



CITY OF
BAINBRIDGE ISLAND

DESIGN REVIEW BOARD
REGULAR MEETING
MONDAY, MAY 3, 2021
2:00 – 5:00 PM
ZOOM WEBINAR

The Design Review Board will hold this meeting using a virtual, Zoom Webinar, per Governor Inslee's "Stay Home, Stay Healthy" orders. Members of the public will be able to call in to the Zoom Webinar.

Please click the link below to join the Webinar:

<https://bainbridgewa.zoom.us/j/93453425990>

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Webinar ID: 934 5342 5990

International Numbers Available: <https://bainbridgewa.zoom.us/j/93453425990>

AGENDA

- | | |
|---------|---|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:03 PM | Approval of Minutes-April 19, 2021 |
| 2:05 PM | Buxton Center for Performing Arts (PLN51828 SPRA)
Project Manager: Kelly Tayara
#3 Final Design Review Meeting
<i>See digital file for materials</i> |
| 2:45 PM | Messenger House (PLN51717 SPR)
Project Manager: Kelly Tayara
#3 Final Design Review Meeting
<i>See digital file for materials</i> |
| 4:45 PM | New/Old Business <ul style="list-style-type: none">• Update-Sub-committee "code changes" for project review process-David Greetham• General Project Update-David Greetham• Board Member Issues/Concerns |
| 5:00 PM | Adjourn |

**For special accommodations, please contact Planning & Community Development
206-780-3750 or at pcd@bainbridgewa.gov**

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – April 5, 2021
Wyatt & Madison ([PLN51796 DRB-DG](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:02 PM. Design Review Board members in attendance were Michael Loverich, Vicki Clayton, Laurel Wilson, Bob Russell, and Todd Thiel. Shawn Parks was absent and excused. Planning Commissioners Jon Quitslund and Ashley Mathews were present. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – April 5, 2021

Motion: I will make a motion to accept the minutes

Loverich/Clayton: Passed Unanimously

Wyatt & Madison ([PLN51796 DRB-DG](#))

#2 Design Guidance Review Meeting (4th meeting)

See attached Design Standards Work-Design Guidance-Wyatt & Madison Multi-family Project 04192021

New/Old Business

- Todd Thiel will join the interview committee for expiring DRB Position 1 and Position 2
- Update-Subcommittee “code changes” for project review process – David Greetham
- General Project Update-David Greetham
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 4:45 PM.

Approved by:

