

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – February 6, 2023
HRB-Ericksen ([PLN52178 DRB Final](#))
New/Old Business

- Winslow Mall project update
- Pre-app conference attendees
- Design for Bainbridge Manual Update
- General Project Update
- Board Member Issues/Concerns

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Todd Thiel called the meeting to order at 3:01 PM. Committee Members in attendance were Kari Anderson, Elaine Liffgens, Bob Russell, Anna Snyder-Kelly, Marc Aubin, and Vicki Clayton. City Staff present were Planning Manager HB Harper, Associate Planner Ellen Fairleigh, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

Review and Approval of Minutes – February 6, 2023

Motion: I make a motion to approve the minutes from 02/06/23 meeting
Russell/Anderson: Passed Unanimously

HRB-Ericksen ([PLN52178 DRB Final](#))

#3 Final Review and Recommendation Meeting

See Design for Bainbridge Commercial-MF Worksheet FINAL Housing Resources Bainbridge 03062023.pdf

New/Old Business

- Winslow Mall project update
- Pre-app Conference Attendees
- Design for Bainbridge Manual Updates
 - Action: Marlene has committed to providing an updated printout of Building Frontages-Table 1 for the members binders
- General Project Update
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 4:35 PM.

Approved by:



Todd Thiel, Chair



Marlene Schubert, Administrative Specialist



**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
March 6, 2023**

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**Join
Listserv?
(Provide Phone
AND Email)**

Name	Affiliation	Phone / Email	
Bob Russell	DRB	206.409.5560	☐
Vicki Clayton	DRB	206-455-0988	☐
Kari Anderson	DRB	513-502-1900	☐
TODD THIEL	DRB		☐
MARC AUBIN	DRB	206 999 4527	☐
Ellen Fairleigh	PCD		☐
ELAINE LIFFGENS	DRB		☐



**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
March 6, 2023**

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**Join
Listserv?
(Provide Phone
AND Email)**

Name	Affiliation	Phone / Email	
C Wenzlau	Wenzlau Architects		☐
DANIEL LAZAREK	"	DAN@WENZLAUARCHITECTS.COM	☐
JEFF BOUMA	FBP	jeff@fbpartnership.com	☐
Anna Snyder Kelly	DRB		☐
			☐
			☐
			☐

Attendee Report				
Report Generated:	3/6/2023 16:51			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Regular Meeting	863 6401 3814	3/6/2023 14:37	118	4
			Total Users	Max Concurrent Views
			7	3
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	3/6/2023 14:37	3/6/2023 16:35	118
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Phedra Elliott		3/6/2023 15:02	3/6/2023 16:02	61
Norm Landry		3/6/2023 15:02	3/6/2023 16:10	68
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Phedra Elliott		3/6/2023 15:01	3/6/2023 15:02	1
Norm Landry		3/6/2023 15:00	3/6/2023 15:02	2
Steve Powell		3/6/2023 15:00	3/6/2023 16:16	76
Dianne		3/6/2023 15:13	3/6/2023 16:21	69



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

PROJECT: Housing Resources Bainbridge / PLN52178

PROJECT ADDRESS or PARCEL: 26250220662002

DATE: 03/06/23

PROJECT PLANNER: Ellen Fairleigh

Design Review Board Meeting Dates: 04/18/22 DRB-CON; 02/06/23 DRB-DG;
03/06/23 DRB Final

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	Not Applicable
C1	☒	☐	☐
C2	☒	☐	☐
C3	☒	☐	☐
C4	☒	☐	☐
C5	☒	☐	☐
C6	☒	☐	☐

If marked Does Not Meet, additional information required:

Looking to understand a little more about C4 in the next presentation.



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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:

S1 PROTECT AND REPAIR NATURAL SYSTEMS

Project site is currently vacant and has mixture of deciduous and evergreen trees. understory is natives mixed with invasives. Site drains towards SR305 ROW. Site design proposes to preserve existing vegetation within 50' roadside buffer. Nonnative vegetation will be removed. New plantings in other landscape areas will be predominately native plants.

S2 PRESERVE AND ENRICH WILDLIFE HABITAT

New plantings in other landscape areas will be predominately native wildlife friendly plants.

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT

The site doesn't have any specific attributes which make it unique. The key attribute is to preserve the wooded area along SR305. The building form reflects the mixed character of the neighborhood, which includes a mix of multi-family residential and larger commercial buildings.

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

The proposed building footprint is compact and consistent with nearby buildings. The building is not directly adjacent to existing historic buildings which are located on lower part of Ericksen Avenue.

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT,



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PRIORITIZING PEDESTRIANS AND BICYCLES

The project site is not served by sidewalks (there are none on the east side of the street). The proposed site design will locate the project entry nearest to the NW corner allowing a new pedestrian crossing to the sidewalk on the west side of the street. Vehicle access will be from side street minimizing visibility of parking and pedestrian conflicts.

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

The primary outdoor spaces are located adjacent to the building entry near the corner. This will be visible from the public ROW, as will the outdoor spaces.

DRB Discussion - Site Design Standards S1 through S6:

DRB Findings – Site Design Standards:

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



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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** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING

The project site is not served by sidewalks (there are none on the east side of the street). The proposed site design will locate the project entry nearest to the NW corner allowing a new pedestrian crossing to the sidewalk on the west side of the street. Vehicle access will be from side street minimizing visibility of parking and pedestrian conflicts. Bicycle parking will be provided adjacent to the front entry and under building at the rear.

- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM

Vehicle access will be from side street minimizing visibility of parking and pedestrian conflicts.

- P3** DESIGN TO SUPPORT A LEGIBLE HIERARCHY OF PUBLIC SPACES

The primary outdoor spaces are located adjacent to the building entry near the corner. This will be visible from the public ROW, as will the outdoor spaces.

- P4** STRENGTHEN PUBLIC SPACE CONNECTIONS

The primary outdoor spaces are located adjacent to the building entry near the corner. This will be visible from the public ROW, as will the outdoor spaces.

- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS

Project will maintain frontage pattern along Ericksen Avenue.



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P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Street is not a commercial street and is predominantly residential in character.

DRB Discussion - Public Realm Standards P1 through P6:

Check that the lobby roof is not visible from pedestrian sidewalk.

DRB Findings – Public Realm Standards:

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



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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 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

The building form is situated to create public open space adjacent to the main entry, located adjacent to the site pedestrian access at the corner. The façade facing the street is articulated with residential balconies and a clear rhythm of fenestration reflecting the internal organization of the building. The massing at the NW corner is broken into additional forms to signify the entry foyer and primary building stairway. The rear of the building mirrors the street facing façade and is elevated above the parking to provide covered access into the building. The south façade is visually split into two parts by the stairway to break up the scale of the building.

B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

The architectural language provides a varied palette of materials and textures to break up the building scale. The primary facades have repetitive bay expressing the rhythm of the residential units. The corner entry breaks up the scale of the larger building with smaller forms for the entry and stair. Overall the character is modern, but consistent with proportions and patterns along the varied character of the street.

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

The architectural language provides a varied palette of materials and textures to break up the building scale. The primary facades have repetitive bay expressing the rhythm of the residential units. The corner entry breaks up the scale of the larger building with smaller forms for the entry and stair. Overall the character is modern, but consistent with proportions and patterns along the varied character of the street.

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN



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The key sustainability factors include building densely within walking distance to local services. Secondly the building form is compact with party wall construction reducing heat loss. The roof will be solar ready and has beneficial solar exposure. All units will receive south light. The project will comply with HDDP innovative site development requirements.

B5 USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

The building will utilize durable low maintenance materials. Additionally, a limited amount of natural finishes will be employed at key exterior features, such as the entry lobby and unit balconies.

DRB Discussion - Building Design Standards B1 through B5:

DRB Findings – Building Design Standards:

	Met	Does Not Meet	Not Applicable
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** INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS

Site and landscape design has been integrated with the forms of the building, including stair tower, covered awnings, and glass entry to create a seamless transition from indoor to outdoor space at the northwest, most public and visible corner. The site steps, ramps, walls, small entry plaza, and play area, and proposed ornamental trees at the northwest corner compliment the structure which will take up a good portion of the project site. Street trees and a linear stormwater feature will complement the linear nature of the building parallel to Ericksen Ave.

- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

The public realm for this project is primarily located at the northwest corner of the site where entry into the building occurs. There will be a small plaza on the corner that includes steps, ramps, walls, and planters that accommodate a grade change. Included in this transition space will be a small play area for children that live in this building. The streetscape along Ericksen will be improved, primarily with plants and street trees since no sidewalk is required along the east side of Ericksen Ave.

- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

Sustainable features in the landscape will include the use of native plants and regionally adapted plants that use less water. Irrigation systems will utilize drip technology, primarily for the establishment of plants. Permeable pavers will be considered for various pedestrian spaces if soils indicate that is possible. Stormwater may be integrated into the landscape design as a visual and auditory feature (more below).

- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES



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Some of the planting beds could potentially be used for stormwater management. A rain garden adjacent to the parking lot will treat dirty stormwater. A tank under the parking lot will slowly release clean water (from the roof and non-vehicular surfaces) to the swale along Highway 305 per the Civil engineer. Stormwater will potentially be utilized as a landscape feature on the west side of the project between the building and Ericksen Ave. Water from the roof may be conveyed down a linear, cobble-lined swale before being sent to the storage tank under the parking lot.

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

Plants selected for the landscape will be native to the Puget Sound region or regionally adapted species, providing benefits to the urban ecology. All plants in the large Highway 305 buffer will be native, including large trees, that will benefit the canopy and wildlife corridor that exists along the highway. This vegetation will provide shelter or food source for insects and birds. An example would be Oregon grape- a tough plant whose flowers provide for pollinators such as bees, moths, butterflies and hummingbirds and whose fruit, which lasts into winter, provides food for birds and small mammals.

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Views within the site are limited due to the mass of the building relative to the size of the site. There will be views from the building including: 1) east into the forested canopy of the Highway 305 buffer that is being enhanced, 2) west down the Knechtel road corridor, and 3) north and south down the Ericksen Avenue road corridor. These view corridors will not be impacted by proposed changes to the landscape as the street frontage is not proposed to be changed (gravel shoulder and no sidewalk on the east side of Ericksen Ave). Street trees along Ericksen will be set back from the road shoulder in a linear planter and reinforce the view corridor down Erickson.

DRB Discussion – Landscape Standards L1 through L6:

DRB Findings – Landscape Standards:

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



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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 applicable street type is neighborhood mixed-use (Ericksen Avenue). The frontage currently has a bike lane. There are no sidewalks along the east side of Ericksen. The site design will include a generous landscape screen along the frontage. The project will enhance the varied character with its fenestration, exterior balconies, and corner public areas.

The project will comply with the landscape frontage type along Ericksen Avenue. The landscape will be a minimum of 10' plus landscaping within the ROW (between the property line and edge of paving).

The project will comply with the vegetated buffer frontage type along SR 305. The landscape will be a minimum of 35' (50' averaged) plus landscaping within the ROW (between the property line and edge of paving).

The project will comply with the forecourt frontage type along the Knechtel (unopened) ROW. The setback will exceed the minimum of 10'. The frontage will include paved areas, gardens and pedestrian facilities.

DRB Discussion – Street Types and Frontages:



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DRB Findings – Street Types and Frontages:

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



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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

DRB Discussion - Larger Sites Standard 1 and 2:

DRB Findings - Larger Sites:

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



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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:

Not Applicable

DRB Discussion - Historic Places Standard 1 and 2:

DRB Findings - Historic Places:

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



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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:

Not Applicable

DRB Discussion - Civic Uses Standard 1 and 2:

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 DRB appreciates the environmental advantage to providing a raingarden as opposed to an underground storage tank to manage the effects of storm water runoff. A properly designed raingarden will recharge the ground water at a lower overall cost than a subterranean storage tank and will provide better infiltration to the vegetated buffer. However, raingardens are not allowed in vegetated buffers. Therefore, the applicant has requested that the SR 305 vegetated buffer be reduced to 25 feet from SR 305 so that a small portion of its rain garden can be placed between the surface lot and the vegetated buffer. Further the applicant is proposing the implementation of buffer averaging needed to achieve the surface area require to meet code minimum parking: the minimum depth of the buffer averaging approach is 35 feet from SR 305. The DRB is not in support of reducing the required 50 foot vegetated buffer along SR 305 to 25 feet as requested by the applicant. Rather, we are in support of a deminimus localized carve out of the vegetated buffer, that would be no less than 25 feet from SR 305, and be sized of the minimum length and width, representing less than 2% of the applicant's calculated buffer area of 11,833 sf, to handle the projected storm water flow. It is understood that, while the vegetated buffer will be replanted, new high and low story plantings will be placed more densely in the small area between this carve out and SR 305. The DRB requests that final design of the raingarden that meet the requirements above be submitted to the DRB when design is completed. 2. The DRB is in support of the applicants approach of "exceeding the minimum tree units required by placing a portion of the required trees within the SR 305 buffer." 3. The DRB encourages the applicant to look at alternative tones of white for the East side of the building such that the visual impact of the building from SR 305 is mitigated through the additional planting in the buffer and a less bright white.

Denial with the following deficiencies: ☐

SIGNATURE:

Chair, Design Review Board

DATE: 03/06/2023