

Call to Order (Attendance, Agenda, Ethics)  
Review and Approval of Minutes – April 19, 2021  
Buxton Center for Performing Arts ([PLN51828 SPRA](#))  
Messenger House ([PLN51717 SPR](#))  
New/Old Business  
Adjourn

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

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Michael Loverich, Vicki Clayton, Shawn Parks, Bob Russell, and Todd Thiel. Laurel Wilson was absent and excused. Planning Commissioners Jon Quitslund and Ashley Mathews were present. City Council members Leslie Schneider and Michael Pollock were present. City Staff present were Planning Manager David Greetham, 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 – April 19, 2021**

**Motion:** I make a motion to approve the minutes

**Clayton/ Loverich:** Passed Unanimously

**Buxton Center for Performing Arts ([PLN51828 SPRA](#))**

**#3 Final Design Review Meeting**

*See attached 05-03-2021 FINAL Design for Bainbridge Worksheet-Buxton Center for BPA*

**Messenger House ([PLN51717 SPR](#))**

**#3 Final Design Review Meeting**

*See attached 05-03-2021 FINAL Design for Bainbridge Worksheet-Messenger House*

**New/Old Business**

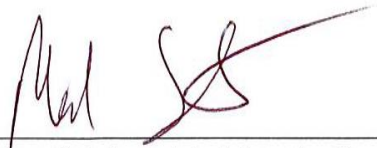
- Update-Subcommittee “code changes” for project review process – David Greetham
- General Project Update-David Greetham
- Board Member Issues/Concerns

**Adjourn**

The meeting was adjourned at 5:53 PM.

Approved by:

  
\_\_\_\_\_  
Joseph Dunstan, Chair

  
\_\_\_\_\_  
Marlene Schubert, Administrative Specialist

<b>Attendee Report</b>					
Report Generated:	5/13/2021 11:56				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	934 5342 5990	5/3/2021 13:51	242	18	17
				Total Users	Max Concurrent Views
				44	0
<b>Host Details</b>					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	5/3/2021 13:51	5/3/2021 17:53	242	
<b>Panelist Details</b>					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:55	5/3/2021 17:51	176	
Mark Tumiski	mtumiski@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	49	
Shawn	shawn.parks@cobicommittee.email	5/3/2021 14:02	5/3/2021 17:53	232	
Kelly	ktayara@bainbridgewa.gov	5/3/2021 13:57	5/3/2021 15:36	100	
Kelly	ktayara@bainbridgewa.gov	5/3/2021 15:39	5/3/2021 17:53	134	
Michael	michael.loverich@cobicommittee.email	5/3/2021 13:58	5/3/2021 17:53	236	
Todd	todd.thiel@cobicommittee.email	5/3/2021 14:00	5/3/2021 17:53	233	
Ashley	ashley.mathews@cobicommittee.email	5/3/2021 13:57	5/3/2021 17:08	191	
JUSTIN YOUNKER	justin@cascadiadevelopment.com	5/3/2021 15:01	5/3/2021 17:53	172	
Dominique Cantwell	dcantwell@bainbridgeperformingarts.org	5/3/2021 14:03	5/3/2021 14:52	49	
Vicki	vicki.clayton@cobicommittee.email	5/3/2021 13:54	5/3/2021 17:53	239	
Michael P	mpollock@bainbridgewa.gov	5/3/2021 13:52	5/3/2021 16:59	187	
David	david@carlettiarcitects.com	5/3/2021 14:03	5/3/2021 17:51	228	
Joseph	joseph.dunstan@cobicommittee.email	5/3/2021 13:56	5/3/2021 17:53	238	
charlie	charlie@wenzlauarchitects.com	5/3/2021 14:55	5/3/2021 17:51	176	
Josh Saitelbach - Groundswell	josh@groundswell.studio	5/3/2021 14:03	5/3/2021 14:52	50	
Leslie	lschneider@bainbridgewa.gov	5/3/2021 14:02	5/3/2021 14:35	34	
Bob	bob.russell@cobicommittee.email	5/3/2021 13:54	5/3/2021 17:53	239	
David	dgreetham@bainbridgewa.gov	5/3/2021 15:06	5/3/2021 17:53	167	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	50	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	49	
Wendy Pautz	wpautz@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	50	
Jon Quitslund	jonquitslund@att.net	5/3/2021 14:55	5/3/2021 16:56	121	
<b>Attendee Details</b>					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:06	5/3/2021 14:10	5	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:39	5/3/2021 14:55	17	
Mark Tumiski	mtumiski@lmnarchitects.com	5/3/2021 14:01	5/3/2021 14:03	3	
William Langemack	langemack@icloud.com	5/3/2021 14:00	5/3/2021 14:52	52	
Steve Powell	spowell@soundpublishing.com	5/3/2021 14:02	5/3/2021 14:54	53	
JUSTIN YOUNKER	justin@cascadiadevelopment.com	5/3/2021 14:01	5/3/2021 15:01	61	
Dominique Cantwell	dcantwell@bainbridgeperformingarts.org	5/3/2021 14:00	5/3/2021 14:03	3	
Matt Longmire	mlongmire@bainbridgeperformingarts.org	5/3/2021 14:37	5/3/2021 14:53	16	
David	david@carlettiarcitects.com	5/3/2021 14:00	5/3/2021 14:03	3	
charlie	charlie@wenzlauarchitects.com	5/3/2021 14:46	5/3/2021 14:55	10	
Josh Saitelbach - Groundswell	josh@groundswell.studio	5/3/2021 14:01	5/3/2021 14:03	3	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:00	5/3/2021 14:03	3	

