

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
BHS Building 100 Replacement ([PLN51159 PRE](#))
Pavilion Apartments ([PLN51232 PRE](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:00 PM. Design Review Board Members in attendance were Joseph Dunstan, Jane Rein, Carl Yurdin and Jim McNett. Peter Perry and Jason Wilkinson were absent and excused. City Staff present were Senior Planners David Greetham and Kelly Tayara. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts noted.

Chair Grainger changed the agenda to ask Senior Planner Kelly Tayara to give a short briefing on the Pavilion Apartments project.

Ms. Rasely asked to move Review and Approval of the August 13, 2018 Minutes to New/Old Business. She also let the members know the agenda had been amended earlier in the day to remove Design Standards and Subdivision Review Process which would be added to the September 4, 2018 meeting agenda.

BHS Building 100 Replacement ([PLN51159 PRE](#))

Ilva Wilson and JoAnn Hindmark Wilcox from Mahlum and Christy Barry from Bainbridge Island School District presented the current project design (see attached presentation).

Pavilion Apartments ([PLN51232 PRE](#))

Senior Planner Kelly Tayara introduced the project. John Eisenhauer, Eric Fredericks and Jeff Parshalle presented the plans they had for the four parcels located just south of Wyatt Way on Madison Ave N.

New/Old Business

Review & Approve Minutes

Motion: I move to approve the minutes.

Rein/Dunstan: Passed unanimously.

Ms. Rein gave an update on the Green Building Code process.

Mr. McNett asked for an agenda for the upcoming joint training on August 27, 2018.

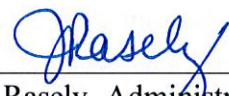
Adjourn

The meeting adjourned at 4:53 PM.

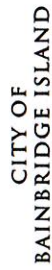
Approved by:



Alan Grainger, Chair



Jane Rasely, Administrative Specialist



PLEASE PRINT

**Join
ListServ
Yes/No**

[illegible]

17.12.030 Residential subdivision design guidelines

1. Subject: Natural Areas

Intent: Preserve the most valuable forested and/or open space portion(s) of the parcel being subdivided.

Guideline: A natural area, varying in size with the parcel's zoning category, the lay of the land, and the size of the project, should remain undisturbed during construction; it is to be treated as a feature intrinsic to the subdivision design and an asset of value to all subdivision residents. Specific types of natural areas to be preserved include, in priority order: critical areas (wetlands, streams, aquifer recharge areas, wildlife habitat, geohazard areas) and designated buffers; forested areas and groves of trees; agricultural land; meadows and pastures; wildlife corridors.

2. Subject: Trees and Native Vegetation

Intent: If trees of high value exist on the parcel outside of the natural area(s), they should be retained and protected if possible.

Guideline: The total site plan and individual homesites should be designed to take advantage of trees and native vegetation that will have long term value to homeowners.

3. Subject: Neighborhood Context

Intent: The subdivision design should be suited to the context provided by neighboring properties, access to utilities (including water and waste disposal systems), and the local network of roadways and paths or lanes for walking and cycling.

Guidelines: Analysis of the land's contours, natural systems, and drainage patterns should take adjoining properties into account; defined natural areas and perimeter buffers should create continuity with adjoining properties. In the urban and suburban zones, it is important to achieve an attractive orientation of houses (including porches, garages, yards, and fences) toward the street and neighboring properties.

4. Subject: Community Spaces

Intent: Promote interaction and cooperation within the development and with neighbors.

Guideline: A community space or spaces, varying in size with the parcel's zoning category and the number of units in the subdivision, should be designed to suit the needs and interests of property owners. Possibilities include a central green, play structures, raised beds for growing food or flowers, an orchard, and a covered or enclosed social space.

5. Subject: Walking Paths

Intent: Promote practical and pleasant connections between neighbors.

Guideline: In most subdivisions it will be advantageous to locate homesites in clusters, with walking paths establishing connections to the community space, the natural area, and neighboring homes. The separation of any homesite from another adjacent to it will vary with the zoning classification and the lay of the land.

6. Subject: Homesite Footprint

Intent: Promote efficient, economical, and low impact use of land.

Guidelines: Cost-conscious, aesthetic, and environmental considerations have created a rationale for compact and energy-efficient home designs, and the average household size on Bainbridge

(??) is smaller than it used to be. “Less is more,” understood as an economical and ethical imperative, should be applied to amounts of impermeable surfaces, interior volume requiring heat and ventilation, need for parking space, and distance traveled by electrical and other utility lines. Massive houses on small lots are not acceptable.

7. Subject: Diversity in House Design

Intent: Visual appeal and individuality within the subdivision should be provided with a range of home sizes and designs. At the same time, homes should display shared stylistic features to establish continuity and harmony.

Guidelines: Designs should be varied in floor plan, elevations, and massing, and in most subdivisions, there will be a range of home sizes and prices.

8. Subject: Sideyards

Intent: Despite site constraints, provide useable spaces between houses.

Guideline: Typically, unless the project allows zero lot line construction (i. e., duplex or triplex design), the distance between houses should be at least 10 feet, allowing for privacy, light, and ventilation.

9. Subject: Solar Access

Intent: Site plans and building design should, in most cases, provide sufficient access to direct daylight for wellbeing and energy production.

Guideline: Homesites should be oriented in relation to open space and the forest canopy (at present and as anticipated) in order to provide effective solar access. Massing of buildings, tree retention, and introduced vegetation should take into account the effects of shade on other buildings.

10. Subject: Sustainability

Intent: Ensure that, in the total site plan and individual homes, the subdivision meets or exceeds the requirements of locally adopted building and stormwater codes.

Guideline: The project’s sustainability goals (regarding impacts of site development and construction, energy efficiency of buildings, and management of wastewater and stormwater) should be stated before or soon after the Preapp conference, and monitored within a year or two after completion of the project.

11. Subject: Low Impact Development

Intent: The project as a whole is expected, on completion and throughout its life, to mimic pre-development conditions of infiltration, transpiration, and surface flow of precipitation, on site and without adverse effects on any neighboring properties or Puget Sound.

Guidelines: A Site Assessment Review, pursuant to BIMC 15.19, will be conducted in the early stages of planning for the project, and its recommendations will be ground-truthed as the development takes shape. Limiting the width and length of impervious roadways within the development and keeping houses and other covered surfaces to modest dimensions will minimize stormwater. If stormwater retention ponds are needed, they should function as a natural feature or a constructed wetland, with gentle slopes and native vegetation.

12. Subject: Water Conservation

Intent: Adapting to the impacts of a changing climate may require reducing water consumption in the dry months of the year.

Guideline: Relying on native and drought tolerant vegetation will minimize the need for irrigation. Saving water in cisterns during the wet months would be a good precautionary measure.

13. Subject: Historical Resources

Intent: During development or redevelopment, take care to preserve traces of the site's prior history.

Guideline: Significant artifacts discovered on the site should be preserved for study, and where appropriate, a narrative account of previous ownership and use of the site should be developed for the benefit of current and future owners. Trees planted or protected by early settlers or their descendants should be properly recognized and preserved.

These Guidelines do not address the goal of increasing the stock of rental housing, or of affordable and mid-market units for sale. At least, there should be a Guideline titled **Incentives** or **Bonus Density**.

mahlum

20 AUGUST 2018

CITY OF BAINBRIDGE ISLAND DESIGN REVIEW BOARD PRESENTATION II

BHS 100 Building Replacement

Bainbridge Island School District No. 303

PROJECT DESCRIPTION

A new central commons on campus will share work space with a modern CTE and fine arts facility, which also houses the music program.

PROJECT SCOPE

Site Area (acres) : 2.5 - 3.4

Building Size (GSF): +/-34,000; single story

PROJECTED CONSTRUCTION TIMELINE:

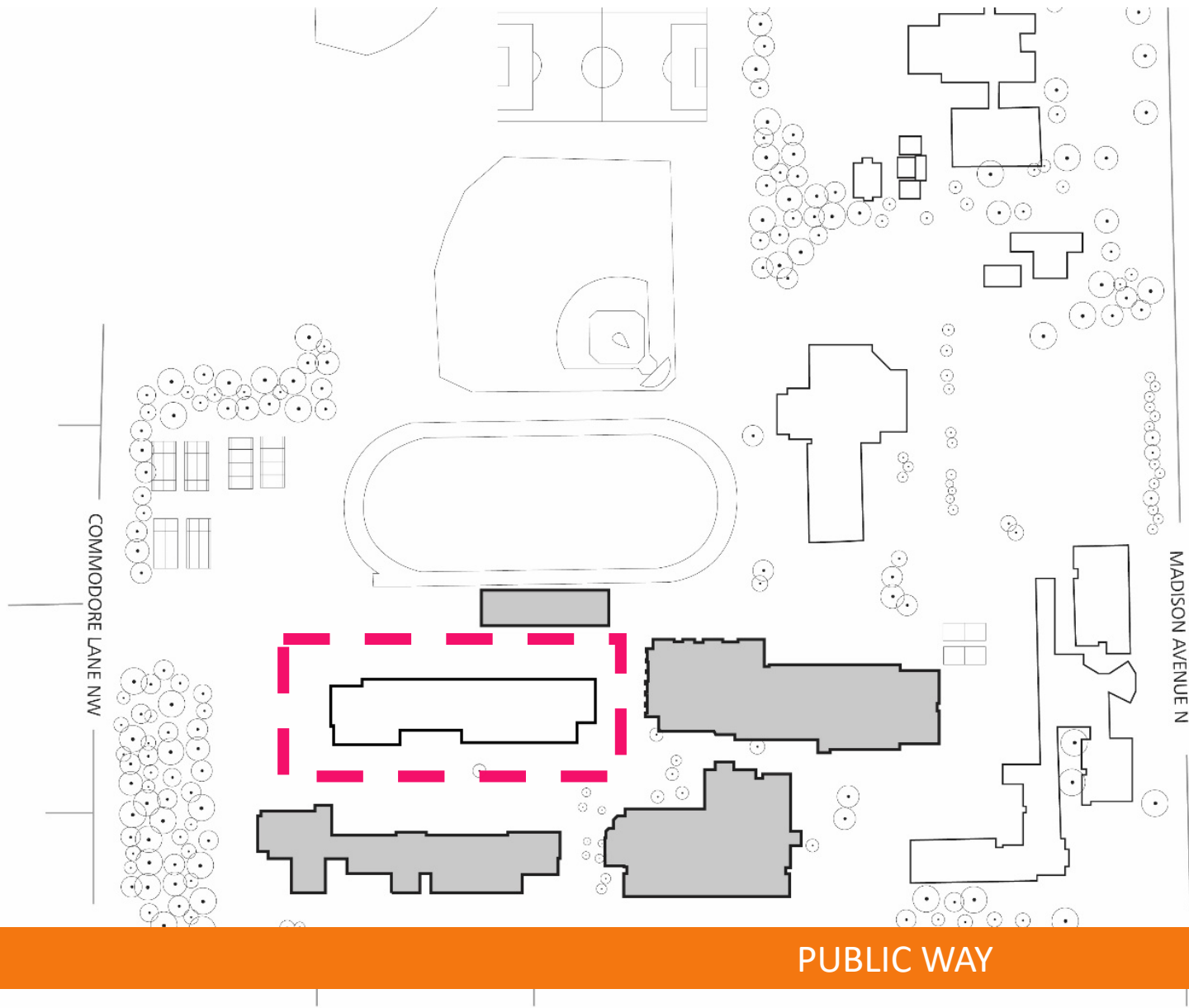
September 2019 – January 2021

PROJECTED COMPLETION

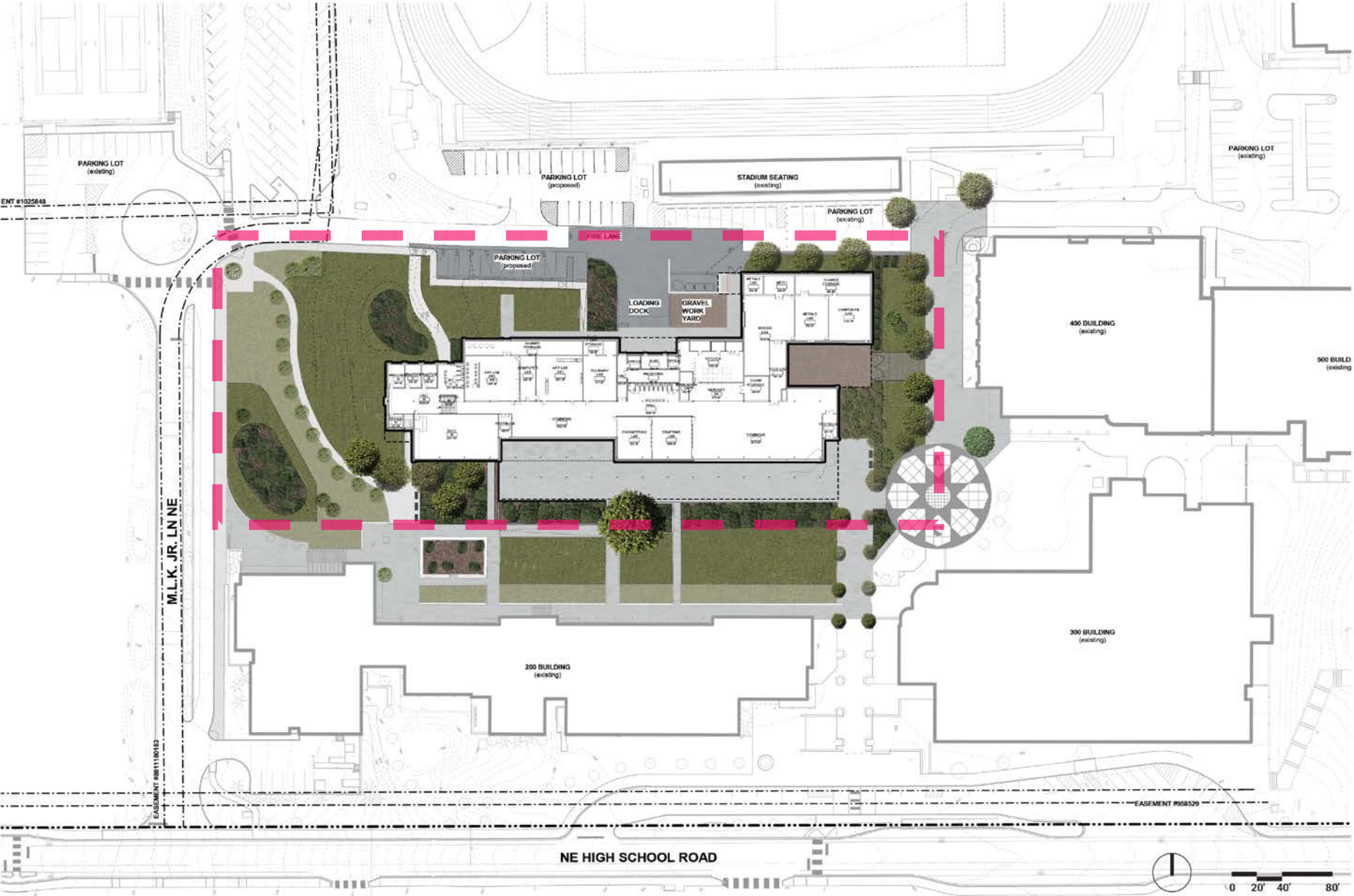
March 2021

Design Overview

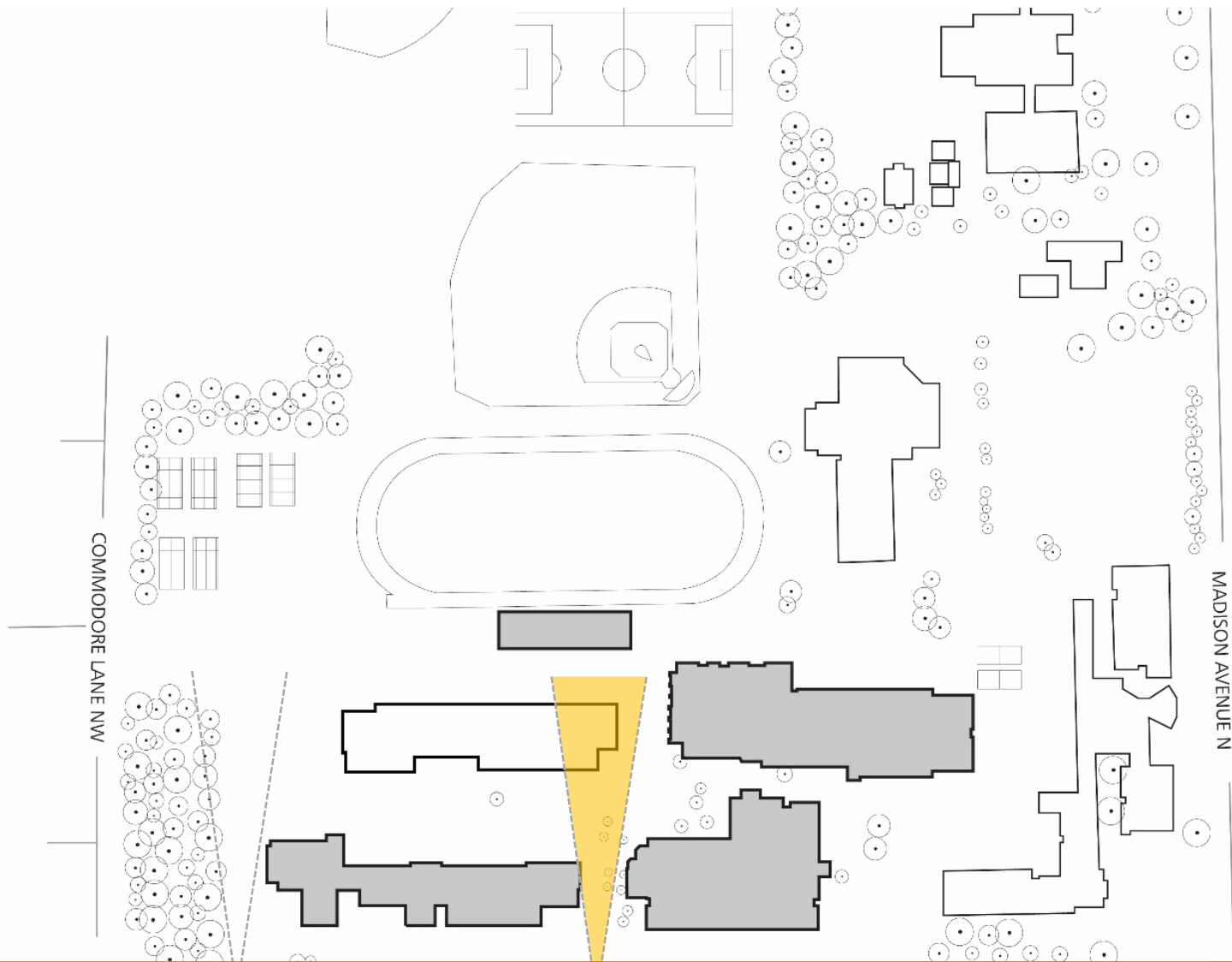
BHS 100 Building Replacement Project Limits



Site Plan



View From Public Way



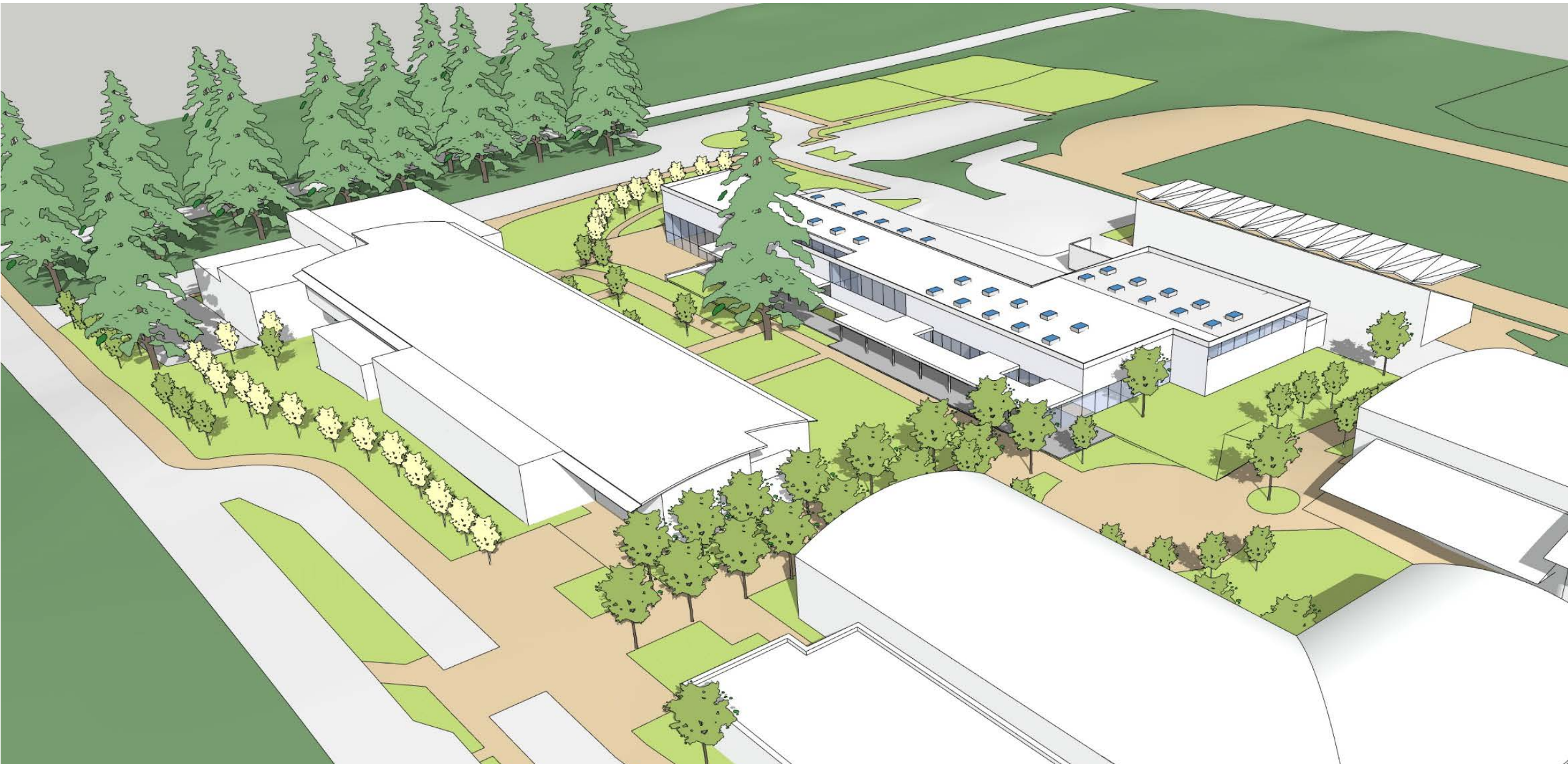
PUBLIC WAY



View From Public Way



Massing



Massing

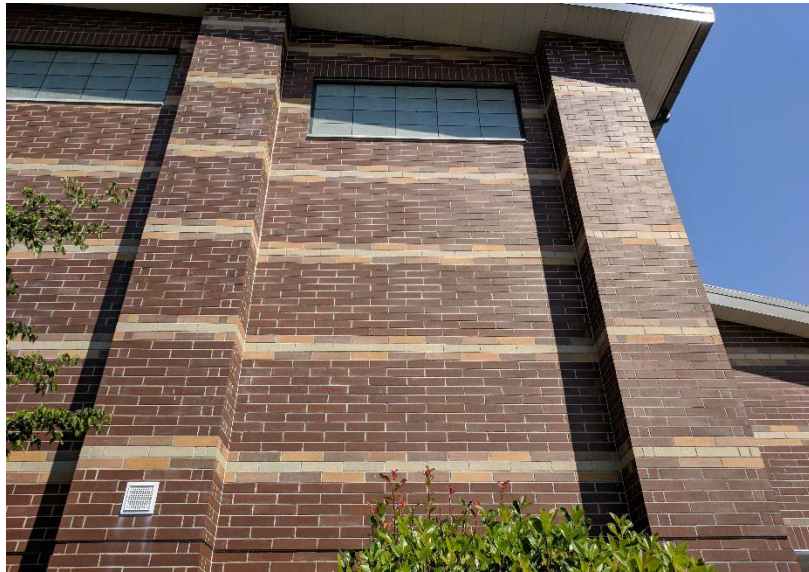


Design Guideline 1

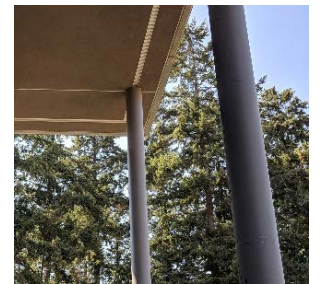
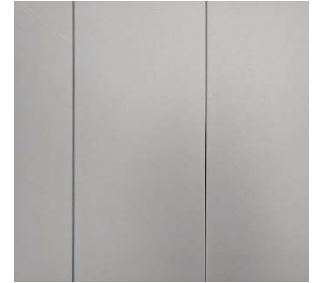
Vary building materials or patterns to produce variations in texture

Intent: visual interest

Response to Design Guideline 1



Response to Design Guideline 1



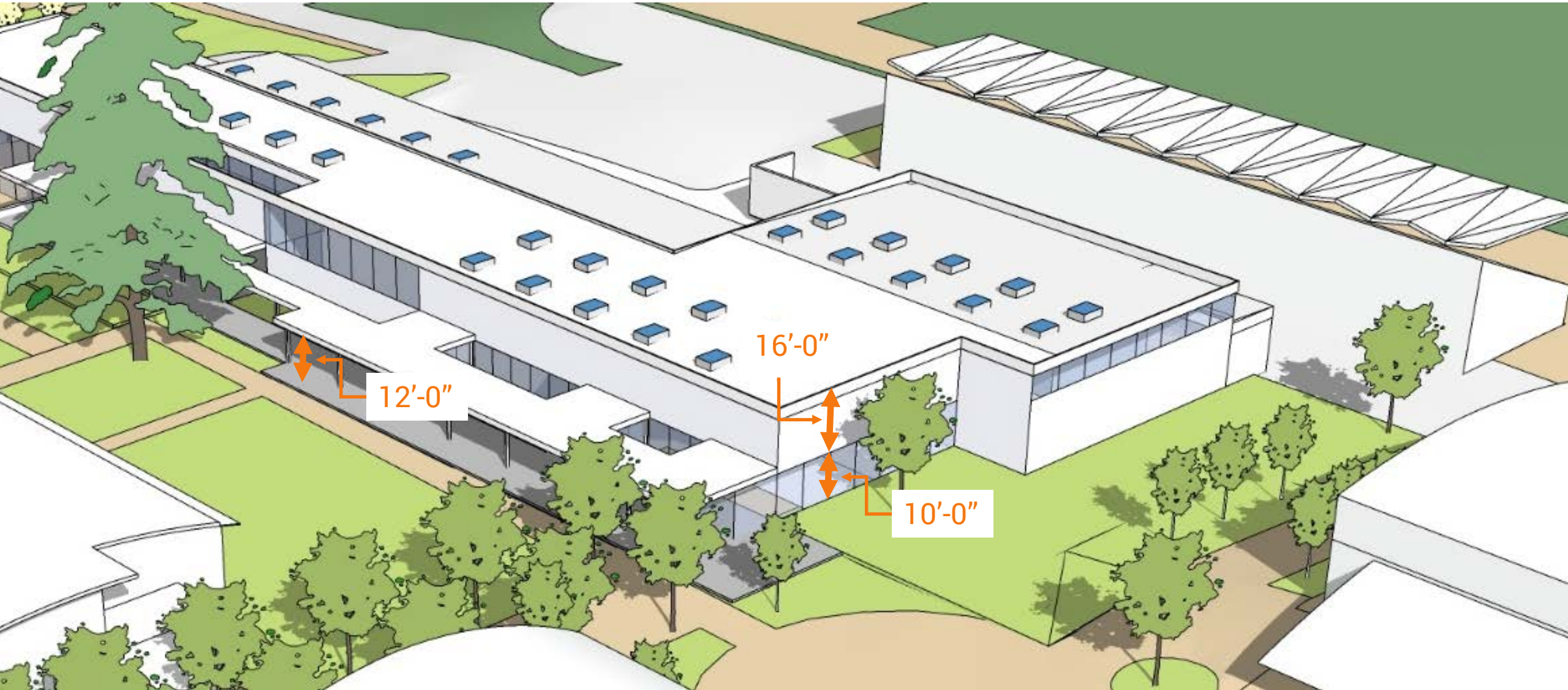
Design Guideline 2

Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material)

Intent: modulate scale

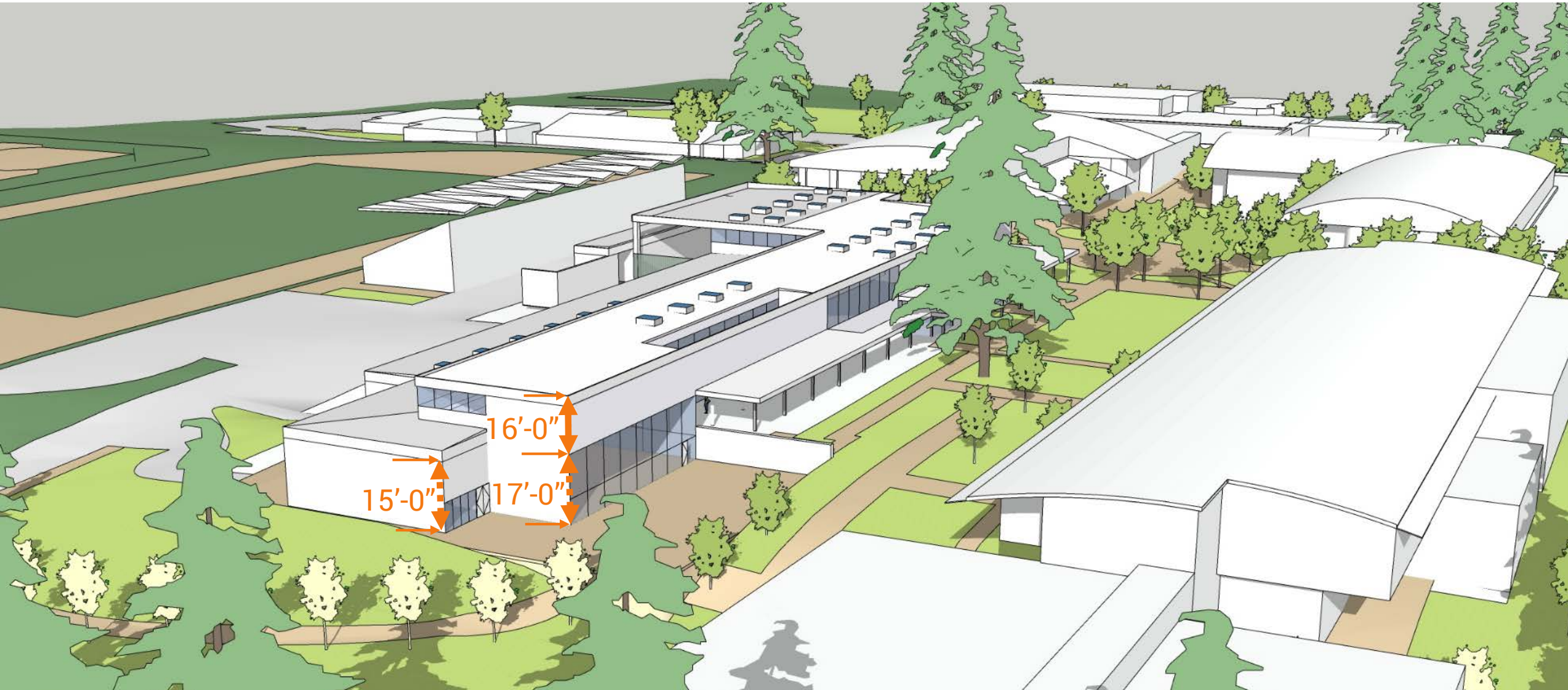
Response to Design Guideline 2

Vertical Modulation (20' Max)

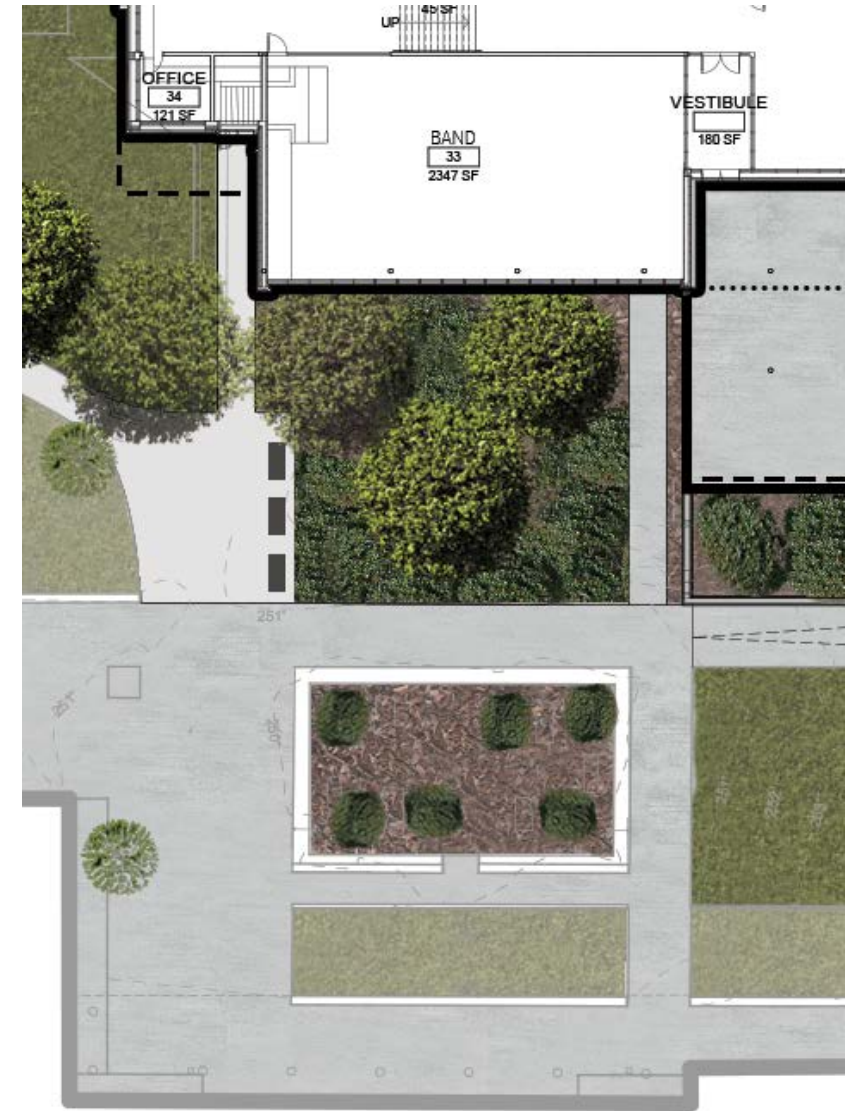
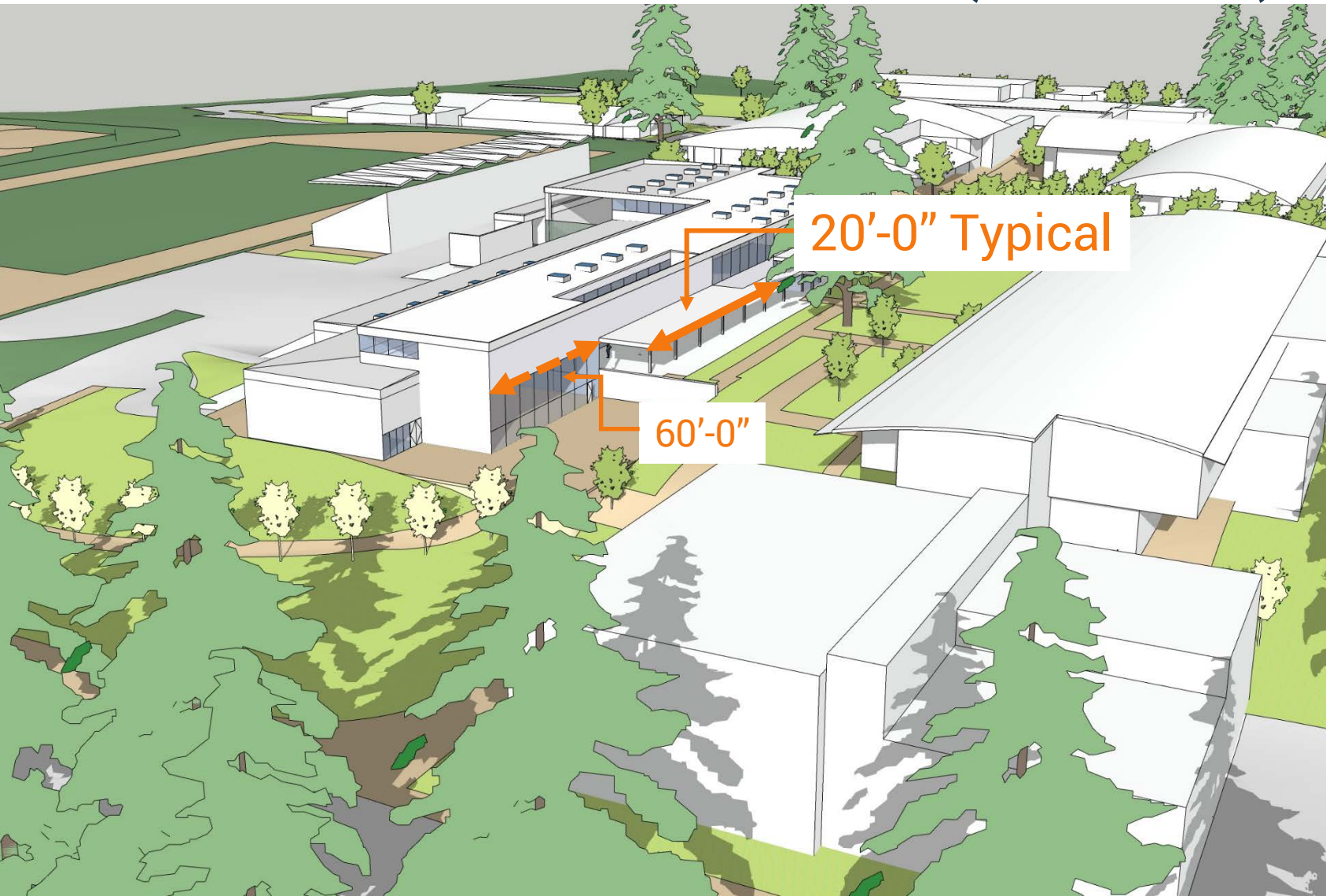


Response to Design Guideline 2

Vertical Modulation (20' Max)



Response to Design Guideline 2 Horizontal Modulation (30' Max)



Design Guideline 3

Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public

Intent: aesthetic appeal

Response to Design Guideline 3

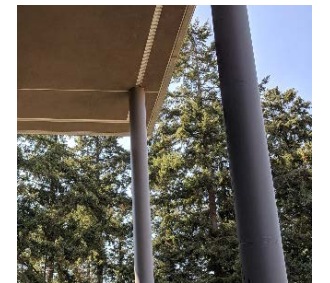
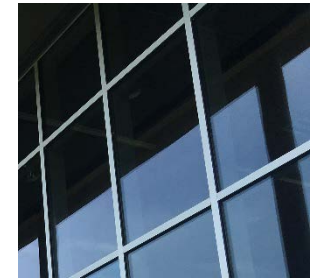
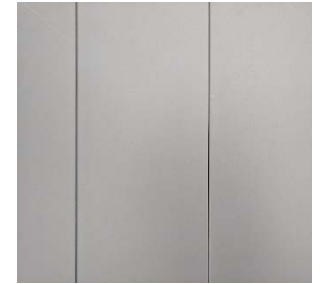
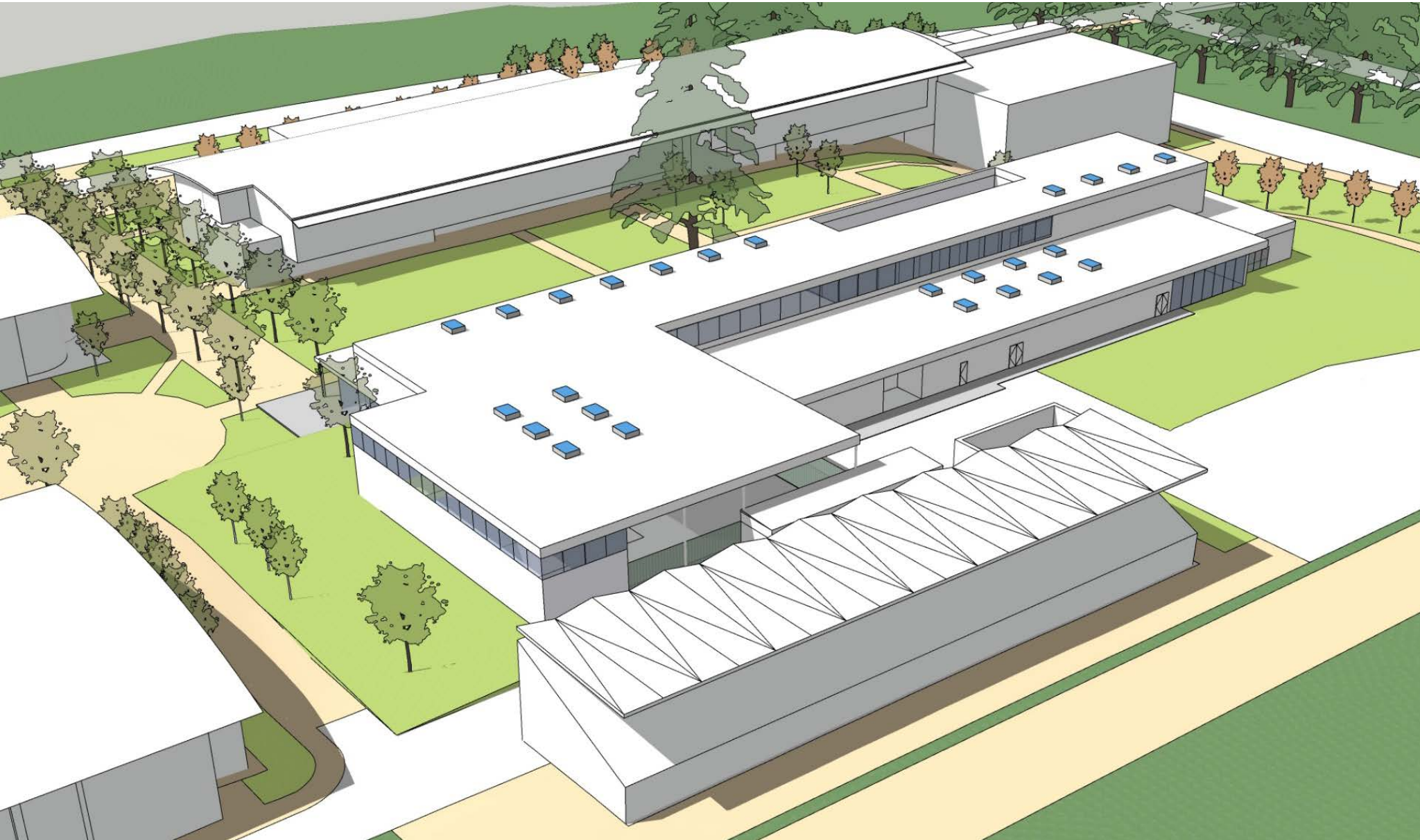


PUBLIC WAY

Response to Design Guideline 3



Response to Design Guideline 3



Design Guideline 4

The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor

Intent: visually prominent ground floor facades

Response to Design Guideline 4



Design Guideline 5

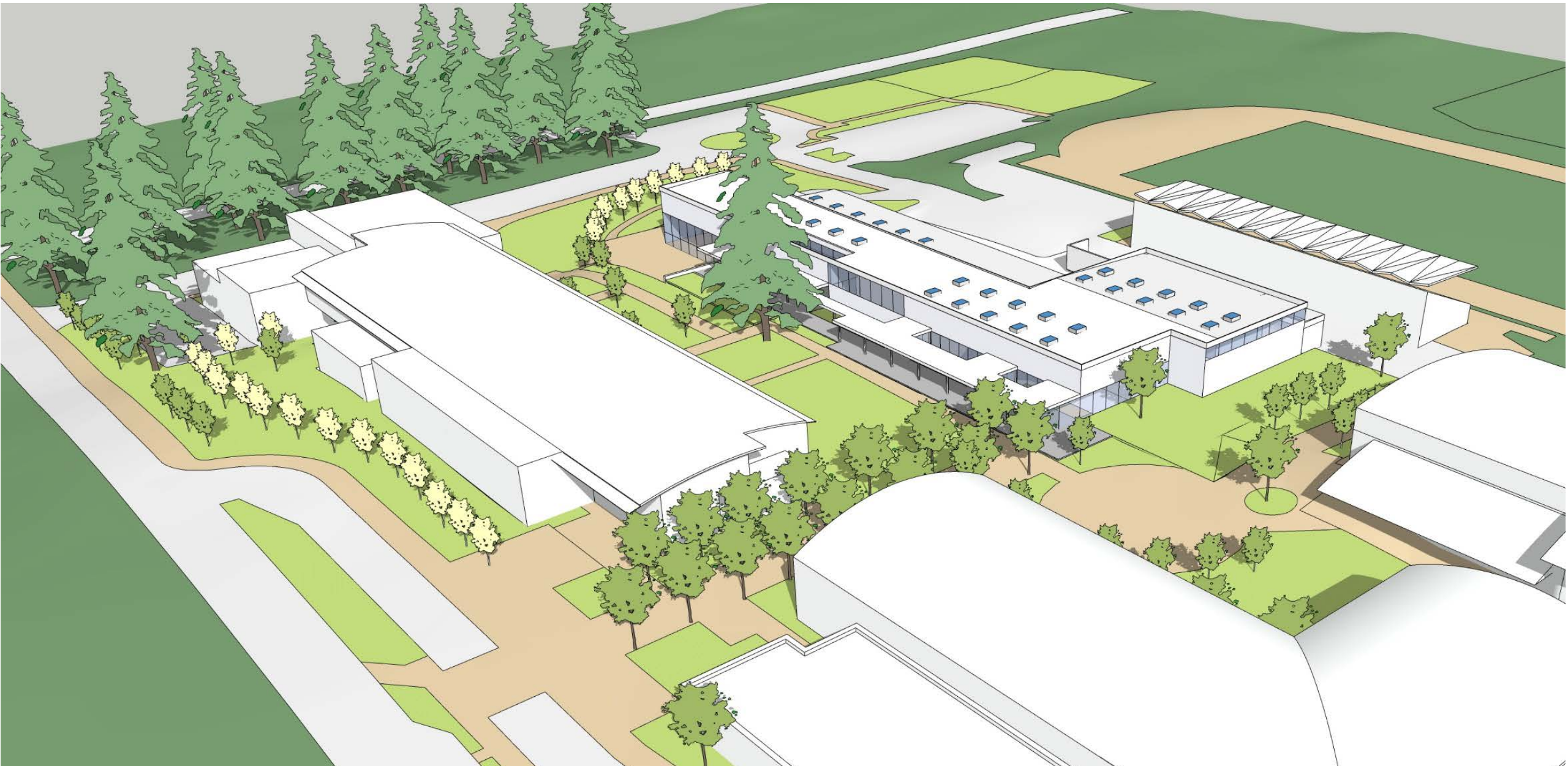
Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged

Intent: pedestrian scale facing public ways

Response to Design Guideline 5



Response to Design Guideline 5

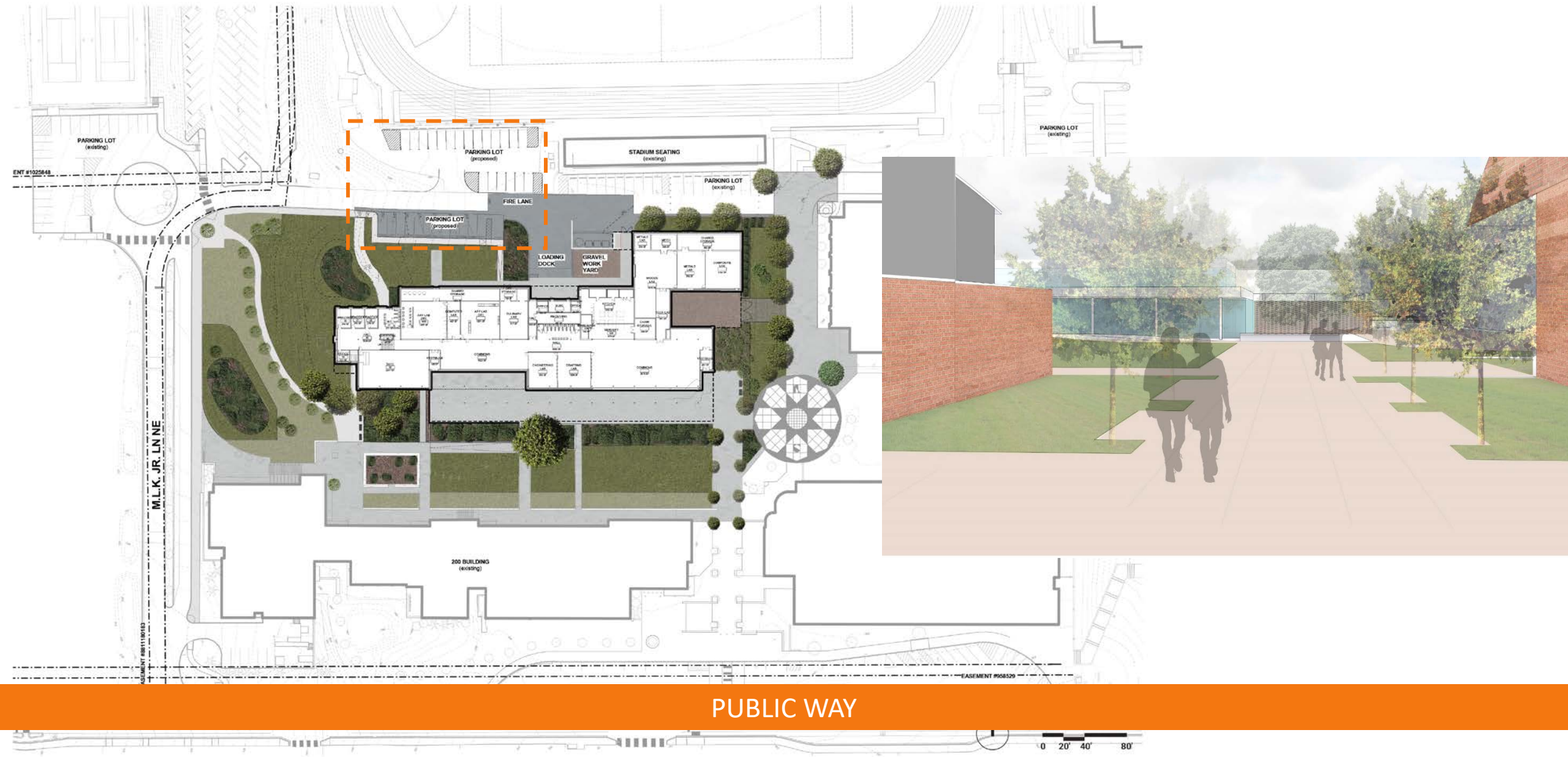


Design Guideline 6

Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage

Intent: continuous frontages along sidewalks for pedestrian activity

Response to Design Guideline 6

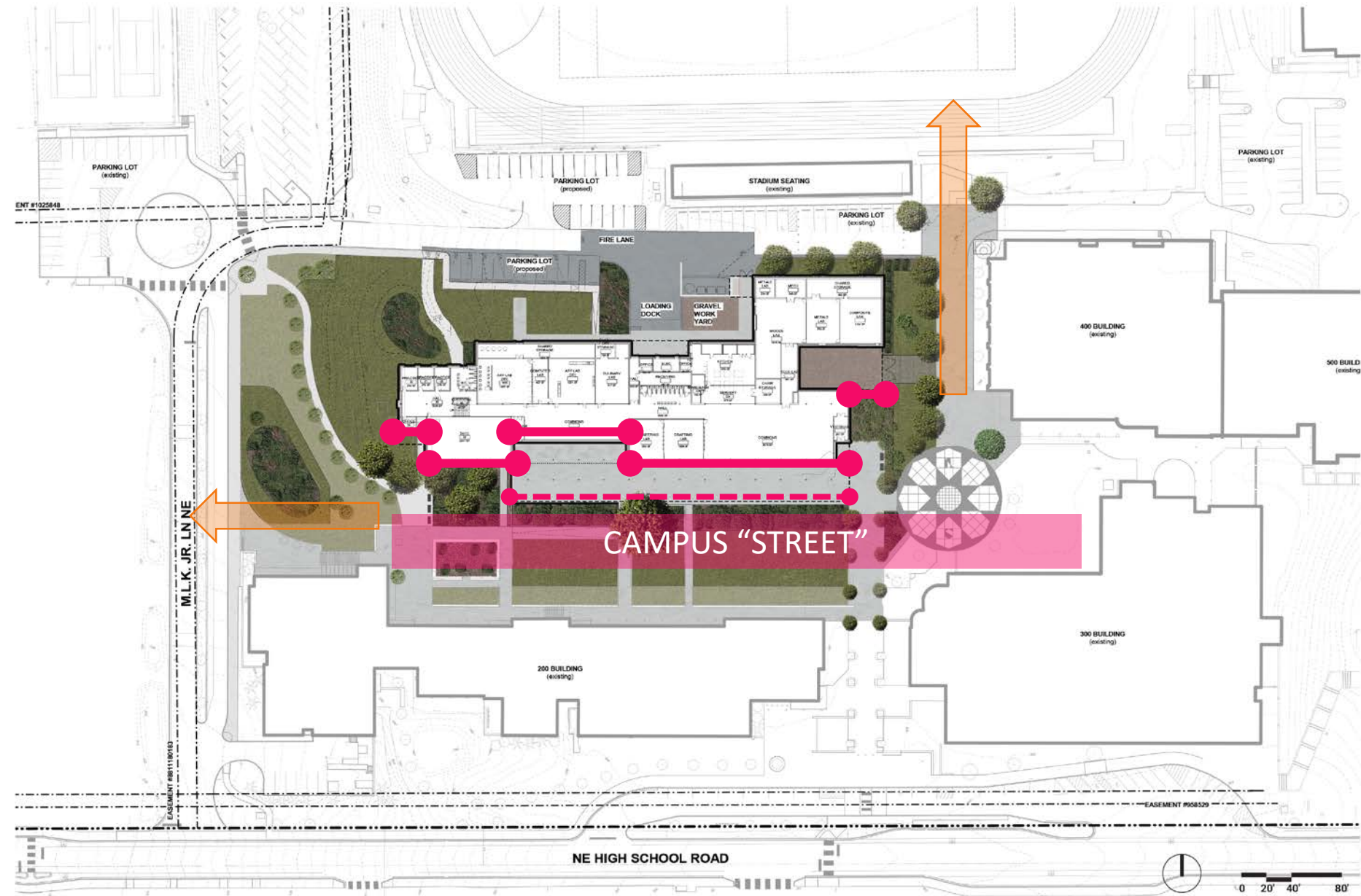


Design Guideline 7

Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space

Intent: reduce overall scale

Response to Design Guideline 7

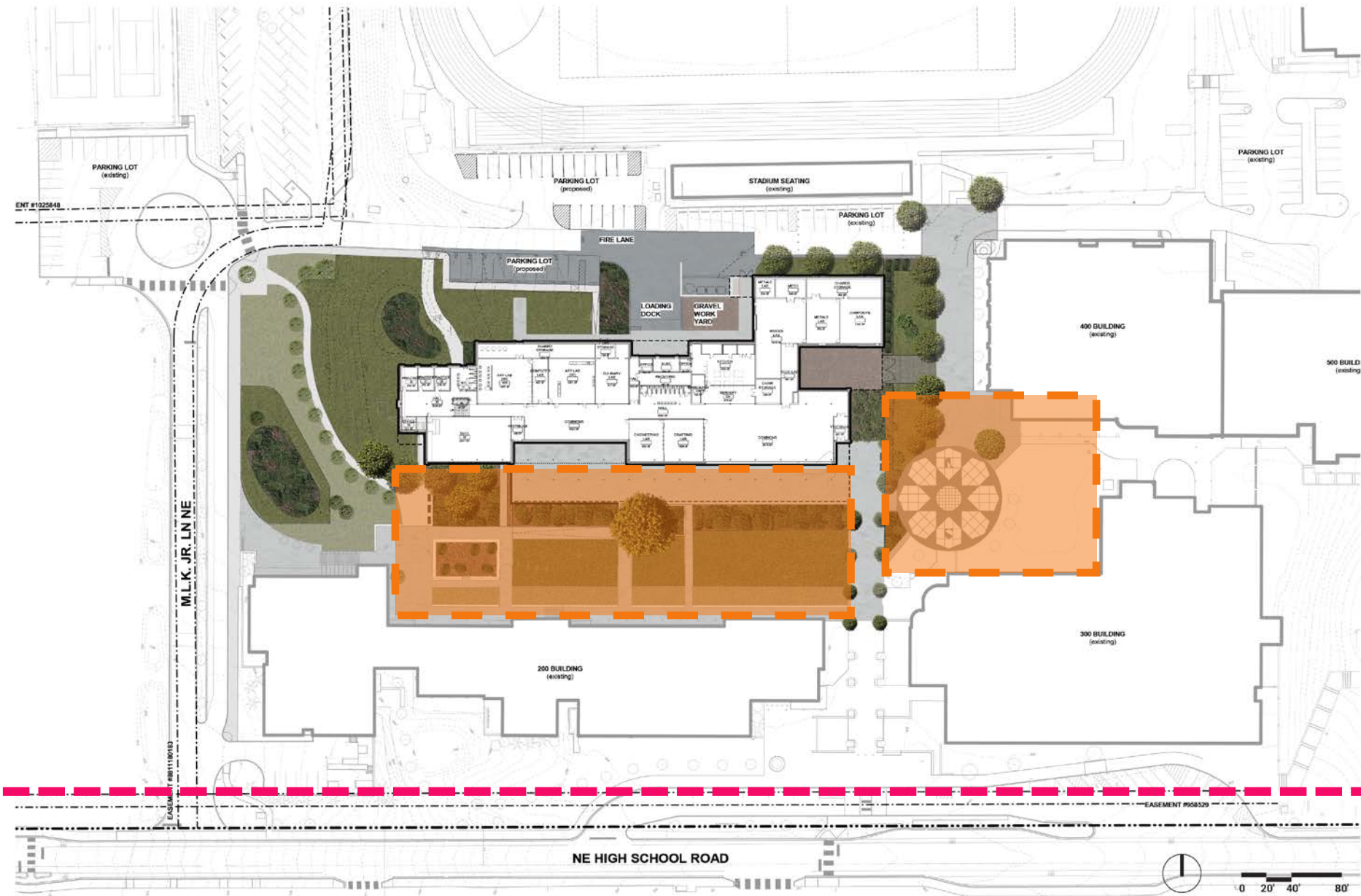


Design Guideline 8

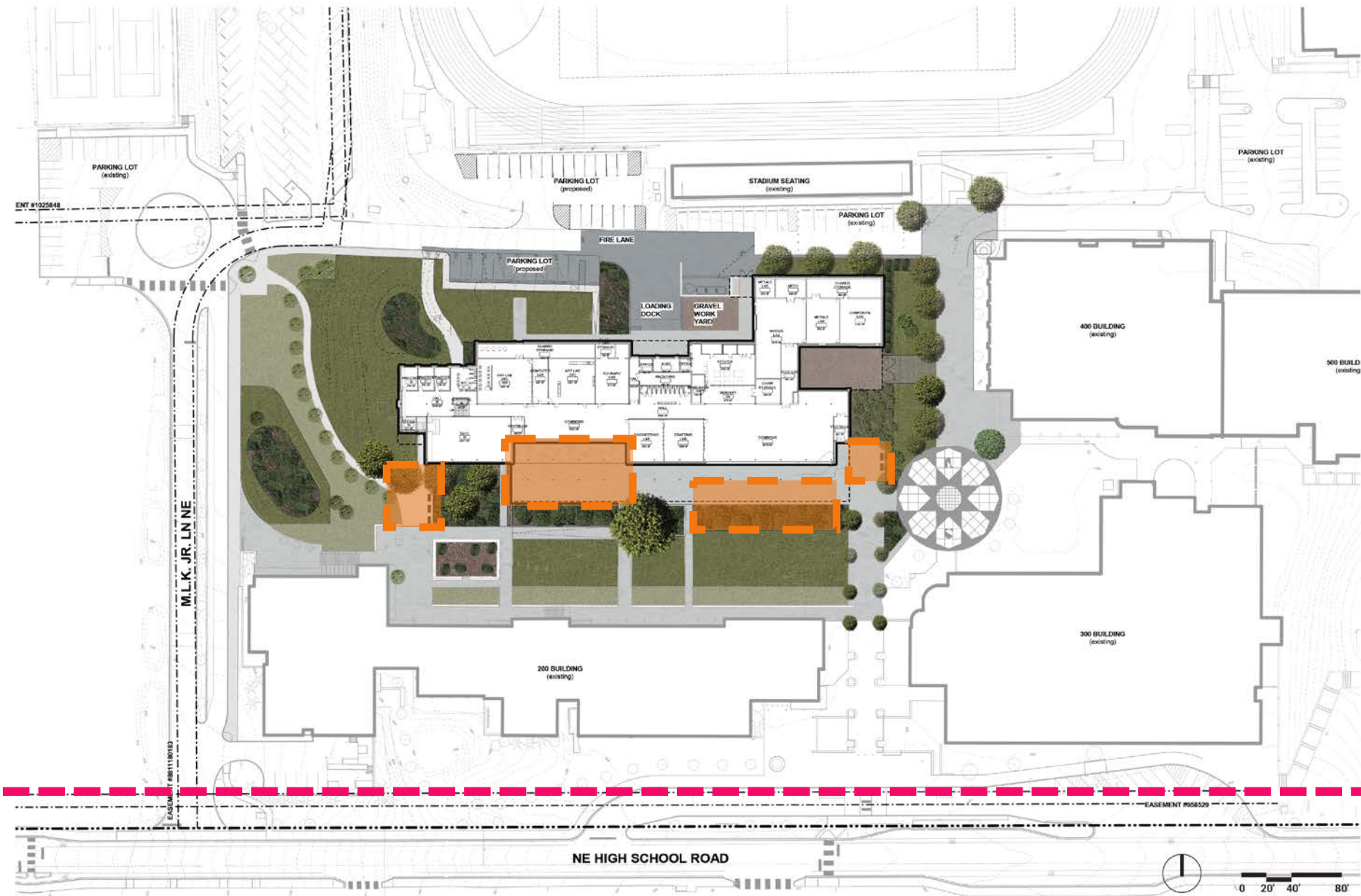
Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk

Intent: encourage public outdoor spaces

Response to Design Guideline 8



Response to Design Guideline 8



Design Guideline 9

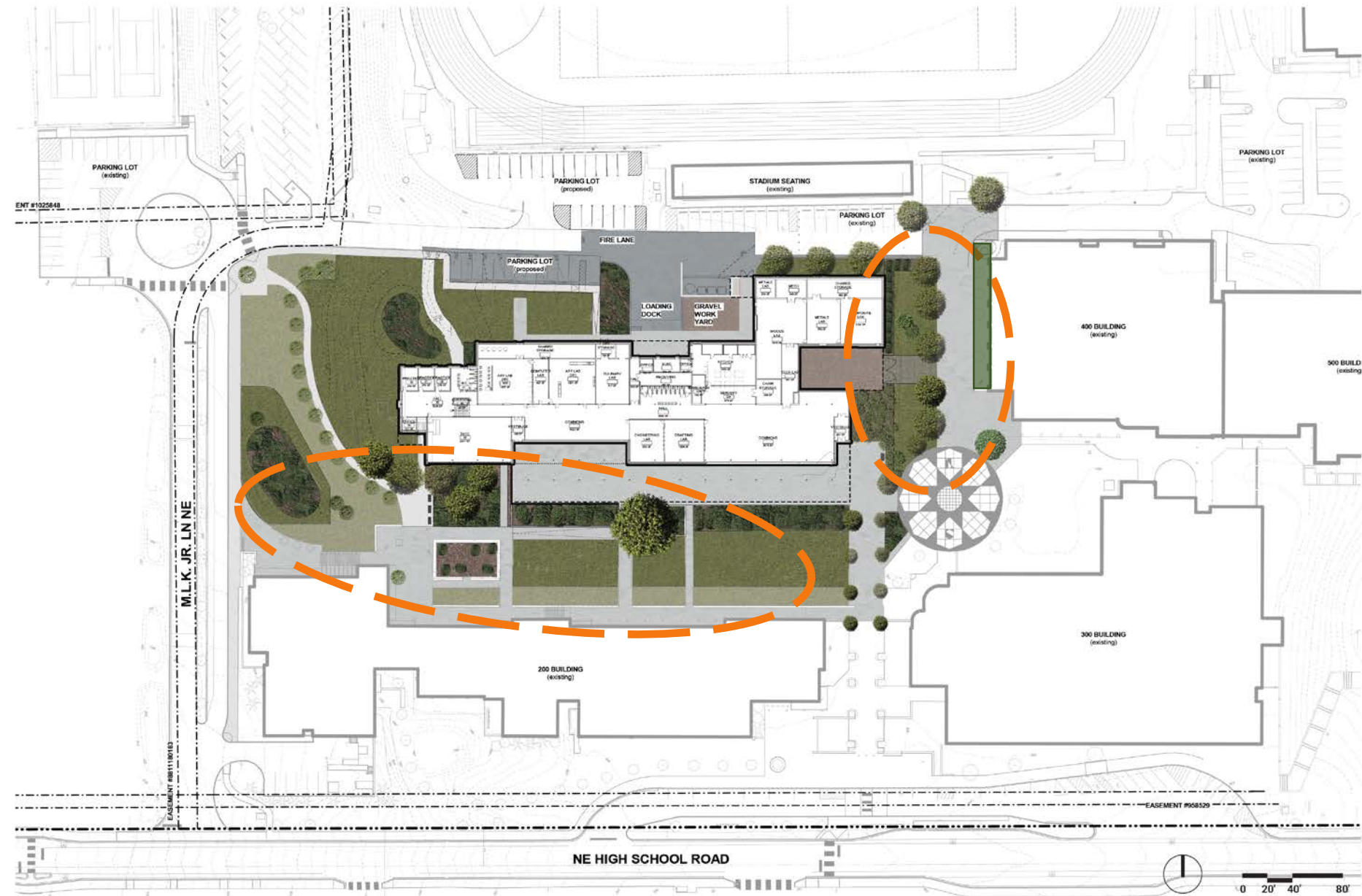
Encourage public pedestrian passageways and vegetation between buildings

Intent: soften built environment

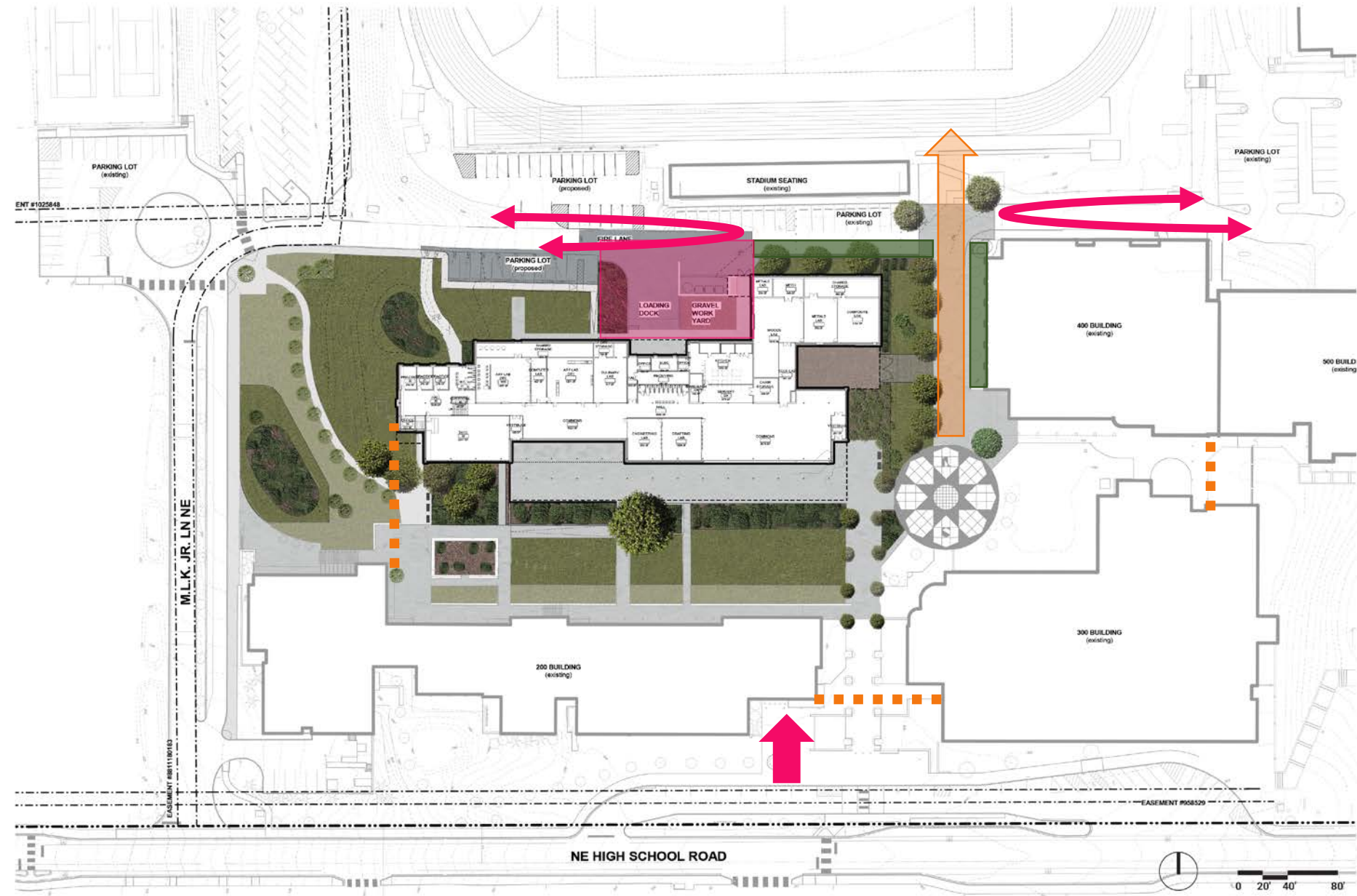
Response to Design Guideline 9



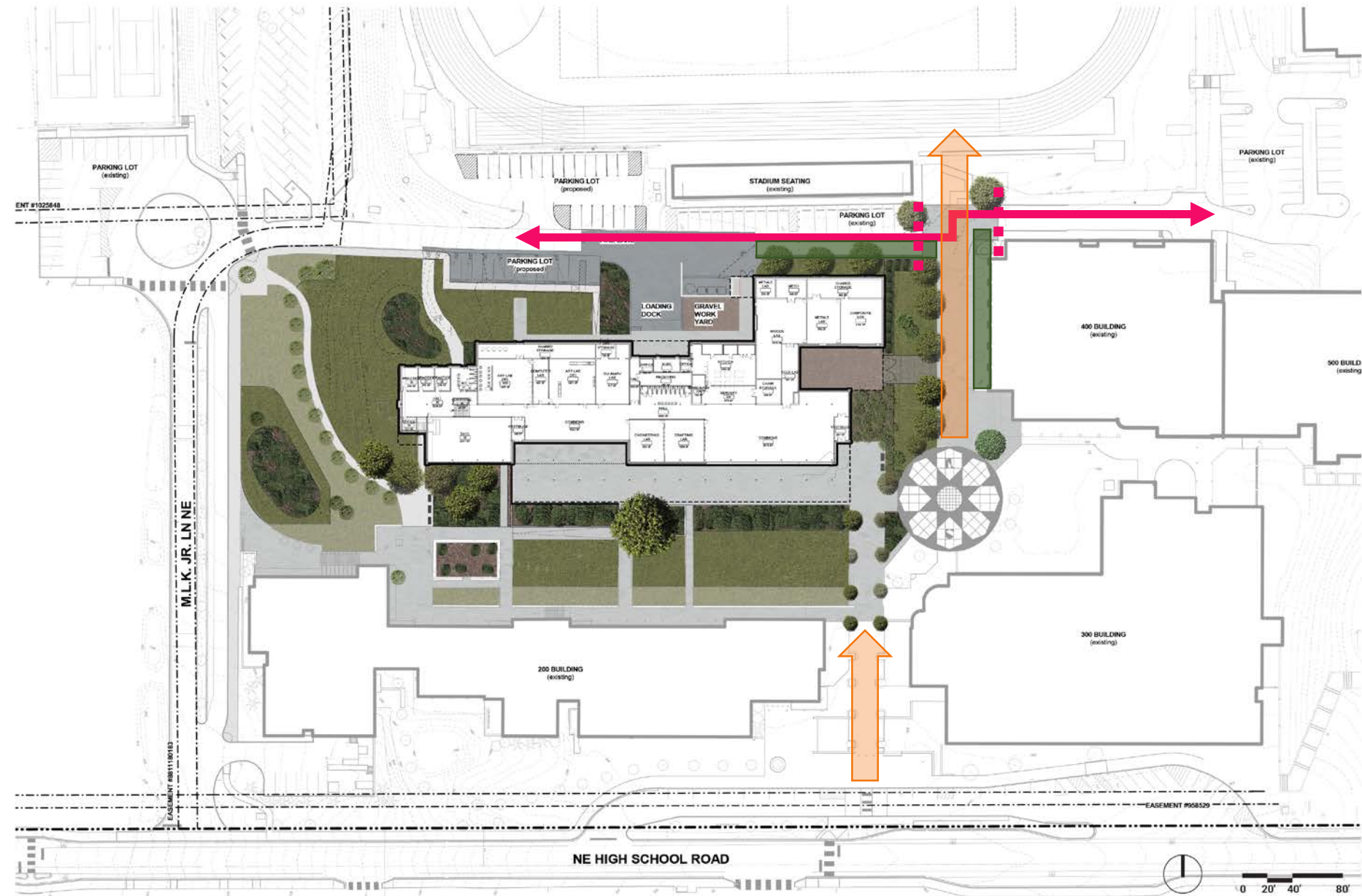
Response to Design Guideline 9



Response to Design Guideline 9



Response to Design Guideline 9



Design Guideline 10

Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing

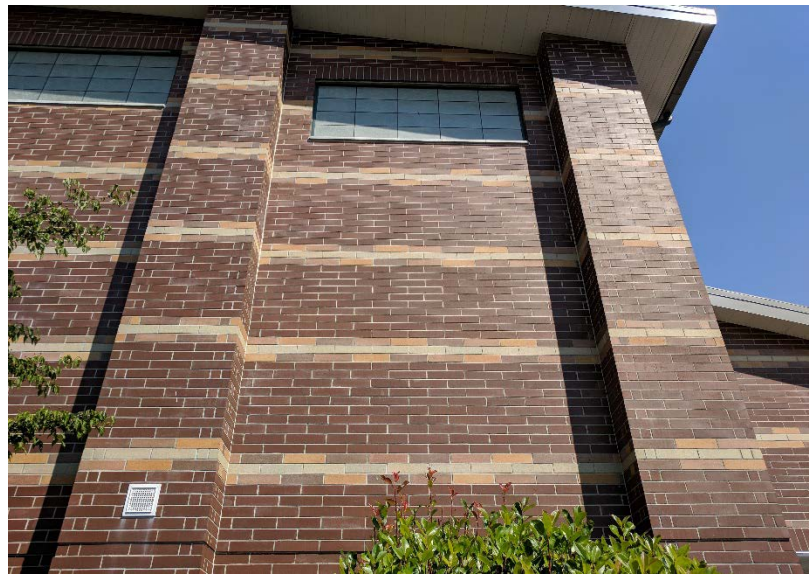
Intent: compatibility with neighborhood characteristics

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Response to Design Guideline 10



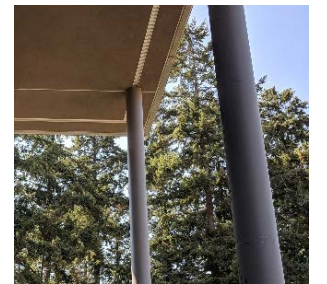
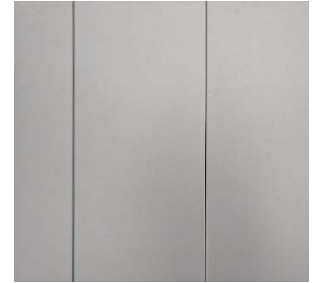
Response to Design Guideline 10



Response to Design Guideline 10



Response to Design Guideline 10



Response to Design Guideline 10



Design Guideline 11

Signage, corporate colors and other icons of the business may not dominate the exterior of the building, including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement

Intent: minimize intrusive commercial signage

Response to Design Guideline 11

Signage will accommodate wayfinding only; no commercial signage.

Safety and security will determine signage location, scale and prominence.

Design Guideline 12

Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane

Intent: minimize curbcuts

Response to Design Guideline 12

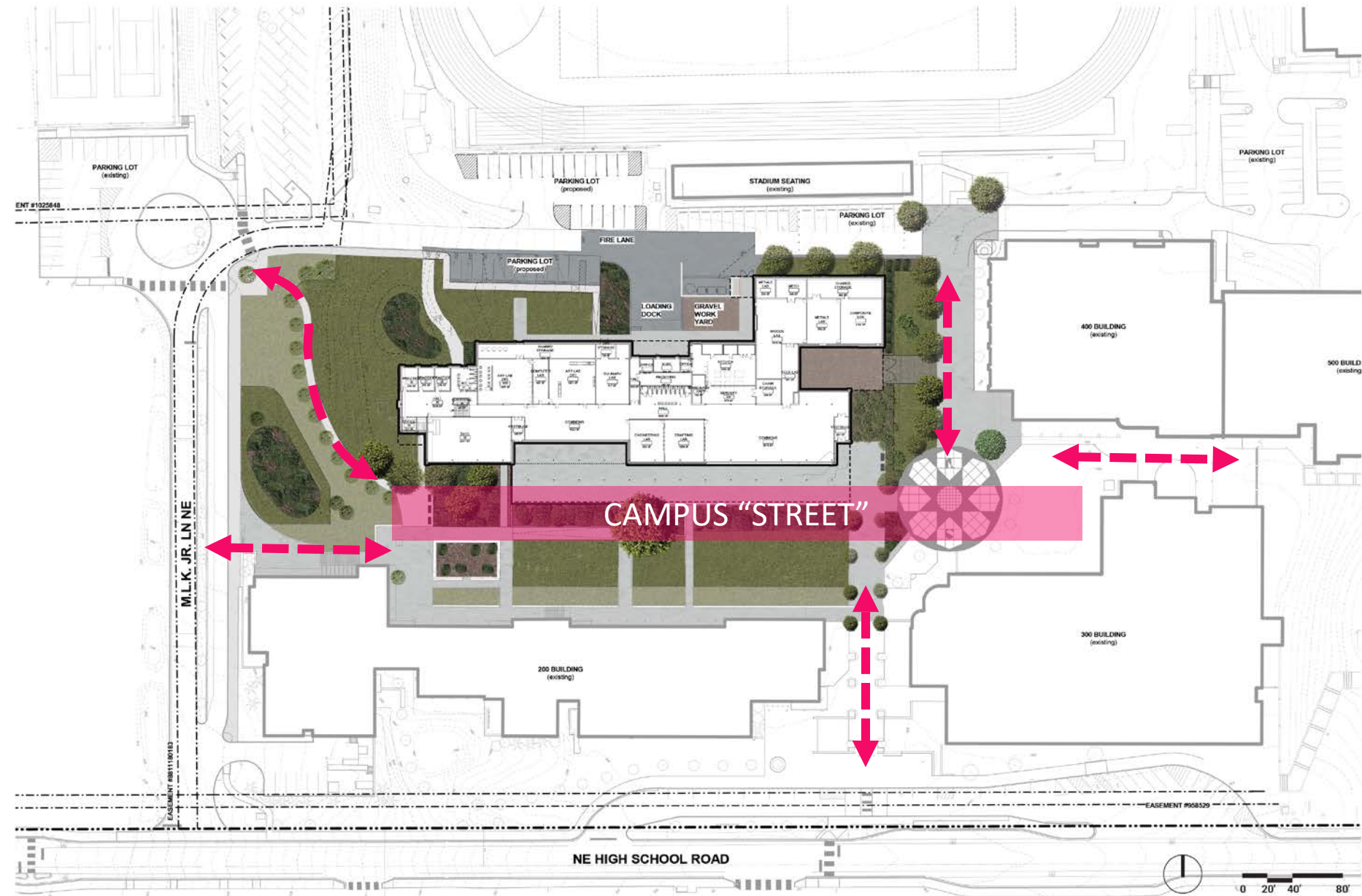
N/A

Design Guideline 13

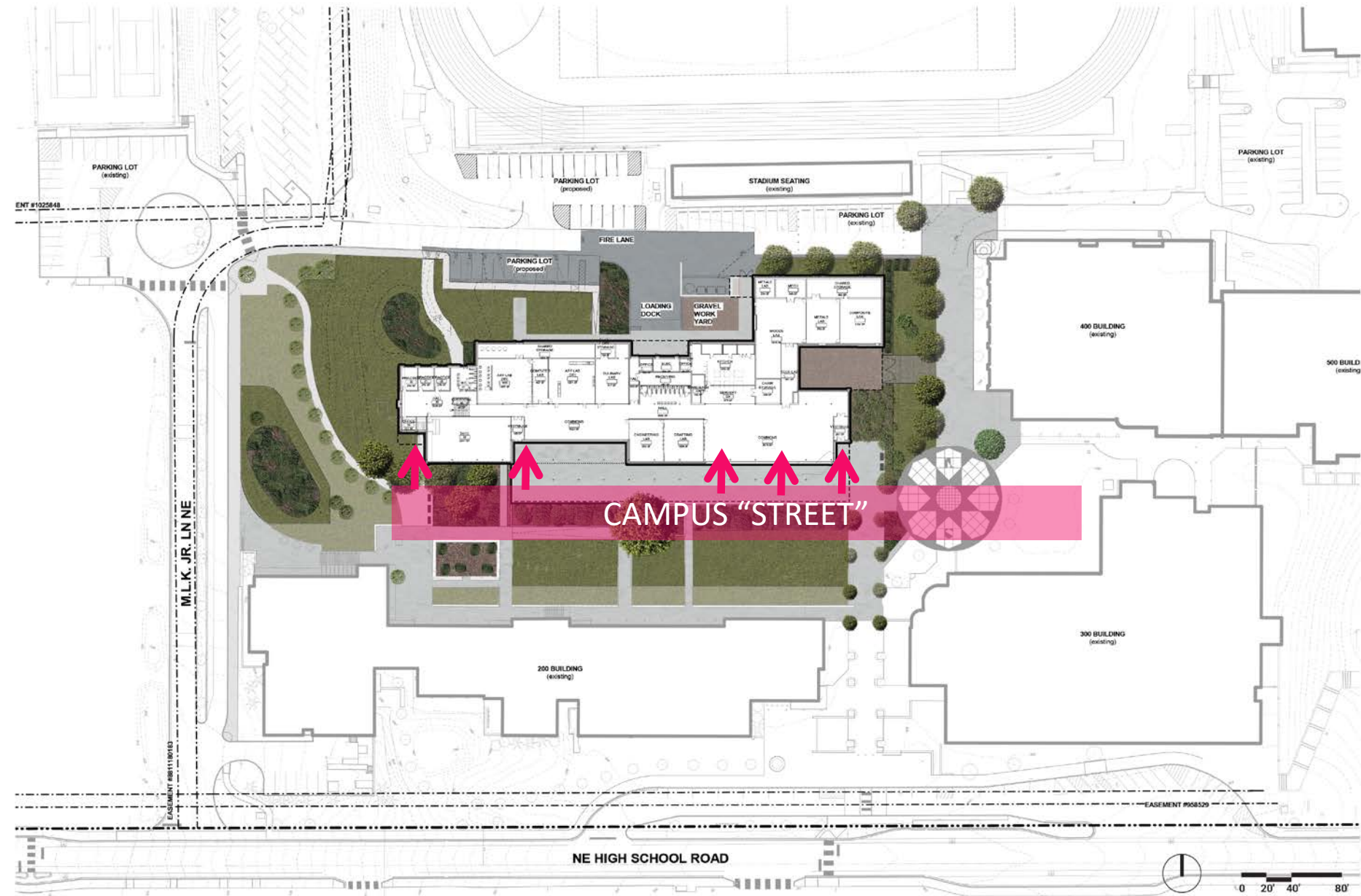
Provide multiple entrances along streets. Pedestrian passageways are encouraged

Intent: pedestrian access

Response to Design Guideline 13



Response to Design Guideline 13

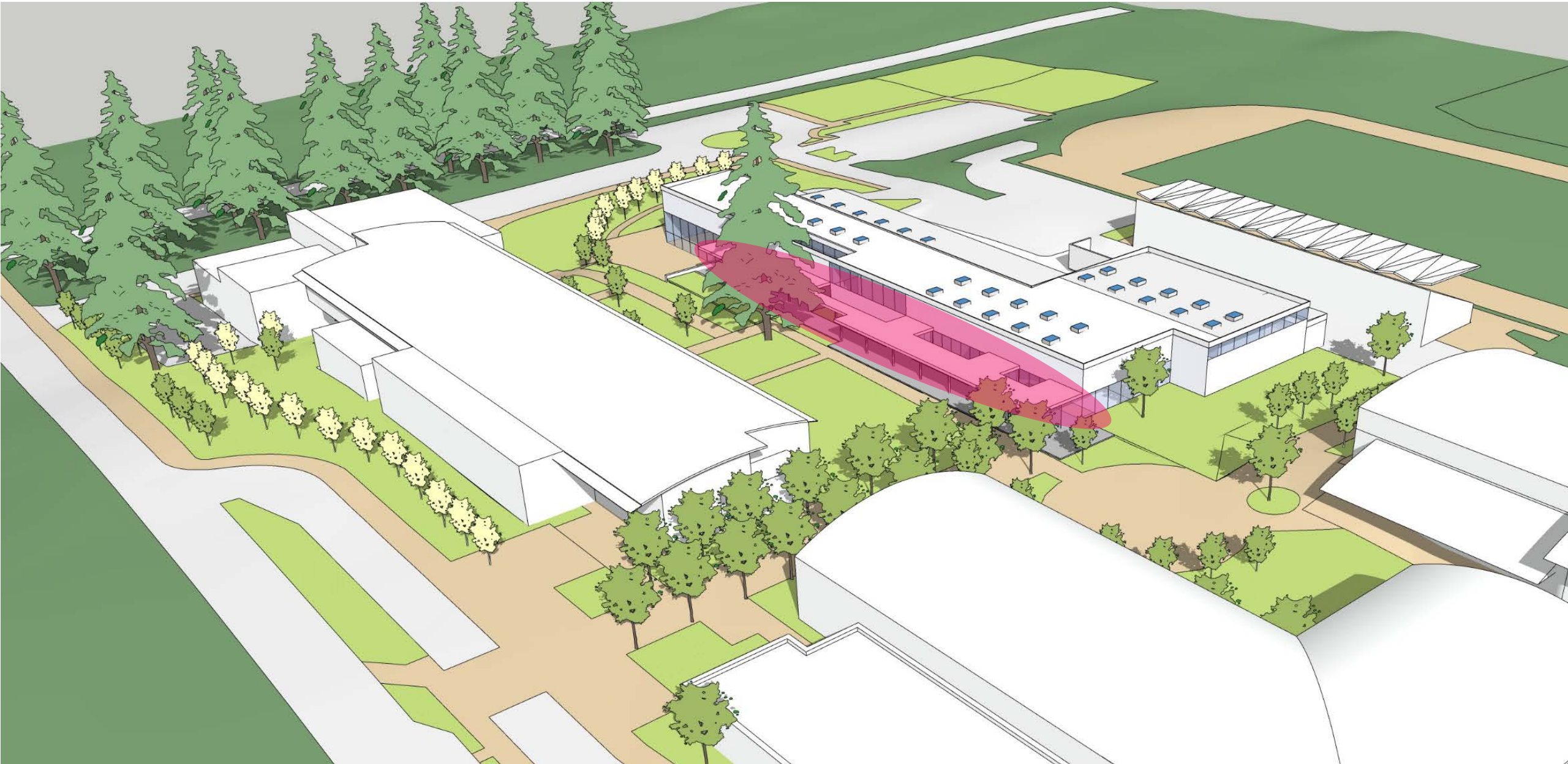


Design Guideline 14

Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used

Intent: weather protection

Response to Design Guideline 14



Response to Design Guideline 14

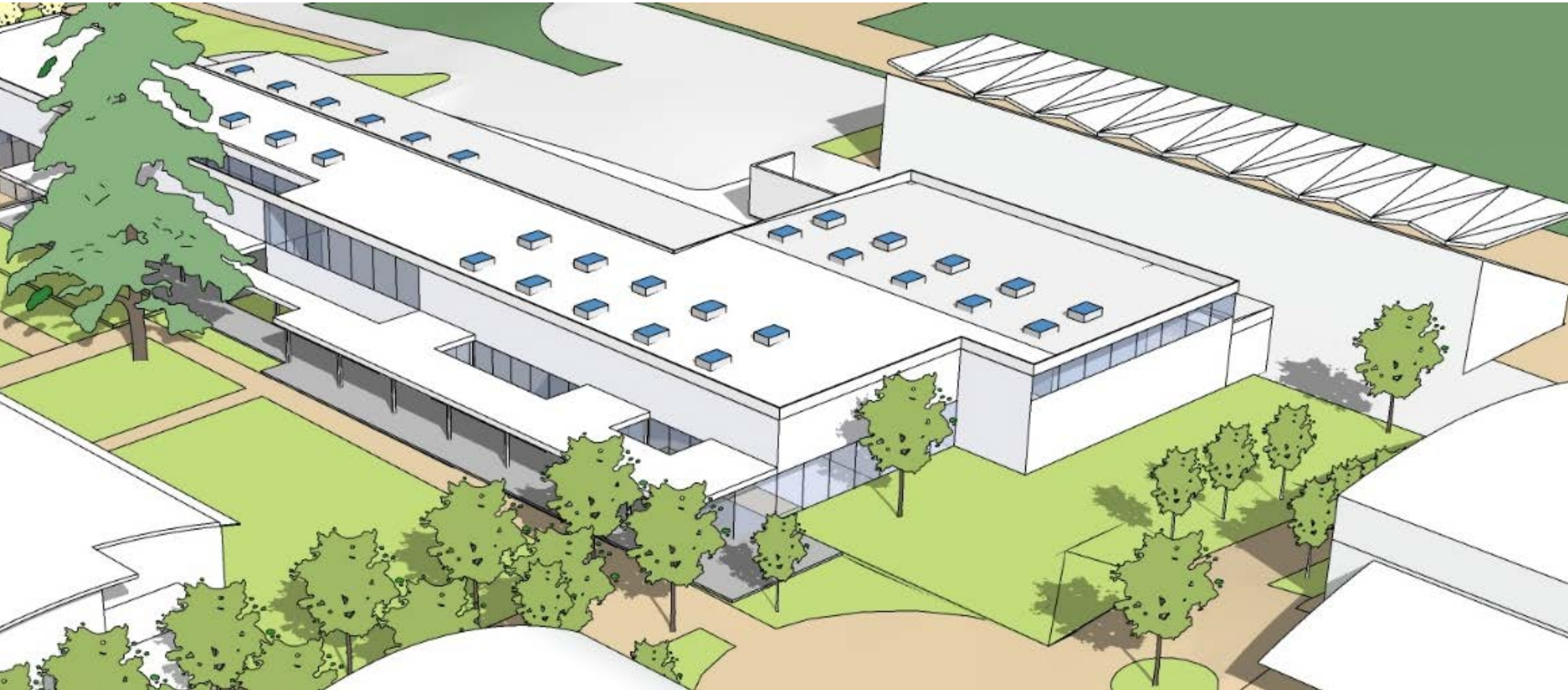


Design Guideline 15

Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements

Intent: smaller scale commercial buildings

Response to Design Guideline 15



Response to Design Guideline 15



Response to Design Guideline 15

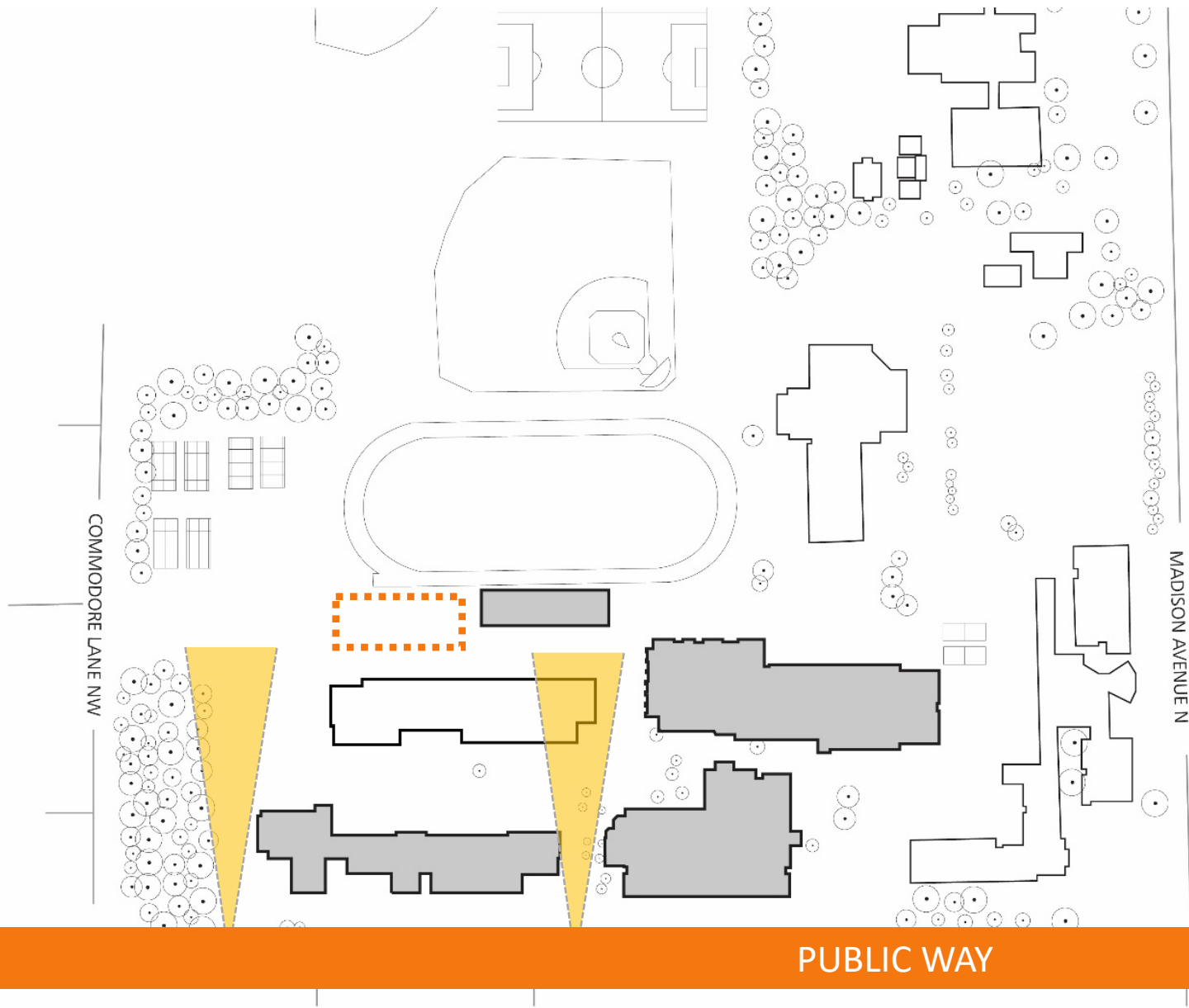


Design Guideline 16

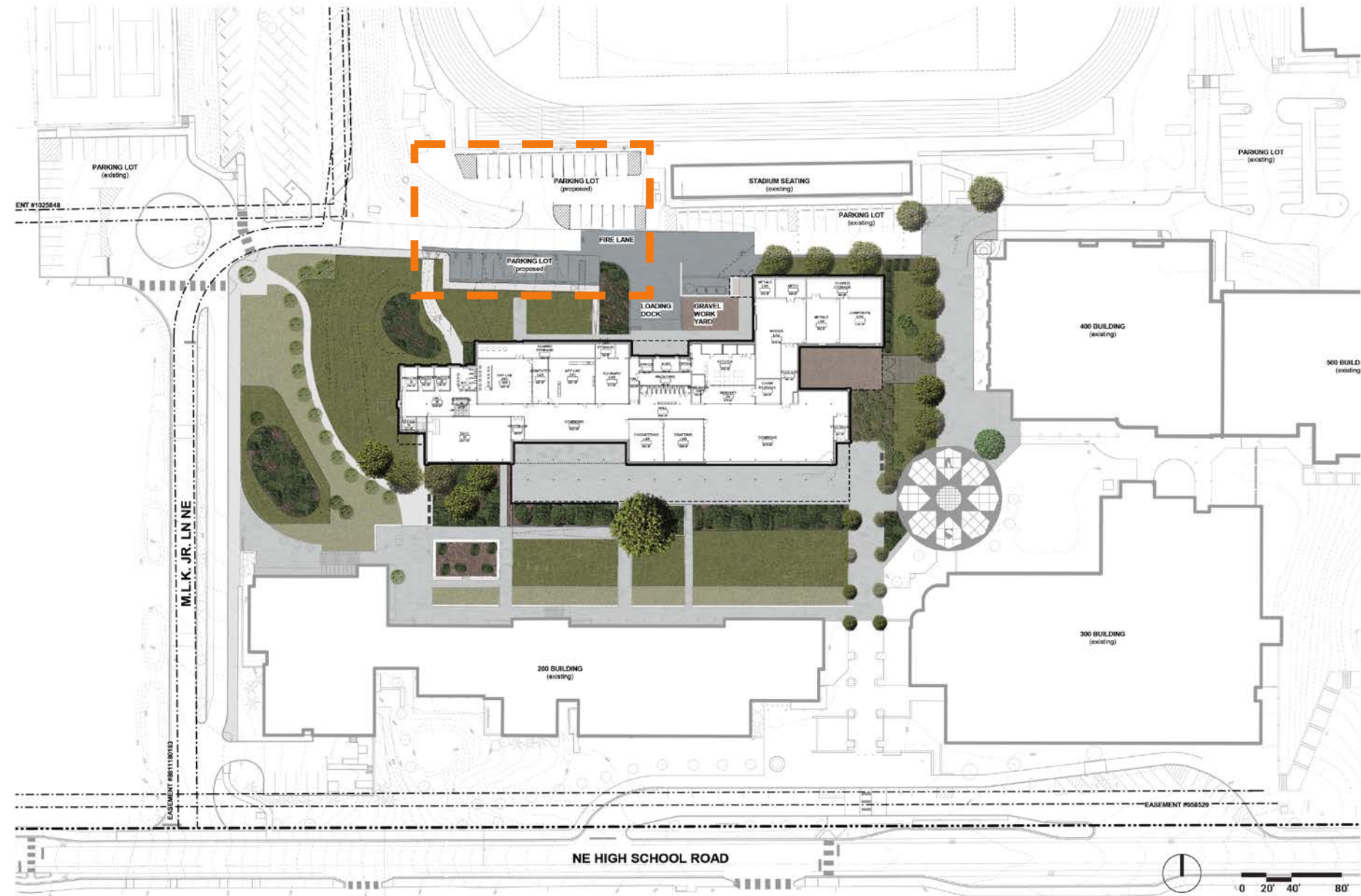
Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting

Intent: reduce visual impact of parking

Response to Design Guideline 16



Response to Design Guideline 16



Considerations Outside Design Guidelines

School Districts' Approach to Memorials on Campus

Soldiers' Memorial

Intent: honor existing memorials

Approach to Memorials, Soldiers' Memorial

