



DESIGN REVIEW BOARD
REGULARLY SCHEDULED MEETING
MONDAY, MAY 16, 2016
2:00 – 5:00 PM
COUNCIL CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|--|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes
April 18, 2016 |
| 2:10 PM | Bainbridge Landing (PLN50520PRE) |
| 3:40 PM | New/Old Business |
| 3:45 PM | Adjourn |

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes
Fort Ward Community Hall (PLN50380SPR/CUP)
Grow Community Phase II (PLN50481SPRA)
Wintergreen Medical Building (PLN50231SPRA)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger opened the meeting at 2:00 PM. Other Design Review Board (DRB) members present were Peter Perry, Jim McNett, Jeffrey Boon, Chris Gutsche and Susan Bergen. Chuck Depew was absent and excused. City Staff in attendance were Planning Director Gary Christensen, Planning Manager Joshua Machen, Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely, who monitored recording and prepared minutes. Councilmember Ron Peltier and Brian Kelly from the Bainbridge Island Review were also present.

Approval of Minutes

Motion: I move we approve the four sets of meeting minutes with Jane checking an item on the March 7, 2016 minutes.

McNett/ Boon: Passed Unanimously

New Planning Director Gary Christensen was introduced to the DRB members.

Fort Ward Community Hall (PLN50380SPR/CUP)

Ms. Wright gave a brief overview of the project. Mr. Gutsche asked about the continuation into the property next door through the right of way and location of the rain garden in it. Discussion continued about shared on-street parking and location of the driveway in relationship with the rain garden. It was suggested that rotating the rain garden would allow further development within the right of way. Mr. Wenzlau stated the assumption was the rain garden would get moved when the adjacent property owners began their development. Ms. Wright stated the DRB could look at the design as presented but not precluding any changes that would be made if/when the adjacent property was developed. Chair Grainger stated he did not feel they had to condition their approval based on a project that had not even been developed yet. Mr. McNett asked about freeing up space at the front of the property for landscaping. Mr. Wenzlau stated there was more landscaping than it seemed on the plans.

Motion: I move that we approve this lovely, wonderful project with this fantastic rain garden contingent on that it is done in a way that allows continued use of the right of way.

Gutsche/Perry: Passed 6-1

Mr. Wenzlau asked for a definition of continued use. Mr. Gutsche stated his intent was that if someone on the other side of the right of way wanted to drive through, they could.

Grow Community Phase II (PLN50481SPRA)

Ms. Wright passed out a set of drawings that was not included in the original packet. The building and landscape architects participated in the meeting via phone call. Mr. Lotakis gave a quick presentation detailing where they had been and where the project was headed. He mentioned this was the first HDDP Green Tier 2 project in the City and touted solar, water conservation and large open spaces as positive aspects of the Grow Community development. They continued by addressing the concerns expressed by the DRB:

1. Change of Conceptual Design
2. Mass of Buildings E-H and Retaining Wall
3. Garden Integration with Community Center

Landscape integration was spoken of citing raised garden beds and vertical gardens along the walls all at grade level. The landscaper touted the design as an 8/80 garden, which was a way to say the garden would appeal to all ages 8 through 80. Mr. Gutsche asked that they consider a living wall as opposed to vertical trellises. Ms. Bergen suggested creating a green border/wall along the side of the garden that edges the green. She also stated she would plant more trees along the border of the green, perhaps a second row. Mr. Grainger stated he was disappointed in the building design of Phase II and that he felt there should be doors on the sides of the community center as well as at either end. The DRB members thought the design was almost there but needed a little more work to really create the draw desired as a community center. Mr. Lotakis stated he felt there had been some great ideas that came out of the conversation.

Wintergreen Medical Building (PLN50231SPRA)

Mr. Machen reminded the DRB this was the second meeting on this project and that this was the Site Plan Review meeting where they would go over the two design checklists and make a recommendation on the project. Ms. Bergen asked about landscaping required for parking lots. Mr. Machen stated there were trees and landscaping at the ends of rows.

Charlie Wenzlau, project architect gave an introduction of the revised design of the building and site plan describing the size changes in the buildings, moved pedestrian connections, additional parking and landscape design. Mr. McNett asked about the mechanical “penthouse.” Mr. Wenzlau stated they would be screened and would try to match the pitch of the reverse pitched

roof. He went on to say that Virginia Mason was in the process of determining which sustainable standards they were going to incorporate into the design of the building. Ms. Bergen stated she felt they did not have enough trees and that ideally, she would like to see a full canopy over the parking lot in 10 years. Mr. Jeff Bouma stated variety was possible and they would take a close look at the number of parking planters and how that would affect their parking space numbers. Ms. Bergen also felt there needed to be another row of trees in back to back parking rows and that the trees should be spreading and not columnar. Mr. Bouma stated that while it was not reflected in the site plan, some of the trees they were planning to use actually had large canopies. Mr. Grainger asked about the planter width in front of Building 6, saying he felt they needed to be wider so the trees planted would not be clipped by passing trucks headed to the ProBuild facility. He also asked about the generator being placed next to the wetlands on the residential side of the property and the noise it would add to that neighborhood as well as the potential contamination to the wetlands. Mr. Grainger went on to address the southwest corner which was a blank wall and thought it would work to put a large specimen tree to soften the look as an axis area. He also asked that they lower the sign down to a pedestrian eye level. Mr. Gutsche suggested removing the parallel parking spaces along Wintergreen Lane and planting a corridor of trees.

5:17 PM

Commercial Mixed-Use Guidelines

1. Develop façade variation – Yes
2. Modulate scale of building masses – Yes
3. Limit visual impact of blank facades – Yes with additional mitigation of a large specimen tree on blank wall corner.
4. Visually prominent ground floor facades – Yes
5. Maintain pedestrian scale along facades – Yes
6. Encourage continuous frontages along sidewalks – Yes
7. Reduce overall scale – Yes
8. Creation of outdoor space – Yes
9. Soften impact of built environment – Yes
10. Neighborhood character – Yes
11. Minimize intrusiveness of signage – Yes provided not at top of building
12. Drive thru – N/A
13. Provide pedestrian access – Yes
14. Weather protection for pedestrians – Yes
15. Maintain smaller scale commercial buildings – Yes
16. Reduce visual impact of parking – Yes

Mixed-Use Town Center

1. Parking lot location – Yes
2. Outdoor space – Yes
3. Pedestrian connections – Yes
4. Shielded lighting - Yes
5. Screening service areas – Yes
6. Common Open Space – Yes
 - a. Conceal Garage doors – N/A
7. Overall Forms – Yes
8. Entrances – Yes
9. Conceal Mechanical Equipment – Yes
10. Structured Parking – Yes
11. Encouraging varied details – Yes
12. Integration of signage – Yes
13. Creativity – Yes
14. Awning Signs – N/A

High School Road District

1. Sidewalks and Street Trees – Yes
2. Breaking up the Large Blocks – Yes
3. Minimize Impact of Driveways – Yes
4. Connections to Neighboring Areas – Yes
5. Public Spaces – Yes
6. Set to Line – Yes
7. Street Front Transparency – Yes
8. Small Building Forms – Yes
9. Pitched Roof Forms Preferred – Yes
10. Landmark Structures – N/A
11. Locations and Height – Yes

Motion: I move we pass this proposal with certain recommendations:

- 1. More development of plaza on front corner of building to help mitigate blank walls with large size tree and monument signage.**
- 2. Encourage additional large canopy trees wherever possible.**
- 3. Remove three parking spaces along drive and add alley of trees by making every effort to find parking elsewhere.**

Perry/McNett – Passed Unanimously

New/Old Business

None.



**Design Review Board
Regular Meeting Minutes
Monday, April 18, 2016**

Adjourn

Meeting was adjourned at 5:46 PM.

Accepted by:

Alan Grainger, Chair

Jane Rasely, Administrative Specialist

DRAFT

BAINBRIDGE LANDING PROJECT DESCRIPTION

Bainbridge Landing is located within the Mixed Use Town Center, close to the ferry terminal. The project site offers a prime opportunity to fulfill one of the key objectives of the comprehensive plan; encourage growth in close proximity to transit and services.

Neighborhood Transition

The project site is intended to provide a transition in scale from the multi-story Harbor Square Condominiums to older single family neighborhoods to east and north. To achieve this, the City created a special set of height restrictions which place the higher density (and height) towards the center of the site, equal to Harbor Square (4 stories).

Residential vs. Mixed Use

The allowable uses for the site this site include commuter oriented commercial and multi-family residential. Although mixed use is allowed, there is no retail planned for the site. The Harbor Square retail frontage has not been able to retain its tenant and many spaces remain empty today.

Blend of Housing Types

The residential uses will blend for sale single family residential (Townhouses, Loft Homes) with traditional apartment units. The Townhouses are located along the site perimeter, to provide a lower scale to the Cave neighborhood (west and north). The Loft Homes are located adjacent to Harbor Square, to provide a more residential scale façade facing the sheer 4 story north facing facades of Harbor Square. The apartment units are configured into a south facing “U” shaped courtyard building, whose roof line is terraced to follow the slope of the land.

Creating a Public Park

Through the good will of the land owners, members of the Cave family, the project will include a 1 acre public park. The park will be located along Ferncliff Avenue where the historic Cave family home is located. The park contains many historic trees associated with the home. The park will be improved and managed by BI Parks and Recreation.

Preserving the Historic Cave Family Home

The historic home, not yet registered, will be moved a short distance to the north, to a lot directly adjacent (and visible) to the proposed park.

Designing for Sustainability

The project will participate in the Housing Design Demonstration Program (HDDP). This program was established to incentivize green building and affordable housing. The project will be process as a TIER 1 HDDP project which will facilitate the creation of a subdivision for the Townhouse and Loft Homes. The project will be required to participate in a green certification program, either LEED or Built Green 4. The project is planned to pursue either LEED Silver or Gold certification.

Encouraging Non-Motorized Transit

The site location is ideal for a transit oriented development due to its proximity to the ferry, transit and walkable to downtown Winslow. The apartment portion of the project will celebrate bicycle transit, by placing indoor bike parking as visible element of the building. The main lobby for example, will have bike parking as part of the interior design theme. Additional spaces will be dispersed throughout the complex. Additional features may include EV charging and car sharing.

Hiding the Car

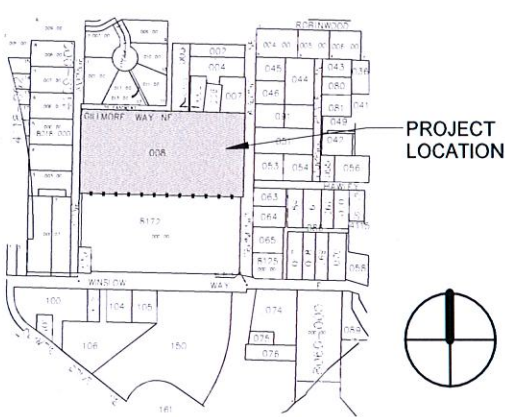
All of the residential parking will be placed either underground or within at grade garages. The guest parking will be located on-street, alleviating the need for parking lots within the site.



PROJECT INFORMATION

TAX PARCEL:	AP# 262502-3-008-2001		
ADDRESS:	259 FERNCLIFF AVE. BAINBRIDGE ISLAND, WA 98110		
LOT AREA:	207,781SF (4.77AC)		
ZONING:	MUTC/FERRY TERMINAL DISTRICT		
REQUIRED SETBACKS:	FRONT: 20' (PER TRANSITION STANDARDS) SIDE: 20' @ NORTH (PER TRANSITION STANDARDS), BLDG TO R.O.W.: 5' MIN. BAY WINDOWS MAY ENCROACH 18" INTO SETBACK		
RESIDENTIAL F.A.R.:	BASE FAR	MAX W/ BONUS	
	ALLOWABLE:	83,112 SF (0.40)	228,559 SF (1.1)
PROPOSED:	155,600 SF (0.76)	ACHIEVED W/ 1 ACRE PUBLIC PARK	
PROPOSED PROGRAM:	APARTMENT (115)	126,400 SF	
	TOWNHOUSES (18)	28,000 SF	
	LOFT HOMES (7)	6,200 SF	
	GARAGE	1,400 SF	
	140 UNITS	162,000 SF	
REQUIRED PARKING:	RESIDENTIAL:	140 STALLS (1 / UNIT)	
	GUEST:	25 STALLS (0.20 / UNIT MAX)	
	TOTAL:	165 STALLS	
PROPOSED PARKING:	TOTAL:	165 STALLS	

VICINITY MAP



LEGAL DESCRIPTION

26252E
THAT PTN NE1/4 SW1/4 CNVYD BY VOL 667441 DAF
BAAP 20 RDS (330FT) N OF SE COR OF N1/2 SW1/4 TH N
20 RDS (330FT) TH W 40 RDS (660FT) TH S 20 RDS TH E
40 RDS TO BEG EXC 7 1/2FT ALG S BDY

PROJECT TEAM

DEVELOPER:	BAINBRIDGE LANDING, LLC 423 PACIFIC AVE, UNIT 402 BREMERTON, WA 98337 TEL: (360) 813.3813
ARCHITECT:	WENZLAU ARCHITECTS CHARLIE WENZLAU 490 MADISON AVENUE NORTH #105 BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.6882 FAX: (206) 780.9288 CHARLIE@WENZLAUARCHITECTS.COM
LANDSCAPE ARCHITECT:	FISCHER BOUMA 310 MADISON AVE. S., SUITE A BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.5651 JEFF@FBPARTNERSHIP.COM
CIVIL ENGINEER:	SAEZ CONSULTING ENGINEERS, INC. 748 WINSLOW WAY EAST BAINBRIDGE ISLAND, WA 98110 TEL: (206) 842.4188 JAIME@SAEZCONSULT.COM
LEED CONSULTANT:	ALPINE START CONSULTING, LLC 403 MADISON AVE. N., SUITE 240 BAINBRIDGE ISLAND, WA 98110 TEL: (206) 321.6862 JOANNA@ALPINESTARTCONSULTING.COM

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City of Bainbridge Island
APR 19 2016
Planning and
Community Development

