



**Design Review Board Regular Meeting
Monday, August 17, 2026**

City Hall Council Conference Room
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/85937198781>
or Telephone: US: +1 253 215 8782
Webinar ID: 859 3719 8781

Agenda

1. Call to Order / Roll Call

2. Approval of Agenda / Conflict of Interest Disclosure

3. Public Comment

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. Public comment is simply received by the Board, with no response, and the Board cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment.

Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, attached below. Remote public comment is allowed with advance notice by 4:00 p.m. on the business day before the meeting by emailing cityadmin@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

4. Regular Business

4.A Approve Meeting Minutes – Regular Meeting 07/06/2026

4.B Animal Magnetizm Relocation (PLN52940 [SPR-Major](#) / [CUP-Major](#))

Project Planner: Auburn Lovett

See digital file for materials

4.C Draft D4B Worksheet Revisions

5. Good of the Order

5.A Volunteer Requirements

5.B Annual Report & Work Plan, 2025-2026

6. Adjournment

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator, Anshu Wahi at awahi@bainbridgewa.gov or 206-947-0803 as soon as possible, preferably at least two business days prior to the meeting.



Meeting Minutes

1. Call to Order/Roll Call

Chair Todd Thiel called the meeting to order at 2:11 PM. Committee Members in attendance were Todd Thiel, Gregory Hunt, Marc Aubin, Ted Bumgardner, and Lori Weise. Co-Chair Elaine Liffgens was absent and excused. Howard Howlett was absent. Council liaison Lara Lant was present. City Staff present included: Associate Planner Auburn Lovett; Planning Manager Darron Buchanan; and Administrative Specialist Megan McKenzie, who monitored the recording and prepared the minutes.

2. Conflict of Interest Disclosure

No conflicts of interest disclosed

3. Public Comment

No public comment received.

4. Regular Business

a) Approve Minutes: November 3, 2025

MOTION: I move to approve the draft minutes from the regular meeting on 11/03/2025.

M/S – M. Aubin / G. Hunt; Passed Unanimously

ACTION: Approved November 3, 2025, Regular Meeting Minutes as presented.

b) [PLN53111 SPR](#) – Design Review Board Recommendation

MOTION: I move to recommend approval of the proposed project as outlined in the findings recorded in the attached D4B worksheet.

M/S: T. Thiel / T. Bumgardner; Passed Unanimously

ACTION: The Design Review Board voted to recommend conditional approval of the project.

5. Good of the Order

a) New Committee members appointed by Council

ACTION: Information only.

b) Distribute updated member resource materials

ACTION: *Information only.*

6. Adjournment

Chair Todd Thiel adjourned the meeting at 4:52 PM.

Todd Thiel, Board Chair

Megan McKenzie, Administrative Specialist

DRAFT



CITY OF
BAINBRIDGE ISLAND

City of Bainbridge Island
Design Review Board – Regular Meeting
July 6, 2026

Please Print

Name	Affiliation	Phone & Email	
Greg Hunt	DRB		☐
Lori Weisc	DRB		☐
TED BUNGARDNER	DRB		☐
MARC AUBIN	DRB		☐
LARA LANT	LIASON		☐
TODD THIEL	DRB		☐
Auburn Lovett	STAFF		☐

****Want to be added to Listserv?****
Check the box and Provide Phone **AND** Email



City of Bainbridge Island
Design Review Board – Regular Meeting
July 6, 2026

Please Print

Name	Affiliation	Phone & Email	
C. Norman	Architect		☐
MARK ERLER	Architect		☐
			☐
			☐
			☐
			☐
			☐

****Want to be added to Listserv?****
Check the box and Provide Phone **AND** Email

Attendee Report

Report generated time 7/8/2026 11:06

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
Design Review Board Regular Mtg. - 1st M	858 9089 9111	7/6/2026 14:05		169	1	2	1 No
Host Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Panelist Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Marlene Schubert	mschubert@bainbridgewa.gov	7/6/2026 14:05	7/6/2026 16:54	169	No	United States
Attendee Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Marja Williams		7/6/2026 14:06	7/6/2026 16:16	130	Yes	United States

Animal Magnetizm - New Location

Design Review

1. Written Project Overview

- **Project Name and Description:**

Animal Magnetizm - New Location

Animal Magnetizm (Website: animalmagnetizm.com, Instagram: [@amagnetizm](https://www.instagram.com/amagnetizm)) is a dog daycare currently operating at 8926 Miller Road NE, Bainbridge Island, WA. We propose a new facility at 6901 NE West Port Madison Road. The new 13,600 ft site will closely replicate the existing daycare, featuring a tree-filled outdoor play area. Invasive ivy will be removed to promote tree health, and one dead tree will be taken down—no other trees will be disturbed. Waste removal will follow current practices, with weekly trips to the dump and a 10-ft radius around the septic tank, including an appropriate drainage area.

Animal Magnetizm is Bainbridge Island's only outdoor, play-based dog daycare, serving about 40 dogs each day. As we do at our current site, the relocated facility will offer a secure outdoor play environment shaded by existing trees, enclosed with fencing to keep dogs safe. A canopy and foundation-less shed, or a non-foundational shed (with no plumbing), as currently used, will provide shelter for dogs during inclement weather, though most dogs prefer outdoor play. The daycare will operate Monday through Friday, from 6:30 a.m. to 7 p.m., staffed by one full-time General Manager and one part-time employee, as is currently the case.

