



CITY OF BAINBRIDGE ISLAND

DESIGN REVIEW BOARD **Regularly Scheduled Meeting** **Monday, June 1, 2015 at 2:00 p.m.**



Location:
Bainbridge Island City Hall
City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110

AGENDA

- 2:00 p.m.** **Call to Order (Attendance, Agenda, Ethics)**
- 2:05 – 2:20 p.m.** **Bainbridge Island Rowing Club PLN50155SPR Site Plan Review**
Location: 301 Shannon Drive
Project Manager: Heather Beckmann
Discussion with project manager prior to review.
- 2:20 – 3:20 p.m.** **Bainbridge Island Rowing Club PLN50155SPR Site Plan Review**
Review with applicant.
- 3:20 – 4:00 p.m.** **Virginia Mason Clinic Pre Pre-application**
Location: 187 Ericksen Avenue NE
Project Manager: Josh Machen
Applicant will bring materials for discussion and review.
- 4:15 – 4:30 p.m.** **Old and New Business**
- 4:30 p.m.** **Adjournment**

For special accommodations, please contact Jane Rasely, Planning & Community Development
206-780-3758 or at jrasely@bainbridgewa.gov

/Volumes/MacServerProd/Projects/Bainbridge Island Rowing01 CADD/ArchCAD/BIR Boat House.pln, 2/23/15, 11:20 AM



VICINITY MAP 1

APPLICANT: CITY OF BAINBRIDGE ISLAND
ZONING: CORE DISTRICT
TOTAL SITE AREA: 3.65 ACRES
PROPOSED GROSS BUILDING AREA: 12,000 SQFT
PROPOSED BUILDING FOOTPRINT: 6,000 SQFT
PROPOSED LOT COVERAGE (BLDG FOOTPRINT): 17%
IMPERVIOUS SURFACE PERCENTAGE: 19%
OPEN SPACE PERCENTAGE (LESS BUILDING): 21%
PERCENTAGE OF SITE LANDSCAPED: 21%
PARKING PROVIDED: EXISTING + 100 SPACES
BIKE PARKING: EXISTING + 4 NEW SPACES
EXISTING TREE COUNT: 94 T.U.
REQUIRED TREE UNITS (T.U.) PER BIMC SECTION 18.15.010:
40 X 3.65 ACRES = 14.6 T.U.
TOTAL TREE UNITS = 81.6 T.U.
BUILDING HEIGHT: 20'-0"

SHEET INDEX

- A1 VICINITY PLAN, & GENERAL NOTES
- A2 SITE PLAN
- A3 FLOOR PLANS
- A4 SECTION
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 LANDSCAPE PLAN
- A8 LIGHTING PLAN
- A9 UTILITY PLAN
- A10 SITE SURVEY

BAINBRIDGE ISLAND

APR 29 2015

DEPT OF PLANNING &
CITY DEVELOPMENT

NOTE: Do not scale drawings

2/23/15

3009 REGISTERED ARCHITECT
JAMES L. CUTLER
State of Washington

REVISIONS
DATE
BY
DESCRIPTION

Cutler Anderson Architects
135 Parrott Way SW, Bainbridge Island, WA 98110
P: 206.842.4710 F: 206.842.4420
Email: contact@cutler-anderson.com

ROWING CENTER AT
WATERFRONT PARK
BAINBRIDGE IS, WA

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Context Plan

A.1

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2/23/15

2009 REGISTERED ARCHITECT
JAMES L. CUTLER
State of Washington

REVISIONS	DATE	DESCRIPTION
1	2/23/15	FINAL ARCHITECT

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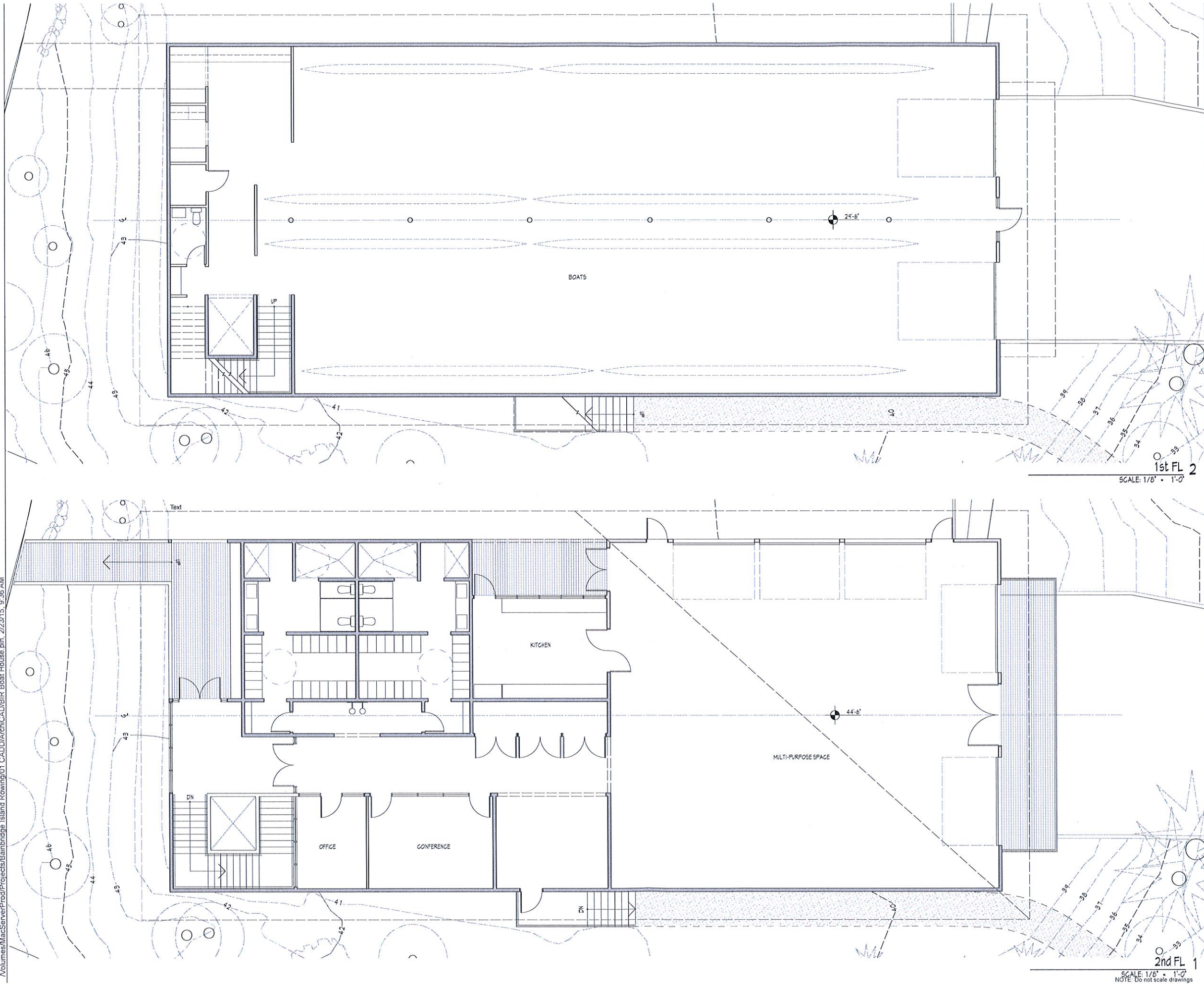
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Site Plan