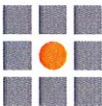
PROJECT INFORMATION

BAINBRIDGE LANDING

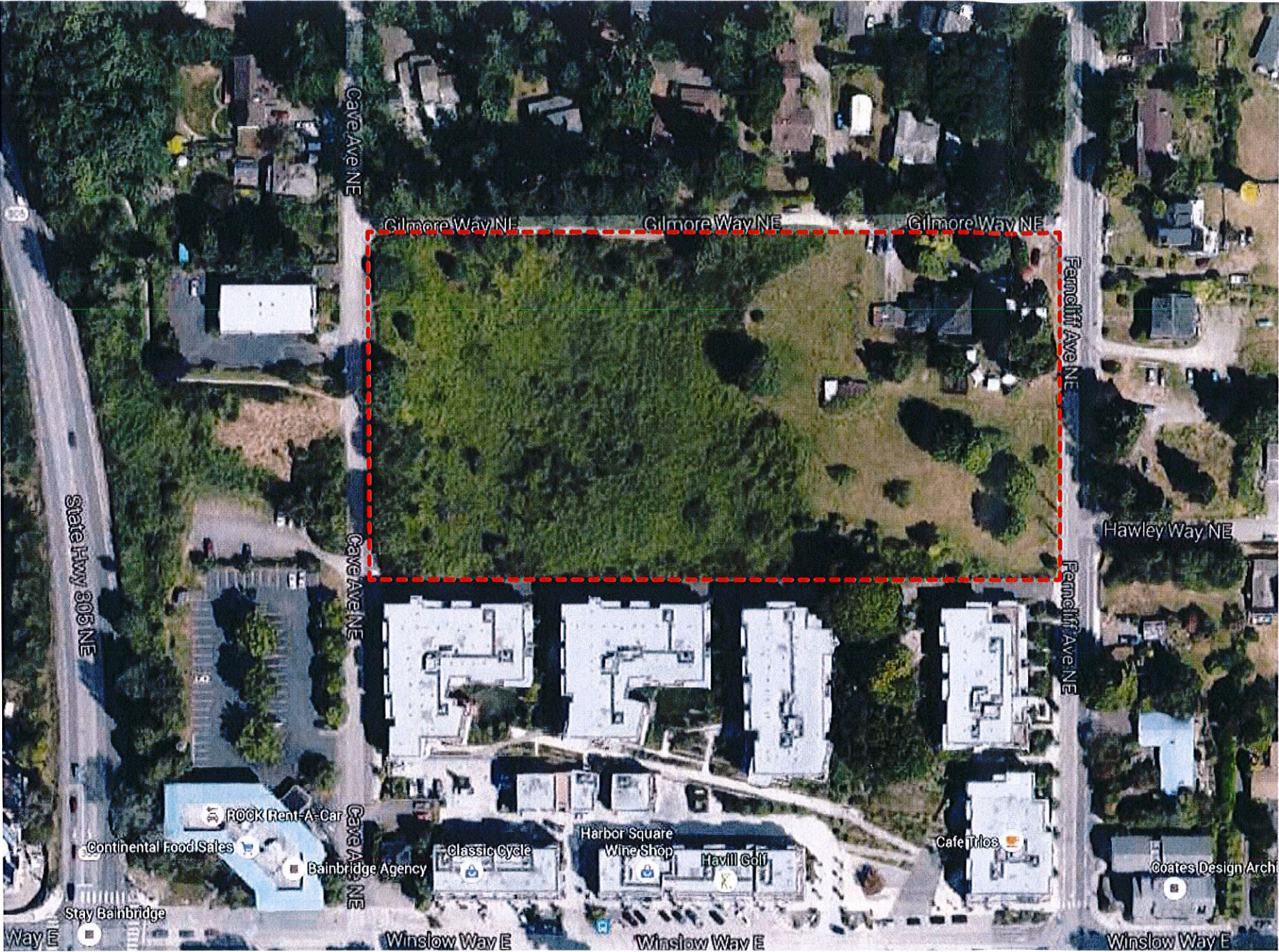
BAINBRIDGE ISLAND, WA

A00

04/19/16
PRE-APP



WENZLAU ARCHITECTS



AERIAL VIEW OF CAVE PROPERTY



EXISTING CONDITIONS ALONG GILMORE WAY



EXISTING CONDITIONS ALONG CAVE AVE



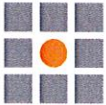
EXISTING CONDITIONS ALONG FERNCLIFF AVE

AERIAL VIEWS

BAINBRIDGE LANDING
BAINBRIDGE ISLAND, WA

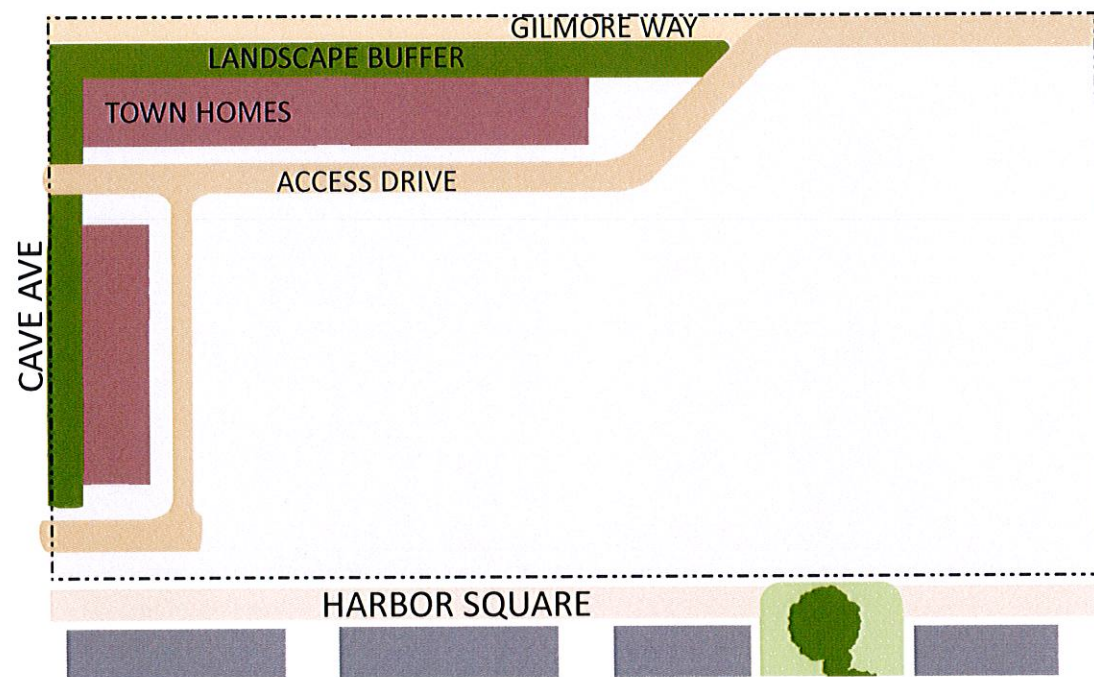
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04/19/16
PRE-APP



WENZLAU ARCHITECTS

NEIGHBORHOOD TRANSITION



ADHERE TO TRANSITION STANDARDS IN ZONING CODE:

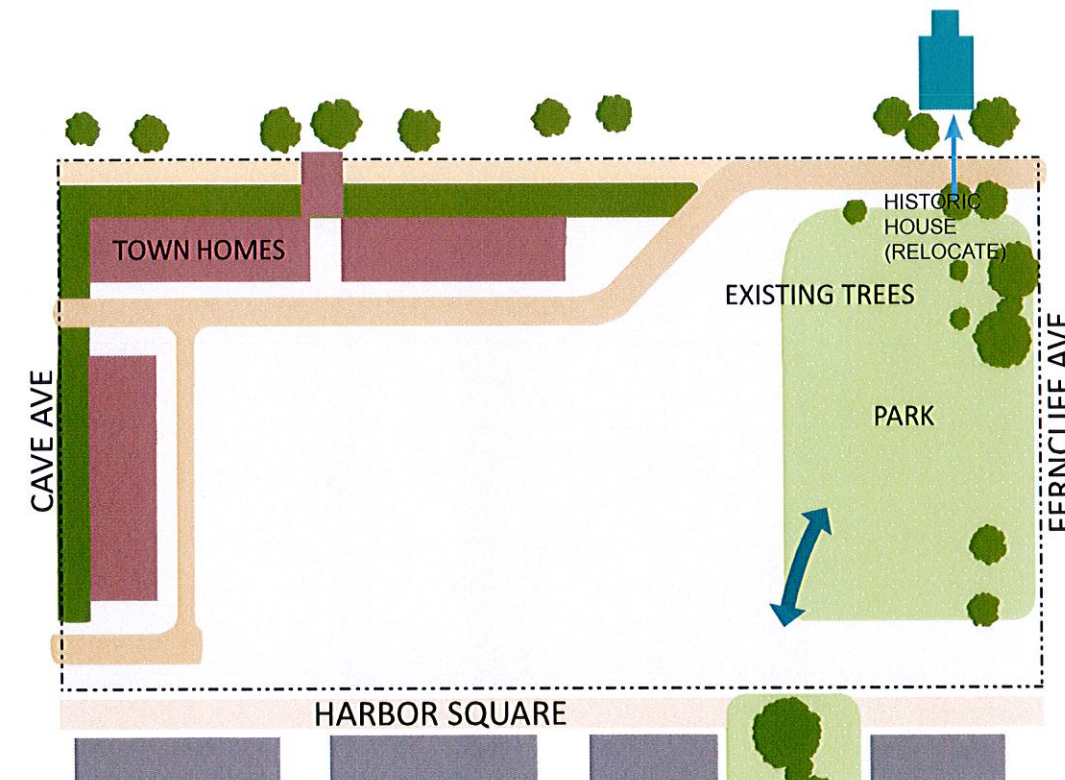
- 20' LANDSCAPE BUFFER
- LOCATE TOWNHOMES AT SITE PERIMETER
- ORIENT GARAGE DOORS TOWARDS INTERIOR

SITE DESIGN

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

CREATE PUBLIC PARK



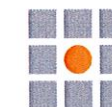
ESTABLISH OPEN SPACE FEATURES:

- 1 ACRE PUBLIC PARK
- CREATE CONNECTION TO HARBOR SQ. PARK
- PROTECT EXISTING TREES
- PRESERVE HISTORIC CAVE FAMILY HOME & RELOCATE TO ADJACENT PARCEL

* THIS DIAGRAM WAS PRESENTED AT THE
PREVIOUS NEIGHBORHOOD MEETING.

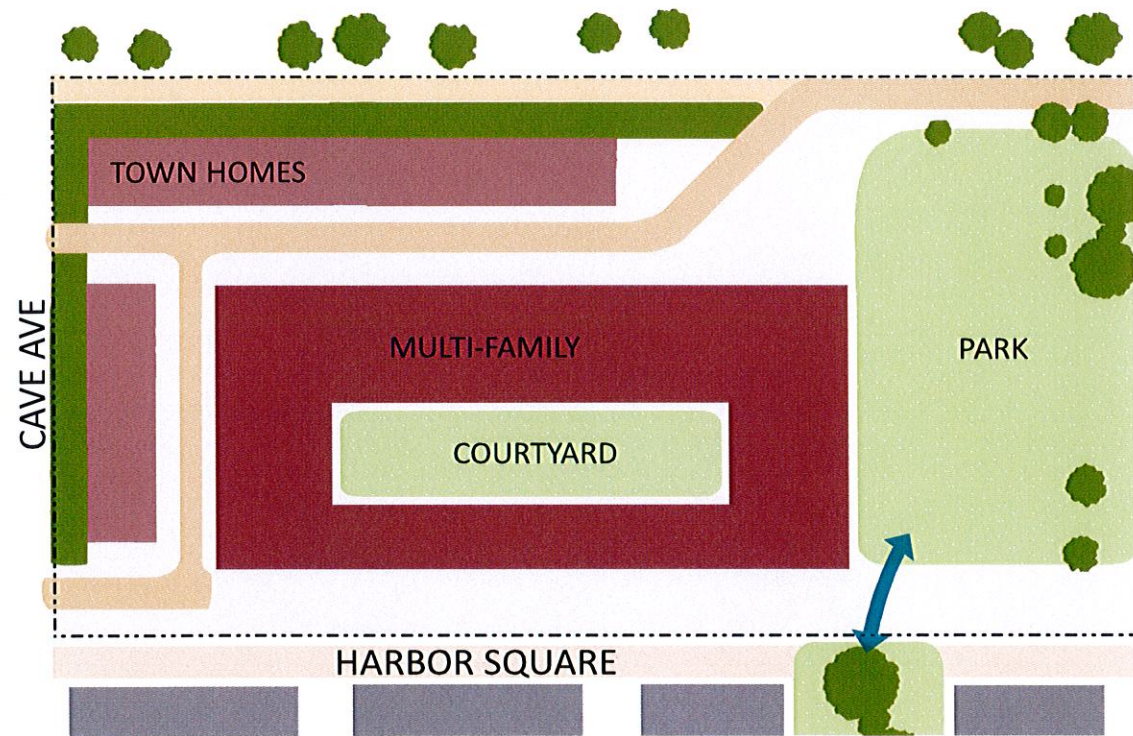
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04/19/16
PRE-APP

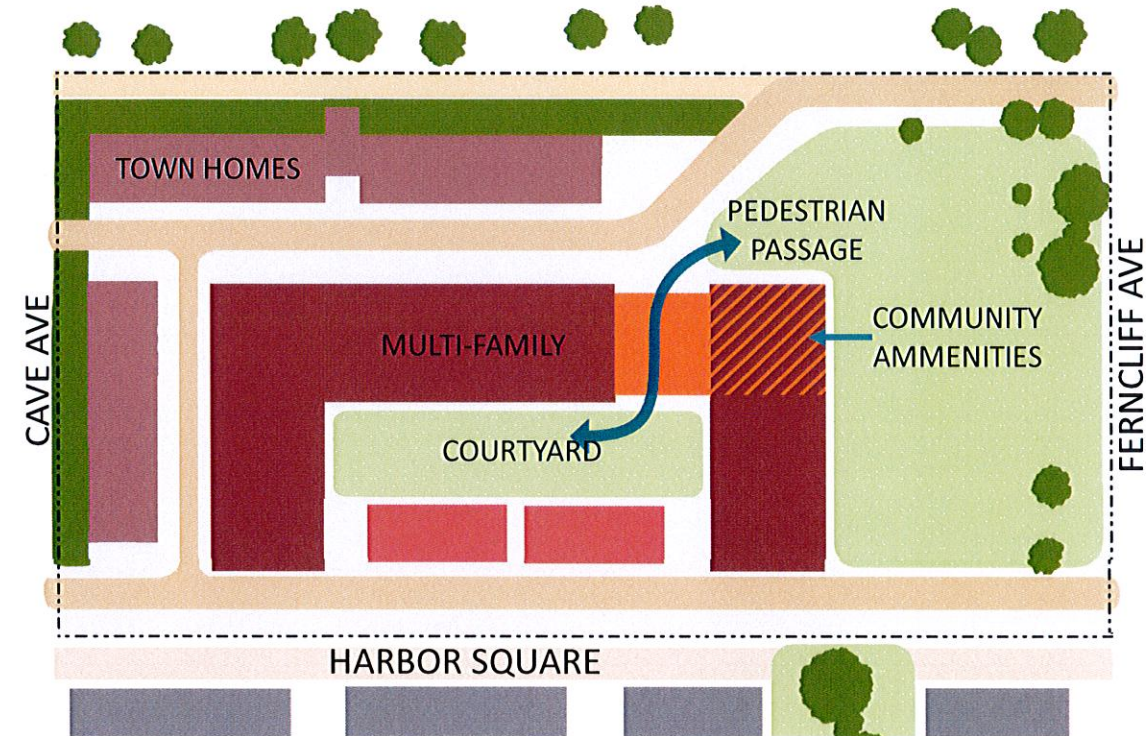


WENZLAU ARCHITECTS

COURTYARD GARDEN



TRANSITION TO HARBOR SQ.



ESTABLISH COURTYARD OPEN SPACE:

- SOUTH FACING COURTYARD
- CONNECT COURT TO PARK THRU PASSAGE/LOBBY
- LOCATE COMMON AREAS NEXT TO PARK
- LOCATE MULTI-FAMILY FOOTPRINT AT CENTER OF SITE

USE LOFT HOMES TO CREATE TRANSITION:

- SHARED STREET FOR GARAGE ACCESS
- VARIETY OF HOUSING TYPES

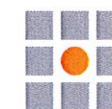
SITE DESIGN

BAINBRIDGE LANDING

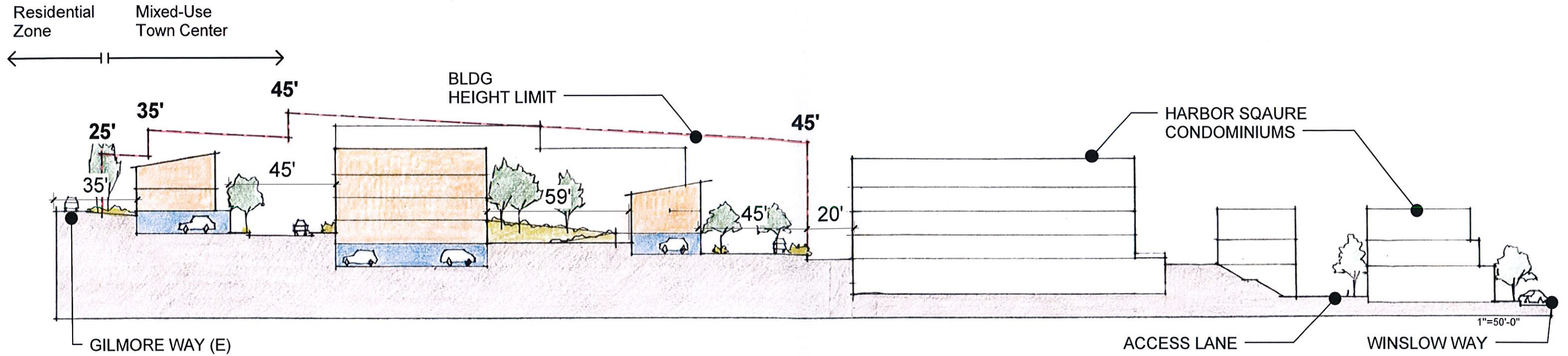
BAINBRIDGE ISLAND, WA

A03

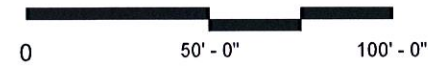
04/19/16
PRE-APP



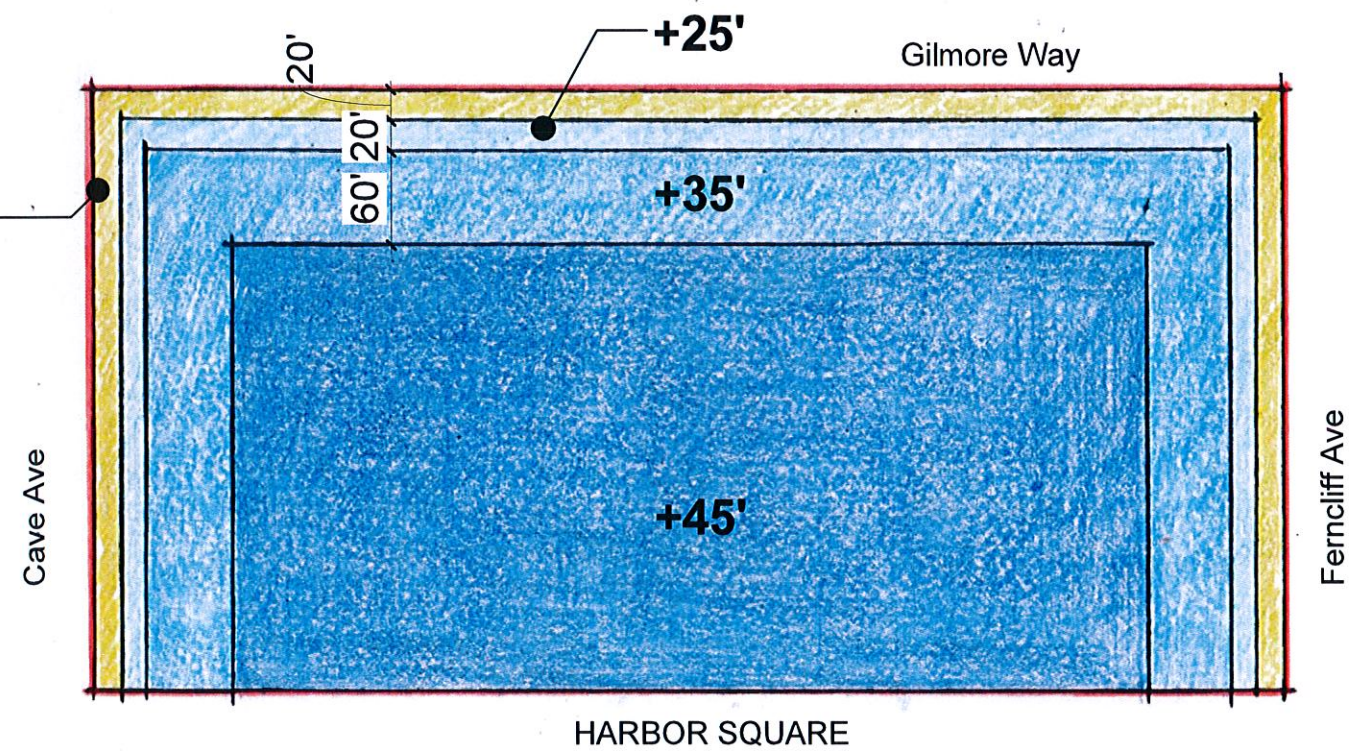
WENZLAU ARCHITECTS



SECTION FROM GILMORE WAY TO WINSLOW WAY



No Build Zone/
Green Space



ZONING DIAGRAM

1"=100'-0"

