



CITY OF  
BAINBRIDGE ISLAND

DESIGN REVIEW BOARD  
REGULARLY SCHEDULED MEETING  
MONDAY, JUNE 20, 2016  
2:00 – 5:00 PM  
COUNCIL CONFERENCE ROOM  
280 MADISON AVE N  
BAINBRIDGE ISLAND, WA 98110

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## AGENDA

- 2:00 PM            **Call to Order** (Attendance, Agenda, Ethics)
- 2:05 PM            **St. Barnabas Annex Replacement** PLN50466PRE  
Project Location: 1187 Wyatt Way  
Project Manager: Kelly Tayara
- 3:30 PM            **Discussion of DRB Scope of Work**  
Ron Peltier, City Council
- 4:50 PM            **New/Old Business**
- 5:00 PM            **Adjourn**



Ms. Kelly Tayara, Planner  
City of Bainbridge Island  
208 Madison Ave. N  
Bainbridge Island, WA 98110

June 13, 2016

Dear Design Review Board Members,

This project proposal primarily consists of construction to remove the existing antiquated administrative annex and provide a new administrative annex that combines improved accessibility and increased areas for the staff and parishioners of St. Barnabas Episcopal Church located on Wyatt Way.

The existing 2,100+/- square feet of aging administrative areas will be replaced with approximately 3,400 square feet of administrative areas including a new choir room. The new annex will be constructed completely over the existing annex footprint and will continue to serve as a circulation link between the existing Chapel building and Parish Hall per current conditions.

The construction would begin in the spring of 2017 and would carry through the summer and fall for an approximately nine month duration.

A key design intent is to keep the existing Chapel building as the primary focal point of the site and to present a low visual impact of new areas to retain that focus. In addition, the new portions will use materials that complement the existing building materials and keep a single story scale and feel as a nod to the surrounding residential zone.

Existing parking conditions are accommodating and adequate while exceeding current quantity requirements for the use. There are no proposed changes to the existing parking areas.

Most of the existing site will remain intact and preserved in its current state in terms of landscaping. The large wooded area in the southwest corner will retain all of its mature native growth. Gardens and natural areas located throughout the site will be protected and preserved while significant improvements to landscaping will be made all along the property line at Wyatt Way to provide a full landscaping buffer per all applicable zoning requirements.

The proposed new construction is intended as a replacement and will have no significant impact to existing infrastructure such as utilities, sewer, power, and water etc.