Erik Perka	eperka@lmmnarchitects.com	5/3/2021 14:00	5/3/2021 14:03	3
Anne McNamee Corbett	anne@islandfilmworks.com	5/3/2021 14:07	5/3/2021 17:51	225
Wendy Pautz	wpautz@lmmnarchitects.com	5/3/2021 14:01	5/3/2021 14:03	3
Joe Dunstan	joseph.dunstan@cobicommitte.email	--	--	--
Jon Quitslund	jonquitslund@att.net	5/3/2021 14:00	5/3/2021 14:55	56
Kim McCormick Osmond	kimberly.mccormick.osmond@cobicommittee.email	5/3/2021 14:36	5/3/2021 14:46	11
kim osmond	kimberly.mccormick.osmond@cobicommittee.email	5/3/2021 14:46	5/3/2021 16:33	107
ralphspilling	ralphspil@aol.com	5/3/2021 14:00	5/3/2021 14:52	52
Mark	markf53@msn.com	5/3/2021 14:00	5/3/2021 17:05	185
<b>Other Attended</b>				
User Name	Join Time	Leave Time	Time in Session (minutes)	
12067180799	5/3/2021 14:43	5/3/2021 14:55	12	
12067180799	5/3/2021 14:55	5/3/2021 17:51	176	



# DESIGN for BAINBRIDGE WORKSHEET

## Bainbridge Island, Washington

### **INTRODUCTION**

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

### **#1 Conceptual Proposal Review Meeting**

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

#### Applicant Submittal Requirements

- See DforB pages 12 & 16

### **#2 Design Guidance Review Meeting**

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

#### Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)



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

### **#3 Final Design Review Meeting**

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

#### **Applicant Submittal Requirements**

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

**NOTE:** Submittal materials should be transmitted as individual pdfs, not as one large file.



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

<b>PROJECT:</b> <a href="#">Buxton Center for Bainbridge Performing Arts (PLN51828)</a>
<b>PROJECT ADDRESS or PARCEL:</b> <a href="#">200 Madison Ave N / 26250231432007</a>
<b>DATE:</b> <a href="#">05/03/2021</a>
<b>PROJECT PLANNER:</b> <a href="#">Kelly Tayara</a>
<b>Design Review Board Meeting Dates:</b> <a href="#">11/02/2020; 11/16/2020; 05/03/2021</a>

**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:

Yes:  No:

If no, required additional information:



## DESIGN for BAINBRIDGE WORKSHEET 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

### **Applicant Response:**

S1) Vegetation - The new addition has been placed to avoid the two large conifer trees that are directly west of the existing building and maple and birch trees to the southwest. A cluster of smaller hazelnut trees to the north will be removed to make room for the new studio.

Solar Access - The building has good solar exposure and the new addition is being made "solar-ready" with the ability to add photovoltaic panels on the south-facing roof and the existing west-facing roof should BPA be able to find an interested donor.

Wind - Prevailing winds at the site are southwest and northwest. Other than structural bracing to counter it, wind is not a significant issue for the project.

Stormwater - There is an existing storm drainage swale that lies to the southwest of the building and the hope was to enlarge the swale to serve the enlarged building.

However, the geotechnical engineer has assessed the infiltration capacity of the underlying soil and has indicated that the soil has little ability to receive anything more than incidental storm water. The swale will be maintained but the project will need to rely on the piped storm drainage system for the added roof runoff.

Other - Below grade soils are stable and there is no known history of flooding at the site.





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

S2) A variety of trees on the site are being preserved and they can serve as habitat for wildlife, primarily including birds, squirrels and insects.

S3) The unique aspect of the project site is its mid-block location with frontage onto an important civic open space ("Town Square"). The project will improve the function of the performing arts center while enhancing its connection to the open space.

S4) The scale, form, and materiality of the new addition will be compatible with the existing BPA building and the neighboring buildings. It's expression, which features an iconic roof shape, large windows connecting the lobby to the exterior, a main entry that is aligned with the adjacent open space, and extensive use of wood in the structure and finishes, will be appropriate to its function as an important civic gathering place.

S5) The project will align the new main entry of the building with the centerline of Town Square, thus strengthening the system of access and movement between the public open spaces and the community spaces inside the building.

S6) By its nature, a performing arts center supports a vibrant public realm, providing numerous opportunities for community gatherings, learning, arts and entertainment. By improving the function of the center and strengthening the connection between the Town Square and BPA, the opportunities for vibrancy will be enhanced.



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

### **DRB Discussion:**

S1) The standard has been met.

S2) Landscape using native plants, as warranted. Food for thought, how the big leaf maples will interact with the birch trees over time. The standard has been met.

S3) The standard has been met.

S4) The standard has been met.

S5) The standard has been met on the west side, certainly, and overall.

S6) The standard has been met. Like the benches!

### **DRB Findings:**

This project meets S1-S6 guidelines.



## **DESIGN for BAINBRIDGE WORKSHEET**

### **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 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:**

P1) The current safe and comfortable environment for walking and cycling adjacent to the building will be kept intact and improved by the project. To the west, the buildings connection to the pedestrian zone that is part of Town Square will be enhanced by the new entry that is on axis with the centerline of Town Square and a new stair and a new accessible ramp that provide very direct pathways to the public space. To the east, the existing paved pedestrian walk that is adjacent to the south wall of the performing arts center connects to an existing paved walk that runs along the south side of the historical museum; this existing pedestrian walk will not be affected by the project.

P2) The project does not alter the existing drive aisles or parking stalls in the vicinity of the BPA building.

P3) The existing hierarchy of public spaces is respected by the project. The approach to the main building entry features a deliberate sequence as it passes through (1) the open public space of Town Square, (2) a landscaped forecourt in which the paved way is narrowed and supplemented by adjacent planting, (3) a short stairway and ramp to a raised "porch" that provides a sense of arrival, and (4) passage through entry doors into the lobby vestibule.



