



Design Review Board Regular Meeting
Monday, December 16, 2024, 2:00 PM
Council Conference Room, City Hall
280 Madison Ave N
Bainbridge Island, WA 98110

The Design Review Board will hold this meeting in person, in the City Hall Council Conference Room.
Attendance may be in person, or the meeting is also accessible via the Zoom webinar platform.

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

Agenda

1. Call to Order/Roll Call – 2:00 PM

2. Conflict of Interest Disclosure – 2:02 PM

3. Public Comment – 2:05 PM

In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. Public comment is simply received by the Design Review Board, with no response, and the Design Review Board cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment.

Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks ([LINK](#) to instructions). Remote public comment is allowed with advance notice by 4:00 p.m. on the business day before the meeting to 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.

4. Regular Business

- a) Approve Minutes from December 2, 2024 regular meeting – 2:10 PM
- b) Guterson Short Plat ([PLN52867 DRB CON](#)) – 2:13 PM
Project Manager: Auburn Lovett
#1 Conceptual Proposal Review Meeting
See digital file for materials
- c) Pre-app Conference Attendees – 2:43 PM
- d) Complying with HB1293 on Design Review Process and Standards – 2:45 PM

5. Good of the Order – 3:45 PM

Holidays that conflict with upcoming Design Review Board meetings:

January 20 – Martin Luther King Jr. Day

February 17 – Washington’s Birthday

6. Adjourn – 3:50 PM

Meeting Minutes

1. Call to Order/Roll Call

Chair Todd Thiel called the meeting to order at 2:01 PM. Committee Members in attendance were Elaine Liffgens, Howard Howlett, Marc Aubin, and Greg Hunt. Aidan Bird was absent. Council member Jon Quitslund was present. City Staff present were Planning Manager HB Harper and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

2. Conflict of Interest Disclosure

No conflicts of interest disclosed

3. Public Comment

No Public Comment received

4. Regular Business

a) Approve Minutes from November 18, 2024 meeting

Motion: I move to approve minutes from November 18 meeting
Liffgens/Hunt: Passed Unanimously

b) Bainbridge Island Senior / Community Center ([PLN52863 DRB DG](#))

Project Manager: Auburn Lovett

#2 Design Guidance Review Meeting

See attached *Design for Bainbridge Commercial-MF Worksheet FINAL_BI Senior Community Center PLN52863 12022024.pdf*

c) Pre-app Conference Attendees

No pre-app conferences scheduled that require DRB attendance

d) Complying with HB1293 on Design Review Process and Standards

Reviewed and discussed *Design for Bainbridge_2024 MARKUP.pdf*

Continued team discussion of House Bill 1293 process changes

5. Good of the Order

No new business discussed

6. Adjourn

Chair Todd Thiel adjourned the meeting at 4:30 PM.

Todd Thiel, Board Chair

Marlene Schubert, Administrative Specialist

DRAFT

City of Bainbridge Island
Design Review Board – Regular Meeting
December 2, 2024

Please Print

Name	Affiliation	Phone & Email	
GREG HUNT	DRB		☐
Jon Quitslund	Council		☐
Howard Howvert	DRB		☐
DAVID SWENSON	WENZLAV ARCH		☐
CHARIE WENZLAV	WENZLAV ARCH		☐
MARC ADRIAN	DRB		☐
ELAINE LIFEGOLD	DRB		☐

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Check the box and Provide Phone **AND** Email



City of Bainbridge Island
Design Review Board – Regular Meeting
December 2, 2024

Please Print

Name	Affiliation	Phone & Email	
TODD THIEL	DRB		☐
			☐
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			☐
			☐
			☐

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

Attendee Report				
Report Generated:	12/10/2024 7:09			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Regular Meeting - 1st Monday	863 1182 8753	12/2/2024 13:08	203	2
			Total Users	Max Concurrent Views
			4	2
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	12/2/2024 13:08	12/2/2024 16:30	203
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Patty Charnas	pcharnas@bainbridgewa.gov	12/2/2024 15:00	12/2/2024 16:02	62
Ellen Schroer (she/her) City of Bainbridge Island		12/2/2024 14:01	12/2/2024 14:19	18
Ellen Schroer (she/her) City of Bainbridge Island		12/2/2024 15:04	12/2/2024 16:23	79



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

PROJECT: Bainbridge Island Senior Community Center
PROJECT ADDRESS or PARCEL: 370 Brien Dr SE; 41140020070004
DATE: 12/02/2024
PROJECT PLANNER: Auburn Lovett
Design Review Board Meeting Dates: 10/21/24 CON; 12/02/24 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:



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) The site improvements will occur within previously developed areas. Site repair will include replanting with native plants and tree protection-retention. Understory planting adjacent to the building will be converted from grass to native plants.

