



CITY OF  
BAINBRIDGE ISLAND

DESIGN REVIEW BOARD  
SPECIAL MEETING  
MONDAY, JULY 20, 2020  
2:00 – 5:00 PM  
ZOOM WEBINAR

---

---

THE DESIGN REVIEW BOARD WILL HOLD THIS MEETING USING A VIRTUAL, ZOOM WEBINAR, PER GOVERNOR INSLEE'S "STAY HOME, STAY HEALTHY" ORDERS. MEMBERS OF THE PUBLIC WILL BE ABLE TO CALL IN TO THE ZOOM MEETING.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

<https://bainbridgewa.zoom.us/j/91089433040>

OR IPHONE ONE-TAP:

US: +16465588656,,91089433040# or +16699009128,,91089433040#

OR TELEPHONE:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799  
or +1 346 248 7799

Webinar ID: 910 8943 3040

INTERNATIONAL NUMBERS AVAILABLE: <https://bainbridgewa.zoom.us/j/91089433040>

## AGENDA

- |         |   |
|---------|---|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics)  |
| 2:05 PM | Approval of Minutes<br>July 6, 2020   |
| 2:10 PM | Fraik Short Plat ( <a href="#">PLN51709 DRB-DG</a> )<br>Project Manager: Ellen Fairleigh<br>#2 Design Guidance Review Meeting<br><i>See digital file for materials</i>  |
| 3:10 PM | New/Old Business <ul style="list-style-type: none"><li>• Portal Improvements – Joe Dunstan</li><li>• DRB/Pre-app process review – Joe Dunstan</li><li>• Appoint liaison to Island Center Subarea Planning Process Steering Committee</li><li>• Board Member Issues/Concerns</li></ul> |
| 4:25 PM | Adjourn   |

**For special accommodations, please contact Planning & Community Development  
206-780-3750 or at [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)**

Call to Order (Attendance, Agenda, Ethics)  
Review and Approval of Minutes – June 15, 2020  
Bainbridge Periodontics Clinic SPR ([PLN51425 SPR/VAR](#))  
Messenger House ([PLN51717 DRB-DG](#))  
New/Old Business  
Adjourn

---

**Call to Order (Attendance, Agenda, Ethics)**

Chair Joseph Dunstan called the meeting to order at 2:06 PM. Design Review Board members in attendance were Michael Loverich, Todd Theil, Shawn Parks, Vicki Clayton and Laurel Wilson. City Council member Leslie Schneider was present. City Staff present were Associate Planner Ellen Fairleigh, Senior Planner Kelly Tayara and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

**Review and Approval of Minutes – June 15, 2020**

**Motion: I move to approve  
Theil/Loverich: Passed Unanimously**

**Bainbridge Periodontics Clinic SPR ([PLN51425 SPR/VAR](#))**

**#3 DRB Review and Recommendation Meeting**

*See attached Design for Bainbridge Worksheet – Approved*

**Motion: I so move  
Clayton/Loverich: Passed Unanimously**

**Messenger House ([PLN51717 DRB-DG](#))**

**#2 Design Guidance Review Meeting**

*Discussion Only*

**New/Old Business**

The Board approved the clarifying changes made to Design for Bainbridge Worksheet.

**Adjourn**

The meeting was adjourned at 5:20 PM.

Approved by:

---

Joseph Dunstan, Chair

---

Marlene Schubert, Administrative Specialist

DRAFT



**DESIGN for BAINBRIDGE  
DESIGN REVIEW  
Bainbridge Island, Washington**

<b>PROJECT:</b>	Bainbridge Periodontics Clinic
<b>DATE: 5/29/2020</b>	
<b>PROJECT PLANNER:</b>	Ellen Farleigh
<b>Design Review Board Meeting Dates:</b>	July 6, 2020

**CONTEXT ANALYSIS – NOT APPLICABLE**

- 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 Findings:**

**Context Analysis Discussion:**

- C1)
- C2)
- C3)
- C4)
- C5) Traffic study was conducted and submitted.
- C6) Traffic study was conducted and submitted.



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

### **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

#### **Site Design Standards Findings:**

The DRB finds that this project meets S1-S6.

