



DESIGN REVIEW BOARD REGULAR MEETING
JULY 1, 2024, 2:00-5:00 PM

COUNCIL CONFERENCE ROOM IN CITY HALL
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA
AND

REMOTE MEETING ON ZOOM

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

<https://bainbridgewa.zoom.us/j/86311828753>

OR TELEPHONE: US: +1 253 215 8782

WEBINAR ID: 863 1182 8753

AGENDA

1. CALL TO ORDER / ROLL CALL – 2:00 PM
2. CONFLICT OF INTEREST DISCLOSURE – 2:02 PM
3. REGULAR BUSINESS – 2:05 PM
Approve Minutes from June 17, 2024 meeting
4. PROJECT REVIEW – 2:08 PM
WSF Eagle Harbor Welding Shop Building ([PLN52714 DRB DG](#))
Project Manager: Kelly Tayara
#2 Design Guidance Review Meeting
See digital file for materials
5. COMPLYING WITH HB1293 ON DESIGN REVIEW PROCESS AND STANDARDS – 3:08 PM
6. OLD BUSINESS – 4:08 PM
Pre-app Conference Attendees
7. NEW BUSINESS – 4:12 PM
8. ADJOURNMENT – 4:20 PM



Members of the public who wish to provide public comments in-person at a meeting should sign up to speak on the sign-in sheet. The Chair will call the people signed up on the sign-in sheet, and speakers will have three minutes (or such other time set by the Chair) to speak. The Chair or a designee will indicate when the time has elapsed.

Remote public comment is allowed with advance notice to the City by noon on the date of the meeting at cityadmin@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.



CITY OF
BAINBRIDGE ISLAND

DESIGN REVIEW BOARD REGULAR MEETING

JUNE 17, 2024, 2:00-5:00 PM

COUNCIL CONFERENCE ROOM IN CITY HALL

280 MADISON AVENUE NORTH

BAINBRIDGE ISLAND, WA

AND

REMOTE MEETING ON ZOOM

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

<https://bainbridgewa.zoom.us/j/81392576299>

Or Telephone: US: +1 253 215 8782

Webinar ID: 813 9257 6299

MEETING MINUTES

1. CALL TO ORDER / ROLL CALL – 2:00 PM

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

2. APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE

Motion: I move to approve agenda for June 17 meeting

Russell/Aubin: Passed Unanimously

3. PUBLIC COMMENT

No public comment received

4. REGULAR BUSINESS

Approve Minutes from June 10, 2024

Motion: I move to approve minutes from May 6 meeting

Russell/Aubin: Passed Unanimously

5. PROJECT REVIEW

Fort Ward Barracks Renovation ([PLN52769 DRB-DG](#))

Project Manager: Kelly Tayara

#2 Design Guidance Review Meeting

See Fort Ward Barracks Renovation PLN52769 Design for Bainbridge Commercial FINAL-MF Worksheet_06.17.24.pdf

6. COMPLYING WITH HB1293 ON DESIGN REVIEW PROCESS AND STANDARDS
Reviewed the proposed plan to work through the different elements of Design for Bainbridge in order to align process with HB1293 requirements.
7. OLD BUSINESS
Pre-app Conference Attendees
8. NEW BUSINESS
9. ADJOURNMENT – 4:25 PM

Todd Thiel, Chair

Marlene Schubert, Administrative Specialist

Attendee Report				
Report Generated:	6/17/2024 16:34			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	
Design Review Board Regular Meeting - 3rd Monday	813 9257 6299	6/17/2024 13:31	173	
		Unique Viewers	Total Users	
		2	4	
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	6/17/2024 13:31	6/17/2024 16:24	173
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jason McLennan		6/17/2024 14:03	6/17/2024 15:05	62
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Jason McLennan		6/17/2024 14:02	6/17/2024 14:03	2
marci's iPad		6/17/2024 14:13	6/17/2024 16:22	129



CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
June 17, 2024

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

PLEASE PRINT

Name	Affiliation	Phone & Email	
TODD THIEL	DRB		☐
KARI ANDERSON	DRB		☐
Joe Deets	City Council		☐
Bob Russeau	DRB		☐
ELAINE LIFFGENS	DRB		☐
MARC AUBIN	DRB		☐
			☐



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PROJECT: Fort Ward Barracks Renovation

PROJECT ADDRESS or PARCEL: 1584 FORT WARD HILL RD NE / 11240230042003

DATE: 06/17/2024

PROJECT PLANNER: Kelly Tayara

Design Review Board Meeting Dates: 05/06/24 DRB CON; 06/10/24 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:



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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:

The Fort Ward Barracks Renovation Project is the second phase of two phases of work in the proposed site masterplan. The first phase of work included the rehabilitation of the existing Stables Building (Building 15) with minimal site work in the existing open courtyard space, including a temporary parking area. The second phase of work would provide for the full rehabilitation of the existing Enlisted Barracks Building (Building 16) and a full site design to modify the open courtyard space, relocating the temporary parking to a completed parking lot on the east edge of the project site, and completing the remaining site gardens, landscaping and park areas. The two site phases are represented in the illustrated site plans submitted in this package.

The project team is looking for approval to begin the second phase scope of work for rehabilitation of the existing Barracks Building.

The following Discussion comments are provided to clarify the intent for the completed site design under the second phase of work.

S1) The project team is fully committed to the protection of the natural systems existing in the Fort Ward Historic District. No existing trees are being disturbed and no new building excavation will be required. With the completion of the second phase of the work, the design will incorporate restoration of the natural systems on the project site through regenerative design strategies that are integrated into the overall project masterplan and site building design. This will include removing invasive vegetation (blackberries) and installing native vegetation in the landscape areas called out on the site plan. Preservation of the existing trees will be a primary consideration in the site design, although the site has very few trees.



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S2) The project team is fully committed to the protection of the existing wildlife habitat on the site. A preliminary ecological site analysis was developed by our biologist Juan Rovalo as the project masterplan was being considered. In the second phase, native plantings, bioswales, and pollinator gardens are being integrated into the site scope of work. By renovating the existing historic structure and not introducing any new structures, the development maximizes the opportunity to preserve wildlife habitat and introduce more ecological diversity into the project site. The proposed landscaped site areas will be connected and open across the entire project site with no perimeter barriers.

S3) The project team has completed a comprehensive site analysis to determine the unique aspects of the site, and the context of this project location in the Fort Ward Historic District. For this second phase, the goal is to restore and honor the character of the existing Enlisted Barracks Building while retaining the character of the courtyard and site features. The team has met with the DAHP office and discussed the requirements for rehabilitation of the existing structure. The design plan is to preserve this historical building and greatly honor the unique characteristics of this place.

S4) The identity of the Fort Ward Historic District is a significant element of the project design process. The project team will remain committed to the historical significance of the building rehabilitation as well as preserving the local identity of the Fort Ward neighborhood. The existing buildings have already defined the patterns on the project site, including existing setbacks, open spaces between the buildings, and existing scale. The existing patterns and character will be preserved and enhanced. The building frontage for the Stables Building was rehabilitated in the first phase. The building frontage for the Enlisted Barracks Building will be rehabilitated in the second phase, and visual barriers to the site will not be created. It is to the benefit of the entire Fort Ward Community that these buildings continue to be restored and brought back to life.

