DESIGN REVIEW MANUAL

DESIGN FOR BAINBRIDGE

2019

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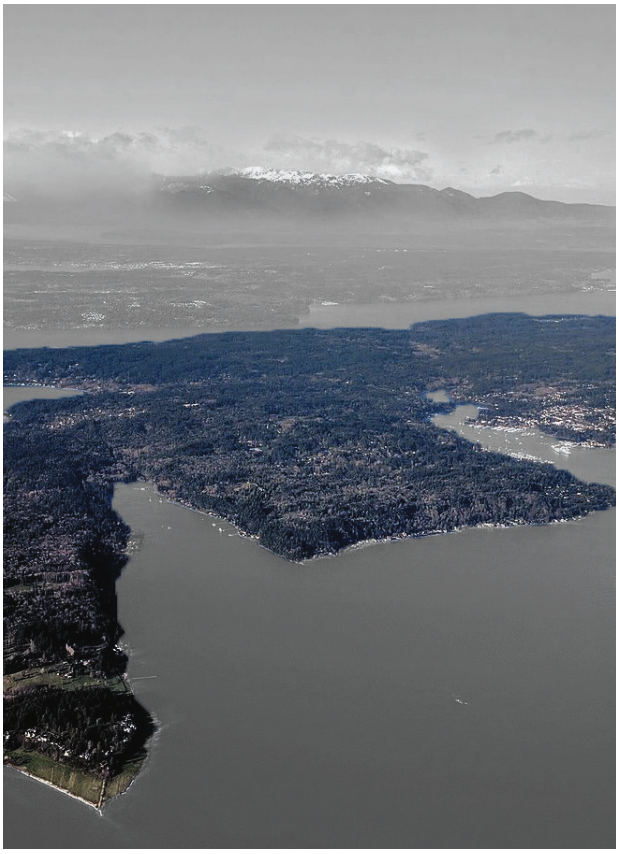
1 DESIGN ON BAINBRIDGE

The Island

Bainbridge Island is a close knit community with several neighborhood centers and a lively, walkable downtown in Winslow with a mix of shops, services and activities. The Island attracts residents and visitors with its magnificent natural setting and mix of rural and small-town charm, all a short ferry commute from Downtown Seattle. The City's residents are committed to preserving the Island's sense of community and green spaces, and deeply value the Island's natural lands, shorelines and enduring connection to local agriculture.



The City's Design Guidelines are based on the existing policies, principles and values established in Bainbridge Island's Comprehensive Plan and through community engagement. Each of these values and principles as they relate to the design of new development is articulated in the following section, and the guidelines draw on these principles and offer specific guidance to inform design at various scales and stages, including site design, building design and composition, and architectural detailing. The Guidelines were carefully crafted to ensure that new development reflects Bainbridge Island's common values and culture, and that it contributes to and enhances the City's built environment.

Values + Principles

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 as respecting neighborhood context, responding sensitively to the surrounding built and natural environment, and contributing 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, and help ensure Bainbridge Island is climate resilient. Concentrating growth in the Island's urban center through the zoning code and around shared infrastructure conserves natural habitat, ecological functions, open space and areas designed for recreational use. Specific elements of site design, building design, construction, and operation, such as efficient use of energy and water, integration of renewable energy, and use of sustainable and ethical materials can mitigate the environmental toll of new development and address local climate vulnerabilities.

DESIGN FOR A WALKABLE, BIKEABLE AND 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 development that reduces reliance on cars can help improve air quality and 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, AND INCLUSION

Healthy housing development and expansion of 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 for people of different means, and the comfort of people from different backgrounds. Building an accessible community that supports transit and that creates and creates a quality pedestrian experience can help grow employment locally, improve quality of life, and lay the foundation for a more diverse community.

DESIGN TO FOSTER CULTURE AND 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 Island's 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.

How to Use this Document

Design for Bainbridge provides guidance for applicants to successfully navigate the design review process. This section highlights key elements of the design review process to improve clarity and predictability for the City, applicants, and the public.

When is Design Review Required?

The Bainbridge Island Municipal Code (BIMC) specifies when design review is required in Table 2.16.010-1: Summary Table of Land Use Procedures. The requirement for design review is based on the type of land use review required for the type of development or other activities proposed.

Design review is required for the following project types:

a. Major site plan and design review (includes any site plan and design review in the business/industrial zoning district)
b. Major conditional use permits
c. Preliminary long subdivisions
d. Preliminary large lot subdivisions
e. Major shoreline conditional use permits

Design review is optional for the following project types:

a. Minor site plan and design review
b. Minor conditional use permits
c. Preliminary short subdivisions

The development of single-family homes and minor activities or improvements like routine maintenance, interior work, or projects that don't require a building permit or a change of use are exempt.

Design Standards vs Guidelines

Design for Bainbridge includes both Design Standards and Design Guidelines. Design Standards are clearly defined, mandatory and applied based on the site's context (surrounding neighborhood, and natural environment), and the site itself. Guidelines are more flexible and provide different approaches to meeting the Design Standards. For a project to be approved, it must comply with all applicable Design Standards and demonstrate how the project team has applied Design Guidelines to meet those standards. For example, an applicant must comply with Site Design Standard S1: Protect and Repair Natural Systems by meeting one or more of guidelines a - e listed on Page 23 or an acceptable alternative to the satisfaction of the Design Review Board. Design Standards and Design Guidelines, and the development to which they apply, are defined below.

Design Standards: Standards in Chapters 4 and 7 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 in Chapters 4, 5, 6, and 7 are voluntary and not mandatory; however, compliance with guidelines may be necessary to comply with the 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 to the natural landscape above and below ground, on a particular site.

Relationship to Other Regulations, and Permit Review

Design review is part of an integrated land use and development review process. Regulations that come into play during this process include zoning, subdivision standards, building permits, and other regulations for shoreline development, critical areas, and State Environmental Policy Act (SEPA). The Design Review Board (DRB), in coordination with City staff, is responsible for design review which focuses solely on compliance with Design Standards and Design Guidelines contained in this document. Regulations for zoning, subdivisions, and buildings are reviewed and approved by other parties within the City. Design review starts early in the City's land use review process and concludes with final review and recommendations from the DRB directly to the Planning Commission, City Council, Planning Director, and Hearing Examiner. The final permit decision varies by the permit type but is typically made by the Planning Director or the City's Hearing Examiner. For more information on the permit review processes please refer to the City's Administrative Manual and Municipal Code (BIMC 2.16)

Departures

Design for Bainbridge is intended to provide flexibility in meeting the Design Standards and applying the Design Guidelines to projects. However, there may be circumstances where the applicant proposes a design solution that meets the guiding principles and intent of the standards and guidelines but is not in strict compliance. Departures may be approved by the final decision-maker with a recommendation on approval or denial by the DRB for projects under their review.

Any request for one or more departures shall be made at the Design Guidance Review Meeting as part of the pre-application phase of the project. Departures shall be reviewed concurrently with an application. The Design Review Board may include an administrative departure in its recommendation to the Planning Commission, if one of the following criteria are met. Departures from the design standards may be approved based on the following criteria:

a. The departure is related to a variance from a standard in the BIMC that also impacts the ability to meet one or more of the design standards;

b. The departure meets the intent of the design standards and the proposed departure is equal or greater to complying with the design standard;

c. CThe granting of the departure results in a project with greater natural resource conservation value, less adverse impact to adjoining properties, or more practical design because of topography, critical area, or other extenuating circumstance.

Definitions

The definitions contained in this section are applicable only to this document and its contents.

Active means fostering human activity and interaction, often to describe streets and public spaces with pedestrian traffic, events and programming, or uses that draw, facilitate, or serve as a backdrop for human interactions such as shops and restaurants.

Built Environment means the parts of our physical surroundings that are created by and for humans and serve as the setting for human activity.

Character is the distinctive qualities of a place, building or street.

Civic Uses are public buildings or institutions owned and operated by governmental or other public agencies. This includes government offices, courthouses, police and fire stations, and schools.

Context is the physical (including natural and human-made) and cultural environment around a specific site and how the site relates to those surroundings.

Development means all structures and other modifications of the natural landscape (both above and below ground) on a particular site.

Design 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 are voluntary and not mandatory; however, compliance with guidelines may be necessary to comply with the 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.

Fenestration is the arrangement, proportioning, and design of windows and doors in a building.

Frontage means street-facing facade of a building and its relationship to the street.

Heat Island Effect is the tendency for built areas to be hotter than their surroundings because of absorbed solar radiation and lack of vegetation, in particular, trees.

Human Scale is the scale at which humans can comfortably interact with their environment based on the physical and cognitive characteristics and capabilities of the human body.

Impervious Surface means a non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development and/ or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of stormwater.

Massing: the shape, form and size of buildings.

Natural Systems such as ecosystems or water and nutrient cycles, are systems that exist in nature independent of human involvement and are composed of physical and biological materials and processes.

Permeable materials allow stormwater to infiltrate into the ground.

Public Realm means the spaces around, between and within buildings that are publicly accessible, and support public life and social interaction.

Resilience or climate resilience is the ability to anticipate, prepare for, and respond to hazardous events, trends, or disturbances related to climate.

Stormwater Runoff is the rainfall that flows over land, paved surfaces, and building rooftops.

Right-of-Way means all public streets and property granted or reserved for, or dedicated to, public use for streets, walkways, sidewalks, bikeways, parking, and horse trails, whether improved or unimproved, including the air rights, subsurface rights, and related easements.

Scale means a proportionate size, extent, degree, or level of detail typically in relation to a standard point of reference.

Stormwater Infiltration is the process by which rainfall and stormwater runoff flows into and through the subsurface soil.

Sense of Place is the relationship with the place and its identity as felt by residents and visitors and shaped through experiences of a place's natural, human-made, cultural, and historical features.

Street Types are the classifications for each street on the Island according to common functions and existing or desired characteristics. The permitted building frontages for each Street Type specify setback requirements and treatments between the building and the right-of-way

Transpiration is the process by which water moves through a plant and evaporates into the atmosphere from its leaves and exterior surfaces.

SUSTAINABILITY DEFINED

The term "sustainability" has become a frequently-used buzz word. Sometimes it is even used in an attempt to "green wash" a project or a proposal. Because sustainability is such a fundamental value in Bainbridge Island's design guidelines, a clear definition is needed. In common parlance, sustainability is defined as follows:

The ability to be maintained at a certain rate or level. Common examples are: "the sustainability of economic growth"; "the long-term sustainability of the project."

In the realm of ecology and the survival of the planet and all its inhabitants, sustainability is best defined in the context of living systems. Thus, "sustainability" means, simply, "to align with natural forces, or at least not to defy them," and is about everything we do as humans. To use the phrase "environmental sustainability," for example, or "sustainable agriculture" or a "sustainable economy," while grammatically correct, does not exemplify the true definition of, nor foster application of the real meaning of, sustainability. Sustainability, properly used, is about the entire planet as a living system, including all life forms.

Viewing a community as a living system recognizes that the "rules of the house" are non-negotiable biophysical principles and the elements of sustainability rest upon those principles.

To further understand this approach to community, it helps to know that "ecology" and "economics" have the same root: eco from the Greek oikos, or home. Ecology is the knowledge or understanding of the house, and economics is the management of the house—and it is the same house. Therefore, understanding our community as a living system—an ecosystem—will give us not only a new understanding of "economy" and "economics," but also will foster a vision of the future, along with strategies for its realization, that focus on resiliency, adaptability, and attunement with nature.

If we perceive ourselves and all we create as part of an ecosystem, it is easy to understand that our community is a living system within which there are nodes of wealth: social, natural and financial. All interact as a system and are linked together through nutrient cycles and energy flows, and the maintenance and health of these networks is essential to the overall health and prosperity of our community.

- Jane Rein, Design Review Board

2 DESIGN REVIEW

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 comply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. For more information on the permit review processes please refer to the City's Administrative Manual and Municipal Code (BIMC 2.16).

1 Conceptual Proposal Review

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.

2 Design Guidance Review

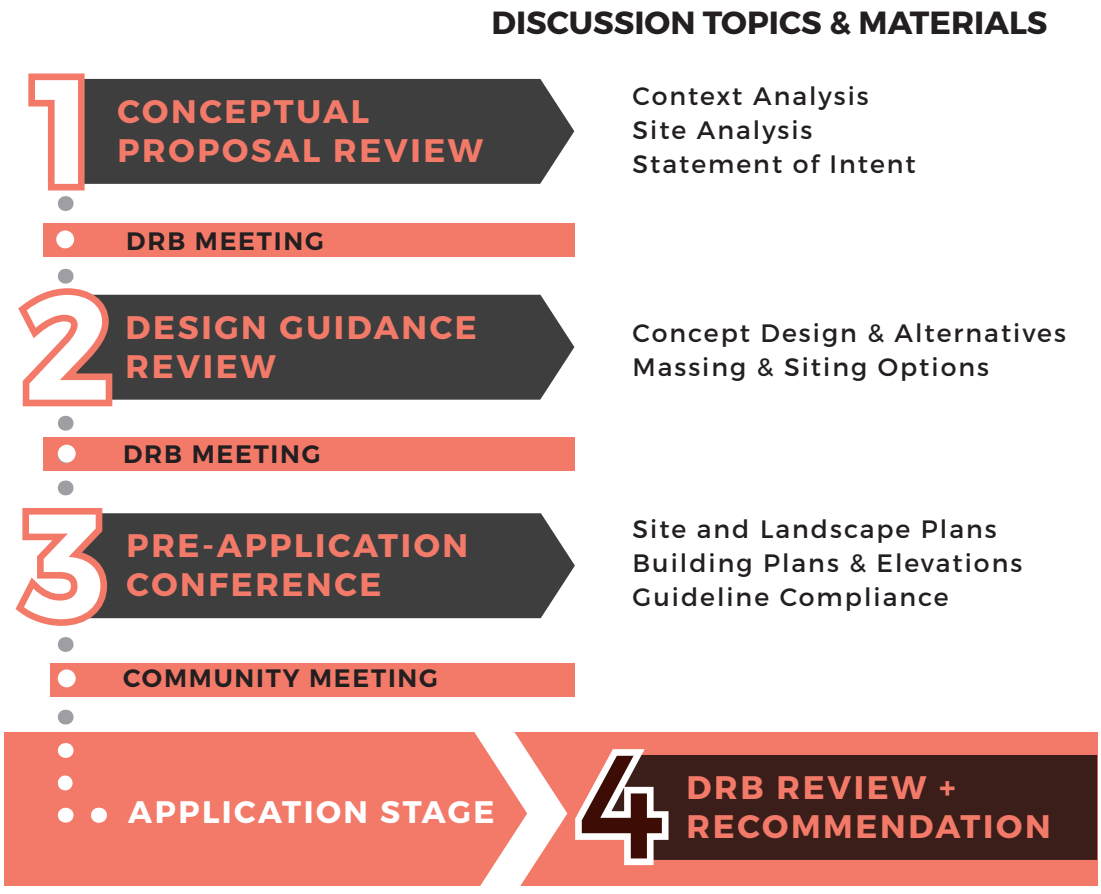
Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's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

3 Pre-Application Conference

The pre-application conference with City Staff is intended to provide input on preliminary, site, building plans and elevations, and ensure they meet zoning, environmental, and stormwater requirements, and address the Design Standards and Design Guidelines in this document before the application set is finalized. Following the pre-application conference, the applicant will present their concepts to the Planning Commission at a public community meeting before the DRB conducts its final review.