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

P4) The public connection between the performing arts center and the Town Square open space will be strengthened and enhanced by the creation of an axial relationship between Town Square and the building entry that is more obvious and direct than the existing condition. The new walkway will be enhanced with new vegetation and benches.

P5) The block pattern in which the project resides is unique in the city. The mid-block location of the building, highlighted by its relationship to the Town Square open space, helps make the site a special place in the city and emphasizes its importance as a civic facility. The new addition will not alter the nature of the block pattern.

P6) Since the existing building is not located close to any streets, it does not have much of an opportunity to foster interest and activity along commercial streets. The west facade of the expanded building will be visible at a distance from Madison Avenue North and the iconic nature of the new roof will add visual interest.



## **DESIGN for BAINBRIDGE WORKSHEET**

### **Bainbridge Island, Washington**

#### **DRB Discussion:**

- P1) This standard has been met.
- P2) This standard has been met.
- P3) This guideline has been met.
- P4) This guideline has been met.
- P5) This guideline has been met.
- P6) This guideline is not applicable.

#### **DRB Findings:**

This project meets P1-P5 standards, P6 standard is not applicable.



## DESIGN for BAINBRIDGE WORKSHEET 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

### **Applicant Response:**

B1) The expansion seeks to create a clear axial connection with Town Square, and the primary building entrance is derived from this alignment. Each piece of program is located to maximize connectivity, patron experience, and visual connection to the woodland landscape. Directly off the entry and flowing north, an appropriately scaled new lobby welcomes patrons, and features a large wall of glazing that allows porosity to the large fir tree and woodland planting just beyond. Bookending the lobby are the remaining program spaces, a multipurpose studio embedded in the hillside to the north, and administrative offices at the south to allow daylight and privacy. A second level connection to the rear of the auditorium sets the high point of the new massing. The studio is also a double-height space, and its roof slopes down toward the lower-scaled residential neighborhood to the north. The offices require less volume, so the lobby roof slopes toward the south to a low point corresponding with existing structure, before lifting in a welcoming gesture to the south. This wave-like form is both iconic and unifying, providing a single fluid connector between the different programs, yet allowing each to satisfy its unique requirements.

B2) Several of the buildings in the immediate context are broken down into multiple volumes and roof forms, creating a more human scale within the civic and cultural campus. The new addition will be lower than the existing gable-roofed auditorium, and retain the hierarchy of the current facility. However, given its prominent siting and orientation toward Town Square, the new massing will benefit from the coherent and unified expression and its own distinct roof form. Expressed wood structure and cedar cladding reference neighboring City Hall and the Historical Museum, while being regenerative and regionally sourced.

The clear glass lobby wall is articulated with glulam wood columns and mullions, and separates the more solid masses of the studio and offices. The roof beams create rhythm and scale in the interior and support a tongue and groove open wood ceiling that connects each of the program



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

spaces. A large cantilevered eave at the west façade provides outdoor cover, shade, and weather protection, bringing the wood ceiling material to the exterior. These materials and their use are representative of Pacific Northwest typologies and surrounding buildings.

B3) The west expansion balances opaqueness and porosity, with the wood-clad volumes holding the perimeter, proud of a transparent, gasket-like lobby showcasing the texture of wood structure. Punched windows in these opaque volumes add scale, rhythm, and depth, with the entry doors creating a glassy portal in the southern mass, and a large picture window bringing daylight and views to the studio. Consistently detailed benches in the lobby and the porch tie the indoor and outdoor spaces together. Along the length of the porch, the wave-like roof form is legible as a continuous wood soffit that adds warmth and frames an outdoor room. Primarily opaque facades are limited to the north and east, based on the theatrical and back of house functions and the site condition of a vegetated slope and parking. Mechanical units are located to the north of the existing building and naturally screened from view.

B4) The project embraces sustainability in preserving much of the existing building, while siting the new addition to preserve prominent trees and the existing stormwater-infiltrating rain garden. The addition will feature deep roof overhangs for shade and rain protection, and a primarily south-facing slope to allow future or near-term installation of solar photovoltaic panels. Operable windows will be provided at offices for user comfort and natural ventilation. The use of renewable materials such as wood for the primary structure and interior detailing connects the project to a regional vocabulary and limits the project's carbon footprint.

B5) The project utilizes a refined material palette that emphasizes the overall design concept with thoughtful details. Expressed glulam wood structure is evident throughout in the open ceiling, which parallels the roof form. The opaque volumes clad in a more finely textured wood siding material bookend the openness of the lobby, which features more metal and glass. A lacey, open metal stair with wood treads and perforated risers appears to float in the lobby, and the metal detailing and colors are carried throughout the window frames, door hardware and concessions area.



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

### **DRB Discussion:**

B1) This standard has been met. This is one of the standards that is strongly addressed.

B2) This standard has been met. Appreciate the nice use and mix of older materials blended with modern materials.

B3) This standard has been met.

B4) This standard has been met.

B5) This standard has been met.

### **DRB Findings:**

B1-B5 standards have been met.





# DESIGN for BAINBRIDGE WORKSHEET

## 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

### **Applicant Response:**

L1) The proposed landscape concept will respond to and complement the architectural concepts. Taking cues from existing plant palette, additional native and climate adaptive plans will strengthen the architectural concept and better integrate building and site.

L2) The public realm will be respected and improved by maintaining and responding to the existing organization of public spaces. The public connection between the performing arts center and the Town Square open space will be strengthened and enhanced by the creation of an axial relationship between Town Square and the building entry that is more direct than the existing condition. New plantings within the forecourt area will create a more comfortable sense of space for the community to gather and find respite. A small stair and accessible ramp will create an equitable entry experience to the "porch" that provides a stronger sense of arrival.

