

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – June 3, 2019
Design Guidelines Update
Review COBI Sign Ordinance
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 (DRB) Members in attendance were Jane Rein, Jason Wilkinson and Carl Yurdin. Peter Perry was absent. City Staff present were Interim Planning Manager David Greetham, Long Range Senior Planner Christy Carr, Public Works Engineer Mark Epstein, Planner Olivia Sontag and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

Review and Approval of Minutes – June 3, 2019

Approval of minutes occurred later in the meeting.

David Greetham thanked outgoing Design Review Board Members Jason Wilkinson and Carl Yurdin presenting them with certificates of appreciation from the City.

Design Guidelines Update

Christy Carr introduced Lesley Bain and Jeff Arango from Framework who presented the Draft Design Guidelines report.

New/Old Business

Discussion of sending further comments from the DRB to the Planning Commission about the Winslow Hotel project resulted in anyone who cared to, would send their comments to Chair Dunstan and he would forward them to PCD staff for distribution to the Planning Commission.

Approval of Minutes Continued

Motion: I move to approve the minutes.

Wilkinson/Rein: Passed Unanimously

Review COBI Sign Ordinance

Jane Rein provided background on the newly proposed sign ordinance. She asked for and received the DRB's support of a memo to City Council asking for DRB involvement in the design of a city-wide way-finding sign system.

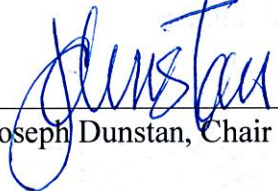
New/Old Business

None.

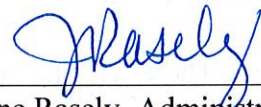
Adjourn

The meeting was adjourned at 4:39 PM.

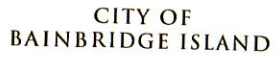
Approved by:



Joseph Dunstan, Chair



Jane Rasely, Administrative Specialist



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DESIGN FOR BAINBRIDGE 2019

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1 DESIGN ON BAINBRIDGE

The Island

Bainbridge Island is a close knit community with several neighborhood centers and a lively, walkable downtown in Winslow with a mix of shops, services and activities. The Island attracts residents and visitors with its magnificent natural setting and mix of rural and small-town charm, all a short ferry commute from Downtown Seattle. The City's residents are committed to preserving the Island's sense of community and green spaces, and deeply value the Island's natural lands, coastlines and enduring connection to local agriculture.

The City's design guidelines are based on the existing policies, principles and values established in Bainbridge Island's Comprehensive Plan and through community engagement. Each of these values and principles as they relate to the design of new development is articulated in the following section, and the guidelines draw on these principles and offer specific guidance to inform design at various scales and stages, including site design, building design and composition, and architectural detailing. The Guidelines were carefully crafted to ensure that new development reflects Bainbridge Island's common values and culture, and that it contributes to and enhances the City's built environment.

Image Placeholder

Image Placeholder



Values + Principles

The Bainbridge Island community values authenticity and design that is specific to Bainbridge. Generic approaches to design for sites, streets, buildings, and other elements are inconsistent with the island character and values.



DESIGN FOR BAINBRIDGE

Bainbridge Island's architecture is diverse, spanning a range of eras and architectural styles, but its urban fabric maintains a defining character and continuity within its varied buildings, streets and neighborhoods. Good design is the thoughtful composition of buildings, landscape and public spaces that creates a meaningful relationship to a building's surroundings and contributes to the public realm and neighborhood fabric. These guidelines define the responsibility of new development to respect neighborhood context, and respond sensitively to the surrounding built and natural environment to contribute to the community.

DESIGN FOR SUSTAINABILITY & CLIMATE RESILIENCE

Bainbridge residents cherish the Island's natural environment and are committed to protecting and restoring the ecological and hydrological functions of its natural lands and water bodies. Sustainable design and green building practices help reduce the burden of development on natural systems, and help ensure Bainbridge Island is climate resilient. Concentrating growth in the Island's urban centers through the zoning code, and around shared infrastructure conserves natural habitat and recreation areas. Specific elements of site design, building design, construction, and operation, such as efficient use of energy and water, integration of renewable energy, use of sustainable and ethical materials can mitigate the environmental toll of new development and address local climate vulnerabilities.

DESIGN FOR A WALKABLE, BIKABLE AND CONNECTED COMMUNITY

Part of a safe, healthy and sustainable community is a walkable, bikable and transit friendly built environment that encourages active transportation. Walkable, bike- and transit-friendly development that reduce reliance on cars can help improve air quality and enhance help residents live healthier more active lives. New development should support alternative travel modes and contribute to the individual's connection to place. Thoughtful design can further both these goals enhancing the public realm that ties together the city's buildings, which in turn improves the quality of the walkable and bikable experience.

DESIGN FOR HEALTH, EQUITY, AND INCLUSION

Healthy housing development and expanding educational and civic institutions support diverse and inclusive growth, and help build thriving neighborhood centers. Design can have an effect not only on the community's look and feel, but also on housing affordability to people of different means, and the comfort of people from different backgrounds. Building an accessible community that can support transit and creates a quality pedestrian experience can help grow employment locally, improve quality of life, and lay the foundation for a more diverse community. New development, such as efficient use of energy and water, integration of renewable energy, use of sustainable and ethical materials.

DESIGN TO FOSTER CULTURE AND SOCIAL WELL-BEING

The contributions of Bainbridge Island's residents through the arts, agriculture, and active organizations are a piece of what defines the City. Bainbridge Island's rich history, and dynamic cultural life are supported by the City's buildings, parks, and public spaces. They represent the community's experiences and foster a robust public life in Bainbridge Island's downtown, in distinct neighborhoods and in the Islands rural areas. New development should contribute to and create spaces that are accessible and reflect local culture and identity.

DESIGN FOR CONNECTIONS TO THE NATURAL ENVIRONMENT

Bainbridge Island's natural environment is not simply a scenic backdrop for its built environment - the two are intimately connected. New development should draw inspiration from and preserve natural areas, responding to natural features like slopes, streams, heritage trees and wetlands in ways that minimize disturbance and leave ecological functions intact.

How to Use this Document

Design for Bainbridge provides guidance for applicants to successfully navigate the design review process. This section highlights several key elements of the design review process to improve clarity and predictability for the City, applicants, and the public.

When is Design Review Required?

The Bainbridge Island Municipal Code (BIMC) specifies the types of development or other activities that require design reviews in Section 2.16.040. Those BIMC rules require design review for the following project types:

- a. Nonresidential Development
 - › A new non-residential building or other structure
 - › A change of use where traffic, parking, noise or other impacts are greater than the previous use; as determined by the direction
 - › The expansion, remodel, or alteration of any building or other structure by more than five percent of its existing floor area, or overall size in cases where floor area is not applicable; or expansion that creates a new dwelling unit; or
 - › The construction of new wireless communications support structures (but not the location of wireless facilities on existing buildings).

- b. Subdivisions

The development of single-family homes and minor activities or improvements like routine maintenance, interior work, or projects that don't require a building permit or a change of use are exempt.

Design Standards vs Guidelines

Design for Bainbridge includes both design standards and guidelines. Standards are clearly defined and applied based on the context of the surrounding neighborhood and site. Guidelines are more flexible and provide different approaches to meeting the design standards. For a project to be approved it must comply with all applicable design standards and demonstrate how the project team has applied the guidelines to meet those standards. Design standards and guidelines, and the development to which they apply are defined below.

Design Standards: Standards mandate planning and design actions that the applicant must incorporate in their project application. Compliance with standards is mandatory and failure to meet a mandatory standard may be used as a basis for the city's denial of a project application.

Design Guidelines: Guidelines are voluntary and not mandatory; however, compliance with guidelines may be necessary to comply with the design standards. Guidelines provide a variety of ways to satisfy the design standards based on the specific context and site. Failure to meet a voluntary guideline cannot be used by the city as a basis for a project denial.

Development: Development means all structures and other modifications to the natural landscape above and below ground, on a particular site. Design review applies to all development for major site plan or subdivision review).

Relationship to Other Regulations and Permit Review

Design review is part of an integrated land use and development review process that includes zoning, subdivisions, building permits, and other regulations for shoreline development and critical areas in the State Environmental Policy Action (SEPA). The Design Review Board (DRB) in coordination with City staff is responsible for design review, which focuses solely on compliance with the design standards and guidelines contained in this document. Regulations for zoning, subdivisions, and buildings are reviewed and approved by other parties within the City. Design review starts early in the City's permit process and concludes with final review and recommendation from the DRB before Planning Commission review for major site plan and subdivision applications. The final permit decision varies by the permit type but is typically made by the Planning Director or the City's Hearing Examiner. For more information on the permit review processes please refer to the City's Administrative Manual.

Design Review Process

Design review begins with context and site analysis and starts a dialogue between the applicant and the DRB before plans and designs are developed for the site. The process includes three meetings with the DRB and one with the community before the permit application and accompanying materials are submitted. Once the applicant has submitted their final materials to the City, the project undergoes final design review with recommendation of approval or denial from DRB before the project proceeds to the Planning Commission for site plan, subdivision, and related review. This process, detailed in the following section, is intended to align with the design standards, guidelines, and analysis requirements in this document.

Departures

Design for Bainbridge is intended to provide flexibility in meeting the design standards and applying the design guidelines to projects. However, there may be circumstances where the applicant has proposed a design solution that meets the guiding principles and intent of the standards and guidelines but is not in strict compliance. Departures may be approved by the final decision-maker with a recommendation on approval or denial by the DRB for projects under their review.

Definitions

Active:

Built Environment:

Character:

Civic Use:

Development: "Development" means all structures and other modifications of the natural landscape above and below ground, on a particular site.

Datum Line:

Frontage:

Heat Island Effect:

Infiltration:

Impervious:

Massing:

Mixed Use:

Natural Systems:

Permeable:

Public Realm:

Resilience:

Runoff:

Right-of-Way

Scale:

Street Edge:

Sense of Place

Transpiration:

SUSTAINABILITY DEFINED

The term “sustainability” has become a buzz word that is used frequently - occasionally when the user is attempting to “green wash” a project or a proposal. In common parlance, sustainability is defined as follows:

The ability to be maintained at a certain rate or level. Common examples are: “the sustainability of economic growth”; “the long-term sustainability of the project.”

In the realm of ecology and the survival of the planet and all its inhabitants, sustainability is best defined in the context of living systems. Thus, “sustainability” means, simply, “to align with natural forces, or at least not to defy them,” and is about everything we do as humans. To use the phrase “environmental sustainability,” for example, or “sustainable agriculture” or a “sustainable economy,” while grammatically correct, does not exemplify the true definition of, nor foster application of the real meaning of, sustainability. Sustainability, properly used, is about the entire planet as a living system, including all life forms.

Viewing a community as a living system recognizes that the “rules of the house” are non-negotiable biophysical principles and the elements of sustainability rest upon those principles.

To further understand this approach to community, it helps to know that “ecology” and “economics” have the same root: eco from the Greek oikos, or home. Ecology is the knowledge or understanding of the house, and economics is the management of the house—and it is the same house. Therefore, understanding our community as a living system—an ecosystem—will give us not only a new understanding of “economy” and “economics,” but also will foster a vision of the future, along with strategies for its realization, that focus on resiliency, adaptability, and attunement with nature.

If we perceive ourselves and all we create as part of an ecosystem, it is easy to understand that our community is a living system within which there are nodes of wealth: social, natural and financial. All interact as a system and are linked together through nutrient cycles and energy flows, and the maintenance and health of these networks is essential to the overall health and prosperity of our community.

- Jane Rein, Design Review Board

2 DESIGN REVIEW

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 interactive process intended to help applicants comply with relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site.

1 Conceptual Proposal Review

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.

2 Design Guidance Review

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.

3 Pre-Application Review

The design review meeting with the Board is intended to provide input on preliminary, site, building plans and elevations, and ensure design guidelines before the application set is finalized.

4 Final Design Review

At this meeting, the Board will review the final application plans for guidelines compliance and ensure that the project reflects any revisions recommended by the Board at previous meetings. The design review board will also consider any requested departures from the design guidelines, the rationale for those departures and their consistency with the intent and principles of the guidelines.

WHAT REQUIRES DESIGN REVIEW:

Nonresidential projects
5+ Unit multifamily projects
Projects in guideline areas

DISCUSSION TOPICS & MATERIALS

1

CONCEPTUAL PROPOSAL REVIEW

Context Analysis
Site Analysis
Statement of Intent



DRB MEETING



2

DESIGN GUIDANCE REVIEW

Concept Design & Alternatives
Massing & Siting Options



PREAPPLICATION SUBMISSION



DRB MEETING



3

PRE-APPLICATION REVIEW

Site and Landscape Plans
Building Plans & Elevations
Guideline Compliance



COMMUNITY MEETING



DRB MEETING



APPLICATION STAGE

4

FINAL DESIGN REVIEW

Submittal Requirements

1 Conceptual Proposal Review

Site Analysis

- a. Aerial map of with property lines marked and street labeled within 500 feet.
- b. Photos of the site;
- c. Topography, physical, and natural features on the site;
- d. Landscaping and tree species 6" or greater in diameter, and an arborist report for any landmark trees;
- e. Vehicular and pedestrian access to the site including curbs;
- f. Summary of applicable zoning standards and design guidelines.

Context Analysis

- a. Vicinity map(s) indicating:
 - › Property lines;
 - › Footprints of structures and existing ground and upper floor uses;
 - › Zoning districts and overlays;
 - › Natural features, recognized landmarks and designated historic sites or structures; and
 - › Roadways, sidewalks, trails, bicycle facilities and transit stations.
- b. Photos of properties, structures, adjacent rights-of-way, natural features, and streetscapes within 500 feet.

Preliminary Development Program (Optional)

- a. Preliminary Development Program (Residential or Live/Work Units, Retail or Office SF, Number of Parking Stalls); and
- b. Description of how the program fits within the context and any sustainability, preservation or conservation goals as part of the project.

2 Design Guidance Review

- a. Vision Statement & Design Intent;
- b. Conceptual site plan and architectural massing concepts, and a description of how these designs respond to the context;
- c. Development Program (Residential or Live/Work Units, Retail or Office SF, Number of Parking Stalls);
- d. Description of how the program fits within the context and any sustainability, preservation or conservation goals as part of the project;
- e. Graphical illustration of the overall massing at street level;
- f. Narrative explanation of design cues from nearby architectural and natural features;

3 Pre-Application Review

- a. Illustrative Site Plan, including:
- b. Property lines and easements and rights-of-way with dimensions;
- c. Footprints of structures on adjacent properties with height in feet and stories;
- d. Topography, physical and natural features on the site;
- e. Vehicular and pedestrian access to the site including curbs; and
- f. Landscaping and tree species 6" or greater in diameter, and an arborist report for any landmark trees.
- g. Conceptual floor plans with uses differentiated by color, including property lines and adjacent properties;
- h. Preliminary building plans and elevations annotated with facade treatments, materials and colors
- i. Summary of applicable zoning standards and design guidelines, and how applicant intends to meet those standards and guidelines as part of the proposed development with conceptual diagrams or graphics;
- j. Description of how the project relates to guiding principles, and meets the intent of applicable design guidelines;
- k. Summary of all anticipated departures from applicable guidelines;

4 Final Design Review

- a. Statement of Design Intent and how the project incorporated applicable guidelines;
- b. Vicinity Map including property lines and rights-of-way with dimensions, footprints of buildings on adjacent properties, and natural features (landmark trees, streams, wetlands and steep slopes);
- c. Final Site Plan Illustration in Color;
- d. Final Landscape and Planting Plans;
- e. Color Rendering of the Proposed Development from the street and from an axiomatic view;
- f. Final Floor Plan;
- g. Final building plans and elevations for all facades;
- h. Detailed Drawings of Façade Treatments;
- i. Materials Palette, samples and cut sheets for all façade materials included in elevation drawings ;
- j. Sun/Shadow Graphical Analysis; and
- k. Full summary and rationale for all requested departures from design guidelines and zoning parameters.

3

CONTEXT ANALYSIS

Introduction

Your site is part of our community.

A thorough understanding of all aspects of the site and its context is fundamental to design that fits and contributes to Bainbridge Island's unique built and natural environments. Development affects its setting through each facet of their design in ways that can be striking or largely invisible to the public. It is not enough to simply describe the context, but to analyze the qualities of the context to understand and their implications for design.

An effective context analysis will carefully examine the relationship between the site, potential development, and the surrounding environment. This creates a foundation for design that takes cues from patterns in the surroundings and contributes to the Island's unique character, while preserving and repairing the natural environment. Sustainability is an overarching goal for design on Bainbridge, and will be a key component in all respects of this analysis.

Context analysis is a pre-requisite for application of design standards and guidelines. This section outlines requirements for applicants to present their understanding of the site's context. The components of the analysis included here are intended to be part of the review process, and will be the focus of the Conceptual Proposal Review, the first meeting of the design review process.



CONTEXT ANALYSIS

Design for new development should go beyond consideration of individual buildings and fit successfully into Bainbridge Island's urban context. These standards present an analytical framework to guide approaches to design that respect and enrich the facets of the built and natural environment that make Bainbridge "Bainbridge."

- 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

C1

NATURAL SYSTEMS

Natural systems include water and hydrology; vegetation, forestry and soils; solar access and wind conditions. The natural systems analysis is the basis of designing a project that minimizes impacts and maximizes sustainable solutions for each project.

Analyze

Water:

stormwater, streams, wetlands, aquifers, shorelines

Soil:

stormwater infiltration, geological hazards, soil stability

Vegetation:

major trees, forested areas, and plant communities

Solar Access:

sun and shadow conditions on and near site

Wind:

prevailing wind direction

Resiliency:

current and future flood risk and tidal inundation, heat vulnerability and heat waves

C2

WILDLIFE HABITAT & CORRIDORS

Bainbridge's exceptional ecosystem and wildlife habitat is highly valued by the community, and development must be balanced with the diversity and abundance of native plants and animals. Habitat includes the terrestrial and marine environment, not only along the shoreline, but for upland sites as well.

Analyze

Habitat:

known species, identified key habitat

Connectivity:

existing or desired connections between key habitat areas

Shoreline:

existing conditions of waterfront sites



UNIQUE & PROMINENT FEATURES

Some sites merit special attention because of how they relate to features that make Bainbridge distinct and memorable. These include a variety of natural and man-made features including views and vistas, bluffs, shorelines, bodies of water, historic buildings and working farms. The design review process will focus on minimizing impact on the visibility or character of these valued features as experienced from the public realm.

Analyze

Natural Features:

views and vistas, significant trees, forested areas, outcroppings, waterfront and beaches

Man-Made Features:

civic or publicly significant buildings or structures, working farms, harbors and marinas

Historic Sites:

past human activity, historic sites and buildings



BUILT ENVIRONMENT

The patterns of man-made buildings and spaces around the site inform project design. Appropriate design responses are not encouraged to mimic the built context of the site, but to find ways to be compatible and contribute to the surroundings.

Analyze

Massing:

height, bulk, and form of nearby buildings

Siting:

Setbacks from property lines, access points, relationship between buildings and open spaces

Scale:

level of detail in building and landscape

Uses:

services, schools, special populations

C5

PUBLIC REALM

Public realm includes streets, sidewalks, parks, civic buildings and other places that are accessible to the public. These spaces are often enlivened by adjacent retail or other privately-owned entities. The public realm is at the heart of civic life, and the relationship of projects to the public realm is a fundamental design issue.

Analyze

Building Frontages:

Activities:

Open Space:

Landscape:

Utilities

known species, identified key habitat
existing or desired links between key
habitat areas

existing conditions of waterfront sites
patterns of trees or other significant
vegetation

Utility poles, junction boxes, utility
meters, stormwater

C6

SYSTEMS OF MOVEMENT & ACCESS

The site context includes its connection to streets, sidewalks, open spaces, and trails. Appropriate approaches to site design will prioritize pedestrians, transit and principles of universal design, and will strive to create new connections where possible.

Analyze

Streets:

Sidewalks:

Transit:

Bicycles:

Access

Street classification, width, traffic
levels, parking

pedestrian network, materials

nearby transit facilities

nearby bike facilities

patterns of nonmotorized and
motorized access

4

DESIGN STANDARDS & GUIDELINES

Introduction

Design standards establish the minimum requirements for Design for Bainbridge to take advantage of the opportunities of the surrounding context and site while contributing to the neighborhood. To provide some flexibility, creativity in design, and address the specifics of each site the design guidelines provide a variety of ways to meet the standards. Design standards and guidelines are defined in Section 1 as a part of *How to Use this Document* - and are repeated below.

Design Standards: Standards mandate planning and design actions that the applicant must incorporate in their project application. Compliance with standards is mandatory and failure to meet a mandatory standard may be used as a basis for the city's denial of a project application.

Design Guidelines: Guidelines are voluntary and not mandatory; however, compliance with guidelines may be necessary to meet design standards. Guidelines provide a variety of ways to satisfy the design standards based on the specific context and site. Failure to meet a voluntary guideline cannot be used by the city as a basis for a project denial.



SITE DESIGN

Building on an understanding of the site and its context, site design defines how a building relates to the island's urban fabric. The placement, orientation and massing of buildings should support broader patterns in Bainbridge Island's built and natural environment as well as livable neighborhoods and communities.

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

S1 PROTECT AND REPAIR NATURAL SYSTEMS

Intent

Human development alters the natural environment and disturbs natural systems. Design for new development should aim not only to protect existing natural systems and mitigate disturbance, but also to repair the Island's natural topography, hydrology and ecological function. Approaches to site design should embrace relationships to larger natural systems, and use these systems to inform sustainable design.

- › Incorporate soil retention into structures.
- › Use natural topography to inform project design, steeping up or down hillsides.
- › Take advantage of solar exposure and local wind patterns as a natural means of heating and ventilation.
- › Create day-lit living and working spaces and minimize shading of adjacent sites and buildings.
- › Minimize disturbance to the hydrological functions of the site.
- › Create opportunities for natural stormwater infiltration.
- › Incorporate natural water features habitat, and native plant communities on-site into project design.
- › Minimize and disconnect impervious cover to reduce the quantity and adverse quality effects of runoff.



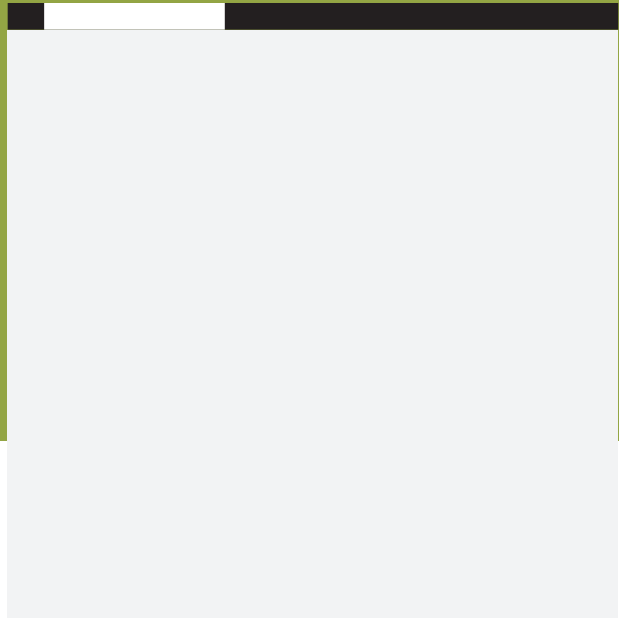
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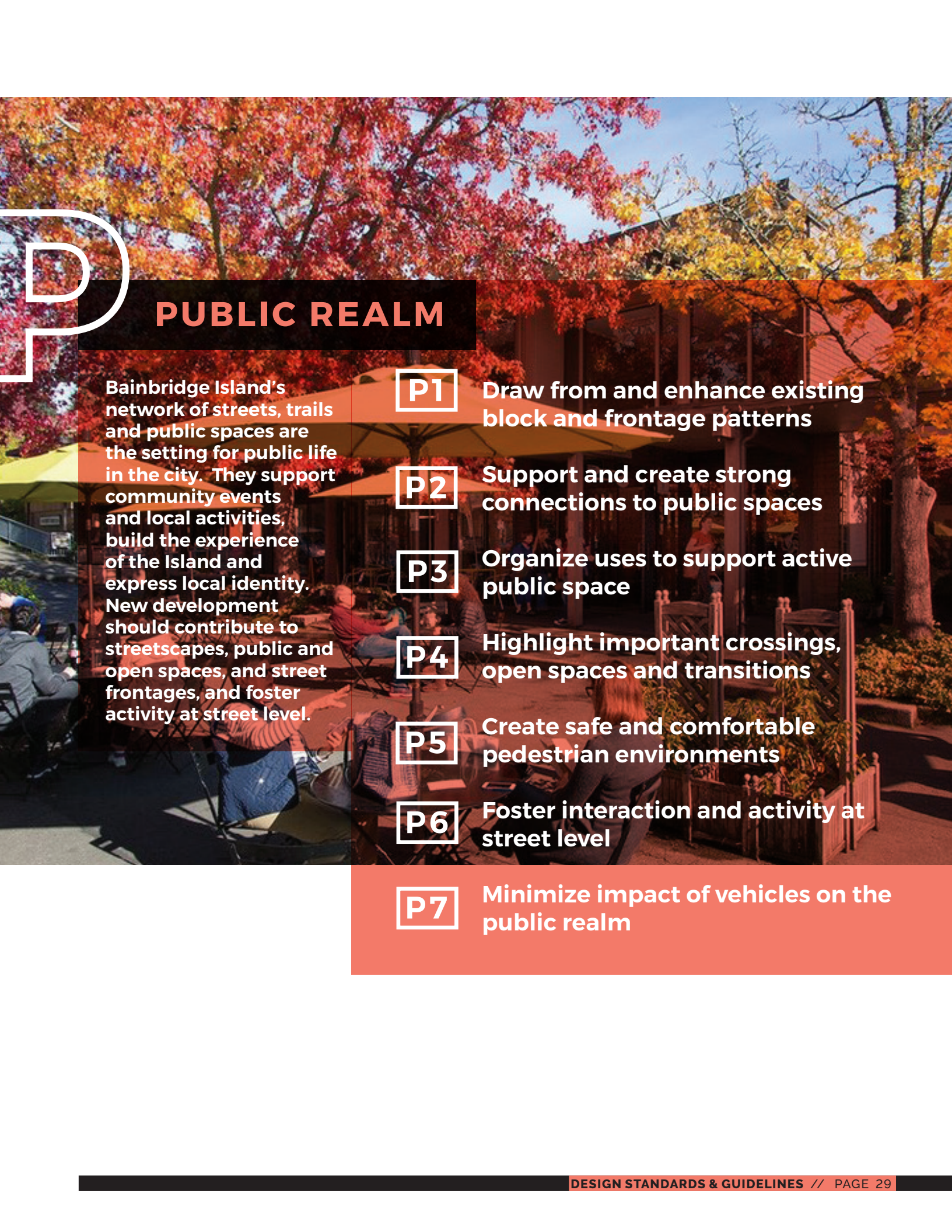
RESPECT AND MAGNIFY UNIQUE ASPECTS OF THE SITE AND CONTEXT

Intent

Defining built and natural features should be preserved as part of healthy development that maintains the community's connection to history and the natural environment. Development should work with the topography and retain natural features that make Bainbridge Island's unique landscape. Exhibiting and preserving these features can help express the City's local identity, and help new buildings fit successfully within an established context.

- › Use natural features and topography to inform site design.
- › Frame visual connections to prominent man-made and natural features.
- › Reinforce and accentuate built and natural topography through siting, orientation and massing.
- › Preserve and highlight unique natural features on site where feasible.
- › Site and sculpt buildings to feature unique adjacencies, crossings, and end points.
- › Take advantage of unique moments in the built and natural environment to create prominent points of local identity.





P

PUBLIC REALM

Bainbridge Island's network of streets, trails and public spaces are the setting for public life in the city. They support community events and local activities, build the experience of the Island and express local identity. New development should contribute to streetscapes, public and open spaces, and street frontages, and foster activity at street level.

P1

Draw from and enhance existing block and frontage patterns

P2

Support and create strong connections to public spaces

P3

Organize uses to support active public space

P4

Highlight important crossings, open spaces and transitions

P5

Create safe and comfortable pedestrian environments

P6

Foster interaction and activity at street level

P7

Minimize impact of vehicles on the public realm

B

BUILDING DESIGN

Bainbridge Island's built environment has a defined character because of how its diverse buildings and architectural styles work together within the Island's unique natural setting. New development should build on local identity with contemporary expressions of appropriate themes and architectural language.

B1

Express a clear organizing architectural idea

B2

Use an architectural language appropriate to Bainbridge Island

B3

Celebrate and prominently feature sustainable design

B4

Use high-quality materials that are appropriate to the setting

B5

Design buildings from multiple perspectives with attention to each façade

B6

Create a sense of texture and depth along building surfaces

B7

Create a rhythm of horizontal and vertical elements



LANDSCAPE

Landscape design should fit the building and its natural setting, contribute to a comfortable and welcoming pedestrian environment, and preserve and repair natural systems with habitat-friendly and sustainable features. Landscape can be integrated into existing public spaces to enhance the features, activities and functions of those spaces.

L1

Integrate stormwater function and highlight features in landscape design

L2

Integrate sustainable features into the landscape and make them visible wherever possible

L3

Complement the architectural concept with landscape

L4

Take important views and view corridors into account

L5

Contribute to or create habitat in the landscape

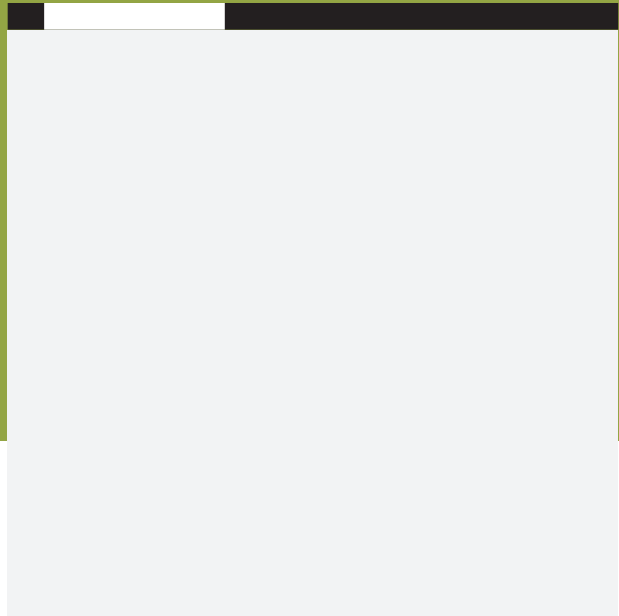
L1

INTEGRATE STORMWATER FUNCTIONS AND HIGHLIGHT FEATURES IN LANDSCAPE DESIGN

Intent

Landscaped areas can serve important hydrological functions and reduce the impact of development with green infrastructure. Using green spaces for stormwater management creates opportunities of treatment, infiltration and storage on developed sites that protects water quality, relieves the burden stormwater infrastructure, and can reduce water use and heating and cooling costs.

- › Preserve the or restore hydrological functions of the natural landscape.
- › Improve stormwater quality, retention and infiltration with landscape design.



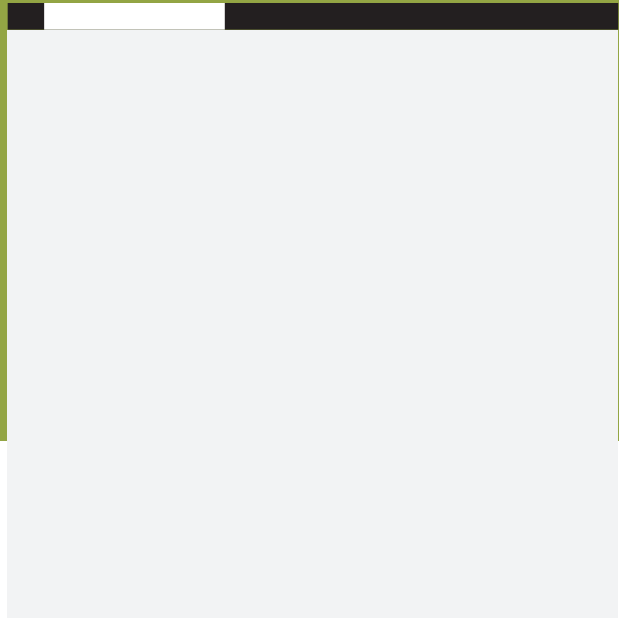
L2

INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

Intent

Sustainable landscape design helps build a network of productive ecosystems that promote local biodiversity, water and energy conservation, and provide a natural experience for the public in the built environment. Manmade landscapes on Bainbridge Island should strive to conserve water and material resources, support healthy and porous soils, and reduce the need for fertilizers and pesticides that damage natural ecosystems.

- › Promote water conservation with landscape design that prioritizes native and/or drought tolerant species.
- › Use plantings to provide shade and buffer from wind from exposure.
- › Accommodate planting space for trees where there not enough space for trees in the right-of-way.
- › Use local, low-impact, recycled, or sustainably sourced materials and/or repurpose non-hazardous waste materials in the landscape.



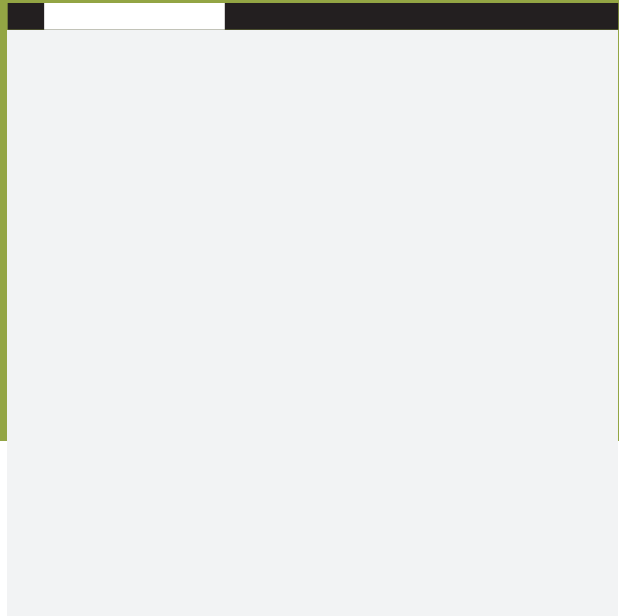
L3

COMPLEMENT THE ARCHITECTURAL CONCEPT WITH LANDSCAPE

Intent

Landscaped outdoor spaces provide value and enjoyment in one's own property, and enhance the public experience of the built environment. The design of outdoor spaces enhance the appearance and functionality of the spaces around the building. Landscape design should extend the architectural principles of the building concept into the landscape support continuity between them.

- › Define edges around the building and property.
- › Provide privacy for more intimate and private spaces, or screening from traffic and/or nearby conflicting uses
- › Create focal points in the landscape that enhance elements of the site and architectural concept.
- › Highlight and accentuate entries and access with landscaping.
- › Choose plantings that complement the proportions and scale of the building.



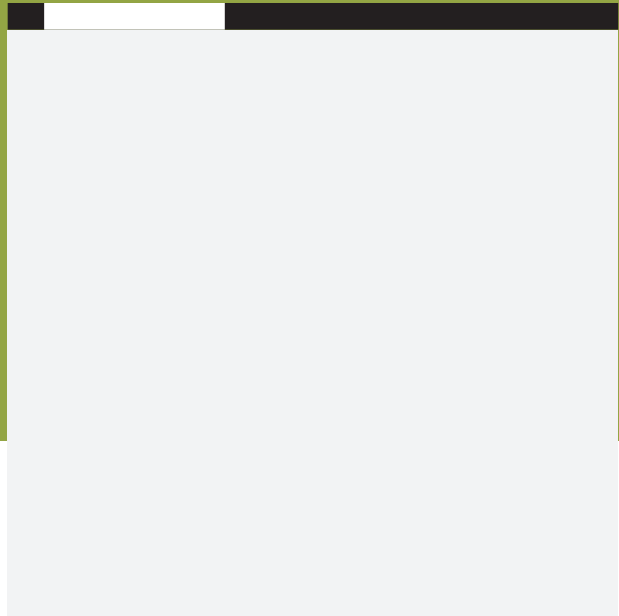


TAKE IMPORTANT VIEWS AND VIEW CORRIDORS INTO ACCOUNT

Intent

Significant views are defining features of the private outdoor spaces and of the public realm. Landscaping should be sensitive to existing view corridors and to reinforce visual connections with the public realm and tie colors, shapes and textures from the scenery into private outdoor spaces.

- › Preserve and frame existing views and view corridors.
- › Complement views of important natural landscape and features with native plantings of appropriate scale.
- › Design landscaped area complement seasonal changes and interest in the natural setting.
- › Consider informal or porous hedging to maintain important views from the public realm.



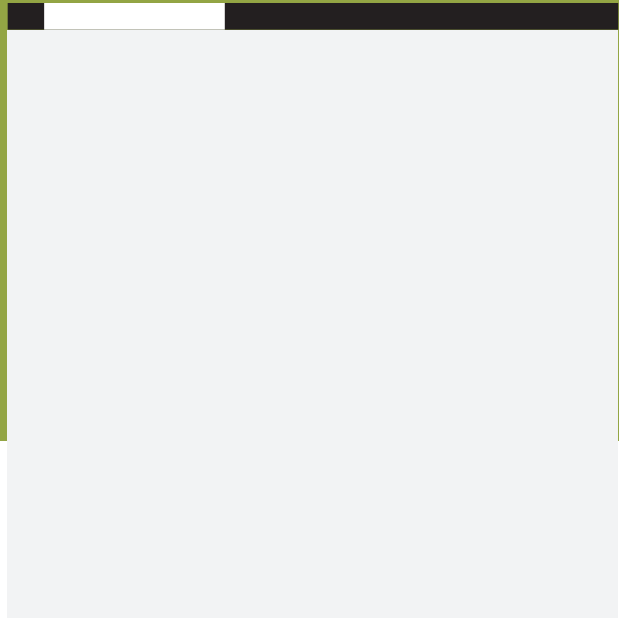
L5

CONTRIBUTE TO, OR CREATE HABITAT IN THE LANDSCAPE

Intent

Creating habitat in landscaping reconnects and strengthens a network of ecologically productive landscapes. Designing landscapes that are well adapted to Bainbridge Island's unique microclimate can help provide natural food sources and cover from predators and inclement weather, and mitigate the effects of human disturbance on habitat dependent wildlife populations.

- › Preserve significant existing vegetation that contributes to larger biological and ecological systems.
- › Design plantings to support stormwater retention, infiltration and aquifer recharge.
- › Promote biodiversity through plantings that attractive to birds, pollinators and other wildlife.
- › Extend existing and natural planting patterns into landscaped areas



5

STREET TYPES & FRONTAGES

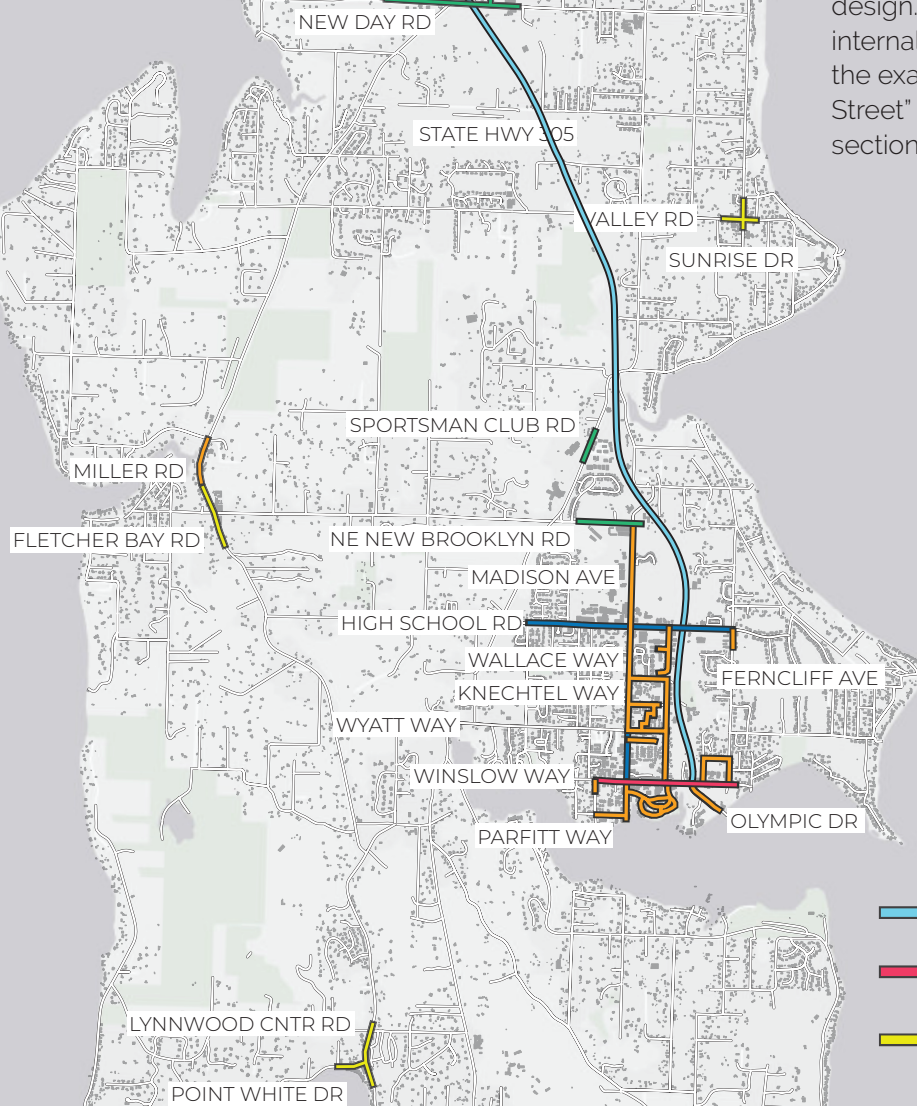
Introduction

Each public street in Bainbridge has a distinct character that is defined by the configuration of the right-of-way and the building frontages, public and open spaces and landscape that form the edges of each street. This section focuses on improvements related to new development or redevelopment that shape the pedestrian realm and the buildings that contribute to a distinct streetscape, and together reflect a desired future state for the street. It is intended to inform design decisions. It is intended to inform design decisions on-site and in the public right-of-way that contribute to the character and experience of the streetscape.

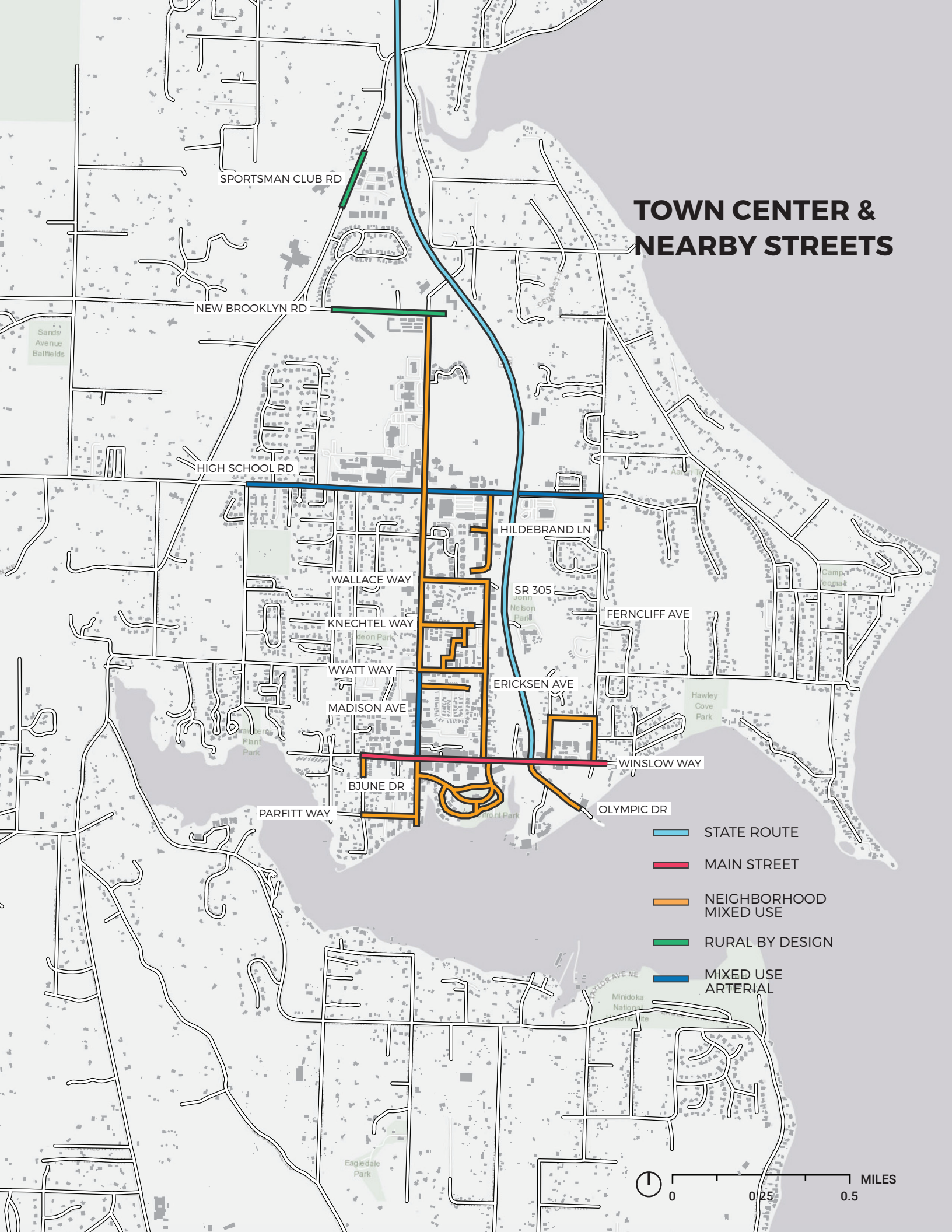
Key streets on the island are categorized into street types that are not defined by the same conditions, but share a similar vision and raise similar design considerations. Each street type defines common characteristics and guidelines that offer design direction align with the vision for these streets. The street types regulate building orientation and façade design through specific building frontage typologies that are permitted only on certain street types. These building frontages outline how buildings should relate to each street and contribute to the public realm through greenery, public spaces, and entries consistent with the character of each street type.

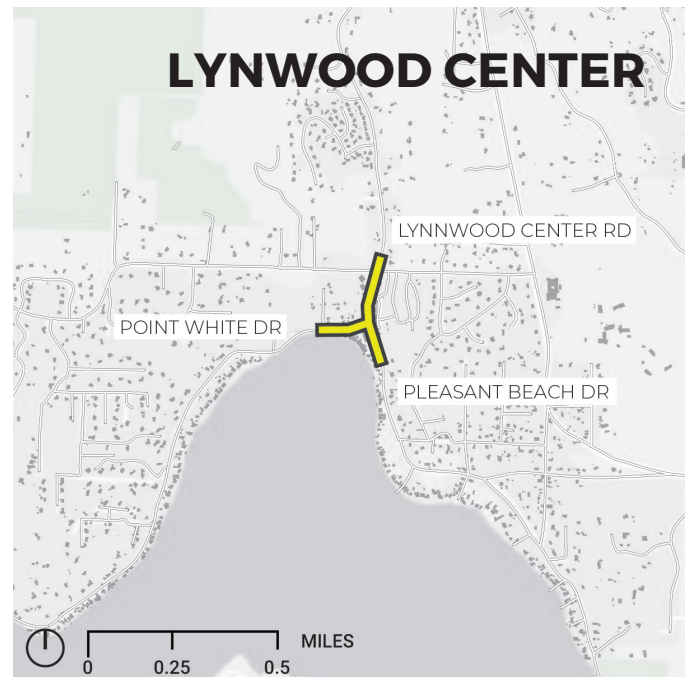
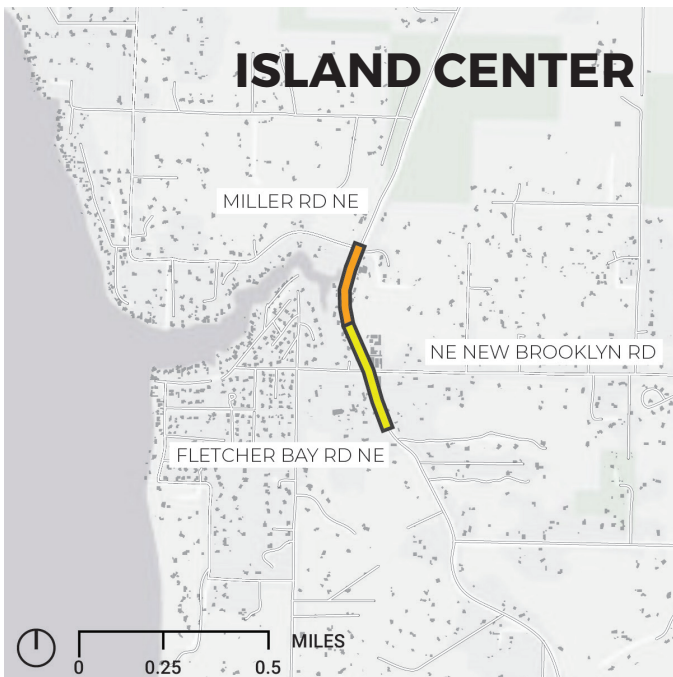
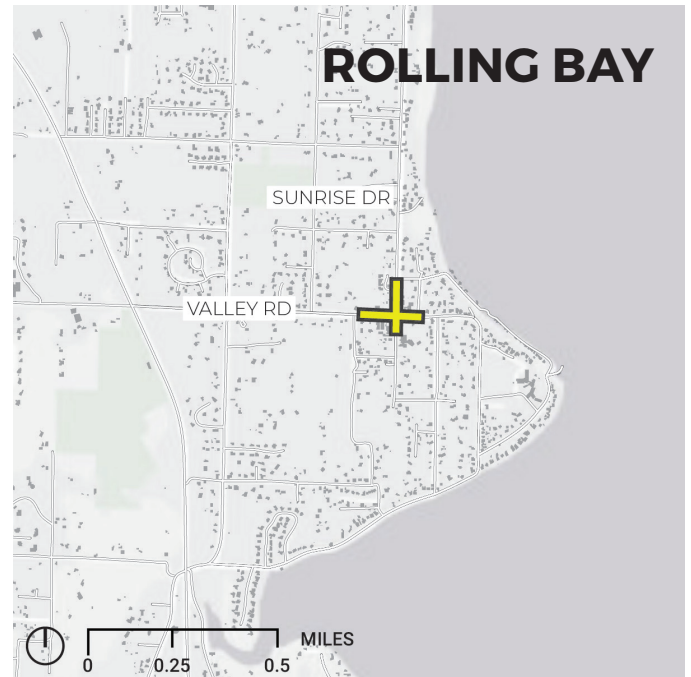
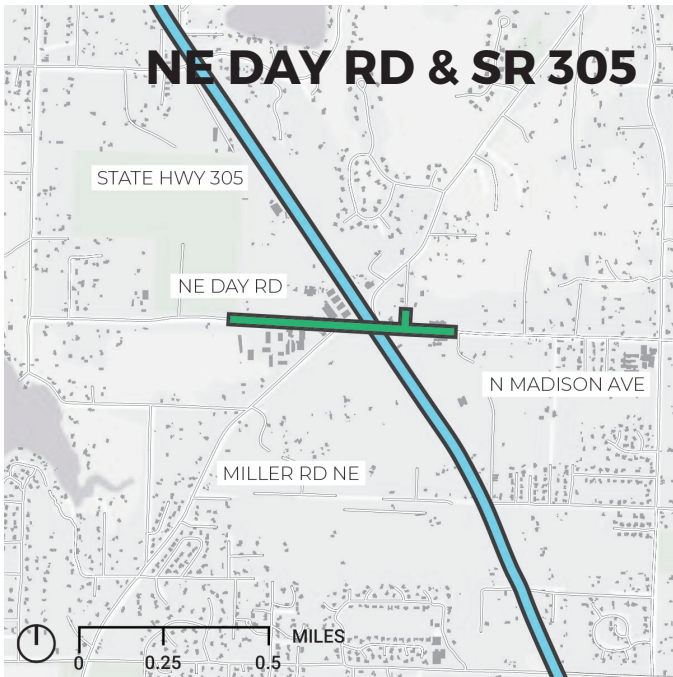
Street Types

This map shows the assigned street types for sections Bainbridge Island's major thoroughfares. Streets without a type designation are considered rural by design. The design of new internal streets should follow the example of the "Green Street" type included in this section.



TOWN CENTER & NEARBY STREETS







1

STATE ROUTE

CHARACTERISTICS

- a. Lane configuration per WSDOT
- b. No pedestrians or activation at edge
- c. Limited access

GUIDELINES

- a. Minimize direct access from private property
- b. Support off-road trail system
- c. Restore native vegetation
- d. Preserve + enhance Pacific NW forested character
- e. Minimize site disturbance

2

MAIN STREET



CHARACTERISTICS

- a. On-street parking
- b. Wide sidewalks
- c. Building to property line
- d. Many glazed storefronts
- e. Varied architectural style
- f. Pedestrian through-routes
- g. Fine-grained scale

GUIDELINES

- a. Encourage activation of street frontage
- b. Encourage through-routes
- c. Integrate landscape and public art

3

NEIGHBORHOOD MAIN STREET



CHARACTERISTICS

- a. Walkable neighborhood node
- b. Sidewalk or other dedicated pedestrian facilities

GUIDELINES

- a. Develop on-street parking
- b. Building frontage types to property line will activate the streetscape
- c. Building frontage types requiring setback will be inactive in use
- d. Encourage sidewalks or other high quality pedestrian facilities

4

NEIGHBORHOOD MIXED USE



CHARACTERISTICS

- a. Lower traffic volume
- b. Typically walkable/bikeable route to access the downtown and ferry
- c. Varied building frontage types
- d. Generally landscaped edges

GUIDELINES

- a. Infill or add to pedestrian + bike connections
- b. All building frontage types except parking
- c. Landscaped setback to buffer residential uses
- d. Enhance the varied character

5

MIXED USE ARTERIAL



CHARACTERISTICS

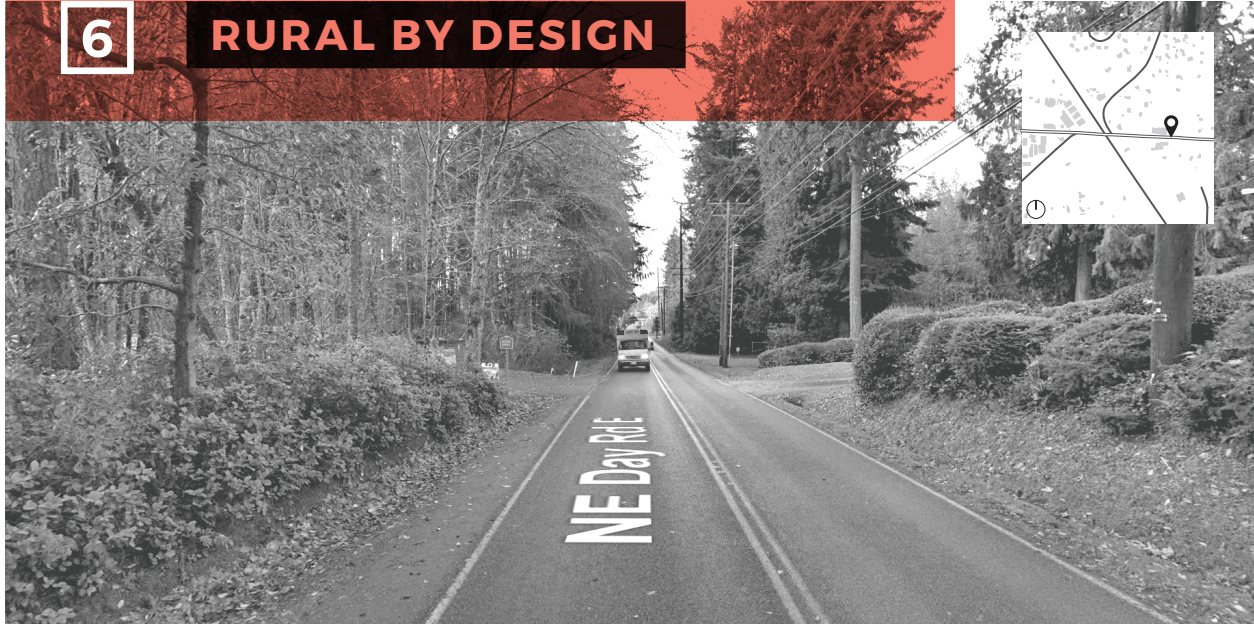
- a. Arterial level street capacity
- b. Varied land uses
- c. Varied edge conditions

GUIDELINES

- a. All building frontage types except parking
- b. Landscaped setback to buffer residential uses
- c. Curb gutter sidewalk bike lane
- d. Minimize curb cuts
- e. On-street parking where appropriate

6

RURAL BY DESIGN



CHARACTERISTICS

- a. Pedestrian shoulder or trail where possible
- b. Green edge conditions
- c. Narrow travel lanes

GUIDELINES

- a. Retain green edge conditions and character
- b. Swale drainage
- c. Retain pedestrian shoulder or trail where possible
- d. Maintain native vegetation

7

URBAN GREEN STREET**DESCRIPTION**

The urban green street is intended to serve as a model for interior streets as part of subdivisions and larger commercial developments within the urban growth area. It is not a designation for existing public streets, but included to guide street design as part of new development.

GUIDELINES

- a. Minimize impervious cover and consider permeable paving
- b. Integrate stormwater infiltration and retention into landscaped areas
- c. Use curb alternatives to channel runoff into landscaping
- d. Keep traffic speeds low with narrower traveled way
- e. Emphasize pedestrians and open space as part of shared space
- f. Use trees to transpire water and mitigate heat island effects

8

RURAL GREEN STREET



DESCRIPTION

The rural green street is intended to serve as a model for interior streets as part of subdivisions outside the urban growth area. It is not a designation for existing public streets, but included to guide street design as part of new development.

GUIDELINES

- a. Minimize impervious cover and consider permeable paving
- b. Create a soft edge along the street to direct runoff into landscaped areas
- c. Integrate stormwater infiltration and retention into landscaping
- d. Create a comfortable walking environment with lower traffic speeds.
- e. Use trees to transpire water and mitigate heat island effects

Building Frontages

Each street type is associated with a set of building frontages that would be permitted along streets of that type. Those frontage types are shown permitted for each designated street typology are shown in Table 1.

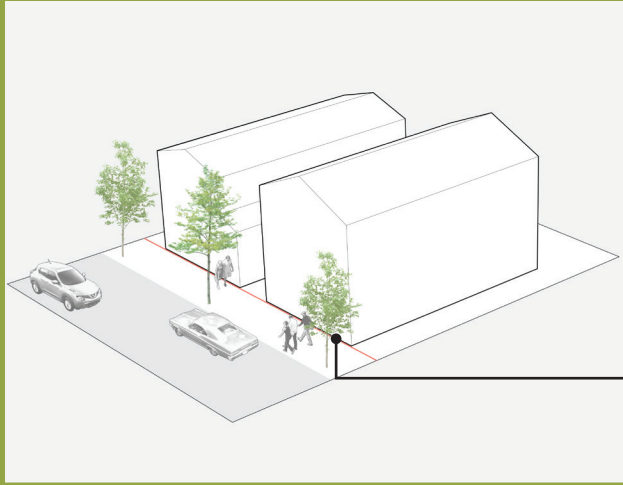
Each building frontage specifies an appropriate setback that applies across all street types. On designated streets these required setbacks will supersede setback requirements contained in the Bainbridge Island Municipal Code

TABLE 1:
PERMITTED BUILDING FRONTAGES BY STREET TYPE

	LINEAR / STOREFRONT	LANDSCAPE	PLAZA	FORECOURT	STOOP / TERRACE	VEGETATED BUFFER	PARKING
STATE ROUTE						⊗	
MAIN STREET	⊗		⊗	⊗			
NEIGHBORHOOD MAIN STREET	⊗		⊗	⊗			
NEIGHBORHOOD MIXED USE		⊗	⊗	⊗	⊗		
MIXED USE ARTERIAL	⊗	⊗	⊗	⊗	⊗		
RURAL BY DESIGN		⊗				⊗	

1

LINEAR / STOREFRONT

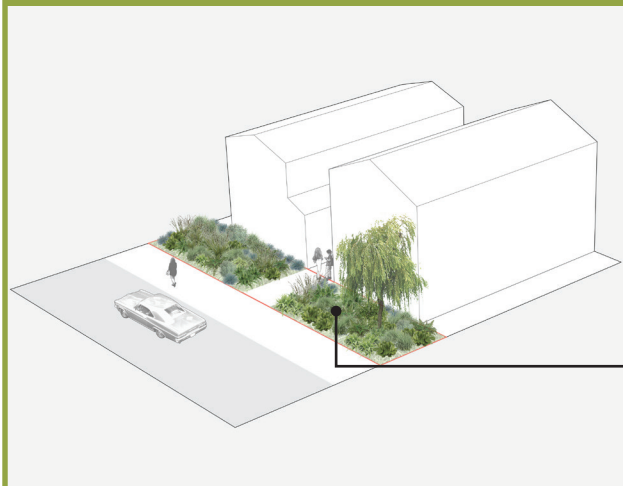


The linear or storefront building frontage has no setback from the street edge. It is the primary building frontage for pedestrian-oriented retail street and is appropriate for active ground floor uses as part of non-residential or mixed-used development.

SETBACK: 0 Feet

2

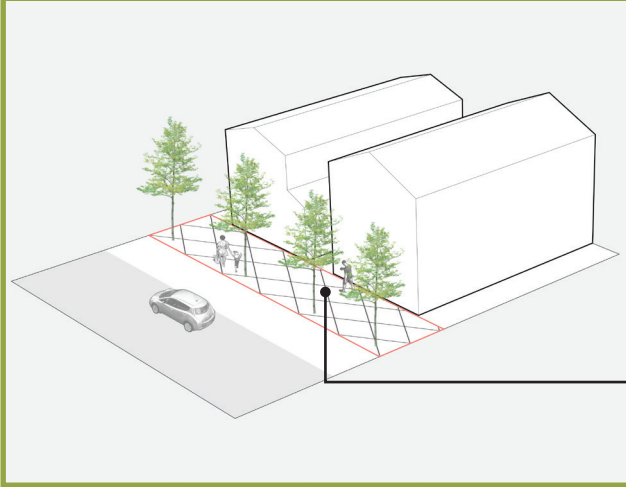
LANDSCAPE



The landscape building frontage includes a landscaped setback between the building and the street edge. This frontage type is permitted on mixed use and residential streets and is appropriate for office and residential uses particularly when on the ground floor.

SETBACK: 10 - 20 Feet

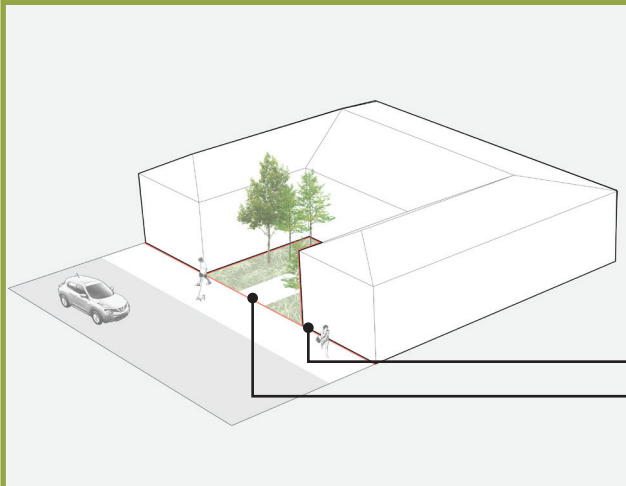
3 PLAZA



The plaza building frontage includes a pedestrian-oriented public space in the setback between the building and the street edge. This frontage type is permitted on retail and mixed use streets and is appropriate for active uses such as retail, dining or civic and cultural uses. The plaza must contribute to a welcoming streetscape, and should support human activity, with amenities such as seating, outdoor dining and activation.

SETBACK: 10 - 20 Feet

4 FORECOURT



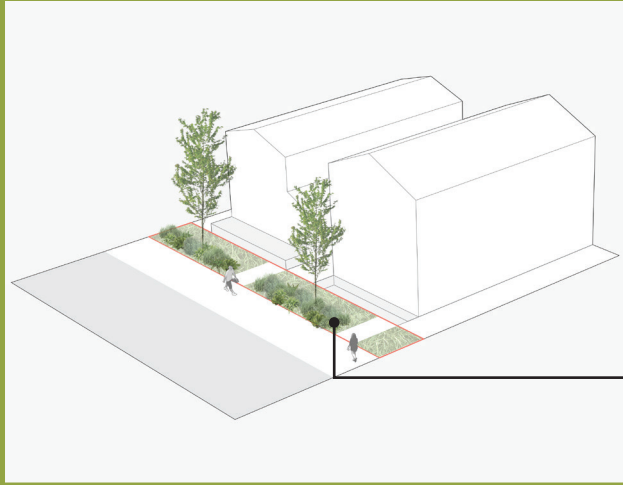
The forecourt building frontage has a defined open or public space at the entrance along the street edge. This frontage type is permitted along retail and mixed-use streets and is appropriate for a wide range of land uses and mixed-use development.

SETBACK: 0 Feet

COURTYARD: 10 - 30 Feet Depth
10 - 30 Feet Width
Must contain primary building entrances and open onto the primary public street

5

STOOP / TERRACE

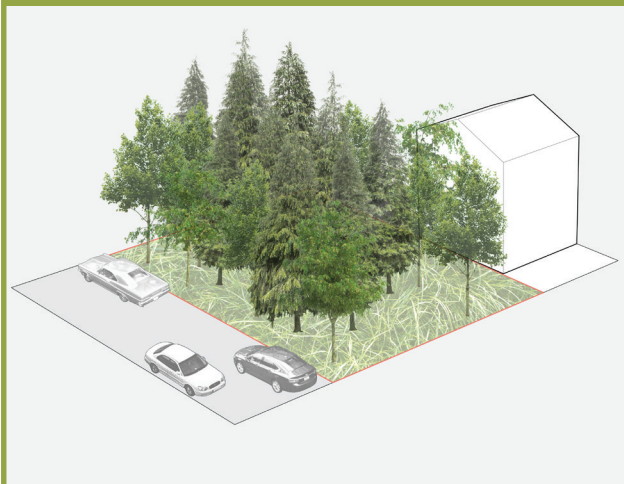


The stoop / terrace building frontage includes a landscaped setback from the street edge that accommodates a porch, stoop or terrace at the building's primary entrance. This frontage type is permitted on mixed-use and residential streets and is appropriate for residential and non-retail commercial uses.

SETBACK: 5 - 15 Feet

6

VEGETATED BUFFER



The vegetated buffer building frontage uses a deep setback to screen development from the right-of-way. This is the only frontage type permitted on SR 305, where access is limited, and it also appropriate for light industrial and inactive non-residential uses on Rural by Design streets. Vegetated buffers can be either natural, where vegetation has arisen naturally or deliberately landscaped to provide an effective screen where there is little natural context.

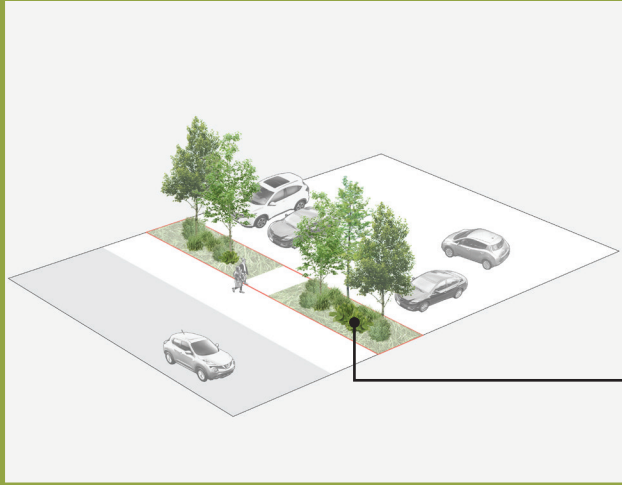
SETBACK: 25-50 Feet

NATURAL: Preserve or restore native vegetation consistent with conditions and species nearby

LANDSCAPE: Create a landscaped screen with trees and understory plantings that are native or drought tolerant and compatible with the local microclimate

7

PARKING



The parking building frontage is the only frontage type with parking between the building and the street edge. This frontage type is permitted only as an interim condition, where other frontages may be infeasible with parking requirements where a departure may be necessary. A landscaped area with trees and understory plantings is required between the street edge and the parking area.

SETBACK: 10 Feet Minimum

6 SUBDIVISION GUIDELINES

Introduction

TOPIC	GUIDELINE
ISLAND CHARACTER	Intent: Preserve and maintain Island character. Guideline: Subdivisions should reflect the special character of the island which includes downtown Winslow's small town atmosphere and function, neighborhood centers, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.
NEIGHBORHOOD CONTEXT	Intent: To reflect and/or enhance the context provided by existing roadway character and neighboring properties. Guideline: Site design should support the purpose of the zoning district in which the development is located, complement the existing character of specific neighborhoods, provide continuity with adjoining properties and, where necessary, provide transition between land uses and protect privacy of residents on adjacent properties.
NATURAL AREA	Intent: To incorporate forested and/or other natural areas into site design in such a way that ecological and aesthetic integrity, qualities, and values are preserved or restored. Guideline: The required natural area shall be treated as a feature intrinsic to the subdivision design in order to maintain existing on- and off-site ecological processes and provide an asset of value to subdivision residents.
NATURAL SITE CONDITIONS	Intent: To preserve and integrate existing natural site patterns and features throughout the site. Guideline: Site development should be designed to preserve and integrate the natural conditions of the site, including existing topography, native trees and vegetation, drainage patterns, and ecological features based on an inventory and analysis of existing conditions. Homesite and infrastructure placement should complement natural topography and retain native vegetation to the maximum extent feasible.
HISTORIC AND CULTURAL RESOURCES	Intent: To preserve important historic and cultural resources. Guideline: Site design should maximize opportunities for preserving historic and cultural structures, and retain historic landscape features and connections

TOPIC	GUIDELINE
STORMWATER	Intent: Integrate stormwater facilities in site design with emphasis on infiltration and dispersion practices Guideline: Stormwater facilities shall utilize existing drainage patterns and be designed as a site amenity, where feasible. Low impact development practices shall be used throughout the site to minimize the size of ponds or vaults. Open stormwater facilities (ponds and bioswales) shall provide a natural appearance through layout, design and landscape treatment, including shallow side slopes, curvilinear configuration, and use of native vegetation.
SEPTIC SYSTEMS	Intent: To minimize impact of septic facilities. Guideline: Design and locate sewage facilities to minimize site disturbance and native vegetation removal and utilize shared systems where feasible.
WATER CONSERVATION	Intent: To protect the Island's finite groundwater resources and adapt to the impacts of a changing climate. Guideline: Water conservation measures shall be considered in site design including use of native and drought tolerant vegetation, rainwater capture, and water reuse.
COMMUNITY SPACE	Intent: To promote a shared sense of community. Guideline: Community spaces should function as an integral part of the development and be located adjacent to as many homesites as is feasible.
CLUSTER HOMESITES	Intent: To promote interaction within the community and facilitate the efficient use of land by reducing disturbed areas, impervious surfaces, utility extensions and roadways. Guideline: The preferred design for homesites is to cluster them and, to the extent feasible, to locate infrastructure efficiently to maximize the undeveloped area.
SOLAR ACCESS	Intent: To provide solar access for wellbeing and energy production. Guideline: Site design, including street, lot, and homesite layout and orientation, should allow for passive and active solar access. Massing of buildings, tree retention, and introduced vegetation should take into account the effects of shade.

TOPIC	GUIDELINE
ACCESS AND CIRCULATION	Intent: To provide a practical and pleasant network of multi-modal circulation. Guideline: Adequate provisions for pathways and other pedestrian/ bicycle amenities connecting various parts of the development, the surrounding road or trail network, and adjacent parcels should be included in site design.
MOTOR VEHICLES	Intent: To minimize the prominence of motor vehicle use and storage. Guideline: Site design and features related to motor vehicle use and storage should be minimized. Site design shall consider shared driveways, minimum road widths, traffic calming measures such as Woonerfs and chicanes, and shared or clustered parking areas or structures.
HOMESITE DESIGN	Intent: To efficiently configure building footprint(s) and allowed uses within a homesite. Guideline: Homesite configuration should consider compact and energy-efficient home and site design with massive houses on small lots strongly discouraged.
DIVERSITY IN HOUSE DESIGN	Intent: To provide a range of home sizes and designs to achieve diversity in visual appearance and affordability. Guideline: House designs should be varied in size, massing, and frontage character using methods such as varied floor plans, staggered front yard setbacks, building modulation, and changes in exterior materials. Houses should display shared architectural features to establish continuity and harmony.
FACING PUBLIC STREETS	Intent: To reinforce neighborliness of homes along a public street. Guideline: Houses along interior public streets should orient the entry toward the street and avoid the use of solid walls and fences. Garages along the front façade should be de-emphasized by recessing vehicular entrances or locating the garage behind or on the side of the house.

6 **SUPPLEMENTAL GUIDELINES**

Introduction

Larger Sites

1 Design the site by co-locating buildings and arranging them with frontages on public streets, public spaces, or open space.

- a. Design the site so buildings front on a public street
- b. Design the site with buildings fronting on a public space with a variety of activities and functions
- c. Design the site with buildings fronting on public or semi-public open space with human-scaled design elements



2 Design sites to minimize the visual impact of parking on the public realm

- a. Parking is not visible from the public realm
- b. Use landscaping to buffer and minimize the visual impact of parking
- c. Locate parking under the building
- d. Provide on-street parking on public streets
- e. Provide a series of smaller groupings of parking to minimize the visual and functional impacts.





Design Review Board Findings and Recommendation

Design Review Board Meeting Dates:	December 17, 2018, January 7, 2019, May 6, 2019 (Briefings), June 3, 2019
Project Proposal Name and Number:	Winslow Hotel PLN50880 SPR/CUP
Project Planner:	Olivia Sontag
Decision Maker:	Examiner

Purpose: The purpose of the Design Review Board review and recommendation meeting is to review a proposed project for consistency with applicable design guidelines and to ensure that the project reflects any revisions recommended by the design review board at the design guidance review meeting. The design review board will also consider any requested departures from the design guidelines.

Consideration: A Design Review Board recommendation is not a final decision and therefore there is no appeal of the recommendation.

The Design Review Board will forward its written findings, their determination of the project's consistency with the design guidelines, the design guideline checklist and their recommendation, including any conditions to the staff planner.

Findings of Fact and Reasons for Action:

1. The project, as conditioned, is found be consistent with the applicable design guidelines (Core Overlay District Guidelines, Guidelines for Commercial and Mixed-Use Projects and General Design Guidelines for all overlay districts).
2. The project is not proposing any departures from the design guidelines.

Recommendation:

The Design Review Board recommends to the staff planner the following conditions:

_____ 1) Approve the proposal as recommended; or

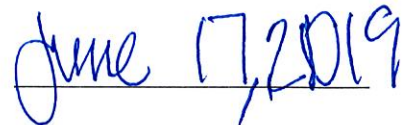
~~_____ 2) Approve the two alternatives from June 3, 2019 with no additional conditions and approve the proposal from May 6, 2019 with the following conditions (attached to a design guideline):~~

- An additional drawing showing the perpendicular 2-foot planters along the parallel parking on the east side. Applicant agrees in principle to provide two feet of landscaping along an east-west direction adjacent to the parking lot. Applicant further agrees to provide for DRB approval a revised parking layout to increase landscaping.
- A description of the material pallet. Applicant has not made a final decision on building materials and colors. Applicant is leaning towards unfinished cedar with reverse board and batten exterior. Applicant agrees to provide a description of materials palate for DRB review in the next several weeks.
- The plans for the hydraulic design of the roof drainage/gutter system once it was worked out. Applicant states that the roof drainage is critical to the performance of this building (to meet LEED guidelines) and will propose a zoned roof drainage system. If water is removed from roof via internal building system, no further DRB review is required.
- Any substantial changes to building materials and roof articulation would be reviewed by the Design Review Board. If applicant proposes an external drainage system (i.e., downspouts and gutters), the DRB would like to review proposed system for building scale, building articulation and impact on surrounding uses.

_____3) Deny the proposal for the following reasons:

City of Bainbridge Island Design Review Board


Chair


Date