4 DRB Review & Recommendation

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.



Submittal Requirements

1 Conceptual Proposal Review

Site Analysis

a. Aerial map of with property lines marked and streets labeled within 500 feet;

b. Photos of the site;

c. Topography, physical, and natural features on the site;

d. Landscaping and tree species 6" or greater in diameter, and an arborist report for any landmark trees as defined in BIMC 16.32;

e. Vehicular and pedestrian access to the site including curbs;

f. Summary of applicable zoning standards and Design Guidelines.

Context Analysis

a. Requirements for analysis listed in the Context Analysis Chapter (Chapter 3);

b. Vicinity map(s) indicating:

- Property lines;
- Footprints of structures and existing ground and upper floor uses;
- Zoning districts and overlays;
- Natural features, recognized landmarks and designated historic sites or structures; and
- Roadways, sidewalks, trails, bicycle facilities and transit stations.

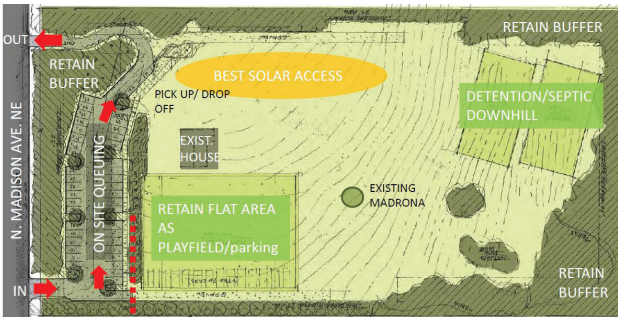
c. Photos of properties, structures, adjacent rights-of-way, natural features, and streetscapes within 500 feet.

Preliminary Development Program (Optional)

a. Preliminary development program (Residential or Live/Work Units, Retail or Office SF, Number of Parking Stalls); and

b. Description of how the program fits within the context and any sustainability, preservation or conservation goals as part of the project.

Conceptual site analysis



Context analysis map

2 Design Guidance Review

a. Vision statement & design intent;

b. Conceptual site plan and architectural massing concepts, and a description of how these designs respond to the context;

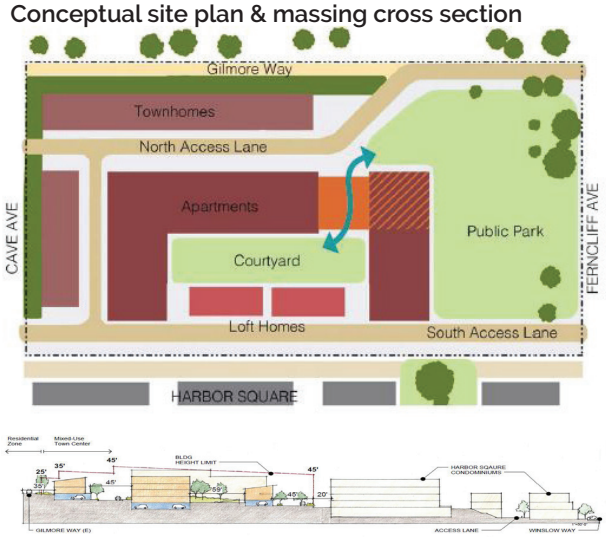
c. Development program (Residential or Live/ Work Units, Retail or Office SF, Number of Parking Stalls);

d. Description of how the program fits within the context and any sustainability, preservation or conservation goals as part of the project;

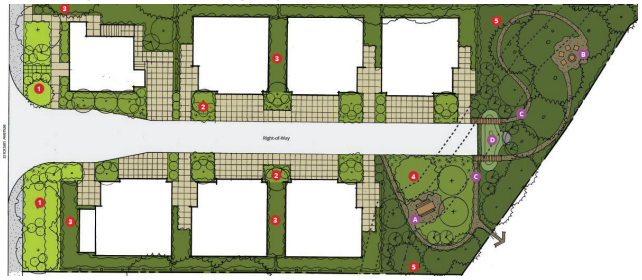
e. Graphic illustration of the overall massing at street level;

f. Narrative explanation of design cues from nearby architectural and natural features;

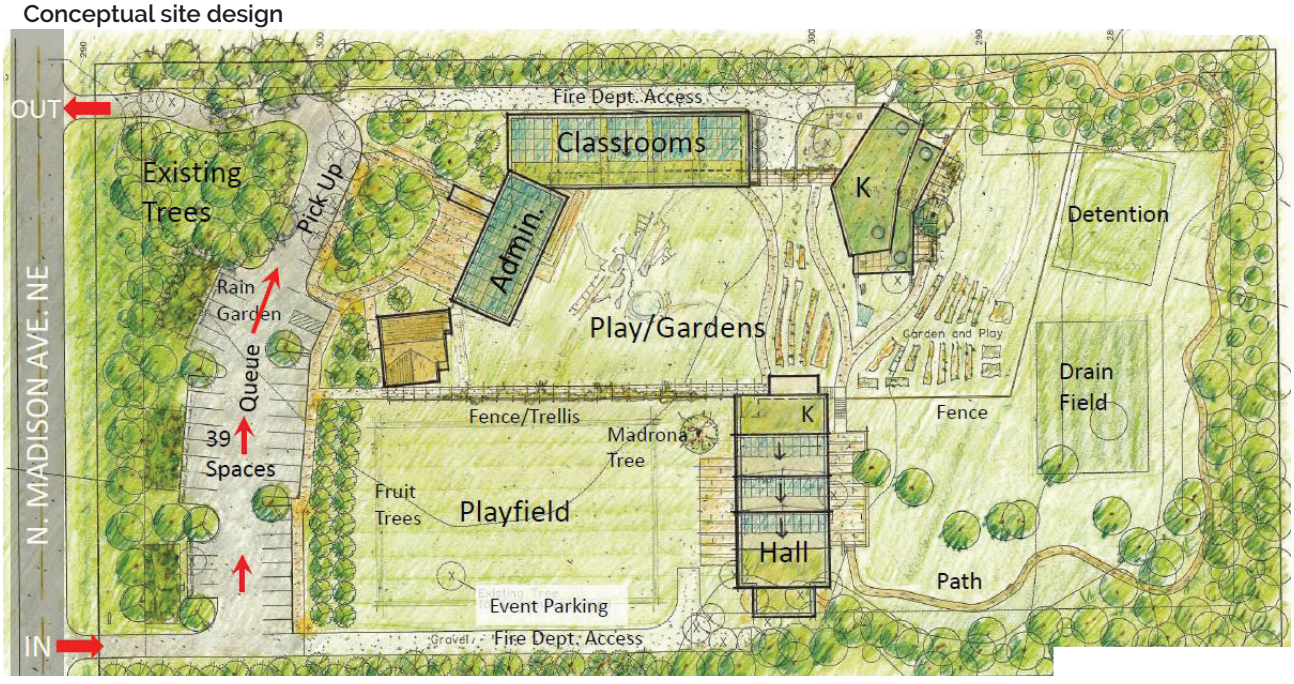
Conceptual site plan & massing cross section



Conceptual landscape plan



Conceptual site design



3 Pre-Application Conference

a. Illustrative site plan, including:
   - Property lines and easements and rights-of-way with dimensions;
   - Footprints of structures on adjacent properties with height in feet and stories;
   - Topography, physical and natural features on the site;
   - Vehicular and pedestrian access to the site including curbs; and
   - Landscaping and tree species 6" or greater in diameter, and an arborist report for any landmark trees.

b. Conceptual floor plans with uses differentiated by color, property boundaries, and buildings and uses on adjacent properties;

c. Preliminary building plans and elevations annotated with facade treatments, materials and colors;

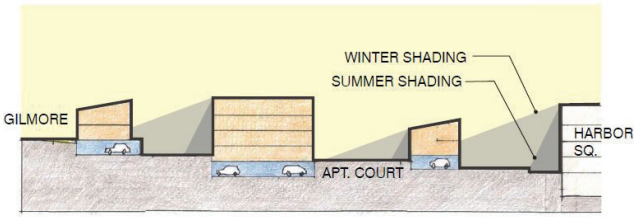
d. Sun/shadow graphic analysis;

e. Summary of applicable Zoning and Design Standards, Design Guidelines, and how applicant intends to meet those standards and guidelines as part of the proposed development with conceptual diagrams or graphics;

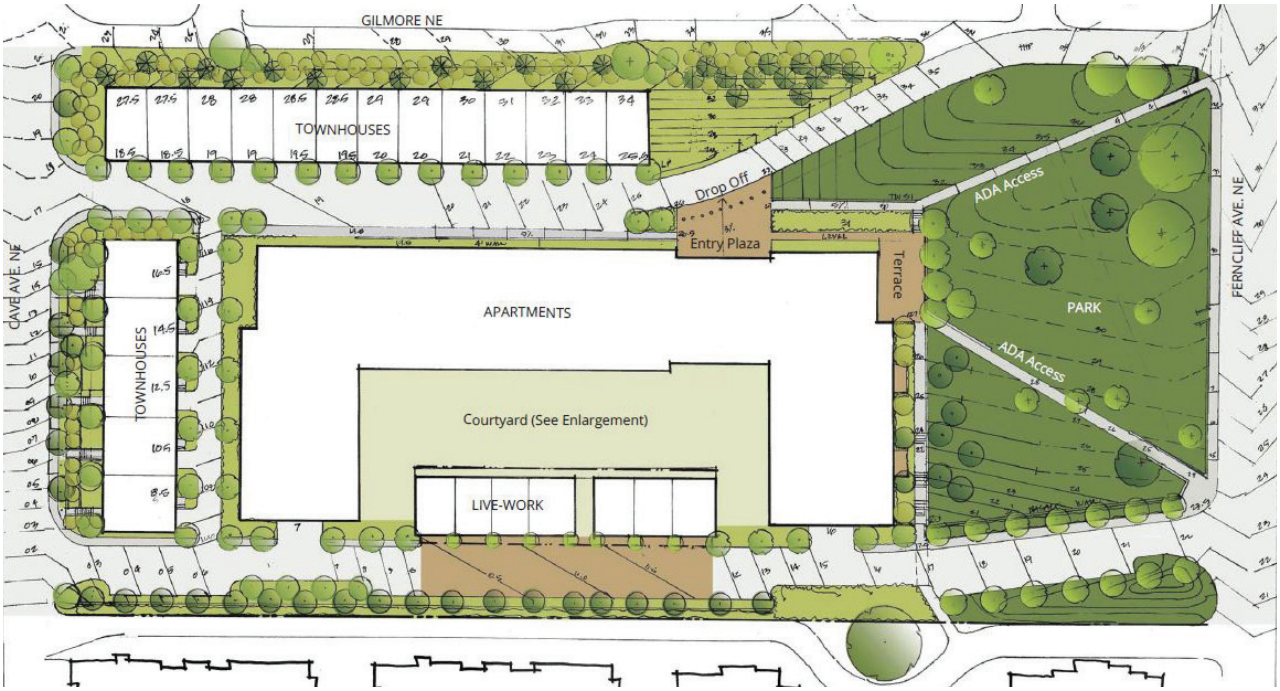
f. Description of how the project relates to the guiding principles in Section 1, and meets the intent of applicable Design Guidelines; and

g. Summary of all anticipated departures from applicable guidelines.

Sun/Shadow Analysis



Illustrative Site Plan



4 Final Design Review

a. Statement of Design Intent and how the project incorporated applicable guidelines;

b. Vicinity Map including property lines and rights-of-way with dimensions, footprints of buildings on adjacent properties, and natural features (landmark trees, streams, wetlands and steep slopes);

c. Final Site Plan Illustration in Color;

d. Final Landscape and Planting Plans;

e. Color Rendering or perspective illustration of the Proposed Development from the street and from an axiomatic view;

f. Final Floor Plan;

g. Final building plans and elevations for all facades;

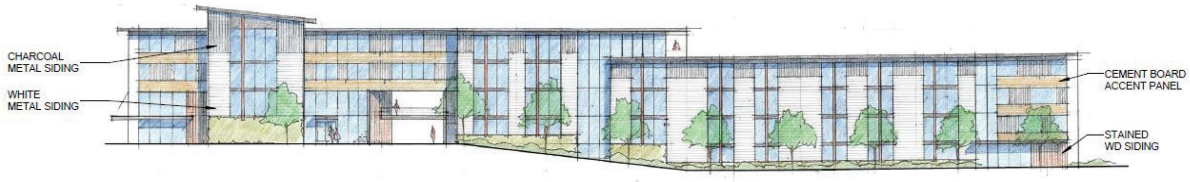
h. Detailed drawings of façade treatments;

i. Materials Palette, samples and cut sheets for all façade materials included in elevation drawings; and

j. Full summary and rationale for all requested departures from Design Guidelines and zoning parameters.

Perspective Illustration

Color elevations with materials



APARTMENT - NORTH ELEVATION

APARTMENT - EAST ELEVATION

APARTMENT - WEST ELEVATION

APARTMENT & LOFT HOMES - SOUTH ELEVATION

3 CONTEXT ANALYSIS

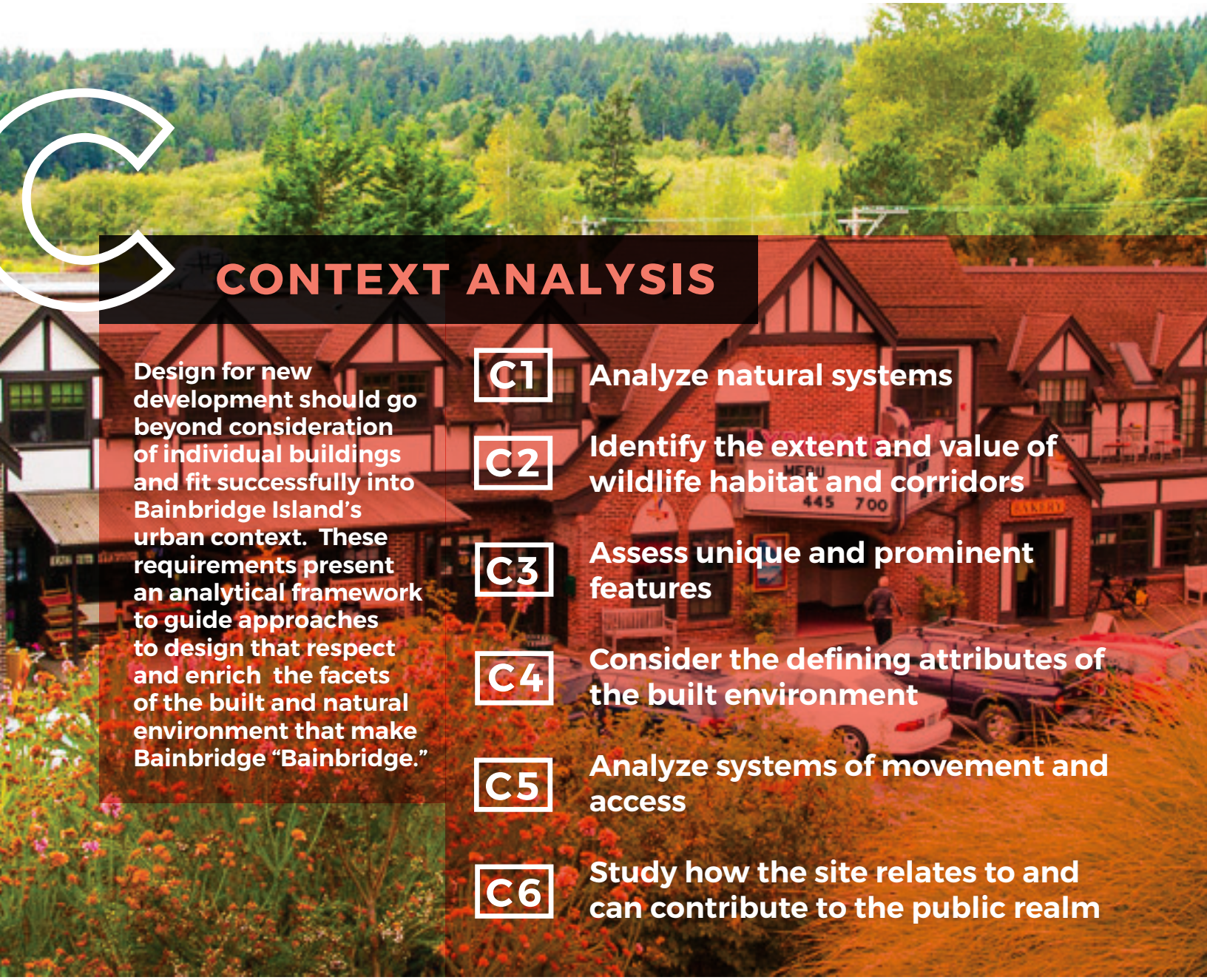
Introduction

Your site is part of our community.