L3) Refer to L4 and L5 below. Sustainable stormwater strategies were explored to celebrate stormwater conveyance in the landscape, however, as previously noted, the underlying soils are not suitable for stormwater infiltration.

L4) Low Impact Development strategies are being explored to highlight green infrastructure practices.



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

L5) The project will incorporate native plants in order to support and improve healthy habitat on site.

L6) The project will better connect the indoor experience with the native woodland landscape on the west side of the building. The visual connection to Town Square will also be enhanced.



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

### **DRB Discussion:**

L1) This standard has been met.

L2) This standard has been met.

L3) This standard has been met.

L4) This standard has been met. Doing a good job expanding the rain garden. Appreciative that landscaping is native and using climate-adaptive plants and ultimately will not have to be irrigated.

L5) This standard has been met. They are preserving and saving existing trees on the property.

L6) This standard has been met. Credit for connecting the "civicness" of the site.

### **DRB Findings:**

L1-L6 standards have been met.



# DESIGN for BAINBRIDGE WORKSHEET

## 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

### **Applicant Response:**

The project does not have any street frontage. It is located mid-block between Madison Avenue North and Erickson Avenue NE. To the west, the building fronts on "Town Square", which is the location of a weekend public market and is a parklike open space with surface parking that serves BPA, City Hall and other adjacent enterprises.

### **DRB Discussion:**

N/A

### **DRB Findings:**

N/A



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

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

### **Applicant Response:**

As noted above, the project site has no street frontage, so the typologies shown in Design for Bainbridge are not applicable to the project. A 20-foot vegetated buffer is planned for the northern edge of the site, which is adjacent to a single-family residential property that has a series of modular houses that back up to the project site.

### **DRB Discussion:**

N/A

### **DRB Findings:**

N/A



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

**SUBDIVISION GUIDELINES**

**ISLAND CHARACTER** PRESERVE AND MAINTAIN ISLAND CHARACTER

**Applicant Response:**

Not applicable.

**DRB Discussion:**

N/A



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

**NEIGHBORHOOD CONTEXT** TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

### **Applicant Response:**

The performing arts center is part of the city's civic complex that includes City Hall to the west, Town Square to the immediate west, and the Bainbridge Historical Museum to the east. The project does not materially alter the center's relationship to the neighboring elements. It uses common gable roof forms and materials to respect the context, while providing a larger presence through tall windows and a strong roof form that convey a sense of civic importance befitting an important community building. The project also includes a 20' planting buffer on the north side of the property to enhance the natural landscape between the single-family residential development.

### **DRB Discussion:**

N/A



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

**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

### **Applicant Response:**

As previously noted, significant trees will be preserved by the project and the existing storm drainage swale will be retained. One of the project's site goals is to better connect the existing forested landscape with the indoor experience. The project considers the existing 28" fir and 18" pine trees directly west of the building to be a unique site amenity, crucial to creating a rich indoor experience that engages the native forested landscape. Additional native plants will supplement the existing planting area to create a richer and healthier landscape furthering the sites ecological and aesthetic integrity. The remaining site areas, less any proposed lawn areas, will also be restored to a native landscape condition in order to establish beneficial habitat. The 20' plant buffer on the north side of the property will be planted with native plants.

### **DRB Discussion:**

N/A





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

**NATURAL SITE CONDITIONS** TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

### **Applicant Response:**

Significant trees and healthy native vegetation will be preserved by the project. Except for the existing vegetation, there are minimal natural site patterns throughout this developed urban site. Stormwater runoff will infiltrate to the largest extent possible. As previously noted, the existing forested landscape will be preserved to create a richer indoor/outdoor experience. Additional native plants will supplement the existing planting areas to create a richer plant community and further the sites ecological and aesthetic integrity. The remaining site areas, less any proposed lawn areas, will also be restored to a native plant community in order to establish beneficial habitat.

### **DRB Discussion:**

N/A



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

### **HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES**

#### **Applicant Response:**

The performing arts center is an important cultural resource. This project will improve the function of the center and extend its useful life, which are important ways to ensure the preservation of the resource.

#### **DRB Discussion:**

N/A



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

**STORMWATER** INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

### **Applicant Response:**

As previously noted, it was hoped that the existing storm drainage swale that lies to the southwest of the building could be enhanced to serve the enlarged building, however, the underlying soils do not have the capacity to accept infiltrated stormwater.

### **DRB Discussion:**

N/A



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

### **SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES**

#### **Applicant Response:**

Not Applicable. The project is connected to the sanitary sewer system.

#### **DRB Discussion:**

N/A



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

**WATER CONSERVATION** TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

### **Applicant Response:**

The major restrooms in the building are being remodeled and enlarged to meet the requirements of the Washington State Building Code. Low flow plumbing fixtures will be employed to conserve water.

### **DRB Discussion:**

N/A



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

### **COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY**

#### **Applicant Response:**

The fundamental mission of the Bainbridge Performing Arts (BPA) is to provide a community space for cultural and educational functions. As stated on BPA's website:

"Our mission is to promote appreciation of and participation in the performing arts to build, educate and inspire our vibrant, creative community. We envision an inclusive and connected community in which we spark joy and change lives by creating a 'brave space' for the pursuit of equitable, creative, and educational experiences."

The expansion project will allow BPA to further its mission in a facility that promotes a shared sense of community.

#### **DRB Discussion:**

N/A



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

**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

### **Applicant Response:**

Not Applicable.