A.2

Volumes/MacServer/Prod/Projects/Bainbridge Island Rowing01 CADD/ArchCAD/IR Boat House.pln, 2/23/15, 9:36 AM



2/23/15

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State of Washington

REVISIONS	DATE	DESCRIPTION
1	2/23/15	FINAL PLAN

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A.3

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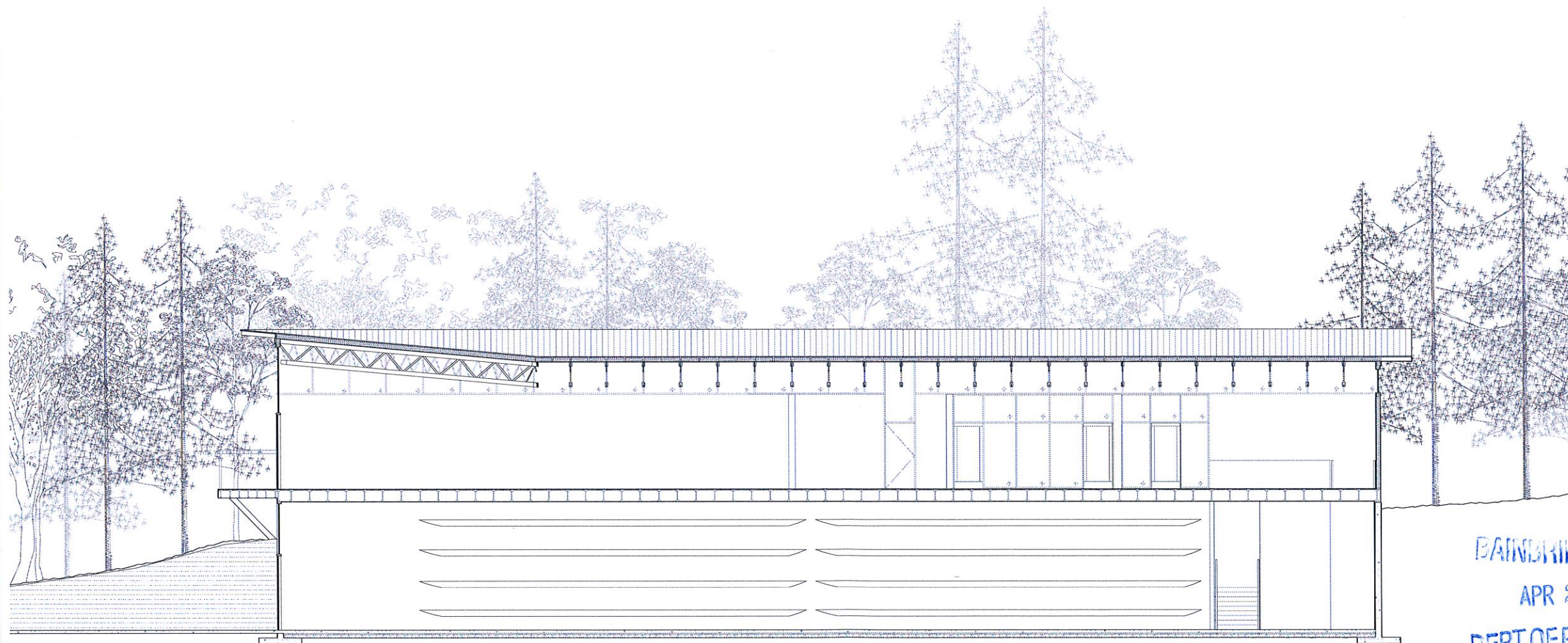
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SECTION

A.4

LONGITUDINAL SECTION 1
SCALE: 1/8" = 1'-0"