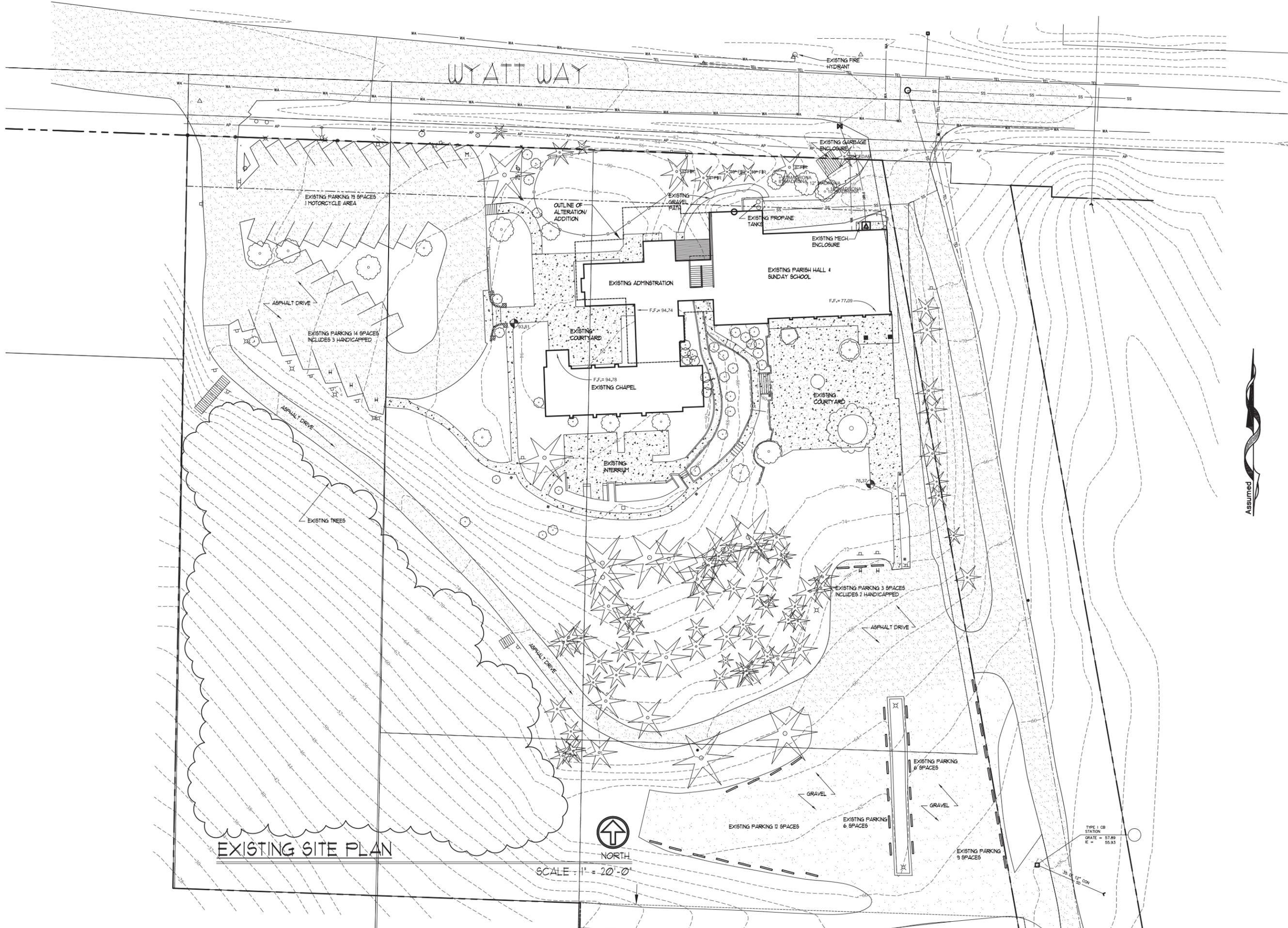
Please consider the information above and thank you for taking the time to review our preliminary proposal.

Sincerely,



Devin Johnson  
Principal Architect





EXISTING SITE PLAN



SCALE: 1" = 20'-0"

Assumed

**JS**  
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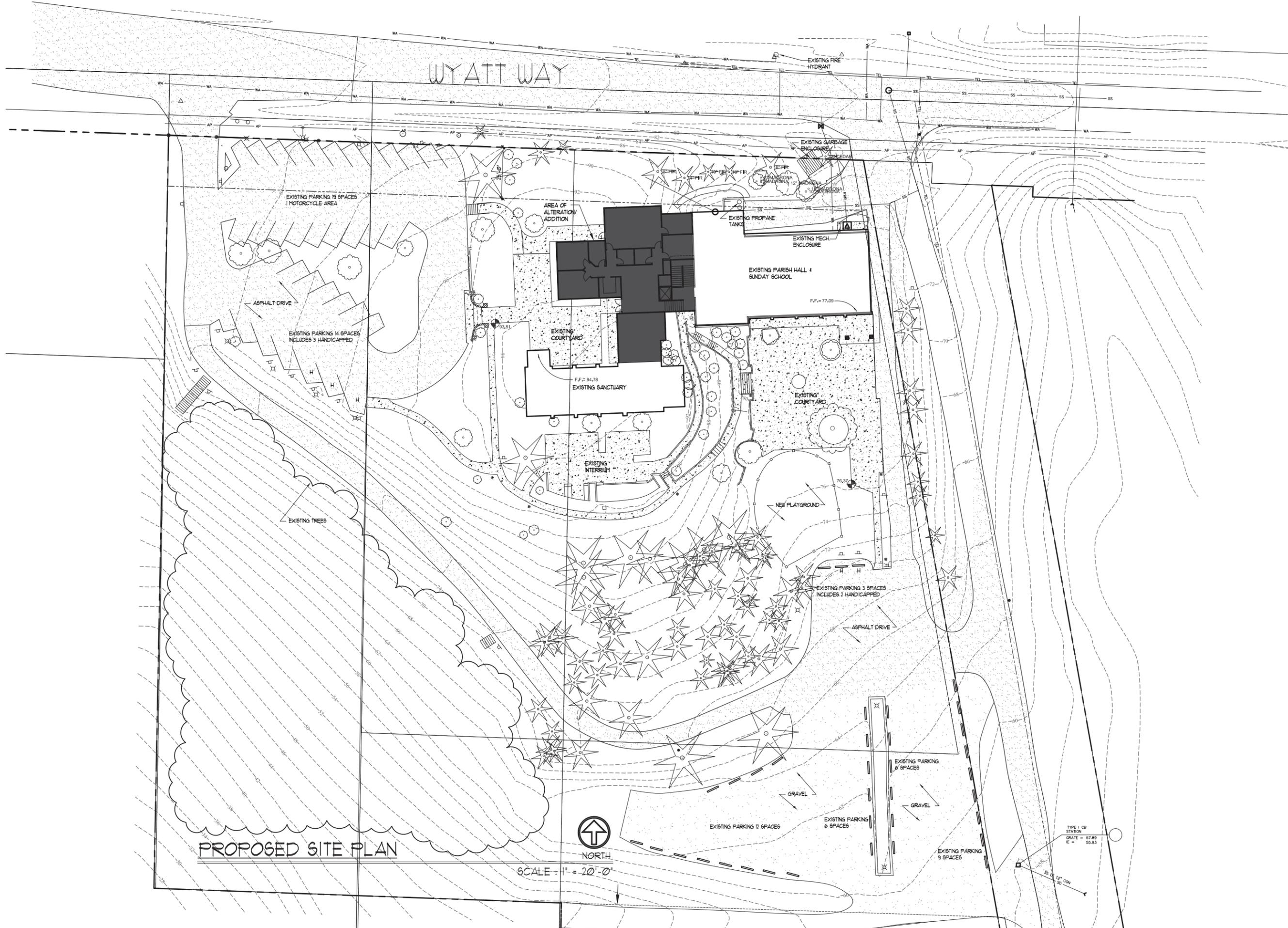
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Drawn By: RLB/ll  
 Date: JUNE 2016  
 Checked By: DJ  
 Date: JUNE 2016  
 Approved For Owner By and Date:

Revisions	No.	By	Date	Description
	1	RLB/ll	13 JUNE 16	PRE-APPLICATION SITE PLAN + DESIGN REVIEW

Project No: 16-111  
 ST. BARNABAS EPISCOPAL CHURCH ADMINISTRATIVE ADDITIONAL ITERATION  
 Owner: ST. BARNABAS EPISCOPAL CHURCH  
 WYATT WAY  
 BAINBRIDGE ISLAND, WA 98110

Scale: 1/4" = 10' UNO.  
 Sheet Title: EXISTING SITE PLAN  
 Sheet No: A-10



PROPOSED SITE PLAN

NORTH  
SCALE : 1" = 20'-0"



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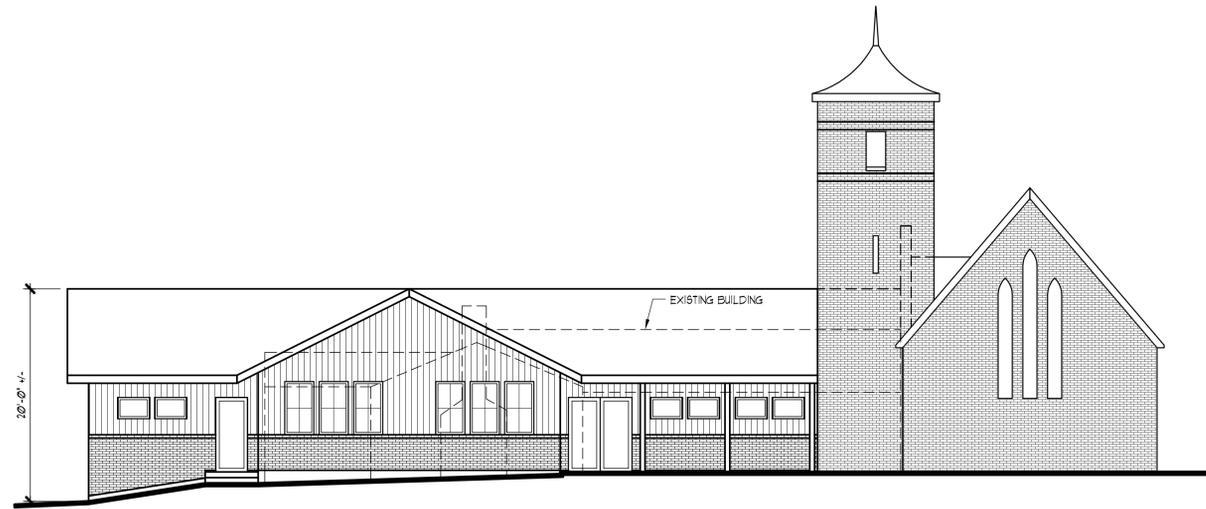
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Date: JUNE 2016  
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	1	RLB/III	13 JUNE 16	PRE-APPLICATION SITE PLAN + DESIGN REVIEW