- **Zoning Requirements Summary:**

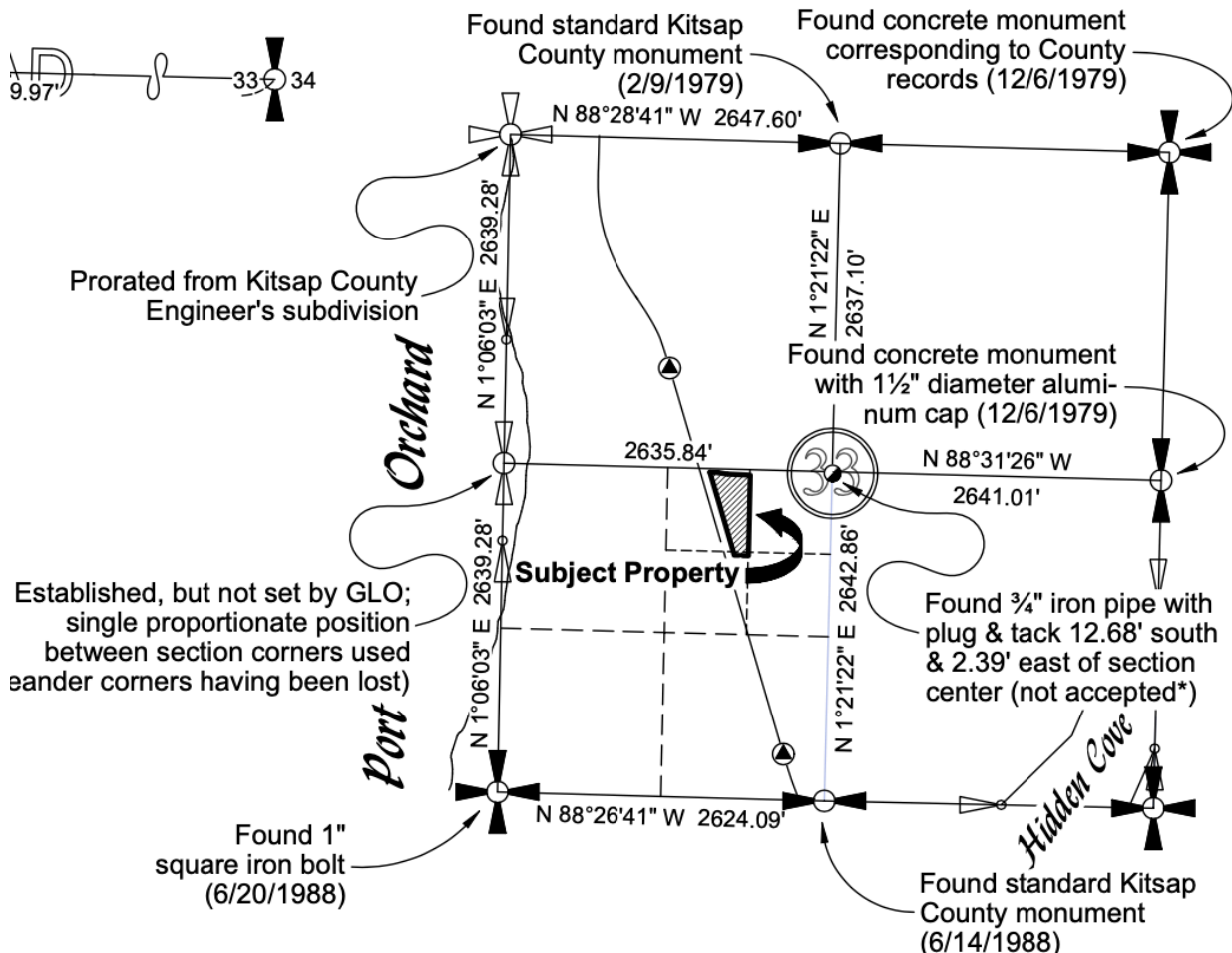
Property Designated Zone R-0.4. All necessary business and animal care licenses will transfer to the new location. The project meets city requirements by:

- Preserving existing trees and drainage systems
- Ensuring building scale and materials harmonize with nearby residences
- Providing safe car access from the sidewalk
- Using low-profile fencing, native plant screening, and noise buffers
- Allowing adequate on-site traffic flow and secure vehicle/bicycle storage for staff
- Demonstrating neighborhood compatibility through renderings, shadow studies, and a neighborhood meeting summary
- The location is at the corner of NE West Port Madison Road and 305, where a roundabout was added this past summer 2025.
- **Number of Units:** N/A this is an outdoor day care, not a dwelling.