NOTE: Do not scale drawings



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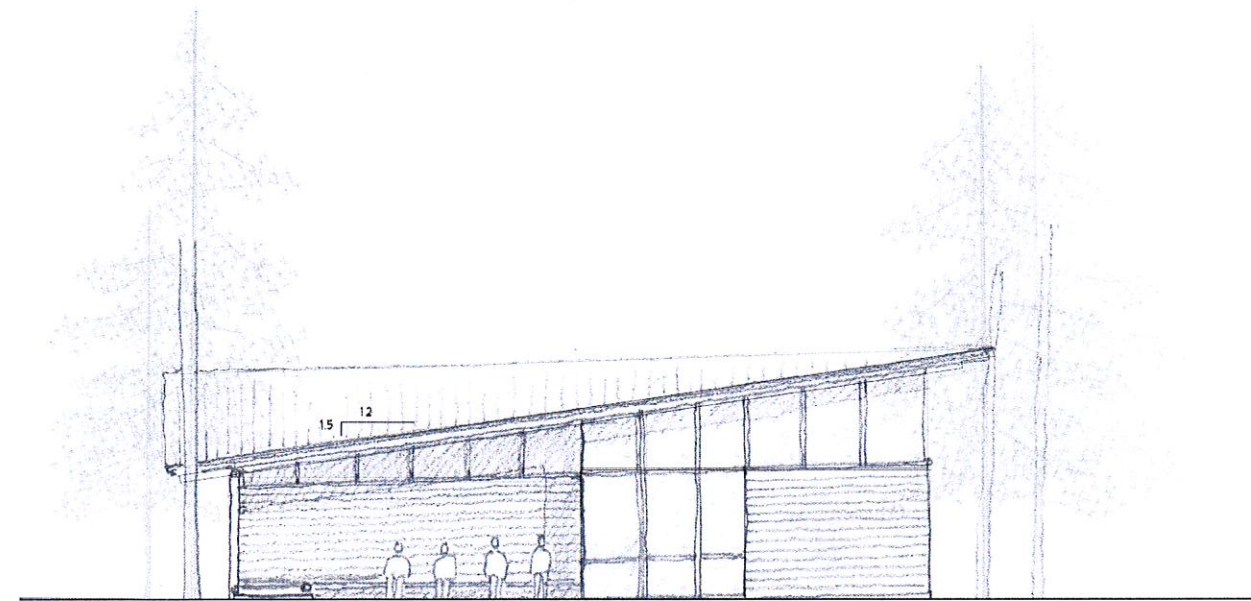
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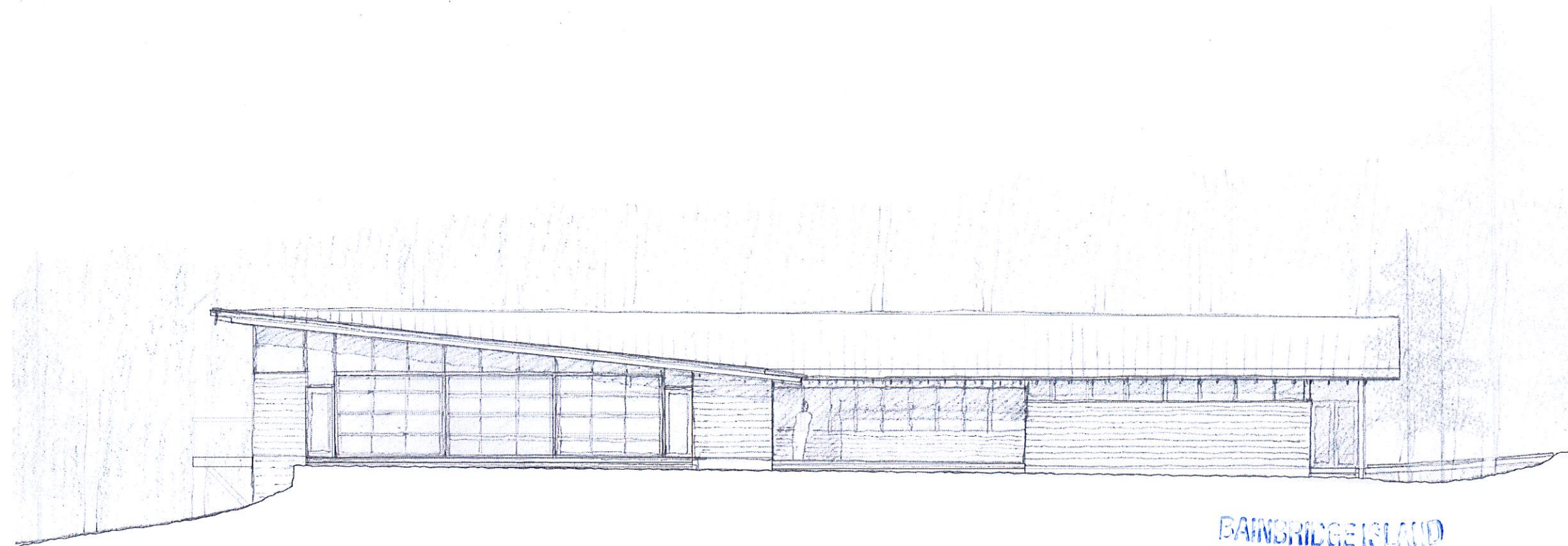
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ELEVATIONS

A.5



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"



