

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – November 21, 2022
Winslow Mall ([PLN52297 DRB-FINAL](#))
New/Old Business
 Pre-app conference attendees
 Design for Bainbridge Manual Update
 General Project Update
 Board Member Issues/Concerns
 January meetings fall on holidays

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Todd Thiel called the meeting to order at 2:00 PM. Committee Members in attendance were Vicki Clayton, Elaine Liffgens, Bob Russell, and Anna Snyder-Kelly. Marc Aubin and City Council member Clarence Moriwaki were absent and excused. City Staff present were Planning Director Patty Charnas, Planning Manager HB Harper, Senior Planner Jennifer Sutton, Associate Planner Ellen Fairleigh, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

Review and Approval of Minutes – November 21, 2022

Motion: I move to approve the November 21 meeting minutes
Clayton/Snyder-Kelly: Passed Unanimously

Winslow Mall ([PLN52297 DRB-FINAL](#))

#3 Final Design Review & Recommendation Meeting

*See Design for Bainbridge Commercial-MF Worksheet FINAL Winslow Mall PLN52297
12192022.pdf*

Winslow Subarea Plan
LMN Architects
Jennifer Sutton, Long-Range Senior Planner
Discussion only

New/Old Business

- Pre-app Conference Attendees
- Design for Bainbridge Manual Updates
- General Project Update
- Board Member Issues/Concerns
- January meetings fall on holidays

Adjourn

The meeting was adjourned at 4:15 PM.

Approved by:



Todd Thiel, Chair



Marlene Schubert, Administrative Specialist

Attendee Report

Report Generated:

12/19/2022 19:34

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Regular Meeting	889 3693 9322	12/19/2022 13:24	171	6
			Total Users	Max Concurrent Views
			13	0

Host Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	12/19/2022 13:24	12/19/2022 16:15	171

Panelist Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Adam Amrhein LMN		12/19/2022 15:09	12/19/2022 15:52	43
Matthew Coates		12/19/2022 14:03	12/19/2022 14:25	23
Matthew Coates		12/19/2022 14:25	12/19/2022 15:08	44
SAM KUHN		12/19/2022 14:01	12/19/2022 15:08	67

Attendee Details

User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Adam Amrhein LMN		12/19/2022 14:42	12/19/2022 15:09	28
Matthew Coates		12/19/2022 14:02	12/19/2022 14:03	1
Kim McCormick Osmond		12/19/2022 15:00	12/19/2022 15:57	58
Sarah B		12/19/2022 14:02	12/19/2022 14:50	48
Sarah B		12/19/2022 14:50	12/19/2022 16:04	74
Sarah B		12/19/2022 16:04	12/19/2022 16:15	11
Betty Wiese		12/19/2022 14:00	12/19/2022 14:57	57
SAM KUHN		12/19/2022 14:01	12/19/2022 14:01	1



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
December 19, 2022**

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(Provide Phone
AND Email)

Name	Affiliation	Phone / Email	
Bob Russell	DRB	206.409.5560	☐
Todd Thiel	DRB		☐
Ellen Fairleigh	PCD		☐
Anna Snyder Kelly	DRB		☐
Vicki Clayton	DRB		☐
ELAINE LUFFGENS	DRB		☐
Patty Charnas	Director PCD		☐

HB

PCD



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
December 19, 2022**

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AND Email)**

Name	Affiliation	Phone / Email	
Laurel Wilson	Property Mgmt. Citrus	206.842.2283 laurel@arcstudio.com	☐
			☐
			☐
			☐
			☐
			☐
			☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

PROJECT: Winslow Mall – PLN52297

PROJECT ADDRESS or PARCEL: 26250231742009 / 278 Winslow Way E

DATE: 12/19/2022

PROJECT PLANNER: Ellen Fairleigh

Design Review Board Meeting Dates: 09/19/22 CON; 11/21/22 DG; 12/19/22 FRR

4-STEP DESIGN PROCESS

17.12.030 Four-step design process. 

The city's approach to planning for subdivisions requires a four-step process that gives the highest priority to identification and conservation of existing natural site features.

This process reverses the conventional site planning approach, which typically begins by laying out the streets, lot lines and building footprints. Instead of first identifying the areas to be cleared for development, the design process begins by analyzing on-site resources and the site's relationship to surrounding properties, in order to identify what resources are most worthy of preservation and what areas can best accommodate development.

This design process is required for all residential subdivisions. The process is further defined in BIMC [2.16.125.D](#); it consists of four steps: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines. (Ord. 2019-03 § 5 (Exh. A), 2019)

4-Step Design Process Complete:

Yes: ☐ No: ☐ N/A: ☒



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 3

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
- C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

	Met	Does Not Meet
C1	☒	☐
C2	☐	☐
C3	☒	☐
C4	☒	☐
C5	☒	☐
C6	☒	☐

If marked Does Not Meet, additional information required:

C2 is not applicable



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 4

SITE DESIGN STANDARDS

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
- S2** PRESERVE AND ENRICH WILDLIFE HABITAT
- S3** RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT
- S4** COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY
- S5** FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES
- S6** SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response – Site Design Standards S1 through S6:

The guidelines of Sections S1 & S2 are not applicable to this project site.

S3, S5 & S6 – The proposed site plan does not disturb the existing conditions and aims to improve the pedestrian and bicycle experience of Downtown Bainbridge by offering an improved wayfinding to additional parking, and bicycle racks. We hope to revitalize the site by bringing in more visitors/customers. Providing areas for resting, refreshments, and shopping.

S4 – The buildings material pallet will be completely renovated and modernized. The new pallet will reflect the built environment and architectural vernacular of Bainbridge.

DRB Discussion - Site Design Standards S1 through S6:

For S1 and S2, while limited in area, the green wall and planter boxes along Winslow Way add some means to support habitat, and were appreciated

Regarding S3-S6, the Winslow Mall is a unique signature, building on Winslow Way. The prospective remodel respects the significance of this PNW modernist building which is appreciated.

The Board reviewed with the applicant the identified boundary line adjustments to be made aligning the Winslow Mall property with the "party walls" of the building to the west.

This modification however necessitated that the tenant related restroom functions remain inside the western building, outside the Winslow Mall property. The requirement and specifics of the location of a restroom is beyond the Board's scope, but encouraged the applicant to review this with the appropriate authority. Should this become part of the project it was suggested an easement be created to be sure the functions of this restroom will always remain available to the Winslow Mall.



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Worksheet**

DRB Findings – Site Design Standards:

	Met	Does Not Meet
S1	☒	☐
S2	☒	☐
S3	☒	☐
S4	☒	☐
S5	☒	☐
S6	☒	☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 4

PUBLIC REALM STANDARDS

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM
- P3** DESIGN TO SUPPORT A LEGIBLE HIERARCHY OF PUBLIC SPACES
- P4** STRENGTHEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response – Public Realm Standards P1 through P6:

P1 – One of the main priorities for this renovation is to improve the sites circulation as it relates to the public realm. New wayfinding signage will help activate the interior spaces, new lighting will create a safer atmosphere at night, and additional bicycle parking will be added as well.

P2 – There will be a clear delineation of the vehicle and pedestrian realm, separated by curbs, sidewalks, planters, and bollards (where appropriate). Any pedestrian path that crosses over the vehicular area will be clearly defined with crosswalk striping & signage.

P3 – The Mall offers one of the only places downtown where the public can be outside yet covered from the weather. It will offer a variety of seating areas and aims to bring the public up to the second floor and create more visibility.

P4 – Primary entrances will be oriented towards the street, and a clear circulation alignment will offer pedestrians a path to connect to more shops/parking downtown.

P5 – The nature of this existing structure is porous and voluminous, as it allows the public to move through the building/site. Also, the refenstration of the building will break down the mass of the building's walls, replacing large blank grey walls with a warm brick, and reclaimed wood siding.

P6 – This project will reinvigorate the activity of the buildings storefronts and aims to reinforce the positive quaint attributes the Winslow has to offer.

DRB Discussion - Public Realm Standards P1 through P6:

This is a signature building on Winslow Way that contributes substantially to the public realm. The proposed improvements will enhance the existing block patterns and interconnectivity and increase interest and activity along Winslow Way.



Design for Bainbridge
**Commercial / Multi-Family Housing
Worksheet**

DRB Findings – Public Realm Standards:

	Met	Does Not Meet
P1	☒	☐
P2	☐	☐
P3	☒	☐
P4	☒	☐
P5	☒	☐
P6	☒	☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 4

BUILDING DESIGN STANDARDS

- B1** EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT
- B2** USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND
- B3** CREATE WELL COMPOSED FACADES AT ALL SCALES
- B4** CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN
- B5** USE HIGH QUALITY MATERIALS AND WELL - CRAFTED DETAILS

Applicant Response – Building Design Standards B1 through B5:

B1 – The plan will be organized in such a way that one will easily be able to understand how to move throughout the building. The new material pallet will be a natural & modern look that will compliment Pacific Northwest and will highlight the structural beauty of the building.

B2 – The proposed materials: brick, reclaimed wood siding, wooden columns & beams, accents of steel, glass railings & large storefronts, were chosen because they are contextually appropriate to Bainbridge.

B3 – The modernization of the facades will create a more detailed texture & intimate scale that is more appropriate for the human scale.

B4 – At the center of the front elevation will be large live green wall, wrapping a previously large blank wall for the elevator core.

B5 – The materials chosen for this renovation are durable and are able to withstand the climate and seasons of the Pacific Northwest.

DRB Discussion - Building Design Standards B1 through B5:

The remodel should update and strengthen the original design concept of Pacific Northwest Modernism.

The modernist expression of a clear organization concept of a spatial/structural grid supporting a cantelievered roof, sheltering an independent building volume to the West should be enhanced. The grid and infill pattern of the original should be more clearly expressed in this modernization.

The use of brick infill panels on the second level, and at the West side of the Winslow Way façade was questioned. It was suggested that the use of the material that is above the first floor glazing at the interior courtyard, or another “planar” material be brought out and used to infill these areas, rather than brick.



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

The opening up of a large storefront on the independent building volume that comprises the West end of the Winslow Way façade was seen as an improvement to activate the street. The use of brick was noted as interesting, but the designers were encouraged to not be limited to a material palette that was discovered at the back of the building, are there other options? Is the intention of the brick to continue the expression of other buildings to the West under the roof of this building?

The addition of canopies at on the building volume at the West, along Winslow way was noted as a good addition, however their use on the East side of this volume, along the covered interior courtyard was questioned.

For B5, the ice blasting or sand blasting the wood back to its original condition is appreciated as well as the attention to detail in flooring materials, edging, etc.

Height and extent of roof screen, to hide roof mounted equipment was questioned. The designers were asked to examine this, as its large volumetric reading on the roof did not enhance the building expression.

Overall the committee was impressed with the work and pleased to see the project restore this piece of PNW modernism.

DRB Findings – Building Design Standards:

	Met	Does Not Meet
B1	☒	☐
B2	☒	☐
B3	☒	☐
B4	☒	☐
B5	☒	☐



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Chapter 4

LANDSCAPE STANDARDS

- L1** INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS
- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN
- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE
- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES
- L5** SUPPORT HEALTHY HABITAT IN THE LANDSCAPE
- L6** PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response - Landscape Standards L1 through L6:

L1, L2 & L3 – A large green wall at the front elevation will enhance the sites overall look.

Planters will also be included in areas that separate the public and private realm.

L4 – Not Applicable

L5 – Any trees on site will be maintained and any planters introduced will be complimentary to the PNW, as well as prioritize low maintenance, drought resistant native plants.

L6 – Being one of the only two-story structures on Winslow that is open to the public, the mall offers a unique viewing perspective of Downtown.

DRB Discussion – Landscape Standards L1 through L6:

The remodel will include a green wall and planters and the skylights will help with light diversion to all of the plantings.

The board applauds the reestablishment of the view corridor from the street to the back. We encourage continuing conversation with the City to establish a formal connection to the city-owned parking lot to the north, and onto the civic campus at the Performing Arts Center and City Hall.

The Board also encourages the applicant to revisit the parking lot layout to develop perhaps a more courtyard concept with additional plantngs.

The Board was pleased to hear applicant discuss the dumpster yard being “tired” and the goal to improve this area.

It is understood that there will be electric vehicle and bicycle accommodations.



Design for Bainbridge
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Worksheet**

DRB Findings – Landscape Standards:

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



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 5

STREET TYPES AND FRONTAGES

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

Applicant Response – Street Types and Frontages:

The buildings frontage faces the main street of Winslow Way. It has on-street & on-site parking, wide sidewalks, many glazed storefront, pedestrian through-routes, a large, covered plaza/forecourt, and a newly fine material scale.

DRB Discussion – Street Types and Frontages:

Click or tap here to enter text.

DRB Findings – Street Types and Frontages:

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



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 7 LARGER SITES

STANDARD 1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD 2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response - Larger Sites Standard 1 and 2:

Not Applicable to our site.

DRB Discussion - Larger Sites Standard 1 and 2:

Click or tap here to enter text.

DRB Findings - Larger Sites:

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



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 7

HISTORIC PLACES

- STANDARD1** DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.
- STANDARD2** MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response – Historic Places Standards 1 and 2:

This project not only will maintain the historic structural integrity of the building, but it also aims to celebrate the original structure by sandblasting off the paint that covers the cedar columns and beams, returning it to the natural beauty used in the original construction.

DRB Discussion - Historic Places Standard 1 and 2:

Click or tap here to enter text.

DRB Findings - Historic Places:

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



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 7 CIVIC USES

STANDARD1 DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY IDENTIFIABLE AS A CIVIC USE.

STANDARD2 DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PUBLIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response – Civic Uses Standards 1 and 2:

Although this is not technically a civic site, this building will do its civic duty to offer a large public gathering spaces for the visitors and residents of Bainbridge.

DRB Discussion - Civic Uses Standard 1 and 2:

Click or tap here to enter text.

DRB Findings - Civic Uses:

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



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

This project is recommended for:

Approval ☐

Approval with the following conditions: ☒

1. The Board is disappointed to see the storefront at street level on Winslow Way, at the one story volume at the West, has been removed. The Board encourages the applicant to continue to pursue windows at this location with the current tenant. Should that not be possible, we encourage the development of this façade to facilitate the potential insertion of storefront in the future (ie integrating structural rough openings and brick detailing to support removal of brick and replacement with storefront).
2. A planting list is a requirement for approval. It is understood that this is not currently available, however the Board requests the planting plan, with planting material identified, be submitted when it is available.
3. It is understood that the memorial fountain will be restored and retained on-site.
4. It is understood that an easement will be recorded for the restroom located at the rear of the building on the first floor. It is recommended that the western roof overhang also be included in the easment.
5. The Board strongly encourages the ongoing conversations with the public art committee regarding possible mural and inclusion of public art.
6. The Board supports and strongly encourages continuing conversations with the city regarding the construction of an exterior site stair to traverse the hill at the back of the building to facilitate connection to City Hall, Bainbridge Performing Arts and the green space between.

Denial with the following deficiencies: ☐

Click or tap here to enter text.



Design for Bainbridge
**Commercial / Multi-Family Housing
Worksheet**

SIGNATURE: Todd Thiel Todd Thiel **DATE:** 12/20/2022
Chair, Design Review Board