



DESIGN REVIEW BOARD
REGULAR MEETING
MONDAY, OCTOBER 2, 2023
2:00 – 5:00 PM
ZOOM WEBINAR +
COUNCIL CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

The Design Review Board will hold this meeting in person and using a virtual, Zoom Webinar platform.
Members of the public will be able to attend at city hall or call in to the Zoom Webinar.

Please click the link below to join the webinar:

<https://bainbridgewa.zoom.us/j/89666470853>

Or One tap mobile :

+12532158782,,89666470853# US (Tacoma)

+12532050468,,89666470853# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 253 215 8782 US (Tacoma); +1 253 205 0468 US; +1 360 209 5623 US

Webinar ID: 896 6647 0853

AGENDA

- | | |
|---------|---|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:02 PM | Approval of Minutes – May 1, 2023 |
| 2:05 PM | Pippinger 4-lot Short Subdivision (PLN51737 DRB-CON)
Project Manager: Kelly Tayara
#1 Conceptual Review Meeting
<i>See digital file for materials</i> |
| 2:35 PM | New/Old Business <ul style="list-style-type: none">• Pre-app conference attendees• Design for Bainbridge Manual Update• General Project Update• Board Member Issues/Concerns |
| 3:00 PM | Adjourn |

For special accommodations, please contact Planning & Community Development
206-780-3750 or at pcd@bainbridgewa.gov

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – March 6, 2023
Clark Construction Office ([PLN52300 DRB Final](#))
New/Old Business

- Pre-app conference attendees
- Design for Bainbridge Manual Update
- General Project Update
- Board Member Issues/Concerns
 - STO Buffer

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Todd Thiel called the meeting to order at 2:02 PM. Committee Members in attendance were Kari Anderson, Elaine Liffgens, Bob Russell, and Vicki Clayton. Anna Snyder-Kelly was absent, and Marc Aubin was absent and excused. 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 – March 6, 2023

Motion: I move to approve the minutes from 03/06/23 meeting
Clayton/Russell: Passed Unanimously

HRB-Ericksen ([PLN52300 DRB Final](#))

#3 Final Review and Recommendation Meeting

*See Design for Bainbridge Commercial-MF Worksheet FINAL Clark Construction Office
PLN52300 05012023.pdf*

New/Old Business

- Winslow Mall project update
- Pre-app Conference Attendees
- Design for Bainbridge Manual Updates
- General Project Update
- Board Member Issues/Concerns
 - STO Buffer

Adjourn

The meeting was adjourned at 3:26 PM.

Approved by:

Todd Thiel, Chair

Marlene Schubert, Administrative Specialist

DRAFT

Attendee Report				
Report Generated:	5/1/2023 16:56			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Regular Meeting	890 5667 2415	5/1/2023 13:32	114	5
			Total Users	Max Concurrent Views
			11	4
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	5/1/2023 13:32	5/1/2023 15:26	114
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jessica Prevost		5/1/2023 14:04	5/1/2023 14:44	41
Greg Belding		5/1/2023 14:03	5/1/2023 14:44	41
Rowan Atherley		5/1/2023 14:03	5/1/2023 14:44	41
Jeff Bouma		5/1/2023 14:03	5/1/2023 14:44	41
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jessica Prevost		5/1/2023 14:02	5/1/2023 14:04	2
Sarah B		5/1/2023 14:13	5/1/2023 14:36	24
Sarah B		5/1/2023 14:47	5/1/2023 15:26	40
Greg Belding		5/1/2023 14:02	5/1/2023 14:03	1
Rowan Atherley		5/1/2023 14:03	5/1/2023 14:03	1
Jeff Bouma		5/1/2023 14:02	5/1/2023 14:03	1

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
May 1, 2023**

PLEASE PRINT

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

Name	Affiliation	Phone / Email	
Bob Russell	DRB	206.409.5560	☐
Kari Anderson	DRB	513-502-1900	☐
Vicki Claydon	DRB	206-455-0988	☐
Clarence Moriwaki	CITY COUNCIL	206-491-6131	☐
TODD THIEL	DRB		☐
ELAINE LIFFGUS	DRB		☐
			☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

PROJECT: Clark Construction Office – PLN52300

PROJECT ADDRESS or PARCEL: 26250220842000 / 901 Hildebrand Ln E

DATE: 5/1/2023

PROJECT PLANNER: Ellen Fairleigh

Design Review Board Meeting Dates: 9/19/22 CON; 11/07/22 DG; 05/01/2023
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:



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:

Our project will preserve as many existing trees as possible on the site, prioritizing the large area of trees on the west bank and including the neighboring greenery on the slope at the SE corner. The parking lot curb at the SE corner will be adjusted as needed to accommodate the turning space in the re-stripped parking lot - this will minimize soil disturbance and excavation. Added planters and vines on the building will improve the pedestrian experience. A new covered bike parking structure will be added – this will provide secure parking for visitors and employees. In addition, it will be screened with greenery to soften the view. Existing systems of access and movement will remain, thru-traffic will pass as normal. A rainwater collection feature will be added to the south side of the building, highlighting the re-use of water inside the building and also creating an enjoyable acoustic experience

DRB Discussion - Site Design Standards S1 through S6:

The DRB extends its appreciation for transforming what the applicant characterized as “the ugliest building on Bainbridge Island” into one that will compliment and contribute to the built environment and local identity. All standards in this category have been met and exceeded. Well done, this is an exemplary project.

DRB Findings – Site Design Standards:

	Met	Does Not Meet	Not Applicable
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:

With the update to the exterior walls and roof, it will create a more pleasant pedestrian experience, maintain existing sidewalks, and draw people into the local businesses further north along Hildebrand. New covered bike parking will be added to the site for visitors and employees to use but will be screened with greenery to soften the structure. Thru-traffic will continue as is, and landscaping will be added along the roadway to screen the parking. Planters will be placed to protect outdoor areas adjacent to the building from traffic.

DRB Discussion - Public Realm Standards P1 through P6:

The project has done a wonderful job of creating a safe, well lit, welcoming environment to what was a banal and under-appreciated street frontage.

While they are primarily for the users of the building and not the public, the introduction of numerous plants, planters, structure for hops, tables, bike racks and a variety of functional / decorative fences provide not only a legible hierarchy of public spaces, but they also provide human scale and a variety of useful and active spaces.

These spaces can be seen as an extension, and enrichment of the adjacent public spaces through their thoughtful detailing and encouragement of activity on the outside of the building.

The project absolutely will foster an elevated sense of interest and activity where there was once a bank's drive thru teller: huge improvement.

DRB Findings – Public Realm Standards:

	Met	Does Not Meet	Not Applicable
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:

In Clarks' previous office space, they celebrated the building process by constructing a large-scale art installation created from found tools. A piece that symbolizes ingenuity and skill. In that same spirit, our building will capture the simplicity and joy of construction. Like a tool shed, our building will be well organized, with a lightweight structure, and it will honor the history of Clark Construction. The Pacific Northwest has a very distinct architectural style that we plan to capture by using local materials, and a simple shed roof form. The building will be clad in vertical cedar siding, with corten accent panels. The cedar siding will be treated with a mineral product that will protect it and allow it to turn silver over time. Exterior windows are scaled to the offices on the interior of the building, creating a hierarchy and simple approach that aligns with building use and neighboring occupancies. With sustainability in mind, the building will utilize net-zero strategies using solar panels, solar water heaters, rainwater collection to flush toilets and irrigate the landscaping. The two roofs will also host clerestory windows to bring light deeper into the office spaces on the 2nd floor, and can aid with natural ventilation. All offices at the exterior walls have operable windows to reduce the reliance on electrical lighting, adjust thermal comfort levels and provide a view.

DRB Discussion - Building Design Standards B1 through B5:

The DRB applauds the project for the discussion of all of these standards throughout the process, facilitated by complete documents, thoughtful verbal presentation of the design, and engaging discourse about the concept, language, scale, sustainability, and the use of high-quality materials.

DRB Findings – Building Design Standards:

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



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

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:

Landscaping will be an integral part of our building and site design – planters, vines, updated porous fencing/gates will be used at all four corners of the building. Our project will preserve as many existing trees as possible on the site, prioritizing the large area of trees on the west bank and including the neighboring greenery on the slope at the SE corner. The building will include cables to encourage vine growth at public facing areas and soften the site. A rainwater collection feature will be added to the south side of the building, highlighting the re-use of water inside the building, and creating an acoustic experience. While our main roof will host solar panels, the secondary roof structure will be a green roof. Additionally, on the south face of the building, a green wall will face Wallace Way and the sidewalk along that street, and the existing cherry trees may be replaced due to their poor condition. Along the east edge of the site, new trees and foliage will be planted to blend in with the existing greenery and support healthy habitats for local wildlife. The existing vegetation at the SE corner of the site will remain to help preserve the view from Ericksen Ave.

DRB Discussion – Landscape Standards L1 through L6:

The DRB acknowledge the vast improvement to all users of the building which includes passers-by and clients. This improvement extends even to those areas which are not visible, by providing a green roof, with all its benefits from stormwater management to habitat repair, even though it can only be seen from above. The thoughtful and complete landscape design compliments and heightens the impact of the design of the building itself. Well done!



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

DRB Findings – Landscape Standards:

	Met	Does Not Meet	Not Applicable
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 occupancy type of the building should reduce traffic volume as there will no longer be a tenant on the first floor, so it will behave more like a typical office building. Bike parking will welcome more bike traffic and the added landscaping and planters should help to slow traffic for pedestrians and cyclists. The bank of trees to the west will remain in place, continuing to act as a buffer to the nearest residential areas. Along the south edge, any trees in poor condition will be replaced as needed, and more greenery added along the edge for a buffer zone at Wallace Way.

DRB Discussion – Street Types and Frontages:

DRB Findings – Street Types and Frontages:

	Met	Does Not Meet	Not Applicable
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:

Our site is just under 1 acre, these standards do not apply. We are adding landscaping along all edges of the parking lot to help with the visual impact of the parking on the site in the spirit of these standards.

DRB Discussion - Larger Sites Standard 1 and 2:

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:

The closest historical building is the Henry Groos House, further south at 568 Ericksen Ave NE. Our site is almost 2 blocks from this building. Our building responds to the adjacent commercial buildings in scale, and maintains a simple massing similar to the Henry Groos House. Additionally wood siding will be used in a more modern application.

DRB Discussion - Historic Places Standard 1 and 2:

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:

Our project does not contain Civic Uses – this standard does not apply.

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: ☐

Denial with the following deficiencies: ☐

SIGNATURE: _____
Chair, Design Review Board

Todd Thiel

DATE: 05/01/2023