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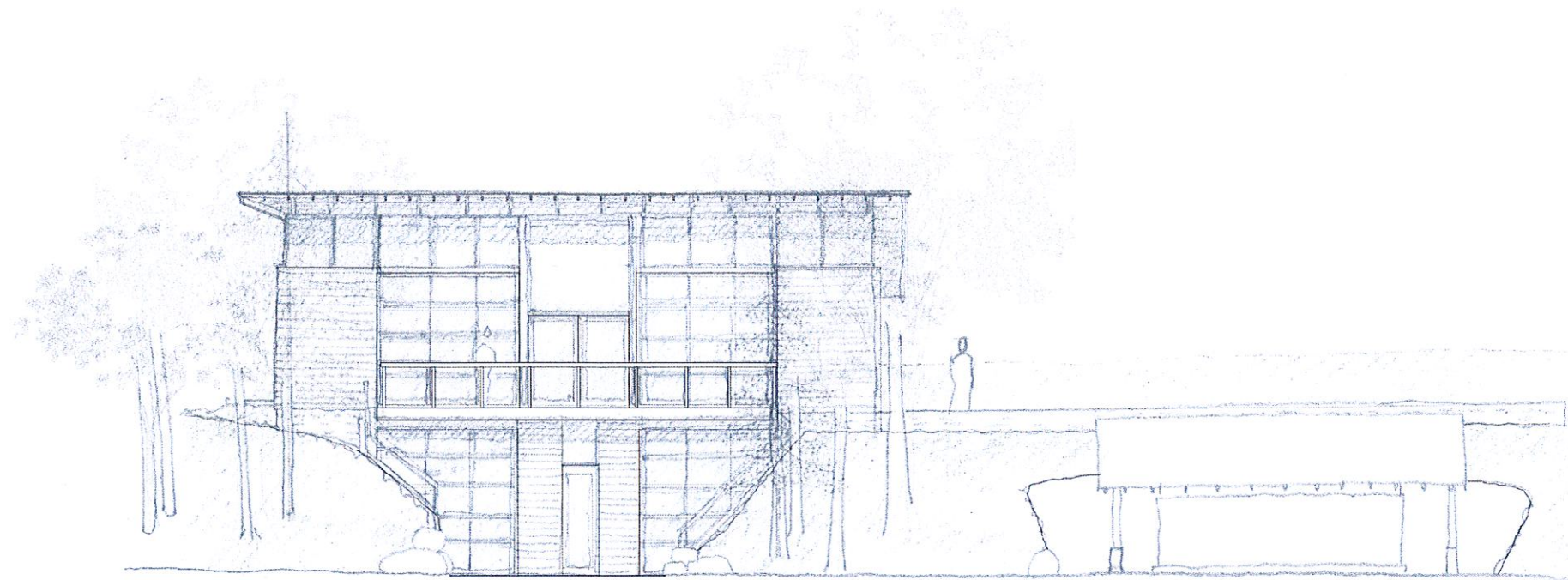
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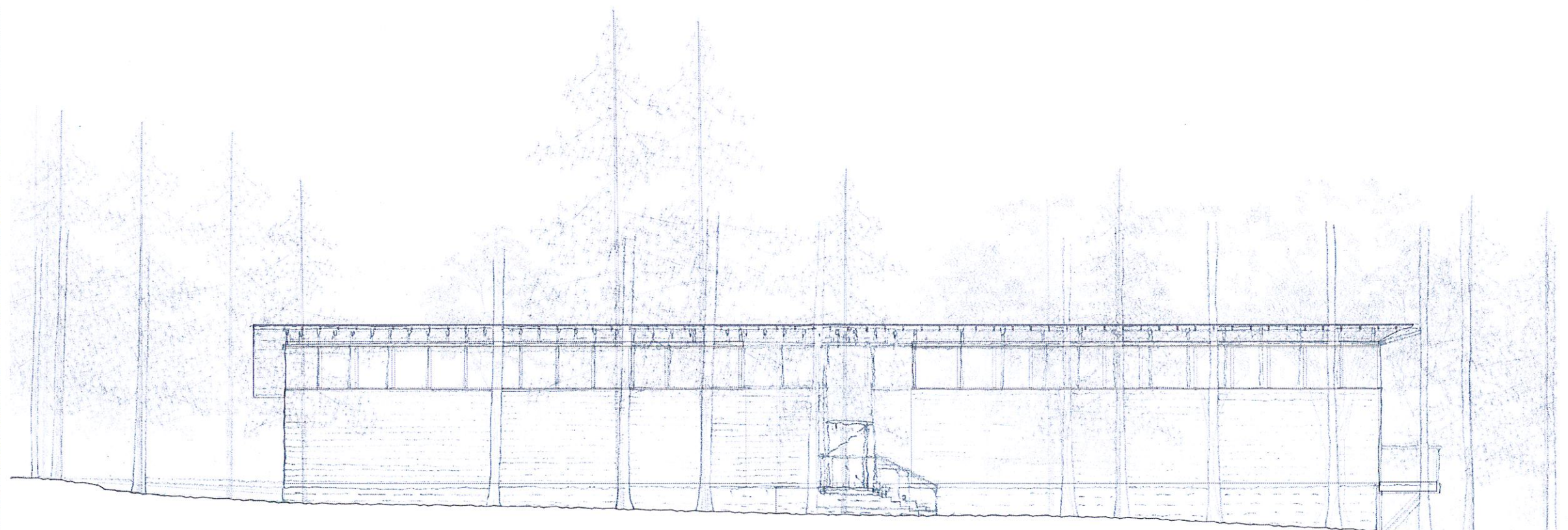
EAST ELEVATION 2
SCALE: 1/8" = 1'-0"

NOTE: Do not scale drawings

/Volumes/MacServer/Prod/Projects/Bainbridge Island Rowing/01 CAD/ArchCAD/BIR Boat House.pln, 2/23/15, 9:49 AM



SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"



WEST ELEVATION 2
SCALE: 1/8" = 1'-0"

NOTE: Do not scale drawings

2/23/15

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REV	DATE	DESCRIPTION
1	2/23/15	PRINT AND SCALE