Context analysis is a prerequisite for application of Design Standards and Design Guidelines. This section outlines requirements for applicants to present their understanding of the site's context. The components of the analysis included here are intended to be part of the review process and will be the focus of the Conceptual Proposal Review, the first meeting of the design review process.

A thorough understanding of all aspects of the site and its context is fundamental to design that fits and contributes to Bainbridge Island's unique built and natural environments. Development affects its setting through each facet of design in ways that can be striking or largely invisible to the public. It is not enough to simply describe the context, but to analyze its qualities and to understand and its implications for design.

An effective context analysis will carefully examine the relationship between the site, potential development, and the surrounding environment. This creates a foundation for design that takes cues from patterns in the surroundings and contributes to the Island's unique character, while preserving, supporting, and repairing the natural environment. Sustainability is an overarching goal for design on Bainbridge, and will be a key component in all respects of this analysis.



CONTEXT ANALYSIS

Design for new development should go beyond consideration of individual buildings and fit successfully into Bainbridge Island's urban context. These requirements present an analytical framework to guide approaches to design that respect and enrich the facets of the built and natural environment that make Bainbridge "Bainbridge."

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

C1

NATURAL SYSTEMS

Natural systems include water and hydrology; vegetation, forests 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.

Analyze

Water:	stormwater, streams, wetlands, aquifers, and shorelines
Soil:	stormwater infiltration, geological hazards, and soil stability
Vegetation:	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 wave risk

C2

WILDLIFE HABITAT & CORRIDORS

Bainbridge Island'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.

Analyze

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

C3

UNIQUE & PROMINENT FEATURES

Some sites merit special attention because of how they relate to features that make Bainbridge Island distinct and memorable. These include a variety of natural and human-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.

Analyze

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

C4

BUILT ENVIRONMENT

The patterns of human-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, and relationship between buildings and open spaces
Scale:	how features, design elements and proportions relate to the human experience
Uses:	surrounding services, schools, and other institutional uses

C5 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 the sidewalk and streets
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, and stormwater

C6 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 wherever possible.

Analyze

Streets:	street classification, width, traffic levels, and parking
Sidewalks:	pedestrian network, materials
Transit:	nearby transit facilities
Bicycles:	nearby bike facilities
Access:	patterns of non-motorized and motorized access

4 DESIGN STANDARDS & GUIDELINES

Introduction

Design Standards in Chapters 4 and 7 establish the minimum requirements in *Design for Bainbridge* necessary 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 in Chapters 4, 5, 6, and 7 provide a variety of ways to meet the standards. Design Standards and guidelines are defined in Section 1 as a part of *How to Use this Document* - and are repeated below.

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.

SITE DESIGN STANDARDS

- S1 Natural Systems
- S2 Wildlife Habitat
- S3 Unique Features
- S4 Built Environment
- S5 Systems of Movement

PUBLIC REALM STANDARDS

- P1 Walking & Cycling
- P2 Vehicles in the Public Realm
- P3 Hierarchy of Public Spaces
- P4 Connections to Public Spaces
- P5 Block & Frontage Patterns
- P6 Activity on Commercial Streets

BUILDING DESIGN STANDARDS

- B1 Clear Organizing Concept
- B2 Appropriate Architectural Language
- B3 Facade Composition & Scale
- B4 Sustainable Design
- B5 Materials & Detailing

LANDSCAPE STANDARDS

- L1 Landscape & Architecture
- L2 Public Realm
- L3 Sustainable Features
- L4 Green Infrastructure
- L5 Wildlife Habitat
- L6 Views & View Corridors

SITE DESIGN STANDARDS

Building on an understanding of the site and its context, site design defines how a building relates to its context. The placement, orientation and massing of buildings should support broader patterns in Bainbridge Island's built and natural environment as well as livable neighborhoods and communities.

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

S1 PROTECT AND REPAIR NATURAL SYSTEMS

Intent

Design for new development should protect existing natural systems and mitigate disturbance to the maximum extent possible, In addition, designers should look for ways to heal and repair the Island's natural systems that have been impacted by previous development. Site design should embrace relationships to larger natural systems, and use these systems to inform sustainable design at the site and building level.

IslandWood worked with a 255-acre site on Bainbridge to minimize disturbance to natural systems and restore natural areas on site

GUIDELINES

a. Use natural topography to inform project design, stepping up or down hillsides.

b. Minimize soil disturbance and excavation, and preserve natural topsoil.

c. Preserve the hydrological functions of the site and create opportunities for natural stormwater infiltration.

d. Incorporate natural water features, habitat, and native plant communities on-site into project design so that they are ecologically functional.

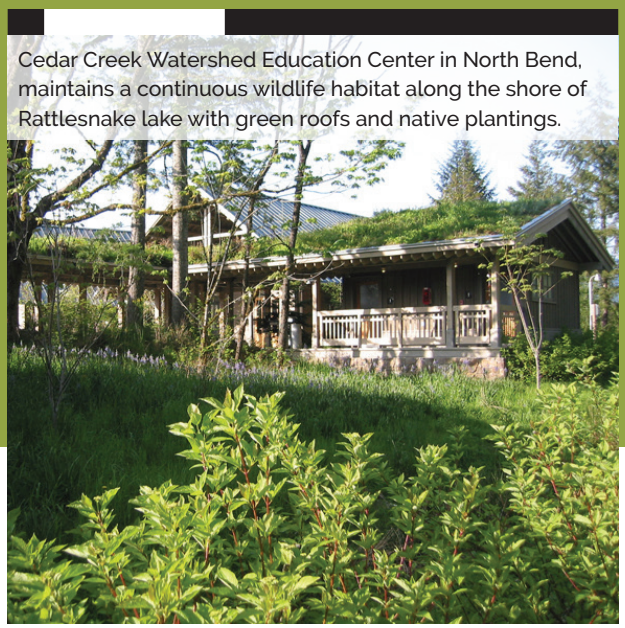
e. Minimize and disconnect impervious cover to reduce runoff.

The Bullitt Center in Seattle integrates native vegetation in the street and public spaces with gray- and rainwater harvesting and filtration

S2 PRESERVE, RESTORE AND ENRICH WILDLIFE HABITAT

Intent

Urban growth often comes at the expense of natural habitat, degrading and fragmenting sensitive plant communities, wetlands, and riparian corridors that provide habitat for local fish, wildlife and pollinators. New development in Bainbridge Island should protect and restore habitat on site and connect to local habitat corridors.



Cedar Creek Watershed Education Center in North Bend, maintains a continuous wildlife habitat along the shore of Rattlesnake lake with green roofs and native plantings.

GUIDELINES

a. Incorporate existing natural habitat and landscape into site design.

b. Connect new landscaped areas and fragmented habitat to networks of open space and larger habitat corridors wherever possible.

c. Consider porous fencing, hedging and shrubs to define property edges, or gaps in fencing and reduce barriers to wildlife.

d. Promote continuous habitat through private or communal landscaped areas and repair gaps in identified wildlife corridors wherever possible.

Dockside Green in Victoria, BC is built around system of stormwater treatment ponds that run into the upper harbor and create a network of wetland habitat.

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF THE SITE AND CONTEXT

Intent

The character of Bainbridge Island is comprised by many kinds of natural and man-made features: historic buildings, views of water and mountains, rolling landscapes, forests, and farms. Development should recognize these features, avoid detracting from their prominence, and highlight them whenever possible.

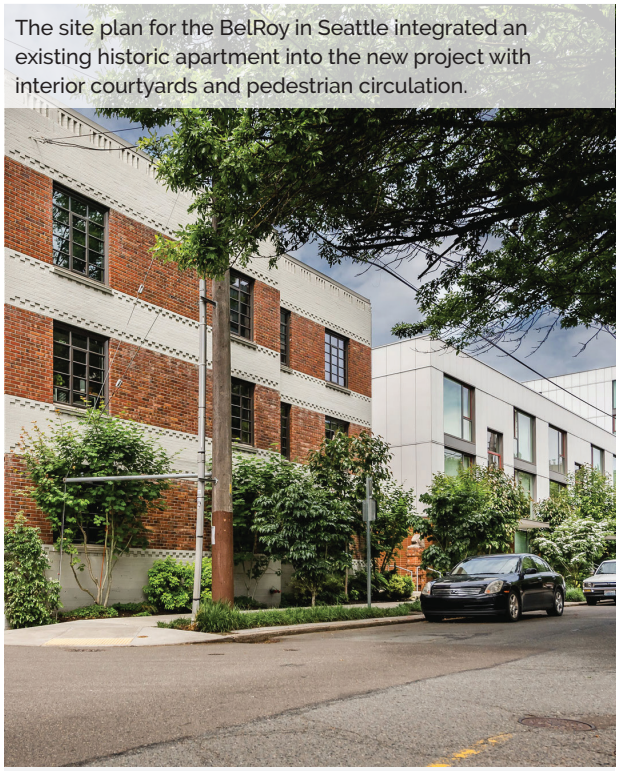
Madison Square in Bainbridge Island preserved older trees on the site and integrated them into landscape, while framing views of nearby buildings.

GUIDELINES

a. Work with the particular features of the site—shape, ecological value and characteristics, views, vegetation, hydrology and topography—to create a unique solution for the project.

b. Preserve and highlight public views of unique features that contribute to Bainbridge Island's character.

c. Support visual connections to nearby landmarks.



The site plan for the BelRoy in Seattle integrated an existing historic apartment into the new project with interior courtyards and pedestrian circulation.

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

Intent

Buildings and open spaces should be designed to create a sense of place and contribute to neighborhood identity. Projects should be built to feel like they "belong" to their site and context, becoming part of the fabric of beloved places on Bainbridge Island.

Bainbridge Island City Hall is distinct but not out of place, with a frontage that fits well with the proportions of nearby buildings and a clear public entrance.

GUIDELINES

a. Site access and new structures to complement patterns in the built environment with attention to setbacks, spaces between buildings, scale, and entries along the street.

b. Create or reinforce a well-defined rhythm of intervals of built and open spaces, designed for the human scale.

c. Develop frontages with quality, interest, and variety, using multiple smaller scale buildings if needed for to fit with neighborhood character.

d. Avoid visually impermeable fencing, high fencing or other monolithic features along publicly visible edges of the site.

The San Juan Building on Ferncliff Avenue in Bainbridge Island keeps the rhythm and scale of it surroundings with a primary facade broken into to smaller sections.

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

Intent

Livable and sustainable communities are walkable and bikeable. Good design in Bainbridge Island will favor pedestrian and bicycle scale, and carefully consider the project's place in the network of streets, sidewalks and trails in decisions about entries, ADA access, and location of vehicular access. Projects should prioritize the pedestrian environment and encourage sustainable transportation choices.

The Ericksen Cottages in Bainbridge Island connect to Ericksen Avenue with a network of pedestrian paths and shared parking areas that minimize impacts on pedestrian areas.

The Winslow has integrated pedestrian access into the building's front plaza along Winslow Way and interior courtyard off on Ericksen Avenue.

GUIDELINES

a. Locate and orient primary pedestrian access to the site toward major pedestrian and bicycle travel routes and transit facilities.

b. Incorporate dedicated pedestrian access that connects and aligns with existing public and private pedestrian infrastructure.

c. Integrate access for people of all abilities into the project design so that all visitors are welcome through primary entries and access points.

d. Locate at-grade parking and vehicular access away from active pedestrian areas wherever possible and screen at-grade parking from public view.

e. Provide bicycle parking near access points to and active areas to maximize visibility and convenience.

f. Consider including pedestrian-oriented public spaces and spaces for informal community gathering in non-residential projects.

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Intent

The public realm should be considered at the site planning level. Some projects will be fully private, but experienced from people passing by. Residential development will have a relationship to passers-by and visitors as well as the residents. Retail buildings and civic buildings have important relationships to the public realm, where dedicated space may be warranted. For all of these project types, the visual and physical relationship to the public realm begins at the site planning level for the most appropriate and beneficial interaction with the community.

The BelRoy in Seattle has a strong relationship with the street, with a visible and welcoming pedestrian entrances and storefronts and seating that interact with the street.

GUIDELINES

a. Arrange site elements to define a clear 'public front' facing toward the primary street.

b. Minimize vehicular presence in the public realm, with driveways and garages de-emphasized in terms of location, width and design.

c. Consider the hierarchy of uses in site design, with important uses or features emphasized.

d. Incorporate natural systems into public spaces in the site where possible and appropriate.

e. Give prominence to pedestrian entrances over vehicle access.

f. Reinforce defined and active street edges and design public facing frontages to interact directly with the public realm as appropriate.

Chophouse Row in Seattle integrates an active pedestrian route through a series of indoor and outdoor spaces that support the ground level commercial uses on the site.

PUBLIC REALM STANDARDS

Bainbridge Island's network of streets, trails and public spaces are the setting for public life in the city. They support community events and local activities, build the experience of the Island and express local identity. New development should contribute to streetscapes, public and open spaces, and street frontages, and foster activity at street level where appropriate.

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

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING

Intent

Whether a project is located in the Island's downtown, neighborhood centers, or rural areas, new development should consider the site's relationship to the pedestrian environment, and how the project can contribute to safety, comfort and continuity in the pedestrian realm.

