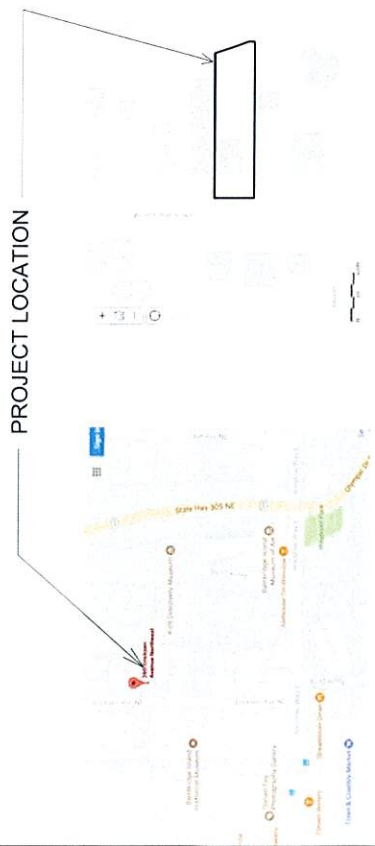
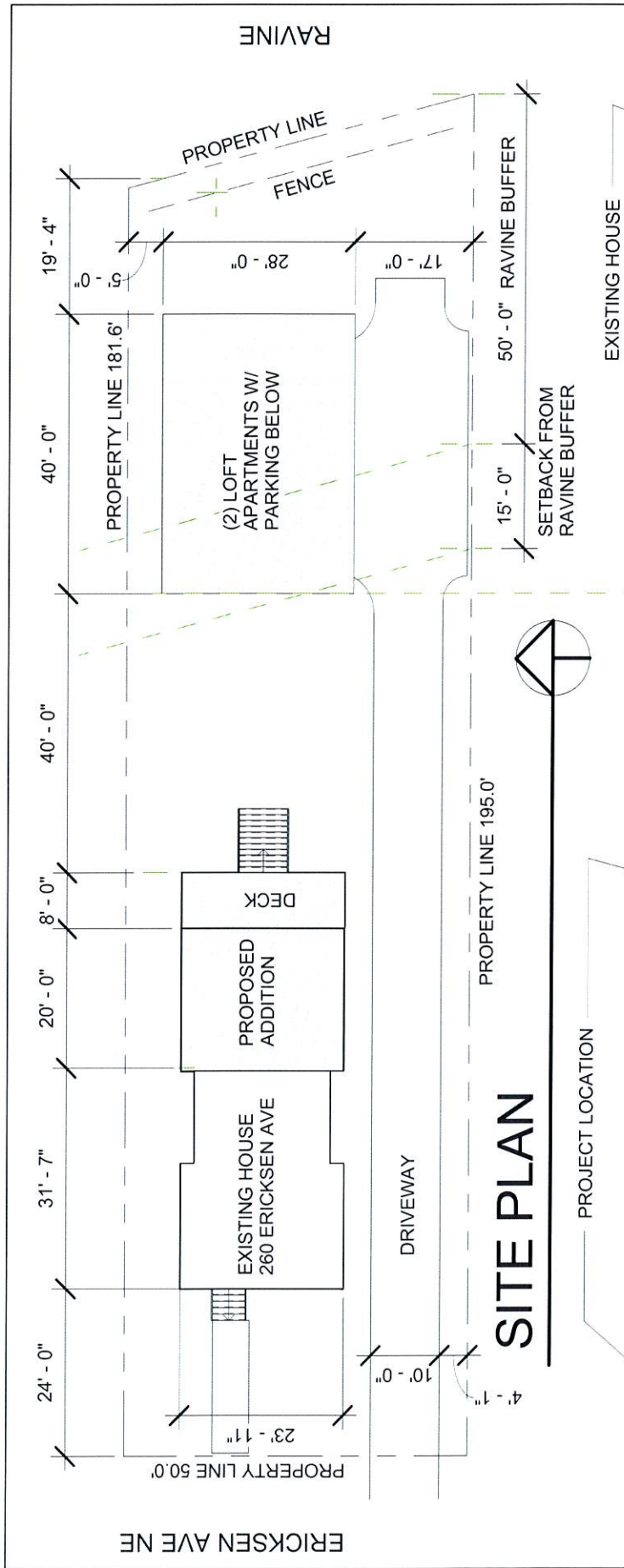
Contact Elizabeth for more information on sale of original paper cuts, commissions and print sales.



ELIZABETH VANDUINE

www.elizabethvanduine.com

evanduine@gmail.com



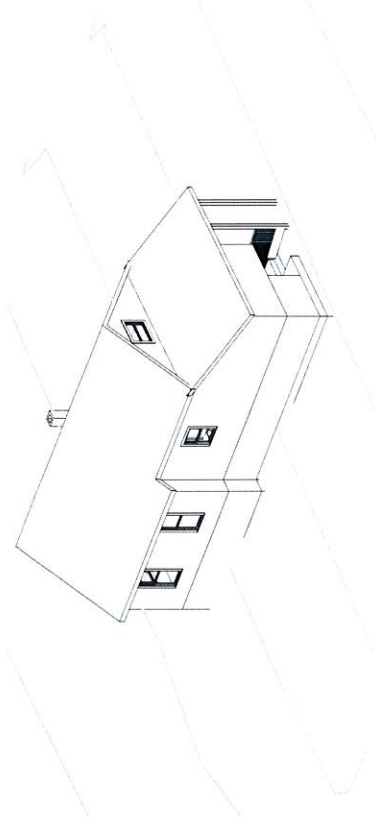
VICINTY PLAN

LOT PLAN

Ericksen Art Studio and Lofts
 260 Ericksen Avenue NE
 Bainbridge Island, WA 98110



CURRENT CONDITIONS OF EXISTING HOUSE

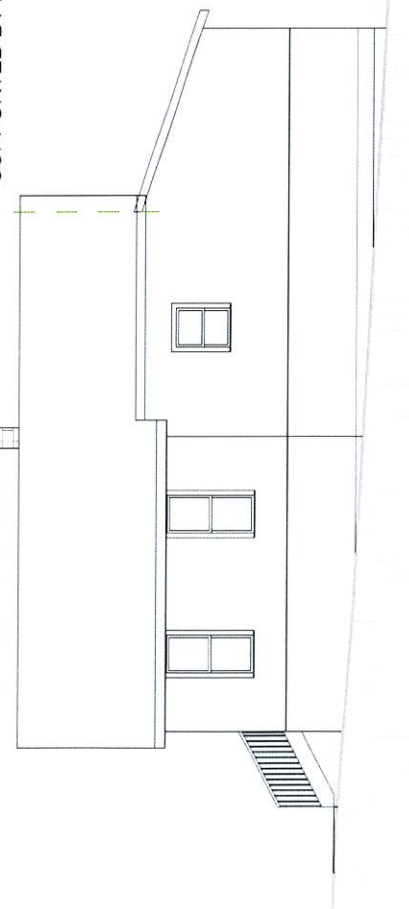


West Elevation

EXISTING HOUSE TO BE RESTORED/ RENOVATED

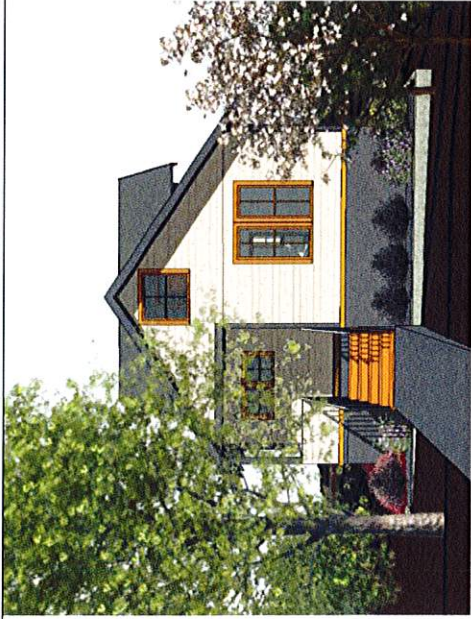
PORTION TO BE REMOVED

EXISTING BACK PORCH NOT
SUPPORTED BY FOUNDATION



South Elevation

Ericksen Art Studio and Lofts
 260 Ericksen Avenue NE
 Bainbridge Island, WA 98110