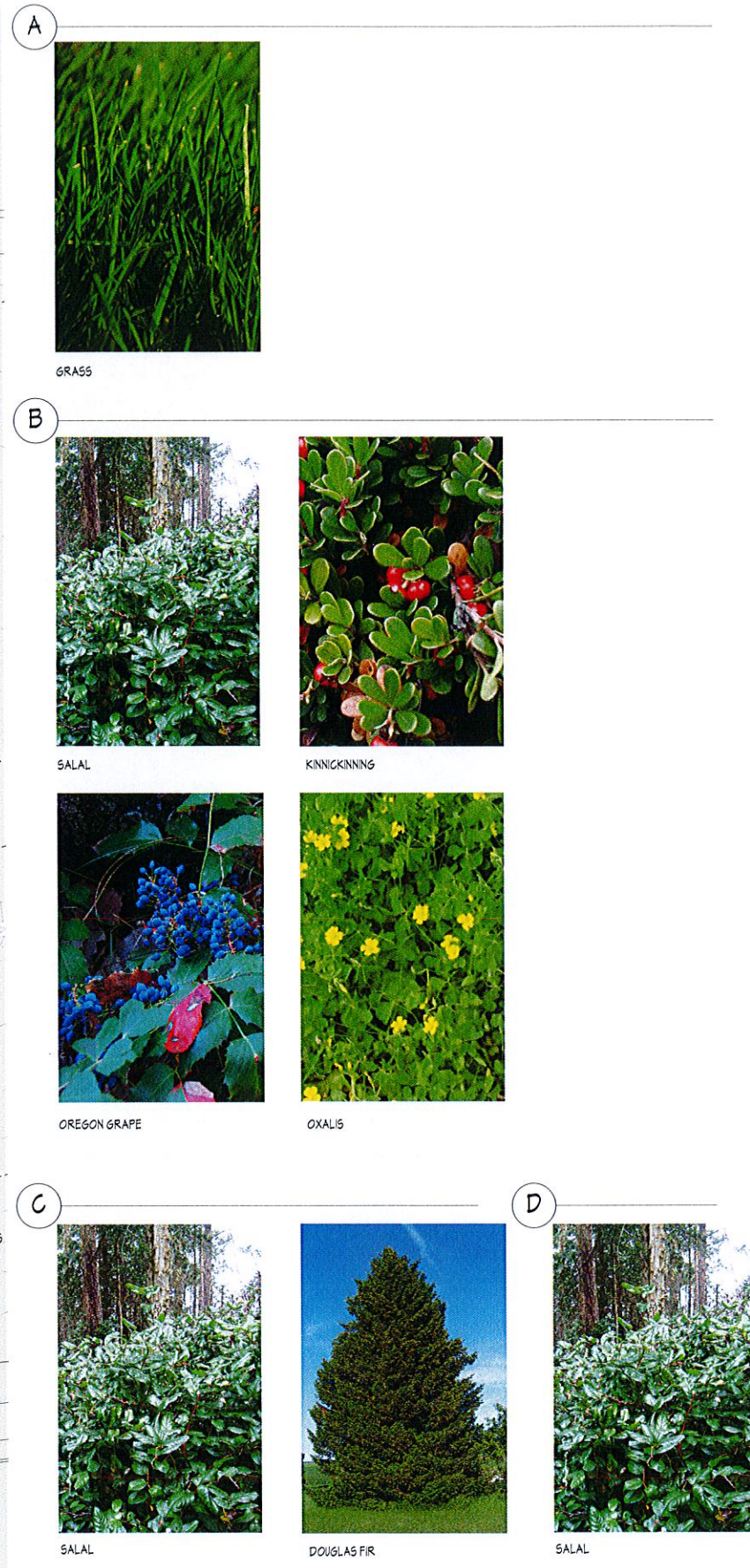
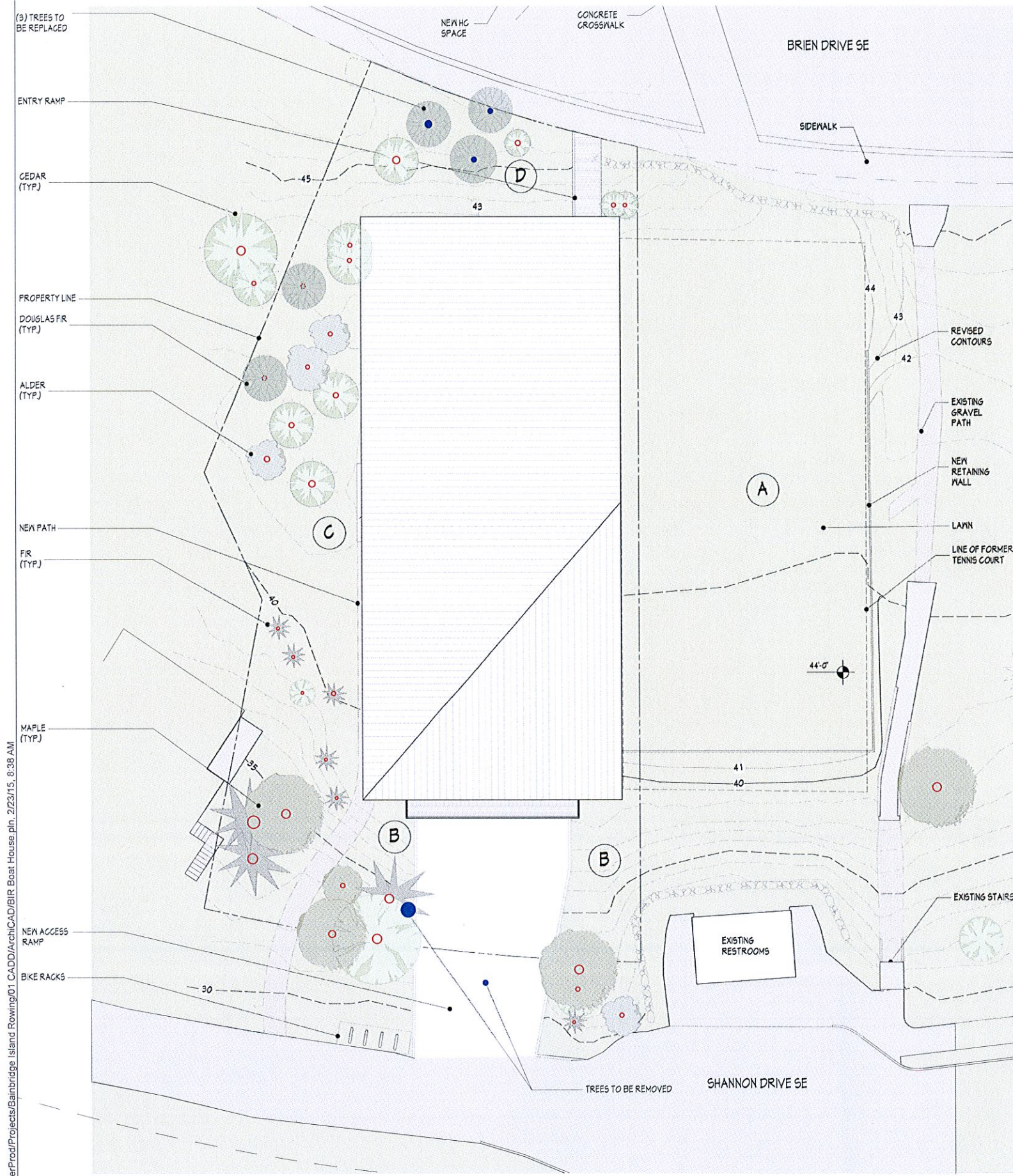
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A.6