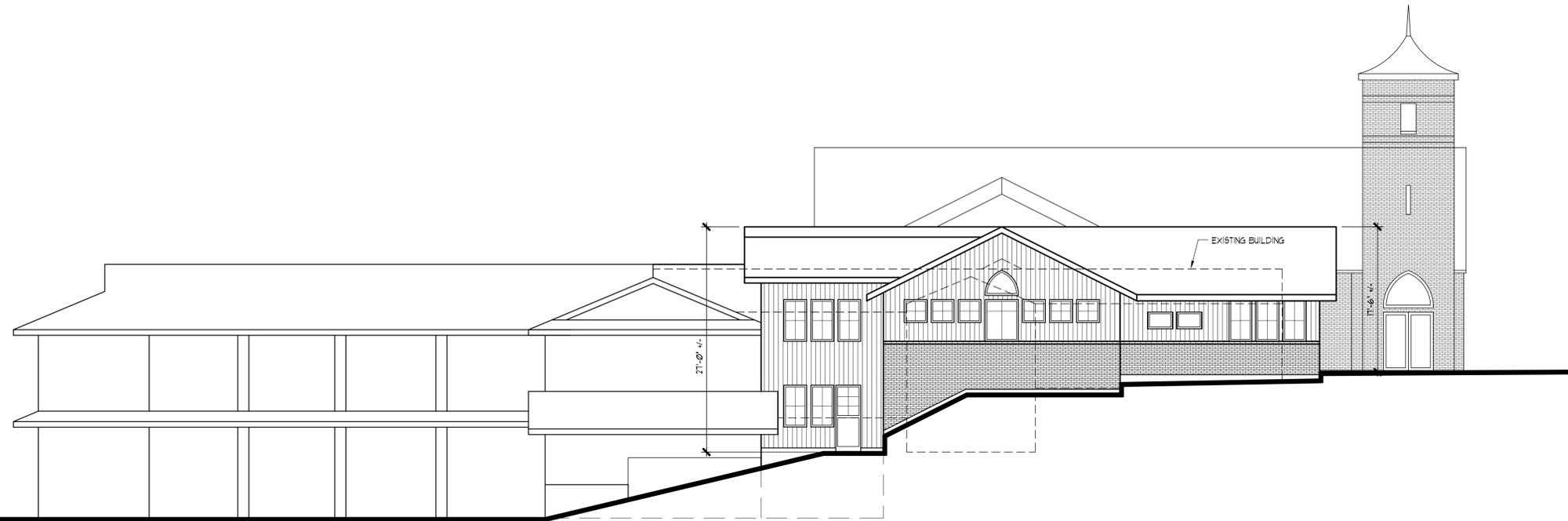
Project No: 16-111  
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Owner: ST. BARNABAS EPISCOPAL CHURCH  
WYATT WAY  
BAINBRIDGE ISLAND, WA 98110

Scale: 1/4" = 10' UNO.  
Sheet Title: PROPOSED SITE PLAN  
Sheet No: A-1.1



**WEST ELEVATION**

SCALE : 1/8"=1'-0"



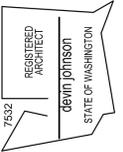
**NORTH ELEVATION**

SCALE : 1/8"=1'-0"



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Drawn By MR  
Date JUNE 2016  
Checked By DJ  
Date JUNE 2016  
Approved For Owner  
By and Date

Revisions  
No. By Date Description  
RLBIII 13 JUNE 16 PRE-APPLICATION SITE PLAN + DESIGN REVIEW

Project: No: 16-111  
ST. BARNABAS EPISCOPAL  
CHURCH ADMINISTRATIVE  
ADDITION/ALTERATION

Owner:  
ST. BARNABAS EPISCOPAL CHURCH  
WYATT WAY  
BAINBRIDGE ISLAND, WA 98110

Scale: 1/4" = 1'0" UNO.