S5) The project team is committed to make the project easily accessible from the local bus transit stops and pedestrian sidewalks on Fort Ward Hill Road and to work within the existing fabric of the community. Pedestrians will have easy access into the project site from the sidewalk along Fort Ward Hill Road. For the second phase, the site planning will include bicycle parking near the front of the Barracks Building to promote bicycling to the project site. Access for people of all abilities will be provided, with an ADA-compliant entry ramp providing access to the elevated first level of the building, which is currently only accessible via stairs. The courtyard between the buildings will become a pedestrian-oriented publicly accessible space (during business hours) to complete the proposed project site masterplan, with very limited vehicle access. As a community asset, our goal is to enrich the quality of life for Fort Ward residents and to provide a place for people to walk and bike in the neighborhood. Cars will be



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accommodated in the project site masterplan but will have a secondary role to pedestrians and bicycles.

S6) SUPPORT AND CONTRIBUTE TO A VITAL PUBLIC REALM.

The site includes an existing rammed earth entry portal element on the Fort Ward Hill Road frontage that is an invitation to the public to enter the courtyard between the historic buildings. This portal has an existing vehicular drive that will be used for car access to the east parking lot, however this entry is intended to remain the primary pedestrian and bicycle entry, with limited vehicle access. The Fort Ward Hill Road entrance to the project site will be reinforced as a semi-public extension of the public realm into the project site during business hours, while remaining private property.

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) The project team is committed to encouraging pedestrian and bicycling circulation on the project site, and to extend the network of pedestrian circulation in the Fort Ward Historic District. Pedestrians and cyclists will have easy access into the project site from Fort Ward Hill Road, and all circulation routes will be safe and comfortable. Access will be provided for people of all abilities into the project site. Bicycle parking will be provided adjacent to the Barracks Building on the project site.

P2) In the second phase, the temporary courtyard parking area provided for Phase 1 will be removed and a permanent parking lot will be constructed on the east side of the parcel. Fire lane access, delivery and service to the buildings will be maintained through the courtyard and drive entrance from Fort Ward Hill Road. Car share and van pool options will be promoted to reduce car traffic, and electric vehicle charging infrastructure will be provided per code requirements.

P3) The existing historic buildings currently define a large courtyard space between the structures to be rehabilitated. This courtyard will be designed as a semi-public extension of the public realm and will be activated as an open space for pedestrians and as a path to access landscaped open spaces on the parcel during business hours. All of the existing open spaces will be enhanced and all view corridors will be preserved in the final project site design.

P4) The entry portal fronted on Fort Ward Hill Road will provide access into the project site and will provide a pedestrian-scale connector to the Community Center building directly east of the project site, with the completion of the second phase. These semi-public spaces are connected through the project site.

P5) Restoring the historic Barracks structure will maintain the preexisting scale and rhythm of the building massing, and street frontage improvements and planted areas along Fort Ward Hill Road will contribute to a pleasant human-scale environment.



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P6) The west edge of the two building structures is located adjacent to Fort Ward Hill Road which is a residential street, but includes these two buildings that are part of the historic Fort Ward era. The project team will restore the west edge of the Enlisted Barracks Building with landscaped areas and a beautifully restored building front. The intent is to provide an entry portal to the site from this primary street. The proposed uses within the rehabilitated historic buildings will also provide a destination for local residents and pedestrians and will increase the activity along the west edge. Potential for art installations will be explored.

DRB Discussion - Public Realm Standards P1 through P6:

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) The existing project site included vacant structures defined as buildings of historical significance in the Fort Ward Historic District. The new project site masterplan intends to rehabilitate these existing historical buildings in two separate phases, respecting the architectural concept of the two buildings flanking a courtyard open space. The rehabilitation of the Stables Building on the south edge of the property has been completed in the first project phase. The Enlisted Barracks Building along the north edge will be rehabilitated in the second phase. The open courtyard will be preserved as an important element of the historical site. The rehabilitated building uses within the renovated buildings are designed to consider the relationships between the buildings and the access to the open courtyard and public spaces. As exemplified in the restoration of the Stables building in the first phase, the historic Barracks buildings will be renovated with sustainable design principles fully integrated into the building and site design, including strategies for renewable energy, water conservation, rainwater collection, and stormwater management. These principles will be expressed in the buildings and in the overall site design.

B2) The project design for the Barracks Building will include selection of materials and systems consistent with the architectural vernacular of the Fort Ward Historic District and Bainbridge Island. Because the building rehabilitation is for a structure of historical interest, the design is careful to provide reference to the historic nature of the original building. The architectural language is consistent with this historic context. The only minor building addition proposed – an ADA-accessible ramp in the courtyard - will clearly be distinguished from historic elements utilizing best practice historic renovation principles.

B3) The facades of the existing Barracks Building will be preserved and restored to closely replicate the historical façades of the original building. The building scale is



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existing. Mechanical equipment and trash/recycling elements will be screened with similar building materials.

B4) The project team is fully committed to the principles of sustainable design. The existing Barracks Building will be fully rehabilitated for reuse and all newly-introduced building materials will be vetted for non-toxic components. Renewable energy sources are a primary consideration for the project design and will be supplemented with natural light and ventilation strategies to minimize energy use and consumption. The project will be evaluated for certification under the Living Building Challenge. The design for the Barracks Building will eventually include renewable energy with solar panels on the building roof, and rainwater collection into cisterns. Site strategies will include rainwater gardens and regenerative stormwater management principles. These features will be included as opportunities to inform and educate the public with the completion of the project site masterplan.

B5) The project team is committed to utilizing durable, locally sourced materials, in accordance with adaptive reuse principles. The Barracks Building project will be designed and detailed to be appropriate for the local climate, and to be an appropriate renovation of the historic building in the Fort Ward Historic District, preserving as much of the existing structure and building material as possible. As with the first phase Stables renovation, as many wood materials as possible used in the second phase Barracks renovation will be salvaged, or sourced from FSC certified suppliers.

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) For the second phase of work, the primary landscaping elements will be designed to encourage use of the courtyard portion of the project site during business hours. Pedestrian circulation will be provided, in addition to developing the courtyard open space for specific activity zones between the buildings. Landscaping elements will be placed to create appropriate human scale and texture within the open courtyard space, including the outdoor decking, seating areas and pedestrian circulation paths along the building edges.

L2) For the second phase and completion of the final project site masterplan, the landscape design will continue to support public access to the project site and the connection of public spaces within the Fort Ward Historic District. The project design will include elements of Biophilia with a strong connection of the building occupants to the exterior natural areas. People will be encouraged to spend time outdoors and the landscape design will support outdoor spaces. Art installations can be explored.

L3) The project site design will include principles of sustainable design and restoration of the hydrological functions of the project site. The site design includes extensive landscape design and sustainable site initiatives. Invasive plantings (blackberries) will be removed and replaced with native species that will provide sustainable solutions to restore the project site. Existing trees will be preserved and new plantings will be selected and placed to provide opportunities for food production, to increase habitat, and to provide a beautiful park-like setting in the final phase of the project masterplan development.

L4) The project site design includes principles of best practice for green infrastructure, including rainwater gardens and bioswales to handle all stormwater on-site. Paved surfaces will be minimized and will include permeable surfaces. The existing building roof area for the Barracks Building will be utilized for rainwater collection into an



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integrated cistern design, similar to the rainwater collection for the roof area of the Stables Building completed in the first phase. The rainwater collection from the existing Barracks Building roof will reduce the impact of storm water run-off and the rainwater will be used for landscaping irrigation throughout the site.

L5) In the second phase, the development of the site concepts to promote community gardens for potential food production will be balanced with evaluating more opportunity to create wildlife habitat and introduce more ecological diversity into the project site.

L6) The proposed Barracks Building rehabilitation and overall site design will preserve all of the existing views and view corridors into the project site, and from the site to adjacent historic properties and public spaces. The landscape design will complement these existing view corridors.

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 project team recognizes that the primary street and two building frontages for the project is Fort Ward Hill Road. The frontage for the first phase is the west façade of the Stables Building. The frontage for the second phase will be the west façade of the Enlisted Barracks Building. In general, the residential street will likely be considered a Green Street Type for an urban residential district. The project design for both phases of work in the project site masterplan supports low traffic speeds and continues to emphasize pedestrians and open spaces with the extension of the public realm into the project site.

It is anticipated that this street might be considered a Neighborhood Mixed Street Type with lower traffic volume, walkable and bikeable routes, with varied building frontage types. The primary building types are private residences on both sides of the street. The project design will enhance the pedestrian and bike connections and the character of the street frontage.

The frontage along Fort Ward Hill Road is primarily a landscape frontage along the residential green street, and includes an existing sidewalk in front of the Barracks building. The project design includes general improvements of this street frontage with maintenance of the existing sidewalk and landscape areas in front of the building to beautify the streetscape. The existing historical buildings have an existing frontage on the west property line and the setback is existing and this will remain unchanged.



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DRB Discussion – Street Types and Frontages:

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:

Standard 1) For the rehabilitation of the Enlisted Barracks Building and the completion of the proposed site masterplan, it is the intent of the site design to provide enhanced access to the courtyard space, in addition to developing more landscaped open spaces, patios, gardens and park space to provide additional amenities for the public to access.

Standard 2) In this second phase of the proposed site masterplan, the temporary phase one parking will be removed from the courtyard and permanent parking will be located in the lot provided on the east end of the project site, and in shared public parking spaces at the adjacent Community Center parking area. Fire lane access, delivery and service to the buildings will be maintained through the courtyard and drive entrance from Fort Ward Hill Road.

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:

Standard 1) The Owner of tax parcel, 112402-3-004-200, Green Warrior Holdings LLC, is committed to working to preserve both of the historic structures located on the project site and to remain compatible with the historic buildings located in the Fort Ward Historic District. Historic structures have been renovated into private residences on the parcel directly to the north and directly to the south of this parcel, maintaining the exterior brick facades and other materials. A local non-profit in combination with the City Parks Department and the Sewer District has renovated the historical building structure to the east into a community center. During the first project phase, the rehabilitation of the Stables Building included historical references to the existing exterior materials, and provide some new elements, including new window systems, standing seam roofing, and alternate wood finishes. The rehabilitation of the Enlisted Barracks Building is included in the second phase of the proposed site masterplan, and will be restored in compliance with the historic guidelines for a project listed on the National Register of Historic Places, and in review with the DAHP.

Standard 2) The Enlisted Barracks Building will be rehabilitated in this second project phase. The building is listed in the National Register of Historic Places and has been defined as a building of historical interest in the Bainbridge Island Municipal Code, Chapter 18.24 Historic Preservation Program.

The Owner is fully committed to preserving both of the historic structures located on the project site. McLennan Design, Inc. will design the renovation of Barracks Building as the completion of a master plan to develop both structures and the entire project site. In this second project phase, the Barracks Building will be preserved and saved from potential demolition. The existing building will be renovated to maintain the historic integrity of the building structure, including maintaining the existing structure and salvage of materials for reuse.



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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:

Standards 1 and 2) The proposed uses of the renovated Barracks Building are not considered civic uses and therefore do not apply to these standards. However, the intent of the rehabilitation of the existing building is to provide public

DRB Discussion - Civic Uses Standard 1 and 2:

DRB Findings - Civic Uses:

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



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This project is recommended for:

Approval: ☐

Approval with the following conditions: ☒

Please provide these items to Project Manager (Kelly Tayara) no later than July 1, 2024:

1. Landscape plan will be as submitted as indicative of Fort Ward Stables renovation (phase 1);
2. Preliminary exterior lighting plan; 3. Eye level renderings

Denial with the following deficiencies: ☐

Todd Thiel

SIGNATURE: _____
Chair, Design Review Board

DATE: 06/17/2024