N
LANDSCAPE PLAN 1
SCALE: 1/16" = 1'-0"
NOTE: Do not scale drawings

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JAMES L. CUTLER
State of Washington

REVISIONS	DATE	DESCRIPTION
1	02/23/15	FINAL APPROVAL

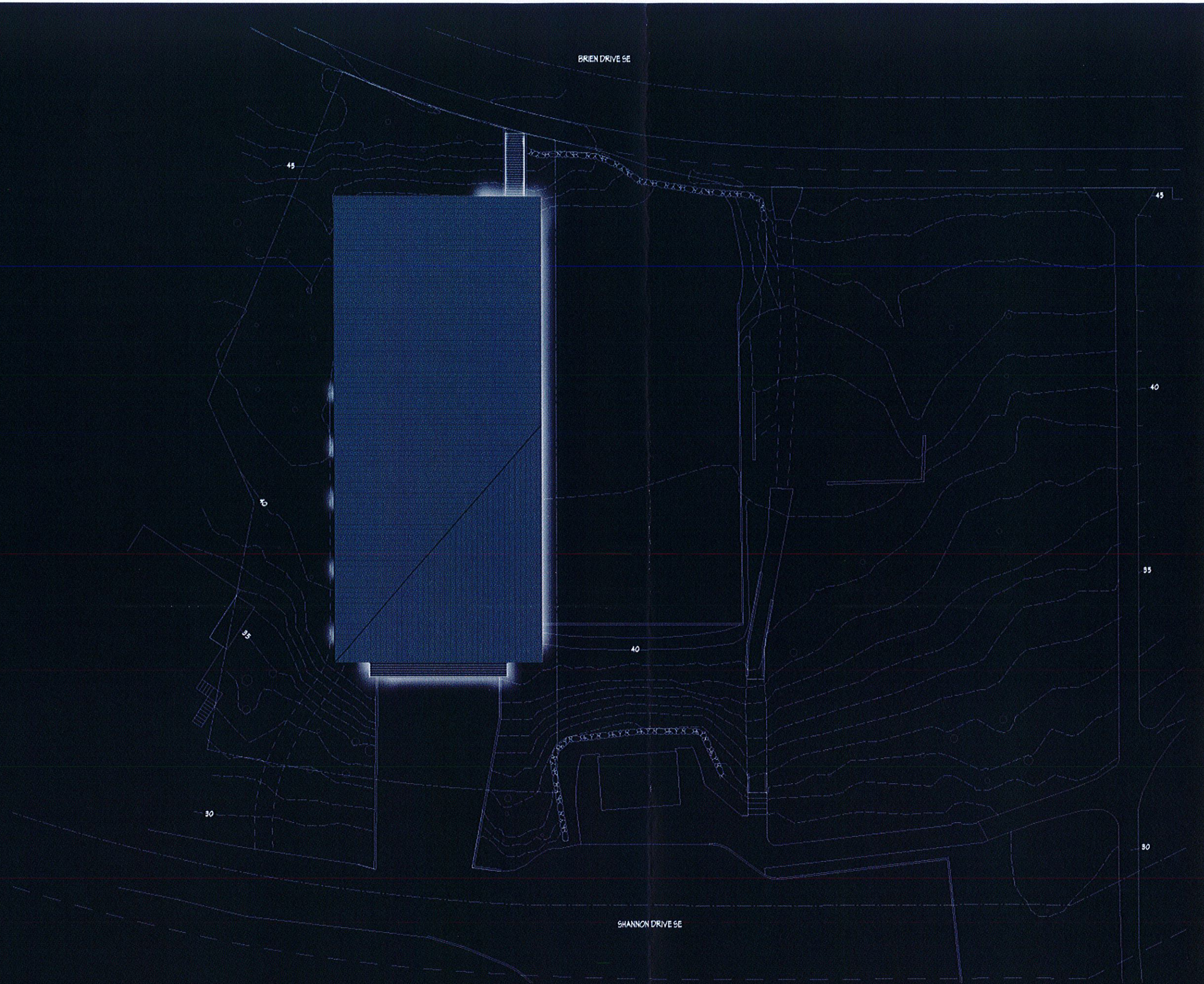
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A.7

Volume 1: Save Project: Bainbridge Island Rowing Center CAD: ACH: CAD: BIR Boat House: pin: 2/20/15, 8:56 AM