Sheet Title:  
BUILDING ELEVATIONS

Sheet No:

A-30



NORTH ELEVATION

SCALE : 1/8" = 1'-0"

ST. BARNABAS EPISCOPAL CHURCH  
ELEVATION SCALE 1/8" = 1'-0"



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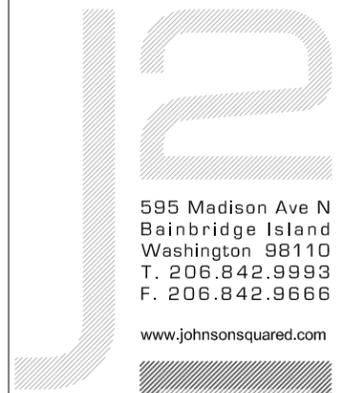
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WEST ELEVATION

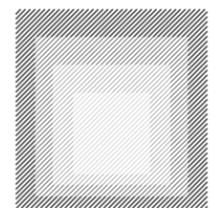
SCALE : 1/8" = 1'-0"

ST. BARNABAS EPISCOPAL CHURCH  
ELEVATION SCALE 1/8" = 1'-0"



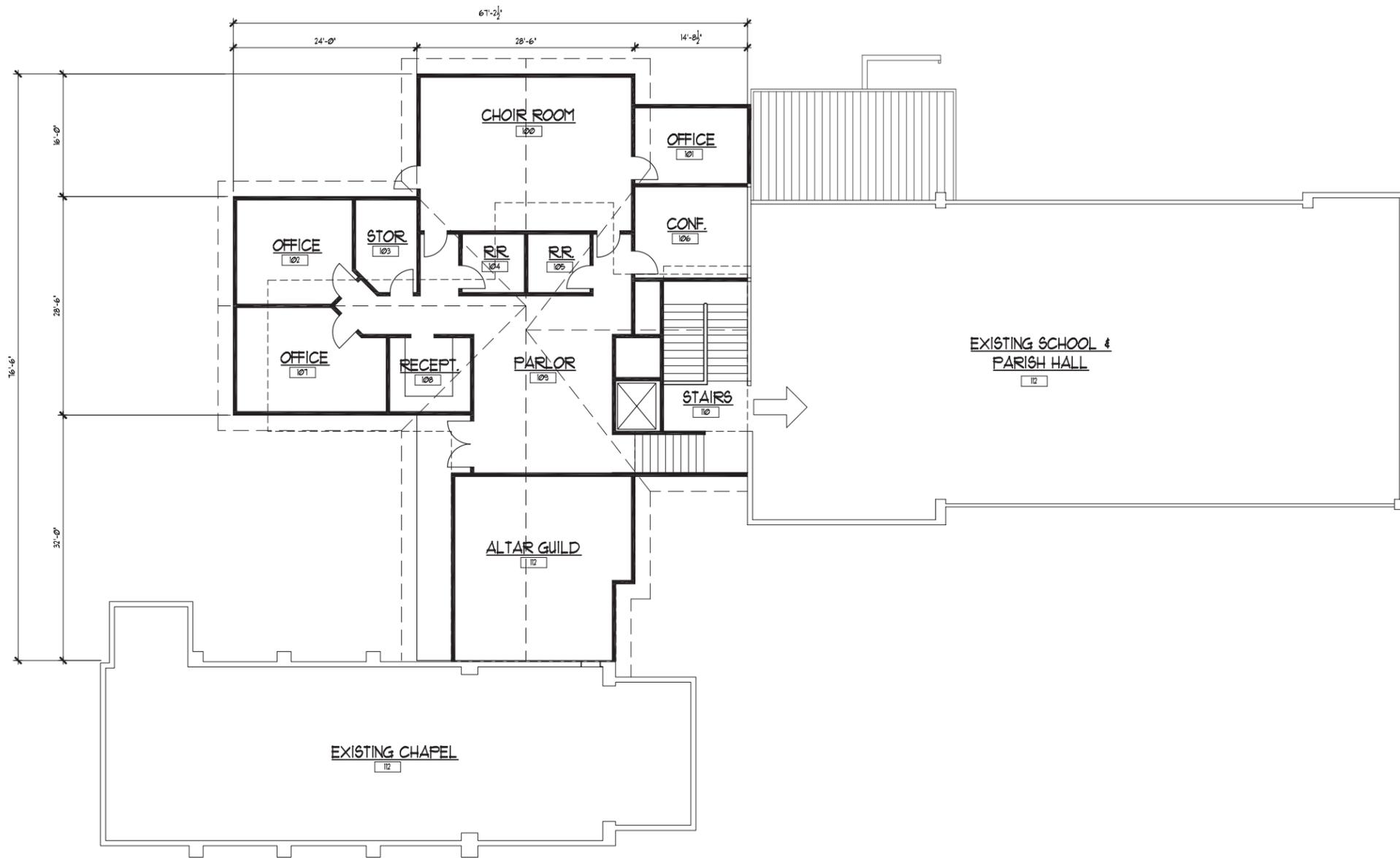
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**MAIN FLOOR PLAN**