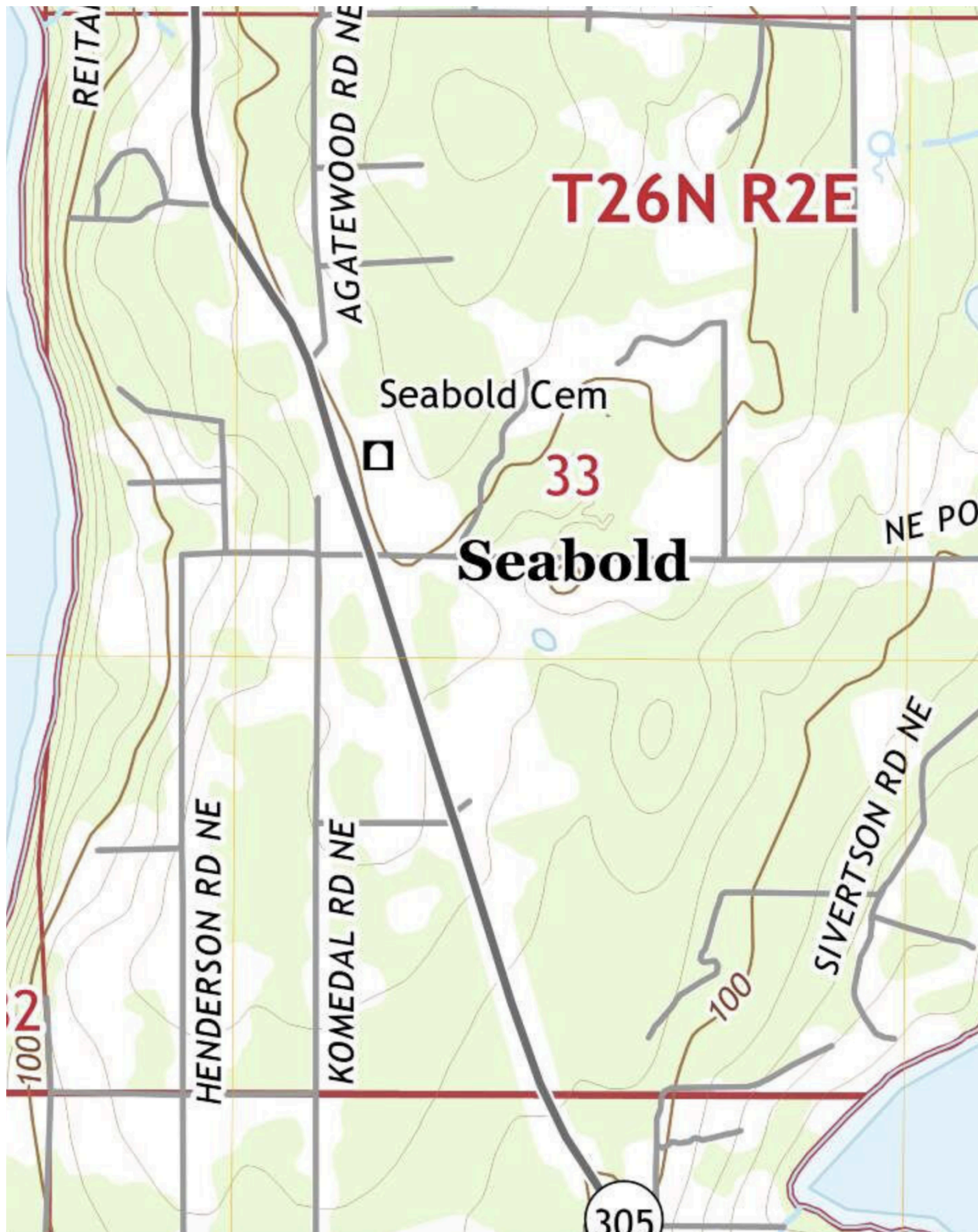
- **Parking Stalls:** N/A. Property owners will continue to park their (3) vehicles on-site. Customers dropping off dogs will not park; instead, they will drive through the semi-circular driveway, like a carpool lane for a school, pausing to let dogs out, then leave.

2. Context Analysis Drawing

- **Property Lines:** See attached Surveyor boundary map. Below is a snapshot of one of the surveyor images.



- **Topography (including contours):**



Source: https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=c5b95744dbc2e6f7669c3de3833d13bd

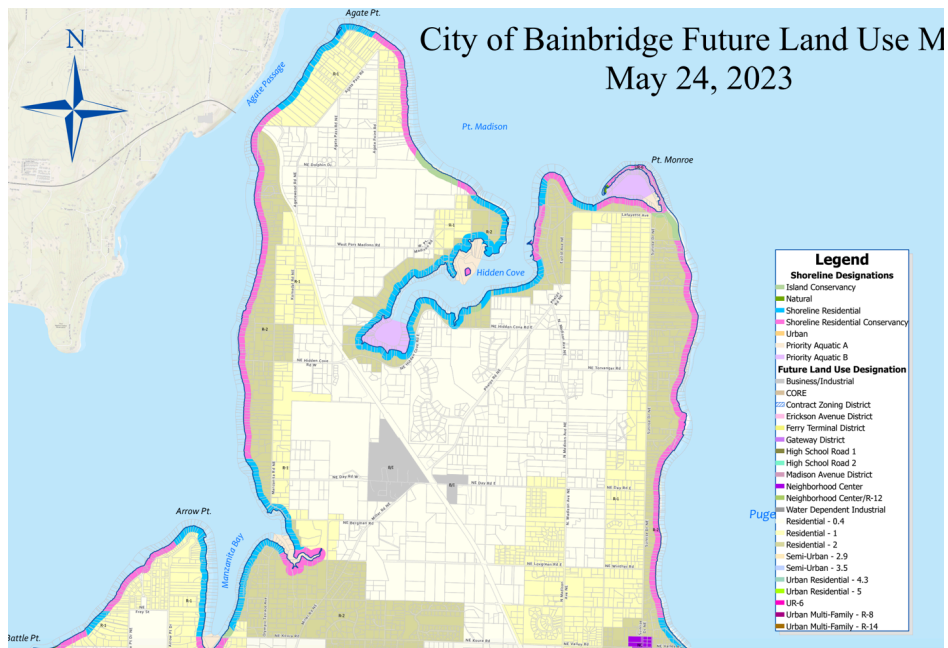
- **Physical and Natural Site Features:** The site includes native shrubbery and trees.
- **Trees:** Trees on the property are consistent with native species of Bainbridge Island. See images below.



- **Surrounding Properties' Uses, Zoning, and Structures:** The property is on the corner of 305 and NE West Port Madison Road. The adjacent property is open farmland, owned by a neighbor. Across the street is more vegetation and two properties next to the graveyard.
- **Known Wildlife Habitat:** No known habitats, though coyotes have been spotted on the property.
- **Streets, Nearby Transportation, & Trails:** The property is on the corner of 305 and NE West Port Madison Road. There is a bus stop on the west side of the property along 305. The doggie daycare will be located on the east side of the property.