#### **Site Design Standards Discussion:**

- S1) The natural grades in the existing site are respected in the design.
- S2) Rain gardens are part of the landscape design. Two large existing trees will be preserved and new landscape areas are added.
- S3) The facade of the new construction follows the character of Island design with smaller pitched roofs and broken up volumes.
- S4) The building mass is broken up into smaller residential volumes reflecting the neighborhood rhythm.
- S5) The new sidewalk is separated from the street. The new building is ADA accessible. The project uses the existing driveway. Island Trail remains untouched.
- S6) The project provides a clear pedestrian entry / access point. The public realm aspect is addressed by adding a public bench to the front yard surrounded by a rich landscape, a place to relax /pause.



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

### **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 LEDGIBLE HEIRARCHY OF PUBLIC SPACES
- P4** STRENGHTEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

### **Public Realm Standards Findings:**

The public realm is enhanced when walking down Madison with the plantings and clear massing. The DRB finds that this project meets P1-P6.

### **Public Realm Standards Discussion:**

P1) Safe access to the site is readily available with bike storage near the main entry.

P2) Clear and identifiable pathways for pedestrian traffic are provided for, with adequate lighting levels.

P3) The public space is clearly defined by the continuous set back of buildings.

P4) The primary public entry is readily identifiable and accessible.

P5) The frontage facade of the building is broken up to imitate the residential scale of the neighborhood.

P6) The project combines two driveways into one and moves the traffic entry away from the intersection and Inland Trail.



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

### **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

### **Building Design Standards Findings:**

The DRB finds that this project meets B1-B6.

### **Building Design Standards Discussion:**

B1) There is a transparency of the building organization from the exterior leading into the building that is logical and readily understandable.

B2) The building with a commercial first floor and a residential second floor is clearly represented, without being disconnected. The design is in keeping with local vernacular being the use of materials, roof forms and appropriate scale.

B3) The facade balances opaque and transparent surfaces. Utilities are located in the back and/ or are screened to the public.

B4) Sustainable principles will be maintained through an energy efficient envelope, lighting controls and solar energy collection.

B5) Extreme care is taken in the design and detailing of the new building, relying on a palette of wood / metal and glass. The material approach was to weave the different materials in such a way to break down the scale of the building and lend interest to the overall composition.



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

### **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

#### **Landscape Standards Findings:**

The DRB finds that this project meets L1-L6.

#### **Landscape Standards Discussion:**

L1) The Landscape Design was developed to frame the building and make a transition space from exterior to interior. Native drought resistant plants were chosen.

L2) The Landscape Design provides a natural flowing scheme of blooming ground covers and seasonal blooming bushes and trees to add color and depth.

L3) Native drought resistant plants were chosen.

L4) Rain gardens are integrated into the landscape design to pre-treatment and slow the runoff from the roofs and the adjacent parking areas.

L5) The rain gardens will be the habitat of a healthy and vibrant natural environment.

L6) Territorial Views are maintained from spaces within the building, maintaining a visual connection to surroundings and providing relief to everyday stresses occurring in the work environment.



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

### **STREET TYPES AND FRONTAGES**

**Street Types:** State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

#### **Street Types Findings:**

- 1) State Route: No direct access to or from SR 305.
- 2) Madison Avenue is a mixed-use neighborhood with a pedestrian through-routes and a bike lane, which are maintained.
- 3) Neighborhood Main Street: Not applicable.
- 4) Neighborhood mixed Use: Not applicable.
- 5) Mixed Use Arterial: Not applicable.
- 6) Rural by Design: Not applicable.
- 7) Green Street: Not applicable.
- 8) Rural Green Street: Not applicable.

#### **Street Types Discussion:**

The DRB agrees that Madison Avenue is a Neighborhood Mixed Use.

**Frontages:** Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace, Vegetated Buffer, Parking



## **DESIGN for BAINBRIDGE DESIGN REVIEW Bainbridge Island, Washington**

### **Frontages Findings:**

Linear / Storefront - The design follows the required front setback and will be in line with the neighboring structures.

Landscape - The sidewalk set back as well as the building setback are planned to be landscaped.

Plaza – Not applicable.

Forecourt – Not applicable.

Stoop / Terrace – Not applicable.