SCALE : 1/8" = 1'-0"



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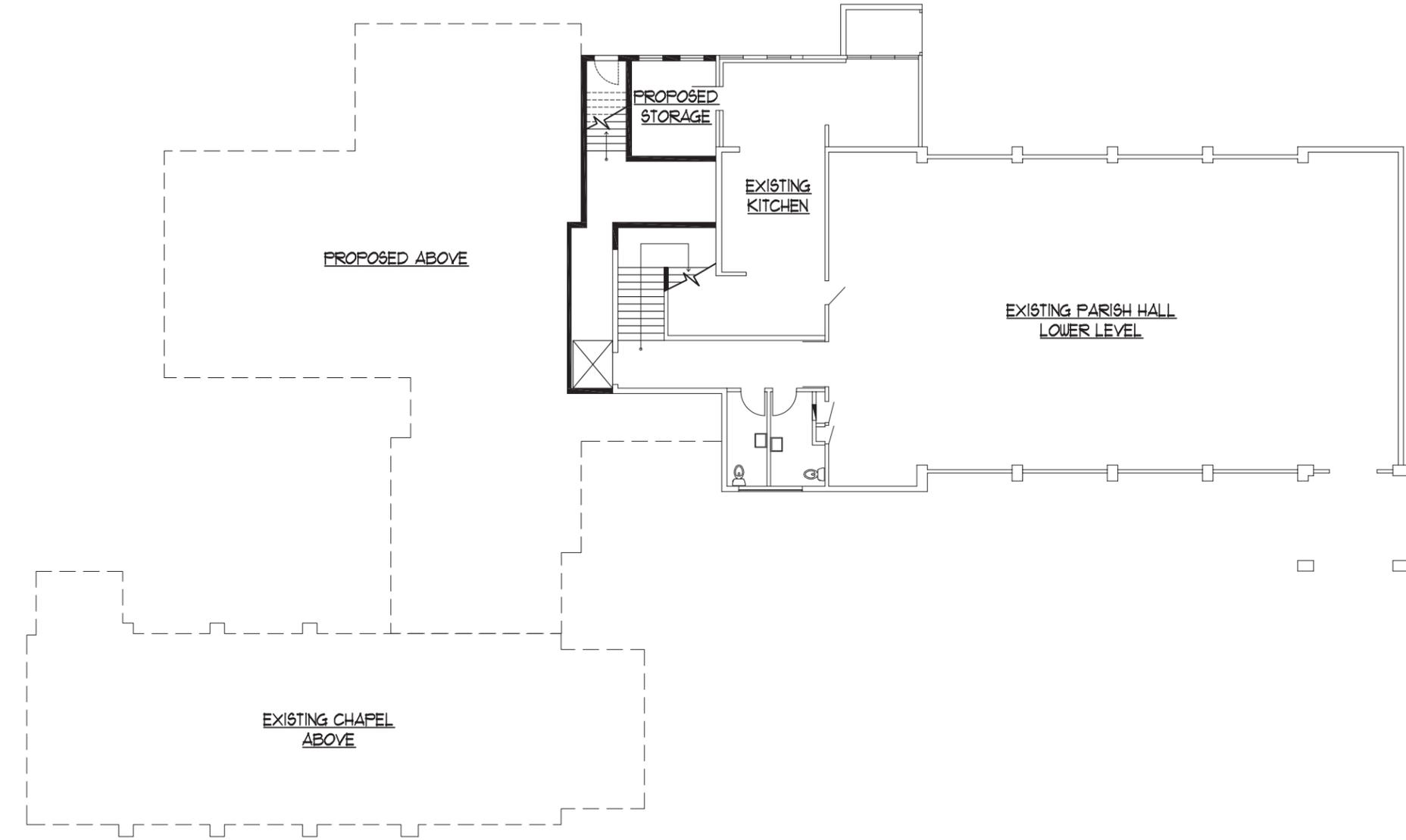
Drawn By **RLB/ll**  
Date **JUNE 2016**  
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Date **JUNE 2016**  
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**ST. BARNABAS EPISCOPAL CHURCH ADMINISTRATIVE ADDITIONAL ITERATION**

