Bainbridge Island is undertaking a process to update the City’s Design Guidelines to improve the quality of design in the community and support the vision of Bainbridge as a sustainable and thriving place. As part of this effort the City and its design team are:

1. Assessing Existing Conditions
2. Reviewing & Improving the Administrative Process
3. Evaluating Board and Commission Meetings
4. Revise Design Guidelines
5. Gathering Stakeholder Input

**SCHEDULE**

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**WHAT WE’D LIKE TO HEAR FROM YOU**

Is this direction consistent with the City’s vision and goals?

Is there anything unclear or missing?
DESIGN STANDARDS

Standards mandate planning and design actions that the applicant must incorporate in their project application. Compliance with standards is mandatory and failure to meet a mandatory standard may be used as a basis for the city’s denial of a project application.

DESIGN GUIDELINES

Guidelines are voluntary and not mandatory; however, compliance with guidelines may be necessary to meet design standards. Guidelines provide a variety of ways to satisfy the design standards based on the specific context and site. Failure to meet a voluntary guideline cannot be used by the city as a basis for a project denial.

DEVELOPMENT

“Development” means all structures and other modifications of the natural landscape above and below ground, on a particular site.
The Bainbridge Island community values authenticity and design that is specific to Bainbridge. Generic approaches to design for sites, streets, buildings, and other elements are inconsistent with the island character and values.

DESIGN FOR BAINBRIDGE

Bainbridge Island's architecture is diverse, spanning a range of eras and architectural styles, but its urban fabric maintains a defining character and continuity within its varied buildings, streets and neighborhoods. Good design is the thoughtful composition of buildings, landscape and public spaces that creates a meaningful relationship to a building's surroundings and contributes to the public realm and neighborhood fabric. These guidelines define the responsibility of new development to respect neighborhood context, and respond sensitively to the surrounding built and natural environment to contribute to the community.

DESIGN FOR SUSTAINABILITY & CLIMATE RESILIENCE

Bainbridge residents cherish the Island's natural environment and are committed to protecting and restoring the ecological and hydrological functions of its natural lands and water bodies. Sustainable design and green building practices help reduce the burden of development on natural systems. Concentrating growth in the Island's urban centers through the zoning code, and around shared infrastructure conserves natural habitat and recreation areas. Specific elements of building design, construction and operation can mitigate the environmental toll of new development, such as efficient use of energy and water, integration of renewable energy, use of sustainable and ethical materials.

DESIGN FOR A WALKABLE, BIKEABLE & CONNECTED COMMUNITY

Part of a safe, healthy and sustainable community is a walkable, bikeable and transit friendly built environment that encourages active transportation. Walkable, bike- and transit-friendly development that reduce reliance on cars can help improve air quality and enhance help residents live healthier more active lives. New development should support alternative travel modes and contribute to the individual's connection to place. Thoughtful design can further both these goals enhancing the public realm that ties together the city's buildings, which in turn improves the quality of the walkable and bikeable experience.

DESIGN FOR HEALTH, EQUITY, & INCLUSION

Healthy housing development and expanding educational and civic institutions support diverse and inclusive growth, and help build thriving neighborhood centers. Design can have an effect not only on the community's look and feel, but also on housing affordability to people of different means, and the comfort of people from different backgrounds. Building an accessible community that can support transit and creates a quality pedestrian experience can help grow employment locally, improve quality of life, and lay the foundation for a more diverse community. New development, such as efficient use of energy and water, integration of renewable energy, use of sustainable and ethical materials.

DESIGN FOR FOSTER CULTURE & SOCIAL WELL-BEING

The contributions of Bainbridge Island’s residents through the arts, agriculture, and active organizations are a piece of what defines the City. Bainbridge Island’s rich history, and dynamic cultural life are supported by the City’s buildings, parks, and public spaces. They represent the community’s experiences and foster a robust public life in Bainbridge Island’s downtown, in distinct neighborhoods and in the Islands rural areas. New development should contribute to and create spaces that are accessible and reflect local culture and identity.

DESIGN FOR CONNECTIONS TO THE NATURAL ENVIRONMENT

Bainbridge Island’s natural environment is not simply a scenic backdrop for its built environment - the two are intimately connected. New development should draw inspiration from and preserve natural areas, responding to natural features like slopes, streams, heritage trees and wetlands in ways that minimize disturbance and leave ecological functions intact.
**WHAT REQUIRES DESIGN REVIEW:**
- Nonresidential projects
- 5+ Unit multifamily projects
- Projects in guideline areas

**DISCUSSION TOPICS & MATERIALS**
- Context Analysis
- Site Analysis
- Statement of Intent
- Schematic Design
- Conceptual Alternatives
- Massing & Siting Options