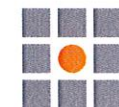
SITE ZONING

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

A04

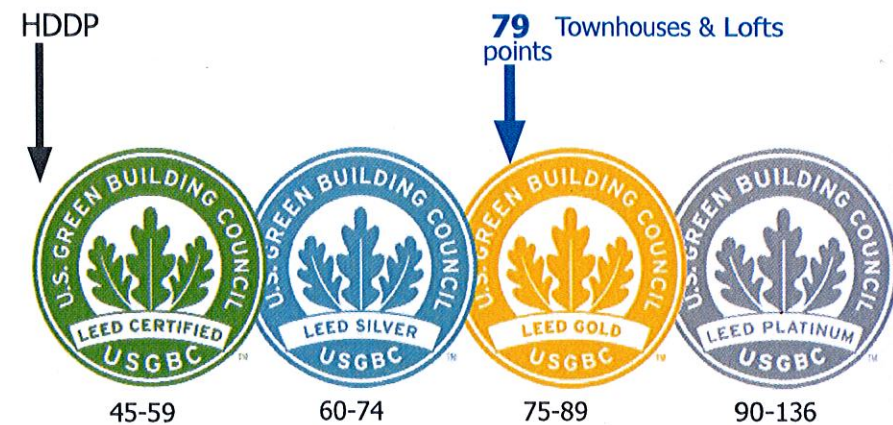
04/19/16
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WENZLAU ARCHITECTS

Townhouses & Lofts (HDDP Program)

Target Certification Levels



Apartments (Owner Elect)



US Green Building Council and LEED

The U.S. Green Building Council (USGBC) is a 501(c)(3) nonprofit organization committed to a prosperous and sustainable future through energy-saving green buildings.

Leadership in Energy and Environmental Design, (LEED) is an internationally recognized green building rating system. Administered by the USGBC, LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

Two different rating systems are in play on this project. The lowrise Townhouse buildings and Loft buildings are designed as 2 story residential structures and qualify to participate in LEED for Homes v 2008.

The midrise Apartment Building is designed as a 4 story structure (and underground parking) and qualifies to participate in LEED for Homes Midrise v2010. The two rating systems are distinct, but strongly related.

The process involves tracking the project's compliance with a set of mandatory and discretionary "credits" throughout design and construction. Credits are assigned a given point value on a "weighted scale" according to their relative importance in helping to achieve an effective sustainable project.

These credits are identified in categories:

- Innovation in Design
- Locations & Linkages
- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Awareness & Education

Introduction to LEED

BAINBRIDGE LANDING
FERNCLIFF, BAINBRIDGE ISLAND, WA

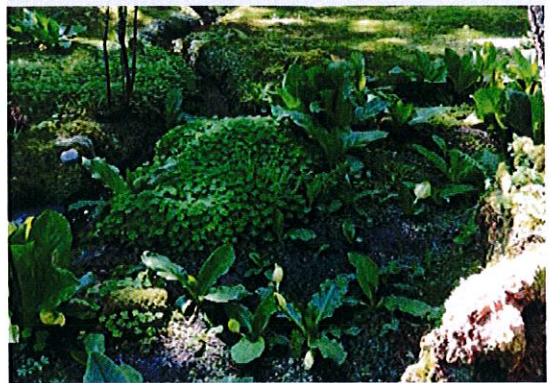
PRE-APPLICATION 4.19.16

Alpine Start Consulting, LLC

Sustainable Site

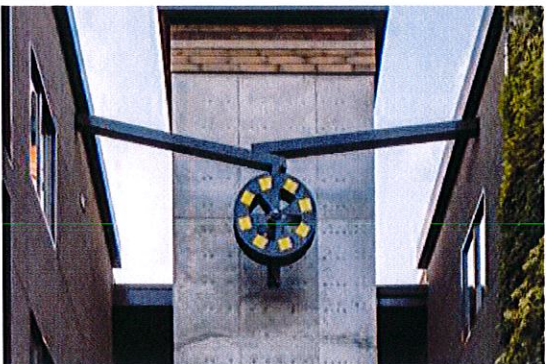
A one-acre open space is preserved and repurposed as a local neighborhood park. Working with BI Parks, the project aims to meet the need for **green space** for exploration, play and relaxation.

Landscaped areas are designed to feature native plant species and preserve natural habitat for local fauna.



Proximity to public transportation maximizes the occupant’s ability to commute and explore and will make it easier to live a **low carbon “carless” lifestyle**. Adjacency to Winslow enables walkable access to basic amenities.

Water Conservation



Visitors are reminded of the power of water using the kinetic gear structure of the **water wheel**. Fed from adjacent downspouts, this dynamic installation uses rainwater to turn a water wheel planned as a demonstration feature.

Water conserving plumbing fixtures in residential units are among the most water efficient currently available.

Despite careful plant selections, some areas will require irrigation to support plantings during the long dry period each summer, and **drip irrigation** techniques will deliver water with little evaporation loss.

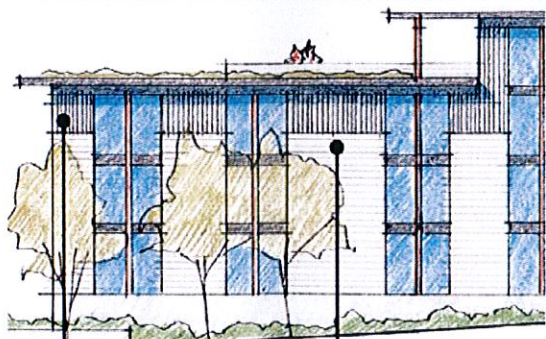


Energy Optimization

The **rooftop solar array** is sized to meet a portion of the energy demand. LED lights and energy efficient HVAC also contribute towards responsible use.



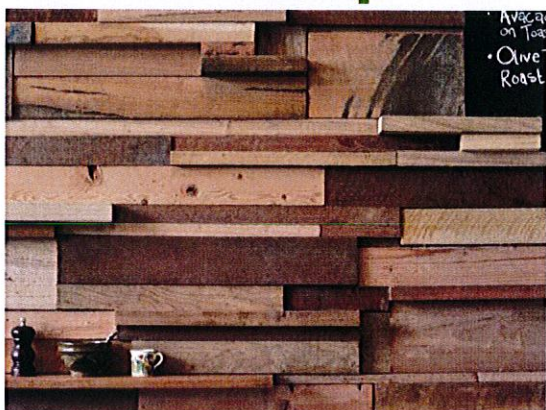
Heat transfer through glass is minimized using building overhangs and **high performance**, low emitting **glass** and framing systems. Careful placement of trees further shade the building.



Mechanical systems will undergo a testing process known as **commissioning**, and the building’s infiltration rates will be tested using a **blower-door test**.

Proper building tightness helps to reduce energy demand and avoids moisture condensation problems.

Materials Stewardship



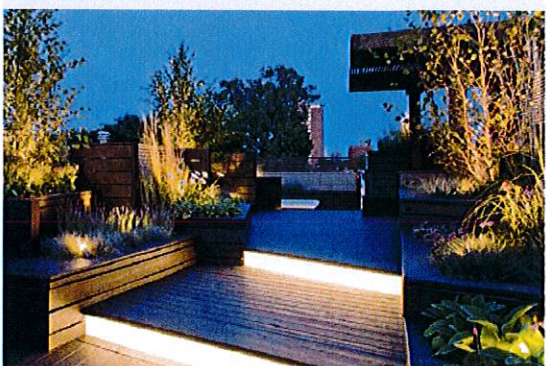
Material waste is minimized through pre-planning of lumber quantities. Exotic woods (which must be shipped from far distances) are avoided, and each material’s selection is based on its potential toxicity, and **recycled content**. Preference is given to regionally sourced materials. Sourcing of wood will only be from responsibly managed forests.

To further reduce waste, construction debris will be diverted from landfills and sent instead to repurposing and recycling centers. The **diversion goal** is **75%** of all construction waste.



Healthy Spaces

Green (or living) walls enhance **occupant well-being** and naturally clean the air. As sources of beauty, they automatically become prime destination or gathering places.



A rooftop terrace (with an inviting fireplace and seating) brings people together and serves as a community space for both scheduled and informal gatherings. A planned **green roof** enhances the connection to nature.

Sustainable Design Summary

BAINBRIDGE LANDING
FERNCLIFF, BAINBRIDGE ISLAND, WA

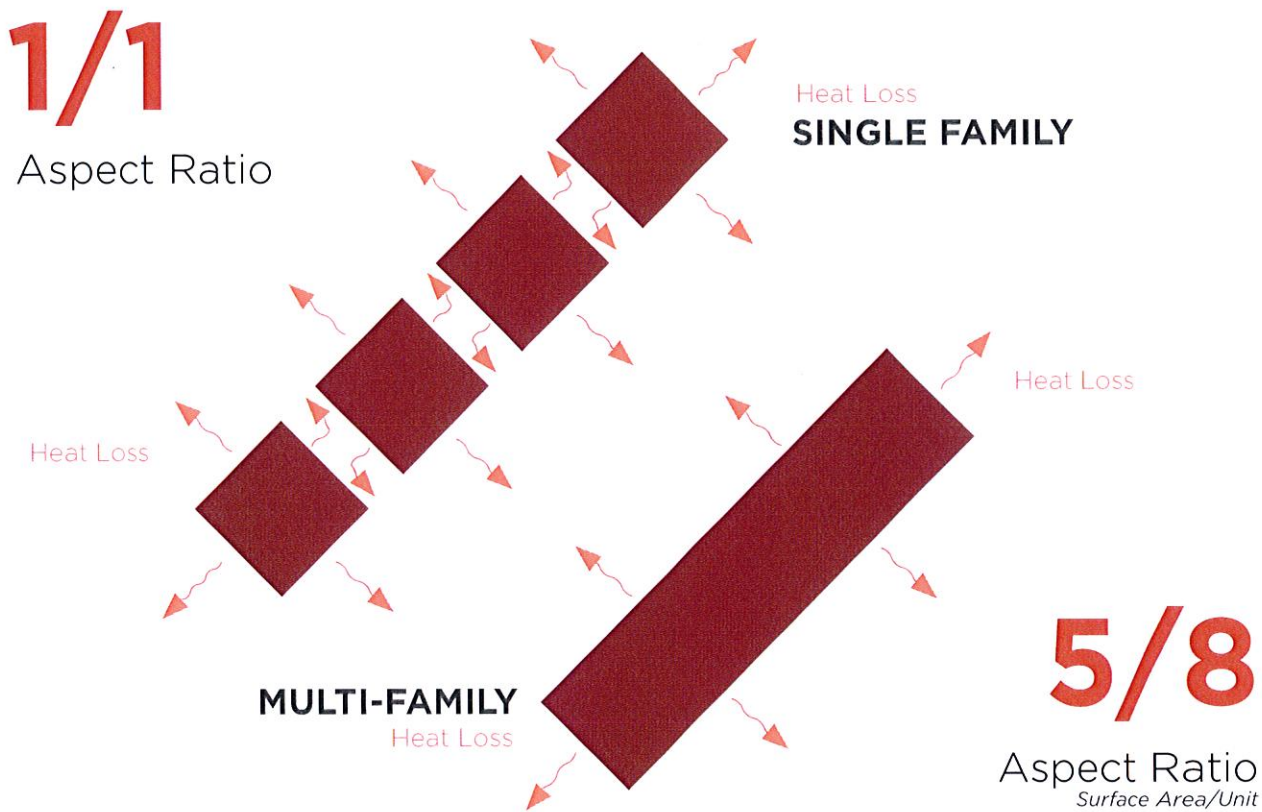
PRE-APPLICATION 4.19.16

Alpine Start Consulting, LLC

CARBON FOOTPRINT

Efficient building footprints work to **reduce greenhouse gas** emissions through **energy efficient designs** and higher density.

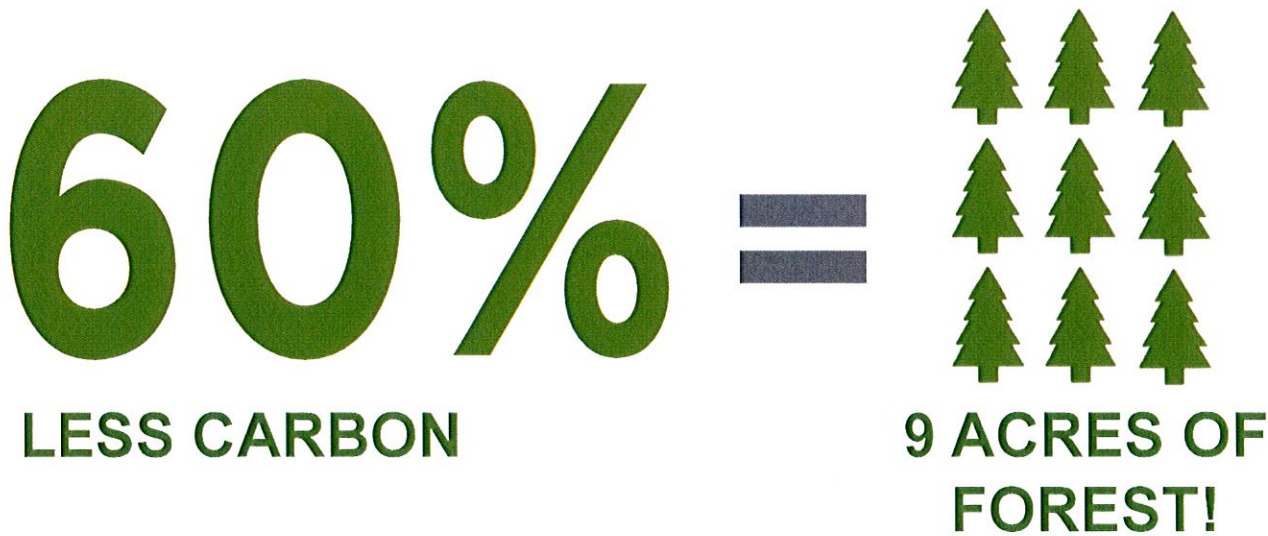
ENERGY EFFICIENT FORM



By using denser building typologies and reducing building surface area, the energy loss of a building can be reduced by more than half.

CARBON REDUCTION (from building form)

Compared to Single Family Residences, this Multi-Family development reduces carbon emissions equivalent to...



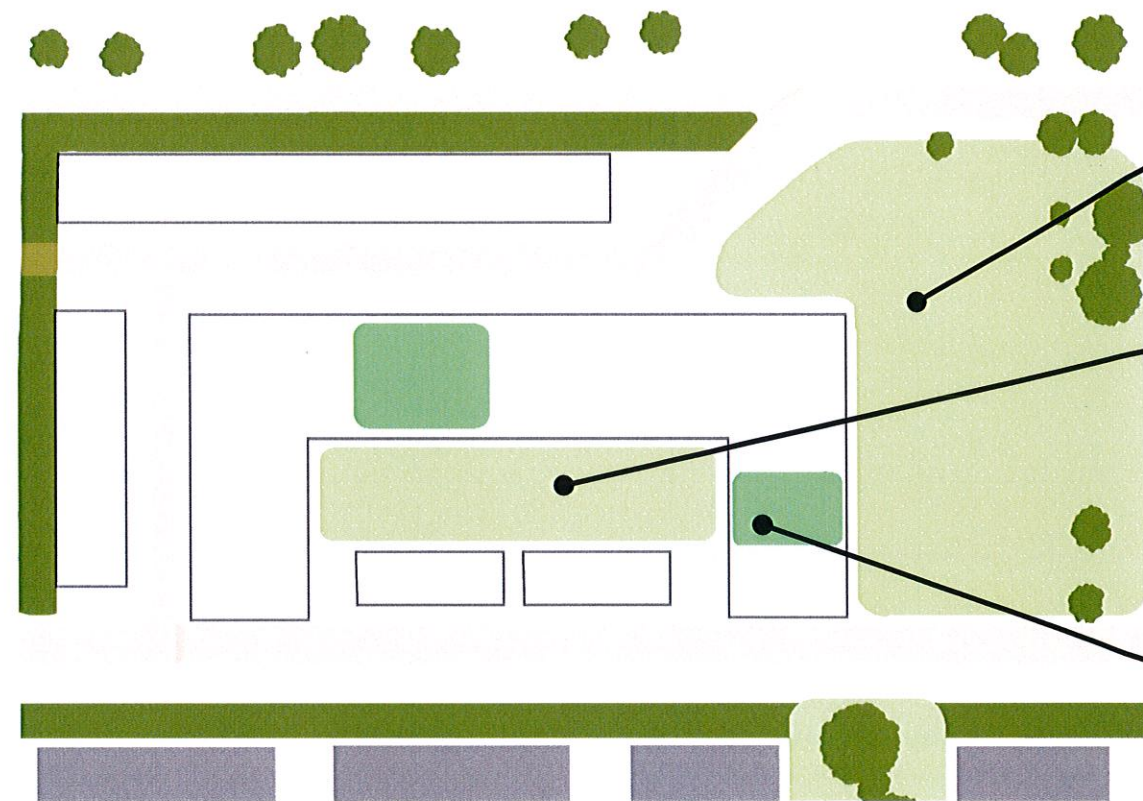
*Calculations based from the U.S. Department of Energy Energy Information Administration's 1998 "Method for Calculating Carbon Sequestration by Trees in Urban and Suburban Settings."