Owner:  
**ST. BARNABAS EPISCOPAL CHURCH**  
**WYATT WAY**  
**BAINBRIDGE ISLAND, WA 98110**

Scale: **1/4" = 1'-0" UNO.**  
Sheet Title:  
**MAIN FLOOR PLAN**  
Sheet No:  
**A-20**



**LOWER FLOOR PLAN**

SCALE : 1/8" = 1'-0"



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**ST. BARNABAS EPISCOPAL CHURCH  
WYATT WAY  
BAINBRIDGE ISLAND, WA 98110**

Scale: 1/4" = 1'-0" UNO.  
Sheet Title:  
**LOWER FLOOR PLAN**  
Sheet No:  
**A-2.1**

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

X **“Pre-App” Meeting Checklist**

**“Post-App” Meeting Checklist**

**Project Name/Case #:** St. Barnabas Episcopal Church – PLN 50466

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

**Project Description:** Demolish existing offices and stairway and replace with new offices, stairs, and elevator

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
<b>1. Parking Lot Location</b>	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.	<b>No Changes are proposed to the locations of the parking areas.</b>	
<b>2. Outdoor Open Spaces and Amenities</b>	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.	<b>There are two outdoor plazas for gathering as well as a memorial garden and meditation trail for personal reflection.</b>	
<b>3. Pedestrian Connections</b>	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 forced to use vehicular aisles.	<b>There are no public sidewalks in the area. There are several existing interior connections, pathways, sidewalls, and trails. No changes are proposed to these or the parking areas.</b>	
<b>4. Shielded Lighting</b>	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.	<b>All proposed new lighting will be attached to the proposed building and will be directed downward and shielded with cut off devices.</b>	

**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	DRB Action (Y/N)
<b>5. Screen Service Areas</b>	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.	<b>The existing screened trash containers will not be altered.</b>	
<b>6. Common Open Space</b>	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.	<b>The open spaces, sidewalks, and meditation trail are available to walk through the site. A small play area is moving from adjacent Wyatt Way to the east side of the property.</b>	
<b>6a. Conceal Garage Doors</b>	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.	<b>No parking garages are proposed.</b>	
<b>7. Overall Form</b>	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”.	<b>The pitched roof creates a cap. The base is created by bricks to match the existing Chapel. The massing is broken up into several forms. The materials selected relate to the two existing buildings on the site.</b>	
<b>8. Entrances</b>	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.	<b>The entrance to the proposed building is obvious but not prominent deferring to the Chapel entry as the main entrance.</b>	
<b>9. Conceal Mechanical Equipment</b>	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.	<b>All mechanical equipment will be screened.</b>	
<b>10. Structured Parking</b>	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.	<b>There are no changes to the parking areas proposed. Along the Wyatt Way a full screen landscape buffer will be provided.</b>	
<b>11. Encouraging Varied Details</b>	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: <ul style="list-style-type: none"> <li>• Front porches or stoops</li> <li>• Bay windows or dormers</li> <li>• Visible trim around windows and building corners</li> <li>• Base articulation, such as a plinth or first floor raised above grade</li> </ul>	<b>No residential elements are proposed. The size of the proposed building, the materials selected and the window patterns create a human scaled building.</b>	

**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	DRB Action (Y/N)
<b>12. Integration</b>	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.	There is no signage as part of this proposal.	
<b>13. Creativity</b>	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.	There is no signage as part of this proposal.	
<b>14. Awning Signs</b>	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.	There is no signage as part of this proposal.	

**Guidelines Requiring Action per DRB:**

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**DRB Summary Motion on Actions:**

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