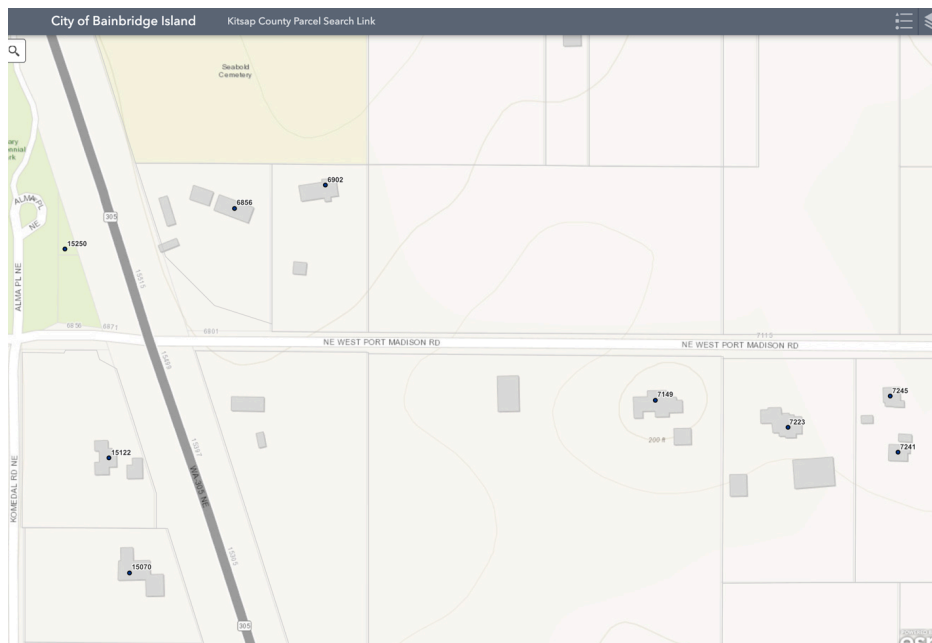
3. Site Plan

The location is at the corner of NE West Port Madison Road and 305, where a roundabout was added this past summer. The coloring on the city's Future Land Use Map is hard to read; however, it appears our designation is Residential-0.4. Our property is the trapezoidal area indicated below with a star and a blue arrow. We like the rural nature of our current location and intend to keep it here, as the dogs love playing in an undeveloped setting with mostly dirt and trees.



6901 NE West Port Madison Road- Site Plan overall area

Below is a site plan showing the area around our daycare (in blue). There is a small apartment complex across the street at 6856 NE West Port Madison Road, and a house at 6902, both in front of the cemetery. The neighbor directly behind us at 7149 NE West Port Madison Road has a barn-like structure, with the gray rectangle shown below. Diagonally across are just trees/bushes.