### **DRB Discussion:**

N/A



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

### **SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION**

#### **Applicant Response:**

The building has relatively good solar exposure and the new addition is being made "solar-ready" with the ability to add photovoltaic panels on the south-facing roof and the existing west-facing roof should BPA be able to find an interested donor. Large windows in the new addition will bring daylight to the studio, lobby and offices.

#### **DRB Discussion:**

N/A





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

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

### **Applicant Response:**

Being in the heart of downtown Winslow, the project site has ready access to buses and ferries. Pedestrian, bicycle, wheelchair and vehicular traffic are accommodated through the existing paved pathways on the City's campus. The project seeks to maintain the existing access and circulation pathways and improve them in the area immediately to the west of the building. A stronger connection to Town Square, including a new stairway and a new ramp to provide universal access from Town Square to the building are included in the project.

### **DRB Discussion:**

N/A



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

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

**Applicant Response:**

Parking and parking access in the vicinity of the performing arts center will not be modified by this project.

**DRB Discussion:**

N/A



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

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

**Applicant Response:**

Not Applicable.

**DRB Discussion:**

N/A



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

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

### **Applicant Response:**

Not Applicable.

### **DRB Discussion:**

N/A



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

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

**Applicant Response:**

Not Applicable.

**DRB Discussion:**

N/A

**DRB Findings:**

N/A



# DESIGN for BAINBRIDGE WORKSHEET

## Bainbridge Island, Washington

### **LARGER SITES**

**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.

### **Applicant Response:**

Standard 1)

The project will maintain the performing arts center's frontage on Town Square. It does not have street frontage.

Standard 2)

The project is not altering the existing parking.

### **DRB Discussion:**

Standard 1)

N/A

Standard 2)

N/A

### **DRB Findings:**

N/A



## **DESIGN for BAINBRIDGE WORKSHEET**

### **Bainbridge Island, Washington**

#### **HISTORIC PLACES**

**STANDARD1** DESIGN THE SITE, BUILDING(S), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.

**STANDARD2** MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

#### **Applicant Response:**

Standard 1)

The adjacent Bainbridge Historical Museum, which lies to the east of the performing arts center, is a historic building. Because the new addition to the performing arts center is on the west side of the existing building, it will not be visible from the museum. The new addition is thought to be compatible with the museum through the use of gable roof forms and similar scale.

Standard 2)

Not Applicable. The performing arts center is 27 years old.

#### **DRB Discussion:**

Standard 1)

N/A

Standard 2)

N/A

#### **DRB Findings:**

N/A



## **DESIGN for BAINBRIDGE WORKSHEET**

### **Bainbridge Island, Washington**

#### **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:**

Standard 1)

The performing arts center will continue to be located in its current prominent location in downtown Winslow. The building's presence will be enhanced through enlargement of the lobby/entry portion of the building, an iconic roof form, tall windows in the lobby, and a strong connection to Town Square. The enhanced presence will gently signal the importance of the building as a civic gathering place.

Standard 2)

The performing arts center currently serves multiple community functions. With its improvements to the existing main hall, the addition of a studio space, and an enhanced lobby and support facilities, the expansion project will allow the center to serve an even broader range of community events and purposes. Part of the plan for the project is to improve the site area immediately west of the building for outdoor gatherings and educational uses.

#### **DRB Discussion:**

Standard 1)

This standard has been met.

Standard 2)

This standard has been met. This is one of the strong pieces of this project.

#### **DRB Findings:**

Standard 1 and Standard 2 have been met.





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

**This project is recommended for:**

Approval

Approval with the following conditions:

- In support of the portable classrooms and the averaging of the buffers.

Denial with the following deficiencies:

**SIGNATURE:**

  
\_\_\_\_\_  
Joseph Dunstan, Chair

**DATE:** 05-03-2021



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

### **INTRODUCTION**

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#### **#1 Conceptual Proposal Review Meeting**

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

##### Applicant Submittal Requirements

- See DforB pages 12 & 16

#### **#2 Design Guidance Review Meeting**

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

##### Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)



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

### **#3 Final Design Review Meeting**

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

#### **Applicant Submittal Requirements**

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

**NOTE:** Submittal materials should be transmitted as individual pdfs, not as one large file.



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

<b>PROJECT:</b> Messenger House Phase II
<b>PROJECT ADDRESS or PARCEL:</b> 41560020070003
<b>DATE:</b> 05/03/2021
<b>PROJECT PLANNER:</b> Kelly Tayara
<b>Design Review Board Meeting Dates:</b> 06-01-20 (Conceptual); 07-06-2020 & 08-03-20 (Design Guidance); 05-03-2021 (Final)

**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:

Yes:  No:

If no, required additional information:



## DESIGN for BAINBRIDGE WORKSHEET 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

### **Applicant Response:**

S1) The proposed new addition is located largely where the prior building was located. The grade level of the addition is set to match the existing 1917 building. Soil disturbance and impacts to the hydrological functions have been minimized by utilizing portions of the original footprint. Portions of existing paving will be removed (service drive, access lane) and replanted as new gardens. Native plantings will be used to restore wooded portions of the site. New impervious surfaces will be limited to outdoor patios and proposed relocated service access lane.

The project site has developed over the last one hundred years. While there are remnant natural areas, much of the site has been altered from its natural condition. The proposed improvements will however provide some opportunities to enhance the existing conditions. Currently most of the onsite water is discharged directly to Puget Sound. Proposed LID strategies will investigate increased ability to infiltrate on site. One strategy is to enlarge and restore rain garden along the lower east frontage. The site has multiple mature trees, particularly in the main east facing open spaces. We are assessing the health of these trees and if any will be placed at risk from proposed new footprint. The footprint is primarily located to overlap with the wing it is replacing. The building form has multiple orientations to take advantage of views, shape outdoor spaces and break the building into multiple forms. The building will be able to take advantage of solar access, providing for solar gain for residential units and photovoltaic rooftop arrays. The outdoor spaces are located to get solar access depending on time of day (morning, mid-day, afternoon).