The Camelia Apartments in Bainbridge Island integrate public walkways through the site with landscaping to provide access to Island Village and Hildebrand Lane.

GUIDELINES

a. Connect on-site pedestrian walkways with existing public or private routes where projects can improve the network for people walking.

b. Integrate universal design in pedestrian routes, access points and entries, with multi-sensory cues where appropriate in public spaces and access points using visual, auditory and tactile signals.

c. Integrate lighting for pedestrian pathways and entrances to provide safety, mark entry locations and highlight design features.

d. Orient primary entrances toward the site's most active public street frontage.

e. Contribute to the network of safe bicycle routes where possible.

f. Provide bicycle parking at access points to open spaces and buildings, and coordinate bike racks and fixtures with other outdoor furniture on site, along adjacent streets, or nearby public spaces.

This outdoor dining area connects directly to the street, using planters and hardscape materials to define the space associated with the beer garden.

P2 MINIMIZE THE IMPACT OF VEHICLES ON THE PUBLIC REALM

Intent

Public realm design should focus on people rather than cars and vehicular access. Projects should strive to keep conflicts between motorists and people walking and biking to a minimum, and support active and inviting streets by reducing the visual impact service areas, parking, and vehicular access.

This street treatment in Langley, WA makes good use of material and textural cues, and uses on-street parking and loading instead of curb cut access to reduce conflicts.

GUIDELINES

a. Encourage non-polluting transportation options, such as shared vehicle access and parking in multiple ownership circumstances.

b. Minimize the size and number of curb cuts and locate curb cuts away from active pedestrian areas wherever possible.

c. Screen service uses and parking when near public space using ground floor uses and/or landscaping.

d. Reduce conflicts between pedestrians and motorists through design elements such as planters, paving patterns, or lighting.

e. Create clearly defined pedestrian paths through parking areas with sidewalks or other dedicated facilities.

Pedestrian access for Whidbey Telecom uses variation in materials, landscaping, screening and physical barriers to create a safe pedestrian environment within a parking lot.

P3 DESIGN TO SUPPORT A LEGIBLE HIERARCHY OF PUBLIC SPACES

Intent

Projects should understand their location in the hierarchy of public space and respond accordingly. For example, a site that terminates a vista would be designed as a focal point, while a project that is part of the urban fabric would be designed to fit well with adjacent properties. Design to support a hierarchy of public spaces will help wayfinding and character.

The Marketfront in Seattle creates defined public spaces that highlight views of Elliott Bay, and defines a hierarchy of public and private spaces along the market.

GUIDELINES

a. Use buildings to help shape and define public spaces where appropriate.

b. Consider vistas, views and irregularities in the street network and block pattern to retain views or to create focal points.

c. Highlight important crossings, intersections, and transitions where appropriate.

d. Incorporate wayfinding that complements project design and surrounding wayfinding systems, with common indicators, destinations, and signed decision points.

An alley in California uses the space between buildings as both a pedestrian connection and as outdoor dining, with framed views of nearby buildings.

P4 STRENGTHEN PUBLIC SPACE CONNECTIONS

Intent

Design for new development on Bainbridge Island should pay careful attention to how the building will interact with the public realm—street, sidewalk, open spaces and landscape. Projects should look for opportunities to make stronger connections in the Island's network of public spaces wherever possible.

Clyde alley in Langley supports pedestrian connections through the center of the block and to other public spaces along 2nd Street.

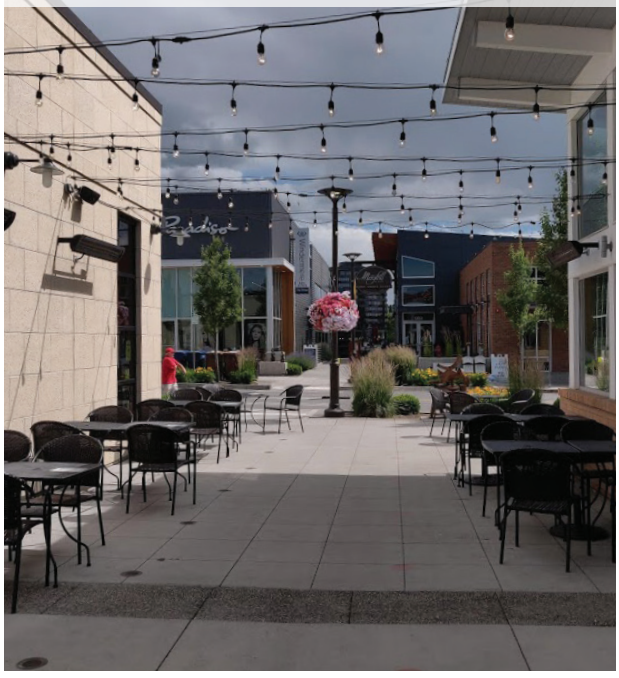
GUIDELINES

a. Locate primary entrances along the main street, and contribute to the character of the street.

b. Align public spaces, passages and access with existing pedestrian paths or desire lines where no formal paths exist. Public through-routes in Winslow are excellent examples of pedestrian-scale connections.

c. Where appropriate, provide open spaces adjacent to the sidewalk and design public frontages to support direct engagement with the street and pedestrian activity.

d. Use public art to enhance entrances to buildings and public spaces and to create or highlight unique transitions.



A pedestrian alley in Spokane's Kendall Yards creates a direct connection to the Spokane Falls and includes outdoor seating and dining areas that support nearby uses.

P5 DRAW FROM AND ENHANCE EXISTING BLOCK AND FRONTAGE PATTERNS

Intent

Regardless of how people get around, everyone is a pedestrian at some point. Pedestrian-oriented design creates safe, accessible and welcoming for spaces for all in ways that are contextually appropriate for Bainbridge Island's varied environments. Whether it is in the Island's downtown, neighborhood centers, or rural areas, new development should contemplate the site's relationship to the pedestrian environment, and how the project can contribute to safety, comfort and continuity in the pedestrian realm.

The Braeburn in Langley WA is integrated into the nearby mid-block crossing and plaza, and uses it's corner location to help create a welcoming entrance to Clyde Alley.

The Braeburn draws on established building patterns, scale and rhythm along 2nd Street for a successful fit with historic building downtown.

GUIDELINES

a. Seize on the prominent location of corner sites to create focal points with careful detailing and integrated public spaces.

b. Create a porous site with public pedestrian routes through larger developments.

c. Break down the massing of buildings and the scale of long facades to fit the rhythm of the surrounding block.

d. Create a human scale environment at street level with detailing that adds variety and rhythm to the facade.

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Intent

Bainbridge Island is fortunate to have strong and active retail "main streets" in Winslow, Lynwood and Rolling Bay. New development should reinforce the scale and positive attributes of these commercial streets with pedestrian-scale interest and activities.

An activated set of storefronts connects directly to the street with seating, shade and large windows.

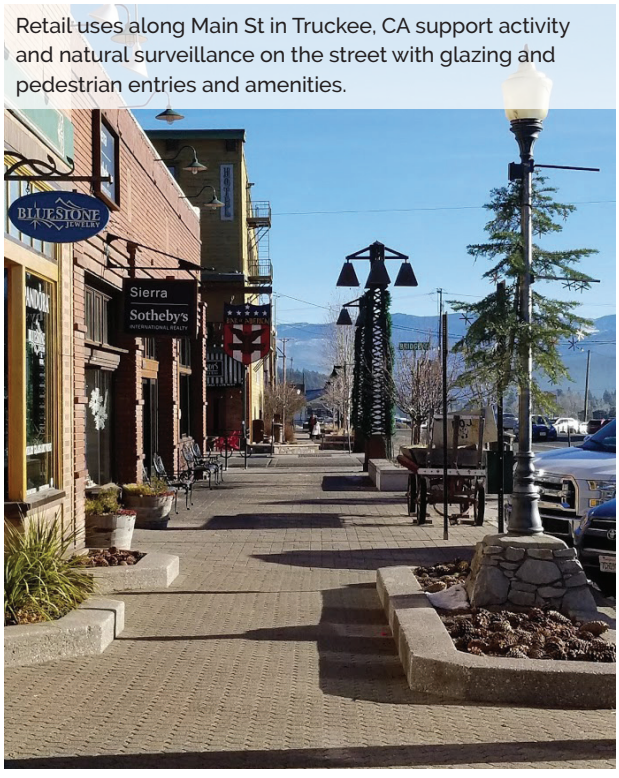
GUIDELINES

a. Support adjacent sidewalks and public spaces with active ground floor uses and amenities such as displays and seating, and public art,

b. Place doors, windows, balconies and street-level uses to provide lines of sight for natural surveillance of the street, private and public realm.

c. Build in multiple entries to allow for smaller storefronts, and design to allow retail facades to be adapted to the particular users to give spaces interest and character.

d. Locate utility areas away from active spaces on commercial streets.



Retail uses along Main St in Truckee, CA support activity and natural surveillance on the street with glazing and pedestrian entries and amenities.

B BUILDING DESIGN STANDARDS

Bainbridge Island's diverse buildings types and architectural styles work together with the Island's unique natural setting to create a beloved character. New development should reinforce the character of Bainbridge with thoughtful, well-designed, high quality buildings.

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, sustainable materials and well-crafted details

B1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

Intent

Buildings are expected to have a clear architectural concept that is internally consistent, appropriate to the building's site and functions, and elegantly expressed.

The Bainbridge Island Museum of Art presents a clear architectural concept developed around public spaces and nearby streets with a clear rhythm and organization of uses.

GUIDELINES

a. Base the design on a thoughtful organization of uses in plan, taking into account the arrangement of the development program and its relationship to the context of the site.

b. The architectural concept should be rooted in and express sustainable design principles.

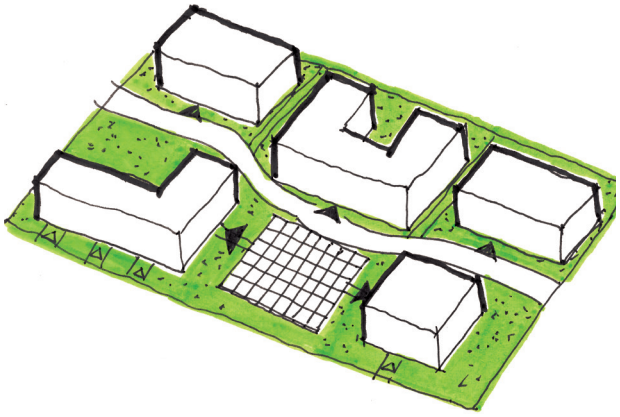
c. The architectural concept should be appropriate to the Pacific Northwest's climate and materials, as well as to the specific conditions of the site.

d. In the building concept and floor plan, consider the relationship of building uses and public space; for example, locating an entry lobby along the street, or designing residential windows to have a degree of privacy from passers-by.

e. Express the rhythm of the building's structural organization in the facades.

f. The architectural concept should make the building's uses and hierarchy legible.

This diagram represents a concept that takes considers the relationship between buildings, access and public and open space, and arrangement of uses.



B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

Intent

The Design Guidelines do not prescribe architectural styles, but projects are expected to have an attractive and coherent style that fits well with the climate and context of Bainbridge Island.

The Winslow in Bainbridge Island draws on the historic context along Winslow Way and Ericksen Avenue for a consistent and coherent architectural style that fits well.

GUIDELINES

a. Consider the context and history of Bainbridge Island in the building's massing, roof forms, and siting.

b. Use materials that are locally sourced and regenerative wherever possible.

c. Include weather-protection and other climate appropriate design as an integral part of the architectural language and detailing.

d. Use surrounding building forms (found in context analysis) to inform building shape and form.

Grace Episcopal Church in Bainbridge Island uses locally appropriate style and materials that help integrate the building into the site and surrounding natural setting.

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

Intent

Facades are not only the visible faces of a building. Facades are the interface between the interior uses and the public realm, bringing in daylight and keeping out the weather. They play a major role in energy efficiency and define the architectural style. Façade design is critical to the success of a building from urbanistic and sustainability standpoints, and thoughtful design is expected for all facades.

An office building on Hildebrand Lane in Bainbridge Island uses detailing and alternation of two primary materials to create a sense of texture and human scale.

GUIDELINES

a. Design all facades visible to the public to be attractive and well-proportioned, with a graceful composition of fenestration and opaque areas and a sense of texture and depth along building surfaces.

b. Create an architectural concept appropriate to Bainbridge Island and the character of the building's surroundings.

c. Design the building to be attractive from vantage points near and far, with all visible facades receiving full attention to design.

d. Design the building to be pleasing and coherent at multiple scales—from massing and roof form to secondary features such as fenestration and balconies, to details, textures and finishes.

e. Give attention to the level of human scale experienced from the public realm, including detailing at doors, windows and other architectural features such as porches, canopies, balconies.

f. Incorporate design detail, articulation and quality materials and a sense of human scale in all building facades.

g. Integrate utilities and service functions into the architectural concept, screening mechanical equipment and trash facilities from view.

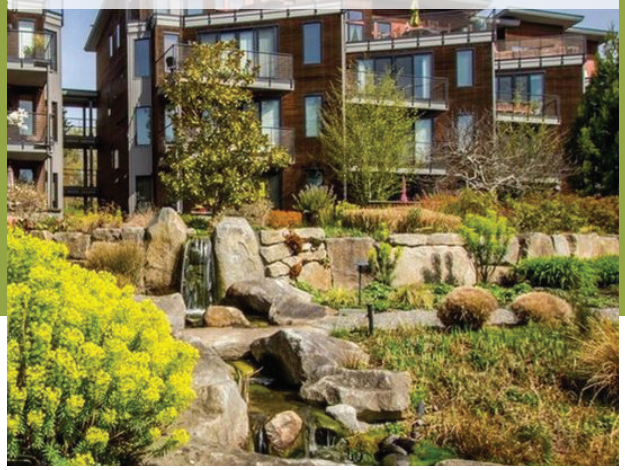
The Klotski Building in Seattle, WA has an inset ground level storefront with floor-to-ceiling windows, and a simple pattern of vertical elements on its upper stories that create a coherent composition with depth and appropriate detail.

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

Intent

Projects in Bainbridge Island are expected to be environmentally responsible and resource efficient throughout their life cycle. Buildings will need to meet the requirements of the City and County that require sustainable design; the Design Guidelines are intended to express the values of a healthy environment in the design expression of each project.

The Vineyard Lane apartments in Bainbridge Island use sustainable materials, building practices and design to help reduce energy use.



The Grow Community in Bainbridge Island incorporates reusable energy, efficient heating and cooling systems, and building materials that support thermal efficiency.

GUIDELINES

a. Reuse existing structures whenever possible, recognizing that the most sustainable buildings are those that already exist.

b. Use building materials that reflect a sense of place, favoring recycled or renewable resources and/or local sources.

c. Highlight regenerative materials and renewable energy generation such as solar panel or turbines as visible expressions of the community's aesthetic and values.

d. Offer access to natural light and ventilation in living and working spaces for comfort and reduced energy consumption.

e. Manage direct sunlight with solar control and shading devices, and integrate these features into the overall design, with each facade responding to solar orientation.

f. Consider green or living walls and/or roofs with plants adapted to Bainbridge Island's microclimate; make them visible where possible.

g. Design for flexibility so that the building can be adapted in the future, including reuse of structured parking for non-vehicular future uses.