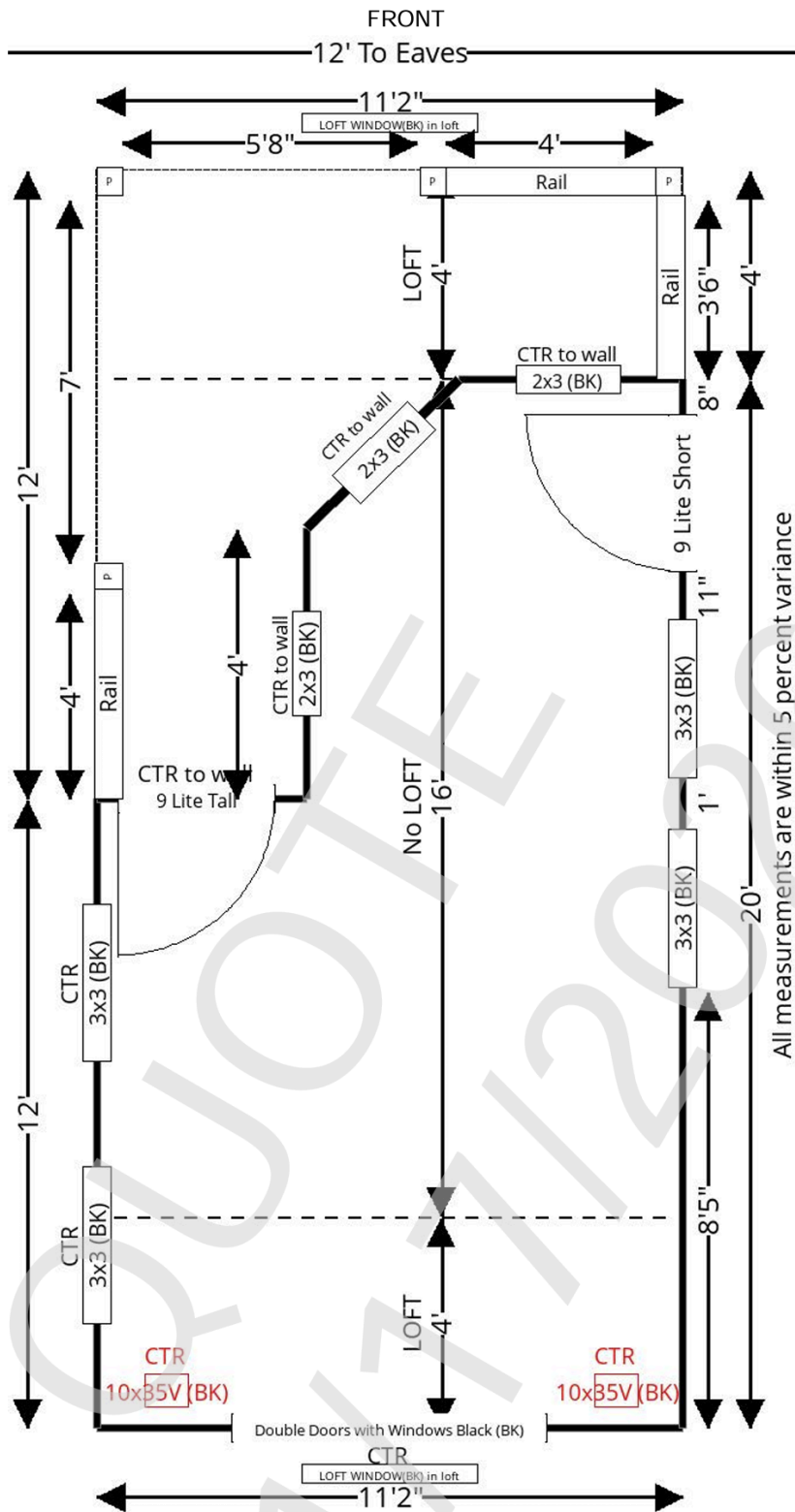


Roadways, Parking, and Circulation: There will be no on-site parking for customers. Cars will enter and exit through a circular driveway. Customers will drop off dogs in the circular driveway.



Commercial/Residential Space: Poulsbo Sheds / Old Hickory 12x24' or 12x28' Lofted Barn Deluxe Playhouse. [Sample](#)





4. Landscape Plan

- Streetscape and Landscape Elements:**

To further support neighborhood compatibility, animal welfare, and operational efficiency at 6901 NE West Port Madison Road, the following landscape plan is proposed:

1. Vegetative Buffers and Screening

- Native Shubbery: The area where the doggie day care will go is already covered with vegetation. We will keep vegetation along the property boundaries adjoining our residential neighbor and West Port Madison Road. This ensures year-round screening, visual privacy, and noise reduction.
- Fencing with Vines: We will install attractive fencing, and, where possible, supplement it with fast-growing, non-toxic climbing vines (e.g., clematis, honeysuckle) for added privacy and aesthetic appeal.

2. Dog Exercise and Play Areas

- Wooded Play Area: Establish a large, fenced zone for dog exercise.
- Trees for Shade: Keep trees in place to keep dogs cool and comfortable in the summer months.
- Paved and covered area: Provide a clean, covered area for dogs to relax and stay out of the sun and weather while maintaining our signature open-air environment.
- The shed will also be open and accessible to the dogs that want to stay completely out of the weather and will provide climate control when needed. The structure will also double as storage and office space.

3. Arrival and Circulation Zones

- Low-Maintenance Gravel: Currently onsite for the driveway, will continue to be maintained, with existing landscaping.

4. Sound Attenuation Features

- Bermed Landscaping: If needed, we will add gentle berms along the property edge nearest residential zones, planted with tall grasses and shrubs, to further suppress sound transmission from play areas. However, please note that the area is at a corner, with an apartment complex located a significant distance from the structure.

5. Community Integration Elements

- Interpretive Signage: Place educational signs along shared boundaries and walking paths.
- Flowering Entryways: Enhance the main entrance with colorful, seasonally flowering plants to invite awareness of the business.

6. Maintenance and Sustainability

- Drip Irrigation: Leverage existing drip irrigation systems to minimize water use and ensure plant health.
- Composting Area: Allocate a discreet zone for green waste composting, supporting on-site soil enrichment and responsible waste management.

This integrated landscape plan ensures Animal Magnetism not only meets but exceeds standards for animal care, visual harmony with the neighborhood, environmental sensitivity, and positive community relations.

5. Written Architectural Narrative

- **Design Narrative:**

While this will be a mixed residential and commercial use site once we move, the intent is to maintain a rural/residential feel. We do not want an overtly commercial presence, but rather a homey, inviting setting with minimal but instructional signage. The intent is for the dogs to be out of sight from the road and visitors. We pride ourselves on a quiet, controlled environment for the dogs, and that philosophy extends to our neighbors and passersby, while still maintaining a professional, aesthetically pleasing environment for customers.

- **Sustainability:**

The project is designed to have minimal impact on the existing property and vegetation, with only the addition of a foundation-free shed, a covered area, fencing, and minimal safety lighting. Vegetation, trees, and landscape will largely remain unaltered. We intend to provide safe, warm/cool, and dry places for our dogs, but primarily they will want to play in the woods, so preserving that is in our and the island's best interest. We are proud to be the only outdoor dog daycare on the island. It's why our customers love us and why we want to continue that tradition responsibly.

- **Context-Informed Design:**

- **Building Form:** The single non-permanent building/foundation-less shed proposed doubles as staff office space and an indoor, heated/cooled space for dogs. An additional covered area with pavers is an open-air space that lets the dogs stay outside even when it's raining or the sun gets through the trees. The buildings and coverings will be tasteful and blend with the site's rural residential area. The proposed building and covered area are of sufficient size but not overbearing on the designated space for the daycare.
- **Site Design:** Entry and covered area to reside between the current free-standing garage and the side of the residence. Dog drop-off will occur at the gate/entry here, as close as possible, to prevent dogs from roaming outside the designated enclosed area. Beyond that is the covered, paved open-air area, and past that, the non-permanent shed. Down the hill from that is the fenced outdoor woods area for the dogs to roam.
- **Façade Design & Detailing:** The entrance will feature a wooden or other screened fence, except for the gate, which will be transparent so customers can be seen upon arrival. Colors and materials will be selected to match the current garage and house facades, while being secure and high enough (6') for the safety of the dogs.

- **Materials & Landscaping:** The non-foundational shed will be constructed primarily of wood, matching the wood garage currently on the property as closely as possible. The gates will be metal/wood in colors that match the current residence. Pavers and possibly astroturf will be used in the upper portion under the open-air covered area to maintain cleanliness and order. The wooded area will be left as natural as possible for the dogs to enjoy, except for wood chips to reduce muddy areas. Trees will be maintained and pruned as necessary for safety and coverage.
- **Requested Departures:**
 - **Departures:** None
 - **Rationale:** N/A
 - **Anticipated Community or Project Benefits:** The primary purpose of this project is to preserve a two-decade-old business on the island. Animal Magnetizm currently rents a space that is not guaranteed to be permanent. The relocation of the business is to ensure that Animal Magnetizm can remain around for another 20 years, as we own the property we're proposing to move to. Animal Magnetizm is the only outdoor dog daycare on the island. We have hundreds of customers who rely on us; we'd like to keep serving them well into the future.

Animal Magnetizm Site Architectural Plan

Submission to Bainbridge Island Planning and Development Office

Introduction

Animal Magnetizm proposes to relocate its outdoor doggie day care operation to 6901 NE West Port Madison Road. In accordance with Bainbridge Island Planning and Development requirements, this plan submits a clear, concise architectural outline for the proposed business site improvements. Our intention is to maintain minimal impact on the existing property while ensuring a safe, secure, and functional environment for dogs, clients, staff, and the surrounding community.

Project Overview

Business Name: Animal Magnetizm

Site Address: 6901 NE West Port Madison Road, Bainbridge Island, WA

Proposed Use: Outdoor Dog Day Care Facility

Scope of Work: Relocation of business with installation of one non-foundational building (raised shed), open-air covered space (carport/gazebo-like), fencing, and gated access areas only. No new permanent structures will be constructed.

Site Plan Description

The Animal Magnetizm facility at 6901 NE West Port Madison Road will be designed primarily as an outdoor dog day care. The only structural additions to the site will include:

- A single, movable non-foundational shed (12' by 28'), to be placed on the property for staff operations and dog shelter as needed.
- Fencing to designate and secure the activity and entry/exit areas.
- Gated entry and exit points for controlled access of dogs and handlers.

Foundation-less Shed Placement

- The shed will measure approximately 12 feet by 28 feet and be situated in a location that maximizes accessibility while minimizing visual and environmental impact. The shed will not be a permanent structure and will not require a foundation.
- The building will serve primarily as a staff office, storage area, and shelter for dogs during inclement weather.
- The building will be equipped with all necessary safety measures, and utilities will only be connected if required by code.

Fencing

- Fencing will be used to enclose the outdoor play area for the dogs, creating a secure environment and preventing animals from escaping or intruders from entering.
- The fence will be constructed of durable, animal-safe materials such as vinyl-coated chain link or similar, at a height of 6 feet to ensure security.
- Fence lines will be laid out to follow the perimeter of the designated dog play and rest areas as shown in the accompanying site map (to be submitted as a supplement).
- The fencing will not disturb existing landscaping or natural features wherever possible.

Gated Entry and Exit Areas

- Gates will be installed at the main points of ingress and egress for dogs and staff.
- Each gate will be designed to allow for single-dog entry and exit, minimizing the risk of dogs escaping or crowding at transition points.
- Gates will be equipped with secure, self-closing, and self-latching mechanisms as recommended for animal care facilities.
- All gates will be integrated into the fencing system and clearly marked for safety and operational clarity.

Operational Details

Hours of Operation: 6:30 AM – 7:00 PM, Monday through Friday

Staff: 2-4 staff members on-site during operational hours

Traffic and Parking

- No additional parking structures are proposed; customers enter, drop their dog off, then leave in the semi-circle driveway.
- Existing parking on or near the property will be utilized for staff and client drop-off and pick-up, though most will not be parking but staying in their car, like a school pick-up line.
- Signage will be installed to direct clients to designated drop-off zones, minimizing congestion and ensuring safety.

Utilities and Waste Management

- The shed will only require an electrical hook-up if required by code (for lighting, heating, or cooling). No plumbing or permanent utility extensions are proposed.
- Water for dogs will be provided via portable containers.
- Waste will be collected throughout the day in animal-safe receptacles and disposed of per Bainbridge Island sanitation standards. We will continue to take our waste to Bainbridge Disposal, as we do currently.

Lighting

- Minimal security lighting will be placed near the shed and entry/exit gates, positioned and shielded to avoid disturbing neighbors or wildlife.
- No floodlights or extensive exterior lighting is planned.

Environmental Considerations

Animal Magnetizm is committed to maintaining the site's natural character. No trees will be removed, and the layout will be designed to minimize disturbance to vegetation and local wildlife habitats. All additions are temporary or semi-temporary and can be removed without lasting impact on the land.

Accessibility and Safety

- The building will be accessible via a short, stable ramp and/or steps, meeting all local accessibility requirements.
- Emergency exits will be clearly marked, and all fencing/gate mechanisms will adhere to animal care and safety regulations.
- The site plan will provide clear lines of sight for staff supervision throughout all areas where dogs are present.

Compliance Statement

Animal Magnetizm affirms that this architectural plan is in full compliance with the Bainbridge Island Planning and Development office's relevant codes and ordinances. No new permanent structures are proposed. All improvements are limited to a single non-foundational building, fencing, covered area,

and gated access to control dog movement, mirroring the types of structures used at our current location.

Site Map and Supplemental Materials

A detailed site map is included as a supplemental attachment, showing:

- The exact placement of the shed
- The layout of all fencing and gates
- Entry and exit points
- Parking/drop-off area
- Proximity to lot lines and notable land features

Conclusion

Animal Magnetizm's proposed site at 6901 NE West Port Madison Road is designed to minimize impact and maximize safety and efficiency. By limiting additions to a non-permanent shed/building, appropriate fencing, open-air coverage, and secure gated entry/exit zones, we ensure the continued success of our outdoor doggie daycare while maintaining harmony with the neighborhood and environment.