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

S2) The site has several large, wooded areas which can be restored with native planting to improve habitat capacity and enhanced infiltration. No new fencing is proposed at project perimeter and none currently exists.

The existing natural areas will be maintained and enhanced with native vegetation.

S3) The site has the look and feel of a large park due to mature trees and expansive lawn and woodland areas. This is one of the defining characteristics of the site and one of its key assets for both neighbors and residents. The site, located on an east facing slope, also enjoys unobstructed views of Puget Sound. The site has a well know history as the Moran School, and still retains the original 1917 School Building, which overlooks the main lawn area. The building will be restored as part of the new project. The open space will be improved as a shared use space for both residents and the neighborhood.

The site has several unique attributes, perhaps most the most significant being its long history. The original school building is existing and will continue to feature prominently on the site. The proposed work will include restoring portions of the exterior, particularly the east facing façade where the existing addition will be removed. Another feature is the dramatic parklike with its views to Puget Sound. The site design will preserve the parklike setting and enhance its accessibility for residents and neighbors.

S4) The new project will continue to sustain the sense of place which has characterized the site for over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater. The overall composition will be comprised of multiple building segments appearing as something which has grown over time. Each segment is further broken-down using changes in materials, glazing patterns, and offsets. Perhaps most importantly, the new addition is not meant to compete with original architecture and its role should be a quiet backdrop to the grand open spaces.

The proposed design replaces the existing assisted living wing. The addition will express itself as distinct from the historic 1917 building and will not attempt to copy it. To achieve this delicate fit, the new wing is separated by a glass pavilion, where the visitors will arrive. The residential portions of the new wing, are a new interpretation of the older Mediterranean architecture, expressed with simple solid massing, vertically composed windows, and smooth cement surfaces, to emulate the stucco facades. The building is carefully broken into discrete wings, each with a specific orientation with existing or historic forms. The building materials also express the internal uses



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

(residential vs common). The main common area is positioned to take advantage of views to Seattle skyline and aligns with the orientation of the Old Theater Building. Lastly the overall building shape helps shape a variety of outdoors spaces while breaking up the overall building massing.

S5) The primary access to the facility will be from the west using NE ocean Drive. New entry signage will be added to make the point of access more apparent (there is no signage at present). The new entry to the Assisted  
490 Madison Ave. N., Suite 105 ♦ Bainbridge Island, WA 98110 ♦ 206.780.6882 ♦  
[www.wenzlauarchitects.com](http://www.wenzlauarchitects.com)

Living wing will be co-located with the existing Memory Care entry and porte-cochere. This will become the main entry for vehicular drop and for visitor/resident parking. Additional outdoor spaces will be placed to overlook the large east facing open space. A smaller more contemplative garden will be on the west side where the service ramp is being removed. A network of accessible pathways will be created around the new wing to encourage walking and interactions. A shared gathering space for residents and neighbors is proposed at the main open space frontage along Manitou Park Blvd. No new parking is proposed.

S6) While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety. Where the west entry side is defined by its expansive parking (all existing), the east side is free of vehicles. This open space will be programed to support a variety of activities, ranging from passive (sitting and strolling) to active (yoga, art, etc.). There will be several entries facing the park which would be accessible to residents, adding life to the park areas.

Although the site is not located in town, it still projects a civic quality, primarily due to the large parklike setting residents have enjoyed for decades. As described above, the intent is to maintain and enhance the park and continue the legacy of the site as a public institution. The landscape design along Manitou Park Blvd. is the most prominent public interface for the neighborhood and will be improved to promote opportunities for interaction between neighbors and residents alike.



## **DESIGN for BAINBRIDGE WORKSHEET**

### **Bainbridge Island, Washington**

#### **DRB Discussion:**

S1) This standard has been met. All new lights will conform to city code dark sky standards. If there is any existing lighting, suggestions will be made to conform to dark sky standards. See Landscape section comments.

S2) This standard has been met. See Landscape section comments.

S3) This standard has been met. The building has 4 different contexts: historical, entry & main visitor approach, campus, and residential neighborhood. The building is a huge mass but needs to relate to all of these different contexts. The historical and entry are covered well. The campus context is mixed, good and not so good. The residential context is the weakest portion. The restoration of the park will be an asset to the neighborhood and public. See comments in Building Design section.

S4) This standard has been met. The architect has worked hard with the neighbors to achieve a balance. Preserving east-facing open space is important.

S5) This standard has been met. Appreciate that the owner continues to allow public to use trail around the property. Prioritizing pedestrians is also appreciated.

S6) This standard has been met. The park is part of the public realm. There is a public presence in the lobby. Doing a good job of setting up spaces for people to visit with relatives.

#### **DRB Findings:**

S1-S6 standards have been met.





## DESIGN for BAINBRIDGE WORKSHEET 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

### **Applicant Response:**

P1) The pedestrian network is established by a series of connected of accessible walking paths. The paths will link from the public street edge (Manitou Park) through the open spaces, linking outdoor spaces at the base of the new addition. The sitting area, set along the street edge, has the potential to serve as an informal public meeting place, where neighbors can meet their new neighbors.

P2) There will be no new parking added to the project. The service access is currently located in a prominent position, highly visible from the current and proposed entry. The service access and related service area will be relocated to minimize its visibility.

P3) The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public.

P4) While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety.



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

P5) The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater.

