



**Planning Commission
Special Meeting
Study Session w/Design Review Board
Thursday, March 22, 2018
6:00 – 8:00 PM
Council Chamber
280 Madison Ave N
Bainbridge Island, WA 98110**

AGENDA

Meeting Objective:

- Do Island Development Projects Reflect Community Values?
- What Changes are Needed Either to Design Standards or Review Process?
- What Needs to be Done Better?

Note: No public comment will be accepted.

6:00 PM	Introduction Call to Order, Agenda Review, Conflict Disclosure
6:05 PM	Comprehensive Plan Overview
6:15 PM	Existing Code and Recent Results BIMC 17.12 Subdivision Design Standards BIMC 18.12 Dimensional Standards BIMC 18.15 Development Standards and Guidelines BIMC 18.18 Design Standards and Guidelines
6:35 PM	Principals of Smart Growth
6:45 PM	Group Discussion with Report-Back
7:55 PM	Wrap Up/Next Steps
8:00 PM	Adjourn

*****TIMES ARE ESTIMATES*****

Public comment at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Carla Lundgren, Planning & Community Development 206-780-3763 or at clundgren@bainbridgewa.gov

DESIGN GUIDELINES OUTLINE STRUCTURE/Framework

03/20/2018

This document is translating the hierarchy of “The Smart Growth Manual” into our “island” community.

- Originally prepared by the DRB in 2012, in response to applicant confusion about what “guidelines applied to their project, revised in 2017 and 2018. Because it encouraged rethinking many of the existing guidelines, it was not embraced as a budget priority by the then Planning Director.

ISLAND

- Introduction (see BIMC, Comp Plan, Smart Growth Manual, and CNU)
 - Goals and Objectives
- General Island Wide Guidelines
 - Sustainable Communities
 - Interconnected Habitats
 - Tree Preservation
- Overall Design Principles (see MUTC and Smart Growth)
 - Townscape, Landscape, Streetscape, Street Design, Building Form, Signs
 - Neighborhood, Street, Building

NEIGHBORHOOD

- Winslow (MUTC) including overlays
 - General (all overlay districts in Winslow)
 - Gateway
 - Central Core
 - Ericksen
 - Madison
 - Ferry
 - High School Road
- Lynwood Center
- Island Center
- Rolling Bay
- Fort Ward
- Commercial and Mixed-Use (includes Winslow and Neighborhood Service Centers)
- Multi-family (R-14 and R-8 surrounding Winslow, also NSC’s)
- Light Manufacturing (Day Road and Sportsman Club Road areas)

STREET

- Thoroughfare Network
 - Organize streets in clear network
 - Do not allow dead-end streets
 - Connect neighborhoods to adjacent roads and sites
 - Keep “blocks” small, especially downtown

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03/20/2018

- Avoid bridges and tunnels
 - Keep most vistas short, with memorable terminations.
 - Bend streets with restraint.
 - Establish distinct networks of walkable streets.
- Thoroughfare Design
- Incorporating Transit
- Public Streetscape
- Private Streetscape
 - Street Walls
 - Short Setbacks
 - Building Attachments
 - Building Heights
 - Eyes on the Street
 - Shops on the Sidewalk
 - Retail Management
- Parking
 - Neighborhood Parking
 - Hiding Parking Lots
 - Parking Lot Quality
 - Parking Conversion
 - Parking Lot Access
 - Rear-access Parking
 - Front Garage Setback

BUILDING

- Building Types
 - Form-based Codes
 - Mid-rise
 - Commercial Lofts
 - Apartments
 - Live/Work
 - Rowhouses
 - Cottages
 - Large Houses
 - Courtyard and Sideyard Houses
 - Ancillary Dwellings
- Green Construction
- Architectural Design