BRIEN DRIVE SE

40

SHANNON DRIVE SE

2/20/15

REGISTERED
ARCHITECT
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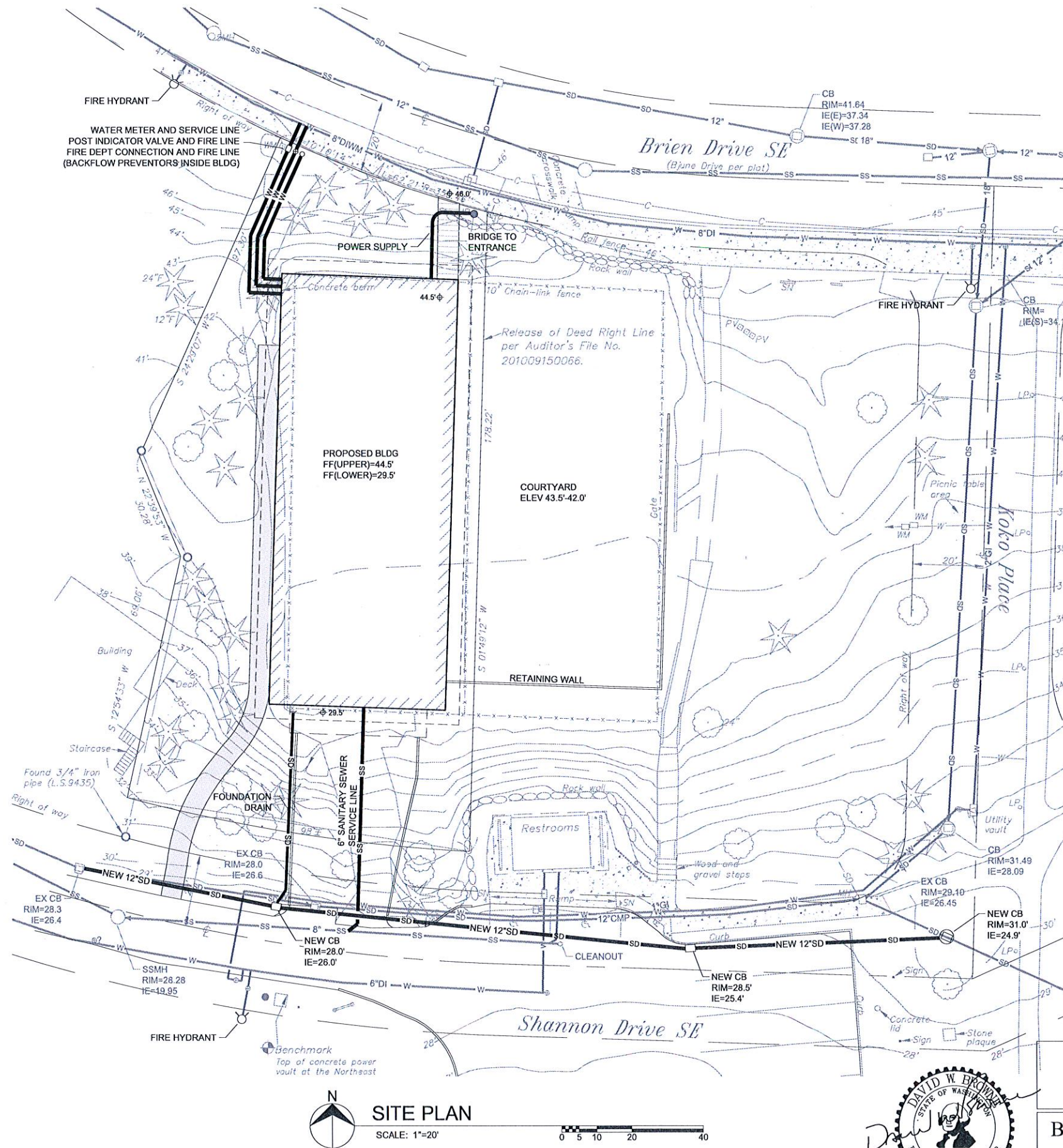
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A.8

NOTE: Do not scale drawing



UTILITY NOTES

WATER SUPPLY

WATER SUPPLY FOR DOMESTIC USE AND FIRE SPRINKLERS WILL BE DRAWN FROM THE EXISTING 8" WATER MAIN IN BRIEN DRIVE. FIRE HYDRANTS ARE LOCATED ON BRIEN DRIVE ON EITHER SIDE OF THE BUILDING AND ON SHANNON DRIVE ACROSS FROM THE BUILDING.

SEWER SERVICE

THE SEWER SERVICE LINE WILL CONNECT TO THE EXISTING SANITARY SEWER IN SHANNON DRIVE. THE CONNECTION WILL BE MADE EITHER TO THE 8" SEWER (AS SHOWN) OR TO THE 6" SERVICE LINE FOR THE RESTROOMS.

STORM DRAINAGE

1. MANAGEMENT OF STORMWATER RUNOFF FROM THE BUILDING ROOF WILL BE COORDINATED WITH THE CITY'S WATERFRONT PARK IMPROVEMENTS PROJECT. GOALS OF THE PROJECT EMPHASIZE LOW IMPACT DEVELOPMENT METHODS AND SURFACE EXPRESSION OF STORMWATER CONVEYANCE FOR ENVIRONMENTAL AND EDUCATIONAL PURPOSES.

2. THE EXISTING STORM DRAIN ALONG THE NORTH EDGE OF SHANNON DRIVE IS IN POOR CONDITION AND IS TOO SHALLOW TO PROVIDE ADEQUATE DRAINAGE OF THE BUILDING FOUNDATION. THE PLAN SHOWS A REPLACEMENT DRAINAGE SYSTEM CONNECTING TO THE EXISTING CITY DRAINAGE SYSTEM. THIS ELEMENT WILL ALSO BE COORDINATED WITH THE PARK PROJECT.

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Utility Plan Rowing Center at Waterfront Park Design Review Board Submittal