PROPOSED ADDITION TO EXISTING HOUSE



West Elevation

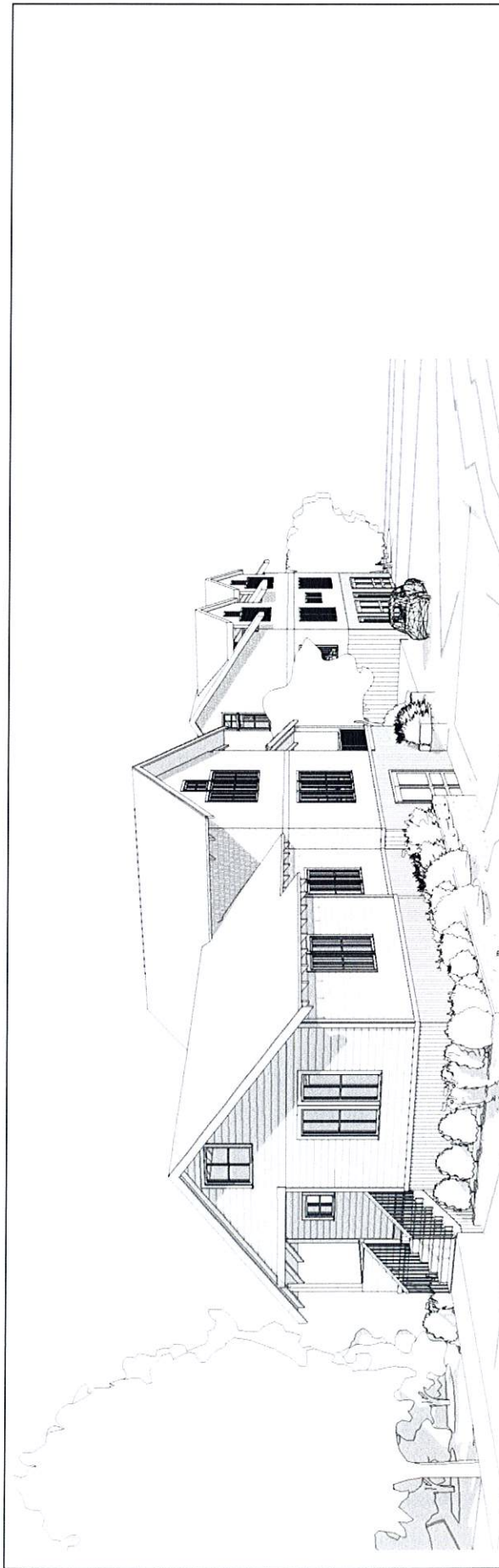
EXISTING HOUSE ADDITION



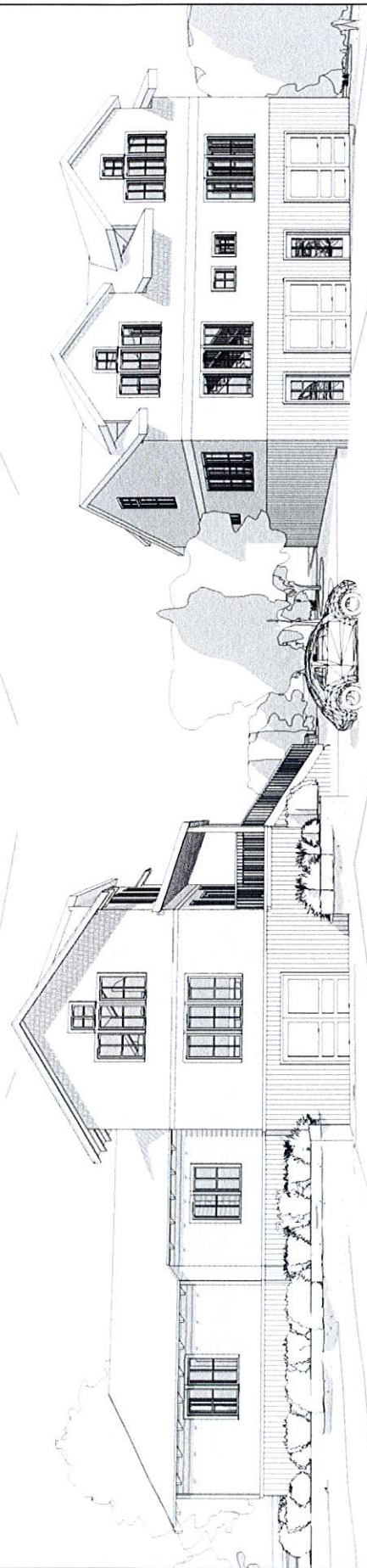
South Elevation

Ericksen Art Studio and Lofts

260 Ericksen Avenue NE
Bainbridge Island, WA 98110



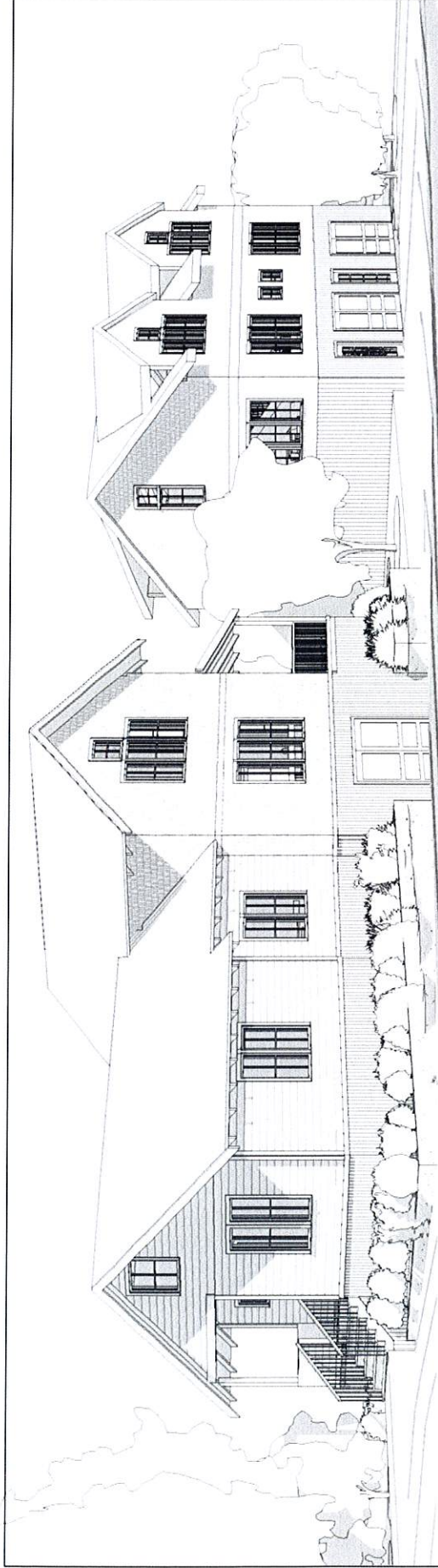
View from West



View from South

Ericksen Art Studio and Lofts

260 Ericksen Avenue NE
Bainbridge Island, WA 98110



View from Ericksen Avenue NE



View from Ravine

Ericksen Art Studio and Lofts

260 Ericksen Avenue NE
Bainbridge Island, WA 98110

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

- ☐ “Pre-App” Meeting Checklist
- ☐ “Post-App” Meeting Checklist

Project Name/Case #: Ericksen Art Studio and Lofts, 260
Ericksen Avenue NE, Bainbridge Island,
WA 98110

**Land Use Application
(Pre-app, Site Plan
Review etc.):**

Restore existing house on the property
and construct a 20'x24' addition at the
rear of the house. Also build a 40' x 28'
two-unit townhome with parking at the
rear of the property.

Project Description:

Applicable Design Guidelines		
Design Guideline	Intent	Description
		Applicant Response

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	Both the main house and the townhomes will incorporate a corrugated metal base with a wood cap. Both horizontal siding and and shingles will be used on the main portions of each building.
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	Both buildings will utilize change of material with band trim to differentiate each portion and bring down the scale of building masses.
Applicable Design Guidelines			
Design Guideline	Intent	Description	Applicant Response
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	There will not be any blank walls visible to the public.

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor. As these are private residential structures, these buildings will not have 'display windows' or such. The first floor of the house will be primarily the main living spaces of the house with large windows to suggest this. The first floor of the townhome will be mostly utilitarian in nature with vehicular parking and storage.	
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at The existing house facade will be restored. This includes the existing recessed porch which serves to maintain the pedestrian scale.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

		the sidewalk level is encouraged. Multiple building entrances are encouraged.	
Applicable Design Guidelines			
Design Guideline	Intent	Description	Applicant Response
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	The existing frontage along the sidewalk will be maintained and improved for pedestrian access. There will not be any parking which fronts the public street.
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	There will be no facade lengths over 128'.