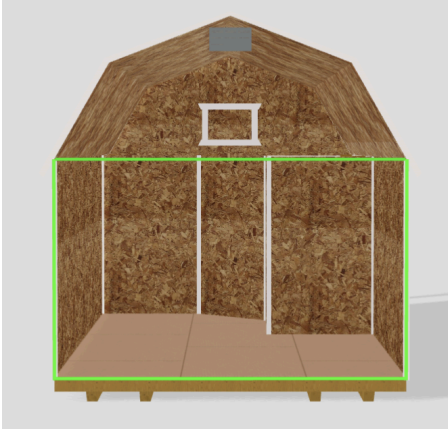
We welcome any questions or requests for additional information from the Bainbridge Island Planning and Development office and look forward to serving our community at this new location.

6. Site Section Drawings

- **Site Section- Shed Between House and Garage at Entrance to the Doggie Daycare:**
 - **Longitudinal Section:** Single room space with a loft forward over the entrance. Covered deck area front and part of one side. Several windows, with a single door at the front and double doors aft.



- **Transverse Section:** Porch front and partial side. Since the front entrance has several windows. Single room with a loft overhead front. Double doors (not shown) rear.



- **Show Adjacent Buildings (within 100 feet):**



- **Preliminary Floor Heights & Overall Height:** Floor is ground height on the uphill slope side, and on pilings on the downhill slope. The shed will be placed on footings with no other foundation. Building height to the peak is approximately 12'.

7. Building Elevation Drawings

- **Building Elevations (all sides):** [Attach scaled drawings]



- **Adjacent Structure Elevations (same scale):**

Illustrates new shed and covering in scale with the existing garage and house:



8. Rendering Drawings

- Eye-Level Perspective from Major Street:



- **3D Rendering of Entire Project:**



9. Exterior Lighting Plan

- **Exterior Light Locations & Light Spillage:** [Show final locations and indicate anticipated light spill at night]



- “Festival lights” are spaced about 3’ apart around the perimeter and structures and strung under structures for more intensive light. Each LED bulb produces 1W of output. Perimeter lighting is primarily for safety in early morning and evenings as well as alerting us to any downed trees or breaches in the fencing. Overlapping lights spaced 2’ apart under structures will provide primary/only lighting—light sufficient for safety, but not flood lighting or bright light.

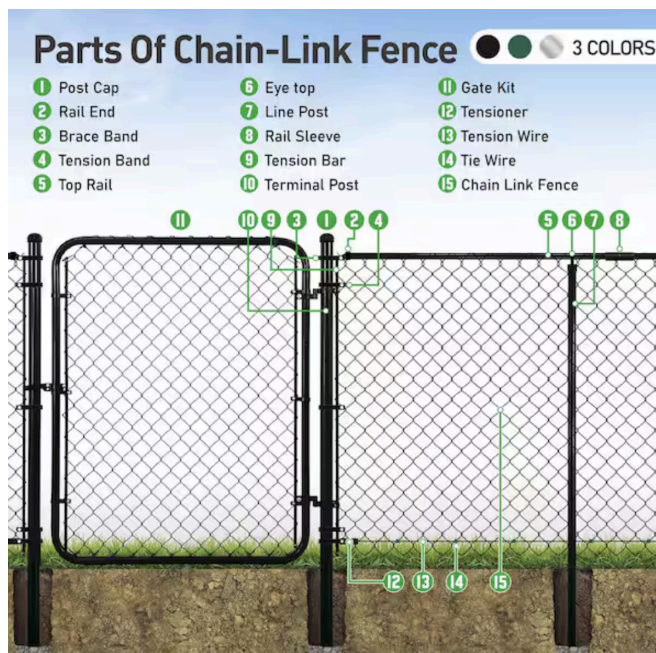
10. Materials Palette

- **Color and Materials Board (with references to drawings):** [Attach board]

Entry covering:



Entry area fencing:



Dog playhouse/office:

Actual color and proposed configuration:



Real-life raw wood example, not to layout and color:

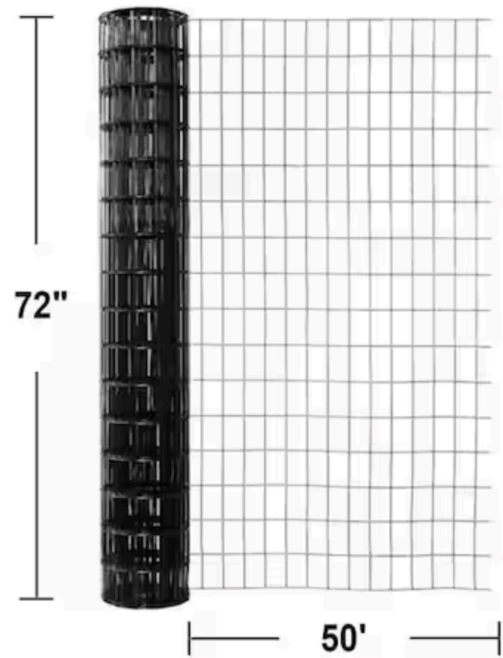


- **Landscape Color and Materials Board:** [Attach board]

Entry/holding area pavers. At entry, under the covered area, leading to the shed:



Large area / wooded area fencing. Black-coated 6' fence with 2x4" openings:



Lighting:





Design for Bainbridge Worksheet

PROJECT: Click or tap here to enter text.

PROJECT ADDRESS or PARCEL: Click or tap here to enter text.

DATE: Click or tap to enter a date.

PROJECT PLANNER: Choose an item.

