

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – October 21, 2019
Bainbridge Hildebrand ([PLN50281B DRB DG](#))
Fairyland ([PLN51395 DRB DG](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Jane Rein, Michael Loverich, Todd Theil, Shawn Parks and Laurel Wilson. Peter Perry was absent and excused. Planning Commissioner Jon Quitslund was present. City Council members Ron Peltier was present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed, and no conflicts were disclosed.

Review and Approval of Minutes – October 21, 2019

Motion: I move to approve.

Rein/Theil: Passed Unanimously

Bainbridge Hildebrand ([PLN50281B DRB DG](#))

Design Guidance Meeting – Discussion Only

Fairyland ([PLN51395 DRB DG](#))

Design Guidance Meeting – Discussion Only

New/Old Business

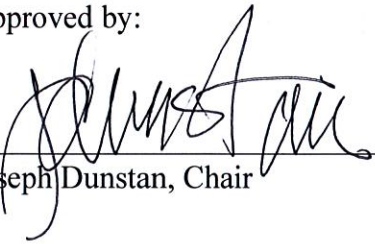
Senior Planner Kelly Tayara proposed four different sample checklists to navigate through Design for Bainbridge that the DRB could use as a template when reviewing projects. The DRB requested to review the samples and deciding if a template would be beneficial to their process.

Adjourn

The meeting was adjourned at 4:42 PM

**Design Review Board
Regularly Scheduled Meeting Minutes
Monday, November 4, 2019**

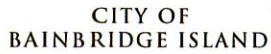
Approved by:



Joseph Dunstan, Chair



Carla Lundgren, Administrative Specialist



PLEASE PRINT

[illegible]

S-1 Protect and Repair Natural Systems

- a. Topography: Project does not propose significant changes to the existing topography of the site.
- b. Soil Disturbance: Soil disturbance and grading are the minimum necessary to accommodate new building addition and below grade parking, in a manner which accommodates new floor levels to floor levels of existing historic buildings.
- c. Hydrological Functions: Site is currently fully developed, with limited useful hydrological functions in evidence. Because of the adjacent stream buffer (Winslow Ravine) and the small site area, there are no opportunities for on-site dispersion.
- d. Natural Features: Site is currently fully developed, with no natural water features, habitat or native plant communities present.
- e. Impervious Cover: Impervious cover will be minimized wherever possible.

S-2 Preserve, Restore and Enrich Wildlife Habitat

- a. Existing Natural Habitat: Site is currently fully developed, with no observable areas of natural habitat present.
- b. Landscape Connections to Open Space and Habitat Corridors: Areas of new landscaping will connect to the adjacent stream buffer wherever possible. New plant material will be native species to match and/or complement existing plant community within the stream buffer zone.
- c. Fencing: Not applicable (no fencing proposed)
- d. Promote Continuity of Habitat: Because of existing developed conditions to the north & west of the site (400 Winslow Way building) and the south (Winslow Way), no identified wildlife corridors exist at this site.

S-3 Respect & Magnify Unique Aspects of the Site & Context

- a. Particular Features of the Site: Predominate feature of the site is the presence of four historic structures. The project will restore and restore these structures, and new construction will be located and designed to respect and enhance the historic nature of the site.
- b. Public Views: Limited public views of unique features at this location. Siting of the new addition is setback as far as possible from the Winslow Ravine, thereby preserving views of the Ravine tree canopy looking east on Winslow Way.
- c. Visual Connections to Nearby Landmarks: Not Applicable.

S-4 Compliment & Contribute to the Built Environment & Local Identity

- a. Complement Patterns of Existing Built Environment: Pattern of setbacks, spaces between buildings, scale and entries along street is established by existing historic buildings and will be preserved.
- b. Intervals of Built & Open Space: Rhythm of intervals of built and open space is largely pre-established by the siting of the existing historic structures, and will be preserved.
- c. Frontage Character & Scale: Existing frontages of existing buildings will be preserved.

S-5 Fit the Project into the Systems of Access & Movement, Prioritizing Pedestrian & Bicycles

- a. Location of Pedestrian Access: Pedestrian access will remain in present locations (building entries & walkway between buildings).
- b. Connect Pedestrian Access to Existing Public Infrastructure: Pedestrian access is from the adjacent City sidewalk, improved as part of the Winslow Way Streetscape program.
- c. Accessibility: Existing primary building entries do not meet current accessibility standards, a condition that will need to be addressed during restoration and remodeling process.
- d. Vehicular Access & Parking: Vehicular access is from an existing curbcut, constructed as part of the Winslow Way Streetscape program. A new below-grade garage for on-site parking will be located behind, and be screened from view by, the existing historic structures.
- e. Bicycle Parking: The sidewalk in front of the existing buildings is too narrow to accommodate bicycle parking. A public bike stand is located to the east of the property, at the edge of the ravine. Additional bicycle parking will be provided in the garage, or adjacent areas, as part of the development.
- f. Pedestrian Oriented Outdoor Spaces: Existing accessible outdoor space between buildings is planned to remain. Additional outdoor seating space may be possible to the east of the 488 Winslow Way building.

S-6 Support & Contribute to a Vibrant Public Realm

- a. "Public Front" facing street: Existing historic buildings define the "public front" along this section of Winslow Way.
- b. Minimize Vehicular Presence: Existing curbcut constructed as part of Winslow Way Streetscape program. New on-site parking facilities will be located to the rear of existing buildings and largely screened from public view.
- c. Hierarchy of Uses: Site design is largely determined by location of existing historic buildings.
- d. Incorporate Natural Systems: Not applicable.
- e. Give Prominence to Pedestrian Entrances: Pedestrian entrance locations are existing and will be retained.
- f. Active Street Edges: Existing historic buildings define the street edge and engage directly with the public realm.

	Site Design Standards and Guidelines (Chapter 4S)
	Instructions: Insert checkmark next to applicable standards and guidelines.
☐	S1 Protect and repair natural systems
☐	Guidelines
☐	a. Use natural topography to inform project design, stepping up or down hillsides.
☐	b. Minimize soil disturbance and excavation and preserve natural topsoil.
☐	c. Preserve the hydrological functions of the site and create opportunities for natural stormwater infiltration.
☐	d. Incorporate natural water features, habitat, and native plant communities on-site into project design so that they are ecologically functional.
☐	e. Minimize and disconnect impervious cover to reduce runoff.
☐	S2 Preserve and enrich wildlife habitat
☐	Guidelines
☐	a. Incorporate existing natural habitat and landscape into site design.
☐	b. Connect new landscaped areas and fragmented habitat to networks of open space and larger habitat corridors wherever possible.
☐	c. Consider porous fencing, hedging and shrubs to define property edges, or gaps in fencing and reduce barriers to wildlife.
☐	d. Promote continuous habitat through private or communal landscaped areas and repair gaps in identified wildlife corridors wherever possible.
☐	S3 Respect and magnify unique aspects of site and context
☐	Guidelines
☐	a. Work with the particular features of the site—shape, ecological value & characteristics, views, vegetation, hydrology & topography—to create a unique solution for the project.
☐	b. Preserve and highlight public views of unique features that contribute to Bainbridge Island's character.
☐	c. Support visual connections to nearby landmarks.
☐	S4 Complement and contribute to the built environment and local identity
☐	Guidelines
☐	a. Site access and new structures to complement patterns in the built environment with attention to setbacks, spaces between buildings, scale, and entries along the street.
☐	b. Create or reinforce a well-defined rhythm of intervals of built and open spaces, designed for the human scale.
☐	c. Develop frontages with quality, interest, and variety, using multiple smaller scale buildings if needed for to fit with neighborhood character.
☐	d. Avoid visually impermeable fencing, high fencing or other monolithic features along publicly visible edges of the site.
☐	S5 Fit the project into the systems of access and movement, prioritizing pedestrians and bicycles
☐	Guidelines
☐	a. Locate and orient primary pedestrian access to the site toward major pedestrian and bicycle travel routes and transit facilities.
☐	b. Incorporate dedicated pedestrian access that connects and aligns with existing public and private pedestrian infrastructure.
☐	c. Integrate access for people of all abilities into the project design so that all visitors are welcome through primary entries and access points.
☐	d. Locate at-grade parking and vehicular access away from active pedestrian areas wherever possible and screen at-grade parking from public view.
☐	e. Provide bicycle parking near access points to and active areas to maximize visibility and convenience.
☐	f. Consider including pedestrian-oriented public spaces and spaces for informal community gathering in non-residential projects.
☐	S6 Support and contribute to a vibrant public realm
☐	Guidelines
☐	a. Arrange site elements to define a clear ‘public front’ facing toward the primary street.
☐	b. Minimize vehicular presence in the public realm, with driveways and garages de- emphasized in terms of location, width and design.
☐	c. Consider the hierarchy of uses in site design, with important uses or features emphasized.
☐	d. Incorporate natural systems into public spaces in the site where possible and appropriate.
☐	e. Give prominence to pedestrian entrances over vehicle access.
☐	f. Reinforce defined and active street edges and design public facing frontages to interact directly with the public realm as appropriate.
Departure requested by applicant	
Instructions: List the standards from which a departure is requested and how the proposed design solution meets the guiding principles and intent of the standards and guidelines.	
DRB Departure Recommendation (optional)	
Instructions: The DRB may include an administrative departure in its recommendation to the Planning Commission if at least one of the departure criteria is met. List the standard from which a departure is recommended and identify the specific departure criterion. For example: S4 / Departure criterion a.	

Design for Bainbridge: Design Standards and Design Guidelines Worksheet / Checklist

Design review is part of an integrated land use and development review process. The Design Review Board (DRB) reviews projects for compliance with design standards and guidelines. Design review starts early in the City's land use review process and concludes with recommendations from the DRB directly to other recommending bodies, such as the Planning Commission, and decision-makers, such as the Hearing Examiner.

Design for Bainbridge includes both Design Standards and Design Guidelines. For a project to be approved, it must comply with all applicable design standards and demonstrate how the design guidelines are applied to meet those standards.

- Design standards in Chapters 4 and 7 mandate planning and design actions that the applicant must incorporate in their project application. Design standards are applied based on the site's context (surrounding neighborhood, and natural environment), and the site itself. 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 in Chapters 4, 5, 6, and 7 are voluntary and not mandatory; however, compliance with guidelines may be necessary to comply with the Design Standards. Design guidelines are flexible and provide different approaches to meeting the design standards. Failure to meet a voluntary guideline cannot be used by the city as a basis for a project denial.

Applicants can demonstrate compliance with a design standard by applying one or more supporting design guidelines, or by proposing a design solution which meets the guiding principles and intent of the standards and guidelines. In order to pursue an alternative design solution (i.e. one that does not strictly comply with a design standard), the applicant must formally request a 'departure' from the design standard / guideline.

- Example: A project must comply with Site Design Standard S1: Protect and Repair Natural Systems by meeting one or more of guidelines a – e. If the proposal does not comply with this standard, an applicant requests a departure from the standard and substantiates that an alternative design solution meets the guiding principles and intent of the design standards and guidelines.

A 'departure' is a proposed design solution which meets the guiding principles and intent of the standards and guidelines but is not in strict compliance with a particular standard. All requests for departures must be made at the Design Guidance Review Meeting as part of the pre-application phase of the project. The DRB may make recommendation on departures; the decision on whether departures are granted rests with the final decision-maker on the land use permit application. The Design Review Board may include a recommendation for departure if one of the following criteria are met:

- The departure is related to a variance from a standard in the Municipal Code that also impacts the ability to meet one or more of the design standards.
- The departure meets the intent of the design standards and the proposed departure is equal or greater to comply with the design standard.
- The granting of the departure results in a project with greater natural resource conservation value, less adverse impact to adjoining properties, or more practical design because of topography, critical area, or other extenuating circumstance.

Site Design Standards and Guidelines (Chapter 4S)

Standard S1 Protect and repair natural systems

Intent: Design for new development should protect existing natural systems and mitigate disturbance to the maximum extent possible. In addition, designers should look for ways to heal and repair the Island's natural systems that have been impacted by previous development. Site design should embrace relationships to larger natural systems and use these systems to inform sustainable design at the site and building level.

Guidelines

- a. Use natural topography to inform project design, stepping up or down hillsides.
- b. Minimize soil disturbance and excavation and preserve natural topsoil.
- c. Preserve the hydrological functions of the site and create opportunities for natural stormwater infiltration.
- d. Incorporate natural water features, habitat, and native plant communities on-site into project design so that they are ecologically functional.
- e. Minimize and disconnect impervious cover to reduce runoff.

Standard S2 Preserve and enrich wildlife habitat

Intent: Urban growth often comes at the expense of natural habitat, degrading and fragmenting sensitive plant communities, wetlands, and riparian corridors that provide habitat for local fish, wildlife and pollinators. New development in Bainbridge Island should protect and restore habitat on site and connect to local habitat corridors.

Guidelines

- a. Incorporate existing natural habitat and landscape into site design.
- b. Connect new landscaped areas and fragmented habitat to networks of open space and larger habitat corridors wherever possible.
- c. Consider porous fencing, hedging and shrubs to define property edges, or gaps in fencing and reduce barriers to wildlife.
- d. Promote continuous habitat through private or communal landscaped areas and repair gaps in identified wildlife corridors wherever possible.

Standard S3 Respect and magnify unique aspects of site and context

Intent: The character of Bainbridge Island is comprised by many kinds of natural and man-made features: historic buildings, views of water and mountains, rolling landscapes, forests, and farms. Development should recognize these features, avoid detracting from their prominence, and highlight them whenever possible.

Guidelines

- a. Work with the particular features of the site—shape, ecological value and characteristics, views, vegetation, hydrology and topography—to create a unique solution for the project.

- b. Preserve and highlight public views of unique features that contribute to Bainbridge Island's character.
- c. Support visual connections to nearby landmarks.

Standard S4 Complement and contribute to the built environment and local identity

Intent: Buildings and open spaces should be designed to create a sense of place and contribute to neighborhood identity. Projects should be built to feel like they "belong" to their site and context, becoming part of the fabric of beloved places on Bainbridge Island.

Guidelines

- a. Site access and new structures to complement patterns in the built environment with attention to setbacks, spaces between buildings, scale, and entries along the street.
- b. Create or reinforce a well-defined rhythm of intervals of built and open spaces, designed for the human scale.
- c. Develop frontages with quality, interest, and variety, using multiple smaller scale buildings if needed for to fit with neighborhood character.
- d. Avoid visually impermeable fencing, high fencing or other monolithic features along publicly visible edges of the site.

Standard S5 Fit the project into the systems of access and movement, prioritizing pedestrians and bicycles

Intent: Livable and sustainable communities are walkable and bikeable. Good design in Bainbridge Island will favor pedestrian and bicycle scale, and carefully consider the project's place in the network of streets, sidewalks and trails in decisions about entries, ADA access, and location of vehicular access. Projects should prioritize the pedestrian environment and encourage sustainable transportation choices.

Guidelines

- a. Locate and orient primary pedestrian access to the site toward major pedestrian and bicycle travel routes and transit facilities.
- b. Incorporate dedicated pedestrian access that connects and aligns with existing public and private pedestrian infrastructure.
- c. Integrate access for people of all abilities into the project design so that all visitors are welcome through primary entries and access points.
- d. Locate at-grade parking and vehicular access away from active pedestrian areas wherever possible and screen at-grade parking from public view.
- e. Provide bicycle parking near access points to and active areas to maximize visibility and convenience.
- f. Consider including pedestrian-oriented public spaces and spaces for informal community gathering in non-residential projects.

Standard S6 Support and contribute to a vibrant public realm

Intent: The public realm should be considered at the site planning level. Some projects will be fully private, but experienced from people passing by. Residential development will have a relationship to

passers-by and visitors as well as the residents. Retail buildings and civic buildings have important relationships to the public realm, where dedicated space may be warranted. For all of these project types, the visual and physical relationship to the public realm begins at the site planning level for the most appropriate and beneficial interaction with the community.

Guidelines

- a. Arrange site elements to define a clear 'public front' facing toward the primary street.
- b. Minimize vehicular presence in the public realm, with driveways and garages de-emphasized in terms of location, width and design.
- c. Consider the hierarchy of uses in site design, with important uses or features emphasized.
- d. Incorporate natural systems into public spaces in the site where possible and appropriate.
- e. Give prominence to pedestrian entrances over vehicle access.
- f. Reinforce defined and active street edges and design public facing frontages to interact directly with the public realm as appropriate.

Site Design Standards and Guidelines (Chapter 4S)

Applicant: List the standards and guidelines met. For example: S1 / Guidelines a, c and d. Provide a brief statement about how the project meets the standards and guidelines.

The proposal meets the following standards and guidelines:

Applicant: List the standards from which a departure is requested and how the proposed design solution meets the guiding principles and intent of the standards and guidelines.

The proposal meets the guiding principles and intent of the following standard but is not in strict compliance. Departures from the following standards are requested:

DRB: The DRB may include an administrative departure in its recommendation to the Planning Commission at least one of the departure criteria is met. List the standard from which a departure is recommended and identify the specific departure criterion (e.g. Departure S4 / criterion a)

DRB departure recommendation (optional):

Public Realm Standards and Guidelines (Chapter 4P)

Standard P1 Create a safe and comfortable environment for walking and cycling

Intent: Whether a project is located in the Island's downtown, neighborhood centers, or rural areas, new development should consider the site's relationship to the pedestrian environment, and how the project can contribute to safety, comfort and continuity in the pedestrian realm.

Guidelines

- a. Connect on-site pedestrian walkways with existing public or private routes where projects can improve the network for people walking.
- b. Integrate universal design in pedestrian routes, access points and entries, with multi-sensory cues where appropriate in public spaces and access points using visual, auditory and tactile signals.
- c. Integrate lighting for pedestrian pathways and entrances to provide safety, mark entry locations and highlight design features.
- d. Orient primary entrances toward the site's most active public street frontage.
- e. Contribute to the network of safe bicycle routes where possible.
- f. Provide bicycle parking at access points to open spaces and buildings, and coordinate bike racks and fixtures with other outdoor furniture on site, along adjacent streets, or nearby public spaces.

Standard P2 Minimize impact of vehicles on the public realm

Intent: Public realm design should focus on people rather than cars and vehicular access. Projects should strive to keep conflicts between motorists and people walking and biking to a minimum, and support active and inviting streets by reducing the visual impact of service areas, parking, and vehicular access.

Guidelines

- a. Encourage non-polluting transportation options, such as shared vehicle access and parking in multiple ownership circumstances.
- b. Minimize the size and number of curb cuts and locate curb cuts away from active pedestrian areas wherever possible.
- c. Screen service uses and parking when near public space using ground floor uses and/or landscaping.
- d. Reduce conflicts between pedestrians and motorists through design elements such as planters, paving patterns, or lighting.
- e. Create clearly defined pedestrian paths through parking areas with sidewalks or other dedicated facilities.

Standard P3 Design to support a legible hierarchy of public spaces

Intent: Projects should understand their location in the hierarchy of public space and respond accordingly. For example, a site that terminates a vista would be designed as a focal point, while a

project that is part of the urban fabric would be designed to fit well with adjacent properties. Design to support a hierarchy of public spaces will help wayfinding and character.

Guidelines

- a. Use buildings to help shape and define public spaces where appropriate.
- b. Consider vistas, views and irregularities in the street network and block pattern to retain views or to create focal points.
- c. Highlight important crossings, intersections, and transitions where appropriate.
- d. Incorporate wayfinding that complements project design and surrounding wayfinding systems, with common indicators, destinations, and signed decision points.

Standard P4 Strengthen public space connections

Intent: Design for new development on Bainbridge Island should pay careful attention to how the building will interact with the public realm— street, sidewalk, open spaces and landscape. Projects should look for opportunities to make stronger connections in the Island's network of public spaces wherever possible.

Guidelines

- a. Locate primary entrances along the main street and contribute to the character of the street.
- b. Align public spaces, passages and access with existing pedestrian paths or desire lines where no formal paths exist. Public through- routes in Winslow are excellent examples of pedestrian-scale connections.
- c. Where appropriate, provide open spaces adjacent to the sidewalk and design public frontages to support direct engagement with the street and pedestrian activity.
- d. Use public art to enhance entrances to buildings and public spaces and to create or highlight unique transitions.

Standard P5 Draw from and enhance existing block patterns

Intent: Regardless of how people get around, everyone is a pedestrian at some point. Pedestrian-oriented design creates safe, accessible and welcoming for spaces for all in ways that are contextually appropriate for Bainbridge Island's varied environments. Whether it is in the Island's downtown, neighborhood centers, or rural areas, new development should contemplate the site's relationship to the pedestrian environment, and how the project can contribute to safety, comfort and continuity in the pedestrian realm.

Guidelines

- a. Seize on the prominent location of corner sites to create focal points with careful detailing and integrated public spaces.
- b. Create a porous site with public pedestrian routes through larger developments.
- c. Break down the massing of buildings and the scale of long façades to fit the rhythm of the surrounding block.
- d. Create a human scale environment at street level with detailing that adds variety and rhythm to the façade.

Standard P6 Foster interest and activity along commercial streets

Intent: Bainbridge Island is fortunate to have strong and active retail “main streets” in Winslow, Lynwood and Rolling Bay. New development should reinforce the scale and positive attributes of these commercial streets with pedestrian-scale interest and activities.

Guidelines

- a. Support adjacent sidewalks and public spaces with active ground floor uses and amenities such as displays and seating, and public art,
- b. Place doors, windows, balconies and street- level uses to provide lines of sight for natural surveillance of the street, private and public realm.
- c. Build in multiple entries to allow for smaller storefronts, and design to allow retail façades to be adapted to the particular users to give spaces interest and character.
- d. Locate utility areas away from active spaces on commercial streets.