GREEN SPACES

Parks provide **social, physical and recreational opportunities**, as well as offer habitat for wildlife and **biodiversity**.

GREEN SPACE FEATURES



By replacing invasive bramble bush with a landscaped park, courtyard and green patio spaces on the building's roof, a variety of higher quality spaces is created.

PUBLIC PARK



COURTYARD



ROOF GARDEN



SUSTAINABILITY STRATEGIES

BAINBRIDGE LANDING

FERNCLIFF, BAINBRIDGE ISLAND, WA

A06

04/19/16
PRE-APP

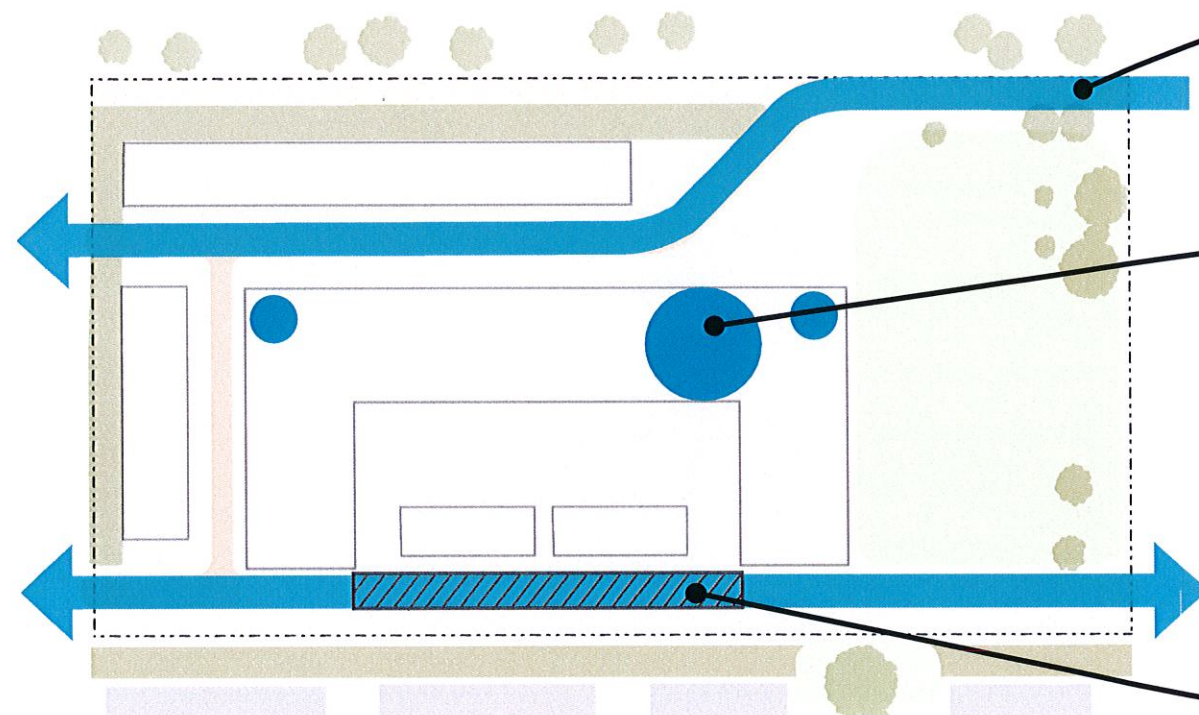


WENZLAU ARCHITECTS

ALTERNATIVE TRANSIT

The site's design is maximized to **encourage walking and cycling**. Amenities are only a **5 minute walk** with the project's placement near to the Seattle Ferry and Downtown Winslow.

BIKE AMENITIES



5 minute walk to Winslow and Seattle Ferry

BIKE LANE



BIKE PARKING



SHARED ACCESS



SUSTAINABILITY STRATEGIES

BAINBRIDGE LANDING

FERNCLIFF, BAINBRIDGE ISLAND, WA

A07

04/19/16
PRE-APP

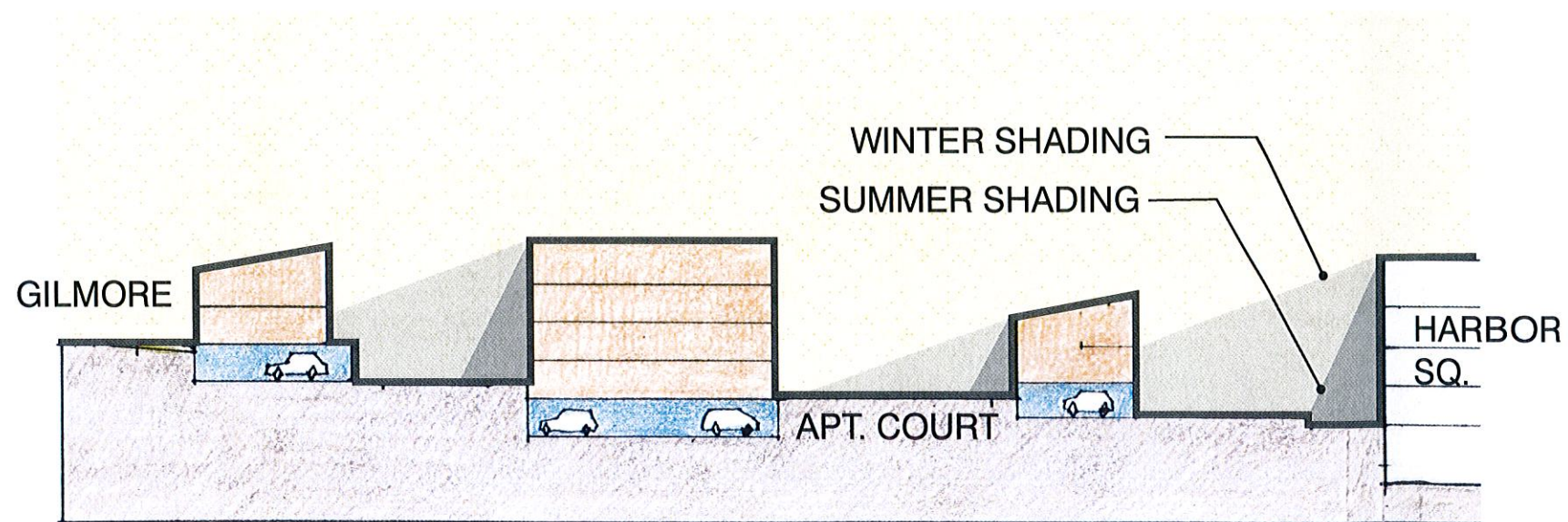


WENZLAU ARCHITECTS

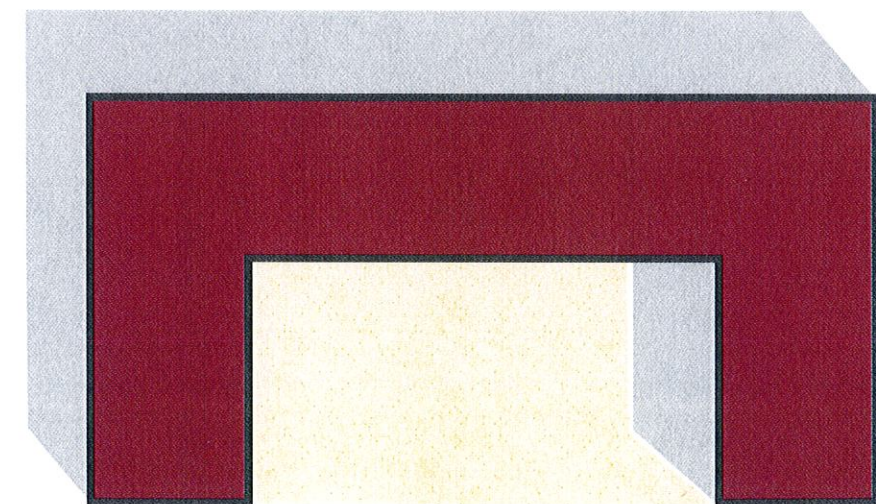
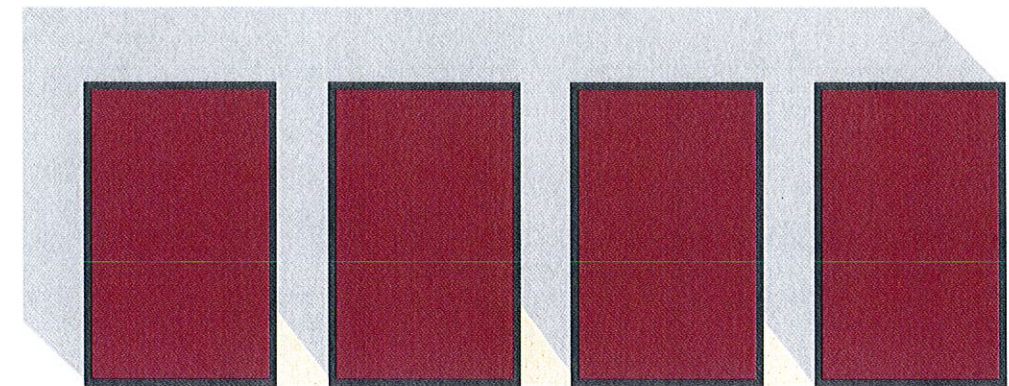
SOLAR ACCESS

Buildings designed for solar access increase **sunlight to homes** & **open spaces** creating **sunny, outdoor spaces**.

SEASONAL DAYLIGHTING



LIMITED SOLAR ACCESS W/TYPICAL BLOCK



ENHANCED SOLAR ACCESS W/COURTYARD

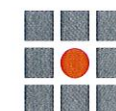
SUSTAINABILITY STRATEGIES

BAINBRIDGE LANDING

FERNCLIFF, BAINBRIDGE ISLAND, WA

A08

04/19/16
PRE-APP



WENZLAU ARCHITECTS

HDDP Scoring Worksheet

1/19/2016

DENSITY INCENTIVE: TIER 1
CERTIFICATION PROGRAM: LEED

	UNITS	SCORE	
GREEN BUILDING & INNOVATIVE SITE DEVELOPMENT			
Transportation			
Non-Motorized Connections	2	2	
Public Walkways	2	2	
On-Site Car Sharing (1 point per car)	1 car		
Electric Vehicle Charging Stations (3% of spaces)	3	3	
Covered Bike Parking for Subdivisions	3		
Bus Shelter	2		
COMMON SPACE			
% of Open Public Space	21%	10	
IMPROVING WATER QUALITY			
% of Covered Parking	83%	5	
DECREASED STORMWATER QUANTITY			
		22	16 Minimum
HOUSING DIVERSITY			
Unit Type (10% min. of each type)			
Townhouse	25 units	1	
Flat	100 units	1	
Age in place (ADA Type A & Type B)	15 units	1	
Unit Size (10% min. of each type)			
<800sf	59 units	1	
801-1000sf	39 units	1	
1001-1200sf	22 units	1	
1401-1600sf	20 units	1	
Affordable Housing	None		
		7	5 Minimum

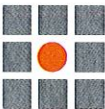
HDDP SCORING WORKSHEET

A09

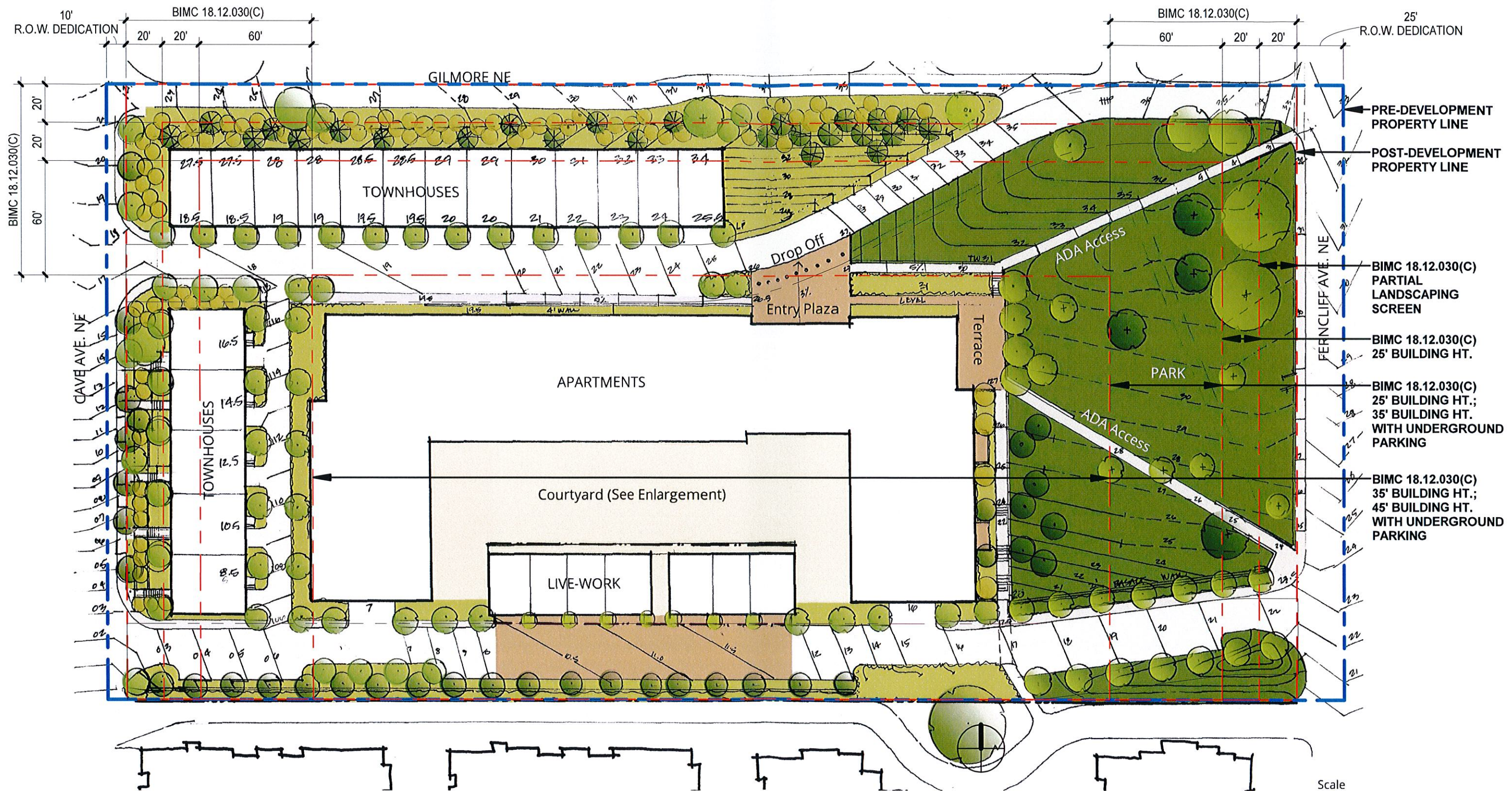
BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