Chapter 4

SITE DESIGN STANDARDS

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
- S2** PRESERVE, RESTORE, AND ENRICH WILDLIFE HABITAT
- S3** FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT,
PRIORITIZING PEDESTRIANS AND BICYCLES
- S4** SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

DRB Discussion - Site Design Standards S1 through S4:

Click or tap here to enter text.

DRB Findings – Site Design Standards:

	Met	Does Not Meet	Not Applicable
S1	☐	☐	☐
S2	☐	☐	☐
S3	☐	☐	☐
S4	☐	☐	☐



Design for Bainbridge Worksheet

Chapter 4

PUBLIC REALM STANDARDS

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM
- P3** STRENGTHEN PUBLIC SPACE CONNECTIONS
- P4** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

DRB Discussion - Public Realm Standards P1 through P4:

Click or tap here to enter text.

DRB Findings – Public Realm Standards:

	Met	Does Not Meet	Not Applicable
P1	☐	☐	☐
P2	☐	☐	☐
P3	☐	☐	☐
P4	☐	☐	☐



Design for Bainbridge Worksheet

Chapter 4

BUILDING DESIGN STANDARDS

- B1** CREATE VARIED FACADES AT ALL SCALES
- B2** CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN
- B3** USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

DRB Discussion - Building Design Standards B1 through B3:

Click or tap here to enter text.

DRB Findings – Building Design Standards:

	Met	Does Not Meet	Not Applicable
B1	☐	☐	☐
B2	☐	☐	☐
B3	☐	☐	☐



Design for Bainbridge Worksheet

Chapter 4

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

DRB Discussion – Landscape Standards L1 through L6:

Click or tap here to enter text.

DRB Findings – Landscape Standards:

	Met	Does Not Meet	Not Applicable
L1	☐	☐	☐
L2	☐	☐	☐
L3	☐	☐	☐
L4	☐	☐	☐
L5	☐	☐	☐
L6	☐	☐	☐



Design for Bainbridge Worksheet

Chapter 5

STREET TYPES AND FRONTAGES

Street Types	Check all that apply
State Route	☐
Main Street	☐
Neighborhood Main Street	☐
Neighborhood Mixed Use	☐
Mixed Use Arterial	☐
Rural by Design	☐
Green Street	☐
Rural Green Street	☐
Frontage Types	Check all that apply
Linear / Storefront	☐
Landscape	☐
Plaza	☐
Forecourt	☐
Stoop / Terrace	☐
Vegetated Buffer	☐
Parking	☐

DRB Discussion – Street Types and Frontages:

Click or tap here to enter text.

DRB Findings – Street Types and Frontages:

	Met	Does Not Meet	Not Applicable
Street Types	☐	☐	☐
Frontage Types	☐	☐	☐



Design for Bainbridge Worksheet

Chapter ~~7~~⁶ **LARGER SITES**

STANDARD 1 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

STANDARD 2 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

DRB Discussion - Larger Sites Standard 1 and 2:

Click or tap here to enter text.

DRB Findings - Larger Sites:

	Met	Does Not Meet	Not Applicable
Standard 1	☐	☐	☐
Standard 2	☐	☐	☐



Design for Bainbridge Worksheet

Chapter 7 Chapter 6

HISTORIC PLACES

- STANDARD 1** DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.
- STANDARD 2** MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

DRB Discussion - Historic Places Standard 1 and 2:

Click or tap here to enter text.

DRB Findings - Historic Places:

	Met	Does Not Meet	Not Applicable
Standard 1	☐	☐	☐
Standard 2	☐	☐	☐

Chapter 6
CIVIC USES

STANDARD 1 DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PUBLIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

DRB Discussion – Civic Uses Standard 1:

Click or tap here to enter text.

DRB Findings – Civic Uses:

	Met	Does Not Meet	Not Applicable
Standard 1	☐	☐	☐



Design for Bainbridge Worksheet

This project is recommended for:

Approval: ☐

Click or tap here to enter text.

Approval with the following conditions: ☐

Click or tap here to enter text.

Denial with the following deficiencies: ☐

Click or tap here to enter text.

SIGNATURE: _____ **DATE:** Click or tap to enter a date.
Chair, Design Review Board

Committee Annual Report and Work Plan

Design Review Board

Annual Report and Workplan for 2025

Report on 2024 Activities

During 2024, the DRB held seventeen meetings (a threefold increase from the previous year). The work focused on review of development projects as required by Bainbridge Island Municipal Code. The Design Review Board reviewed and made recommendations on the following projects:

- 257 Wood Ave Cottage Dev
- HRB-Ericksen
- Clark Construction Office
- Pippinger 4-lot Short Subdivision
- Deercliff Community
- Nishi Gardens Short Plat
- Perilstein Kallgren Preliminary Short Plat
- PBV South Subdivision

Several of these development projects help address climate and housing priorities identified by City Council.

Additionally, on January 13, 2023, the City Council directed the city manager to work with the Design Review Board to develop proposed amendments to the municipal code and administrative procedures to comply with new state rules regarding design review. This mandatory change to design review entailed a chapter-by-chapter effort on the part of the entire Board to analyze existing standards in the Design for Bainbridge manual and identify possible amendments to ensure objectivity. The DRB also worked on reducing the design review meeting process from three meetings to one.

2025 Workplan Priorities

The DRB will focus on implementing the new processes that were developed over the course of 2024 at the direction of City Council. Specifically:

- The DRB will work on updating procedures regarding revised meeting documentation, including template conditions to ensure design consistency throughout building process.
- The DRB will support the adoption process as the package of amendments is anticipated to be presented to the Planning Commission and City Council during Q1/Q2 2025.
- The DRB will review development projects as outlined in code as the projects are submitted.