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.
At the next meeting, the Board committed to appoint a DRB member to replace Jane Rein as the liaison to the Island Center Subarea Planning Process Steering Committee.

Adjourn
The meeting was adjourned at 5:20 PM.
Approved by:

_is/
Joseph Dunstan, Chair

[Signature]
Marlene Schubert, Administrative Specialist
PROJECT: Bainbridge Periodontics Clinic
DATE: 5/29/2020
PROJECT PLANNER: Ellen Farleigh
Design Review Board Meeting Dates: 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.
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 VIRBANT 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. Ihland 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.
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  STRENGTHEN 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 Ihland Trail.
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.
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.
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
**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 Ihland 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.
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 INTEGRITY, 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
J) **Clusters Homesites** to promote interaction within the community and facilitate the efficient use of land by reducing disturbed areas, imperious 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.
Subdivision Guidelines Findings:
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)
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)
This project is recommended for:

Approval ☒

Approval with the following conditions: ☐

1.

2.

Denial: ☐

APPROVED BY: /s/ [Signature]
Chair, Design Review Board

DATE: 7/6/2020
### Attendee Report

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<td><a href="mailto:bob@coatesdesign.com">bob@coatesdesign.com</a></td>
<td>7/6/2020 14:05</td>
<td>7/6/2020 14:16</td>
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<tr>
<td>John Stone</td>
<td><a href="mailto:info@forgedbyfivestones.com">info@forgedbyfivestones.com</a></td>
<td>7/6/2020 14:05</td>
<td>7/6/2020 15:16</td>
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<tr>
<td>Jim Beisley</td>
<td><a href="mailto:jim@timryanconstruction.com">jim@timryanconstruction.com</a></td>
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### Other Attended

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<th>Leave Time</th>
<th>Time in Session (minutes)</th>
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