S2) The site improvements will occur within previously developed areas, thereby minimizing tree removal. Site repair will include replanting with native plants and tree protection-retention.

S3) The center has been sited to take advantage of the sloping site to accommodate the below grade parking. The proposed design locates the main level above the parking garage to enhance views to the water and surrounding park. The new entry into the main level will be on the north side, improving its visibility from town. The proposed building will also preserve the existing playground area. The parking garage will be primarily located below grade, minimizing its visibility. Tucking the building into the sloped site will also help reduce the overall scale of the building.

S4) The new center will sit as a pavilion in the park, allowing each side of the building to respond to changing views and orientations. The primary public spaces are placed around the perimeter facing into the park. The building will maintain a low profile when viewed from the uphill side. The proposed low slope roof profile will also be complementary to the recently completed Pocock Rowing Center across the street.

S5) The proposed building location will maintain the existing systems of access or movement to Waterfront Park, consistent with the Town to Water theme established as an objective during Winslow Tomorrow.

S6) The Senior Center will create a welcoming entry facing town with its entry court and generous front porch. The building will also provide a lower entry allowing access from Waterfront Park. The internal circulation will allow visitors to see through the building from north to south, reinforcing the town to water connection.



Design for Bainbridge
**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) The overall site is designed to encourage pedestrian movement around the building. The existing sidewalks along both frontages will be replaced to accommodate new parking configurations. The site will link to existing paths with informal gravel pathways (non-ADA). The existing perimeter sidewalks (off-site) will continue to provide an accessible route to the park. The new building is positioned to not interrupt existing pedestrian access routes.

P2) Vehicle parking requirements will be provided under the building. The parking garage will be tucked into the sloped site and screened behind ground floor uses.

P3) The entry courtyard will be the primary exterior public space. The courtyard will be wrapped on two sides by a continuous covered porch. The lower entry will also have a small entry courtyard.

P4) The building interior will allow connections from the upper entry courtyard top the lower building entry.

P5) There is no relevant block pattern to reinforce.

P6) There is no commercial activity proposed or adjacent to the site.

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	☒	☐	☐



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 building parti is based upon the gathering of 4 primary building volumes each expressed with a unique pitched roof form. These volumes are then gathered by a lower connecting flat roof. The primary volumes are clad in wood or metal as solid forms. These volumes are then linked together by continuous glass walls. The primary volumes contain the largest program areas, allowing them to be positioned at the edges of the building, thereby connected to surrounding park. The public spaces which include the entries, café, and library are situated along the glass walls, blurring the boundary between inside and outside.

B2) The overall building form is broken into multiple forms like a small village or complex which has grown incrementally over time. The building has a horizontal profile, allowing it to blend into the park setting. The variety of wall claddings and window fenestration also helps to break up the scale of the building into its component parts.

B3) Each building will have each façade designed to respond to specific orientations and site conditions. See comments in B2 above.

B4) The primary sustainable design strategies include energy efficient design and daylighting. The building will pursue LEED Silver certification.

B5) Building materials will rely on regional choices such as Cedar siding and long-lasting products (cementitious products with recycled content or metal siding). Trim details will be articulated with larger scaled members at window walls and roof forms.

DRB Discussion - Building Design Standards B1 through B5:



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Worksheet**

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:

L1) Access to and through the building will reinforce this as a site that connects the town to the water. This will be accomplished through form (layout of the entry plazas) and materials (ground plane and overhead canopy).

L2) A larger entry plaza on the upper north side will provide for access and gathering, including seating, seat walls. A smaller entry plaza on the lower south side will also have these amenities. Bike racks will also be provided on each side.

L3) Sustainable features will include drought tolerant native plants and low-use irrigation technology. Soil and mulch will be sourced from nearby suppliers.

L4) Use of native plants and rain gardens for stormwater treatment.

L5) Native plants will improve the existing understory and contribute to habitat improvement through the use of pollinators where viable.

L6) The new building will be located on the footprint of the existing senior center. The new building will be larger but will preserve 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	☒	☐	☐



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:

Street Types: The proposed design satisfies the guidelines as follows: creation of new on-street parking, street level uses including café, thrift store and community enclave, outdoor plaza and seating, provision of sidewalks and frontage landscaping. The design responds to the frontage guidelines using both landscape setbacks (both frontages) and a plaza (upper frontage).

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:

N/A Site is less than 1 acre

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

- STANDARD 1** DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.
- STANDARD 2** 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:

N/A There are no historic building adjacent to the site

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:

Standard 1) The proposed building is in a prominent location.

Standard 2) The project is using a blend of frontage types which will integrate public open space.

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
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This project is recommended for:

Approval: ☒

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

Todd Thiel

SIGNATURE: _____
Chair, Design Review Board

DATE: 12/2/2024