B5 USE HIGH-QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Intent

Building materials should be selected for their appropriateness to place, a minimal ecological footprint, and long-term aesthetic value. Thoughtful composition and detailing will express a level of quality and a sense of scale inherent in excellent architectural design.

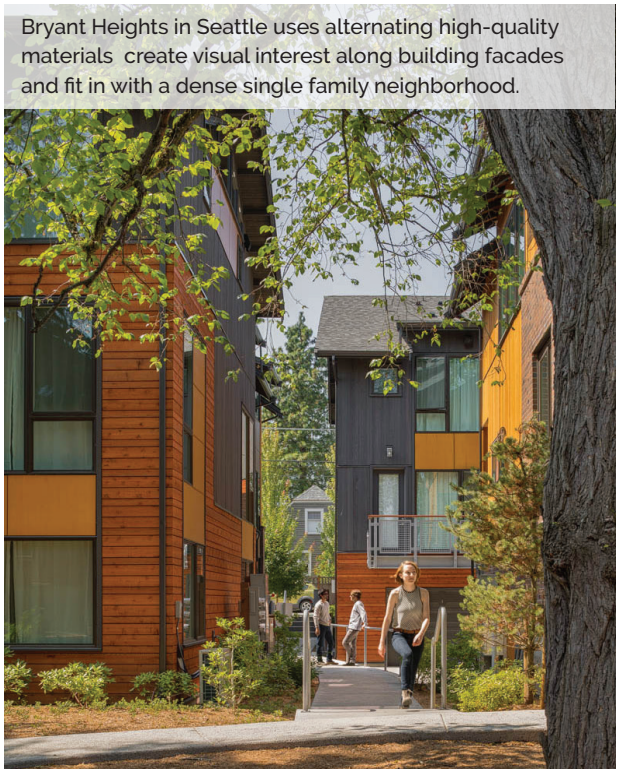
The Bellevue Botanic Gardens Visitor Center uses low impact materials and careful detailing to create a series of indoor and outdoor space unified by a sheltering roof.

GUIDELINES

a. Choose durable, low-impact materials that are appropriate for the climate and seasonal shifts in weather conditions.

b. Select materials that are locally sourced and supportive of Bainbridge Island's economy where possible.

c. Express the architectural concept of the building and provide a sense of human scale through thoughtful detailing.



Bryant Heights in Seattle uses alternating high-quality materials create visual interest along building facades and fit in with a dense single family neighborhood.

LANDSCAPE STANDARDS

Landscape design is expected to fit the building into its setting, contribute to a comfortable and welcoming pedestrian environment, and support natural systems with habitat-friendly and sustainable features.

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

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPT

Intent

Landscape architecture and building architecture are expected to be mutually complementary, working together toward an overall design that is functional, sustainable and pleasing. To this end, the landscape should be designed in tandem with the architecture, rather than as an afterthought.

A passageway in Healdsburg, CA uses small-scale plantings and vines to soften edges and massing, highlight entries and work with passive solar strategies.

GUIDELINES

a. Design the landscape to enhance elements of the site and architectural concept by strategies such as defining pathways, zones and edges; creating focal points; softening building massing; highlighting entries, and adding scale, texture and interest to the site.

b. Locate deciduous trees to compliment passive solar strategies, providing shade in summer and allowing sun in the winter.

c. Use plantings where privacy is needed for more intimate and private spaces, or for screening traffic and/or service uses.

d. Choose plantings that complement the proportions and scale of the building, and offer color and interest throughout the year.

e. Ensure that landscape design relates to considers building features such as porches, balconies and roof areas.

The Pacific Cannery in Oakland, CA incorporates materials from a 1919 cannery to create a common court that helps unify public and private outdoor spaces in the development, and provides privacy for ground level residences.

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

Intent

Landscape design is expected to be an integral part of public spaces, enhancing the functions, activities and character of the public realm..

Uptown Circle in Normal, IL provides seating, shade, and open space that captures 1.4 million gallons of stormwater, reusing it for water features and irrigation.

GUIDELINES

a. Use landscape design to connect a network of open spaces, appropriate to the project context. This open space network could include the streetscape and building frontages, spaces between buildings, or a series of planted areas and hardscape intended for outdoor use.

b. Encourage interaction between the building's interior uses and exterior public space, Including plazas, seating areas and other hardscape areas to support positive public activities appropriate to the context and building use.

c. Select plantings that reflect a sense of care, providing scale and seasonal color and interest.

d. Consider elements of continuity along streets to provide a level of character along a corridor, and unique elements of distinction that can serve as landmarks or wayfinding.

e. Complement building and landscape design with integrated public art that is developed with the community and overall project concept in mind.

A landscaped plaza in Harbor Square in Bainbridge Island provides pedestrian access that weaves together open spaces and connects residents with open space.

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

Intent

Sustainable landscape design helps build a network of productive ecosystems that promote local biodiversity, water and energy conservation, and provide a natural experience for the public in the built environment. Human-made landscapes in Bainbridge Island should strive to conserve water and material resources, support healthy and porous soils, and reduce the need for fertilizers and pesticides that damage natural ecosystems.

Thornton Creek Water Quality Channel in Seattle is a water treatment facility and public open space that connects the surrounding community while restoring the environment.

GUIDELINES

a. Promote water conservation with landscape design that prioritizes native and/or drought tolerant species.

b. Use plantings to provide shade and buffer from wind exposure.

c. Locate trees to provide shading of paved surfaces and reduce heat island effect

d. Accommodate planting space for trees where there is not enough space for trees in the right-of-way.

e. Use local, low-impact, recycled, or sustainably sourced materials and/or repurpose non-hazardous waste materials in the landscape.

f. Utilize vegetative roofs to mitigate stormwater, grow food, provide habitat, reduce heat island effect, improve views and air quality.

g. Design landscape to absorb and reduce particulate matter.

The Stack House in Seattle integrates green roofs, captured stormwater, and salvaged materials from historic buildings on site to create a pollinator-friendly pedestrian route.

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

Intent

Landscape design is expected to embrace hydrological functions and reduce the impact of development with green infrastructure. Green spaces offer opportunities for water treatment, infiltration and storage on developed sites in order protect water quality, relieve the burden on stormwater infrastructure, and reduce water use and heating and cooling costs.

Residential entries at the Expo in Seattle are lined with rain gardens that reduce development impacts while creating a balance of private, semi-private and public spaces.

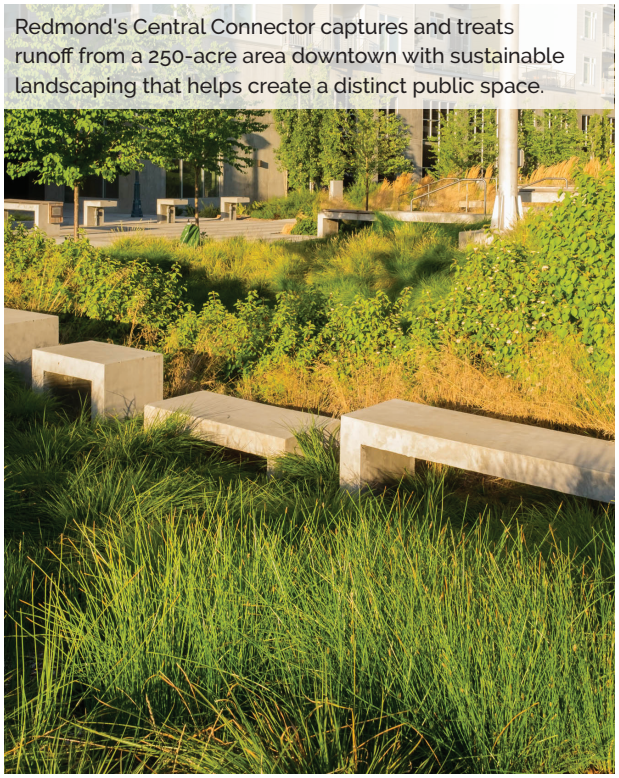
GUIDELINES

a. Preserve or restore hydrological functions of the natural landscape, improving stormwater quality through sustainable landscape and civil design practices including stormwater retention and infiltration where appropriate.

b. Use green stormwater infrastructure (GSI) strategies to reduce flooding by slowing and reducing stormwater discharges.

c. Include vegetative roofs and permeable paving for on-site stormwater management.

d. Capture rainwater for reuse for irrigation.



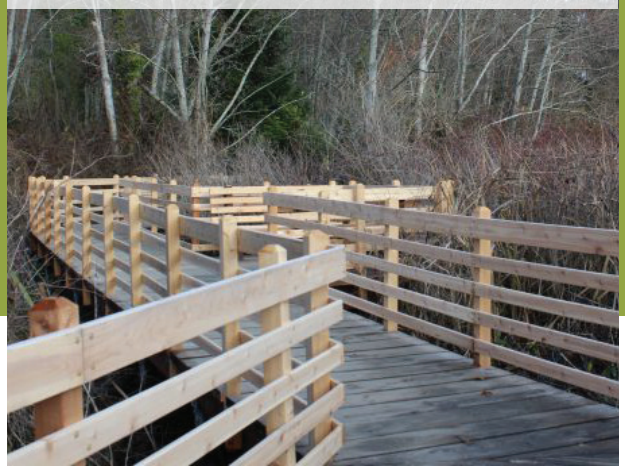
Redmond's Central Connector captures and treats runoff from a 250-acre area downtown with sustainable landscaping that helps create a distinct public space.

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

Intent

Supporting and creating habitat strengthens a network of ecologically productive landscapes. Designing landscapes that are well adapted to unique microclimates of a project can help provide natural food sources and cover from predators and inclement weather and mitigate the effects of human disturbance on wildlife populations.

Hawley Cove Park in Bainbridge Island protects native forest and wetland that provide rich wildlife habitat and connect to other natural shoreline areas.



This house on Whidbey Island uses a sustainable approach to site impact and visual character through rainwater reuse, native vegetated roof, and contextual ecological habitat.

GUIDELINES

a. Preserve large trees and other significant existing vegetation that contributes to larger biological and ecological systems.

b. Design plantings to support stormwater retention, infiltration and aquifer recharge.

c. Promote biodiversity though plantings that attractive to birds, pollinators and other wildlife.

d. Prioritize low maintenance, drought resistant native plantings.

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Intent

For some sites in Bainbridge Island, views of the water, mountains and forested areas are defining features. Landscape design should be sensitive to existing view corridors, take advantage of views, and reinforce visual connections with the public realm.

Eagle Harbor Waterfront Park provides waterfront access and views from trails and gathering spaces while retaining existing trees and using low-lying native plantings.

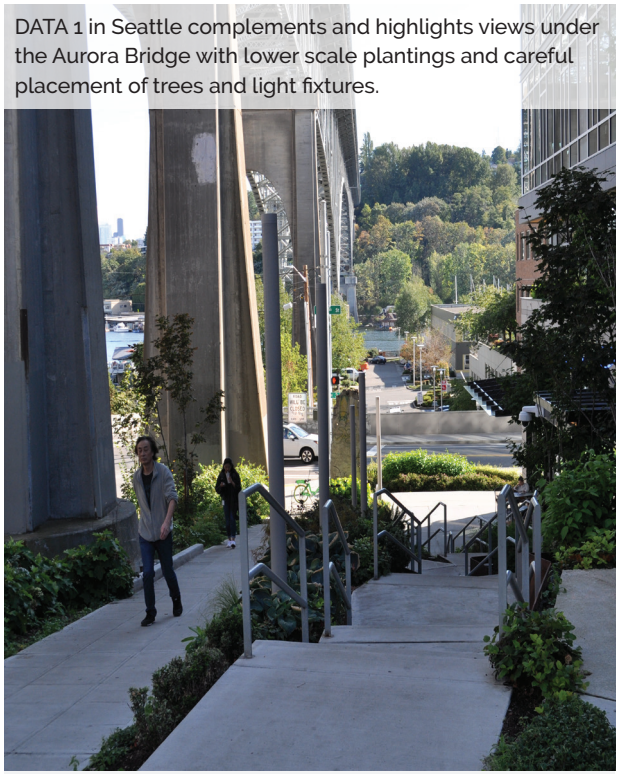
GUIDELINES

a. Preserve existing views and view corridors, locating new trees to frame, focus and/or complement views and view corridors.

b. Take care to prevent view blockage from the public realm, using lower scale plantings where appropriate and pruning existing trees with best practices of limbing-up rather than topping.

c. Design landscaped areas to complement territorial views, using vegetated roofs where appropriate to mitigate views of roofs.

d. Locate streets to capture distinctive views and create new viewpoints.



DATA 1 in Seattle complements and highlights views under the Aurora Bridge with lower scale plantings and careful placement of trees and light fixtures.

5 STREET TYPES & FRONTAGES

Introduction

Each public street in Bainbridge Island has a distinct character that is defined by the configuration of the right-of-way and the building frontages, public and open spaces and landscape that form the edges of each street. This chapter focuses on improvements related to new development or redevelopment that shape the pedestrian realm and the buildings that contribute to a distinct streetscape, and together reflect a desired future state for the street. The guidelines in this chapter are intended to inform design decisions on-site and in the public right-of-way that contribute to the character and experience of the streetscape. The street types, frontages and guidelines described in this chapter do not replace or supersede the requirements of the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications".

Key streets on the island are categorized into street types that are not defined by the same conditions, but share a similar vision and raise similar design considerations. Each street type defines common characteristics and guidelines that offer design direction and align with the vision for these streets. The street types regulate building orientation and façade design through specific building frontage typologies that are permitted only on certain street types. These building frontages outline how buildings should relate to each street and contribute to the public realm through greenery, public spaces, and entries consistent with the character of each street type.