04/19/16
PRE-APP



WENZLAU ARCHITECTS



SITE PLAN

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

A10

04/19/16
PRE-APP



WENZLAU ARCHITECTS



VIEW FROM FERNCLIFF & GILMORE

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

A11

04/19/16
PRE-APP



WENZLAU ARCHITECTS



VIEW FROM FERNCLIFF AVE

A12

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

04/19/16
PRE-APP



WENZLAU ARCHITECTS



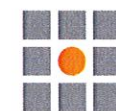
VIEW FROM CAVE AVE

A13

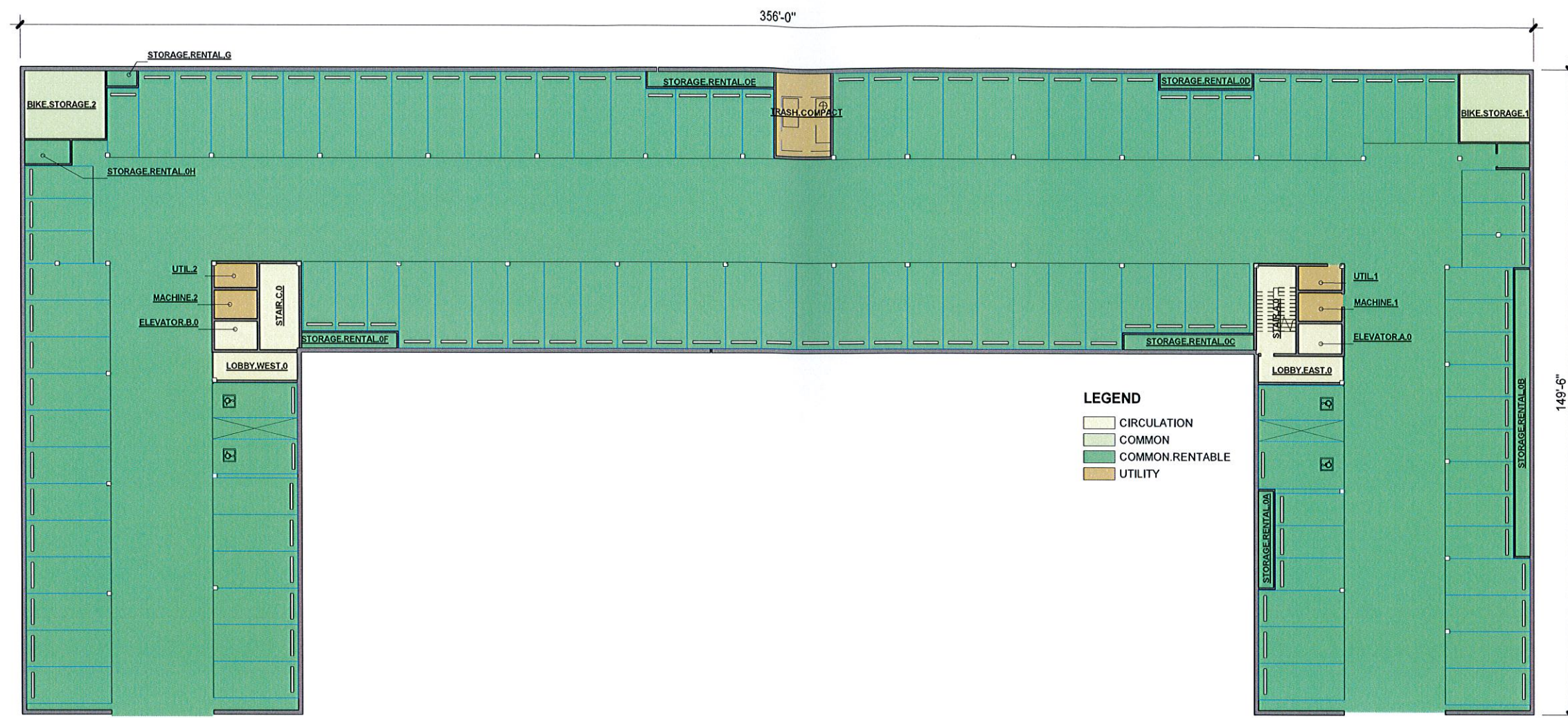
BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

04/19/16
PRE-APP



WENZLAU ARCHITECTS



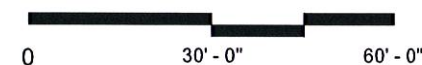
SCHEDULE - PARKING STALLS	
TYPES	QTY

ADA CAR	3
ADA VAN	1
COMPACT	36
STANDARD	71

111



1" = 30'-0"



APARTMENT - GARAGE

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

A14

04/19/16
PRE-APP



WENZLAU ARCHITECTS



APARTMENT BLDG

CATEGORY	COUNT
0/1 BEDROOM	37
1/1 BEDROOM	54
2/2 BEDROOM	22
3/2 BEDROOM	2
TOTAL	115

UNIT LAYOUT	COUNT
0/1.A	32
0/1.B	5
1/1.A	29
1/1.B	7
1/1.C	18
2/2.A	6
2/2.B	10
2/2.C	6
3/2.A	2
TOTAL	115

*(5) TYPE 'A' ACCESSIBLE UNITS

LEGEND

0/1 BEDROOM
1/1 BEDROOM
2/2-BEDROOM
CIRCULATION
COMMON
COMMON.RENTABLE
UTILITY

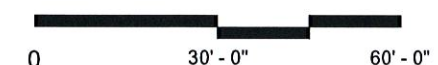
APARTMENT - 1ST FLOOR PLAN

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA



1" = 30'-0"

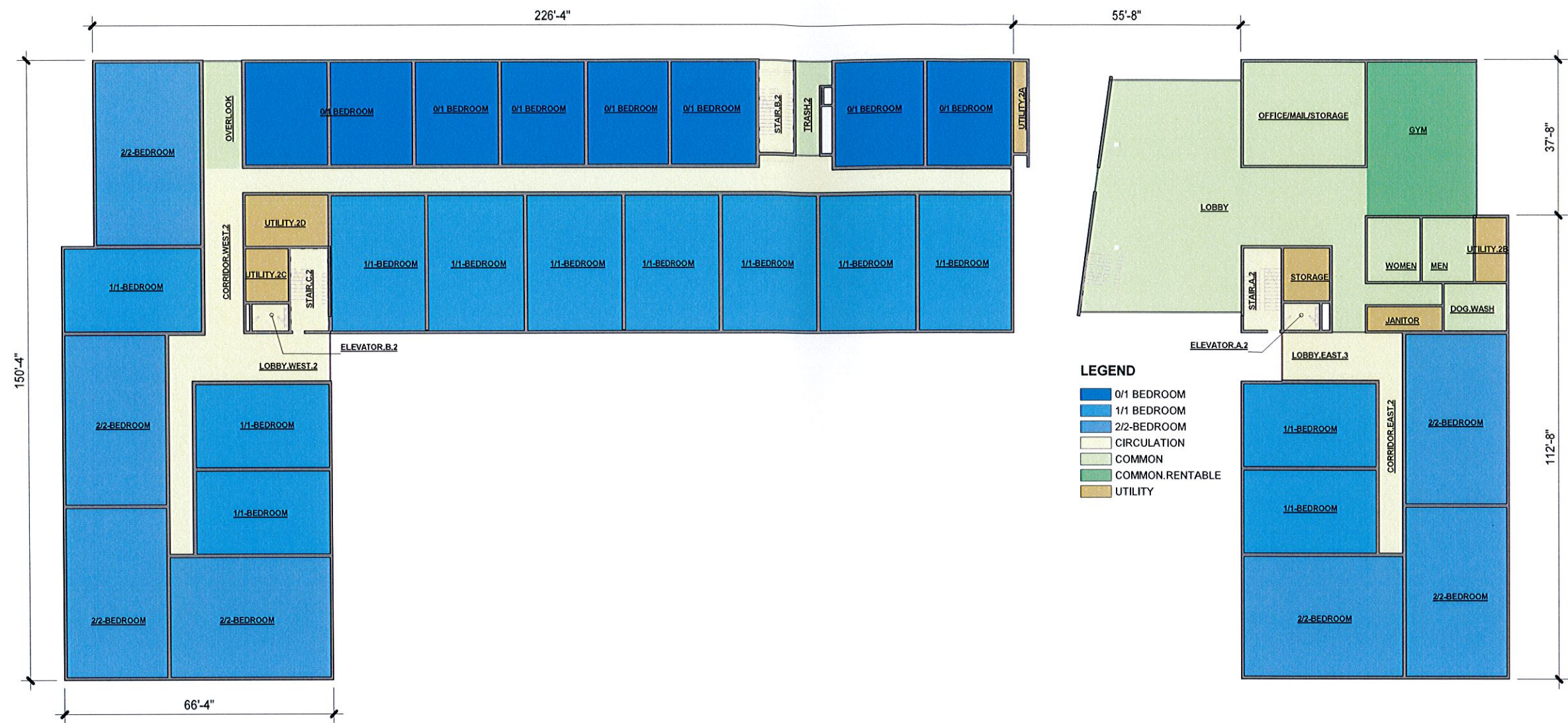


A15

04/19/16
PRE-APP



WENZLAU ARCHITECTS



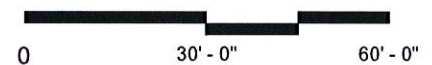
APARTMENT - 2ND FLOOR PLAN

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA



1" = 30'-0"

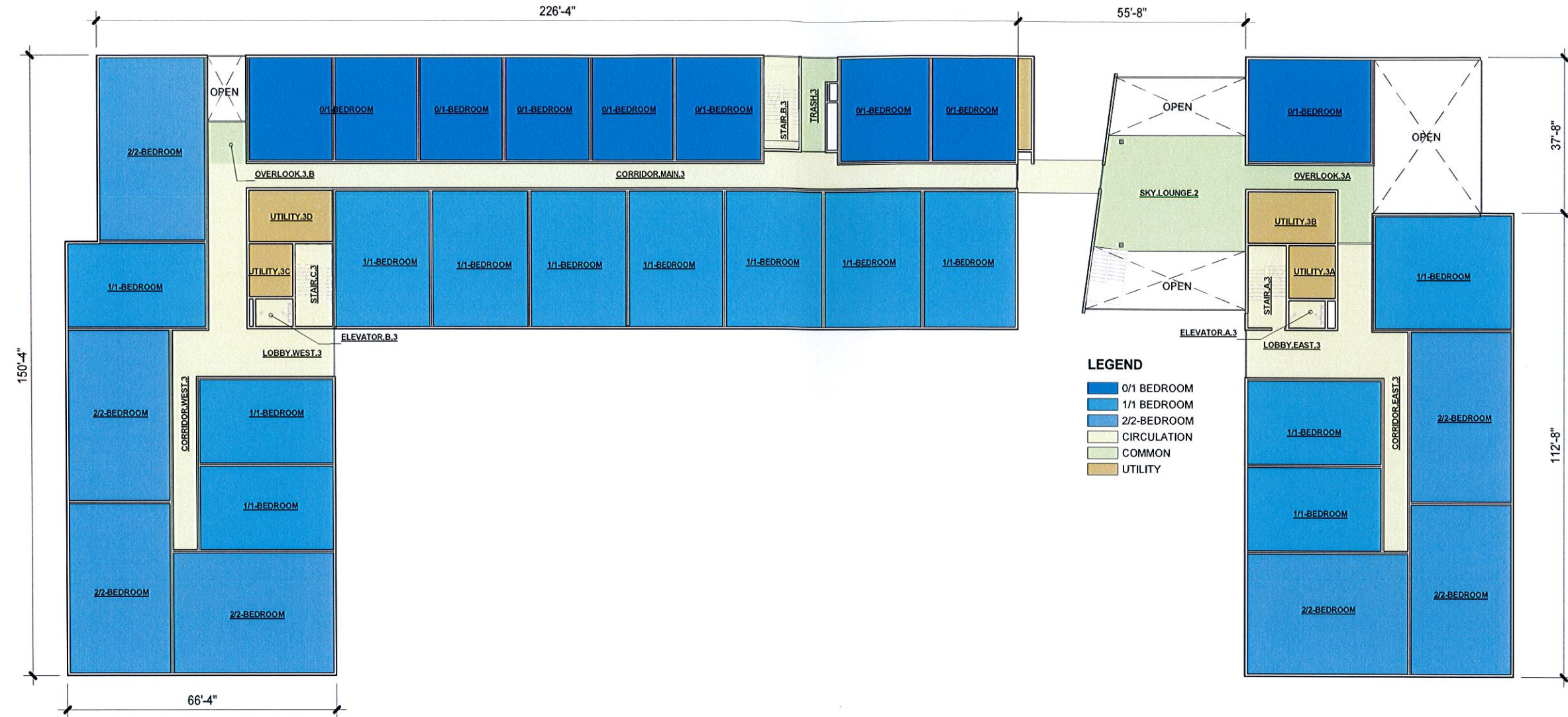


A16

04/19/16
PRE-APP



WENZLAU ARCHITECTS



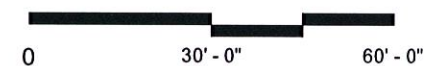
APARTMENT - 3RD FLOOR PLAN

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA



1" = 30'-0"

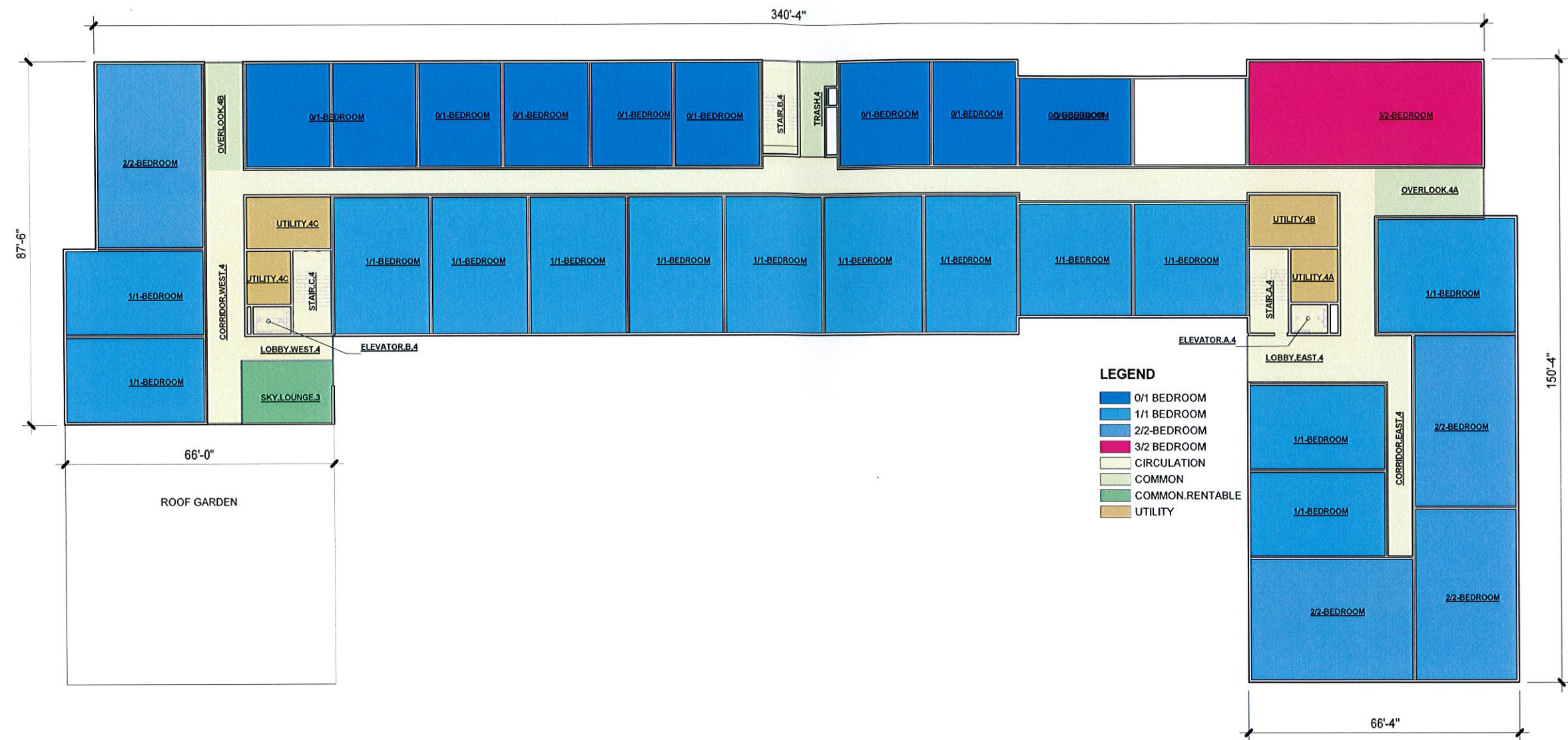


A17

04/19/16
PRE-APP



WENZLAU ARCHITECTS



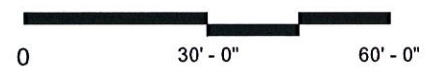
APARTMENT - 4TH FLOOR PLAN

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA



1" = 30'-0"