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	The existing house/porch location is consistent with other Ericksen Avenue development and allows for only minimum public outdoor space in front of the building.
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	Existing street trees will be maintained and new appropriate plantings will be added between buildings. The existing hedge, which creates a barrier between the house and street, will be removed.
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	The design for the house addition and new townhomes will respond directly to neighboring buildings both in terms of scale and material. This is further described in the Ericksen Avenue Overlay District checklist.
Applicable Design Guidelines			
Design Guideline	Design Guideline	Design Guideline	Design Guideline
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building, including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or	There will be no signage on the property

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

		material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane. Provide multiple entrances along streets. Pedestrian passageways are encouraged.	There will be a single curb cut for the driveway for parking purposes only. There will not be any drive-through facility.
13.	To provide pedestrian access to buildings.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	There is a single existing door along the street side that will remain.
14.	To provide weather protection for pedestrians.		The existing recessed front porch will remain.

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	There will not be any buildings larger than 10,000 square feet.
Applicable Design Guidelines			
Design Guideline	Design Guideline	Design Guideline	Design Guideline
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	Parking for the project will be provided with interior garage spaces for each dwelling unit.

Guidelines Requiring
Action per DRB:

DRB Summary Motion on
Actions:

Design Review Board Design Guideline Checklist
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

- ☐ "Pre-App" Meeting Checklist
- ☐ "Post-App" Meeting Checklist

Project Name/Case #:

Ericksen Artist Studio and Lofts

Land Use Application (Pre-app, Site Plan Review etc.):

Restore existing house on the property and construct a 20'x24' addition at the rear of the house. Also build a 40' x 28' two-unit townhome with parking at the rear of the property.

Project Description:

Applicable Design Guidelines		
Design Guideline	Intent	Description
1. Parking Lot Location	To have parking lots be as visually unobtrusive as possible.	Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.
2. Outdoor Open Spaces and Amenities	To establish, over time, a variety of open spaces within the town center	New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.
3. Pedestrian Connections	To create a network of safe, comfortable and attractive linkages for people on foot	New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being
		Applicant Response
		There is no parking lot for this project, only a driveway leading to the garages.
		The proposed development includes a courtyard space between the existing house and townhomes. As part of the use will be an artist studio, the courtyard space can accommodate seasonal gatherings as part of gallery openings.
		The existing pedestrian walkway along the front of the property is currently blocked with a large hedge. This hedge will be removed and the walkway will be made more visible with materials and plant borders.

		forced to use vehicular aisles.	
4. Shielded Lighting	To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.	Freestanding light fixtures should not exceed 14' in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.	All exterior lighting will be mounted to the house and include cut-off shields to minimize lighting spill-over.

Design Review Board Design Guideline Checklist
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines		Design Guideline	
	Intent	Description	Applicant Response
5. Screen Service Areas	To conceal loading, trash, and storage areas from view.	Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.	Trash containers shall be stored in the garage of the house and the garage of each townhome.
6. Common Open Space	To ensure that open spaces within a development containing dwelling units are truly usable by all residents.	While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided.	The space between the house and townhomes will be a flagstone patio with raised garden beds to provide a welcome environment to all residents.
6a. Conceal Garage Doors	To ensure that street frontages are not dominated by vehicular storage facilities.	Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.	The garage doors for the house and townhomes will all face the sideyard to create minimal presence along street frontage.
7. Overall Form	To create visual continuity among buildings having potentially different styles.	Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct "base" as well as a "cap".	Each of the buildings will have a corrugated metal base with either horizontal siding or shingles above.
8. Entrances	To make it apparent from the street where major entrances to buildings are located.	Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.	The existing front door location of the house will remain in place.
9. Conceal Mechanical Equipment	To ensure that larger pieces of mechanical equipment are visually unobtrusive.	Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.	There will be no rooftop mechanical equipment.
10. Structured Parking	To diminish the visual impact of parking as viewed from streets.	Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.	The parking locations are all well-off the street to minimize visual impact.
11. Encouraging Varied Details	To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.	Buildings containing residential dwellings should incorporate most, if not all, of the following elements: • Front porches or stoops • Bay windows or dormers • Visible trim around windows and building corners • Base articulation, such as a plinth or first floor raised above grade	The existing house addition and the townhomes will include dormers and building trim to help break down the massing. The house will have a front porch and townhome entries will have a stoop to signify entry.