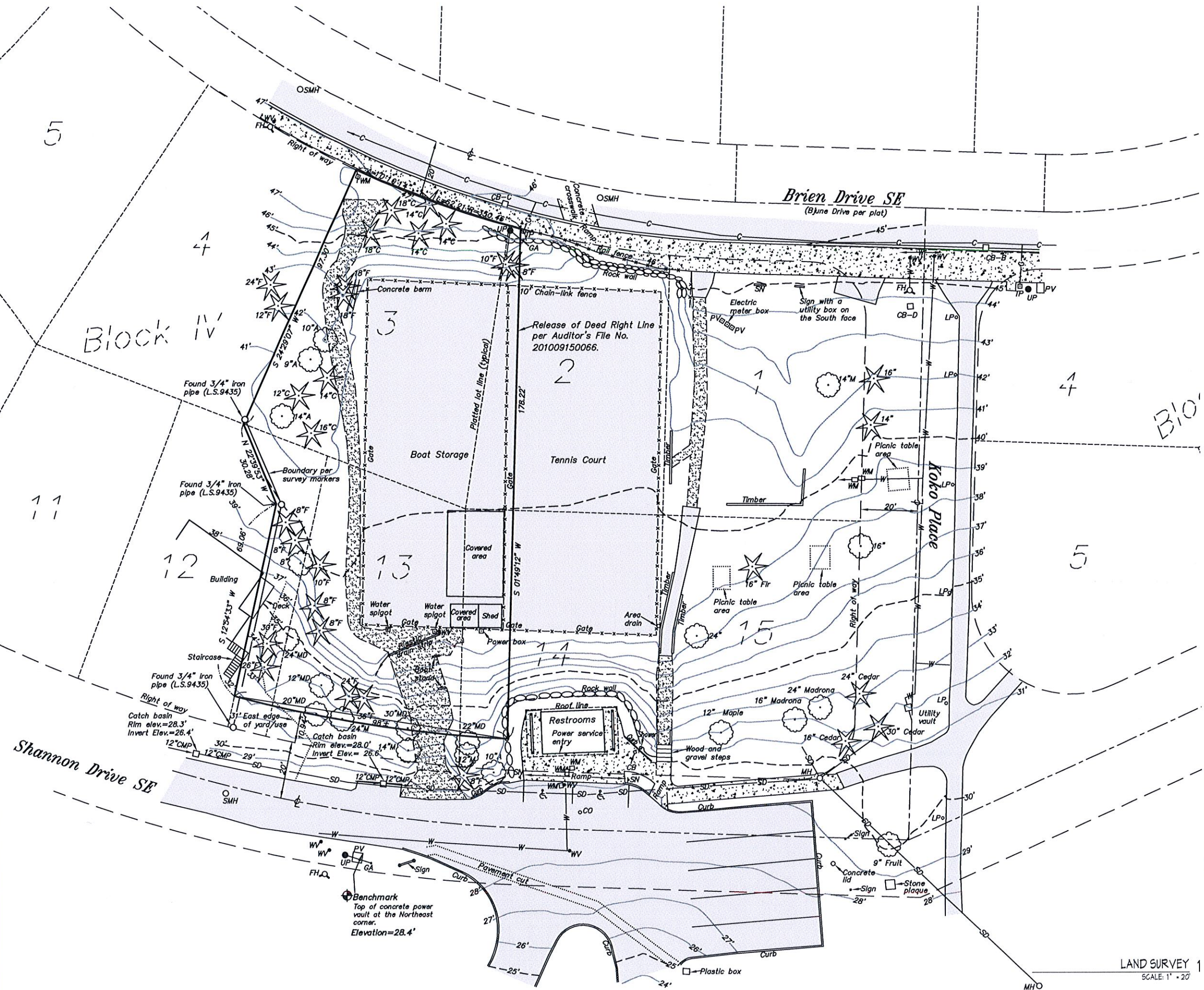
BROWNE • WHEELER
ENGINEERS, INC.
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

Bainbridge Island Rowing
Bainbridge Island, Washington

DATE Feb 23, 2015
DESIGNED D Browne
DRAWN D Browne
CHECKED
PROJECT # CH15

C1
1 of 1

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2/20/15

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SURVEY

A.10

LAND SURVEY 1
SCALE: 1" = 20'

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Design Review Board Design Guideline Checklist
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

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- ☐ "Pre-App" Meeting Checklist
- ☐ "Post-App" Meeting Checklist

Project Name/Case #: Rowing Center at Waterfront Park

Land Use Application
(Pre-app, Site Plan
Review etc.): Design Review Board Meeting

Project Description: Construction of a Rowing Center at the west edge of waterfront park replacing the existing open air rowing activities. Building is two stories, ground floor boat storage and support activities such as oar storage, maintenance spaces to support the shells. The second floor has a multi-purpose space suitable for both training activities and meetings, together with a kitchen, offices, restrooms and lockers.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1. Parking Lot Location	To have parking lots be as visually unobtrusive as possible.	Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.	Parking surrounding the park is suitable and sufficient for this park use as well.	
2. Outdoor Open Spaces and Amenities	To establish, over time, a variety of open spaces within the town center	New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.	This project encloses current rowing activities on the same footprint, and provides support spaces such as locker rooms and a multi-purpose space. Outdoor public use continues to be the park itself.	
3. Pedestrian Connections	To create a network of safe, comfortable and attractive linkages for people on foot	New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles.	Main building entrance faces the public street, with secondary entrances fronting on the park. Boat access is on the lower level accessing the street, and existing boat ramp.	
4. Shielded Lighting	To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.	Freestanding light fixtures should not exceed 14' in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.	No freestanding light fixtures are proposed, all exterior lighting will be shielded and directed downward.	

Design Review Board Design Guideline Checklist
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
5. Screen Service Areas	To conceal loading, trash, and storage areas from view.	Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.	No new trash storage or outdoor storage are proposed.	
6. Common Open Space	To ensure that open spaces within a development containing dwelling units are truly usable by all residents.	While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided.	Not applicable.	
6a. Conceal Garage Doors	To ensure that street frontages are not dominated by vehicular storage facilities.	Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.	Not applicable.	
7. Overall Form	To create visual continuity among buildings having potentially different styles.	Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct “base” as well as a “cap”.	Building has an architectural expression of base on the lower level facing south. Roof form is a shed roof pitching up and away from the park, and tipped up to the view toward the water on the south side.	
8. Entrances	To make it apparent from the street where major entrances to buildings are located.	Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.	Main building entrance faces the street on the upper level and includes a recessed porch.	
9. Conceal Mechanical Equipment	To ensure that larger pieces of mechanical equipment are visually unobtrusive.	Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.	No roof top mechanical equipment is proposed.	
10. Structured Parking	To diminish the visual impact of parking as viewed from streets.	Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.	No additional parking is proposed.	
11. Encouraging Varied Details	To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.	Buildings containing residential dwellings should incorporate most, if not all, of the following elements: • Front porches or stoops • Bay windows or dormers • Visible trim around windows and building corners • Base articulation, such as a plinth or first floor raised above grade	Proposal does not include any residential component.	

Design Review Board Design Guideline Checklist
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
12. Integration	To ensure that signage is a part of the overall design approach to a project and not an afterthought.	The design of signs should be integrated with the architecture and site design of a project.	Signage will be incorporated into the overall park signage program and is not part of this proposal.	
13. Creativity	To encourage interesting and even unusual approaches to graphic design.	Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.	NA.	
14. Awning Signs	To produce a visual effect that emphasizes buildings and vegetation, not advertising.	Signs painted on awnings are allowed, but awnings should not be internally illuminated.	NA.	

Guidelines Requiring
Action per DRB:

DRB Summary Motion
on Actions: