

Call to Order (Attendance, Agenda, Ethics)  
Review and Approval of Minutes – June 21, 2021  
Nishi Garden Subdivision ([PLN52001 DRB-CON](#))  
Springwood Short Plat ([PLN51999](#))  
New/Old Business  
Adjourn

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**Call to Order (Attendance, Agenda, Ethics)**

Chair Joseph Dunstan called the meeting to order at 2:01 PM. Design Review Board members in attendance were Bob Russell, Todd Thiel, Vicki Clayton, and Shawn Parks. Michael Loverich was absent and excused. City Council member Leslie Schneider was present. Planning Commissioner Ashley Matthews was absent. City Staff present were Planning Manager David Greetham, Associate Planner Ellen Fairleigh, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

**Review and Approval of Minutes – July 6, 2021**

**Motion:** I move to accept the meeting minutes of July 6<sup>th</sup> Design Review Board meeting  
**Russell/Thiel:** Passed Unanimously

**Fraik Short Plat/Boundary Line Adjustment ([PLN51709 SPT](#))**

**#3 Final Design Review Meeting**

*See attached 51709 Design For Bainbridge - Workbook Final 07-19-2021*

**KBA Samson Subdivision/Site Plan Review ([PLN51711A DRB-DG](#))**

**#2 Design Guidance Review Meeting**

*Discussion only*

**New/Old Business**

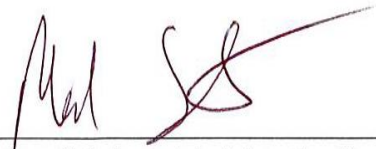
- Update: Sub-committee "code changes" for project review process-David Greetham
- Update: General Project Update-David Greetham
- Board Member Issues/Concerns
  - Chair Dunstan led a discussion about:
    - Council Liaison's need to attend future meetings
    - Content of the meeting minutes
    - A proposal that Design Review Board members only review short plats that are in downtown Winslow and urban centers
  - David Greetham committed to following up on the status of the vacant DRB position

**Adjourn**

The meeting was adjourned at 5:28 PM.

Approved by:

  
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Joseph Dunstan, Chair

  
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Marlene Schubert, Administrative Specialist



# DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington

<b>PROJECT:</b> Fraik Lot C Short Plat
<b>DATE:</b> 7/19/2021
<b>PROJECT PLANNER:</b> Ellen Fairleigh
<b>Design Review Board Meeting Dates:</b> 5/18/20; 7/20/20; 7/19/21

## **CONTEXT ANALYSIS**

### **C1 ANALYZE NATURAL SYSTEMS**

Water: Stormwater flows downhill from south to North, spreading to both the east and west. No streams, wetlands, or streams.

Soil: weathered Vashon Till 2.5-3 before reaching Vashon Till (hardpan)

Vegetation: Douglas Fir, Cedar, Madrone, Alder, Wild Cherry, Evergreen Huckleberry, Mountain Huckleberry, Salal, English Ivy, Bamboo, English Holly

Solar Access: The site currently has very little solar access due to the forested nature

Wind: Southwest

Resiliency: No known flood risk or tidal inundation, heat vulnerability or heat wave risk.

### **C2 IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS**

Habitat: Species typical to Bainbridge Island including deer, racoon, squirrels. Habitat typical of rural Bainbridge Island.

Connectivity: Habitat is typical of Bainbridge Island, no special connections

Shoreline: not applicable

### **C3 ASSESS UNIQUE AND PROMINENT FEATURES**

Natural Feature: Views are restricted due to existing trees. Forested area is infested with laminated root rot.

Human-made Features: No existing structures

Historic Sites: Forestry, clear cut in the 20th century by Port Blakely Mill Company



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

### **C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT

Massing: Large single family residences (average size 3200 square feet), with multiple detached structures.

Siting: Houses are generally located in the center of the lots. Some lots have a buffer of trees around the perimeter, others are mostly cleared

Scale: Houses have the typical feel of those built in the 1980's and 1990's.

Uses: Services are available at the Island Center Service Center.

### **C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS

Streets: Local Access. Two lane, paved with no parking. Dead End.

Sidewalks: none

Transit: Kitsap Transit route #106 located 1250 feet north of property.

Bicycles: Share the road

Access: A well access road is under construction along the south property line. The road will be upgraded to a City road to serve the subject property and other neighboring lots.

### **C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Building Frontages: The existing home fronts and garages face the street. No sidewalks exist. The primary public space in the neighborhood is the right of way.

Activities: Fletcher Bay Mart, Sawatdy Thai Cuisine, Julie's Frame Gallery, Bainbridge Rental and Jerry's Auto Rebuild are located at Island Center

Open Space: Gazzam Lake Nature Preserve is located to the South. There is a trailhead, but no public parking at the end of the right of way.

Landscape: Springridge Drive has a wide grass border with large rocks to prevent parking. Otherwise the road is bordered by native vegetation

Utilities: Overhead power. No public water, sewer or stormwater available at the property.

### **Context Analysis Findings:**

The DRB finds that the project has met the Context Analysis requirements.



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**Context Analysis Discussion:**

C1)

C2)

C3)

C4)

C5)

C6)



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**SITE DESIGN STANDARDS**

**Not Applicable**

- 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

**Site Design Standards Findings:**

**Site Design Standards Discussion:**

- S1)
- S2)
- S3)
- S4)
- S5)



# DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington

## **PUBLIC REALM STANDARDS**

### **Not Applicable**

- 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

### **Public Realm Standards Findings:**

### **Public Realm Standards Discussion:**

- P1)
- P2)
- P3)
- P4)
- P5)
- P6)



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**BUILDING DESIGN STANDARDS**

**Not Applicable**

- 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

**Building Design Standards Findings:**

**Building Design Standards Discussion:**

- B1)
- B2)
- B3)
- B4)
- B5)





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**LANDSCAPE STANDARDS**

**Not Applicable**

- 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

**Landscape Standards Findings:**

**Landscape Standards Discussion:**

- L1)
- L2)
- L3)
- L4)
- L5)
- L6)



## **DESIGN for BAINBRIDGE DESIGN REVIEW 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

#### **Street Types Findings:**

Rural Green Street

#### **Street Types Discussion:**

The proposed street has the minimum impervious area to meet the City standard. The access road will be COBI owned and maintained facility. At this point, COBI is not accepting pervious pavement for City roads and for this reason is not proposed. Instead stormwater mitigation will be provided by multiple small rain gardens planted with native vegetation along the length and within the cul-de-sac.

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

#### **Frontages Findings:**

#### **Frontage Discussion:**



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

### **SUBDIVISION GUIDELINES**

#### **ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER**

The special character of Bainbridge is different for each person. That diversity is to be celebrated. Creating new homesites will allow new families to add to our community in their unique way. In addition, the homesites are located with a vegetated screen between the homesite and the public roads. This will maintain the existing views experienced in the neighborhood.

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

The lot sizes and location of the homesites set back somewhat from the road will be consistent with the existing neighborhood.

#### **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**

A portion of the natural area will be between the homesite and the road to provide aesthetic integrity the project. The majority of the natural area will be consolidated to the north of the homesites to provide a healthy forest and wildlife habitat.

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

The existing trees in the natural areas will allow for passive recreation and wildlife viewing. Site development will occur on the southern portion of the property to allow continued use of the natural drainage patters for stormwater mitigation. There is a flatter grade approximately 50 feet north of the south property line that is the most suitable location to place buildings.

#### **HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES**

The existing lot does not provide important historic or cultural resources.

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



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

Homesites will be located with forested area downhill of the impervious area for stormwater facilities including dispersion. This will allow the developed site to best mimic the predeveloped hydrology on the property.

### **SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES**

Septic systems will be shared between the house and potential ADU on each individual lot. Individual ownership will give control and responsibility of the system to the individuals using each system. This will reduce the chance of a catastrophic failure of the system that would affect the residents of the community if one resident makes a mistake and contaminates the drain field. In addition, a community system will be very difficult to locate within the forested area because of its very large size and tank farm.

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

Two party wells will serve the house and ADU on each lot. In addition, the surrounding landscaping is native vegetation so per residence the irrigation demand will be lower than that of the neighboring properties, which have much larger cleared areas.

### **COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY**

Community space is not required for a 4 lot short plat that provides the required natural area (BIMC 17.12.505.A.B.2). This short plat is proposing to meet the natural area requirement, so community space is not required. Homesites are located in close proximity giving the new homeowners the opportunity to forge bonds with each other.

### **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**

Clustering of the homesites is not required for a short plat (17.12.060.A.3 and 17.12.C). We did evaluate clustering the houses in a circle layout and a linear layout. The circle layout of the homes increased the impervious areas and broke the natural area into disjointed pieces. The linear layout of the homesites, as proposed, provides the lowest disturbed area and impervious area.

### **SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION**

Although the trees located to the south of the homesite will reduce sunshine in the winter, the east/west orientation of the homesites will allow all day sunshine during the late spring and early summer when the sun is overhead.



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

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

The access road with a cul-de-sac will provide practical access from the home sites to the surrounding neighborhood by way of the gravel shoulder improvement for pedestrians and the low speed pave road for bicycles and automobiles.

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

The project is located within walking distance of Gazzam Lake park and the possibility of outdoor recreation without driving.

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

The homesites are designed to allow a variety of different home styles to allow the lot owners to build a home that meets their individual needs.

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

Lot owners will be allowed to build homes of their individual design. This will allow each family to add their personal touch to the look of the island and build a home that falls in their budget.

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

The propose development places the homesites back from the public road to increase the privacy and increase the native vegetation views in this beautiful part of Bainbridge Island. The homesites are also located in close proximity to each other to promote a connection between adjoining neighbors to build a community.

### **Subdivision Guidelines Findings:**

The DRB finds C-4 to be the favorable alternative and the board expects a drawing with augmented information after pre-app meeting for the DRB final plan review meeting.



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**LARGER SITES**

**Not Applicable**

**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.

**Larger Sites Findings:**

**Larger Sites Discussion:**

Standard 1)

Standard 2)



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**HISTORIC PLACES**

**Not Applicable**

**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.

**Historic Places Findings:**

**Historic Places Discussion:**

Standard 1)

Standard 2)



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**CIVIC USES**

**Not Applicable**

**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.

**Civic Uses Findings:**

**Civic Uses Discussion:**

Standard 1)

Standard 2)





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**This project is recommended for:**

Approval

Approval with the following conditions: X

1. Natural Areas signage inward-facing every 50', as required by code

Denial:

APPROVED BY:

  
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Chair, Design Review Board

DATE: 07/19/2021