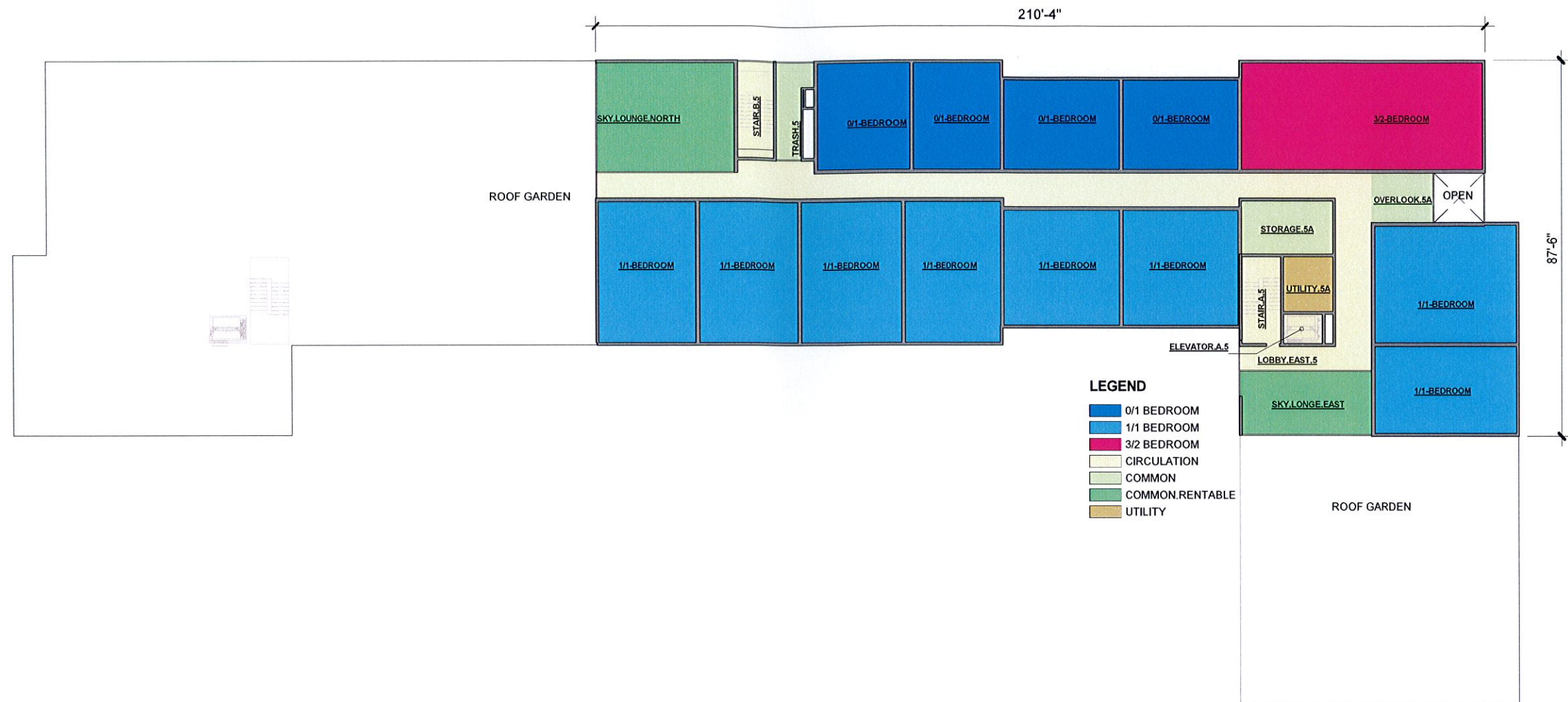


A18

04/19/16
PRE-APP

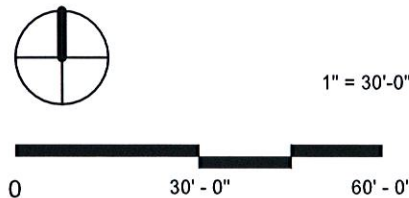


WENZLAU ARCHITECTS



APARTMENT - 5TH FLOOR PLAN

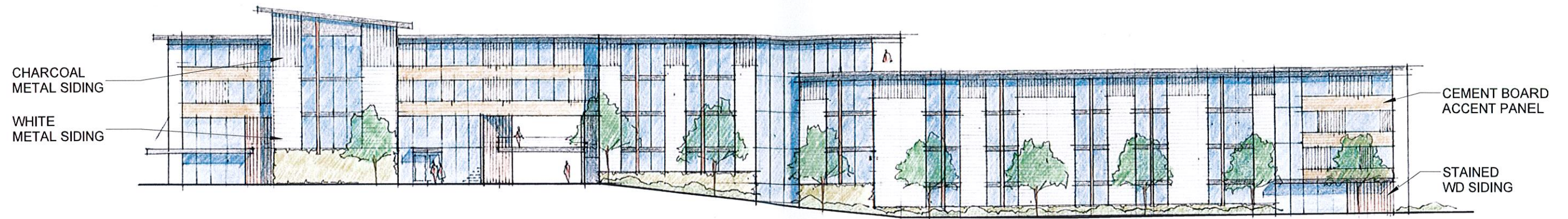
BAINBRIDGE LANDING
BAINBRIDGE ISLAND, WA



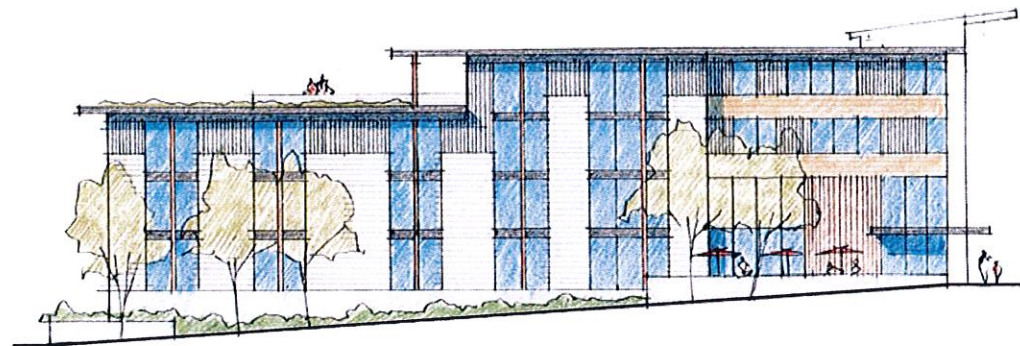
A19

04/19/16
PRE-APP

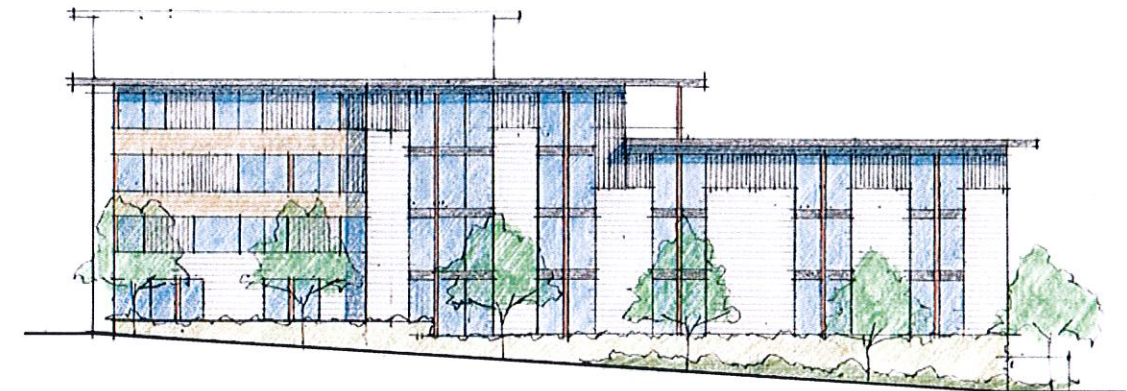




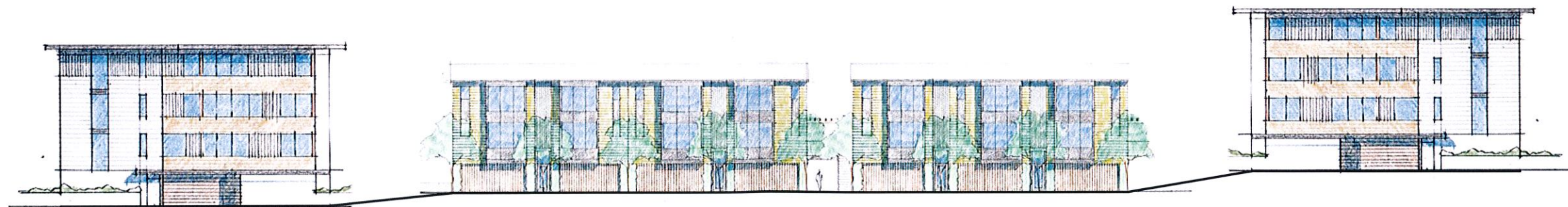
APARTMENT - NORTH ELEVATION



APARTMENT - EAST ELEVATION



APARTMENT - WEST ELEVATION

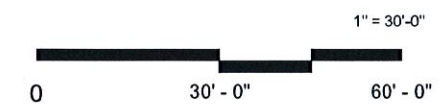


APARTMENT & LOFT HOMES - SOUTH ELEVATION

EXTERIOR ELEVATIONS

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

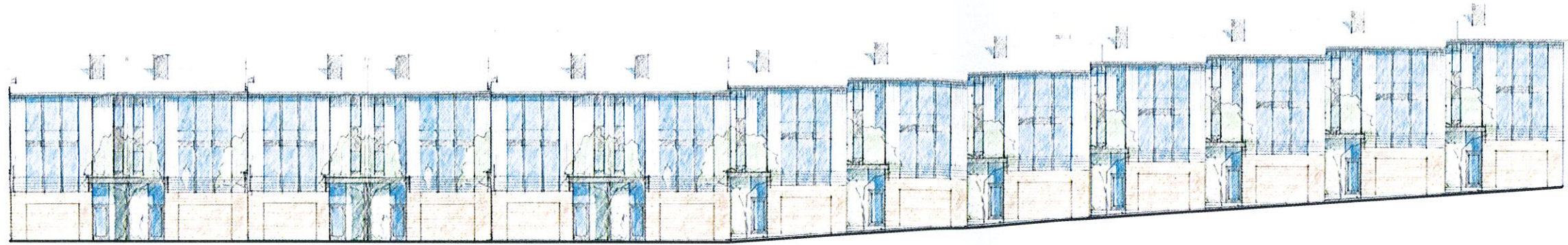


A20

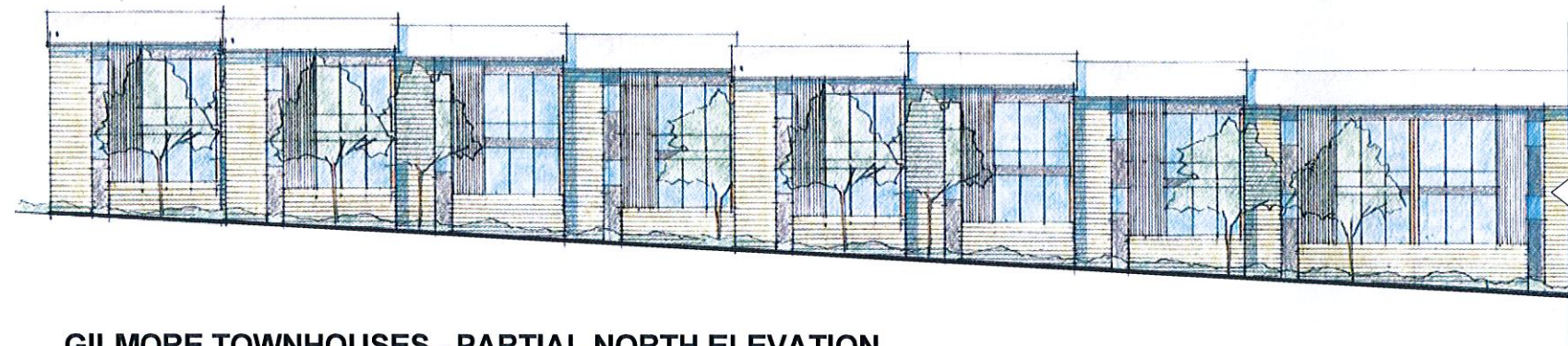
04/19/16
PRE-APP



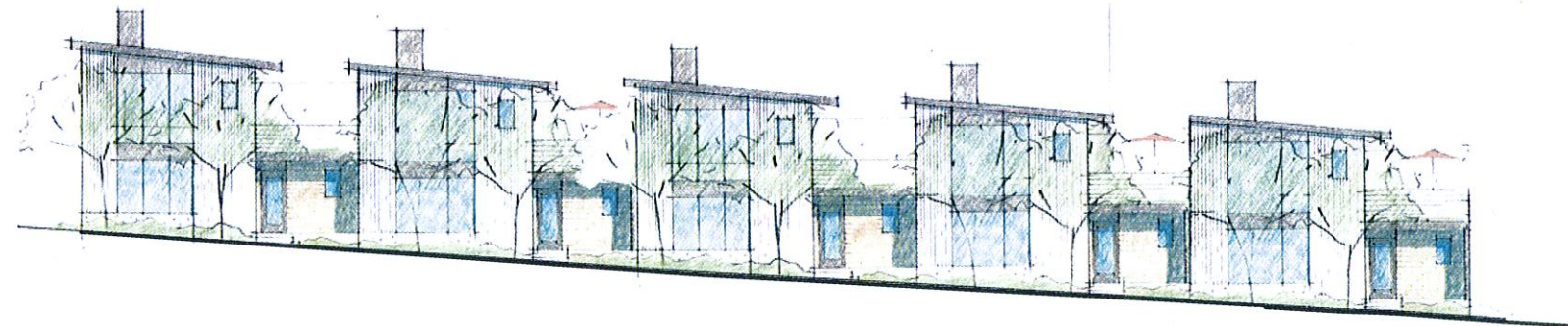
WENZLAU ARCHITECTS



GILMORE TOWNHOUSES - SOUTH ELEVATION



GILMORE TOWNHOUSES - PARTIAL NORTH ELEVATION



CAVE TOWNHOUSES - WEST ELEVATION

EXTERIOR ELEVATIONS

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

1" = 20'-0"