**1. CONCEPTUAL PROPOSAL REVIEW**
- DRB MEETING

**2. DESIGN GUIDANCE REVIEW**
- PREAPPLICATION SUBMISSION
- DRB MEETING

**3. PREAPPLICATION REVIEW**
- COMMUNITY MEETING
- DRB MEETING

**4. FINAL DESIGN REVIEW**
- APPLICATION STAGE
### NATURAL SYSTEMS

**Analyze**

| Water:       | stormwater, streams, wetlands, aquifers, shorelines |
|             | stormwater infiltration, geological hazards, soil stability |
| Vegetation: | existing major trees, forested areas, and plant communities |
| Solar Access: | sun and shadow conditions on and near site |
| Wind:       | prevailing wind direction |
| Resiliency: | current and future flood risk and tidal inundation, heat vulnerability and heat waves |

Natural systems include water and hydrology, vegetation, forestry and soils, solar access and wind conditions. The natural systems analysis is the basis of designing a project that minimizes impacts and maximizes sustainable solutions for each project.

### WILDLIFE HABITAT & CORRIDORS

**Analyze**

| Habitat:          | known species, identified key habitat |
| Connectivity:     | existing or desired connections between key habitat areas |
| Shoreline:        | existing conditions of waterfront sites |

Bainbridge’s exceptional ecosystem and wildlife habitat is highly valued by the community and development must be balanced with the diversity and abundance of native plants and animals. Habitat includes the terrestrial and marine environment not only along the shoreline, but for upland sites as well.

### UNIQUE & PROMINENT FEATURES

**Analyze**

| Natural Features: | views and view corridors significant trees, forested areas, outcroppings, waterfront and beaches |
| Man-made Features: | civic or publicly significant buildings or structures, working farms, harbors and marinas |
| Historic Sites / Buildings: | past human activity, historic sites and buildings |

Some sites merit special attention because of how they relate to features that make Bainbridge distinct and memorable. These include a variety of natural and man-made features including views and vistas, bluffs, shorelines, bodies of water, historic buildings and working farms. The design review process will focus on minimizing impact on the visibility or character of these valued features as experienced from the public realm.
**Your site is part of our community**

Design should go beyond consideration of individual buildings and fit successfully into Bainbridge Island’s context. The pre-requisite for the design process is understanding all aspects of the site and its context. Sustainability is an overarching goal for design on Bainbridge, and will be a key component in this analysis.

### BUILT ENVIRONMENT

The patterns of man-made buildings and spaces around the site inform project design. Appropriate design responses are not encouraged to mimic the built context of the site, but to find ways to be compatible and contribute to the surroundings.

**Analyze**

- **Massing:** height, bulk, and form of nearby buildings
- **Siting:** setbacks from property lines, access points, relationship between buildings and open spaces
- **Scale:** how features, design elements and proportions relate to the human experience
- **Uses:** services, schools, special populations

### PUBLIC REALM

Public realm includes streets, sidewalks, parks, civic buildings and other places that are accessible to the public. These spaces are often enlivened by adjacent retail or other privately-owned entities. The public realm is at the heart of civic life, and the relationship of projects to the public realm is a fundamental design issue.

**Analyze**

- **Building Frontages:** relationship of nearby buildings to sidewalk/street
- **Activities:** nearby retail or other activities
- **Open Space:** location and type of nearby public and private open spaces
- **Landscape:** patterns of trees or other significant vegetation
- **Utilities:** utility poles, junction boxes, utility meters, stormwater

### SYSTEMS OF MOVEMENT & ACCESS

The site context includes its connection to streets, sidewalks, open spaces, and trails. Appropriate approaches to site design will prioritize pedestrians, transit and principles of universal design, and will strive to create new connections where possible.

**Analyze**

- **Streets:** street classification, width, traffic levels, parking
- **Sidewalks / Trails:** pedestrian network, materials, walk score
- **Transit:** nearby transit facilities
- **Bicycles:** nearby bike facilities
- **Access:** patterns of nonmotorized and motorized access
Design standards establish the minimum requirements for Design for Bainbridge to take advantage of the opportunities of the surrounding context and site while contributing to the neighborhood. To provide some flexibility, creativity in design, and address the specifics of each site, the design guidelines provide a variety of ways to meet the standards.
PROPOSED STREET TYPES

STATE ROUTE
MAIN STREET
NEIGHBORHOOD MAIN STREET
NEIGHBORHOOD MIXED USE
RURAL BY DESIGN
MIXED USE ARTERIAL
DESIGN EXAMPLES

Let us know what you like or dislike.

These examples of design on Bainbridge Island, in the region and farther afield were collected from the community board members and the design team.

RETAIL DEVELOPMENT
DESIGN EXAMPLES

These examples of design on Bainbridge Island, in the region and farther afield were collected from the community board members and the design team.

Let us know what you like or dislike.
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RESIDENTIAL DEVELOPMENT
Let us know what you like or dislike.

These examples of design on Bainbridge Island, in the region and farther afield were collected from the community board members and the design team.