Joseph Dunstan, Chair

Marlene Schubert, Administrative Specialist

Attendee Report					
Report Generated:	4/20/2021 22:19				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	976 0968 5862	4/19/2021 13:46	179	6	6
				Total Users	Max Concurrent Views
				25	0
Host Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	4/19/2021 13:46	4/19/2021 16:45	179	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
bruce anderson	brucea@cutler-anderson.com	4/19/2021 14:06	4/19/2021 15:36	91	
Joseph	joseph.dunstan@cobicommittee	4/19/2021 13:52	4/19/2021 16:45	173	
Greg Van Patten	greg@gvpproperty.com	4/19/2021 14:06	4/19/2021 14:51	46	
Greg Van Patten	greg@gvpproperty.com	4/19/2021 14:58	4/19/2021 15:18	21	
Greg Van Patten	greg@gvpproperty.com	4/19/2021 14:51	4/19/2021 14:58	7	
Greg Van Patten	greg@gvpproperty.com	4/19/2021 15:18	4/19/2021 15:36	18	
Kelly Tayara	ktayara@bainbridgewa.gov	4/19/2021 14:06	4/19/2021 16:45	159	
Laurel	laurel.wilson@cobicommittee.er	4/19/2021 14:03	4/19/2021 16:45	162	
Mike	mfburns@bluenorth.com	4/19/2021 14:06	4/19/2021 15:37	91	
Vicki	vicki.clayton@cobicommittee.er	4/19/2021 13:53	4/19/2021 16:45	172	
Jon	jon.quitslund@cobicommittee.e	4/19/2021 14:00	4/19/2021 16:45	165	
Leslie	lschneider@bainbridgewa.gov	4/19/2021 13:59	4/19/2021 16:45	166	
David	dgreetham@bainbridgewa.gov	4/19/2021 14:00	4/19/2021 16:45	165	
Ashley	ashley.mathews@cobicommittee	4/19/2021 13:56	4/19/2021 16:45	169	
Michael	michael.loverich@cobicommittee	4/19/2021 13:59	4/19/2021 16:45	166	
Thomas Daniels	tdaniels@tncinvestment.com	4/19/2021 14:06	4/19/2021 15:37	91	
Bob	bob.russell@cobicommittee.em	4/19/2021 13:47	4/19/2021 16:45	179	
Todd	todd.thiel@cobicommittee.ema	4/19/2021 15:30	4/19/2021 16:45	75	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
sstele	sstele456@gmail.com	4/19/2021 14:30	4/19/2021 16:26	117	
bruce anderson	brucea@cutler-anderson.com	4/19/2021 14:01	4/19/2021 14:06	5	
Greg Van Patten	greg@gvpproperty.com	4/19/2021 14:04	4/19/2021 14:06	2	
Kelly Tayara	ktayara@bainbridgewa.gov	4/19/2021 14:05	4/19/2021 14:06	1	
Mike	mfburns@bluenorth.com	4/19/2021 14:02	4/19/2021 14:06	4	
Thomas Daniels	tdaniels@tncinvestment.com	4/19/2021 14:02	4/19/2021 14:06	5	



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

PROJECT: Wyatt & Madison Apartments
PROJECT ADDRESS or PARCEL: 262502-2-129-2007, 262502-2-036-2009, 262502-2-104-2006
DATE: 04/05/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 8/17/20 Conceptual; 10/19/20 & 03/15/21 & 04/05/21 Design Guidance

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
- C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

Yes: No:

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SITE DESIGN STANDARDS

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
- S2** PRESERVE AND ENRICH WILDLIFE HABITAT
- S3** RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT
- S4** COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY
- S5** FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES
- S6** SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response:

S1) **Natural Systems**

Use natural topography to inform project design, stepping up and down hillsides.

Project site has a very gentle slope downward from north to south. Buildings will be stepped to maintain ground floor level access to each dwelling.

Minimize soil disturbance and excavation, and preserve natural soil.

Entire project site has been developed over time, disturbing topsoil. Remaining topsoil will be stockpiled during excavation. Buildings are contemplated to be slab on grade ground floors, minimizing building excavation.

Preserve the hydrological functions of the site and create opportunities for natural stormwater infiltration.

The ability of the existing soils for infiltration is problematic, but strategies to maximize infiltration as part of an overall strategy including water quality solutions.

Incorporate natural water features, habitat, and native plant communities on-site into project design so that they are ecologically functional.

Plant selections will emphasize native plants, selected to improve and create urban wildlife habitat.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

Minimize and disconnect impervious cover to reduce runoff.

Parking is designed as 90-degree layouts, the most efficient way to park cars. Pervious paving will be explored as part of the overall stormwater and water quality design. This site does not require holding stormwater.

S2) Wildlife Habitat

Incorporate existing natural habitat and landscape into site design.

Existing significant trees at the SW corner of the parcel are being retained, the vehicular entry on Wyatt is specifically located to retain the existing willow tree and care is being taken to not impact trees in the park. The balance of the site is field grass, or buildings and pavement.

Connect new landscaped areas and fragmented habitat to network of open space and larger habitat corridors wherever possible.

Overall site is organized around a central landscape feature to concentrate, rather than fragment, the landscaping and habitat.

Consider porous fencing, hedging and shrubs to define property edges, or gaps in fencing and reduce barriers to wildlife.

It is not the intention of the project to fence the perimeter of the site. There are some specific locations, related to parking, that should be screened from the neighbors.

Promote continuous habitat through private or communal landscaped areas and repair gaps in identified wildlife corridors wherever possible.

There are no identified or functional wildlife corridors nearby or on site at this location. That said, landscape design will include native plant selections to create urban wildlife habitat.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

S3) Unique Features

Work with the particular features of the site – shape, ecological value and characteristics, views, vegetation, hydrology and topography – to create a unique solution to the project.

Site design provides connections from the public rights of way to the existing park, maintains street edges with vegetated setbacks consistent with the surrounding neighborhood, maintains significant tree at SW corner.

Preserve and highlight public views of unique features that contribute to Bainbridge Island's character.

Primary public view is at the corner of Madison and Wyatt that is currently vegetation, site design recognizes and enhances this view.

Support visual connections to nearby landmarks.

There are no nearby landmarks that allow for visual connections.

S4) Built Environment

Site access and new structures to complement patterns in the built environment with attention to setbacks, spaces between buildings, scale and entries along the street.

Surrounding development patterns include vegetative setbacks along street frontages, entries at times on the street, and other times remote to the street, and buildings of a variety of scales. Site design continues this pattern, with multiple pedestrian entries from the sidewalk, dwelling entries at the street in some locations.

Create or reinforce a well-defined rhythm of intervals of built and open spaces, designed for the human scale.

Project breaks down the overall scale through the use of multiple buildings, significant breaks between buildings along street frontages, a strong landscape corridor connected to the street that gives open space depth visible from the street and a strong pattern of scale of individual dwelling units.

Develop frontages with quality, interest, and variety, using multiple smaller scale buildings if needed for to fit with neighborhood character.

Project breaks down the overall scale through the use of multiple buildings, significant breaks between buildings along street frontages and buildings of the same overall height and massing compared to similar projects along Madison and Wyatt.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

Avoid visually impermeable fencing, high fencing or other monolithic features along publicly visible edges of the site.

No visually impermeable fencing is proposed along any public right of way, or park edge.

S5) Systems of Movement

Locate and orient primary pedestrian and bicycle travel routes and transit facilities.

Flanking streets are primary pedestrian and bicycle travel routes, together with the public pathway that exists along the easterly project boundary. Project pedestrian pathways connect to these routes.

Incorporate dedicated pedestrian access that connects and aligns with existing public and private pedestrian infrastructure.

Pedestrian access connects to existing pedestrian infrastructure.

Integrate access for people of all abilities into the project design so that all visitors are welcome through primary entries and access points.

Visitors have a number of access points to individual dwellings. For new potential tenants for example, there is a primary access for pedestrians from Madison Avenue.

Locate at-grade parking and vehicular access away from active pedestrian areas wherever possible and screen at grade parking from public view.

All project parking, except for visitor parallel parking street spaces on Wyatt, are located behind the buildings that front on public streets. All parking is screened.

Provide bicycle parking near access points to and active areas to maximize visibility and convenience.

Bicycle parking has not been finalized. For residents, bicycle parking be located near blocks of apartments. Additional bicycle parking will be provided near the clubhouse.

Consider including pedestrian-oriented public spaces and spaces for informal community gathering in non-residential projects.

While this is a residential project, it will include a clubhouse with associated active open space that can serve as a gathering space for residents.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

S6) Public Realm

Arrange site elements to define a clear ‘public front’ facing toward the primary street.

Project fronts on two streets, and buildings front on both. Primary pedestrian access is on Madison, while both streets have pedestrian access points.

Minimize vehicular presence in the public realm, with driveways and garages de-emphasized in terms of location, width and design.

Parking is located behind buildings so as to not be a visual presence on the street.

Consider the hierarchy of uses in site design, with important uses or features emphasized.

Overall, project is a collection of attached dwellings broken up into a series of buildings maintaining the scale of surrounding development. The more important vehicular and pedestrian access is on Madison serving the project’s clubhouse and also provide access to the park.

Incorporate natural systems into public spaces where possible and appropriate.

Overall site design is focused on a central landscaped space connecting the Wyatt & Madison corner, to the project’s clubhouse and park beyond. That corridor is intended to be planted with native plants and trees, creating habitat and the remaining “forest” in the park.