STREET TYPES

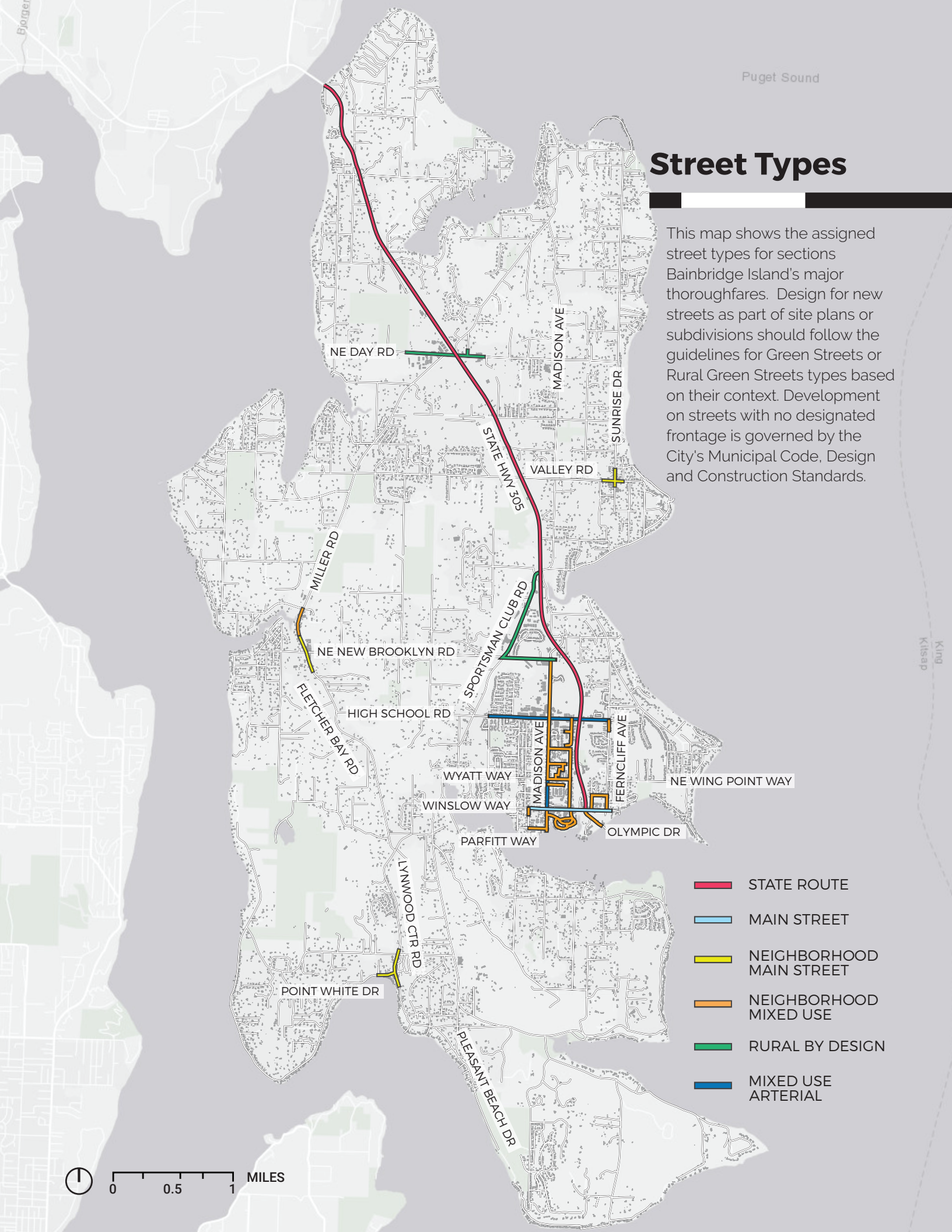
1. State Route
2. Main Street
3. Neighborhood Main Street
4. Neighborhood Mixed Use
5. Mixed Use Arterial
6. Rural by Design
7. Green Street
8. Rural Green Street

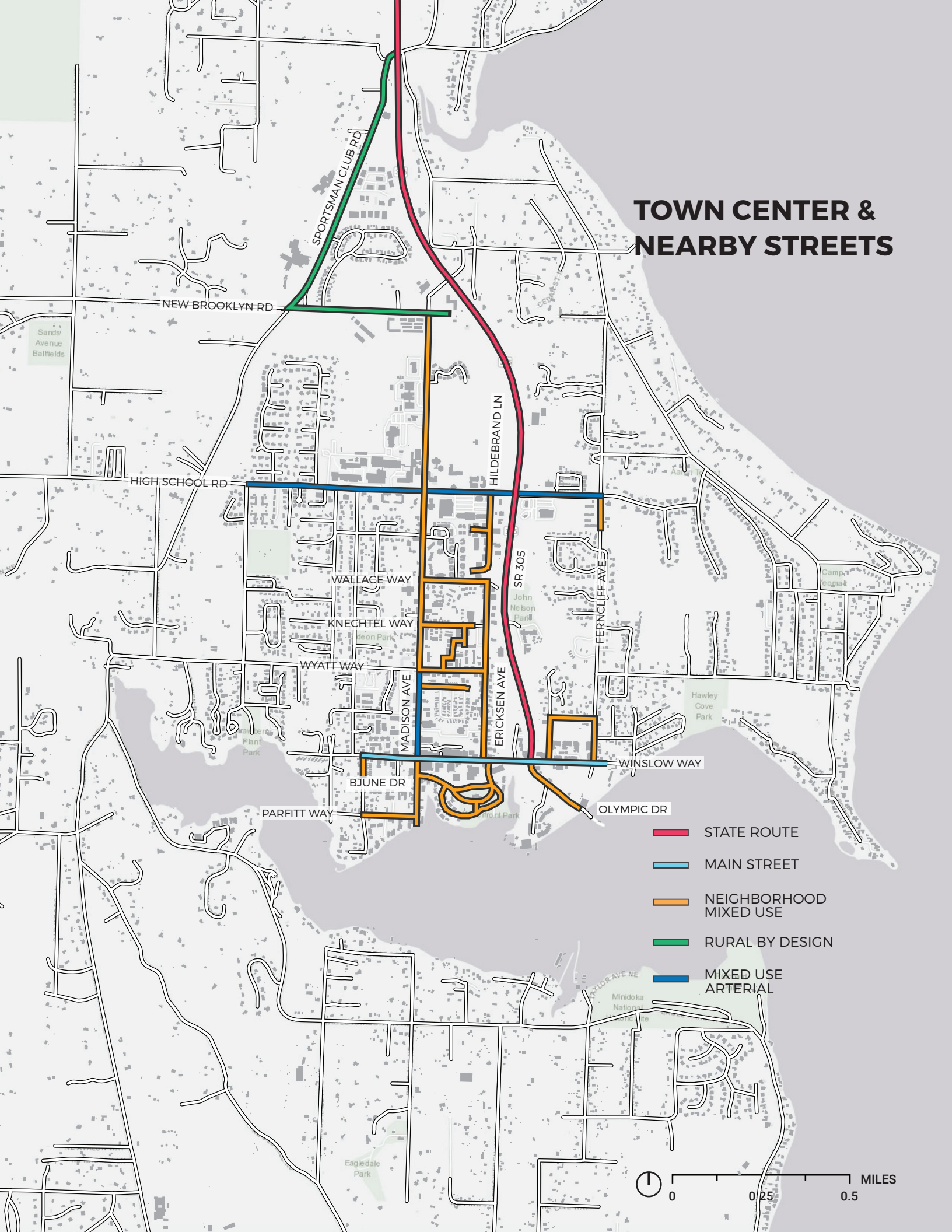
FRONTAGE TYPES

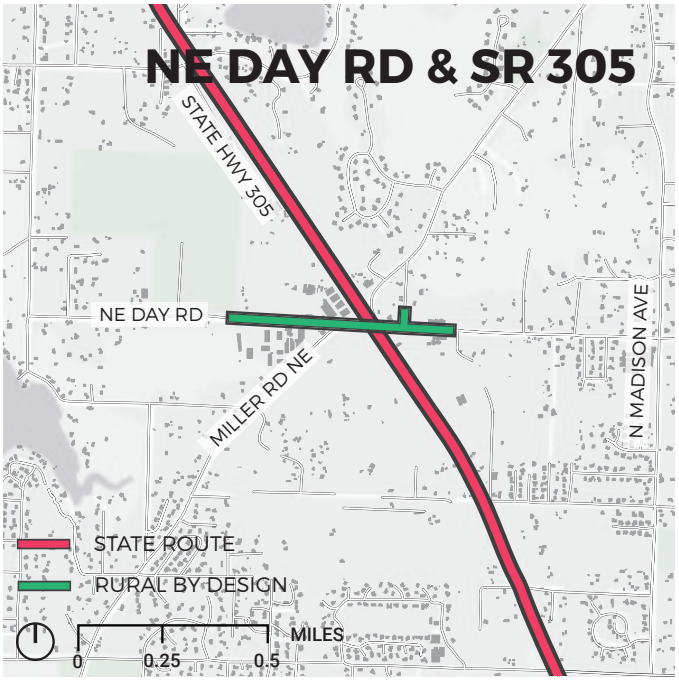
1. Linear / Storefront
2. Landscape
3. Plaza
4. Forecourt
5. Stoop / Terrace
6. Vegetated Buffer
7. Parking

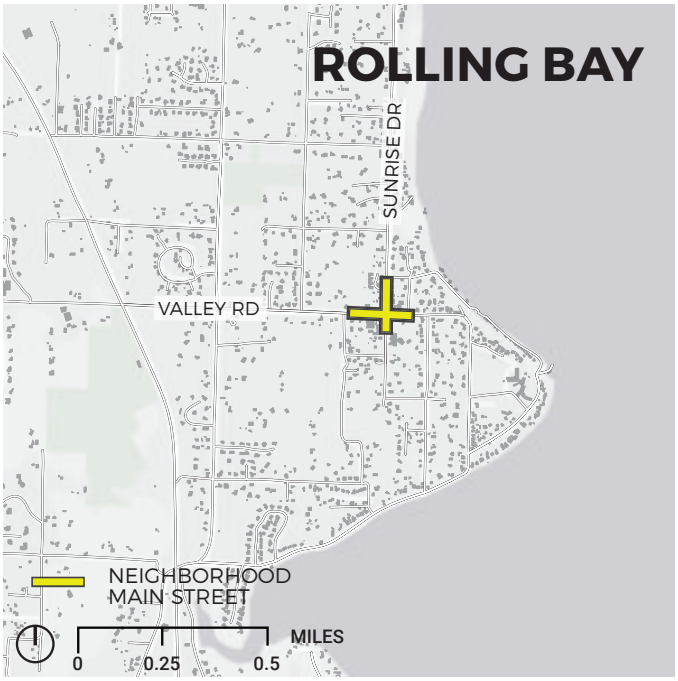
Street Types

This map shows the assigned street types for sections Bainbridge Island's major thoroughfares. Design for new streets as part of site plans or subdivisions should follow the guidelines for Green Streets or Rural Green Streets types based on their context. Development on streets with no designated frontage is governed by the City's Municipal Code, Design and Construction Standards.




TOWN CENTER &
NEARBY STREETS
SPORTSMAN CLUB RD
NEW BROOKLYN RD
HIGH SCHOOL RD
HILDEBRAND LN
SR 305
FERNCLIFF AVE
WALLACE WAY
KNECHTEL WAY
WYATT WAY
MADISON AVE
ERICKSEN AVE
BJUNE DR
PARFITT WAY
WINSLOW WAY
OLYMPIC DR
Sands Avenue Ballfields
John Nelson Park
Hawley Cove Park
Eagledale Park
Minidoka National
STATE ROUTE
MAIN STREET
NEIGHBORHOOD MIXED USE
RURAL BY DESIGN
MIXED USE ARTERIAL
0
0.25
0.5
MILES


NE DAY RD & SR 305
STATE HWY 305
NE DAY RD
MILLER RD NE
N MADISON AVE
STATE ROUTE
RURAL BY DESIGN
0
0.25
0.5
MILES


ROLLING BAY
SUNRISE DR
VALLEY RD
NEIGHBORHOOD
MAIN STREET
0
0.25
0.5
MILES

ISLAND CENTER
MILLER RD NE
NE NEW BROOKLYN RD
FLETCHER BAY RD NE
NEIGHBORHOOD
MAIN STREET
NEIGHBORHOOD
MIXED USE
0
0.25
0.5
MILES

LYNWOOD CENTER
LYNWOOD CTR RD
POINT WHITE DR
PLEASANT BEACH DR
NEIGHBORHOOD
MAIN STREET
0
0.25
0.5
MILES

1 STATE ROUTE

CHARACTERISTICS

a. Lane configuration per WSDOT

b. No pedestrians or activation at edge

c. Limited access

GUIDELINES

a. Minimize direct access from private property

b. Support off-road trail system

c. Restore native vegetation

d. Preserve and enhance Pacific Northwest forested character

e. Conform with state signage laws

f. Minimize site disturbance

2 MAIN STREET

CHARACTERISTICS

a. On-street parking

b. Wide sidewalks

c. Building to property line

d. Many glazed storefronts

e. Varied architectural style

f. Pedestrian through-routes

g. Fine-grained scale

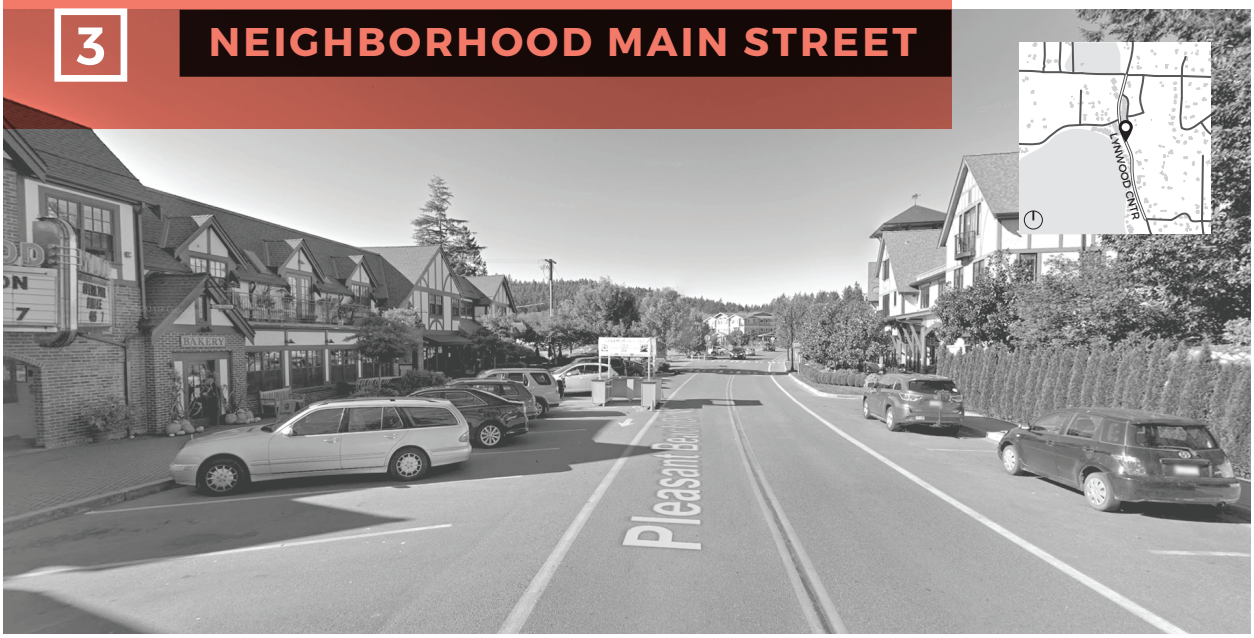
GUIDELINES

a. Encourage activation of street frontage

b. Encourage through-routes

c. Integrate landscape and public art

3 NEIGHBORHOOD MAIN STREET



CHARACTERISTICS

a. Walkable neighborhood node

b. Sidewalk or other dedicated pedestrian facilities

GUIDELINES

a. Develop on-street parking

b. Activate the street with pedestrian oriented street level uses such as storefronts, restaurants, galleries etc.