Vegetated Buffer – Not applicable

Parking - Parking is provided in the rear behind the building with appropriate landscaping and lighting.

### **Frontage Discussion:**

The DRB recognizes that the parking is within the Inland Trail setback. The DRB supports the preservation of trees, landscaping and quality of trails. This has been referred to the Planning Commission for final decision.



**DESIGN for BAINBRIDGE  
DESIGN REVIEW  
Bainbridge Island, Washington**

**SUBDIVISION GUIDELINES – NOT APPLICABLE**

- A) ISLAND CHARACTER** PRESERVE AND MAINTAIN ISLAND CHARACTER
  
- B) NEIGHBORHOOD CONTEXT** TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES
  
- C) NATURAL AREA** TO INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED
  
- D) NATURAL SITE CONDITIONS** TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE
  
- E) HISTORIC AND CULTURAL RESOURCES** TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES
  
- F) STORMWATER** INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES
  
- G) SEPTIC SYSTEMS** TO MINIMIZE IMPACT OF SEPTIC FACILITIES
  
- H) WATER CONSERVATION** TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES
  
- I) COMMUNITY SPACE** TO PROMOTE A SHARED SENSE OF COMMUNITY



**DESIGN for BAINBRIDGE  
DESIGN REVIEW  
Bainbridge Island, Washington**

**J) CLUSTER HOMESITES** TO PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

**K) SOLAR ACCESS** TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

**L) ACCESS AND CIRCULATION** TO PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

**M) MOTOR VEHICLES** TO MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

**N) HOMESITE DESIGN** TO EFFICIENTLY CONFIGURE BUILDING FOOTPRINT(S) AND ALLOWED USES WITHIN A HOMESITE

**O) DIVERSITY IN HOUSE DESIGN** TO PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

**P) FACING PUBLIC STREETS** TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

**Q) FACING PUBLIC STREETS** TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET



**DESIGN for BAINBRIDGE  
DESIGN REVIEW  
Bainbridge Island, Washington**

**Subdivision Guidelines Findings:**



**DESIGN for BAINBRIDGE  
DESIGN REVIEW  
Bainbridge Island, Washington**

**LARGER SITES – NOT APPLICABLE**

**STANDARD1** DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

**STANDARD2** DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

**Larger Sites Findings:**

**Larger Sites Discussion:**

Standard 1)

Standard 2)



**DESIGN for BAINBRIDGE  
DESIGN REVIEW  
Bainbridge Island, Washington**

**HISTORIC PLACES – NOT APPLICABLE**

- 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.

**Historic Places Findings:**

**Historic Places Discussion:**

Standard 1)

Standard 2)

**CIVIC USES – NOT APPLICABLE**

- 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.

**Civic Uses Findings:**

**Civic Uses Discussion:**

Standard 1)

Standard 2)



**DESIGN for BAINBRIDGE  
DESIGN REVIEW  
Bainbridge Island, Washington**

**This project is recommended for:**

Approval

Approval with the following conditions:

1.

2.

Denial:

APPROVED BY:

Chair, Design Review Board

DATE: 7/6/2020

**Attendee Report**

Report Generated:

7/13/2020 9:01

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Design Review Board - Special Meeting	932 4073 0301	7/6/2020 13:51	209	13
		Unique Viewers	Total Users	
			12	48

**Host Details**

User Name	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene	mschubert@bainbridgewa.gov	7/6/2020 13:51	7/6/2020 17:20	209