P6) The guideline is non-applicable since the project does not contain commercial uses and is not along a commercial street. However, some of the common areas will be located on the lower floors to help activate outdoor spaces. The upper floor common areas will project out to the east and overlook the park spaces and Puget Sound.



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

### **DRB Discussion:**

P1) This standard has been met. Project is allowing safe walking, bicycling.

P2) This standard has been met. Looking to the city to put no parking signs on Manitou Beach. The shoulder will also be reduced to discourage parking. With the removal of eastern propane tanks, all service deliveries are focused on the loading dock area on the west. Restrict all deliveries to Ocean View only.

P3) This standard has been met. Different scales and uses of public space have been addressed.

P4) This standard has been met. We support the notion of the pergola as an integral part of the public space.

P5) This standard has been met. The site already had some of the qualities prior to the project and the project is enhancing these.

P6) This standard is not applicable to this project.

### **DRB Findings:**

The project meets standards P1-P5 and P6 is not applicable to this project.



## **DESIGN for BAINBRIDGE WORKSHEET**

### **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

#### **Applicant Response:**

B1) The site plan has evolved over the decades and transformed itself from a Boys school, to an officer's school to a health care facility. The current site plan is an amalgamation of these uses as they have evolved over time. Presently, the site has two wings which radiate from the last vestige of the original use, the 1917 building. While the proposed addition largely follows the footprint of the current wing, its form is shaped to take advantage of the existing contours and shape outdoor spaces. The architectural concept uses a simple palette of contemporary northwest materials (wood, metal, cement) while emulating the scale and proportions of adjacent buildings on site (three story with parapet). The internal common area uses are positioned in relationship to the site planning/outdoor spaces (site entry, north and south terraces) and are also expressed architecturally with extensive glazing.

B2) While the new building will be reflective of its time, it will take cues from the original 1917 building, and its Mediterranean style. The shared elements include a formal fenestration where window groupings are aligned, and the windows share vertical proportions. The materials will emulate the plaster aesthetic by using coursed cement board. The proposed roof line is flat to match the original buildings. The common areas will be modern in character acting as transparent glazed screens in contrast to more solid portions housing the residences. The entry porte-cochere will be remodeled to be complementary to the newer architecture. See multiple other guidelines for supporting information.



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

B3) The facades of the addition are composed to form a balanced composition with the original 1917 building. The façade is broken into discrete segments, forming a pattern of solid (plaster)-void (glass)-solid (plaster). The glazing is expressed in relationship to the internal program, with expansive glass used at common areas, and more discrete openings at individual living units. The formal fenestration will emulate the older building, while the more modern sections open to the view and light. The building materials are related to the building massing to present a coherent graphic when viewed from afar. Detailing will include window fenestration, metal balconies, and expressed structural members at outdoor porches. Mechanical and trash facilities will be screened from public view.

B4) The existing 1917 building and 1996 memory care portions will be re-used/remodeled. The buildings will seek green building certification (BUILT Green or similar) and will be constructed with a high-performance envelope, that will maximize natural lighting, and natural ventilation. Management of direct sunlight (particularly west facing façade) will be mitigated by use of deciduous trees. Specific sustainability strategies have not been established at this time.

B5) The exterior materials will include cement panels, metal windows and curtain walls, and exposed structural elements (wood and steel) at covered outdoor areas. In keeping with the Mediterranean style and its emphasis on simple overall forms, the window openings will be the main feature on facades. The detailing will express the transitions between materials versus relying on trim boards.



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

### **DRB Discussion:**

B1) This standard has been met. Within the landscape and building, there is a clear concept. It would be desirable to have the windows align with the corridors and should have a view out.

B2) This standard has been met. The building has 4 different contexts: historical, entry & main visitor approach, campus, and residential neighborhood. The landscape portion is nice. The campus massing looks much larger than it really is, look at using colors and materials to reduce visual massing. On the east façade the terrace seems to have a 4-5' concrete wall. The landscaping can help soften this. On the SE corner, look for an alternate material color.

B3) This standard has been met.

B4) This standard has been met. The volume height has been lowered as per previous meeting discussions. Sheet A3.02 drawing will be revised to show this change.

B5) This standard has been met. The glass railings could be problematic to how they relate to the façade changes. The view through the glass railing could be blocked by equipment. It might be nice to have planters on the terraces.

### **DRB Findings:**

The project has met B1-B5 standards.



# DESIGN for BAINBRIDGE WORKSHEET

## 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

### **Applicant Response:**

L1) The east facing park will be the foreground to the redesigned facility. Like an old hotel, the building will have terraces overlooking the park, integrating the building with the landscape. Other garden features, including the pergolas, will provide a shared architectural language, blending the building with the land. The site benefits from multiple mature plantings which have been retained in the new plan.

L2) The landscape plan will provide a network of pathways linking outdoor spaces throughout the site. The most likely public face is to the east where the park meets the existing residential neighborhood. A shared use space with pergola will provide a meeting place encouraging interaction. The open space has historically been visually connected to the street since there is no fence or perimeter screening. We believe this is a quality that is valued and should be maintained.

L3) The site has several wooded areas which will make a good opportunity to enhance the native landscape, infiltrations and habitat restoration. The site plan will limit lawn areas to those which support the historic open space to the east of the facility. Most of the trees are existing, although the restored areas may see additional tree plantings.



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

L4) The existing stormwater allows water to be treated and discharged to the Sound. New impervious areas may require on-site infiltration, within a raingarden. No new parking areas are planned. Pervious paving will be used at new paved areas. The site appears to have open sky allowing opportunity for future photovoltaic panels.

L5) The site plan will preserve the existing mature trees and vegetation. Native plantings within wooded areas will enhance infiltration and habitat. Habitat biodiversity will be promoted through the planting of a variety of plants that are attractive to pollinators or have seeds or berries that are a food source for local birds and mammals.