Public Realm Design Standards and Guidelines (Chapter 4P)

Applicant: List the standards and guidelines met. Provide a brief statement about how the project meets the standards and guidelines.

The proposal meets the following standards and guidelines:

Applicant: List the standards from which a departure is requested and how the proposed design solution meets the guiding principles and intent of the standards and guidelines.

The proposal meets the guiding principles and intent of the following standard but is not in strict compliance. Departures from the following standards are requested:

DRB: The DRB may include an administrative departure in its recommendation to the Planning Commission at least one of the departure criteria is met. List the standard from which a departure is recommended and identify the specific departure criterion. (e.g. Departure P4 / criterion c)

DRB departure recommendation (optional):

Building Design Standards and Guidelines (Chapter 4B)

Standard B1 Express a clear organizing architectural concept

Intent: Buildings are expected to have a clear architectural concept that is internally consistent, appropriate to the building's site and functions, and elegantly expressed

Guidelines

- a. Base the design on a thoughtful organization of uses in the plan, taking into account the arrangement of the development program and its relationship to the context of the site.
- b. The architectural concept should be rooted in and express sustainable design principles.
- c. The architectural concept should be appropriate to the Pacific Northwest's climate and materials, as well as to the specific conditions of the site.
- d. In the building concept and floor plan, consider the relationship of building uses and public space; for example, locating an entry lobby along the street, or designing residential windows to have a degree of privacy from passers-by.
- e. Express the rhythm of the building's structural organization in the façades.
- f. The architectural concept should make the building's uses and hierarchy legible.

Standard B2 Use an architectural language appropriate to Bainbridge Island

Intent: The Design Guidelines do not prescribe architectural styles, but projects are expected to have an attractive and coherent style that fits well with the climate and context of Bainbridge Island.

Guidelines

- a. Consider the context and history of Bainbridge Island in the building's massing, roof forms, and siting.
- b. Use materials that are locally sourced and regenerative wherever possible.
- c. Include weather-protection and other climate appropriate design as an integral part of the architectural language and detailing.
- d. Use surrounding building forms (found in context analysis) to inform building shape and form.

Standard B3 Create well composed façades at all scales

Intent: Façades are not only the visible faces of a building. Façades are the interface between the interior uses and the public realm, bringing in daylight and keeping out the weather. They play a major role in energy efficiency and define the architectural style. Façade design is critical to the success of a building from urbanistic and sustainability standpoints, and thoughtful design is expected for all façades.

Guidelines

- a. Design all façades visible to the public to be attractive and well-proportioned, with a graceful composition of fenestration and opaque areas and a sense of texture and depth along building surfaces.
- b. Create an architectural concept appropriate to Bainbridge Island and the character of the building's surroundings.

- c. Design the building to be attractive from vantage points near and far, with all visible façades receiving full attention to design.
- d. Design the building to be pleasing and coherent at multiple scales—from massing and roof form to secondary features such as fenestration and balconies, to details, textures and fi
- e. Give attention to the level of human scale experienced from the public realm, including detailing at doors, windows and other architectural features such as porches, canopies, balconies.
- f. Incorporate design detail, articulation and quality materials and a sense of human scale in all building façades.
- g. Integrate utilities and service functions into the architectural concept, screening mechanical equipment and trash facilities from view.

Standard B4 Celebrate and prominently feature sustainable design

Intent: Projects in Bainbridge Island are expected to be environmentally responsible and resource efficient throughout their life cycle. Buildings will need to meet the requirements of the City and County that require sustainable design; the Design Guidelines are intended to express the values of a healthy environment in the design expression of each project.

Guidelines

- a. Reuse existing structures whenever possible, recognizing that the most sustainable buildings are those that already exist.
- b. Use building materials that reflect a sense of place, favoring recycled or renewable resources and/or local sources.
- c. Highlight regenerative materials and renewable energy generation such as solar panel or turbines as visible expressions of the community's aesthetic and values.
- d. Offer access to natural light and ventilation in living and working spaces for comfort and reduced energy consumption.
- e. Manage direct sunlight with solar control and shading devices, and integrate these features into the overall design, with each façade responding to solar orientation.
- f. Consider green or living walls and/or roofs with plants adapted to Bainbridge Island's microclimate; make them visible where possible.
- g. Design for flexibility so that the building can be adapted in the future, including reuse of structured parking for non-vehicular future uses.

Standard B5 Use high quality, sustainable materials and well-crafted details

Intent: Building materials should be selected for their appropriateness to place, a minimal ecological footprint, and long-term aesthetic value.

Guidelines

- a. Thoughtful composition and detailing will express a level of quality and a sense of scale inherent in excellent architectural design.
- b. Choose durable, low-impact materials that are appropriate for the climate and seasonal shifts in weather conditions.
- c. Select materials that are locally sourced and supportive of Bainbridge Island's economy where possible.

- d. Express the architectural concept of the building and provide a sense of human scale through thoughtful detailing.

Building Design Standards and Guidelines (Chapter 4B)

Applicant: List the standards and guidelines met. Provide a brief statement about how the project meets the standards and guidelines.

The proposal meets the following standards and guidelines:

Applicant: List the standards from which a departure is requested and how the proposed design solution meets the guiding principles and intent of the standards and guidelines.

The proposal meets the guiding principles and intent of the following standard but is not in strict compliance. Departures from the following standards are requested:

DRB: The DRB may include an administrative departure in its recommendation to the Planning Commission at least one of the departure criteria is met. List the standard from which a departure is recommended and identify the specific departure criterion. (e.g. Departure B4 / criterion c)

DRB departure recommendation (optional):

Landscape Standards and Guidelines (Chapter 4L)

Standard L1 Integrate the landscape concept to complement the architectural concepts

Intent: Landscape architecture and building architecture are expected to be mutually complementary, working together toward an overall design that is functional, sustainable and pleasing. To this end, the landscape should be designed in tandem with the architecture, rather than as an afterthought.

Guidelines

- a. Design the landscape to enhance elements of the site and architectural concept by strategies such as defining pathways, zones and edges; creating focal points; softening building massing; highlighting entries, and adding scale, texture and interest to the site.
- b. Locate deciduous trees to compliment passive solar strategies, providing shade in summer and allowing sun in the winter.
- c. Use plantings where privacy is needed for more intimate and private spaces, or for screening traffic and/or service uses.
- d. Choose plantings that complement the proportions and scale of the building and offer color and interest throughout the year.
- e. Ensure that landscape design relates to considers building features such as porches, balconies and roof areas.

Standard L2 Support the public realm with the landscape design

Intent: Landscape design is expected to be an integral part of public spaces, enhancing the functions, activities and character of the public realm.

Guidelines

- a. Use landscape design to connect a network of open spaces, appropriate to the project context. This open space network could include the streetscape and building frontages, spaces between buildings, or a series of planted areas and hardscape intended for outdoor use.
- b. Encourage interaction between the building's interior uses and exterior public space, including plazas, seating areas and other hardscape areas to support positive public activities appropriate to the context and building use.
- c. Select plantings that reflect a sense of care, providing scale and seasonal color and interest.
- d. Consider elements of continuity along streets to provide a level of character along a corridor, and unique elements of distinction that can serve as landmarks or wayfinding.
- e. Complement building and landscape design with integrated public art that is developed with the community and overall project concept in mind.

Standard L3 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. Human-made landscapes in 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.

Guidelines

- a. Promote water conservation with landscape design that prioritizes native and/or drought tolerant species.
- b. Use plantings to provide shade and buffer from wind exposure.
- c. Locate trees to provide shading of paved surfaces and reduce heat island effect
- d. Accommodate planting space for trees where there is not enough space for trees in the right-of-way.
- e. Use local, low-impact, recycled, or sustainably sourced materials and/or repurpose non-hazardous waste materials in the landscape.
- f. Utilize vegetative roofs to mitigate stormwater, grow food, provide habitat, reduce heat island effect, improve views and air quality.
- g. Design landscape to absorb and reduce particulate matter.

Standard L4 Integrate and highlight green infrastructure practices

Intent: Landscape design is expected to embrace hydrological functions and reduce the impact of development with green infrastructure. Green spaces offer opportunities for water treatment, infiltration and storage on developed sites in order protect water quality, relieve the burden on stormwater infrastructure, and reduce water use and heating and cooling costs.

Guidelines

- a. Preserve or restore hydrological functions of the natural landscape, improving stormwater quality through sustainable landscape and civil design practices including stormwater retention and infiltration where appropriate.
- b. Use green stormwater infrastructure (GSI) strategies to reduce flooding by slowing and reducing stormwater discharges.
- c. Include vegetative roofs and permeable paving for on-site stormwater management.
- d. Capture rainwater for reuse and irrigation.

Standard L5 Support healthy habitat in the Preserve and enhance important

Intent: Supporting and creating habitat strengthens a network of ecologically productive landscapes.

Guidelines

- a. Designing landscapes that are well adapted to unique microclimates of a project can help provide natural food sources and refuge from predators and inclement weather and mitigate the effects of human disturbance on wildlife populations.
- b. Preserve large trees and other significant existing vegetation that contributes to larger biological and ecological systems.
- c. Design plantings to support stormwater retention, infiltration and aquifer recharge.

- d. Promote biodiversity through plantings that attractive to birds, pollinators and other wildlife.
- e. Prioritize low maintenance, drought resistant native plantings.

Standard L6 Preserve and enhance important views and view corridors

Intent: For some sites in Bainbridge Island, views of the water, mountains and forested areas are defining features. Landscape design should be sensitive to existing view corridors, take advantage of views, and reinforce visual connections with the public realm.

Guidelines

- a. Preserve existing views and view corridors, locating new trees to frame, focus and/or complement views and view corridors.
- b. Take care to prevent view blockage from the public realm, using lower scale plantings where appropriate and pruning existing trees with best practices of limbing-up rather than topping.
- c. Design landscaped areas to complement territorial views, using vegetated roofs where appropriate to mitigate views of roofs.
- d. Locate streets to capture distinctive views and create new viewpoints.

Landscape Standards and Guidelines (Chapter 4L)

Applicant: List the standards and guidelines met. Provide a brief statement about how the project meets the standards and guidelines.

The proposal meets the following standards and guidelines:

Applicant: List the standards from which a departure is requested and how the proposed design solution meets the guiding principles and intent of the standards and guidelines.

The proposal meets the guiding principles and intent of the following standard but is not in strict compliance. Departures from the following standards are requested:

DRB: The DRB may include an administrative departure in its recommendation to the Planning Commission at least one of the departure criteria is met. List the standard from which a departure is recommended and identify the specific departure criterion. (e.g. Departure S4 / criterion a)

DRB departure recommendation (optional):

Street Types & Frontages (Chapter 5)

Intent: The guidelines in this chapter are intended to inform design decisions on-site and in the public right-of-way that contribute to the character and experience of the streetscape. The street types, frontages and guidelines described in this chapter do not replace or supersede the requirements of the “City of Bainbridge Island Engineering Design and Construction Standards and Specifications”.

Building Frontage Type	Building Frontage Setback (feet)
Linear / Storefront	0
Landscape	10 – 20
Plaza	10 - 20
Forecourt (courtyard width and depth 10-30 feet)	0
Stoop / Terrace	5 – 15
Vegetated buffer	25 - 50

Street Type 1 State Route

Building Frontage: Vegetated Buffer

Guidelines

- Minimize direct access from private property
- Support off-road trail system
- Restore native vegetation
- Preserve and enhance Pacific Northwest forested character
- Conform with state signage laws
- Minimize site disturbance

Street Type 2 Main Street

Building Frontage: Linear / Storefront, Plaza, Forecourt

Guidelines

- Encourage activation of street frontage
- Encourage through-routes
- Integrate landscape and public art

Street Type 3 Neighborhood Main Street

Building Frontage: Linear / Storefront, Plaza, Forecourt

Guidelines

- Develop on-street parking
- Activate the street with pedestrian oriented street level uses such as storefronts, restaurants, galleries etc.

- c. Activate area between buildings and right-of-way with seating, art, gardens
- d. Encourage sidewalks or other high quality pedestrian facilities

Street Type 4 Neighborhood Mixed Use

Building Frontage: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace

Guidelines

- a. Infill or add to pedestrian and bike connections
- b. Provide a landscaped setback to buffer residential uses
- c. Enhance the varied character

Street Type 5 Mixed Use Arterial

Building Frontage: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace

Guidelines

- a. Provide landscaped setback to buffer residential uses
- b. Provide, curb, gutter, sidewalk bike lane
- c. Minimize curb cuts
- d. Create on-street parking where appropriate

Street Type 6 Rural by Design

Building Frontage: Landscape, Vegetated Buffer

Guidelines

- a. Retain green edge conditions and character
- b. Protect or create swale drainage
- c. Retain pedestrian shoulder or trail wherever possible
- d. Maintain native vegetation

Street Type 7 Green Street

Building Frontage: Undefined

Intent: The green street is intended to serve as a model for interior streets as part of subdivisions and larger commercial developments in commercial, industrial, mixed use and urban residential districts. 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 travel lanes.
- e. Emphasize pedestrians and open space as part of a shared space

- f. Minimize paved area with shared driveways, access and parking areas.
- g. Use trees to transpire water and mitigate heat island effects

Street Type 8 Rural Green Street

Building Frontage: Undefined

Intent: The rural green street is intended to serve as a model for interior streets as part of subdivisions in non-urban residential districts. 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 and direct runoff into landscaped areas
- c. Mitigate erosion along slopes and banks with vegetation and permeable stone fill
- d. Integrate stormwater infiltration and retention into landscaping
- e. Create a comfortable walking environment with lower traffic speeds
- f. Use trees to transpire water and mitigate heat island effects

Street Types and Frontages (Chapter 5)

Applicant: List the applicable street types, proposed frontage type and guidelines met. Provide a brief statement about how the project meets the guidelines.

--

--

Attn: Annie Hillard, Dept. of Planning and Community Development
From: Charles Wenzlau, Wenzlau Architects
Date: October 28, 2019
RE: PBV Fairyland – DESIGN GUIDELINE CHECKLIST

GUIDING PRICIPLES

DESIGN FOR BAINBRIDGE

The primary goals of this project are to preserve the existing woodland environment and to create a sense of community.

DESIGN FOR SUSTAINABILITY & CLIMATE RESILIENCE

The project employs a variety of conservation strategies, including small footprint homes and minimizing excavation for foundations (pin piles are proposed). All homes shall be constructed with high performance building envelopes and heat recovery ventilation to reduce energy use. The small footprint is one of the key sustainability features, showing it is possible and desirable to build well and small.

DESIGN FOR A WALKABLE, BIKEABLE AND CONNECTED COMMUNITY

The project will be connected by multiple footpaths to adjacent neighborhood and open spaces. Project is within immediate walking distance to neighborhood commercial services.

DESIGN FOR HEALTH, EQUITY, AND INCLUSION

The project helps meet the need for small scale housing near shopping.

DESIGN TO FOSTER CULTURE AND SOCIAL WELL-BEING

The site design will embrace the islands commitment to preserve and protect open space.

DESIGN FOR CONNECTIONS TO THE NATURAL ENVIRONMENT

The site design will preserve most of the mature trees on site which includes multiple landmark trees.

DESIGN STANDARDS AND GUIDELINES

S1 PROTECT AND REPAIR NATURAL SYSTEMS

The site design minimizes new impervious footprint and excavation by utilizing a pier foundation system. Site will preserve existing forest and natural flora by minimizing excavation for utilities and construction access. Runoff from new cottages will be infiltrated into hillside. The garage structure will be covered with living roof.

S2 PRESERVE, RESTORE AND ENRICH WILDLIFE HABITAT

The site design will minimize impacts to wildlife by minimizing its footprint on the forest floor.

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF THE SITE AND CONTEXT

The preservation of the existing forest setting is the primary site and building design concept. The goal is to nest the cottages into their wood setting and only allow pedestrians into the site interior.

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

The cottages will be integrated into their forest setting. The site will visually extend into the adjacent forested areas both on-site and off-site. The structures have been carefully oriented to achieve a balance of privacy and views. This community will be unique to the island and has the potential to set a model for future low impact communities.

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

One of the major design elements is locating the parking at the edge of the site. The homes within the community are accessed by raised pathways. A limited number of homes will have accessible entries.

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

The garages are de-emphasized by screening them from public view and setting them into the hillside. The garages are further screened by the living roofs. The cottages will also be connected to adjacent development as those projects get completed.

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING

The project is located at the uphill portion of the Pleasant Beach Village master plan. While it isn't directly adjacent to the neighborhood commercial, it will be connected to the internal system of sidewalks and pathways.

P2 MINIMIZE THE IMPACT OF VEHICLES ON THE PUBLIC REALM

The garages are de-emphasized by screening them from public view and setting them into the hillside. The garages are further screened by the living roofs. The cottages will also be connected to adjacent development as those projects get completed.

P3 DESIGN TO CREATE A LEGIBLE HIERARCHY OF PUBLIC SPACES

The primary community space is along the boardwalk where residents will connect with their neighbors. Most of the uphill cottages will overlook the central portion of the site.

P4 STRENGTHEN PUBLIC SPACE CONNECTIONS

All the cottages will be accessed from the central pedestrian walkway.

P5 DRAW FROM AND ENHANCE EXISTING BLOCK AND FRONTAGE PATTERNS

The project does not set out to emulate the pattern of single-family homes with garages along the street frontages. The proposed pattern is to cluster the cottages within the woods, separated from the street frontage.

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

The project is not located along a commercial street.

B1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

The project is conceived as "cottages in the woods". The site planning and architectural concept reinforce each other by protecting the woods and elevating the buildings above the forest floor.

B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

The buildings express a Northwest contemporary aesthetic, with expressed wood structure, extensive use of glass, and pitched roof forms. Two cottages types are proposed adding flexibility to work around existing trees and to add variety within the community.

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

Each façade is unique in response to its orientation. The glazing is reduced on sides where greater privacy is needed (typically the east and north). Windows are placed to maximize views and natural light. The building

materials present a coherent graphic when viewed from afar, but also has localized detailing including window fenestration, metal balconies, expressed wood members and building form.

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

The buildings benefit from their compact form and low impact foundation design. The buildings will be constructed with a high-performance envelope, will maximize natural lighting, and allow for natural ventilation. The garages will feature a living roof.

B5 USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DESIGN

The exterior materials will include cedar siding, exposed steel, and cement board siding. The detailing will express the transitions between materials versus relying on trim boards. The glassed living area will be the main feature and express its wood post construction. The exterior materials will wrap into this interior space, blurring the boundary between inside and outside.

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPT

This is the defining concept of the project; to integrate the cottages into their natural setting.

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

The pedestrian oriented design locates the raised boardwalk with the center of the site. This is the de facto public space where residents can see each other as they come and go.

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE

Native species will be specified to restored disturbed areas around the buildings and utility trenches. Existing duff will be selectively stripped, stockpiled and replaced to its pre-existing conditions the construction is completed. The garage building will also feature a living roof.

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

Because the goal is to minimize visible alteration to the existing forest floor, no new rain gardens are proposed. The roof runoff will be infiltrated below the buildings to reduce areas of disturbance.

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

Many of the trees and existing vegetation are being preserved. Habitat biodiversity will be promoted through the planting of a variety of plants that are attractive to pollinators or have seeds or berries that are a food source for local birds and mammals. Plants roots and new soil will be drenched with a bio fertility solution after planting to encourage soil micro-organisms to thrive.

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND CORRIDORS

No views of water or mountains are available from the site. However, views internally to surrounding wooded areas will be maintained and enhanced as a result of selective clearing. The raised boardwalk, a special place for local birders, will make the woods more accessible while still retaining its natural and protected feel.

FISCHER-BOUMA
PARTNERSHIP
Landscape Architecture • Community Planning
310 Main Street West, Suite A
Burlington, Illinois 60101
Tel: 630/441-1111
Fax: 630/441-1112
Internet: www.fischerbouma.com



RYLAND
DD CENTER ROAD NE
IDGE ISLAND, WA 98110
LANDER
S
AN REVIEW

[illegible]

PRINCIPAL IN CHARGE: _____ DATE: 06/24/2019
DRAWN BY: JP _____ DATE: 06/24/2019
REVIEWED BY: JB _____

LANDSCAPE PLAN

SCALE: SEE SCALE BAR
SHEET NUMBER: L001

**NATIVE UNDERSTORY
PROTECTION & ENHANCEMENT**

This landscape will be preserved and retrofitted during construction. Invasive and non-native plant species will be removed and additional native understory vegetation planted. Equipment access will not be allowed in these areas during construction. Retention trees as required by the City are located within this landscape type.

- Vine Maple
- Salal
- Indian Plum
- Salmonberry
- Thimbleberry
- Sword Fern

This landscape will be impacted during implementation for construction access and the installation of utilities to service the new homes. Existing forest floor debris will be collected, stored, and re-spread in these areas after construction is complete. New native species will be planted in these areas, including the areas under the elevated houses.

- Representative Species:**
- Oxalis
 - Ginger
 - False Lily of the Valley
 - Solomon's Seal
 - Sword Fern
 - Fringe Cup
 - Inside Out Flower
 - Western Bleeding Heart

Vegetation along the east and north property lines will be supplemented with additional native trees and shrubs to achieve the intent of full and partial screen buffers to meet Condition #20 of the Pleasant Beach Village SPR approval, and BIMC Table 18.15.010-4, respectively.

- Partial Screen Calculations:**
400 Trees (28 evergreen)
120 Shrubs (64 evergreen)
- Representative Species:**
Douglas Fir
Western Red Cedar
Evergreen Huckleberry
California Wax Myrtle
Indian Plum
Flowering Currant
- Partial Screen Calculations:**
• 8 Trees (4 evergreen)
• 29 Shrubs (15 evergreen)

Green roofs are proposed for the shared garage buildings as a sustainable feature consistent with the vision of this project. The help to reduce heat island effect and minimize storm-water run-off. Aesthetically they provide a more natural look for Units 1 and 2 that are located on the slope above.

- Representative Species:**
- Cape Blanco Sedum
 - Roemers Fescue
 - Woolly Sunflower
 - Camas

Over 80 mature native trees are being retained and protected during construction to support the vision and context of this forested community. Arborist review has identified a few trees that need to be removed due to their health and public safety. Refer to the Tree Retention Plan (L001) for specific trees being retained to meet the City's code requirements.

- Representative Species:
- Douglas Fir
 - Bigleaf Maple
 - Western Red Cedar
 - Alder
 - Hemlock

Indian Plum

Swargen

Trimbhamberry

Vine Maple

Water moss
Red sporophytes
Liverworts
Moss

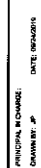
Purple-flowered iris (*Iris sibirica*)
 Currant (*Ribes*)
 Yellow-flowered currant (*Ribes*)
 Green plant (*Rumex*)

Existing Trees





PROJECT:
PBY FAIRLAND
LAWWOOD CENTER ROAD NE
GAINSBURGE ISLAND, WA 98110
PROJECT NUMBER:
2019-006
SUBMITTAL:
SITE PLAN REVIEW

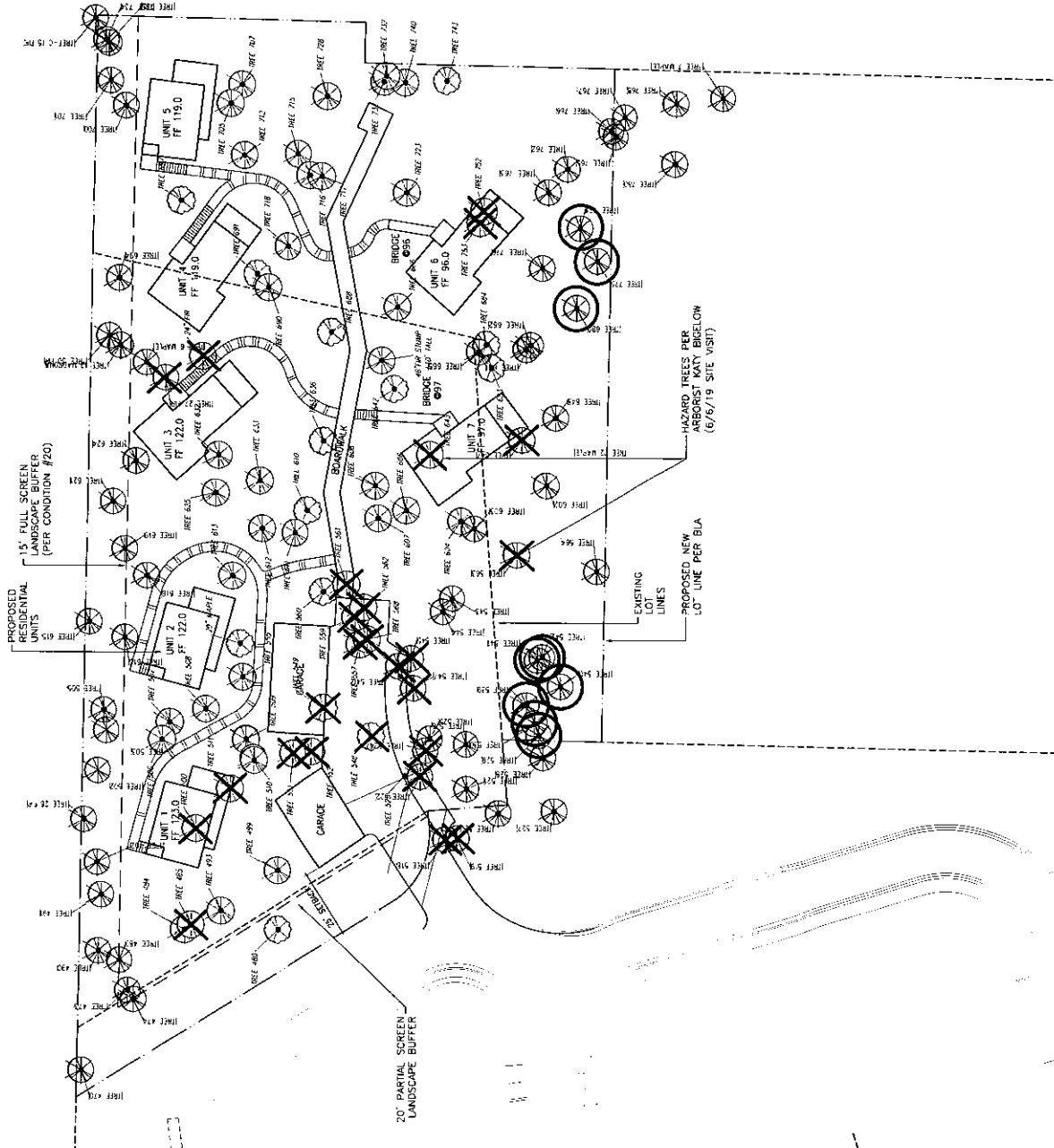


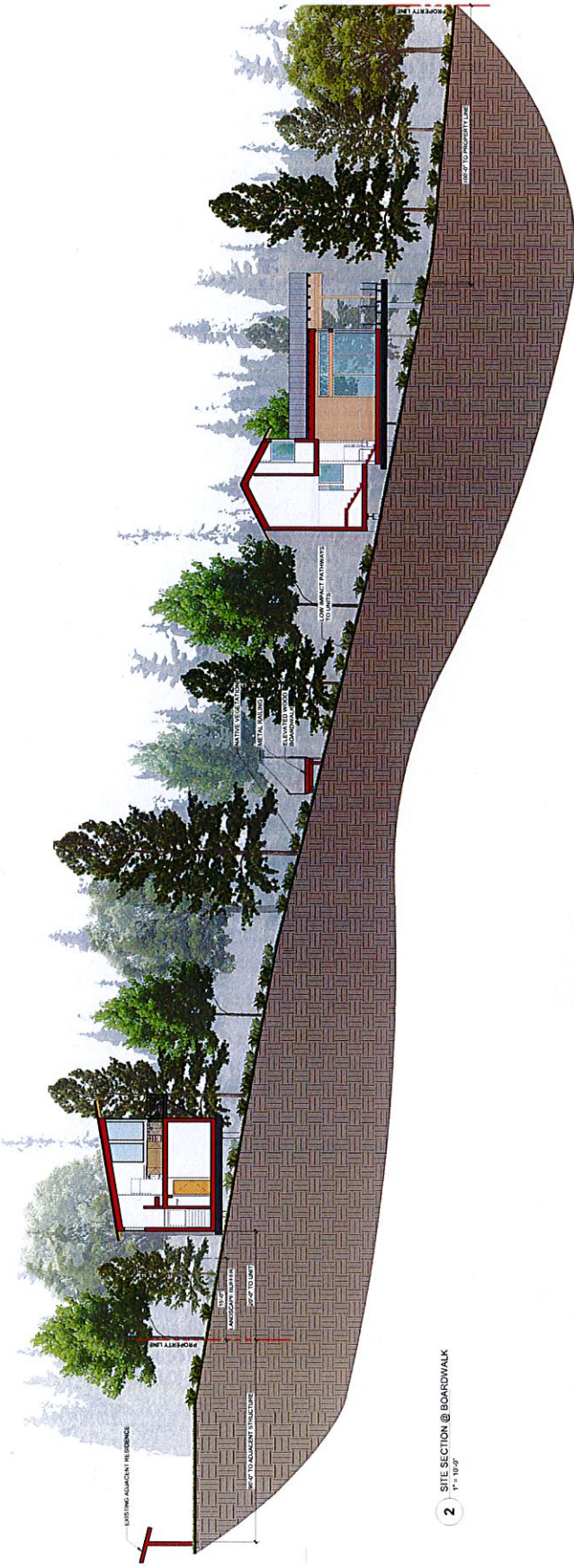
SHEET TITLE:
TREE RETENTION PLAN

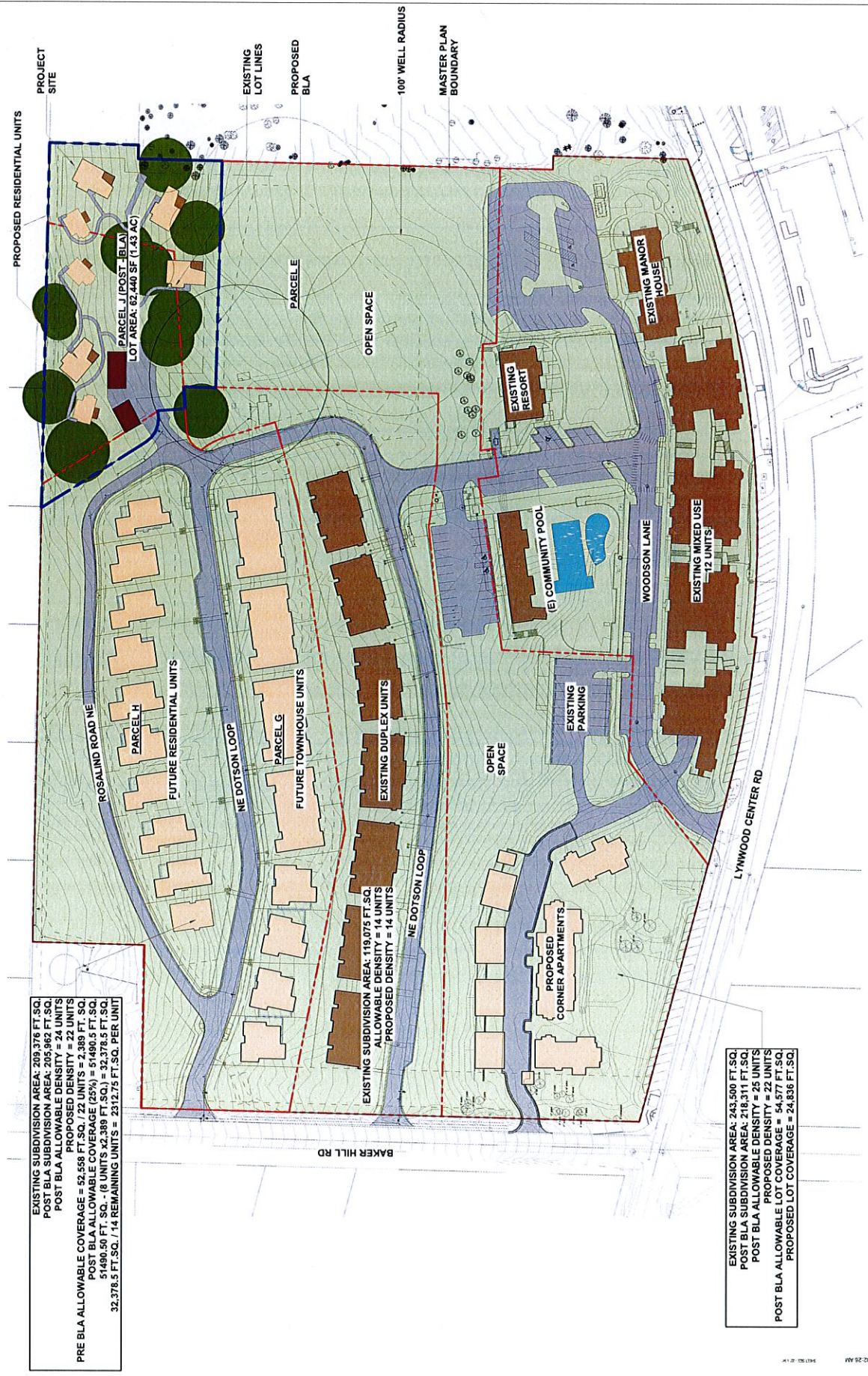
SHEET NUMBER 133412

2007

SUMMARY:
55.8 TREE UNITS ARE BEING RETAINED IN STANDS INDICATED IN PLANS & TABLE BELOW. ALL OTHER TREES BEING RETAINED ARE ELECTIVE, NOT REQUIRED.







EXISTING SUBDIVISION AREA: 203,376 FT. SQ.
POST BLA SUBDIVISION AREA: 205,962 FT. SQ.
POST BLA ALLOWABLE DENSITY = 24 UNITS
PROPOSED DENSITY = 22 UNITS
PRE BLA ALLOWABLE COVERAGE = 52,558 FT. SQ. / 22 UNITS = 2,389 FT. SQ.
POST BLA ALLOWABLE COVERAGE (25%) = 51,490.5 FT. SQ.
51,490.5 FT. SQ. / 22 UNITS = 2,339.5 FT. SQ.
32,378.5 FT. SQ. / 14 REMAINING UNITS = 2,312.75 FT. SQ. PER UNIT

EXISTING SUBDIVISION AREA: 243,500 FT. SQ.
POST BLA SUBDIVISION AREA: 218,311 FT. SQ.
POST BLA ALLOWABLE DENSITY = 25 UNITS
PROPOSED DENSITY = 22 UNITS
POST BLA ALLOWABLE LOT COVERAGE = 54,577 FT. SQ.
PROPOSED LOT COVERAGE = 24,836 FT. SQ.

10/29/2019 10:23 PM
A1-01-000104

RENDERING ONE

A 5.1



SPR SUBMITTAL
PROJECT 1822
DATE 10/27/19
DESCRIPTION DATE

OWNER: PBPBS,LLC

PBV FAIRYLAND
PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 109
BAINBRIDGE ISLAND, WA 98110
206.780.6882
WWW.WENZLAUARCHITECTS.COM

© 2012 LUMION. LUMION IS A REGISTERED TRADEMARK OF LUMION. ALL RIGHTS RESERVED. LUMION IS NOT RESPONSIBLE FOR ANY DAMAGE TO YOUR COMPUTER OR DATA. LUMION IS NOT A SUBSTITUTE FOR A PROFESSIONAL ARCHITECTURAL RENDERING. LUMION IS A TOOL FOR ARCHITECTS AND DESIGNERS. LUMION IS NOT A SUBSTITUTE FOR A PROFESSIONAL ARCHITECTURAL RENDERING. LUMION IS A TOOL FOR ARCHITECTS AND DESIGNERS.

RENDERING TWO

A 5.2

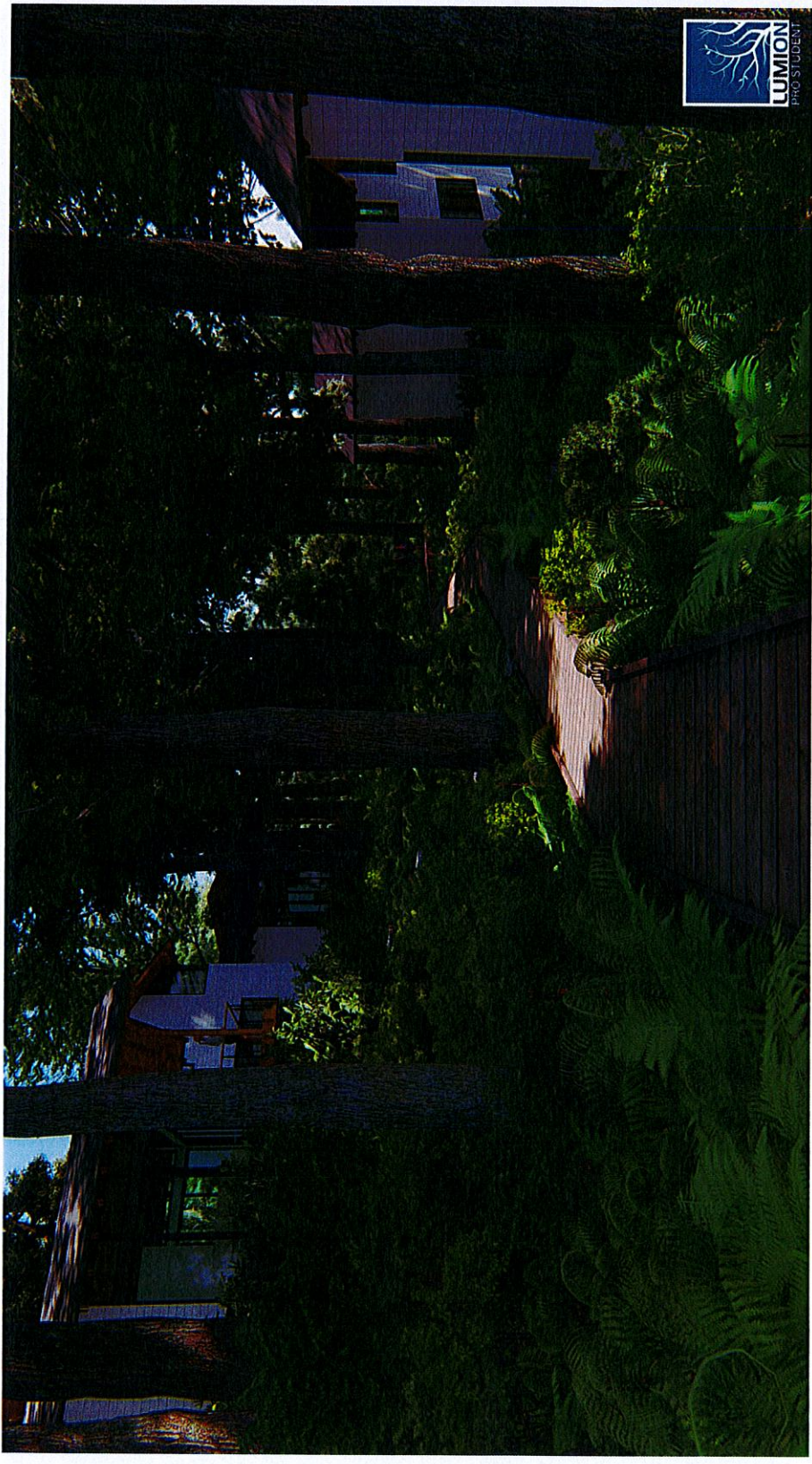


SPR SUBMITTAL
PROJECT DATE 10/27/19
DESCRIPTION DATE

OWNER: PBPBS,LLC

PBV FAIRYLAND
PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.780.8882



RENDERING THREE

A 5.3

© 2019 LUMION. ALL RIGHTS RESERVED. LUMION IS A REGISTERED TRADEMARK OF LUMION. LUMION IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA. LUMION IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA. LUMION IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA.

SPR SUBMITTAL	
PROJECT	1922
DATE	10/21/19
NO.	DESCRIPTION
DATE	DATE

OWNER: PBPBS, LLC
PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110

WENZLAU ARCHITECTS
490 MADISON AVE N, SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.750.6882



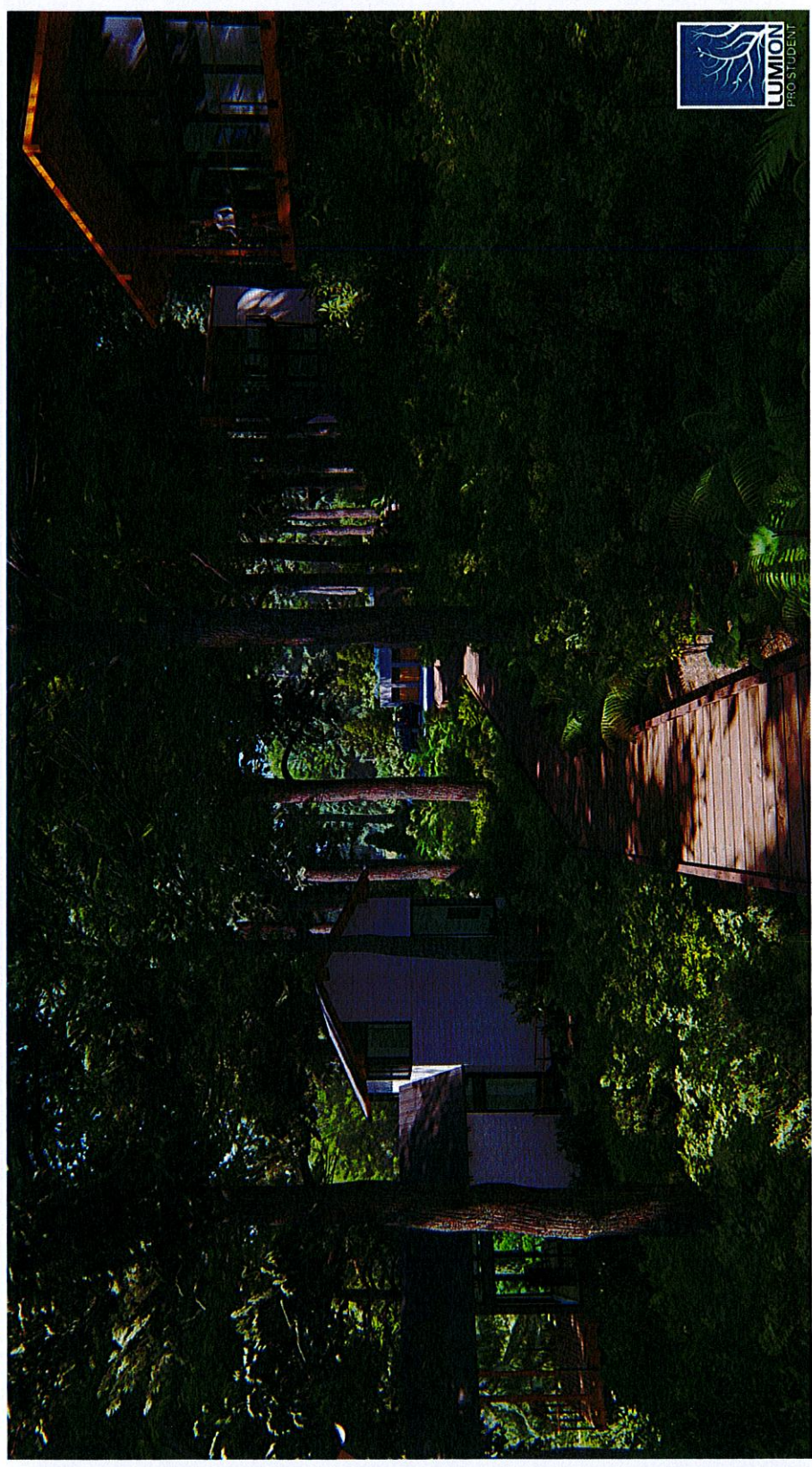
PBV FAIRYLAND
PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC

SPR SUBMITTAL			
PROJECT	1822	DATE	10/21/19
NO.	DESCRIPTION	DATE	

THIS DOCUMENT IS THE PROPERTY OF WENZLAU ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WENZLAU ARCHITECTS.

RENDERING FOUR

A 5.4





A 5.5

182
10/21/15

PBV FAIRYLAND
 PLEASANT BEACH VILLAGE
 BAINBRIDGE ISLAND, WA 98110

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.780.6882

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
206.780.8882
206.780.8882

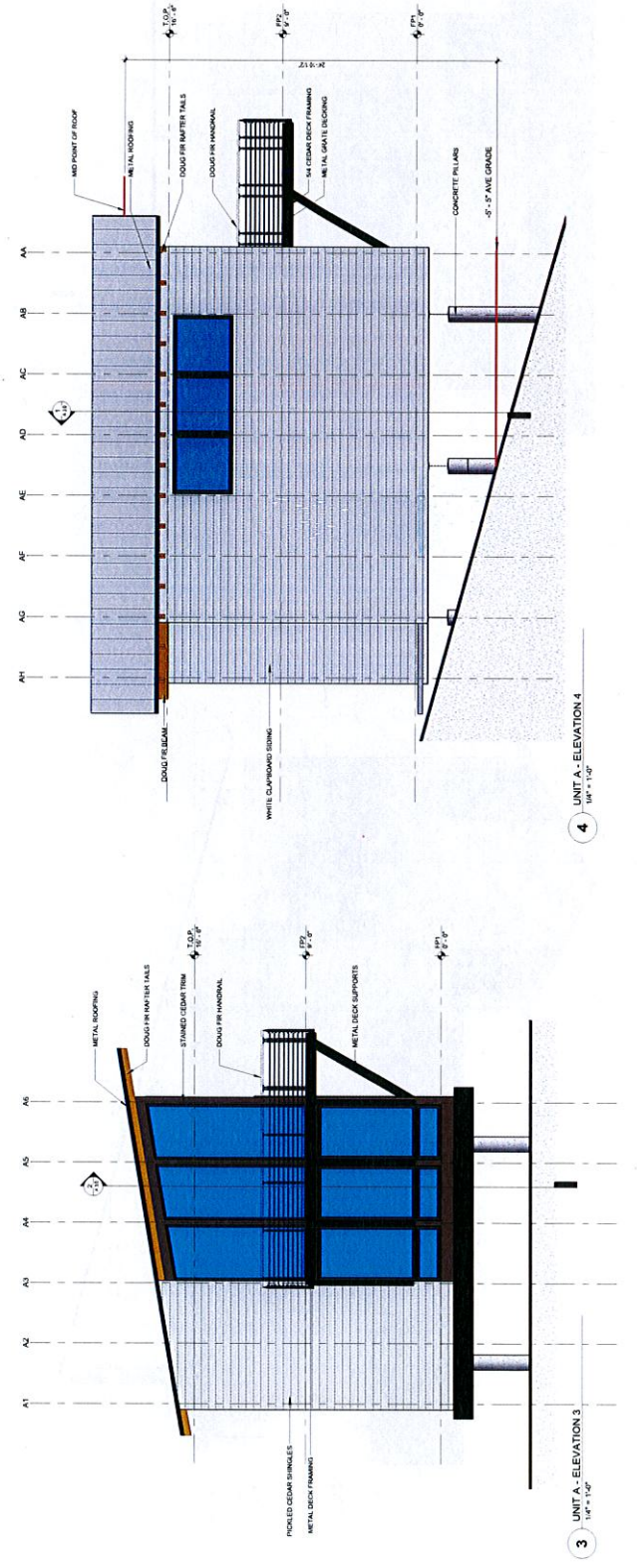
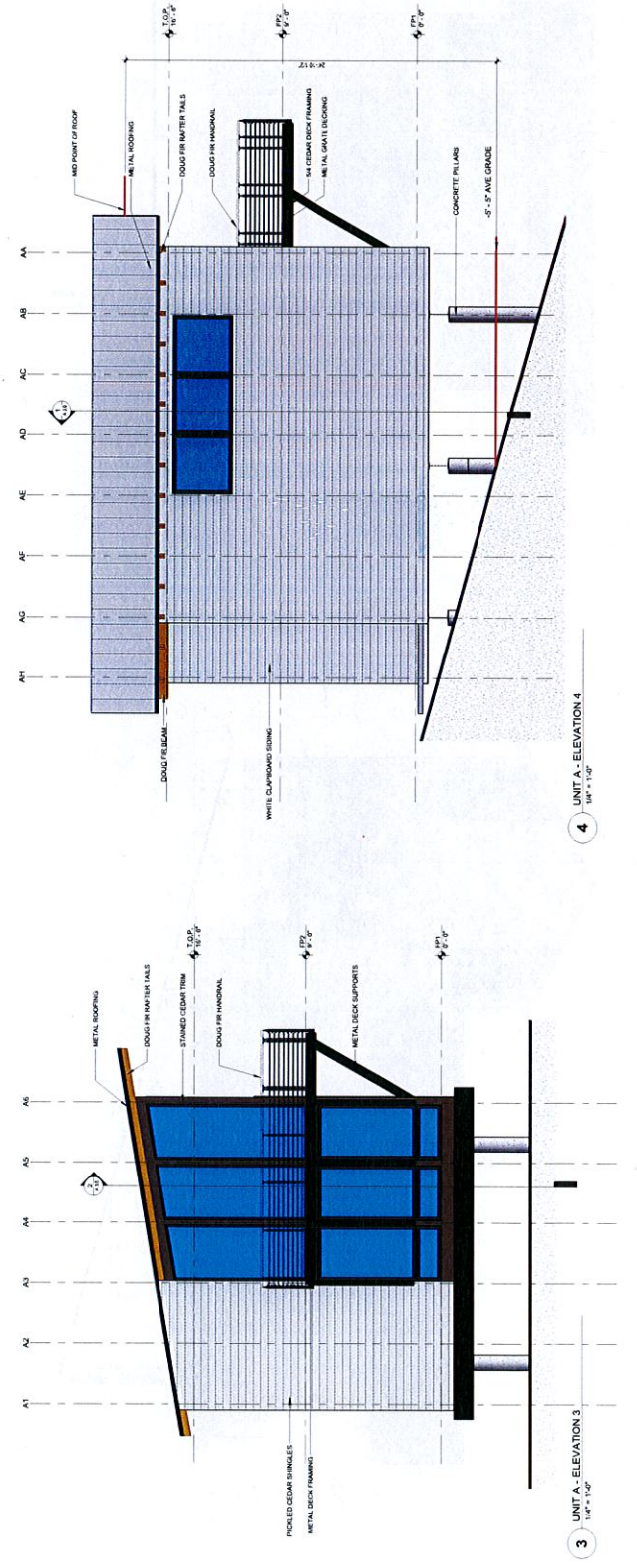
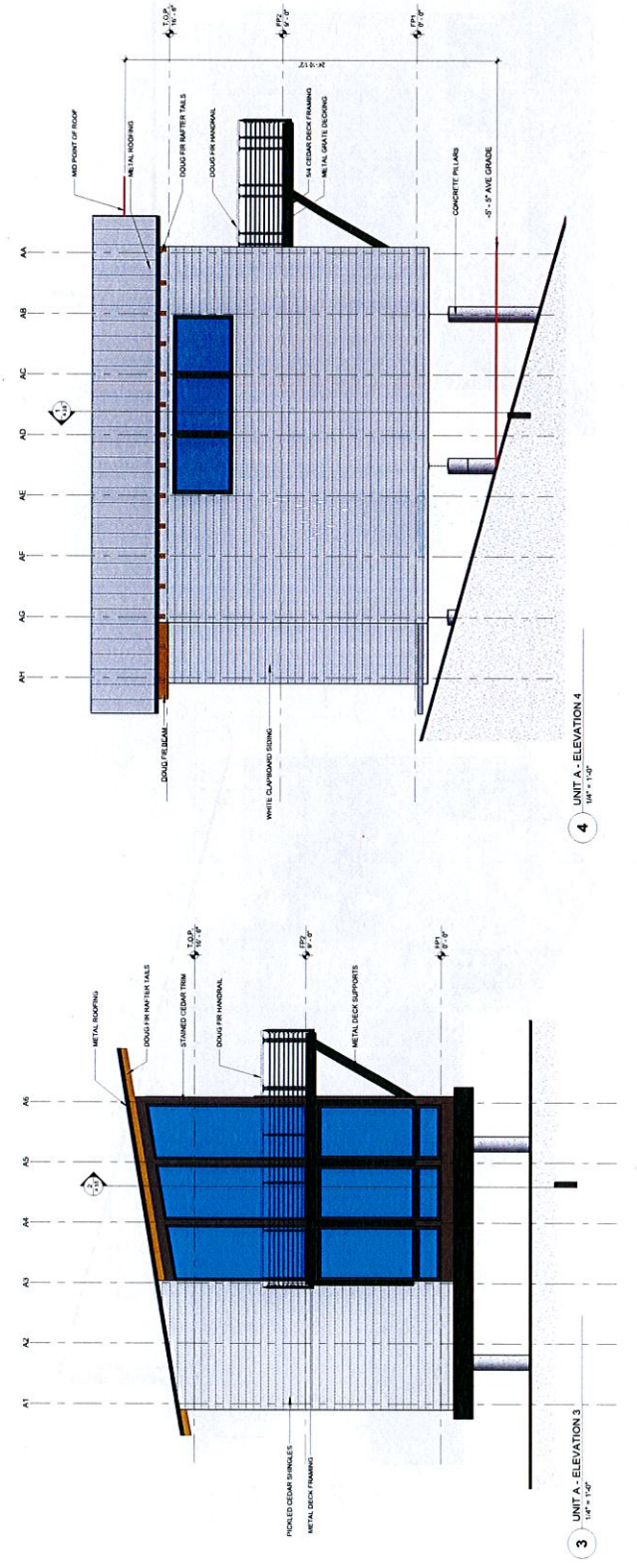
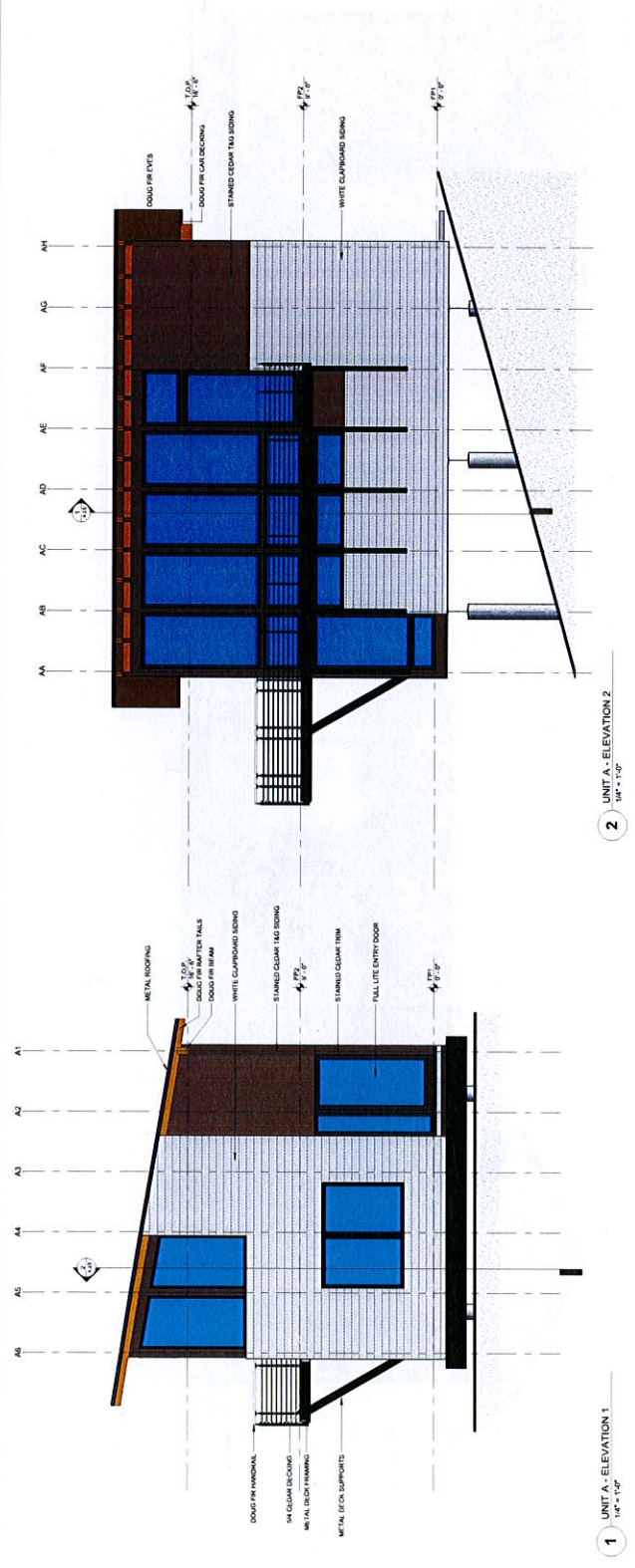
PBV FAIRYLAND
PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC

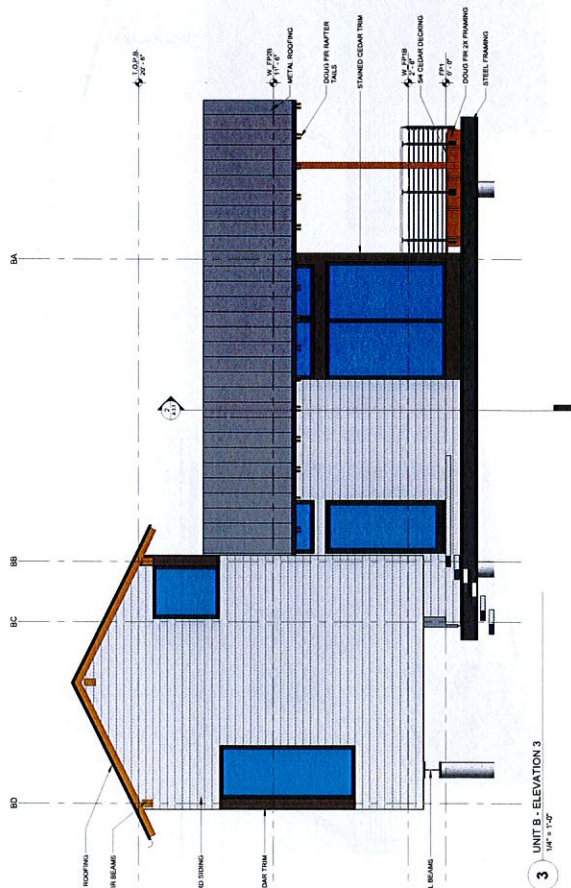
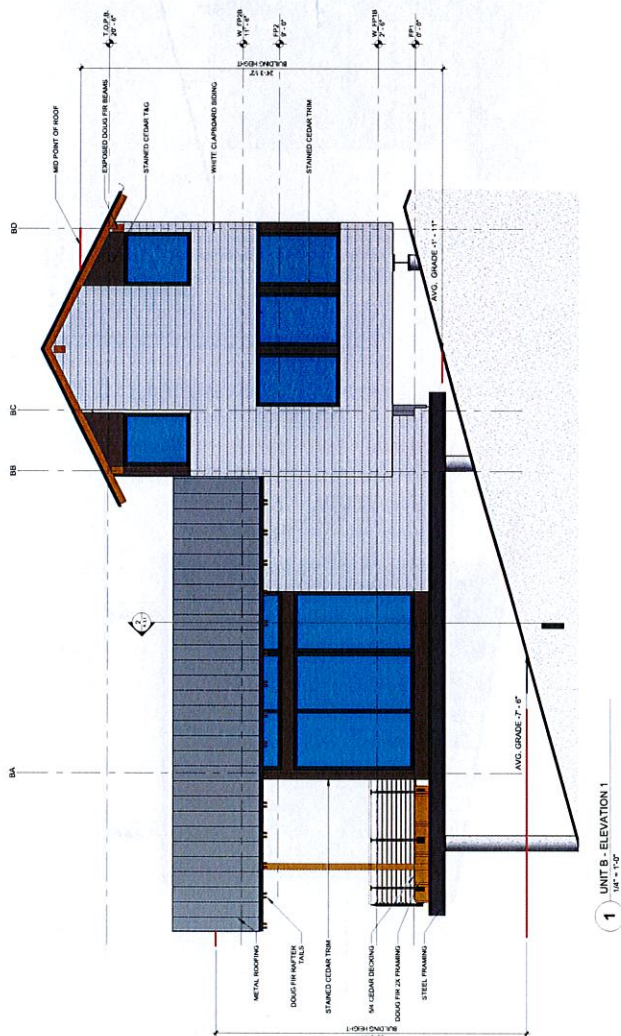
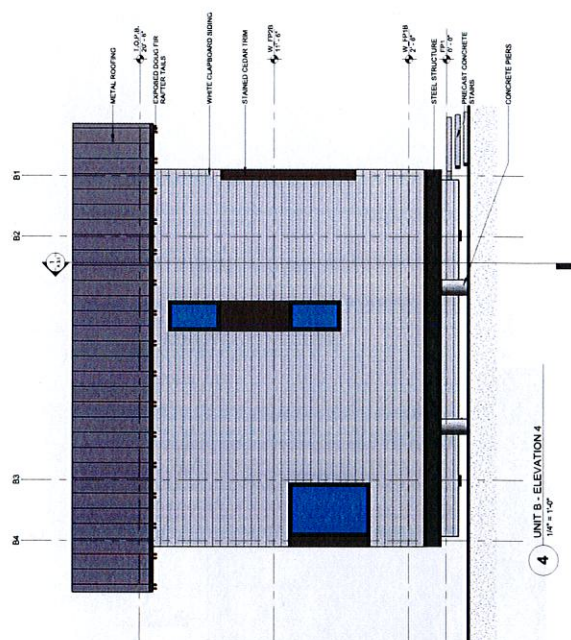
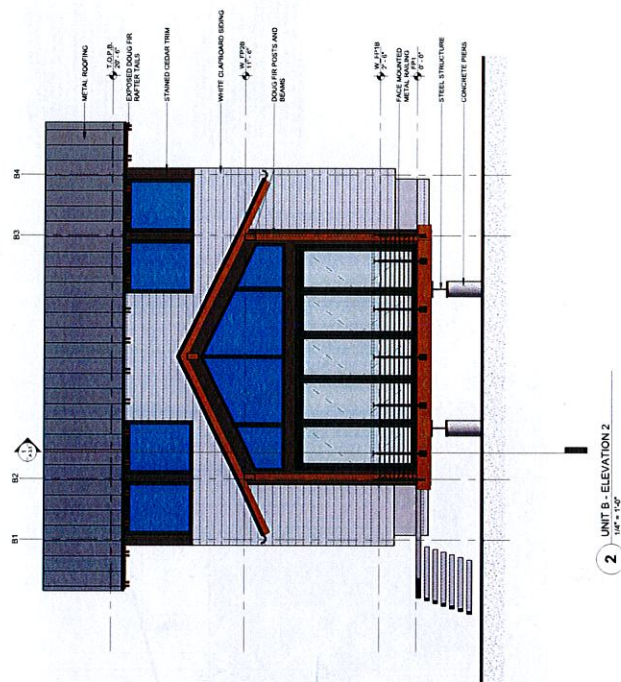
SPR SUBMITTAL
PROJECT: 1822
DATE: 10/21/19
NO. DESCRIPTION DATE

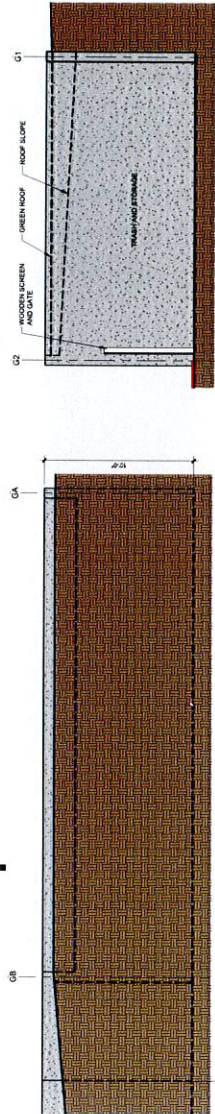
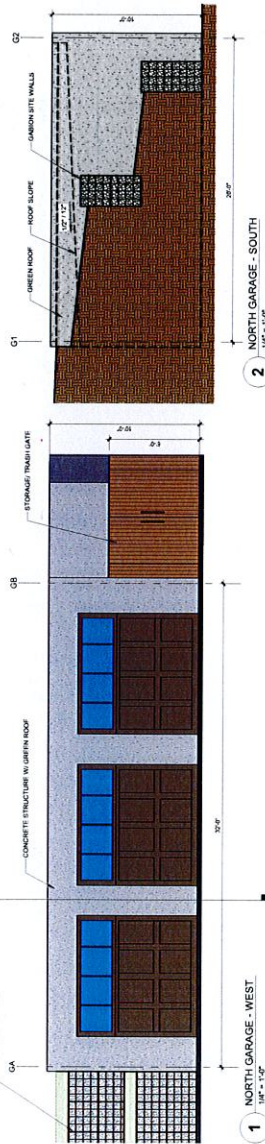
1. THE FOLLOWING INFORMATION IS FOR THE SUBMITTAL OF THE SPR SUBMITTAL. IT IS THE RESPONSIBILITY OF THE SUBMITTER TO PROVIDE ALL NECESSARY INFORMATION TO THE SPR REVIEW BOARD. THE SPR REVIEW BOARD WILL REVIEW THE SUBMITTAL AND PROVIDE COMMENTS AND REVISIONS AS NECESSARY. THE SUBMITTER SHALL REVISION THE SUBMITTAL AS REQUIRED AND RESUBMIT IT TO THE SPR REVIEW BOARD FOR APPROVAL. THE SPR REVIEW BOARD WILL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

UNIT A - BUILDING ELEVATIONS
A 4.0

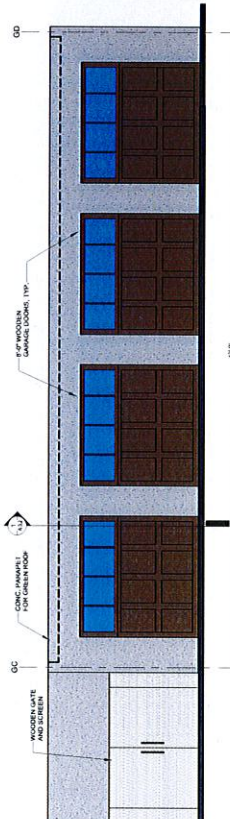
- REVISIONS:**
1. REVISION 1: ADDITION OF ROOF AND ROOF FLASHING. REVISION 2: ADDITION OF ROOF FLASHING. REVISION 3: ADDITION OF ROOF FLASHING. REVISION 4: ADDITION OF ROOF FLASHING. REVISION 5: ADDITION OF ROOF FLASHING. REVISION 6: ADDITION OF ROOF FLASHING. REVISION 7: ADDITION OF ROOF FLASHING. REVISION 8: ADDITION OF ROOF FLASHING. REVISION 9: ADDITION OF ROOF FLASHING. REVISION 10: ADDITION OF ROOF FLASHING.
 2. TO ADDITION OF ROOF FLASHING. REVISION 2: ADDITION OF ROOF FLASHING. REVISION 3: ADDITION OF ROOF FLASHING. REVISION 4: ADDITION OF ROOF FLASHING. REVISION 5: ADDITION OF ROOF FLASHING. REVISION 6: ADDITION OF ROOF FLASHING. REVISION 7: ADDITION OF ROOF FLASHING. REVISION 8: ADDITION OF ROOF FLASHING. REVISION 9: ADDITION OF ROOF FLASHING. REVISION 10: ADDITION OF ROOF FLASHING.
 3. TO ADDITION OF ROOF FLASHING. REVISION 2: ADDITION OF ROOF FLASHING. REVISION 3: ADDITION OF ROOF FLASHING. REVISION 4: ADDITION OF ROOF FLASHING. REVISION 5: ADDITION OF ROOF FLASHING. REVISION 6: ADDITION OF ROOF FLASHING. REVISION 7: ADDITION OF ROOF FLASHING. REVISION 8: ADDITION OF ROOF FLASHING. REVISION 9: ADDITION OF ROOF FLASHING. REVISION 10: ADDITION OF ROOF FLASHING.
 4. TO ADDITION OF ROOF FLASHING. REVISION 2: ADDITION OF ROOF FLASHING. REVISION 3: ADDITION OF ROOF FLASHING. REVISION 4: ADDITION OF ROOF FLASHING. REVISION 5: ADDITION OF ROOF FLASHING. REVISION 6: ADDITION OF ROOF FLASHING. REVISION 7: ADDITION OF ROOF FLASHING. REVISION 8: ADDITION OF ROOF FLASHING. REVISION 9: ADDITION OF ROOF FLASHING. REVISION 10: ADDITION OF ROOF FLASHING.
 5. TO ADDITION OF ROOF FLASHING. REVISION 2: ADDITION OF ROOF FLASHING. REVISION 3: ADDITION OF ROOF FLASHING. REVISION 4: ADDITION OF ROOF FLASHING. REVISION 5: ADDITION OF ROOF FLASHING. REVISION 6: ADDITION OF ROOF FLASHING. REVISION 7: ADDITION OF ROOF FLASHING. REVISION 8: ADDITION OF ROOF FLASHING. REVISION 9: ADDITION OF ROOF FLASHING. REVISION 10: ADDITION OF ROOF FLASHING.



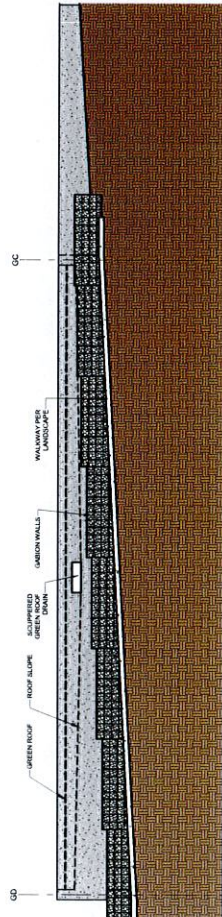




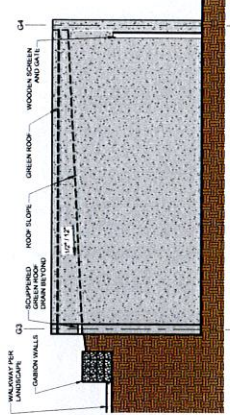
4 NORTH GARAGE - NORTH
1/4" = 1'-0"



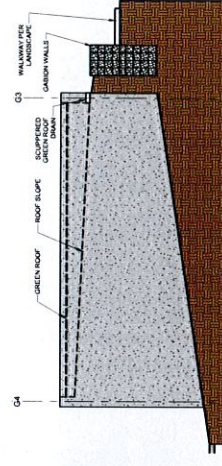
5 Elevation 3 - a
1/4" = 1'-0"



7 Elevation 6 - a
1/4" = 1'-0"

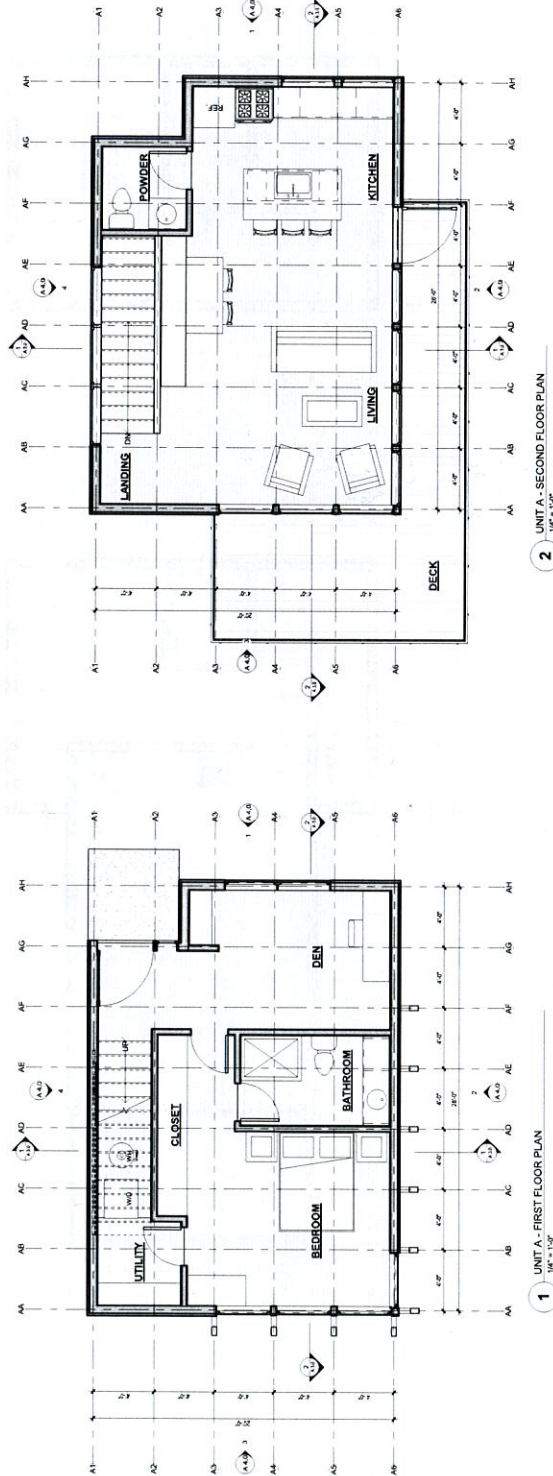


6 Elevation 7 - a
1/4" = 1'-0"



8 Elevation 8 - a
1/4" = 1'-0"

UNIT AREA
FIRST FLOOR: 514 FT. SQ.
SECOND FLOOR: 729 FT. SQ.
TOTAL: 1,243 SQ. FT.





OWNER: PBPBS, LLC
PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110

PBV FAIRYLAND

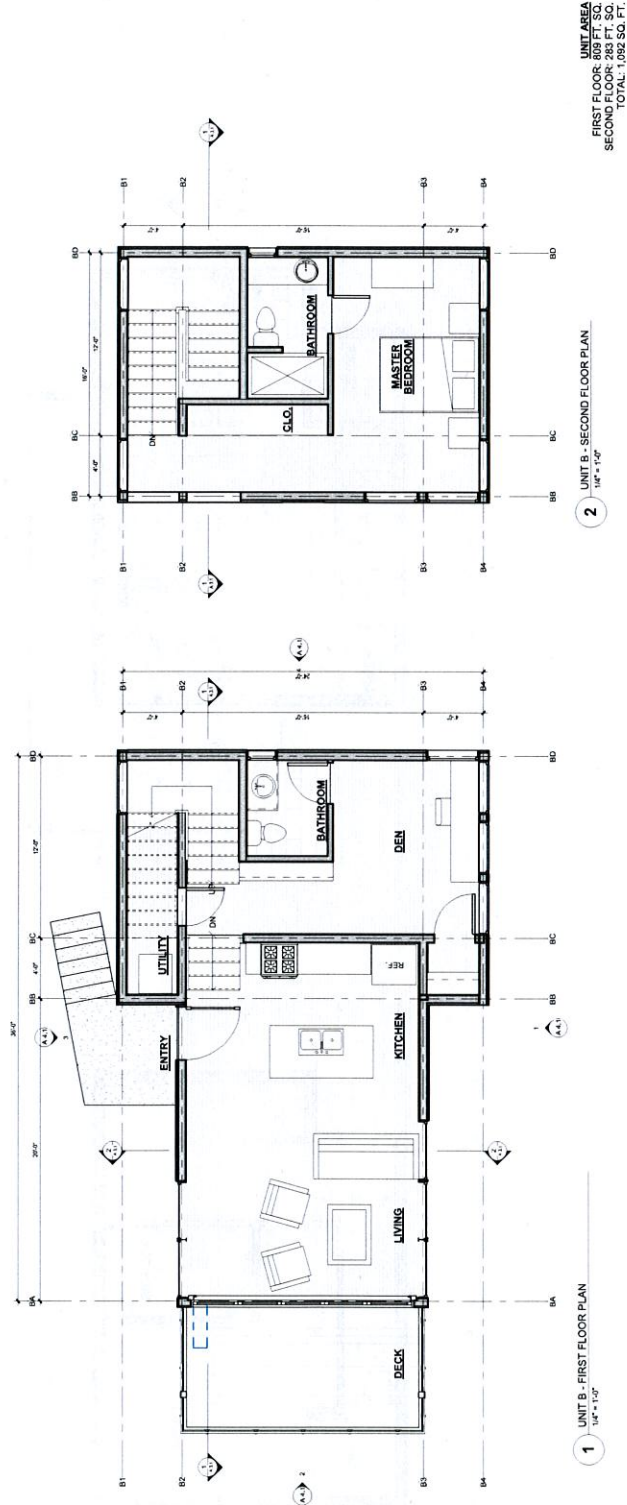
SPR SUBMITTAL

PROJECT: 1822
DATE: 10/21/19
DESCRIPTION: DATE

THIS DOCUMENT IS THE PROPERTY OF WENZLAU ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WENZLAU ARCHITECTS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT. WENZLAU ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

UNIT B - FLOOR PLANS

A 1.1



WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
206.780.6882
WWW.WENZLAUARCHITECTS.COM



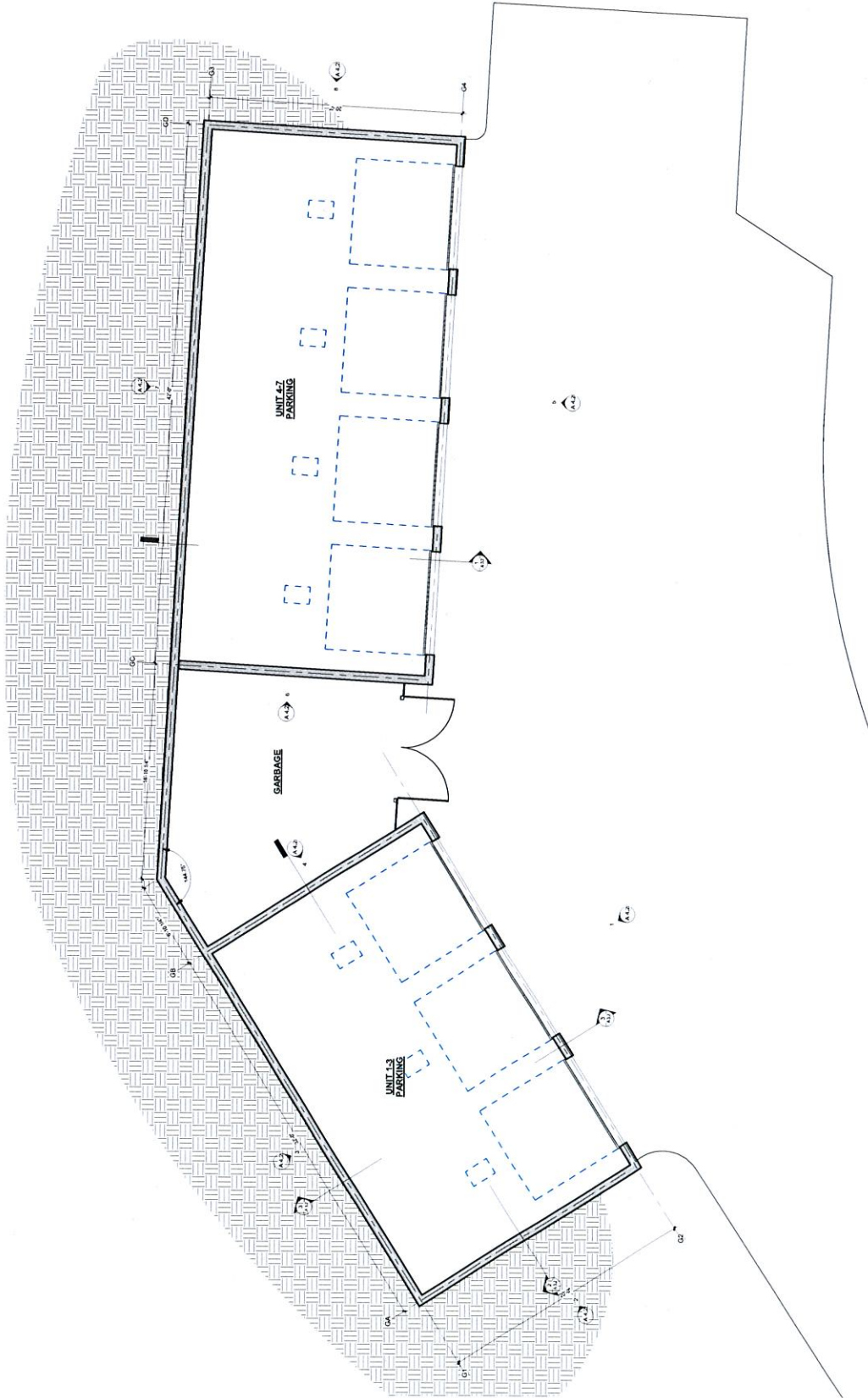
OWNER: PBPBS, LLC
PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110
PBV FAIRYLAND

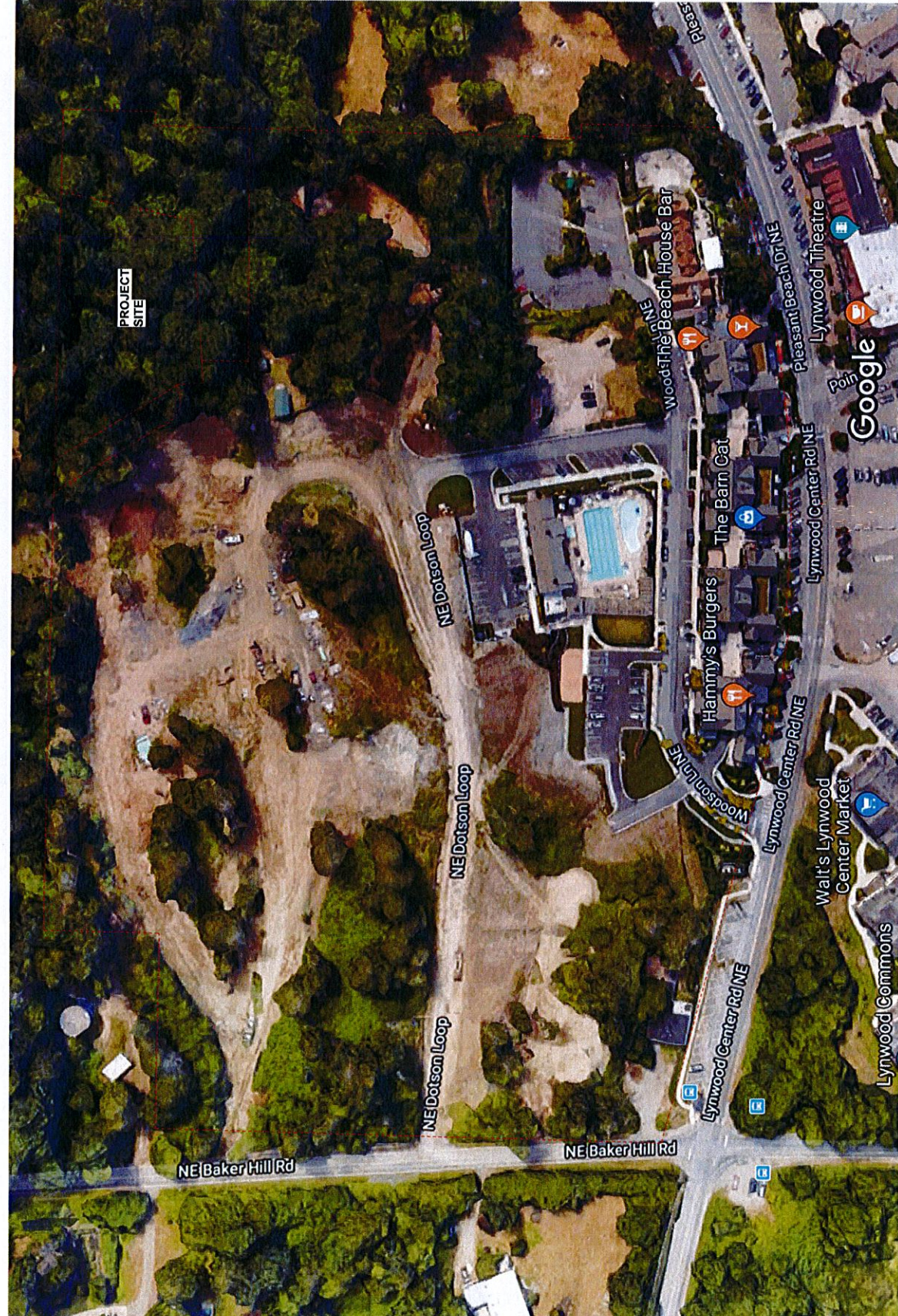
SPR SUBMITTAL
PROJECT: 1522
DATE: 10/21/19
NO. DESCRIPTION DATE

THIS SET OF PLANS IS THE PROPERTY OF WENZLAU ARCHITECTS, P.C. AND IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF WENZLAU ARCHITECTS, P.C. THE USER OF THESE PLANS AGREES TO HOLD WENZLAU ARCHITECTS, P.C. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST WENZLAU ARCHITECTS, P.C. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THESE PLANS.

GARAGE FLOOR PLANS

A1.2





PROJECT
SITE



1 AERIAL VIEW
1" = 50'-0"

AERIAL MAP

A1

PBV FAIRYLAND

PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110

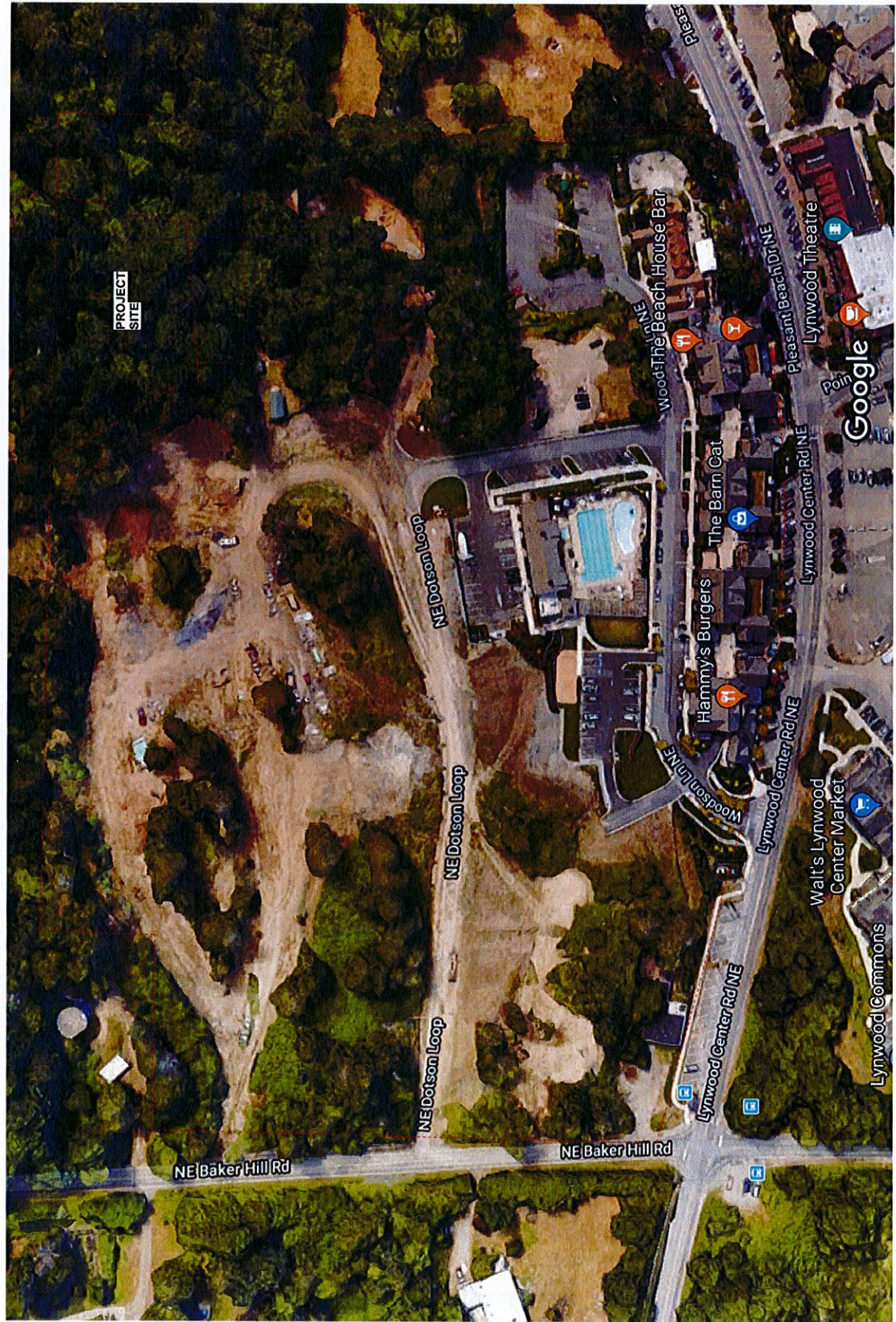
OWNER: PBPBS, LLC

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.780.6882

PROJECT	1822
DATE	10/27/19
NO.	DESCRIPTION
DATE	

SPR SUBMITTAL

10. THE CITY OF SEASIDE, CALIFORNIA, HAS REVIEWED THE INFORMATION CONTAINED HEREIN AND HAS DETERMINED THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE. THE CITY OF SEASIDE, CALIFORNIA, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SEASIDE, CALIFORNIA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION CONTAINED HEREIN. THE CITY OF SEASIDE, CALIFORNIA, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR RESULTING FROM THE USE OF THE INFORMATION CONTAINED HEREIN.



PROJECT
SITE



1 AERIAL VIEW
1" = 50'-0"

AERIAL MAP

A 1

PBV FAIRYLAND

PLEASANT BEACH VILLAGE
BAINBRIDGE ISLAND, WA 98110

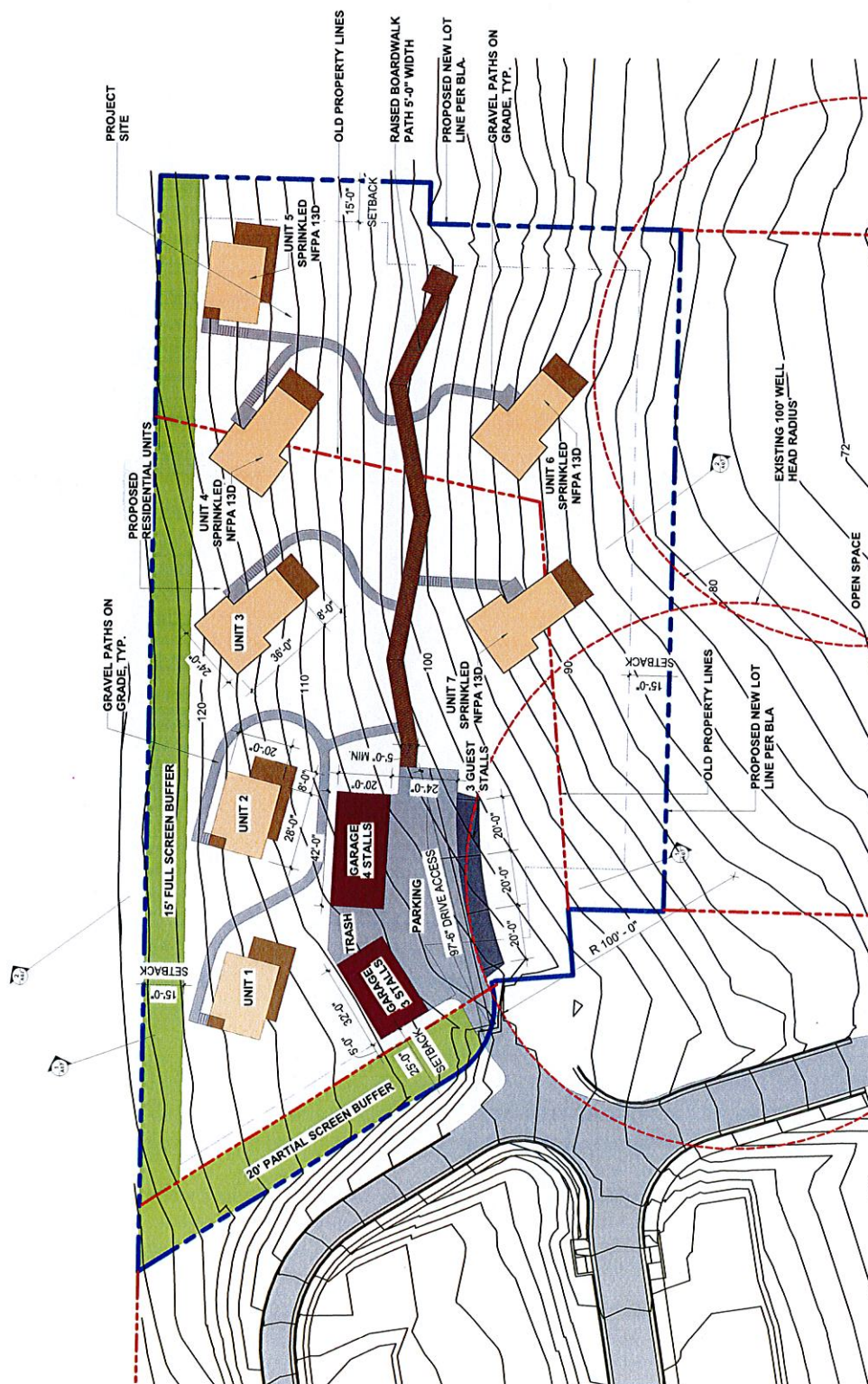
OWNER: PBPBS,LLC

WENZLAU ARCHITECTS
490 MADISON AVE N, SUITE 105
BAINBRIDGE ISLAND, WA 98110
206.780.6882
WWW.WENZLAUARCHITECTS.COM

SPR SUBMITTAL

PROJECT	1822
DATE	10/27/18
NO.	DESCRIPTION
DATE	

THIS AERIAL MAP WAS CREATED USING GOOGLE EARTH PRO VERSION 11.1.10. THE AERIAL PHOTOGRAPHY IS A COMPOSITE OF SATELLITE AND AERIAL PHOTOGRAPHY. THE AERIAL PHOTOGRAPHY IS NOT A TRUE REPRESENTATION OF THE ACTUAL SCENE. THE AERIAL PHOTOGRAPHY IS NOT A TRUE REPRESENTATION OF THE ACTUAL SCENE. THE AERIAL PHOTOGRAPHY IS NOT A TRUE REPRESENTATION OF THE ACTUAL SCENE.



UNIT	TYPE	TYPE
UNIT 1	A	958 FT. SQ.
UNIT 2	A	958 FT. SQ.
UNIT 3	B	956 FT. SQ.
UNIT 4	B	956 FT. SQ.
UNIT 5	A	958 FT. SQ.
UNIT 6	B	956 FT. SQ.
UNIT 7	B	956 FT. SQ.

IMPERVIOUS SURFACE
TOTAL AREA: 82,372 FT. SQ.
IMPERVIOUS SURFACE: 25.61% (15,972 FT. SQ.)
PARKING: 3300 FT. SQ.
GARAGE: 1480 FT. SQ.
BOARDWALK/ PATHS: 3118 FT. SQ.
RESIDENTIAL UNITS: 8074 FT. SQ.

LOT COVERAGE
ALLOWABLE: 25% MAX. (15,593 FT. SQ.)
PROPOSED: 13% (8,047 FT. SQ.)



Attn: Annie Hillier, Dept. of Planning and Community Development

From: Charles Wenzlau, Wenzlau Architects

Date: October 22, 2019

RE: PLEASANT BEACH VILLAGE "FAIRYLAND"

PROJECT VISION SUMMARY

The following narrative describes the proposed project, called *Fairyland*, which is part of the Pleasant Beach Village master plan. The overarching goal is to create *a small footprint community elevated within a forested preserve*.

ZONING

Pleasant Beach Village is a 17-acre site overlooking Rich Passage which was approved for mixed use development with a maximum of 88 residential units. The master plan has been amended multiple times since it was originally approved. The project will be submitted as a Major Amendment to the Site Plan approval. The proposed project is in the upper SE portion of the overall site master plan. The planned total unit count, based on units built or in approvals process is 77 units, less than the 88 units approved under the master plan.

The project site is zoned the R-5 zone which allows multi-family as a permitted use. The current lot will be modified with a Boundary Line Adjustment to accommodate proposed density. The BLA will include modify the recently approved subdivision plat (PLN13880FF SUB) and Corner House (PLN13880H PRE) adjacent to the site. The subdivision will satisfy minimum open space and density after the BLA. Similarly, the Corner House multi-family project will have adequate site area for proposed density and tree retention. The required parking is based upon 1 space per one-bedroom unit. The landscape requirements include significant tree retention (tree units) and a full screen buffer along the eastern boundary. The project per current code is not subject to Design Review guidelines. Garage location has been modified to conform with front yard setback.

COTTAGES IN THE WOODS

The proposed project is conceived as a cottage community set into the woods. The hillside has slopes up to 20% and has an abundance of mature trees. The western edge of the site is a large open space tract which contains (3) wellhead operated by Kitsap PUD. The cottage concept allows the vehicles to be parked at the edge of the site minimizing impervious surfaces. Residents will access their homes by raised boardwalk and footpaths.

LIMITING VEHICLE ACCESS

The site will be accessed by a private driveway which is limited in length to minimize site impacts. Parking will be located at the edge of the site.

SMALL FOOTPRINT HOMES

The homes shall be small footprint two story homes equal to 1000sf. Each home shall be 1 bedroom plus living area and a flexible use space. The main floor level is stepped in height to follow the sloped hillside. The exterior materials will include natural Cedar siding, metal roofs, exposed wood structure and a steel stairway up to the raised living area. The cottages will have an abundance of glass oriented to the south (light) and west (view).

PRESERVING THE FOREST

The site is densely wooded with mature Fir and Maple trees. The homes have been positioned to maximize tree preservation. The homes are elevated above the forest floor on steel piers to minimize grading the hillside and disturbing adjacent tree root structure. The landscaping will be to restore the forest understory. This low impact approach will minimize disruption to existing drainage patterns and facilitate infiltration. The forest duff will be collected prior to construction and then replaced after construction is completed.

The tree protection plan as shown on the landscape drawings identifies three categories of tree protection; 1) Required Retention Trees, 2) Optional Retention Trees, and 3) Trees to be Removed. The site plan is based upon saving all optional retention trees as well as required retention trees. As part of the site design process, we intend to field locate the homes with stakes to adjust the homes to maximize tree retention. That process may result in changes to which trees are to be removed versus retained. Based on current site design the site plan will preserve over 75% of the existing trees.

REDUCING SITE IMPACTS

The proposed utilities will be located to minimize excavation depths (sewer). Storm drainage from rooftops will be infiltrated under each home due to pier type foundations. This will allow native plants below houses to receive water otherwise interrupted by building footprint. Electrical and water utilities may be attached above grade under boardwalks. Site access during construction will be along a single access lane to minimize soil compaction and root damage.

The Site Assessment Review application identifies the area for *Development Footprint* and the *Area of Disturbance*, which is greater due to construction access and placing utilities. The area of disturbance beyond the development footprint will be restored to pre-development conditions. This will leave the site with close to 80% natural areas.



Attn: Annie Hillard, Dept. of Planning and Community Development
From: Charles Wenzlau, Wenzlau Architects
Date: October 28, 2019
RE: PBV Fairyland – DESIGN GUIDELINE CHECKLIST

GUIDING PRICIPLES

DESIGN FOR BAINBRIDGE

The primary goals of this project are to preserve the existing woodland environment and to create a sense of community.

DESIGN FOR SUSTAINABILITY & CLIMATE RESILIENCE

The project employs a variety of conservation strategies, including small footprint homes and minimizing excavation for foundations (pin piles are proposed). All homes shall be constructed with high performance building envelopes and heat recovery ventilation to reduce energy use. The small footprint is one of the key sustainability features, showing it is possible and desirable to build well and small.

DESIGN FOR A WALKABLE, BIKEABLE AND CONNECTED COMMUNITY

The project will be connected by multiple footpaths to adjacent neighborhood and open spaces. Project is within immediate walking distance to neighborhood commercial services.

DESIGN FOR HEALTH, EQUITY, AND INCLUSION

The project helps meet the need for small scale housing near shopping.

DESIGN TO FOSTER CULTURE AND SOCIAL WELL-BEING

The site design will embrace the islands commitment to preserve and protect open space.

DESIGN FOR CONNECTIONS TO THE NATURAL ENVIRONMENT

The site design will preserve most of the mature trees on site which includes multiple landmark trees.

DESIGN STANDARDS AND GUIDELINES

S1 PROTECT AND REPAIR NATURAL SYSTEMS

The site design minimizes new impervious footprint and excavation by utilizing a pier foundation system. Site will preserve existing forest and natural flora by minimizing excavation for utilities and construction access. Runoff from new cottages will be infiltrated into hillside. The garage structure will be covered with living roof.

S2 PRESERVE, RESTORE AND ENRICH WILDLIFE HABITAT

The site design will minimize impacts to wildlife by minimizing its footprint on the forest floor.

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF THE SITE AND CONTEXT

The preservation of the existing forest setting is the primary site and building design concept. The goal is to nest the cottages into their wood setting and only allow pedestrians into the site interior.

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

The cottages will be integrated into their forest setting. The site will visually extend into the adjacent forested areas both on-site and off-site. The structures have been carefully oriented to achieve a balance of privacy and views. This community will be unique to the island and has the potential to set a model for future low impact communities.

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

One of the major design elements is locating the parking at the edge of the site. The homes within the community are accessed by raised pathways. A limited number of homes will have accessible entries.

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

The garages are de-emphasized by screening them from public view and setting them into the hillside. The garages are further screened by the living roofs. The cottages will also be connected to adjacent development as those projects get completed.

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING

The project is located at the uphill portion of the Pleasant Beach Village master plan. While it isn't directly adjacent to the neighborhood commercial, it will be connected to the internal system of sidewalks and pathways.

P2 MINIMIZE THE IMPACT OF VEHICLES ON THE PUBLIC REALM

The garages are de-emphasized by screening them from public view and setting them into the hillside. The garages are further screened by the living roofs. The cottages will also be connected to adjacent development as those projects get completed.

P3 DESIGN TO CREATE A LEDGBLE HEIRARCHY OF PUBLIC SPACES

The primary community space is along the boardwalk where residents will connect with their neighbors. Most of the uphill cottages will overlook the central portion of the site.

P4 STRENGHTEN PUBLIC SPACE CONNECTIONS

All the cottages will be accessed from the central pedestrian walkway.

P5 DRAW FROM AND ENHANCE EXISTING BLOCK AND FRONTAGE PATTERNS

The project does not set out to emulate the pattern of single-family homes with garages along the street frontages. The proposed pattern is to cluster the cottages within the woods, separated from the street frontage.

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

The project is not located along a commercial street.

B1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

The project is conceived as "cottages in the woods". The site planning and architectural concept reinforce each other by protecting the woods and elevating the buildings above the forest floor.

B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

The buildings express a Northwest contemporary aesthetic, with expressed wood structure, extensive use of glass, and pitched roof forms. Two cottages types are proposed adding flexibility to work around existing trees and to add variety within the community.

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

Each façade is unique in response to its orientation. The glazing is reduced on sides where greater privacy is needed (typically the east and north). Windows are placed to maximize views and natural light. The building

materials present a coherent graphic when viewed from afar, but also has localized detailing including window fenestration, metal balconies, expressed wood members and building form.

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

The buildings benefit from their compact form and low impact foundation design. The buildings will be constructed with a high-performance envelope, will maximize natural lighting, and allow for natural ventilation. The garages will feature a living roof.

B5 USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DESIGN

The exterior materials will include cedar siding, exposed steel, and cement board siding. The detailing will express the transitions between materials versus relying on trim boards. The glassed living area will be the main feature and express its wood post construction. The exterior materials will wrap into this interior space, blurring the boundary between inside and outside.

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPT

This is the defining concept of the project; to integrate the cottages into their natural setting.

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

The pedestrian oriented design locates the raised boardwalk with the center of the site. This is the de facto public space where residents can see each other as they come and go.

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE

Native species will be specified to restored disturbed areas around the buildings and utility trenches. Existing duff will be selectively stripped, stockpiled and replaced to its pre-existing conditions the construction is completed. The garage building will also feature a living roof.

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

Because the goal is to minimize visible alteration to the existing forest floor, no new rain gardens are proposed. The roof runoff will be infiltrated below the buildings to reduce areas of disturbance.

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

Many of the trees and existing vegetation are being preserved. Habitat biodiversity will be promoted through the planting of a variety of plants that are attractive to pollinators or have seeds or berries that are a food source for local birds and mammals. Plants roots and new soil will be drenched with a bio fertility solution after planting to encourage soil micro-organisms to thrive.

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND CORRIDORS

No views of water or mountains are available from the site. However, views internally to surrounding wooded areas will be maintained and enhanced as a result of selective clearing. The raised boardwalk, a special place for local birders, will make the woods more accessible while still retaining its natural and protected feel.

Project Name PBV-FAIRYLANDSubmittal date 10/29/19DG meeting date 11/4/19**Design Guidance Review Meeting**

- A. Schematic Design - This plan is based on the site analysis and context map and shows location, as applicable, of natural area, community space, significant trees to be retained, homesites, vehicle and non-motorized access, location and size of stormwater and septic systems, and lot lines. The proponent is required to bring one or more development concepts or alternatives to indicate possible design options for the site.
- B. For subdivision proposals, Documentation of Four-Step Design Process
1. Delineate Natural Space. The applicant shall prioritize natural resources on the site in terms of their highest to least appropriateness for inclusion in the proposed natural area. On the basis of those priorities and practical considerations given to the site's configuration, its context in relation to natural areas on adjoining and neighboring properties, and the applicant's subdivision objectives, natural space shall be delineated in a manner clearly indicating boundaries as well as the types of resources. The amount of natural space required is provided in 17.12 BIMC.
 2. Locate Homesites and Community Space. After delineating natural space, homesite areas and community space shall be identified (a "sketch" diagram is acceptable), using the site analysis and context maps produced for the conceptual proposal review meeting as a base map. The amount of community space required is provided in 17.12 BIMC.
 3. Define Access. After locating the natural space, homesites, and community space, the access network shall be defined. The access network shall provide a safe, convenient, and efficient system for vehicular, pedestrian and bicycle circulation and minimize impacts on proposed natural space.
 4. Draw Lot Lines. Upon completion of the preceding three steps, draw lot lines to delineate the boundaries of individual lots.
- C. Additional requirements for Design Review Board preapplication review (see Preapplication Conference, below).
- F. Additional requirements for Design Review Board preapplication review (e.g. HDDP, Site Plan and Design Review, and Conditional Use permits)
1. Project vision summary
 2. Design Guideline Checklist(s)
 3. Conceptual floor plan with estimated commercial and residential square footage
 4. Aerial and streetscape photographs with streets and site boundaries labeled
 5. Site plan - additional requirements
 - a. Proposed structure footprints
 - b. Proposed structure entrances
 - c. Proposed location and description of mechanical equipment
 - d. Proposed location of trash / recycling structures
 - e. Proposed location of accessory structures
 6. Preliminary sections: Transverse and longitudinal site sections extending to adjacent buildings within 100 feet of property; section through the most critical area of the structure(s) with property lines, floor to floor heights, overall height, and spot elevations
 7. Preliminary Elevations: Main elevations of each structure and of adjacent structures; material and color selections; mechanical screens and venting locations
 8. Optional but strongly recommended
 - a. Renderings: Eye level perspective from major street location; aerial perspective depicting entire project and adjacent buildings in context
 - b. Exterior Lighting Plan: Location and indication of light spillage at night.

- ☒ Schematic Design must show (as applicable):
- ☒ Natural area ☐ Community space
 - ☒ Stormwater / septic systems
 - ☒ Retained significant trees
 - ☒ Access ☒ Homesites ☒ Lot lines
 - ☐ Design / development alternatives

- ☐ Document 4-step design process (SUB only)
- ☐ Natural resource prioritization
- N/A

- ☒ Vision summary
- ☒ Design Guideline Checklist(s)
- ☒ Conceptual floor plan
- ☒ Commercial and residential square footage
- ☒ Aerial and streetscape photographs with streets and site boundaries labeled
- ☒ Site plan
- ☒ Structure footprints
 - ☒ Structure entrances
 - ☐ Mechanical equipment labeled
 - ☒ Trash / recycling structures
 - ☒ Accessory structures
- ☒ Transverse / longitudinal site sections on and within 100 feet of property
- ☒ Structure elevations on site / adj properties
- ☒ Material and color selections
- ☐ Mechanical screens and venting locations
- ☒ Optional: Renderings
- ☐ Optional: Exterior Lighting Plan



VIEW FROM HILDEBRAND LANE NE LOOKING SOUTH

RENDERING VIEWS

RENDER VIEWS

A 01

BAINBRIDGE HILDEBRAND
APARTMENTS

920 HILDEBRAND LANE NE
BAINBRIDGE ISLAND, WA 98110

OWNER: SHR HOLDINGS, LLC

DESIGN GUIDANCE

PROJECT 1800
DATE 11/04/19

WENZLAU ARCHITECTS
4900 ADISONA VE N, SUITE 105
BAINBRIDGE ISLAND, WA 98110
T. 206.760.888
WWW.WENZLAUARCHITECTS.COM

ALL RIGHTS RESERVED. NO PARTS OF THIS DOCUMENT
MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT PERMISSION IN WRITING FROM
WENZLAU ARCHITECTS.



VIEW FROM HILDEBRAND LANE NE LOOKING NORTH

STREET VIEWS



VIEW FROM HILDEBRAND LANE NE LOOKING SOUTH

STREET VIEWS

A 03

WENZLAU ARCHITECTS
490M ADISONA VE N, SUITE 105
BAINBRIDGE ISLAND, WA 98110
T 206.790.688



BAINBRIDGE HILDEBRAND APARTMENTS

920 HILDEBRAND LANE NE
BAINBRIDGE ISLAND, WA 98110
OWNER: SHR HOLDINGS, LLC

DESIGN GUIDANCE

PROJECT 1800
DATE 11/04/19

ALL RIGHTS RESERVED. NO PORTION OF THIS DOCUMENT
MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM
WITHOUT THE EXPRESS WRITTEN PERMISSION OF
WENZLAU ARCHITECTS, LLC.
COPYRIGHT 2019 BY WENZLAU ARCHITECTS, LLC



PROJECT LOCATION

PROJECT INFORMATION

Site Address: 920 Hildebrand Lane NE
Bainbridge Island, WA 98110

Parcel #: 262502-2-091-2001

Lot Area: 2.36 AC (102,802sf)

Zoning: MUTC/HS1

Surrounding Uses: East: Hwy 305
West: Commercial
North: Commercial
South: Commercial

Proposed Uses: Multi-Family (20 units)

Lot Coverage: Allowable: 50%

Height Limit: 35' (45' w/ under-building parking)

Setbacks: Front: 10'
Side: 0'
Rear: 0'

Landscape: Perimeter Landscape: 50' Setback
along hwy 305 (35' min. w/ averaging)

WENZLAU ARCHITECTS
4904 ADISONA VE N, SUITE 105
BAINBRIDGE ISLAND, WA 98110
T 206.760.688

BAINBRIDGE HILDEBRAND APARTMENTS

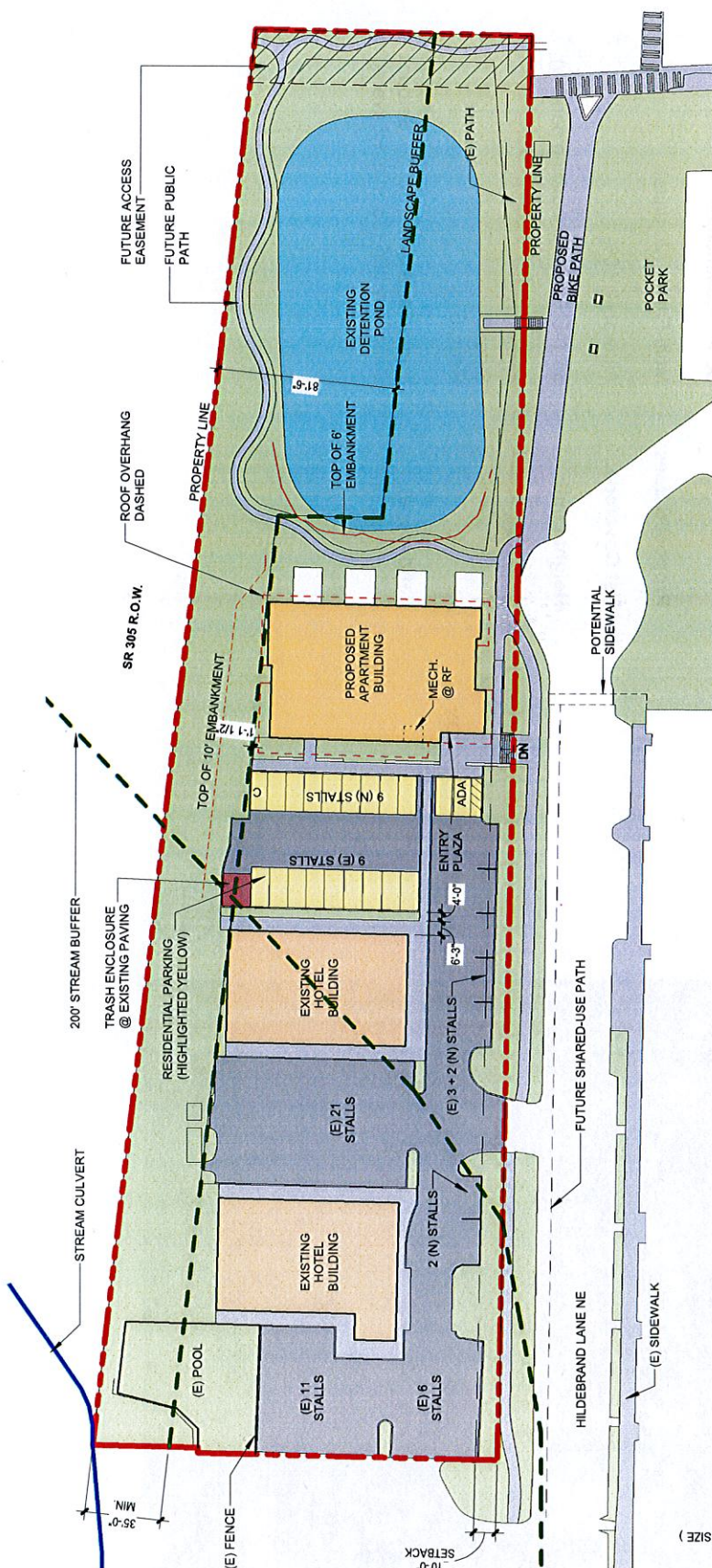
920 HILDEBRAND LANE NE
BAINBRIDGE ISLAND, WA 98110
OWNER: SHR HOLDINGS, LLC

DESIGN GUIDANCE
PROJECT 1800
DATE 11/04/19

ALL RIGHTS RESERVED. NO PORTION OF THIS DRAWING
SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM
WITHOUT THE EXPRESSED WRITTEN PERMISSION OF
WENZLAU ARCHITECTS.

AERIAL VIEW/
VICINITY MAP

A 02



NOTE: SEE LANDSCAPE AND CIVIL PLAN FOR ADDITIONAL INFO.

PARCEL #: 262502-2-091-2001

PARCEL AREA: 102,802 SF (2.36AC)

LOT COVERAGE: 14,769 SF (14%)

REQUIRED PARKING:

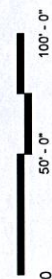
45 STALLS
HOTEL:
ADAPTMENT:

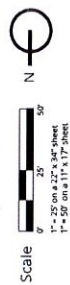
APARTMENT: 20 STALLS
TOTAL: 65 STALLS

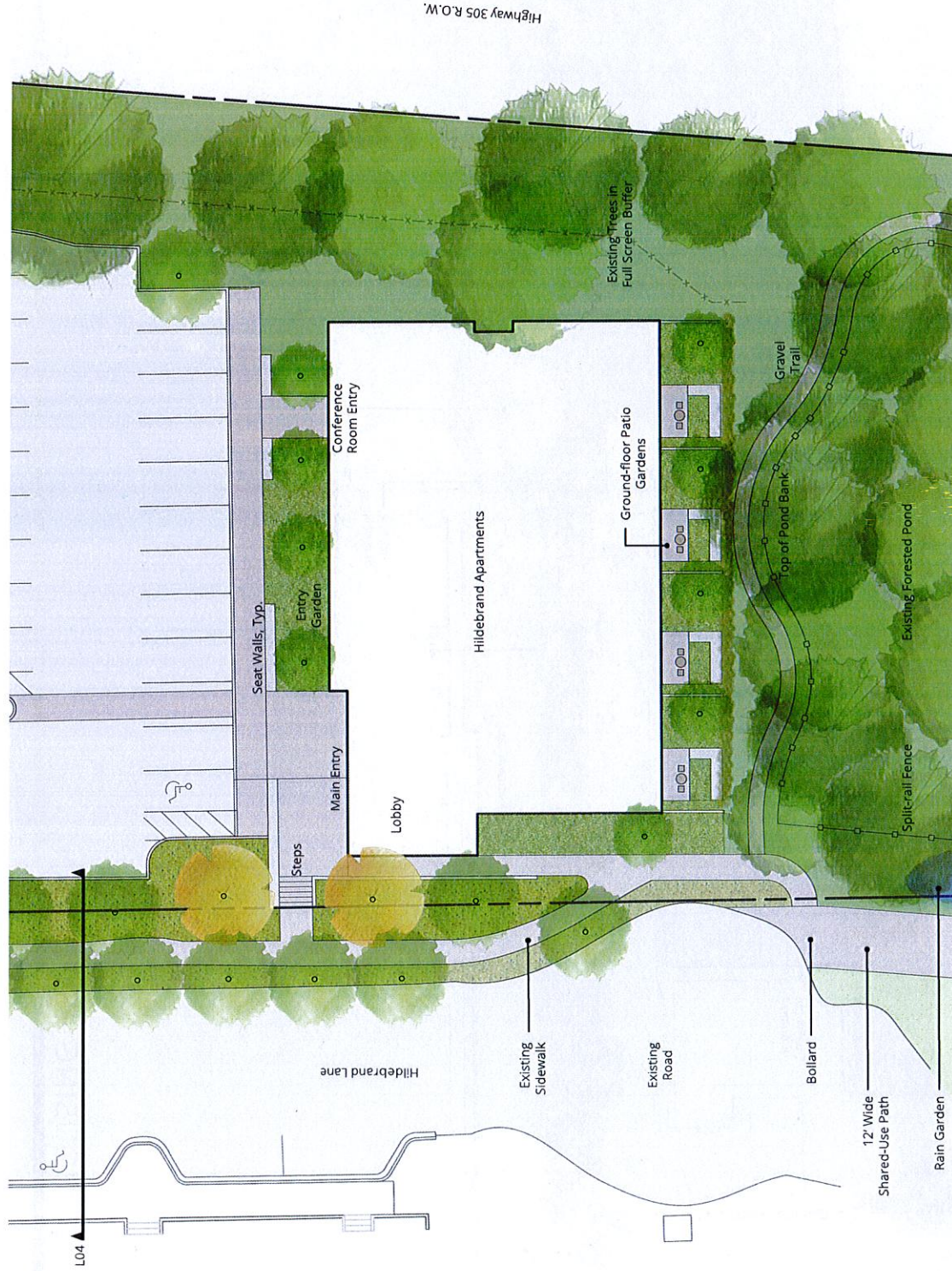
TOTAL: 63 STALLS

PROPOSED PARKING: 65 STALLS

MASTER SITE PLAN







HILDEBRAND HOUSING - APARTMENT LANDSCAPE PLAN ENLARGEMENT

L03

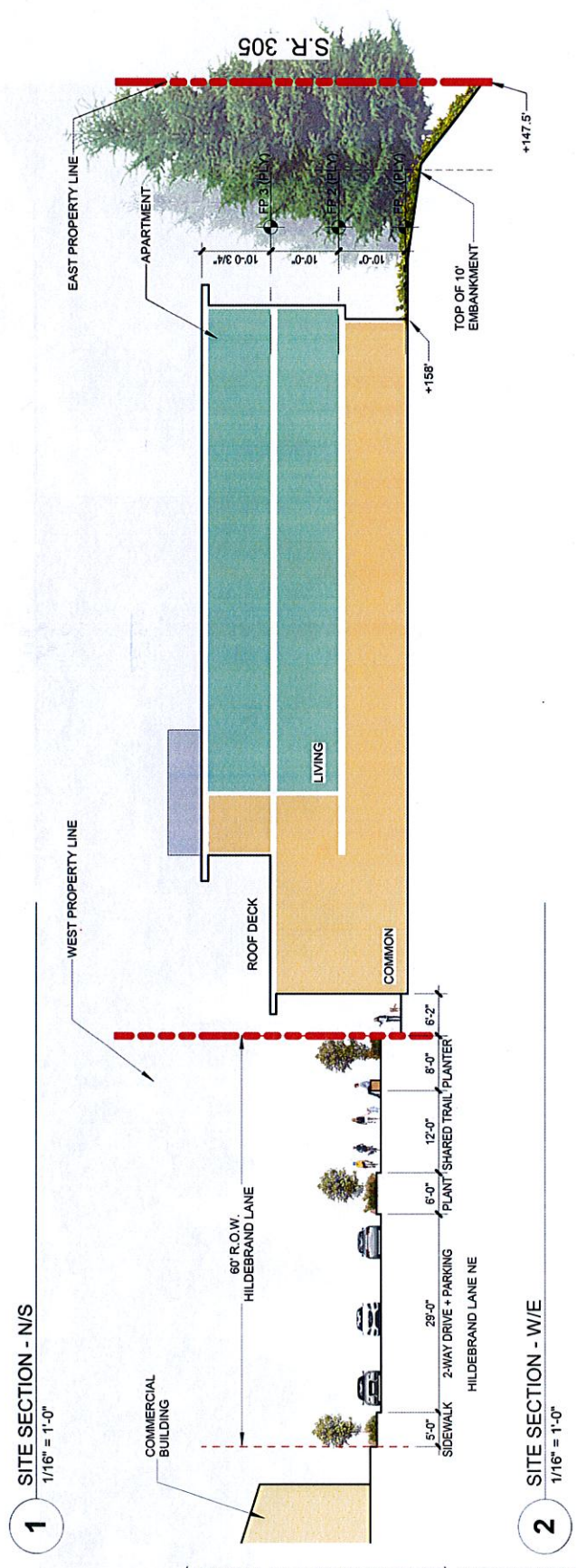
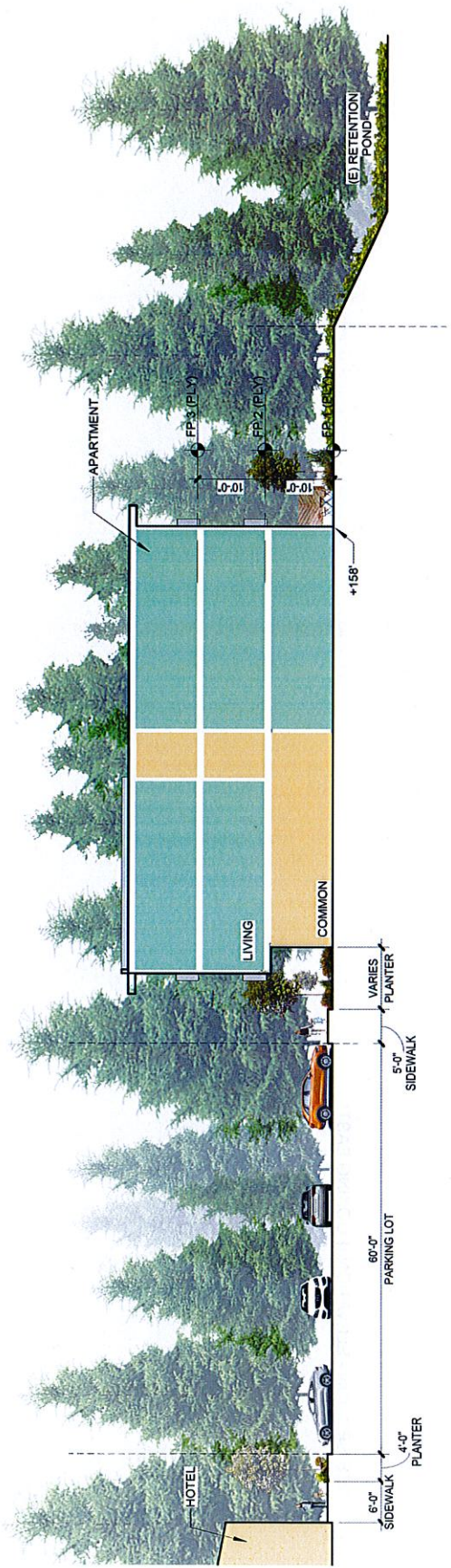
BAINBRIDGE ISLAND, WA

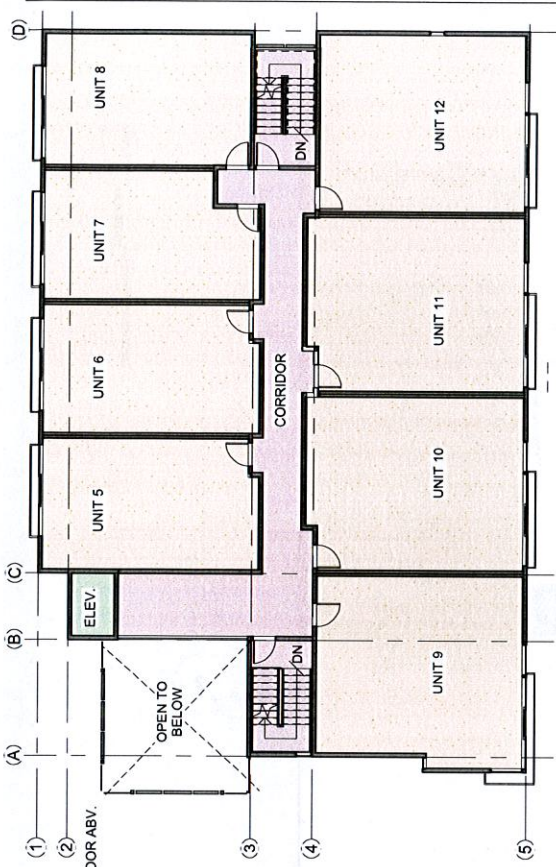
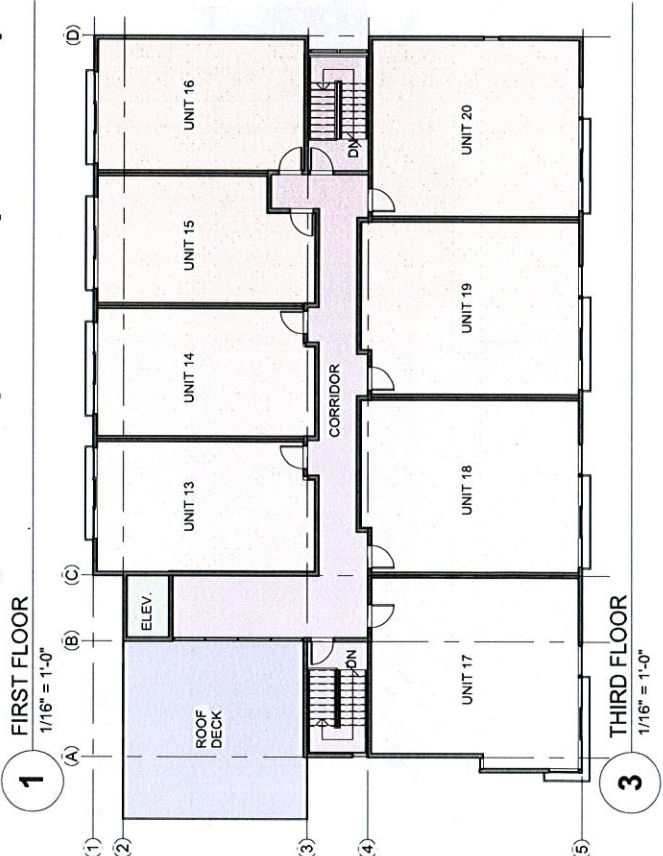
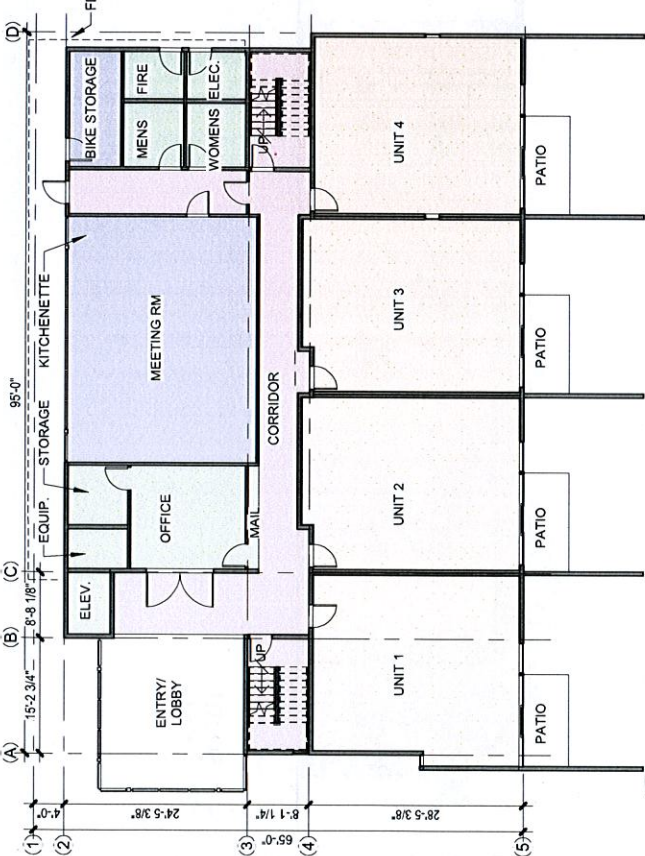
OCTOBER 15, 2019 SITE PLAN REVIEW





1 SITE SECTION - ELEVATION (LOOKING EAST)
1/16" = 1'-0"





BUILDING CODE SUMMARY

OCCUPANCY LOAD:	
OCCUPANCY COUNT:	
R-2 APARTMENT	13 OCC/200 GROSS
1ST FLOOR:	55 OCC/15 NET
2ND FLOOR:	22 OCC/200 GROSS
3RD FLOOR:	22 OCC/200 GROSS
V.A.	37 OCC/15 NET
TYPE A: 1 UNITS	
TYPE B: 19 UNITS	
FULLY AUTOMATIC SPRINKLERS	
EMERGENCY EGRESS EXITS:	2 PER FLOOR

- UNITS
- AMENITIES
- SERVICE
- PATH OF EGRESS



FLOOR PLAN
A 04

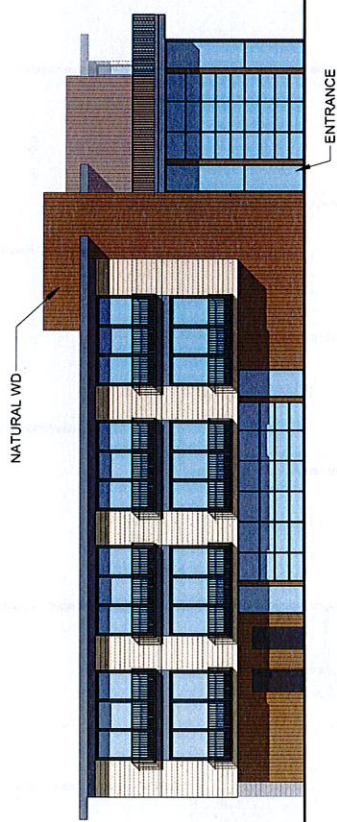
WENZLAU ARCHITECTS
490 MADISON AVE. N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
M W W W WENZLAUARCHITECTS.CO
206.780.6882

BAINBRIDGE HILDEBRAND APARTMENTS
920 HILDEBRAND LANE
BAINBRIDGE ISLAND, WA 98110
OWNER: SHR HOLDINGS

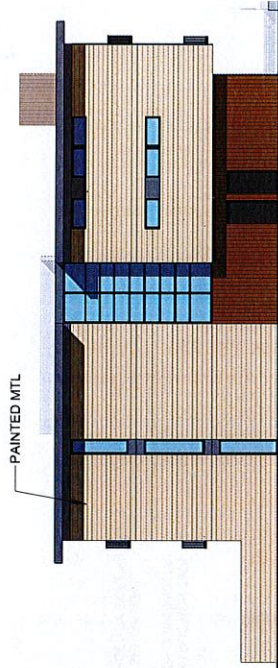
DESIGN GUIDANCE
PROJECT 1800
DATE 11/04/19
NO. DESCRIPTION DATE

TO THE FULLEST EXTENT PERMITTED BY LAW, THIS DOCUMENT IS THE PROPERTY OF WENZLAU ARCHITECTS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WENZLAU ARCHITECTS. THIS DOCUMENT IS NOT TO BE USED WITHOUT THE FULL AND UNASSISTED PARTICIPATION OF WENZLAU ARCHITECTS.

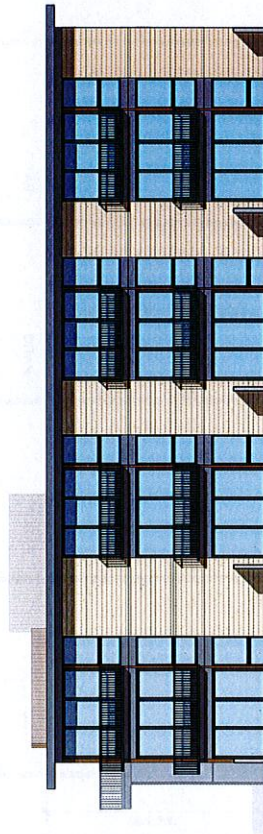
1 NORTH
1/16" = 1'-0"



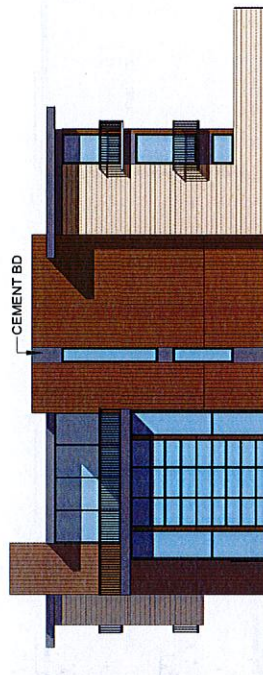
2 EAST
1/16" = 1'-0"



3 SOUTH
1/16" = 1'-0"



4 WEST
1/16" = 1'-0"



BUILDING ELEVATION

A 07

**BAINBRIDGE HILDEBRAND
APARTMENTS**
920 HILDEBRAND LANE
BAINBRIDGE ISLAND, WA 98110
OWNER: SHR HOLDINGS

DESIGN GUIDANCE		
PROJECT	1800	DATE
DATE	11/04/19	DESCRIPTION
NO.		

TO THE FULLEST EXTENT PERMITTED BY LAW, THIS DOCUMENT IS THE PROPERTY OF WENZLAU ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WENZLAU ARCHITECTS. THE DESIGNER ASSUMES NO LIABILITY FOR THE FITNESS OF THIS DOCUMENT FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR THE FITNESS OF THIS DOCUMENT FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR THE FITNESS OF THIS DOCUMENT FOR CONSTRUCTION.

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.CO
206.780.6882



Note:
200' stream buffer on project
parcel is actually an offset from
culvert under Highway 305.

200' Stream Buffer

Highway 305

Quality Inn
& Suites

Quality Inn
& Suites

81'-6"

35'

Hildebrand
Apartments

Pond

Bridge

Rain Garden

Gazebo

Picnic Tables

Existing Pocket Park

Ericksen Avenue

Potential Link
to Future STO

10' Potential
Pedestrian Easement

Hwy. 305 Buffer

1

2

3

4

Scale

0' 25' 50'

1" = 25' on a 22" x 34" sheet

1" = 50' on a 11" x 17" sheet

N

Scale

0' 25' 50'

1" = 25' on a 22" x 34" sheet

1" = 50' on a 11" x 17" sheet

1 HIGHWAY 305 FULL SCREEN BUFFER

A 50 foot width average buffer will be provided between the development and Highway 305 ROW. A minimum 35 foot width buffer is immediately adjacent to the building and a wider buffer is in the pond area to achieve a 50 foot average width. Existing native vegetation currently provides the function and intent of the buffer. Supplemental plantings may be added if necessary.

Screen per code, section 18.15.010.E.1.a

CALCULATIONS:

641 linear feet x 50' width = 32,050 square feet (0.74 acres)

Buffer area per plan = 32,202 square feet (0.74 acres)

2 ORNAMENTAL BUILDING/FOUNDATION

Areas around the building will be planted with native and regionally adapted ornamental plants. Three garden areas have been identified: an entry garden on the north between parking and entrances, the lobby garden to the west between the glass-walled lobby and Hildebrand, and the patio gardens to the south between ground floor residential units and the pond.

3 PARKING LOT PLANTING

Modifications are being made to the existing parking lot layout at Island Country Inn for use by the proposed apartment. This will require parking lot planting per BMC 18.15.010.F.2, including the addition of a few trees to beds at the end of parking lot rows. Canopy trees will be selected to provide shade.

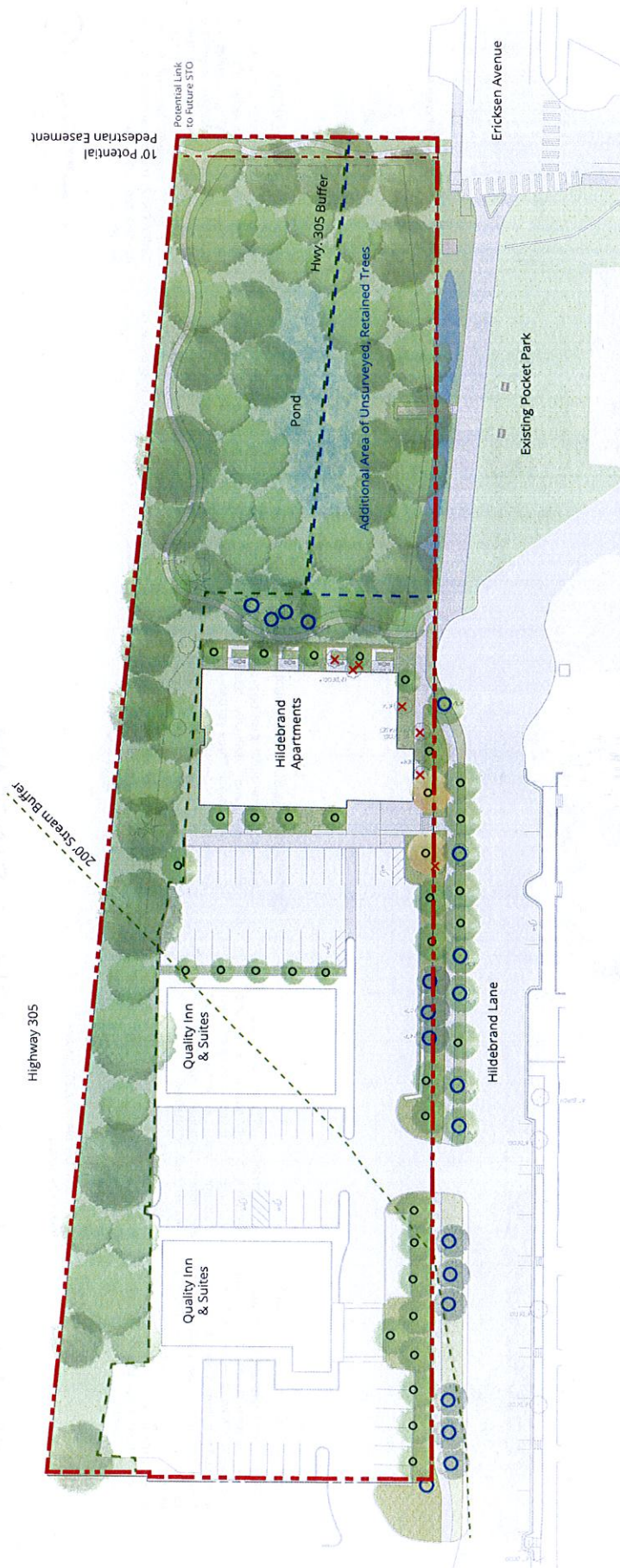
4 POND LANDSCAPE (EXISTING)

The existing stormwater pond has a mature mix of native species within and surrounding it, including Douglas fir, Cedar, Willow and Alder. No changes are proposed for the pond area. The trees and vegetation in this area will function as either 1) Highway 305 Full Screen Buffer OR 2) tree preservation for the needed tree unit requirements (see L02) for tree unit calculations.

HILDEBRAND HOUSING - LANDSCAPE TYPOLOGY DIAGRAM

BAINBRIDGE ISLAND, WA

OCTOBER 15, 2019 SITE PLAN REVIEW

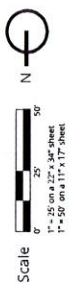


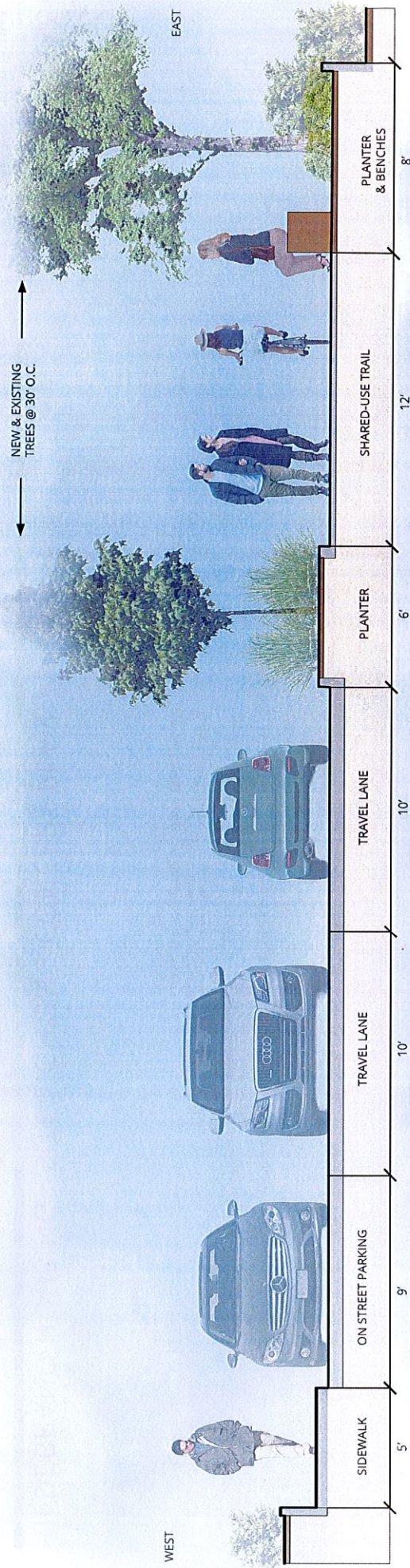
	Subject Parcel	Adjacent R.O.W.
✕ Tree Removed	6 (11.2 tree units)	1
○ Tree Protected/Retained	See Calculations	13
○ Tree Added	31 (31 tree units)	5

Tree Unit Calculations
 Lot = 102,802 square feet (2.36 acres)
 Hwy. 305 Buffer (641 linear feet x 50' average) = 32,050 square feet (0.74 acres)
 Net = 70,752 square feet (1.62 acres)

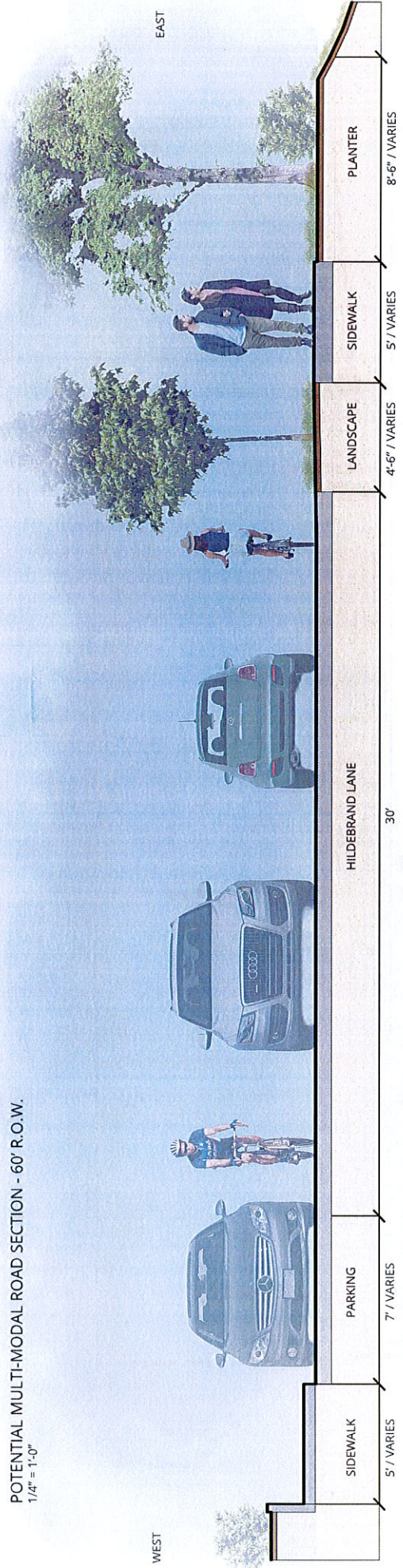
40 tree units/acre required per BIMC 18.15.010
 1.62 acres x 40 = 64.8 tree units required to be retained/added.

The 64.8 tree units will be provided through new trees (31) and the protection of existing trees in the pond area as shown. No survey or inventory of trees currently exists. Field observations indicate well more than 65 tree units exist in the pond area. Significant number of existing trees in 0.74 acres of Hwy. 305 buffer to be retained do not count towards tree retention requirement per code. Tree units determined per BIMC 18.15.010.G and BIMC Table 18.15.010-5





POTENTIAL MULTI-MODAL ROAD SECTION - 60' R.O.W.
1/4" = 1'-0"

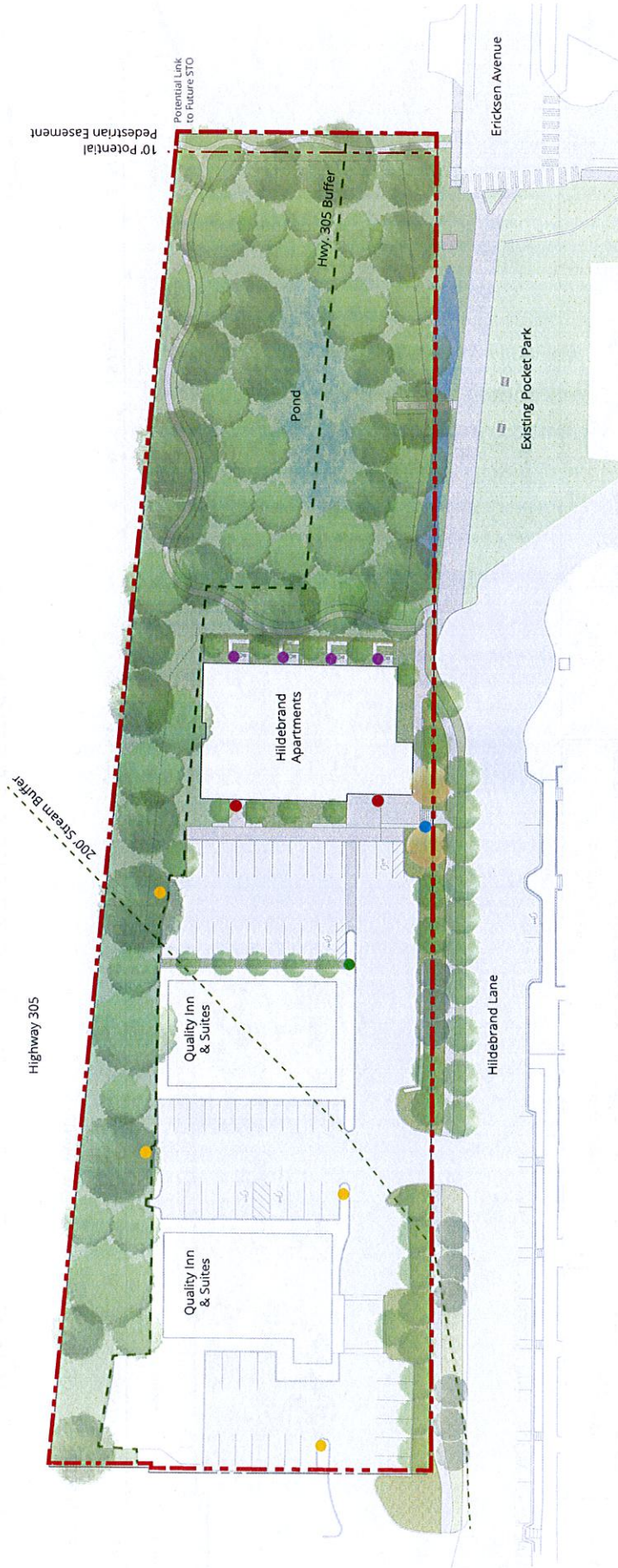


EXISTING ROAD SECTION - 60' R.O.W. (PROPOSED TO REMAIN)
1/4" = 1'-0"



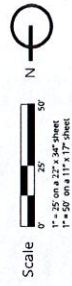
L04

HILDEBRAND HOUSING - FUTURE LANDSCAPE STREET SECTION (LOOKING NORTH)



- PROPOSED**
- Exterior Building Lighting at Entrances
 - New Parking Lot Light Pole
 - Exterior Building Lighting at Patios
 - Sign Lighting
- EXISTING**
- Existing Parking Lot Light Pole

No sidewalk or street lighting currently exists along this segment of Hildebrand Lane. Exterior building lighting on existing Quality Inn and Suites not shown.



HILDEBRAND HOUSING - SITE LIGHTING CONCEPT PLAN

L05