c. Activate area between buildings and right-of-way with seating, art, gardens

d. Encourage sidewalks or other high quality pedestrian facilities

4 NEIGHBORHOOD MIXED USE

CHARACTERISTICS

a. Lower traffic volume

b. Typically walkable/bikeable route to access the downtown and ferry

c. Varied building frontage types

d. Generally landscaped edges

GUIDELINES

a. Infill or add to pedestrian and bike connections

b. Provide a landscaped setback to buffer residential uses

c. Enhance the varied character

5 MIXED USE ARTERIAL

CHARACTERISTICS

a. Arterial level street capacity

b. Varied land uses

c. Varied edge conditions

GUIDELINES

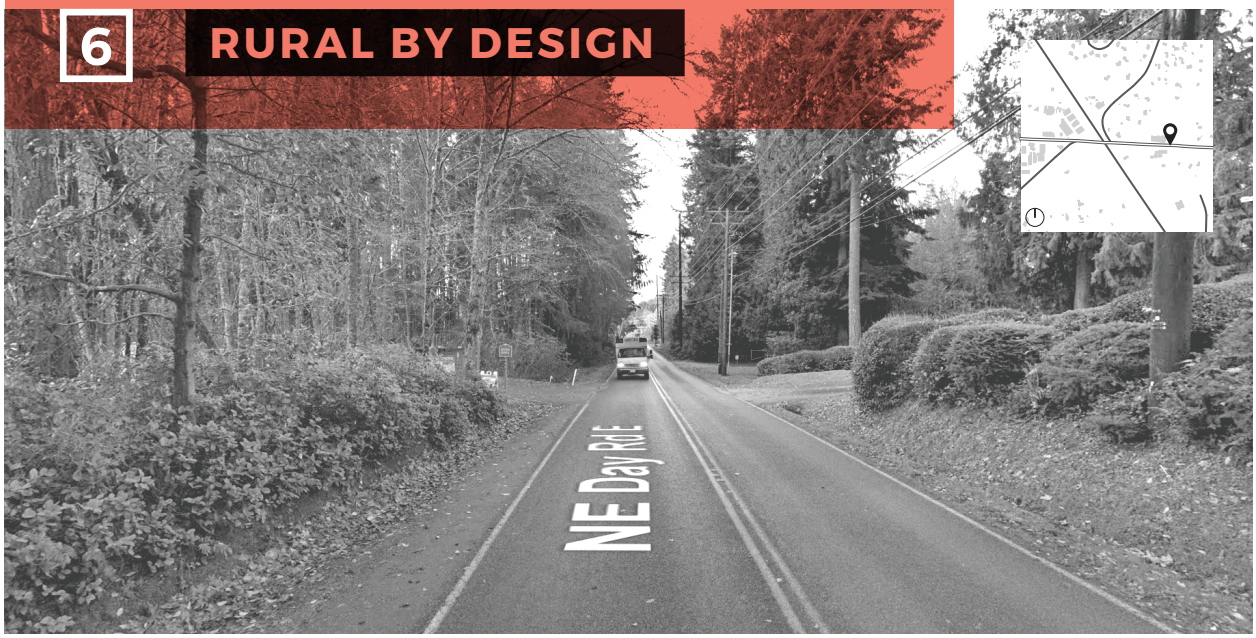
a. Provide landscaped setback to buffer residential uses

b. Provide, curb, gutter, sidewalk bike lane

c. Minimize curb cuts

d. Create on-street parking where appropriate

6 RURAL BY DESIGN



CHARACTERISTICS

a. Pedestrian shoulder or trail wherever possible

b. Green edge conditions

c. Narrow travel lanes

GUIDELINES

a. Retain green edge conditions and character

b. Protect or create swale drainage

c. Retain pedestrian shoulder or trail wherever possible

d. Maintain native vegetation

7 GREEN STREET

DESCRIPTION

The green street is intended to serve as a model for interior streets as part of subdivisions and larger commercial developments in commercial, industrial, mixed use and urban residential districts. It is not a designation for existing public streets, but included to guide street design as part of new development.

The examples on the following page show the application of Green Street guidelines for different types of roads, and accessways.

GUIDELINES

a. Minimize impervious cover and consider permeable paving

b. Integrate stormwater infiltration and retention into landscaped areas

c. Use curb alternatives to channel runoff into landscaping

d. Keep traffic speeds low with narrower travel lanes.

e. Emphasize pedestrians and open space as part of a shared space

f. Minimize paved area with shared driveways, access and parking areas.

g. Use trees to transpire water and mitigate heat island effects

EXAMPLE: SHARED STREET

Heavily landscaped shared pedestrian, bike, and vehicle street with large rain gardens and infiltration areas, and curb alternatives that channel stormwater into drainage and landscape areas

EXAMPLE: SHARED ALLEY ACCESS

Internal garage access via a shared alleyway with distinct paving and substantial rain gardens without curbs or with gaps in curbs and grading to direct runoff into landscape areas.

8 RURAL GREEN STREET

DESCRIPTION

The rural green street is intended to serve as a model for interior streets as part of subdivisions in non-urban residential districts. It is not a designation for existing public streets, but included to guide street design as part of new development.

GUIDELINES

a. Minimize impervious cover and consider permeable paving

b. Create a soft edge along the street and direct runoff into landscaped areas

c. Mitigate erosion along slopes and banks with vegetation and permeable stone fill

d. Integrate stormwater infiltration and retention into landscaping

e. Create a comfortable walking environment with lower traffic speeds

f. Use trees to transpire water and mitigate heat island effects

Building Frontages

Each street type is associated with a set of building frontages that would be permitted along streets of that type. Permitted frontage types for designated street typology, and the setbacks for each frontage type are shown in Table 1 below.

Each building frontage specifies an appropriate setback that applies across all street types. **On designated streets these required setbacks will supersede setback requirements contained in the Bainbridge Island Municipal Code.**

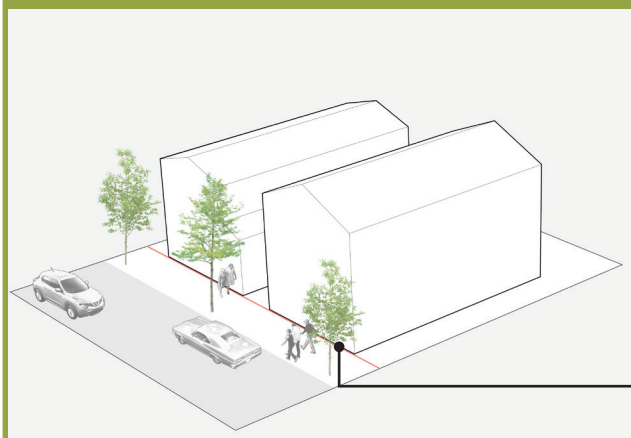
TABLE 1:

PERMITTED FRONTAGES BY STREET TYPE & SETBACKS

	LINEAR / STOREFRONT	LANDSCAPE	PLAZA	FORECOURT	STOOP / TERRACE	VEGETATED BUFFER
STATE ROUTE						✓
MAIN STREET	✓		✓	✓		
NEIGHBORHOOD MAIN STREET	✓		✓	✓		
NEIGHBORHOOD MIXED-USE	✓	✓	✓	✓	✓	
MIXED-USE ARTERIAL	✓	✓	✓	✓	✓	
RURAL BY DESIGN		✓				✓
SETBACK BY FRONTAGE	0 FT	10 FT - 20 FT	10 FT - 20 FT	0 FT	5 FT - 15 FT	25 FT - 50 FT

COURTYARD WIDTH: 10 FT - 30 FT
COURTYARD DEPTH: 10 FT - 30 FT

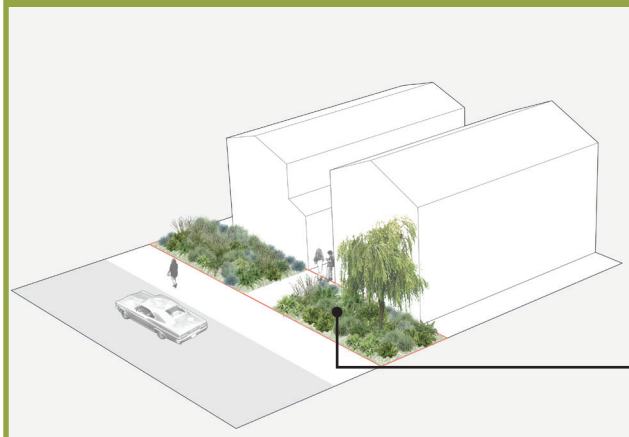
1 LINEAR / STOREFRONT



The linear or storefront building frontage has no setback from the right-of-way. It is the primary building frontage for pedestrian-oriented retail streets and is appropriate for active ground floor uses as part of non-residential or mixed-used development.

SETBACK: 0 Feet

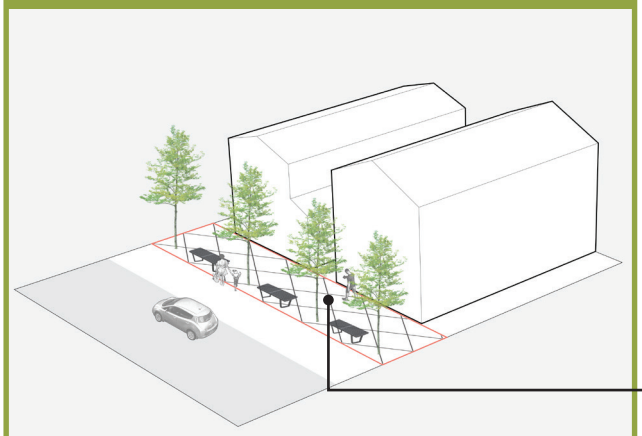
2 LANDSCAPE



The landscape building frontage includes a landscaped setback between the building and the right-of-way This frontage type is permitted on mixed-use and residential streets and is appropriate for office and residential uses particularly when on the ground floor.

SETBACK: 10 - 20 Feet

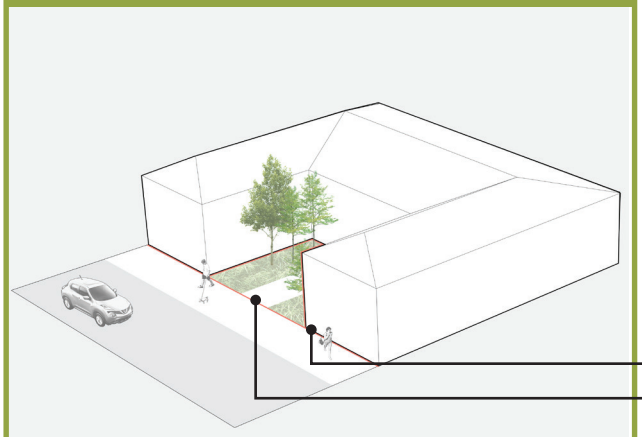
3 PLAZA



The plaza building frontage includes a pedestrian-oriented public space in the setback between the building and the right-of-way. This frontage type is permitted on retail and mixed-use streets and is appropriate for active uses such as retail, dining or civic and cultural uses. The plaza must contribute to and welcoming streetscape, and should support human activity, with amenities such as seating, outdoor dining and activation.

SETBACK: 10 - 20 Feet

4 FORECOURT

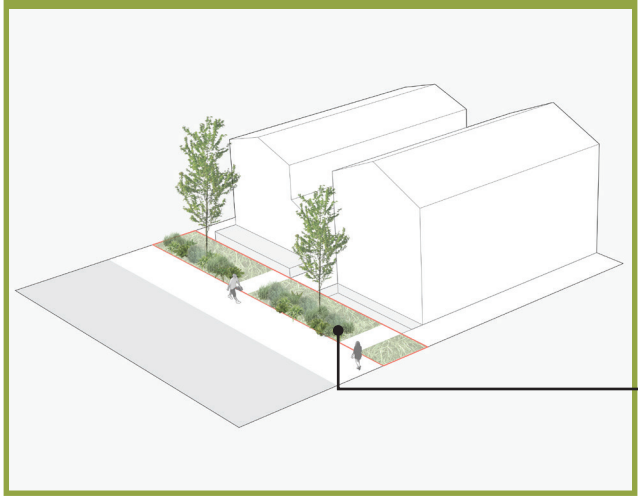


The forecourt building frontage has a defined open or public space at the entrance along the right-of-way. This frontage type is permitted along retail and mixed-use streets and is appropriate for a wide range of land uses and mixed-use development.

SETBACK: 0 Feet

COURTYARD: 10 - 30 Feet Depth
10 - 30 Feet Width
Must contain primary building entrances and open onto the primary public street

5 STOOP / TERRACE



The stoop / terrace building frontage includes a landscaped setback from the right-of-way that accommodates a porch, stoop or terrace at the building's primary entrance. This frontage type is permitted on mixed-use and residential streets and is appropriate for residential and non-retail commercial uses.

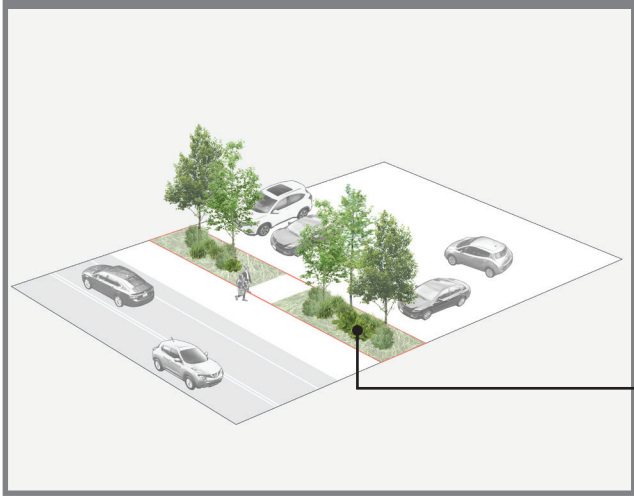
SETBACK: 5 - 15 Feet

6 VEGETATED BUFFER

The vegetated buffer building frontage uses a deep setback to screen development from the right-of-way. This is the only frontage type permitted on SR 305, where access is limited, and it also appropriate for light industrial and inactive non-residential uses on Rural by Design streets. Vegetated buffers can be either natural, where vegetation has arisen naturally or deliberately landscaped to provide an effective screen where there is little natural context.

SETBACK: 25-50 Feet
NATURAL: Preserve or restore native vegetation consistent with conditions and species nearby.
LANDSCAPE: Create a landscaped screen with trees and understory plantings that are native or drought tolerant and compatible with the local microclimate.