L6) As described above, the buildings are composed to capture the views to Puget Sound. Most of the existing landscaping will remain unchanged. No views will be blocked by the new building.





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

### **DRB Discussion:**

L1) This project strongly met this standard.

L2) This project strongly met this standard. Appreciate allowing the public to access the property and walking trail.

L3) This standard has been met. The stormwater design will be guided by civil engineering consultant. We acknowledge that the applicant is retaining the existing landscape grass area (east lawn – is on the local historic register).

L4) This standard has been met.

L5) This standard has been met. On the north and south side, the grass park-like area will transition to shrubs and trees that are predominantly native species which will support the natural area.

L6) This standard has been met. By maintaining the landscape, the project is maintaining and possibly enhancing the view corridor. The landscape plan is sensitive to the historical context.

### **DRB Findings:**

The project has met L1-L6 standards.



# DESIGN for BAINBRIDGE WORKSHEET 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

### **Applicant Response:**

Not applicable

### **DRB Discussion:**

N/A

### **DRB Findings:**

N/A



# DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

**Applicant Response:**

Not applicable

**DRB Discussion:**

N/A

**DRB Findings:**

N/A



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

**SUBDIVISION GUIDELINES**

**ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER**

**Applicant Response:**

**DRB Discussion:**

N/A



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

**NEIGHBORHOOD CONTEXT** TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

**Applicant Response:**

**DRB Discussion:**

N/A



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

**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

### **Applicant Response:**

### **DRB Discussion:**

N/A



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

**NATURAL SITE CONDITIONS** TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

**Applicant Response:**

**DRB Discussion:**

N/A



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

**HISTORIC AND CULTURAL RESOURCES** TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

**Applicant Response:**

**DRB Discussion:**

N/A





# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

**STORMWATER** INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

**Applicant Response:**

**DRB Discussion:**

N/A



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

**SEPTIC SYSTEMS** TO MINIMIZE IMPACT OF SEPTIC FACILITIES

**Applicant Response:**

**DRB Discussion:**

N/A



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

**WATER CONSERVATION** TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

**Applicant Response:**

**DRB Discussion:**

N/A



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

**COMMUNITY SPACE** TO PROMOTE A SHARED SENSE OF COMMUNITY

**Applicant Response:**

**DRB Discussion:**

N/A



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

**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

### **Applicant Response:**

### **DRB Discussion:**

N/A



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

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

**Applicant Response:**

**DRB Discussion:**

N/A



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

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

**Applicant Response:**

**DRB Discussion:**

N/A



# **DESIGN for BAINBRIDGE WORKSHEET**

## **Bainbridge Island, Washington**

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

**Applicant Response:**

**DRB Discussion:**

N/A





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

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

**Applicant Response:**

**DRB Discussion:**

N/A



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

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

**Applicant Response:**

**DRB Discussion:**

N/A



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

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

**Applicant Response:**

**DRB Discussion:**

N/A

**DRB Findings:**

N/A



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

### **LARGER SITES**

**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.

### **Applicant Response:**

Standard 1)

Proposed new building addition faces onto public street and primary site open spaces.

Standard 2)

Parking is existing and is located behind buildings as viewed from public way.

### **DRB Discussion:**

Standard 1)

N/A

Standard 2)

No parking is being added. By maintaining historic nature of the property and by reducing shoulder and parking on Manitou Beach Blvd NE, they have met this standard. DRB supports standard P2 "MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM". The street is very narrow and is unsafe with cars parked on the shoulder.

### **DRB Findings:**

Larger Site Standard 1 and Standard 2 have been met.



## **DESIGN for BAINBRIDGE WORKSHEET**

### **Bainbridge Island, Washington**

#### **HISTORIC PLACES**

- STANDARD1** DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.
- STANDARD2** MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

#### **Applicant Response:**

Standard 1)

The new building will complement the existing 1917 building by visually separating the new building with a glass link. The facade of the new building will capture the simple formal language of its predecessor, without copying it. Material choices will be complementary (color and texture) but not identical. The new addition will feature a glass enclosed wing to celebrate the common areas and their connection to the landscape and views. The historic open space and 1917 building will be maintained intact. Limited exterior repair will be made to the historic building consistent with its original design.

Standard 2)

Limited exterior repair will be made to the historic building consistent with its original design.



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

### **DRB Discussion:**

Standard 1)

In meeting the Secretary of Interior standards, this project meets this standard.

Standard 2)

By working with the Historic Preservation Commission, the building, east lawn, day hall and caretaker's cottage are on the historic register and therefore this project meets this standard.

### **DRB Findings:**

Project meets Historic Places Standard 1 and Standard 2.



# DESIGN for BAINBRIDGE WORKSHEET

## Bainbridge Island, Washington

### **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:**

Standard 1)  
Not applicable

Standard 2)  
Not applicable

### **DRB Discussion:**

Standard 1)  
N/A

Standard 2)  
N/A

### **DRB Findings:**

N/A



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

**This project is recommended for:**

Approval

Approval with the following condition(s):

- DRB recommends that existing park lot lighting be assessed and made compliant with existing code lighting standards, if needed.
- Provide revised sheet A3.02
- Recommend no parking on Manitou Park Blvd NE
- Require the footpath be separate from the driving surface on Ocean View Dr - a grade-separated path.
- Recommend that no delivery vehicles use Manitou Park Blvd NE or Mountain View Rd, restricted use to Ocean View Dr.

Denial with the following deficiencies:

**SIGNATURE:** \_\_\_\_\_

Chair, Design Review Board

**DATE:** 05/03/2021