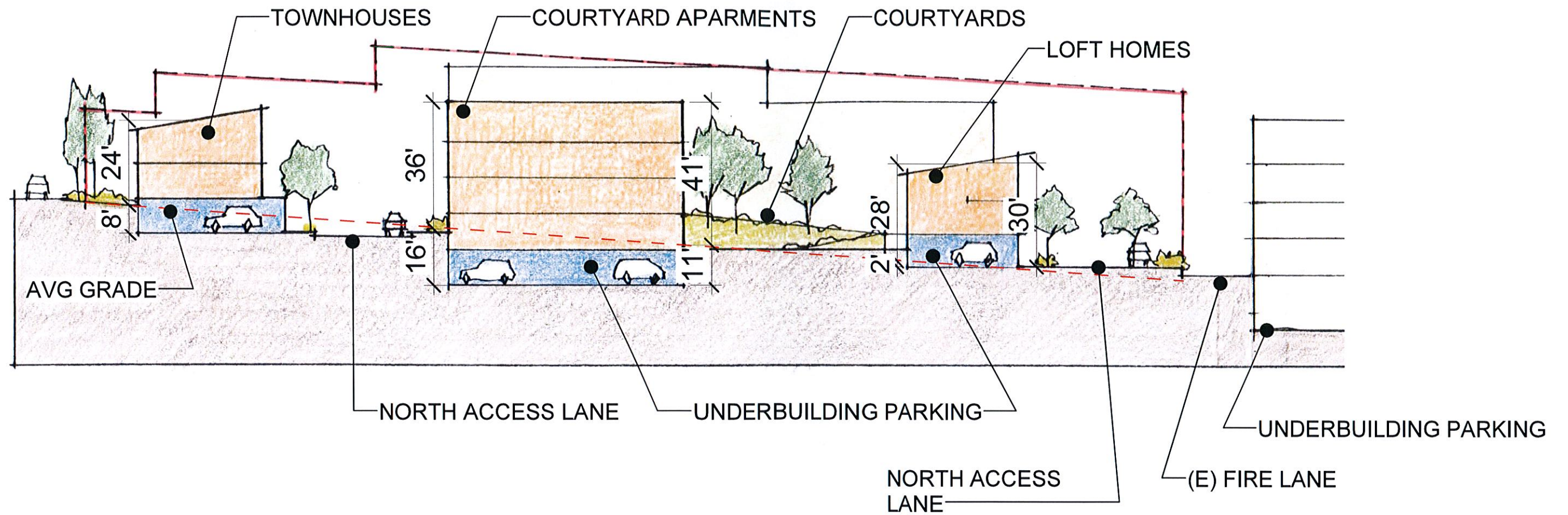


A21

04/19/16
PRE-APP



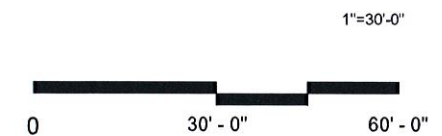
WENZLAU ARCHITECTS



BUILDING SECTION

BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

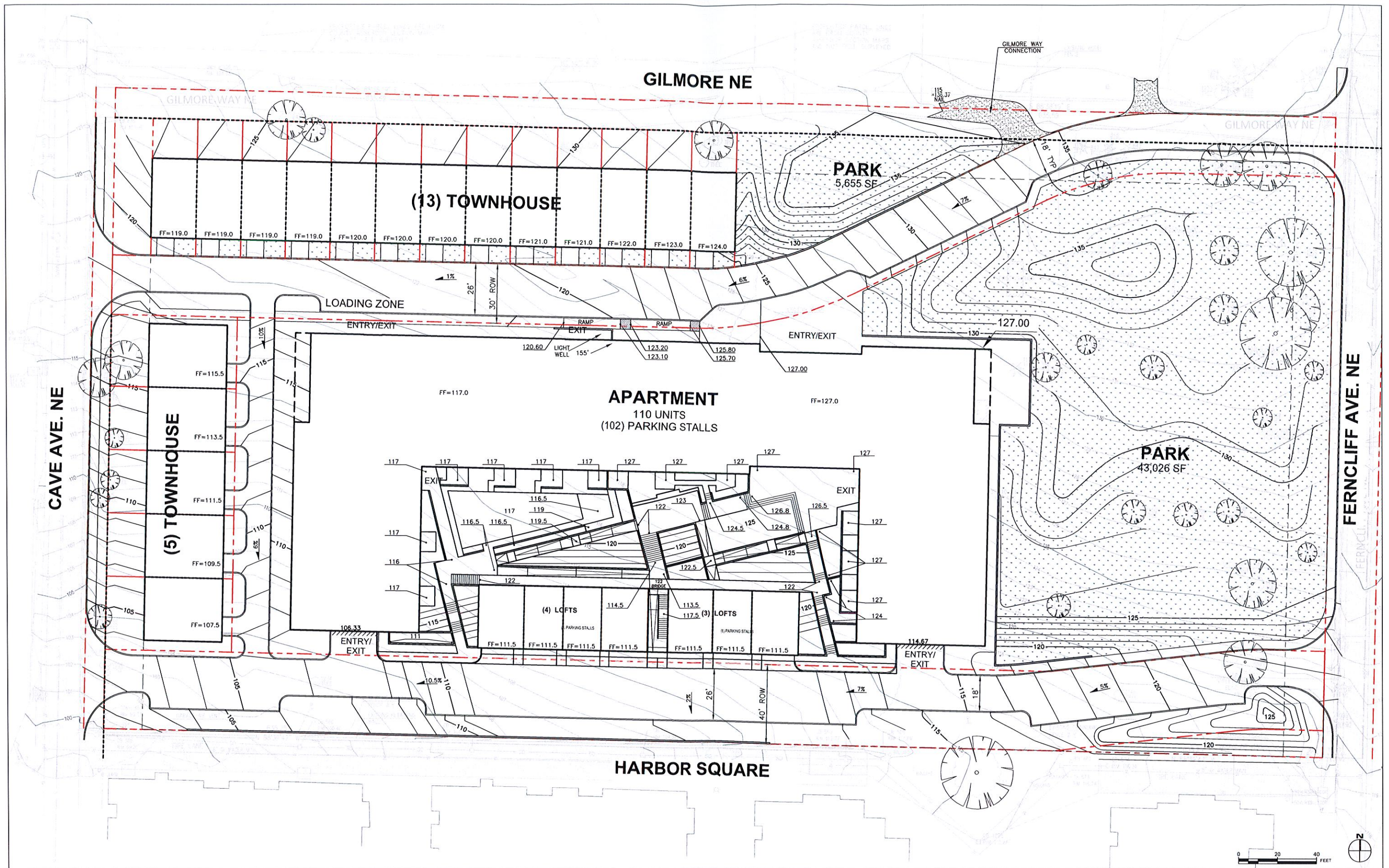


A22

04/19/16
PRE-APP



WENZLAU ARCHITECTS



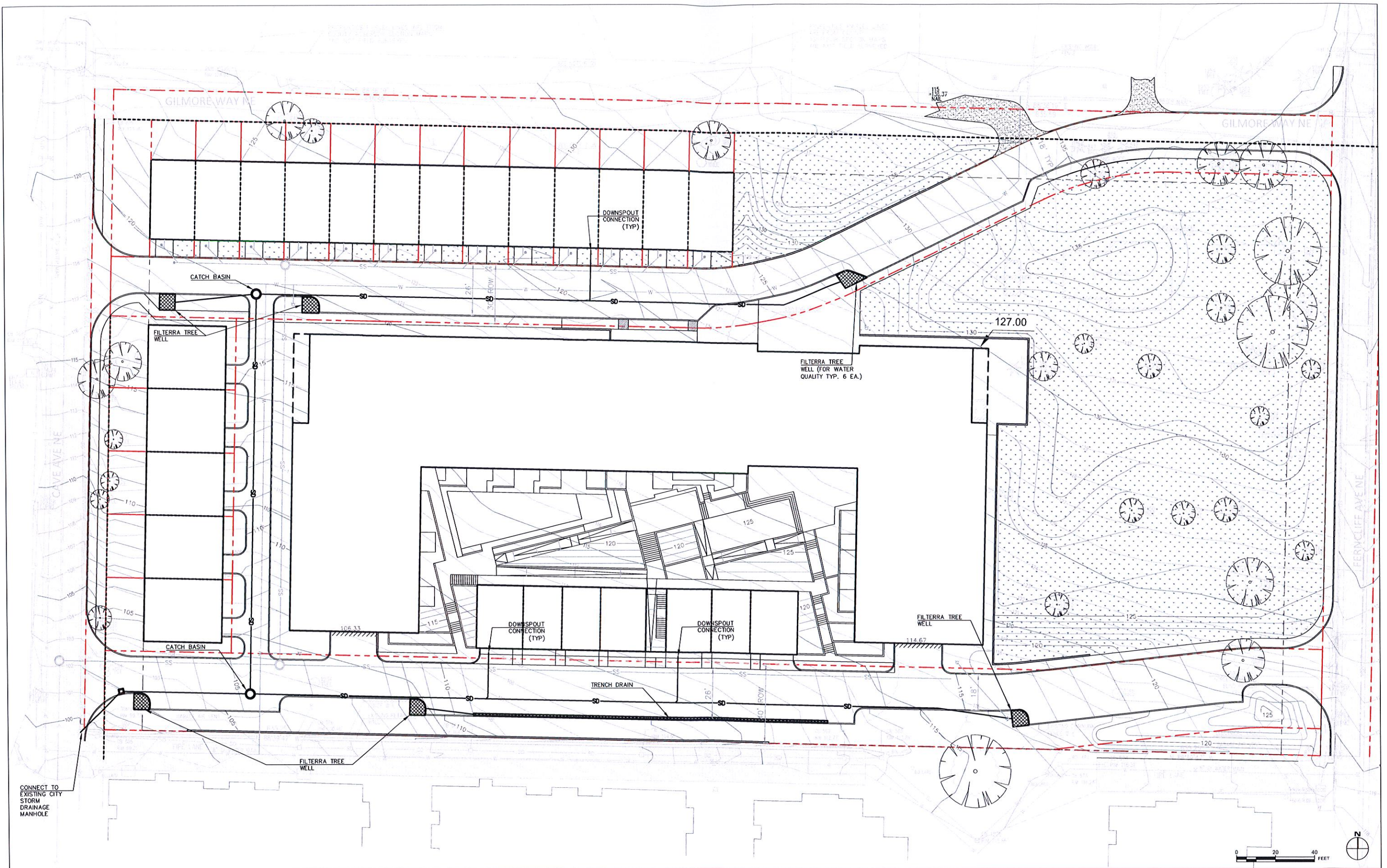
BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

APRIL 19, 2016

PRELIMINARY SITE GRADING PLAN - PRE APP

C-1



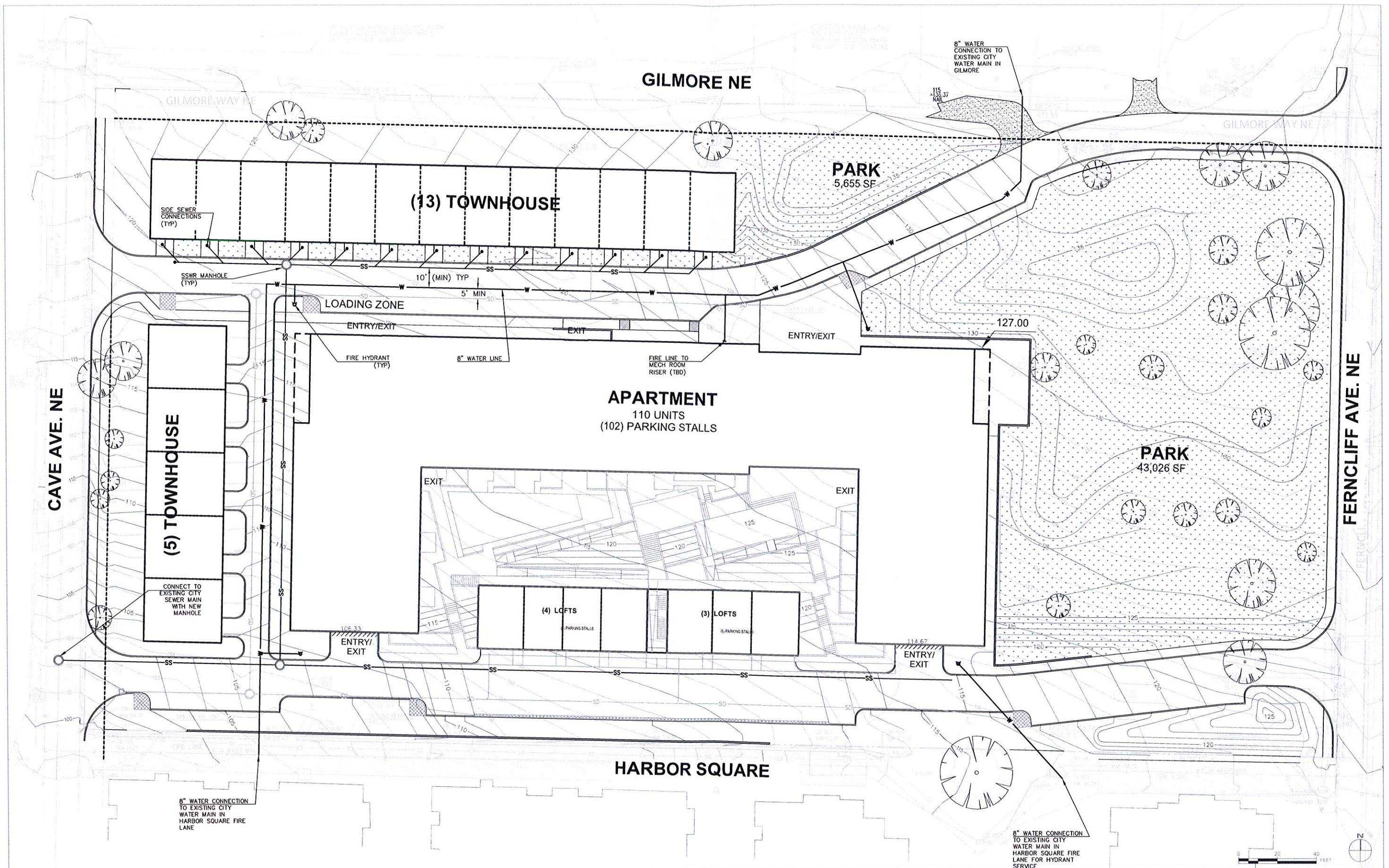
BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

APRIL 19, 2016

PRELIMINARY SITE DRAINAGE PLAN - PRE APP

C-2



BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA

APRIL 19, 2016

PRELIMINARY SITE UTILITY PLAN - PRE APP

C-3

ADJACENT ZONE TO NORTH: R4.3

ADJACENT ZONE TO WEST: FTD

ADJACENT ZONE TO EAST: R4.3

15' WIDE ROW EASEMENT

20' WIDE PARTIAL SCREEN

20' WIDE PARTIAL SCREEN

20' WIDE PARTIAL SCREEN

100' WIDE
PARK BUFFER

PROJECT
ZONE: FTD

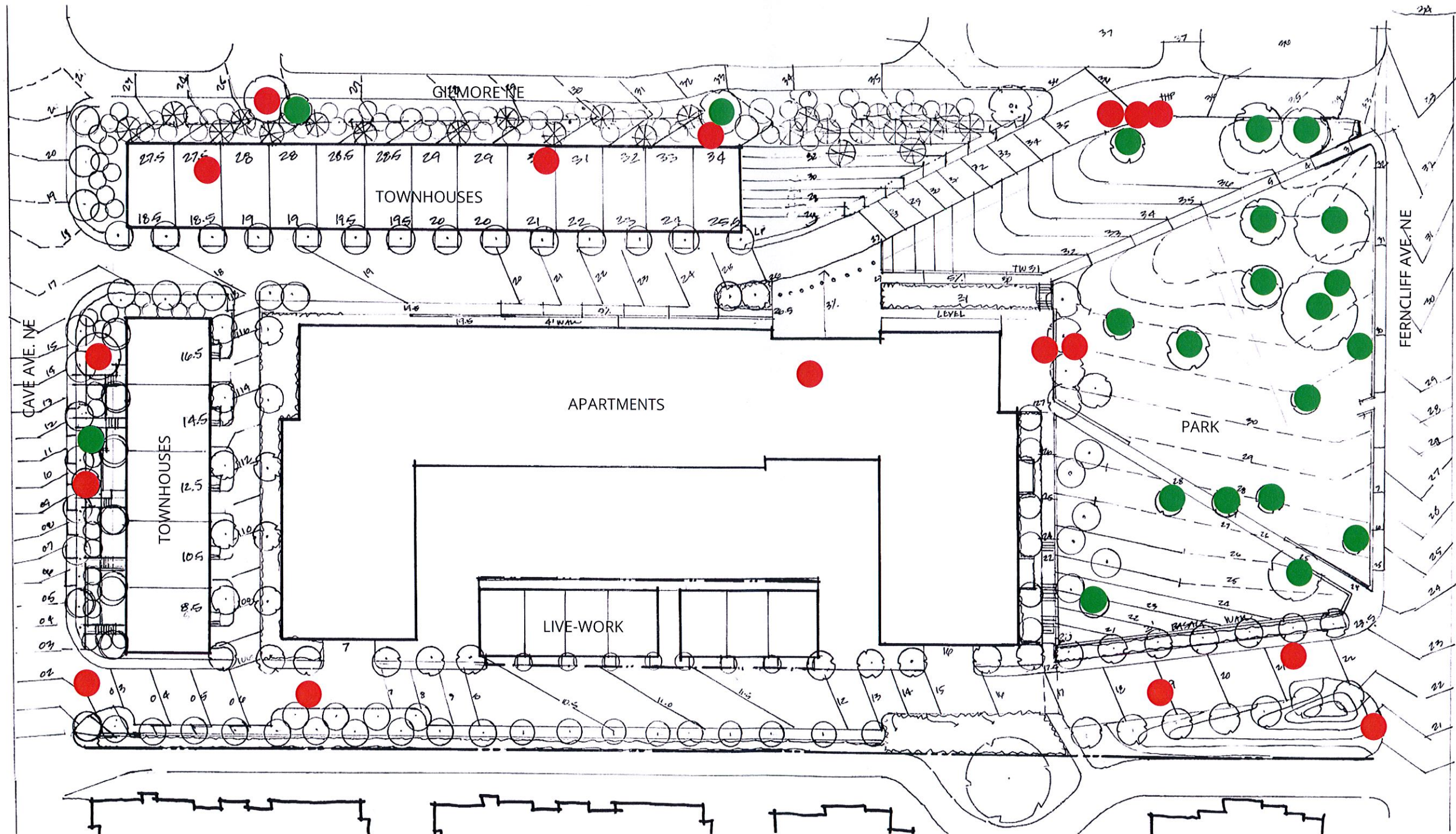
ADJACENT ZONE TO SOUTH: FTD

NOTE: BIMC 18.12.030 SECTION C REFERENCED FOR REQUIREMENTS

Scale

0' 25' 50'
1" = 25' on a 22" x 34" sheet
1" = 50' on a 11" x 17" sheet



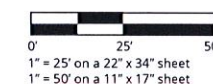


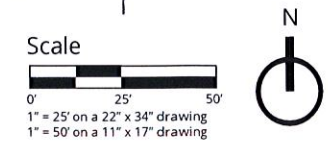
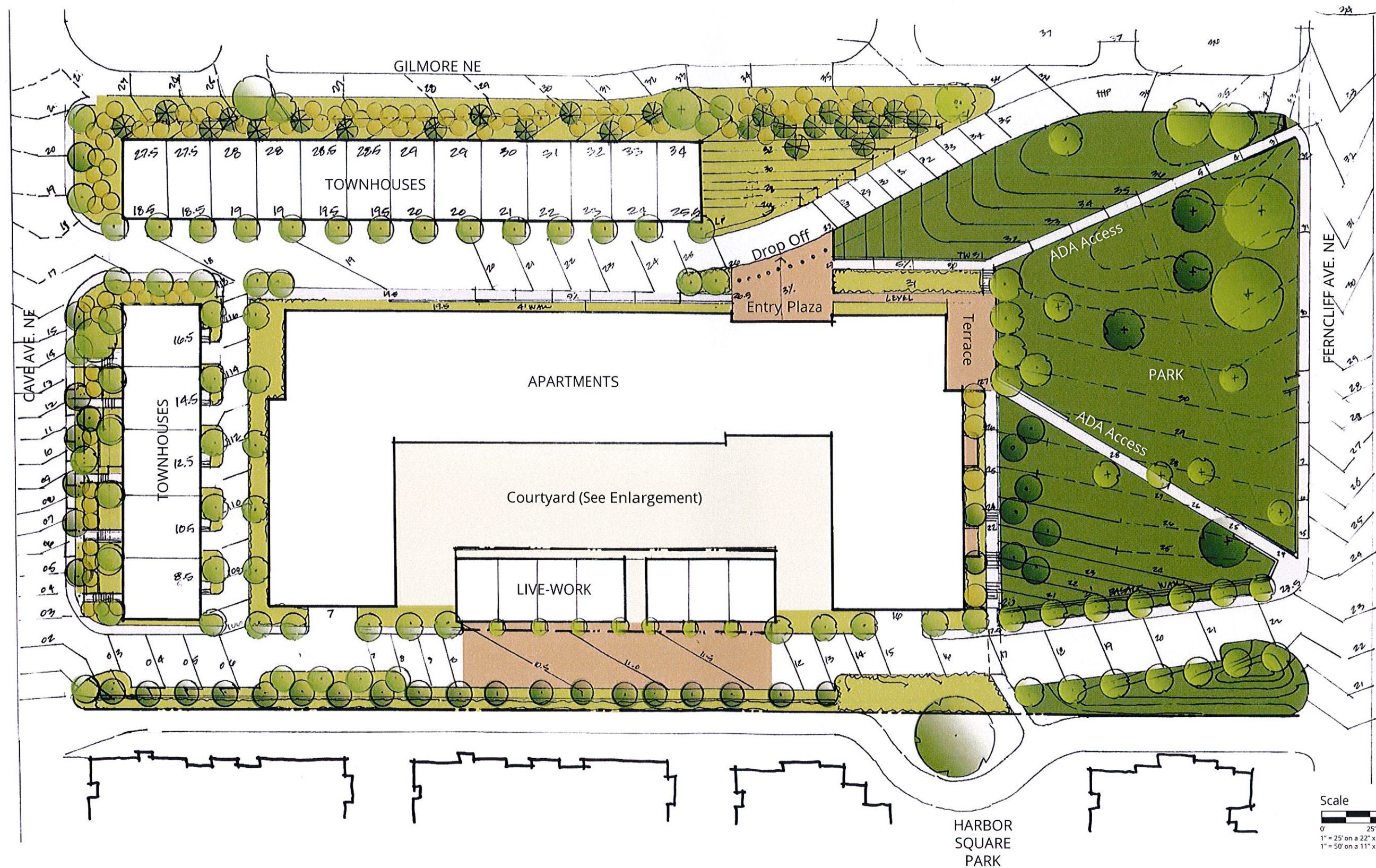
LEGEND