Applicable Design Guidelines			
Design Guideline	Intent	Description	Applicant Response
12. Integration	To ensure that signage is a part of the overall design approach to a project and not an afterthought.	The design of signs should be integrated with the architecture and site design of a project.	N/A
13. Creativity	To encourage interesting and even unusual approaches to graphic design.	Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.	N/A
14. Awning Signs	To produce a visual effect that emphasizes buildings and vegetation, not advertising.	Signs painted on awnings are allowed, but awnings should not be internally illuminated.	N/A

Guidelines Requiring Action per DRB:

DRB Summary Motion on Actions:

DESIGN REVIEW BOARD DESIGN GUIDELINE CHECKLIST

MIXED USE TOWN CENTER/ERICKSEN DISTRICT DESIGN GUIDELINES BIMC 18.18.020

☐ Preapplication Conference Checklist

☐ Formal Submittal Checklist

PROJECT NAME ERICKSEN ARTIST STUDIO AND LOFTS	CASE NUMBER	SITE ADDRESS 260 ERICKSEN AVE NE	TAX PARCEL NUMBER(S)
PROJECT DESCRIPTION RESTORE EXISTING HOUSE ON THE PROPERTY AND CONSTRUCT A 20'x24' ADDITION AT THE REAR OF THE HOUSE. ALSO BUILD A 40' X 28' TWO-UNIT TOWNHOME WITH PARKING AT THE REAR OF THE PROPERTY.			

SITE DESIGN

DESIGN GUIDELINE	INTENT	GUIDELINE
SITE DESIGN 1	Ensure that the pre-1920s residential character predominates.	PRESERVATION OF HISTORIC BUILDINGS Owners are strongly encouraged to preserve historic (pre-1920) buildings. Any additions to existing historic structures shall be located to the rear and shall be consistent with the character of the older structure.
Applicant Response: The existing house on the property shall be restored with an addition at the rear of the structure. An existing rear porch currently in dilapidated condition will be removed to make way for the addition.		
SITE DESIGN 2	Modest scale of buildings.	SCALE OF BUILDINGS Scale of buildings in this corridor shall remain modest (refer to guideline Building Design 1). Any new development shall be constructed so that building forms, roof shapes and relationship of

		building to street are compatible with the historic structures on Ericksen Avenue.
Applicant Response: The building forms and roof slopes are consistent with neighboring development and the historic patterns of the area.		
SITE DESIGN 3	Reinforce the historic pattern of development by retaining open-air view corridors from Ericksen Avenue through to the Winslow Ravine.	RAVINE VIEW CORRIDORS On the west side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under Highway 305), the total of both side yard setbacks shall be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences.
Applicant Response: The southernmost 17' of the property will remain undeveloped to preserve views from Ericksen Avenue to the Ravine.		
SITE DESIGN 4	Reinforce the historic pattern of development.	SETBACKS Buildings shall be set back from the front property line in accordance with the zoning ordinance, which allows porches and bay windows to intrude into the setback.
Applicant Response: The existing recessed front porch and steps will remain.		
SITE DESIGN 5	Reinforce the historic pattern of development.	LANDSCAPE FRONT YARDS Landscaped front yards shall be provided. At least 50% of the area between the ROW and the building setback shall be landscaped with trees, shrubs and ground cover.
Applicant Response: Other than the driveway (10' wide) and pedestrian path (5' wide), the front yard shall be landscaped with shrubs and flowers as well as the existing trees.		

SITE DESIGN 6	To have signs along this corridor be very unobtrusive.	SIGNS The design of signs should be integrated with the architecture of the building, with features and materials common to pre-1920 structures on Ericksen. No neon or internally lit signs are allowed.
Applicant Response: There will not be any signs on the property.		

Building Design Guidelines continued on following page...

GUIDELINES REQUIRING ACTION PER DESIGN REVIEW BOARD

DESIGN REVIEW BOARD SUMMARY MOTION ON ACTIONS