

Call to Order (Attendance, Agenda, Ethics)
St. Barnabas Annex Replacement (PLN50466PRE)
Discussion of DRB Scope of Work
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

The meeting was called to order by Chair Alan Grainger at 2:05 PM. Design Review Board Members in attendance were Chuck Depew, Peter Perry and Jeffrey Boon. Chris Gutsche and Jim McNett were absent and excused. City Staff present were Planning Director Gary Christensen, City Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts of interest.

St. Barnabas Annex Replacement (PLN50466PRE)

Introductions were performed by the Design Review Board (DRB), Staff and Citizens representing St. Barnabas Church. Architect Devin Johnson provided information about the project stating they were planning on staying within the same basic footprint, but were adding 1300 square feet to the administrative space in order to include an elevator and allow for more office space. Mr. Johnson also described some enhancements to the landscaping that would be made although the overall landscaping of the memorial courtyard would stay the same. Pictures of the building were passed around. Chair Grainger asked City Planner Kelly Tayara if the City had any concerns about the project. She stated there were not really any concerns except for water and sewer availability. Mr. Boon remarked that it looked as though they were trying to make the administrative part of the building blend into the look of the church itself. Mr. Grainger thought that instead of adding masonry on the Wyatt Way façade of the church, they might want to add more masonry to the entrance area where people will be up close to it. He felt that might increase the cloister-like feel. He went on to say that the currently planned site for the masonry was covered by landscape buffer, it would not make the impact it could in the entrance courtyard which faced a public street without a landscape buffer. Mr. Perry asked what type of architecture the church was built with. Reverend Tierney stated it was an English Chancellery. He also mentioned the buildings they were replacing were the original Winslow USO halls that were trucked up to the church as a temporary solution until enough money could be raised to replace them.

Mr. Johnson stated they would be putting together a landscape plan and then they would be back. There was appreciation from the DRB for what had been planned thus far.

Discussion of DRB Scope of Work

City Councilman Ron Peltier opened discussion of the topic with the request to hear what the DRB members thought of expanding their role. He stated he saw the DRB role as very important, especially since they were the first public meeting with minutes on a project. Mr. Peltier said he wanted to come up with a proposal to take to Council. Mr. Depew thought the DRB should be more involved with public buildings and that there was still a struggle as to the DRB process. He said they sometimes felt pressed for time on a project they felt needed more conversation. He also would have liked to see the City's Code be stronger. Mr. Christensen asked if he felt the Code should be more proscriptive or more flexible. Mr. Depew stated his experience with the City was that the more experienced the staff, the more flexible the Code could be. He felt right now the City Code needed to be more proscriptive because sometimes it was not clear.

Mr. Depew left the meeting at 2:38 PM leaving only 3 DRB members in attendance at the meeting. This was also Mr. Depew's last meeting as a Design Review Board Member. Gratitude was expressed from the remaining members with a promise to keep advocating for ADA concerns while reviewing projects.

Mr. Grainger continued the conversation speaking about flexibility and his concern that there was not just a need for flexibility in the Code, but also in the way of thinking. Mr. Perry said he thought they should be able to say, "This is the rule, but in this case, we feel this should be allowed because..." He then wanted to know if they made a recommendation like that, would it be heard. Mr. Grainger stated DRB recommendations went to the PCD Director and it was up to the Director as to whether they acted on their recommendations.

Mr. Christensen shared his plans for a representative group to study the DRB role and discuss managing growth in the appropriate way at the appropriate scale. He went on to say this was good timing because the City was in the middle of updating the Comprehensive Plan and that provided a clear opportunity for re-evaluation. He felt there were opportunities to be proscriptive, yet flexible. The DRB collectively decided they wanted to be involved with long plats (a subdivision with 5 or more plats).

Mr. Grainger felt convening a panel was a great idea and could be framed as a positive look at the future framework for the DRB. Mr. Perry felt the City needed a parking study. Mr. Boon wanted to see a visual outline of what they wanted the City to look like. Mr. Christensen mentioned that a lot of jurisdictions were moving away from written design criteria to a picture-book based criteria. Mr. Perry thought it might be a good idea to get a group of Island architects together to have a say in how the Island should be developed and look. Mr. Grainger thought it would be better to have a professional firm come in to update the Design Guidelines and suggested a pattern of evaluating the guidelines for 5-10 minutes after each project review to

develop an evolving critique on the guidelines and see patterns that might emerge during the review process.

Mr. Perry mentioned single level senior housing was a need while Mr. Grainger mentioned public buildings and City buildings/building sites as types of projects that should be brought to the DRB. Urban design and the overall picture of the City were discussed.

New/Old Business

None.

Adjourn

The meeting was adjourned at 4:17 PM.

Approved by:


Alan Grainger, Chair


Jane Rasely, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
June 20, 2016**

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JEFF BOON	DRB		
PETER PERRY	DRB		
Alan Grainger	DRB		
Chuck Dapaw	DRB		
MICHAEL RAUSCH	ARCHITECT		
DEVIN JOHNSON	JOHNSON SQUAREP		
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