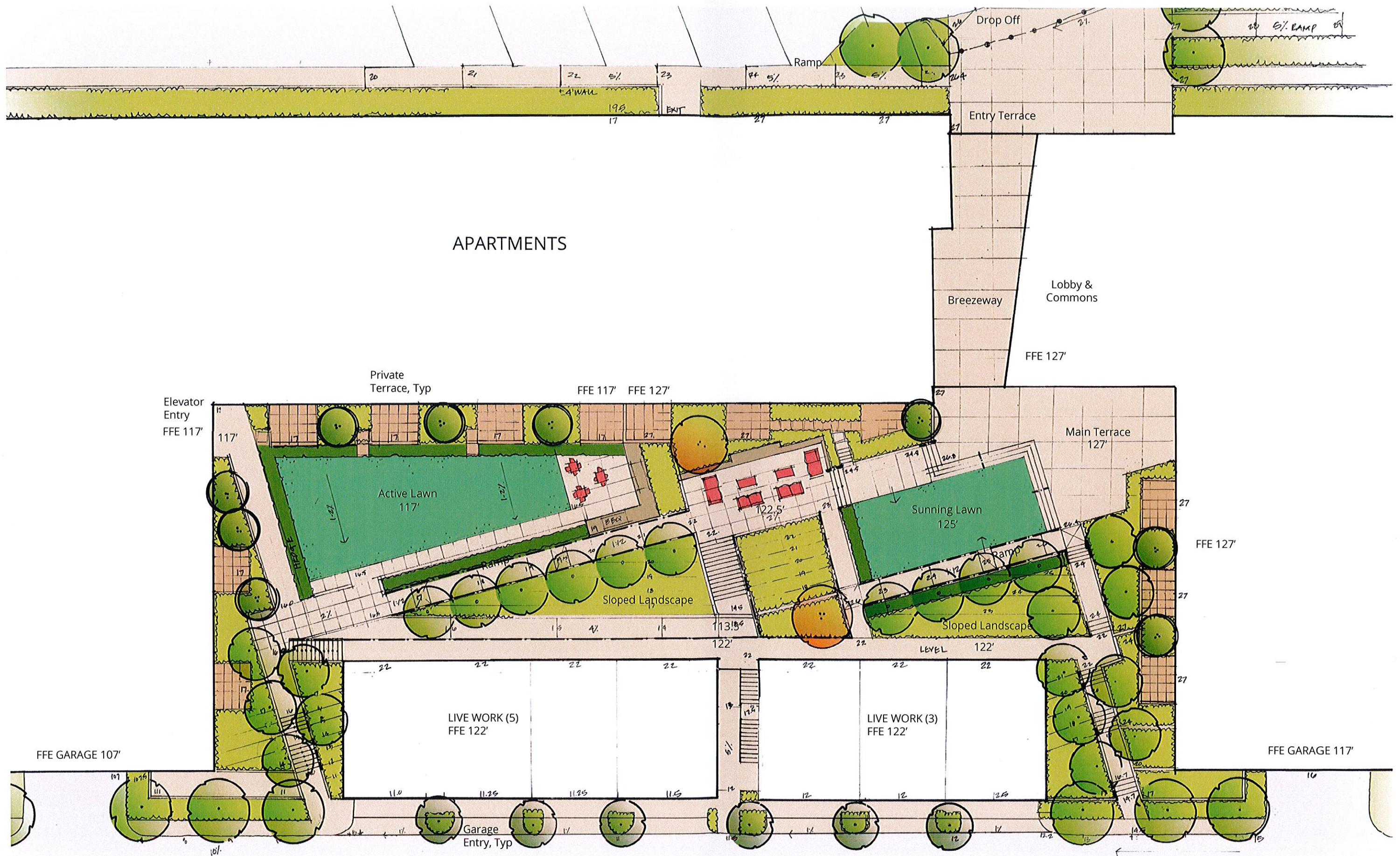
- RETAINED TREES
- REMOVED TREES

NOTES: 1. REFER TO TREE RETENTION SPREADSHEET FOR SPECIFIC TREES
 2. BASE PLAN PER CIVIL ENGINEER

SCALE



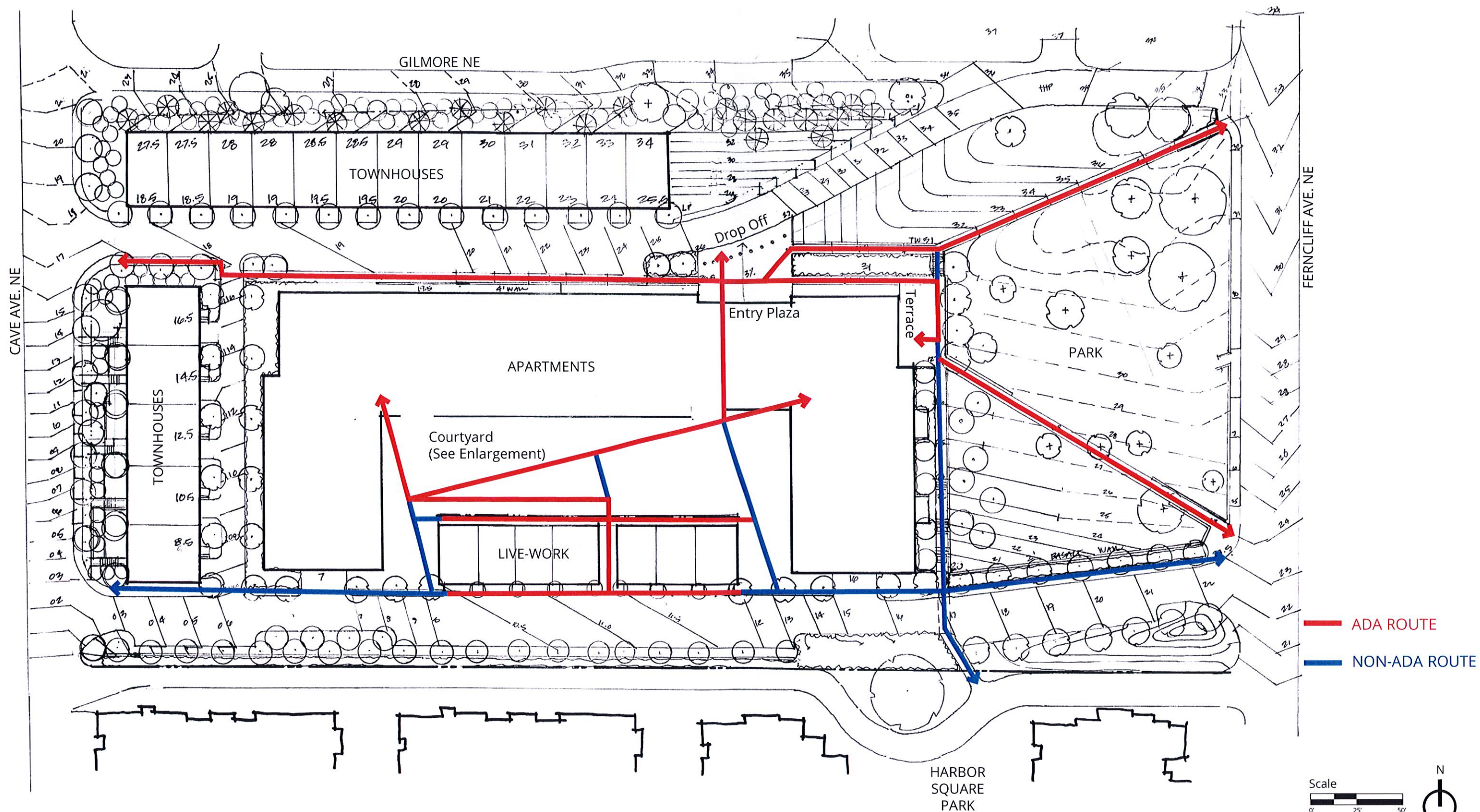


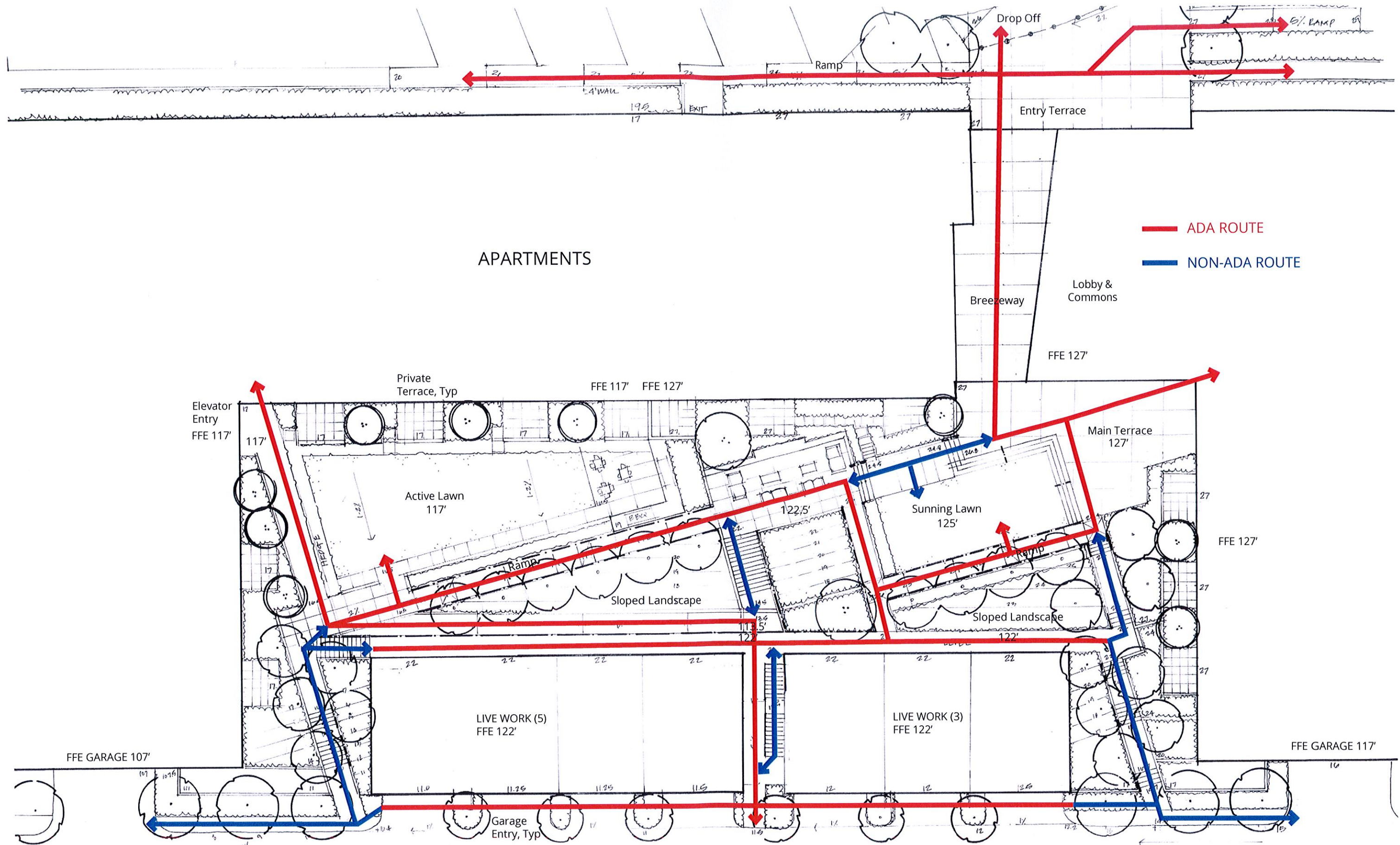


BAINBRIDGE LANDING

PRELIMINARY COURTYARD CONCEPT - PRE-APP

L04





Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030



“Pre-App” Meeting Checklist



“Post-App” Meeting Checklist

Project Name/Case #: BAINBRIDGE LANDING

**Land Use Application
(Pre-app, Site Plan
Review etc.):**

SITE PLAN REVIEW – MAJOR AMENDMENT

Project Description:

Project proposal consists of a 4.7 acre parcel with 21 single family townhouses and 115 unit multi-family apartment building, each with underbuilding parking. Site design includes a 1 acre public park and preservation of historic home. Project will be submitted under HDDP as TIER 1 with LEED certification.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	Primary exterior finishes will include horizontal and vertical metal siding, cement board accent panels, vertical wood siding, and exposed cement.	
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20’ increments or horizontally in no more than 30’ increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	Apartment building is organized with two façade systems; vertical organized openings with horizontal banding at inset corners. Horizontal modulation is provided by vertical window groupings, storefront at stairways and public areas, and façade offsets. Vertical modulation is provided with change in material at upper floors,	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

			stepped roof massing and horizontal fenestration.	
Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	Exposed portions of under building parking will be screened with landscaping and green walls.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors . Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	Public spaces including bike lobby and common room will have two story ceiling heights. All ground level entries shall have roof canopies. No retail is included in proposed program.	
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies	Facades facing public ways have multiple building entrances each with entry canopy. Facades include bay windows, recessed entries, roof decks, canopies and horizontal modulation. Hardscape materials such as pavers or scored concrete will be	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

		or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	incorporated at building entries.	
Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	Maximum building separation is 30' except at access lanes.	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	Apartment building will incorporate a significant pedestrian passage adjacent to the main lobby, connecting the north access lane and public park to the courtyard. The passageway will be visually connected to the two story lobby, increasing the transparency through the building to 56' in width.	
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	Building setback has been increased for public park.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	Pedestrian passageways and vegetation between buildings are provided into courtyard.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	Buildings will incorporate features found on Harbor Square including roof cornice, white siding, vertical fenestration, changes in materials, bay windows, and flat roofs.	
Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	No commercial signage is proposed.	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	Not applicable	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	Multiple entrances are provided and pedestrian passageways.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	All entries shall be protected.	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	Buildings are visually split with variations in façade materials, façade setbacks, and passageways.	
Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	No parking lots are proposed. All parking is either under-building or on-street.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**

BAINBRIDGE LANDING FERRY TERMINAL DESIGN GUIDELINES CHECKLIST

April 19, 2016

SIDEWALK & STREET TREES:

Intent: To extend some of the character of Winslow Way west into this area and provide safe and convenient connections for people walking, particularly to and from the ferry terminal.

Proposed Design Response: Street trees shall be planted at a minimum of 30' on center. Sidewalks shall be 5' minimum.

BREAKING UP LARGE BLOCKS

Intent: To reduce the scale of development. New developments shall include streets, alleys, or lanes that can serve to break down the scale of these larger blocks.

Proposed Design Response: The project site is served by three new access lanes.

SET TO LINE

Intent: To reinforce connections between buildings and the public right of way. Building facades shall be located at the back of sidewalk or within 5 feet of it.

Proposed Design Response: Building are set within 5' of property line except at landscape buffers and public park.

LIMITED STREET LEVEL USES

Intent: To have active varied, and interesting street environment, but not one that competes with core. Small restaurant and service uses on the ground floor are encouraged.

Proposed Design Response: No commercial uses are proposed.

WEATHER PROTECTION (not applicable)

Intent: To offer pedestrians protection from rain along Winslow Way East.

LANDMARK STRUCTURES (not applicable)

Intent: Visually prominent architecture at corner of Winslow Way east and Ferncliff.

UPPER BUILDING STEPBACKS

Intent: To reduce the bulk of buildings as they rise in height. Along Winslow Way East and Ferncliff, building facades above the second story should be stepped back at least 10' from the façade of the floor below.

Proposed Design Response: Project complies with transition standards along Ferncliff.

SIGNS (not applicable)

Intent: To have building facades be the principal location for announcing goods and services.