Give prominence to pedestrian entrances over vehicle access.

Pedestrian access points are typically separate from vehicular access points.

Reinforce defined and active street edges and design public facing frontages to interact directly with the public realm as appropriate.

Building placement reinforces the street edges, consistent with surrounding development.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

S1) Landscaping Plan - try to keep as natural and have it blend in with the park as much as possible. Use plants to bring birds back.

S2) This standard was met and no additional comments.

S3) The DRB agrees with overall 2-story scale of the project with a natural landscaped corner rather than an architectural element.

S4) The DRB likes the low impact of the 2-story design. DRB supports the applicant's proposed increased walkway, ideally 10-foot wide, and landscape planting on the north property line to reduce impact to Madison Cottages, to provide better pedestrian access to the park and reduces any potential shade. Have primary entrance on parking side, small private garden for privacy on Madison and Wyatt.

S5) This standard was met and no additional comments.

S6) Moving the entry for Building 3 and the provision of the small private gardens increases the public realm experience.

DRB Summary: DRB supports applicants desire to provide on the north boundary the new proposed Tot Lot pedestrian access and landscaping. This also reduces the potential for shading north of the project on Madison Cottage owners.

DRB supports the proposal to have primary entrance on the parking side of the building.

DRB supports applicants desire to provide provisions for electric automobile and bicycle charging.

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PUBLIC REALM STANDARDS

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM
- P3** DESIGN TO SUPPORT A LEDGIBLE HEIRARCHY OF PUBLIC SPACES
- P4** STRENGHTEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

- P1)
- a. All pedestrian access points connect to existing, or new sidewalks on streets project is fronting on.
 - b. Accomplished at a more detail project level.
 - c. This will be shown at a more detailed project level. Lighting will be designed to night sky standards.
 - d. Primary vehicular access, and pedestrian access to dwellings, clubhouse and park, are located on Madison.
 - e. & f. Bicycling parking has not been finalized. For residents, bicycle parking be located near blocks of apartments. Additional bicycle parking will be provided near the clubhouse.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

P2)

- a. Project location is ideal to encourage pedestrian use instead of cars to access services and stores. Parking count is designed for a one space per dwelling, with additional spaces devoted to visitor parking.
- b. Two curb cuts, one on each street. This is a reduction in overall curb cuts compared to existing.
- c. Parking is located behind buildings.
- d. See site plan, major pedestrian walkways are typically separate from vehicular circulation and parking, while still serving dwellings and their access to vehicles.
- e. All pedestrian pathways are clearly defined.

P3)

- a. Buildings are organized to define street edges, the park edges, and the central landscaped space.
- b. There are no identified views at this location, nor irregularities in the street network to exploit.
- c. Design recognizes the importance of the Wyatt & Madison intersection by providing a landscape solution to the corner.
- d. This will be done at a detailed project level, incorporating modest directional signage at key decision points.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

P4)

- a. Primary entrance is located on Madison, with additional entrances on Madison and Wyatt.
- b. Project is surrounded on three sides by existing public pathways, though the north side of Wyatt is currently undeveloped for pedestrians. That frontage will be improved with this project.
- c. Project provides landscaped front yard setbacks mandated in this zone. The major open space of the project, the landscaped central space that leads to the clubhouse, starts at the corner of Wyatt & Madison.
- d. This would be defined at a detailed project level, where opportunities for art, and selection of artwork, will be made.

P5)

- a. Prominent corner is designed as a significant landscape feature.
- b. Site has five pedestrian access points from the sidewalk into the project.
- c. Buildings are designed to reflect the overall pattern of development and rhythms of surround development.
- d. Elevations show the intention of façade detailing, with human scaled siding and focus on detailing of windows, doors and openings to provide scale.

P6)

- a. Project is all residential, semi-spaces within the project will have seating and potentially other activities.
- b. Elevations, show placement of windows to provide visual security along the street and park frontages, doors to some dwellings to provide additional activity, and private outdoor spaces that activate certain frontages.
- c. N/A
- d. Utilities will be underground, minimizing their visual characteristics, any above ground utilities will be screened with fencing and/or landscaping.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

P1) This standard was met and no additional comments.

P2) This standard was met and no additional comments.

P3) This standard was met and no additional comments.

P4) This standard was met and no additional comments.

P5) This standard was met and no additional comments.

P6) This standard was met and no additional comments.

DRB Summary: Please refer to S4, S5 & S6 comments.

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

BUILDING DESIGN STANDARDS

- B1** EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT
- B2** USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND
- B3** CREATE WELL COMPOSED FACADES AT ALL SCALES
- B4** CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN
- B5** USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Applicant Response:

B1)

- a. Overall organization of the project site is to maintain landscaped street frontages in the scale of surrounding development, front the adjacent park in a way that improves its security and integration into the community and provide a strong landscaped street corner at the (future) roundabout.
- b. The project site plan shows the intention of every dwelling fronting on landscaped street edges or the internal landscaped central spine.
- c. The low massing, roof overhangs, and direct relationship to the landscape is appropriate and intentional.
- d. Building frontages include residential uses that can be designed in a way for privacy, together with some dwellings with front doors on the street, and access internally to the project, and adjacent park, clearly emphasized as primary elements.
- e. Facades will be organized around the rhythm of the dwellings.
- f. The site plan is designed to reinforce the residential nature of this project, and the architecture as it develops will reinforce it further.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

B2)

- a. The surrounding context is characterized by a diverse mix of different architectural expressions, but generally in low scale, pitched roof building forms. The project's massing is designed to do that as well.
- b. This is the intention of the project.
- c. Weather protection of entries is integrated into the design.
- d. The surrounding context is characterized by a diverse mix of different architectural expressions, but generally in low scale, pitched roof building forms. The project's massing is designed to do that as well.

B3)

- a. Facades are proportioned as shown, with materials of human scale and fine grain detailing around openings.
- b. Architecture is designed to be "quiet", with finely crafted detailing and an overall natural color palette.
- c. The site plan recognizes the importance of the Wyatt & Madison corner, and intends to provide a landscaped solution to that corner recognizing an emphasis on the environment over buildings on the island.
- d. The design of overall building forms, and expressing individual dwellings, down to façade detailing, creates an overall human scale.
- e. Entries are well defined, ground floor dwellings have private outdoor spaces, and placement of openings is intended to activate frontages while providing appropriate privacy to residents.
- f. See provided elevations and suggested detailing to see design intend, articulation and materials.
- g. The trash collection is screened from the street, neighbors, and future residents of the project. The utilities will receive similar attention is careful placement, screening and integration.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

B4)

There is one existing structures on site, the remaining building unoccupied and subject to demolition soon, years of deferred maintenance has brought it to the end of its economic life and not a candidate for repair.

- a. Material selection is being made in the context of the surroundings of the project, emphasizing a human scale, and natural colors. Materials with recycled or renewable content will be favored whenever feasible.
- b. South and west facing roofs will be designed to accommodate solar panels in the future. Building construction will be designed to meet or exceed energy consumption standards.
- c. All dwellings are designed with no less than two exterior exposures to maximize natural light and provide for cross-ventilation.
- d. Facades will be designed to reflect solar exposure.
- e. This will be considered in the design of the clubhouse.
- f. There is no structured parking, and it is likely that the dwellings will remain as dwellings long into the future. But, if parking demand reduces in the future, there is space to convert parking spaces to dwellings.

B5)

- a. Materials are being selected with long term durability and maintenance in mind too.
- b. By and large Bainbridge Island doesn't provide for many local materials, but where they do, they will be included in the project where applicable.
- c. See the design.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

B1) This standard was met and no additional comments.

B2) The applicant proposes a very good project with appropriate architectural language.

B3) It is difficult to see elevation details for Buildings 4 & 6 facades facing the round-about. This will be more evident in future drawings.

B4) DRB will comment at future meeting when more information is available.

B5) DRB will comment at future meeting when more information is available.

DRB Summary:

DRB encourages applicant to further develop detail and fenestration on Buildings 4 & 6.

DRB would like to see more information on the dumpster areas.

DRB supports the enhancement of the outdoor area south of the community building as well as benches/picnic tables throughout the project.

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

LANDSCAPE STANDARDS

- L1** INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS
- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN
- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE
- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES
- L5** SUPPORT HEALTHY HABITAT IN THE LANDSCAPE
- L6** PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response:

- L1)
- a. The landscape design and plantings is designed to support the overall concept of the site plan and include these features noted.
 - b. Street trees that are located on the western and southern boundaries of the project site will do exactly this.
 - c. This is the intention of the project see landscape design.
 - d. This is the intention of the project, using primarily native plants, see landscape plant selection palette.
 - e. This is the intention of the project, see landscape design.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

L2)

- a. The streetscape is designed to emphasize a landscaped edge to the streetscape, and all buildings front on landscaped street edges, the park, or the internal landscaped spine.
- b. See design with semi-public open spaces at the clubhouse, and private outdoor spaces associated with individual dwellings.
- c. See the proposed planting palette, using primarily native plants.
- d. The streetscape is intended to be a continuous landscaped element punctuated with primarily pedestrian access points, with an emphasis on the corner of Wyatt & Madison as providing a strong landscape dominant corner.
- e. This will be considered.

L3)

- a. The landscape design is consistent with water conservation as a project goal, using primarily native plants.
- b. Landscape design takes into consideration providing shade and wind protection, using primarily native plants.
- c. See landscape design for plantings associated with pavement.
- d. There is ample room in the rights of way and required building setback for space for street trees to be located unconstrained by the adjacent buildings or sidewalks/curbs.
- e. This is the intention of the project, and will be part of the landscape specifications for topsoil, mulch, etc.
- f. This will be considered at the clubhouse.
- g. This is the intention of the project, using primarily native plants, as well as limiting the paved surfaces to as little as possible.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

L4)

- a. This is the intention of the project, water quality treatment will start with rain gardens. This site has been tested for water infiltration and found to have poor soils in that regard.
- b. This is the intention of the project, using rain garden strategies.
- c. This will be considered at the clubhouse.
- d. This will be done as appropriate for irrigation and water quality treatment.

L5)

- a. The site plan reflects preserving significant trees.
- b. This site is a poor candidate for infiltration and recharge.
- c. See landscape plan as this is the intention of the project, using primarily native plants.
- d. See landscape plan as this is the intention of the project, using primarily native plants.

L6)

- a. There are minimal existing views either into the project location or from this location outward.
- b. OK, though this doesn't have strong application to this site.
- c. There are no identified territorial views associated with this project site.
- d. The access from Madison is designed to provide both significantly better physical access as well as visual access to the otherwise land-locked existing public park.



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DRB Discussion:

L1) This standard has been met.

L2) The public realm and private gardens along Wyatt and along Madison need to provide texture and rhythm. Examine east property line for additional landscaping.

L3) The natural techniques of bioswales and rain gardens are the preferred methods of cleaning the water. Temporary irrigation is needed to get plants established. Native plants are preferred to reduce need for ongoing irrigation. The native plant list was a very strong list.

L4) See L3 for rain garden and bioswale discussion.

L5) The plant list showed native edibles, a good list for habitat. The location of the buildings creates ecological zones, different types of landscape areas have been called out in the plan. Breaking it up into zones was carried out nicely.

L6) The privacy of the residents should be maintained as best as can be. DRB looks forward to seeing the final landscape plan to see how privacy is created at the access from the roundabout and the park access. The treatment of the walkway is the opportunity to create a view corridor. A sign leading to the park access, something iconic.

DRB Findings:

The project met the intent of this standards section.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

Street frontages (Madison and Wyatt) are both designated “Neighborhood Mixed Use”.

Frontages will be improved to provide sidewalks where none now exist. Frontages extend existing street cross-sections.

Landscaped buffers to sidewalks are provided where rights of way allow it.

Character of street frontages continues the primarily residential nature of the neighborhood.

DRB Discussion:

The project has met the requirements of Neighborhood Mixed Use.

DRB Findings:

The project met the intent of this section.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

Frontages: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace, Vegetated Buffer, Parking

Applicant Response:

Consistent with the designated street and features to be considered, this project includes landscaped frontages, buffers in front of some sidewalks, and entries to some dwellings for scale and activity.

Parking is all located behind buildings so as to be shielded from the street.

DRB Discussion:

See comments under Street Types section.

DRB Findings:

The project met the intent of this section.



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

NEIGHBORHOOD CONTEXT TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

NATURAL AREA TO INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

NATURAL SITE CONDITIONS TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

This is not a subdivision, but for clarity, the older former dwelling that has been removed did not qualify for historic listing as determined by the City's professional review completed a few years ago.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

STORMWATER INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

WATER CONSERVATION TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

CLUSTER HOMESITES TO PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

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ACCESS AND CIRCULATION TO PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

MOTOR VEHICLES TO MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HOMESITE DESIGN TO EFFICIENTLY CONFIGURE BUILDING FOOTPRINT(S) AND ALLOWED USES WITHIN A HOMESITE

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DIVERSITY IN HOUSE DESIGN TO PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response:

This is not a subdivision. Though for clarity it does include the replacement of affordable housing that will be owned and managed by HRB.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

FACING PUBLIC STREETS TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response:

This is not a subdivision.

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET

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LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1)

- a. Site design intentionally breaks up the mass of development into buildings scaled to the neighborhood surroundings, while creating a central landscaped space to organize dwellings so that everyone faces either the street, the park or a landscaped open space.
- b. Parking is fully screened from the street, and designed to absolutely minimize the amount of space devoted to required parking. Allowed by code parking reductions are being utilized as well.
- c. Parking under the building allows for an additional floor, only being used at the townhouses where grade provides for reducing the resultant height of that building. Otherwise parking is not being provided under buildings, which maintains the lower scale of the design.
- d. On-street parking is proposed along Wyatt where the traffic, and right-of-way width, make it more practical.
- e. Parking is broken up into two, disconnected smaller parking areas, rather than one connected parking area.

Standard 2)

- a. Buildings front on the public street, and the park.
- b. This project is residential, so by and large all activities are residential. The few spaces that are, otherwise, front on the street or the park.
- c. Buildings that don't front on the streets or the park front on a continuous landscaped open space that serves the residents as a whole.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

Standard 1)

The project has met the requirements of Standard 1.

Standard 2)

The project has met the requirements of Standard 2.

DRB Findings:

The project met the intent of Standard 1 & 2.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC PLACES

STANDARD1 DESIGN THE SITE, BUILDING(S), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.

STANDARD2 MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response:

Standard 1)

- a. The project site is located across the street on Madison, or down the street again on Madison, from buildings over 50 years old. Those buildings are characterized by two story architecture and landscape that dominates their street frontages. This project's design mimics the building heights of the buildings, and the dominance of landscape between the buildings and the street.
- b. NA
- c. NA
- d. The nearby older buildings are really not characterized by historic landscapes.

Standard 2)

- a. NA
- b. NA



DESIGN for BAINBRIDGE WORKSHEET

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DRB Discussion:

Standard 1)

N/A

Standard 2)

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET

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CIVIC USES

STANDARD1 DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY IDENTIFIABLE AS A CIVIC USE.

STANDARD2 DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PUBLIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response:

Standard 1)

a. NA

Standard 2)

a. NA

b. NA



DESIGN for BAINBRIDGE WORKSHEET

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DRB Discussion:

Standard 1)

N/A

Standard 2)

N/A

DRB Findings:

N/A



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

This project is recommended for:

Approval

Approval with the following conditions:

Denial with the following deficiencies:

SIGNATURE: _____
Chair, Design Review Board

DATE: