

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – March 4, 2024
Deercliff Community ([PLN52629 DRB FRR](#))
Complying with HB 1293 on Design Review Process and Standards
New/Old Business
 Pre-app conference attendees
 Board Member Issues/Concerns/Questions
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Todd Thiel called the meeting to order at 2:00 PM. Committee Members in attendance were Bob Russell, Kari Anderson, Elaine Liffgens, and Marc Aubin. City Council member Jon Quitslund was present. City Staff present were Planning Manager, HB Harper, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

Review and Approval of Minutes – March 4, 2024

Motion: I move to approve minutes from March 4 meeting
Liffgens/Russell: Passed Unanimously

Deercliff Community ([PLN52629 DRB FRR](#))

Project Manager: Kelly Tayara
#3 Final Review and Recommendation Meeting
See *Deercliff Community_Design for Bainbridge FINAL PLN52629 Commercial-MF Worksheet_03-18-24.pdf*

Complying with HB 1293 on Design Review Process and Standards

New/Old Business

- Pre-app Conference Attendees
- Board Member Issues/Concerns/Questions
 - Next meeting scheduled for Monday, April 1
 - Due to spring break, we will not have a quorum for April 1 meeting
 - Special meeting will be held on Monday, April 8
 - Selection of Chair and Co-Chair

Motion: I move to name Todd Thiel as Chair and Elaine Liffgens as Co-Chair
Russell/Anderson: Passed Unanimously

Adjourn

The meeting was adjourned at 4:23 PM.

Approved by:



Todd Thiel, Chair



Marlene Schubert, Administrative Specialist

Attendee Report				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	
Design Review Board Regular Meeting - 3rd Monday	813 9257 6299	3/18/2024 13:26	177	
		Unique Viewers	Total Users	
		3	4	
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	3/18/2024 13:26	3/18/2024 16:23	177
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Maribel's iphone		3/18/2024 14:58	3/18/2024 15:39	42
ralphspillinger		3/18/2024 15:35	3/18/2024 15:45	10
Karen Kimzey		3/18/2024 14:57	3/18/2024 15:26	29



**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
March 18, 2024**

Want to be added to Listserv?
Check the box and Provide Phone **AND** Email

PLEASE PRINT

Name	Affiliation	Phone & Email	
Kari Anderson	TORB	kanderson579@gmail.com	☐
COUNDA LUNDE	Deercliff Resident	glunde23@gmail.com	☐
TODD THIEL	DRB		☐
Jon Quitchent	Council		☐
Charles Wemman	Wemman Arch. Applicant	charlie@wemmanarchitects.com	☐
MIKE ARGIN	DRB		☐
DAVE BURNETT			☐



**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
March 18, 2024**

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Want to be added to Listserv?
Check the box and Provide Phone **AND** Email

Name	Affiliation	Phone & Email	
JEFF BUMA	FBP - landscape	206 718 0799	☐
BOB RUSSELL	DRB	306.409.5560	☐
ELAINE LIFFGENS	DRB		☐
			☐
			☐
			☐
			☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

PROJECT: DEERCLIFF COMMUNITY

PROJECT ADDRESS or PARCEL: 262502-2-005-2006

DATE: 02-05-24

PROJECT PLANNER: Kelly Tayara

Design Review Board Meeting Dates: 10/16/23 DRB-CON, 02/05/24 DRB-DG

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:

- C1** ANALYZE NATURAL SYSTEMS
The critical areas have been mapped and classified by biologist. Development has been restricted to areas outside of critical areas. Landmark trees are being documented and assessed for long term viability.
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
Project site includes the upper portion of the Winslow Ravine, which ends at SR 305.
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
Prominent features include mature forested stands, wetland features, Winslow Ravine and stream.



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- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
The site is surrounded by older single-family subdivision to west, commercial area to north and forested areas. The primary relationship is to the single-family subdivision to the east. A new 10' landscape screen will help visually buffer the proposed development from the rear yards of the homes.
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
Site access to the existing residence is currently from Deercliff which terminates at the east edge of the site. This road end was originally intended to continue west to serve additional homes which were never built. Site access options also include an easement from Highschool Road and along a flag lot at the SE corner of the site. The applicant is evaluating each option for safety and traffic considerations.
- C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM
The site can contribute to the public realm by enhancing public access through the site.



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:

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
Site has a significant amount of critical areas which include the Winslow Ravine and a small wetland at the NE corner of the site. The site plan will provide required buffers and setbacks per BIMC.
- S2** PRESERVE AND ENRICH WILDLIFE HABITAT
Over 2/3s of the site will be protected as natural areas to sustain ecological functions and support habitat.
- S3** RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT
The unique aspects of the site are associated with its undisturbed natural areas which will be protected on 2/3s of the site. The site will be enhanced by a new trail system which has potential to link Ferncliff neighborhood to the STO.
- S4** COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY
The site design will create a new pocket neighborhood surrounded by mature native areas.
- S5** FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES
The site will be enhanced by a new trail system which will link Ferncliff neighborhood to the STO. The site design will also include and improve an existing trail to Ace Hardware retail area to the north of the site.
- S6** SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM
The proposed attached housing units will be focused onto a central community open space.



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**Commercial / Multi-Family Housing
Worksheet**

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	☒	☐	☐



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** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
The site will be enhanced by a new trail system which has potential to link Ferncliff neighborhood to the STO. The site design will also include and improve an existing trail to Ace Hardware retail area to the north of the site.
- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM
All designated residential parking will be within garages. On-street parking will be limited to guest parking and will be dispersed throughout the site. No parking lots are proposed. The internal access drive is a one-way loop minimizing roadway width.
- P3** DESIGN TO SUPPORT A LEGIBLE HIERARCHY OF PUBLIC SPACES
The majority of the residential units will face into a central community space.
- P4** STRENGTHEN PUBLIC SPACE CONNECTIONS
Not applicable
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
Not applicable
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS
Not applicable

DRB Discussion - Public Realm Standards P1 through P6:



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DRB Findings – Public Realm Standards:

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

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 proposed building forms share multiple features including roof pitch, articulated building forms, exterior materials (natural wood, painted wood, cementitious panels) and fenestration.
- B2** USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND
Architectural language is meant to create a light place within the forest. The primary wall surfaces are designed to reflect natural light within the forested setting. Other materials are natural finishes and meant to blend with natural setting. The simple modern forms recall mid-century residential architecture common to the island and evolving new tradition of modern forms and materials.
- B3** CREATE WELL COMPOSED FACADES AT ALL SCALES
The facades have been carefully considered to articulate individual units while presenting a unified overall rhythm within the site. Upper floors at two story homes are setback to provide more light into sideyard outdoor spaces.
- B4** CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN
Sustainable design is achieved with most building having south or west facing roof slopes. Another key feature is efficient use of interior space and emphasis on natural light. Fixtures will be energy efficient and low flow.
- B5** USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS



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Building materials described above will be designed for longevity and low maintenance. Exterior details will include wood privacy screens, vine trellises, and covered unit entries.

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
Each attached cottage will have access to a semi-private garden - patio, and the townhomes will have a generous south facing balcony. Common area landscaping will help define the transition from common areas to each unit. The central open space will be open grassy area permitting passive or active recreation. Additional landscape areas will be replanted with native vegetation to diffuse the boundary between natural and common areas.
- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN
The central open space will include features to encourage community interaction and activities, such as a play area or passive recreation.
- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE
Site design will evaluate opportunity for features such as pervious paving, native planting and community gardens.
- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES
Infiltration features not determined at this stage.
- L5** SUPPORT HEALTHY HABITAT IN THE LANDSCAPE
Over 2/3s of site will be protected as natural areas.
- L6** PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS
There are no view corridors present.



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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:

A roadside buffer will be provided along SR305.

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:

Proposed buildings are clustered adjacent to community open space.

Parking is dispersed by locating required parking within individual units and guest parking along internal access lanes.

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:

- 1) The architectural design will not mimick the existing building since it will be relocated.
- 2) The existing house will be documented and offered for relocation.

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: ☒ Thiel, Anderson, Liffgens & Aubin - yea, Russell - nay

The Design Review Board noted the below features as critical to this approval:

- While acknowledged as not a code requirement, the proposal's inclusion of a densely planted vegetated screen on the East property line is essential.
- The articulation and interplay of volumes represented as independent elements of each unit, while maintaining a harmonious composition, through the combination of fabricated concrete panel and natural wood materials with varying stain coloration, trelliswork supporting plantings, usable balconies of the depth/area shown in submitted plans and elevations, detailed entry stoops, and small terraces, provide a human scale to the project.
- The detail of planned landscape development, including plantings, tree replacement strategy, and quality of exterior fixtures and lighting.

Should there be any change to these design elements, or any other significant design changes during land use review process, it is expected that the Design Review Board will be informed, and allowed to review proposed changes to what has been presented. Additionally, the land use approval should be conditioned such that subsequent building permit must demonstrate the same design features as shown on the approved land use plans.

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

A handwritten signature in black ink that reads 'Todd Thiel'.

SIGNATURE: _____
Chair, Design Review Board

DATE: 03/18/2024