PARKING



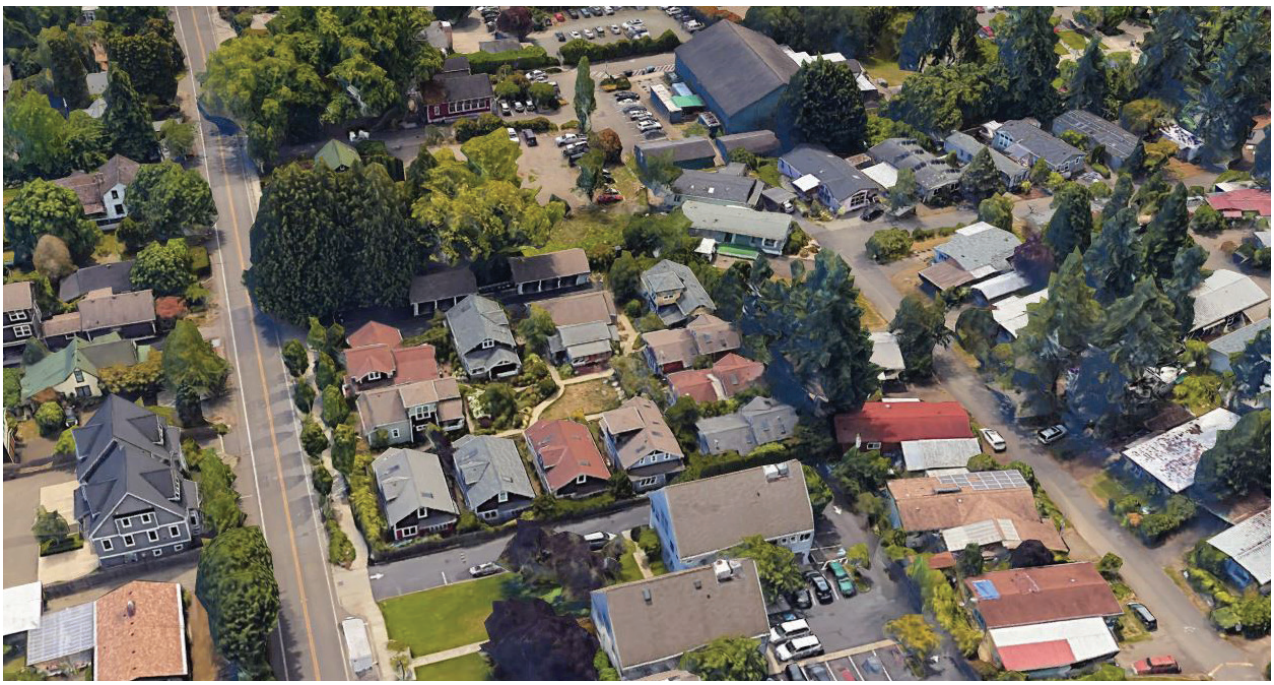
The parking frontage is the only frontage type with parking along the right-of-way. This frontage type is permitted only as an interim condition, where other frontages may be infeasible with parking requirements where a departure may be necessary. A landscaped area with trees and understory plantings is required between the right-of-way and the parking area.

SETBACK: 10 Feet Minimum

6 SUBDIVISION GUIDELINES

Introduction

The subdivision guidelines in this chapter and green street guidelines in the previous chapter support implementation of the City's subdivision standards contained in BIMC 17.12. Only the guidelines in this chapter and those relating to green streets in the previous chapter apply to subdivisions. The subdivision guidelines provide additional guidance and flexibility in meeting the subdivision standards based on the site and surrounding context.



TOPIC	GUIDELINE
ISLAND CHARACTER	Intent: Preserve and maintain Island character. Guideline: Subdivisions should advance *Design for Bainbridge's* values and guiding principles and reflect the special character of the island which includes downtown Winslow's small town atmosphere and function, neighborhood centers, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.
NEIGHBORHOOD CONTEXT	Intent: To reflect and/or enhance the context provided by existing roadway character and neighboring properties. Guideline: Site design should be informed by the context analysis and support the purpose of the zoning district in which the development is located, complement the existing character of specific neighborhoods, provide continuity with adjoining properties and, where necessary, provide transition between land uses and protect privacy of residents on adjacent properties.
NATURAL AREA	Intent: 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. Guideline: The required natural area shall be treated as a feature intrinsic to the subdivision design in order to maintain existing on- and off-site ecological processes and provide an asset of value to subdivision residents.
NATURAL SITE CONDITIONS	Intent: To preserve and integrate existing natural site patterns and features throughout the site. Guideline: Site development should be designed to preserve and integrate the natural conditions of the site, including existing topography, native trees and vegetation, drainage patterns, and ecological features based on an inventory and analysis of existing conditions. Homesite and infrastructure placement should complement natural topography and retain native vegetation to the maximum extent feasible.

TOPIC	GUIDELINE
HISTORIC AND CULTURAL RESOURCES	Intent: To preserve important historic and cultural resources. Guideline: Site design should maximize opportunities for preserving historic and cultural structures, and retain historic landscape features and connections
STORMWATER	Intent: Integrate stormwater facilities in site design with emphasis on infiltration and dispersion practices Guideline: Stormwater facilities should utilize existing drainage patterns and be designed as a site amenity, where feasible. Low impact development practices should be used throughout the site to minimize the size of ponds or vaults. Open stormwater facilities (ponds and bioswales) should provide a natural appearance through layout, design and landscape treatment, including shallow side slopes, curvilinear configuration, and use of native vegetation.
SEPTIC SYSTEMS	Intent: To minimize impact of septic facilities. Guideline: Design and locate sewage facilities to minimize site disturbance and native vegetation removal and utilize shared systems where feasible.
WATER CONSERVATION	Intent: To protect the Island's finite groundwater resources and adapt to the impacts of a changing climate. Guideline: Water conservation measures shall be considered in site design including use of native and drought tolerant vegetation, rainwater capture, and water reuse.
COMMUNITY SPACE	Intent: To promote a shared sense of community. Guideline: Community spaces should function as an integral part of the development.
CLUSTER HOMESITES	Intent: To promote interaction within the community and facilitate the efficient use of land by reducing disturbed areas, impervious surfaces, utility extensions and roadways. Guideline: Homesites in long subdivisions should be grouped together unless the lay of the land and designation of the natural area suggest a dispersed homesite design.

TOPIC	GUIDELINE
SOLAR ACCESS	Intent: To provide solar access for wellbeing and energy production. Guideline: Site design, including street, lot, and homesite layout and orientation, should allow for passive and active solar access. Massing of buildings, tree retention, and introduced vegetation should take into account the effects of shade.
ACCESS AND CIRCULATION	Intent: To provide a practical and pleasant network of multi-modal circulation. Guideline: Pedestrian and bicycle connections to various parts of the development, the surrounding road or trail network, and adjacent parcels should be included in site design. Where possible these connections should take advantage of significant views.
MOTOR VEHICLES	Intent: To minimize the prominence of motor vehicle use and storage. Guideline: Site design and features related to motor vehicle use and storage should be minimized. Site design should consider shared driveways, minimum road widths, traffic calming measures such as Woonerfs and chicanes, and shared or clustered parking areas or structures.
HOMESITE DESIGN	Intent: To efficiently configure building footprint(s) and allowed uses within a homesite. Guideline: Homesite configuration should consider compact and energy-efficient home and site design with massive houses on small lots strongly discouraged.
DIVERSITY IN HOUSE DESIGN	Intent: To provide a range of home sizes and designs to achieve diversity in visual appearance and affordability. Guideline: House designs should be varied in size, massing, and frontage character using methods such as varied floor plans, staggered front yard setbacks, building modulation, and changes in exterior materials. Houses should display shared architectural features to establish continuity and harmony.
FACING PUBLIC STREETS	Intent: To reinforce neighborliness of homes along a public street. Guideline: Houses along interior public streets should orient the entry toward the street and avoid the use of solid walls and fences. Garages along the front façade should be de-emphasized by recessing vehicular entrances or locating the garage behind or on the side of the house.

7 SUPPLEMENTAL STANDARDS + GUIDELINES

Introduction

The supplemental standards and guidelines in this chapter are intended to address specific conditions of the site and surrounding context that require additional design guidance to ensure compatibility of new development. These conditions include larger sites (over 1 acre in size), historic places, and civic uses that each present unique design challenges and opportunities. New development and redevelopment that include these specific conditions are required to conform to the design Design Standards and Design Guidelines in this chapter in addition to those outlined earlier in this document.

Larger Sites

Intent: To develop larger sites (over 1 acre) to fit within the surrounding context and reinforce desired patterns of development including street typologies, frontage types, and minimizing the visual and physical impact of parking on the public realm.

STANDARD 1

Design the site by clustering buildings and arranging them with frontages on public streets, public spaces, or open space.

GUIDELINES

a. Parking is not visible from the public realm.

b. Use landscaping to buffer and minimize the visual impact of parking.

c. Locate parking under the building.

d. Provide on-street parking on public streets.

e. Provide a series of smaller groupings of parking to minimize the visual and functional impacts.

Shopping center retail in University Village in Seattle is oriented toward public spaces and streets with human scale design and pedestrian amenities

STANDARD 2

Design sites to minimize the visual impact of parking on the public realm

GUIDELINES

a. Design the site so buildings front on a public street.

b. Design the site with buildings fronting on a public space with a variety of activities and functions.

c. Design the site with buildings fronting on public or semi-public open space with human-scaled design elements.

Parking in University Village in is located in screened parking structures with active uses at the base

Historic Places

Intent: To ensure that new and infill development are compatible with historic areas, sites, and buildings on the Island. Historic properties are those with structures that are 50 years or older and would be eligible for the national, state or local register of historic places, or sites that are listed on those registers.

STANDARD 1

Design the site, building(s), and landscape to be compatible with historic buildings without directly mimicking historic architectural styles.

GUIDELINES

a. Use site design, massing, height, rooflines, pedestrian entrances, materials, and colors to complement historic places.

b. Design sites and buildings in historic areas to meet the Secretary of the Interior's standards for modifications to existing historic buildings and infill development.

c. Design buildings to be consistent with the scale of nearby historic buildings or districts based on the context analysis.

d. Consider historic landscaping that contributes to the context of historic buildings.

A new building in Rolling Bay complements the scale and architecture of the historic Bay Hay & Feed.

STANDARD 2

Maintain the historic integrity of buildings over 50 years old listed or eligible for the national or local register of historic places.

GUIDELINES

a. Minimize alterations to historic buildings and properties that are inconsistent with the original design of the building.

b. Restore buildings to their original historic design elements when previously altered.

Reference the City of Bainbridge Island's website for historic listings on the local and state registers: HERE

A conversion of a historic guardhouse in Fort Ward retains the historic facade and detailing of the original building.

Civic Uses

Intent: The design of civic uses and public spaces should be prominent, highlight their unique role in the community and reflect local values and civic identity. Civic projects should maximize opportunities for public benefits through integrated design.

STANDARD 1

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.

GUIDELINES

a. Locate civic uses in prominent locations (such as in Downtown Winslow), and design them to serve as landmarks unless their use and function warrants another location.

City Hall, located in Downtown Winslow, is a clearly identifiable public building with glazing and a clear public entrance along Madison Ave.

STANDARD 2

Design civic sites and buildings to serve multiple functions such as public space, community gatherings, public art, and other compatible uses.

GUIDELINES

a. Civic uses may use unique frontage types to highlight uses, and public amenities with larger open spaces, gardens, art and other elements between the street and the building.

b. Integrate public open space in the design of civic sites including plazas, parks, seating areas, natural areas, and other amenities.

The Historical Museum offers a gathering space and a place to interact with parts of the Island's history.

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PG 3: Values and Principles	Framework	
Context Analysis		
PG 17: Context Analysis	The Island Gateway	
Site Design		
PG 22: Site Design	APsystems Solar / A+R Solar	
PG 23: Site Design - S1	TOP: Berger Partnership	BOTTOM: Berger Partnership
PG 24: Site Design - S2	TOP: Seattle Public Utilities	BOTTOM: PWL Partnership
PG 25: Site Design - S3	TOP: Wenzlau Architects	BOTTOM: Framework
PG 26: Site Design - S4	TOP: Framework	BOTTOM: Framework
PG 27: Site Design - S5	TOP: Framework	BOTTOM: Framework
PG 28: Site Design - S6	TOP: Framework	BOTTOM: Framework
Public Realm		
PG 29: Public Realm	Framework	
PG 30: Public Realm - P1	TOP: Camelia Apartments	BOTTOM: Southern Living
PG 31: Public Realm - P2	TOP: Framework	BOTTOM: Flatrock Productions
PG 32: Public Realm - P3	TOP: Berger Partnership	BOTTOM:: Curbed Los Angeles
PG 33: Public Realm - P4	TOP: Framework	BOTTOM: Framework
PG 34: Public Realm - P5	TOP: Framework	BOTTOM: Framework
PG 35: Public Realm - P6	TOP: Building Salt Lake	BOTTOM: Framework

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Building Design		
PG 36: Building Design	CTA Design Builders Inc.	
PG 37: Building Design - B1	TOP: Coates Design Architects	BOTTOM: Framework
PG 38: Building Design - B2	TOP: Wenzlau Architects	BOTTOM: Culter Anderson Architects
PG 39: Building Design - B3	TOP: Framework	BOTTOM: Framework
PG 40: Building Design - B4	TOP: Kriegh Architects	BOTTOM: Framework
PG 41: Building Design - B5	TOP: Framework	BOTTOM: Johnston Architects
Landscape		
PG 42: Landscape	Berger Partnership	
PG 43: Landscape - L1	TOP: Berger Partnership	BOTTOM: Miller Company Landscape Architects
PG 44: Landscape - L2	TOP: Uptown Normal	BOTTOM: Framework
PG 45: Landscape - L3	TOP: SvR Design Company	BOTTOM: Berger Partnership
PG 46: Landscape - L4	TOP: Berger Partnership	BOTTOM: Berger Partnership
PG 47: Landscape - L5	TOP: Bainbridge Island Parks & Recreation	BOTTOM: Berger Partnership
PG 48: Landscape - L6	TOP: Walker Macy	BOTTOM: Framework

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Street & Frontage Types		
PG 50: Street Types	Framework	
PG 51: Street Types	Framework	
PG 52: Street Types	TOP LEFT: Framework	TOP RIGHT: Framework
PG 52: Street Types	BOTTOM LEFT: Framework	BOTTOM RIGHT: Framework
PG 53: Street Types - 1	Google, 2019	
PG 54: Street Types - 2	Google, 2019	
PG 55: Street Types - 3	Google, 2019	
PG 56: Street Types - 4	Google, 2019	
PG 57: Street Types - 5	Google, 2019	
PG 58: Street Types - 6	Google, 2019	
PG 59: Street Types - 7	Kevin Robert Perry, Urban Rain Design	
PG 60: Street Types - 7	TOP: Google, 2019	BOTTOM: City of Auckland, NZ
PG 61: Street Types - 8	Framework	
PG 63: Building Frontages	TOP: Framework	BOTTOM: Framework
PG 64: Building Frontages	TOP: Framework	BOTTOM: Framework
PG 65: Building Frontages	TOP: Framework	BOTTOM: Framework
PG 66: Building Frontages	Framework	
Subdivision Guidelines		
PG 67: Subdivision Guidelines	Google, 2019	
Supplemental Guidelines		
PG 71: Supplemental Guidelines	Google, 2019	
PG 72: Supplemental Guidelines	TOP: Hewitt Architects	BOTTOM: Hewitt Architects
PG 73: Supplemental Guidelines	TOP: Framework	BOTTOM: Jennifer Pells
PG 74: Supplemental Guidelines	TOP: Framework	BOTTOM: Framework

DESIGN FOR BAINBRIDGE

DESIGN REVIEW MANUAL