**Panelist Details**

User Name	Email	Join Time	Leave Time	Time in Session (minutes)
Matthew C	coates.design@gmail.com	7/6/2020 14:16	7/6/2020 15:16	60
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 14:00	7/6/2020 14:08	8
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 14:08	7/6/2020 14:10	2
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 14:30	7/6/2020 14:42	13
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 14:55	7/6/2020 14:56	1
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 15:04	7/6/2020 15:18	14
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 15:18	7/6/2020 15:19	2
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 15:19	7/6/2020 15:33	14
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 15:33	7/6/2020 15:39	6
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 15:39	7/6/2020 16:04	25
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 16:04	7/6/2020 16:10	7
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 16:10	7/6/2020 16:14	4
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 16:14	7/6/2020 17:20	66
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 14:10	7/6/2020 14:29	19
Laurel Wilson	laurel.wilson@cobicommittee.email	7/6/2020 14:43	7/6/2020 14:55	13
Heather Wright	hwright@bainbridgewa.gov	7/6/2020 13:56	7/6/2020 14:28	32
Leslie Schneider	LSchneider@bainbridgewa.gov	7/6/2020 13:59	7/6/2020 16:56	178
Shawn Parks	shawn.parks@cobicommittee.email	7/6/2020 14:15	7/6/2020 16:24	129
Shawn Parks	shawn.parks@cobicommittee.email	7/6/2020 16:25	7/6/2020 17:20	55
Michael Loverich	michael.loverich@cobicommittee.email	7/6/2020 13:57	7/6/2020 17:20	203
Charlie and Jeff	charlie@wenzlauerarchitects.com	7/6/2020 15:19	7/6/2020 16:16	57
Charlie and Jeff	charlie@wenzlauerarchitects.com	7/6/2020 16:16	7/6/2020 17:01	46
Vicki Clayton	vicki.clayton@cobicommittee.email	7/6/2020 14:04	7/6/2020 17:20	197
Todd Thiel	todd.thiel@cobicommittee.email	7/6/2020 13:58	7/6/2020 17:20	202
Joseph Dunstan	joseph.dunstan@cobicommittee.email	7/6/2020 13:51	7/6/2020 17:20	209
Jeff Bouma	jeff.bouma9@gmail.com	7/6/2020 15:19	7/6/2020 17:01	103
Kelly Tayara	ktayara@bainbridgewa.gov	7/6/2020 13:59	7/6/2020 17:08	190
Bob M-R	bob@coatesdesign.com	7/6/2020 14:16	7/6/2020 15:16	61

Ellen Fairleigh	efairleigh@bainbridgewa.gov	7/6/2020 13:54	7/6/2020 15:19	85
-----------------	-----------------------------	----------------	----------------	----

**Attendee Details**

Name	Email	Join Time	Leave Time	Time in Session (minutes)
Matthew C	coates.design@gmail.com	7/6/2020 14:05	7/6/2020 14:16	11
Jon Quitslund	jonquitslund@att.net	7/6/2020 14:05	7/6/2020 17:02	177
Vicki	vclayton43@gmail.com	--	--	--
JUSTIN YOUNKER	justin@cascadiadevelopment.com	7/6/2020 15:11	7/6/2020 16:27	77
Bob Russell	bobrussell169@gmail.com	7/6/2020 14:05	7/6/2020 17:20	195
Annette Rohde	annette@coatesdesign.com	7/6/2020 14:07	7/6/2020 14:19	13
Annette Rohde	annette@coatesdesign.com	7/6/2020 14:19	7/6/2020 15:16	57
Charlie and Jeff	charlie@wenzlauarchitects.com	7/6/2020 14:39	7/6/2020 15:07	29
Charlie and Jeff	charlie@wenzlauarchitects.com	7/6/2020 14:52	7/6/2020 15:19	28
Charlie and Jeff	charlie@wenzlauarchitects.com	7/6/2020 16:17	7/6/2020 17:04	48
David	david@carlettiarchitects.com	7/6/2020 14:56	7/6/2020 17:02	126
Godwin Selembo	selembo@gmail.com	7/6/2020 14:41	7/6/2020 15:16	35
Jeff Bouma	jeff.bouma9@gmail.com	7/6/2020 15:01	7/6/2020 15:19	19
Bob M-R	bob@coatesdesign.com	7/6/2020 14:05	7/6/2020 14:16	11
John Stone	info@forgedbyfivestones.com	7/6/2020 14:05	7/6/2020 15:16	71
Jim Beisley	jim@timryanconstruction.com	7/6/2020 14:05	7/6/2020 15:16	72

**Other Attended**

User Name	Join Time	Leave Time	Time in Session (minutes)	
	12067180799	7/6/2020 15:00	7/6/2020 15:03	4
	12067180799	7/6/2020 15:06	7/6/2020 15:21	15
	13604249874	7/6/2020 15:17	7/6/2020 17:02	105