



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION PUBLIC PARTICIPATION MEETING
THURSDAY, NOVEMBER 14, 2019**

BAINBRIDGE ISLAND CITY HALL
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AGENDA

1. **CALL TO ORDER/ROLL CALL - 6:00 PM**
2. **PLANNING COMMISSION MEETING MINUTES - 6:05 PM**
 - 2.A **October 24, 2019 - Public Participation Meeting Minutes** 5 Minutes
[PLANNING COMMISSION MINUTES draft 102419.docx](#)
3. **PUBLIC PARTICIPATION MEETING**
 - 3.A **(6:10 PM) Urban Storage** 60 Minutes
[UrbanStorageBainbridge_PCE Exhibits_20191016.pdf](#)
 - 3.B **(7:10 PM) 424 Winslow Way Public Participation Meeting** 45 Minutes
[PRE51577 Site Plan.pdf](#)
[PRE51577 Site Sections.pdf](#)
[PRE51577 Survey.pdf](#)
[PRE51577 DRB Design Guidance Materials.pdf](#)
4. **PUBLIC COMMENT - 8:00 PM**
5. **FUTURE PLANNING COMMISSION AGENDAS - 8:15 PM**
6. **ADJOURNMENT - 8:30 PM**

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Public Participation Meeting Agenda Bill

MEETING DATE: November 14, 2019

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: October 24, 2019 - Public Participation Meeting Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Jane Rasely

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Review and approve.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission Public Participation Meeting October 24, 2019

Meeting Minutes

1) **CALL TO ORDER/ROLL CALL**

Chair William Chester called the meeting to order at 5:59 PM.

2) **PUBLIC PARTICIPATION MEETING**

Chair Chester introduced the public participation meeting process introducing Senior Planner Kelly Tayara who facilitated both public participation meetings.

2.A [Bainbridge Disposal Transfer Station Redevelopment,](#) [Cover Page](#)

Mr. Miles Yanick presented the proposed project.

2.B [Public Participation Meeting McGraw Short Subdivision \(PLN51569 PRE\),](#) [Cover Page](#) [PLN51569 PRE McGraw site plan](#)

Ms. Nora McGraw introduced the proposed subdivision.

3) **PLANNING COMMISSION MEETING MINUTES**

3.A [October 10, 2019 Planning Commission Meeting Minutes,](#) [Cover Page](#) [Planning Commission Minutes DRAFT 101019.docx](#)

Motion: I'll move approval of the minutes from the Planning Commission meeting on October 10, moving approval as distributed.

Quitslund/Paar: Passed Unanimously

4) **PUBLIC COMMENT ON OFF AGENDA ITEMS - 7:10 PM**

None.

5) **PUBLIC HEARING**

5.A [Ordinance 2019-33 "Housekeeping" Changes: Revising BIMC Title 2 Administration,....and](#) [Land Use Procedures and Title 18 Zoning,](#) [Cover Page](#)

PC Staff Memo
DRAFT Ord 2019-33
Exhibit A Title 2 Housekeeping Changes.pdf
Exhibit B BIMC 18.09.020 Use Table Excerpt Temporary Uses
Exhibit C Title 18 Housekeeping Changes

Senior Planner Jennifer Sutton reviewed the changes made by the Commission previously.

The Public Hearing was opened and closed at 7:13 PM.

MOTION: I move to recommend approval of Ordinance 2019-33 to the City Council with the exception of changes related to amending subdivisions, highlighted in green and located on pages 13, 18, 28, 30, 33, 34, 37, 43, 46, and 47 of Exhibit A.

Quitslund/Paar: The motion carried unanimously.

6) UNFINISHED BUSINESS

- 6.A [Ordinance No. 2019-38, Adopting Small Wireless Facilities Design Standards, Cover Page](#)
[Ordinance No. 2019-38, Adopting Small Wireless Design Standards - 10/24 Draft for PC Review](#)
[Ordinance No. 2019-15, Adopting Interim Small Wireless Facilities Design Standards Industry Comments on Interim SWFs Design Standards \(Ordinance No. 2019-15\)](#)
[T-Mobile Comment Regarding BIMC 18.10A.040.B](#)

Deputy City Attorney Robbie Sepler introduced Mr. Daniel Kenney who reviewed the code revisions.

Public Comment:

Kim Allen spoke for additional work being done on the proposed code.

Bob Russell spoke in favor of antennas as frequently as needed.

7) NEW BUSINESS

- 7.A [Ordinance No. 2019-32 Amending BIMC 2.16.020.S. Housing Design Demonstration Projects \(HDDP\) Program, Cover Page](#)
[DRAFT ORD 2019-32 HDDP Program](#)
[PLANNING COMMISSION MINUTES 062118.pdf](#)
[Ordinance No. 2018-31 Limiting the Housing Design Demonstration Project Program to Affordable Housing Approved 082818](#)
[HDDP Program Summary for PC](#)
[BIMC 2.16.020.S HDDP Program](#)

Chair called a recess at 8:15 PM.
Meeting reconvened at 8:22 PM.

7.A Ordinance No. 2019-32 Amending BIMC 2.16.020.S. Housing Design Demonstration Projects (HDDP) Program,

Senior Planner Jennifer Sutton facilitated the discussion.

Public Comment:

Herb Hethcote spoke in favor of continuing only Tier 3 of HDDP program.

Kirsten Hytopoulos spoke about the boundary of the area allowed for HDDP and in favor of perpetuity affordability.

Ron Peltier spoke about the HDDP program not being consistent with the Comprehensive Plan.

Michael Gray spoke against extending the HDDP program.

Erica Shriner spoke against extending the HDDP program.

Sarah Blossom spoke in support of extending the HDDP program.

8) PLANNING DIRECTOR'S REPORT

Planning Director Heather Wright provided an update on council actions of interest to the Planning Commission.

9) FUTURE PLANNING COMMISSION AGENDAS

10) ADJOURNMENT

Meeting was adjourned at 9:52 PM.

William Chester, Chair

Jane Rasely, Administrative Specialist

DRAFT



CITY OF
BAINBRIDGE ISLAND

Planning Commission Public Participation Meeting Agenda Bill

MEETING DATE: November 14, 2019

ESTIMATED TIME: 60 Minutes

AGENDA ITEM: (6:10 PM) Urban Storage

AGENDA CATEGORY: Discussion

PROPOSED BY: Kelly Tayara

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): None

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:

Presentation

SUMMARY:

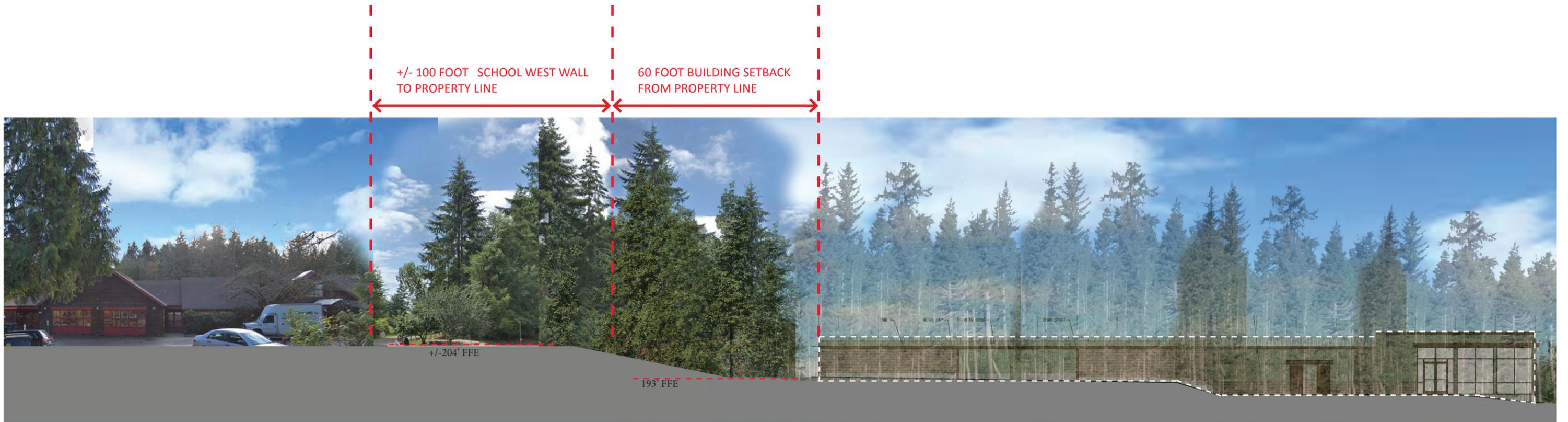
Public Participation Meeting is required as part of the pre-application phase of the proposed development.

BACKGROUND: Urban Bainbridge LLC is proposing a self-storage facility with three buildings totaling 67,000 square feet of gross floor area on a 4.79 acre undeveloped property located in the 8400 block of Day Road East (T.P.N. 102502-2-024-2001).

ATTACHMENTS:



SITE PLAN



NE DAY ROAD LOOKING SOUTH



SCHOOL PARKING LOT LOOKING WEST

URBAN STORAGE
BAINBRIDGE ISLAND



FROM SCHOOL LOOKING WEST 1



FROM SCHOOL LOOKING WEST 2

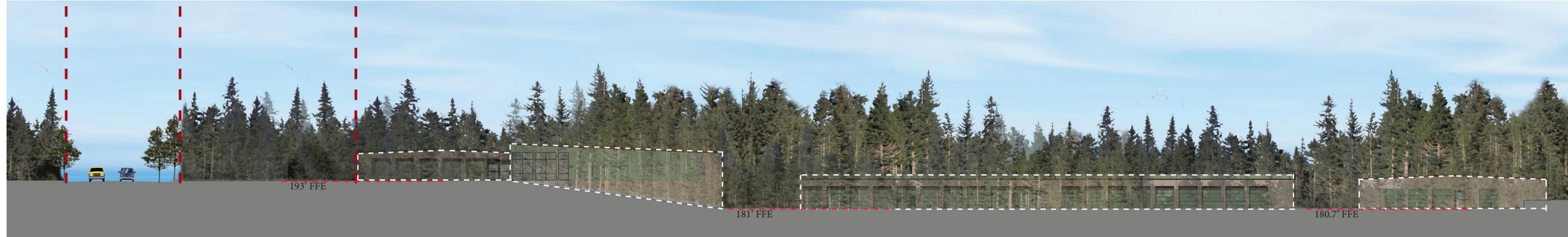


FROM SCHOOL LOOKING WEST 3

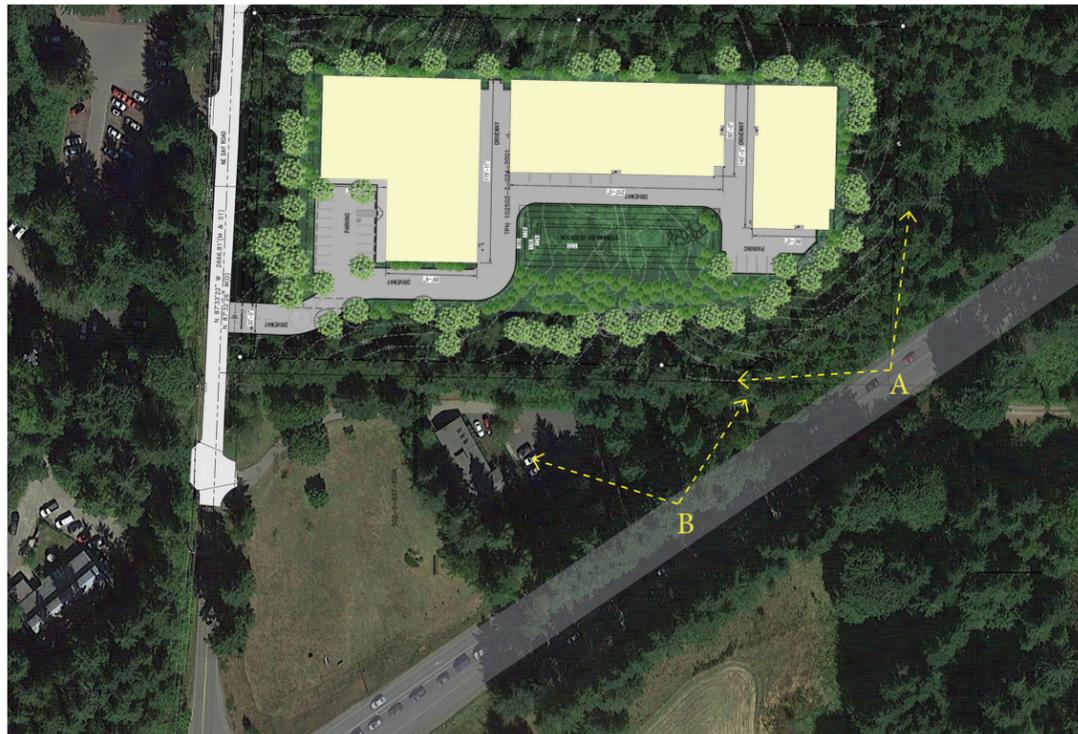


FROM SCHOOL LOOKING WEST 4

NE DAY RD
70 FOOT BUILDING SETBACK FROM PROPERTY LINE



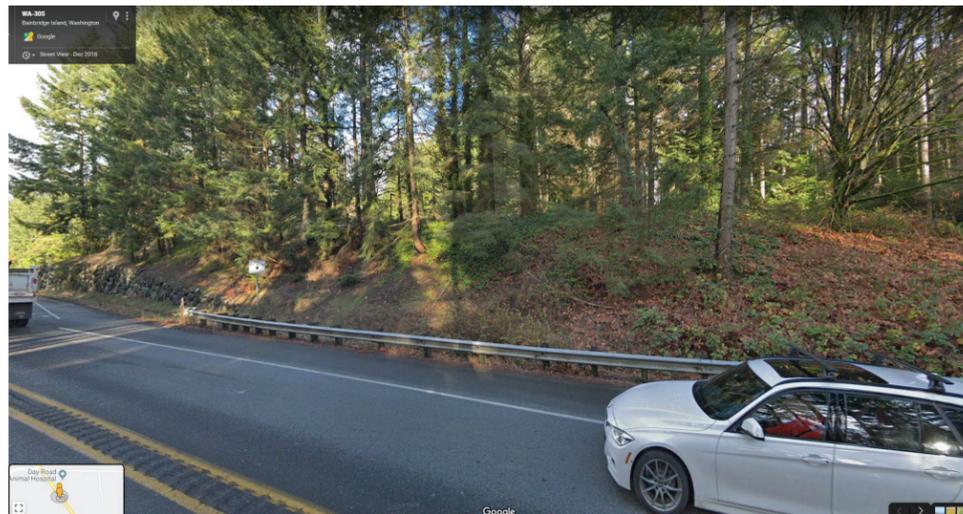
SITE SECTION NORTH - SOUTH



URBAN STORAGE
BAINBRIDGE ISLAND



VIEW FROM POINT "A"



VIEW FROM POINT "B"



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CITY OF
BAINBRIDGE ISLAND

Planning Commission Public Participation Meeting Agenda Bill

MEETING DATE: November 14, 2019

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: (7:10 PM) 424 Winslow Way Public Participation Meeting

AGENDA CATEGORY: Presentation

PROPOSED BY: Olivia Sontag

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):** N/A

PREVIOUS COUCIL REVIEW DATE(S): N/A

RECOMMENDED MOTION:
N/A

SUMMARY:

The proposal includes a 40-room hotel addition and preservation of four existing buildings. The existing buildings have been determined eligible for the Local Register of Historic Places. The applicant is interested in nominating these buildings to the Local Register of Historic Places and preserving them onsite. The property abuts the Winslow Ravine and is subject to critical area regulations and setbacks for the ravine and geologically hazardous slope.

BACKGROUND: The project completed a Conceptual Proposal Review Meeting on October 7, 2019, a Design Guidance Review Meeting on October 21, 2019, and had a preapplication conference with staff on November 12, 2019. The public participation meeting is the final step in completing the preapplication process. Once complete, the applicant is eligible to submit an application for the proposal as it is located in the Central Core Overlay District and is exempt from the development moratorium.

ATTACHMENTS:



Vicinity Map

Ericksen Ave NE

Exist 400 Winslow Way North Building

Exist 400 Winslow Way South Building

Exist 420/424 Winslow Way Building

Exist 450 Winslow Way Building

Exist 488 Winslow Way Building

Exist 488 1/2 Winslow Way Building

Proposed Building Addition

Exist Shed to be Removed

Exist Shed to be Removed

Winslow Ravine

Landscape Notes

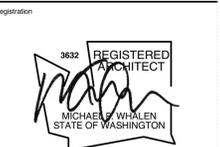
Perimeter Landscaping: N/A
 Roadside Buffer: N/A
 Parking Lot Landscaping: N/A
 Tree Unit Requirement: 30 tree units per acre
 30 x .365 acre = 11 tree units req'd

Area of New Landscaping

Existing	
Roof Area:	4054 sf
Gravel:	6000 sf
Easement:	3130 sf (hardscape)
Deck:	575 sf
Landscape:	2163 sf
Total:	15,922 sf
Proposed	
Roof Area:	6560 sf
Hardscape:	3132 sf
Easement:	3130 sf (hardscape)
Deck:	460 sf
Landscape:	2640 sf
Total:	15,922 sf

Tax Parcel Number: 262502-3-037-2006
 Property Owners: Wicktom Marcia C & Lowery N & James J
 Lot Area: 15,921.9 Square Feet
 Legal Description:
 That portion of the northwest quarter of the southwest quarter of Section 26, Township 25 North, Range 2 East W.M., in Kitsap County, Washington, described as follows:
 Beginning 1099 feet east of the southwest corner of the north half of the southwest quarter of said Section 26; thence North 120'; thence East to the rim of the ravine; thence southerly along the rim of the ravine to a point East of the point of beginning; thence West to the point of beginning.
 Zoning: Core Overlay District

Michael Whalen, AIA, P.L.L.C.
 1326 Fifth Avenue Suite 640
 Seattle, Washington 98101
 Tel. 206.621.8890
 Fax 206.621.8893



Revisions _____ Date _____

Project Name
424 Winslow Way E
 Bainbridge Island, WA

Project Phase
Pre Application

Sheet Title _____

Date _____ Sheet No. _____

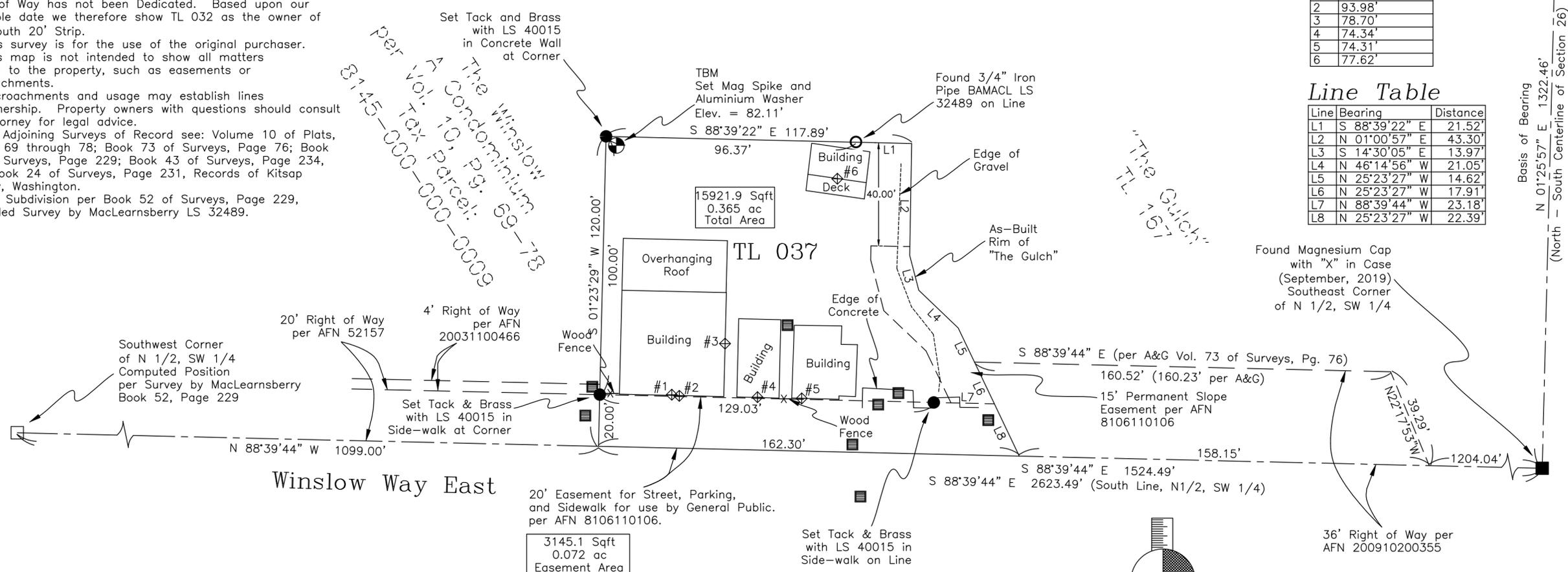
October 22, 2019

1 SITE PLAN
 Scale: 1" = 10'-0"

SURVEYOR'S NOTES:

1. This survey meets the minimum required surveying standards per WAC 332-130-090.
2. This survey accomplished by field traverse procedures using a two second total station.
3. Survey Markers shown hereon were the only points set for this survey. Property lines were checked for encroachments only as shown.
4. A title report was not provided to the Surveyor. There may exist other recorded documents that affect this parcel. Research by DC Surveying turned up 5 Recordings. The Recording under AFN 52157 Shows Tax Parcel 8145-000-000-0009 has Dedicated 20' as Public Right of Way, and then Dedicated 4' per AFN 20031100466. The Recording under AFN 200910200355 shows TL 167 has Dedicated 36' as Public Right of Way. However the Recording under AFN 8106110106 shows TL 032 has a 20' wide Easement and no Right of Way. Because no title report was provided DC Surveying cannot confirm that a Right of Way has not been Dedicated. Based upon our available data we therefore show TL 032 as the owner of the South 20' Strip.
5. This survey is for the use of the original purchaser.
6. This map is not intended to show all matters related to the property, such as easements or encroachments.
7. Encroachments and usage may establish lines of ownership. Property owners with questions should consult an attorney for legal advice.
8. For Adjoining Surveys of Record see: Volume 10 of Plats, Pages 69 through 78; Book 73 of Surveys, Page 76; Book 52 of Surveys, Page 229; Book 43 of Surveys, Page 234, and Book 24 of Surveys, Page 231, Records of Kitsap County, Washington.
9. See Subdivision per Book 52 of Surveys, Page 229, Recorded Survey by MacLeansberry LS 32489.

per Book 52 of Surveys, Page 229
 8145-000-000-0009
 The Winslow Condominium Parcel, Pgs. 69-78



Found Magnesium Cap with "X" Monument in Case (September, 2019)

Floor Elevations

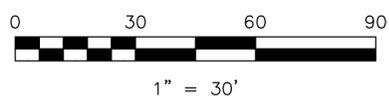
#	Elevation
1	76.08'
2	93.98'
3	78.70'
4	74.34'
5	74.31'
6	77.62'

Line Table

Line	Bearing	Distance
L1	S 88°39'22" E	21.52'
L2	N 01°00'57" E	43.30'
L3	S 14°30'05" E	13.97'
L4	N 46°14'56" W	21.05'
L5	N 25°23'27" W	14.62'
L6	N 25°23'27" W	17.91'
L7	N 88°39'44" W	23.18'
L8	N 25°23'27" W	22.39'

Legend

- Property Line
- - - - - Adjoining Lot Line
- Center Line
- - - - - Right of Way
- - - - - Easement Line
- - - - - Edge of Gravel Driveway
- Set Point as Noted
- Found Point as Noted
- ⊕ Floor Elevation
- Above Ground Storm Water Features
- Found Monument as Noted



NAVD '88
 WSDOT Monument TERMINAL 3423
 The Mark is a WSDOT Brass Disk Cemented into a Drill Hole and Set Level with the Concrete Surface.
 Elev. = 62.175'

Description

The portion of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 25 North, Range 2 East, W.M. described as follows: Beginning 1099 Feet East of the Southwest Corner of the North 1/2 of the Southwest 1/4 of Section 26, Township 25 North, Range 2 East, W.M. running thence North 120 to a post; thence East to the rim of the ravine to a point East of the Place of Beginning; thence West to the place of Beginning.

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of
 Dale Spierling
 Date: _____



DRAWN BY:	IPO
DATE:	10-9-2019
JOB NUMBER:	19-8150
FIELD BOOK:	1599/16-17
CHECKED:	TMC/MED
SCALE:	1" = 30'

Survey of
 Portion of the
 Northwest 1/4, Southwest 1/4
 Sec. 26, Township 25 N., Range 2 E., W.M.
 Kitsap County, Washington

DC SURVEYING
 SURVEYING ~ PLANNING
 P.O. BOX 1090
 POULSBORO, WA 98370
 360-779-6633
 206-842-6123
 office@dcsurveyors.com

NW 1/4, SW 1/4	
AUDITOR'S CERTIFICATE	
Filed for record this _____ day of _____ 20__ at _____ in book _____	
of _____ at page _____ at request of DC Surveying LLC	
County Auditor _____	



a. Vision Statement & Design Intent

Vision

Preservation of four important historic buildings.

A small hotel within walking distance of the ferry terminal and Winslow Way shops & restaurants, catering to visitors arriving without motorized transportation.

Design Intent

1. Preserve & rehabilitate existing historic buildings.
2. Design hotel addition to be compatible with historic buildings, without directly mimicry.
3. Provide upper level setbacks to maintain human scale at street level.
4. Preserve character of existing streetscape along Winslow Way.
5. Respect & enhance environment adjacent to Winslow Ravine open space.

424 Winslow Way E

Design Guidance Reivew

DRB Conceptual Meeting
October 21, 2019



b. Conceptual Site Plan & Architectural Massing Concepts

Response to Context

New addition is sited in available undeveloped space between existing 2-story building and neighboring building to the north. It is also sited as far west as possible in order to provide maximum setback from the Ravine Stream Buffer. Portion of new addition above existing building is setback from the facades to retain historic roofline and volumetric character of historic structure.

424 Winslow Way E

Design Guidance Review

DRB Conceptual Meeting
October 21, 2019



Site Plan



1 SITE PLAN
Scale: 1/8" = 1'-0"

GFA: 4,545 SF

b. Alternate Site Plan

Response to Conceptual Meeting Comments

Delete proposed below grade garage and existing surface parking along Ravine edge. Develop space behind buildings using "woonerf" design principles with expanded areas of landscaping. Provide short term loading and unloading within "woonerf" area, along with bicycle parking and secondary hotel entry.

424 Winslow Way E

Design Guidance Reivew

DRB Conceptual Meeting
October 21, 2019



Woonerf Examples

424 Winslow Way E
Design Guidance Reivew

DRB Conceptual Meeting
 October 21, 2019



b. Alternate Site Plan

Hotel Arrival & Departure Traffic with On-site Loading

Most arriving hotel traffic will come from the east (SR-305 & ferry terminal), and most departing traffic will return to the east. Providing off-street loading and unloading space, along with sufficient backing & turning space, will allow departure traffic to take the most direct route back.

424 Winslow Way E

Design Guidance Reivew

DRB Conceptual Meeting
October 21, 2019



b. Alternate Site Plan

Hotel Arrival & Departure Traffic with On-Street Loading Only

If hotel loading and unloading space was provided only curbside along Winslow Way, departing traffic would have to take a circuitous route back to SR-305 or the ferry terminal. The most direct route would appear to be a left turn on Bjune, then west to turn back onto Brien Drive, then back up Bjune to Winslow Way. This has a number of obvious disadvantages from a traffic standpoint, and demonstrates the logic for providing off-street loading & unloading space for the hotel.

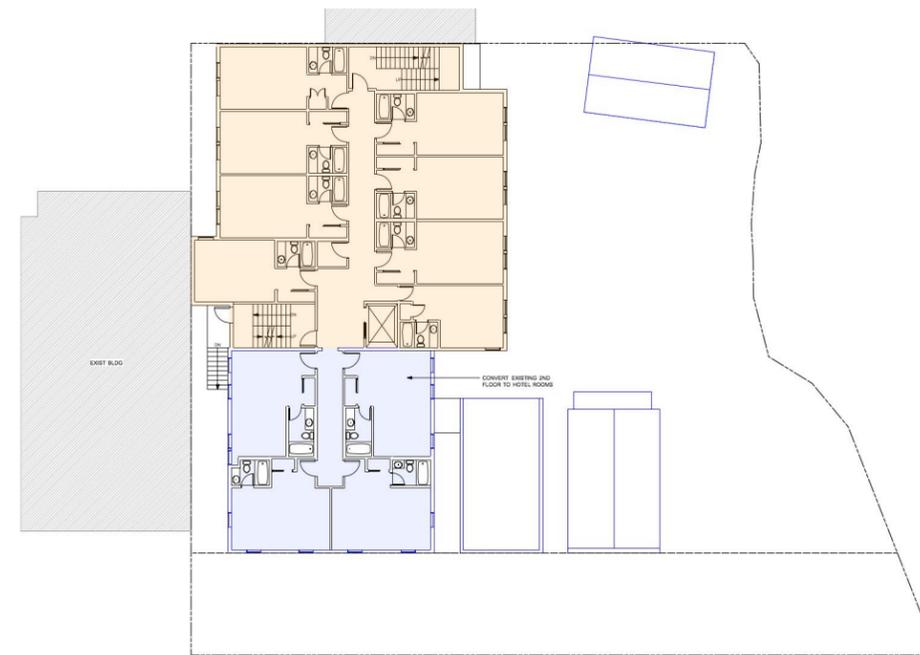
424 Winslow Way E

Design Guidance Reivew

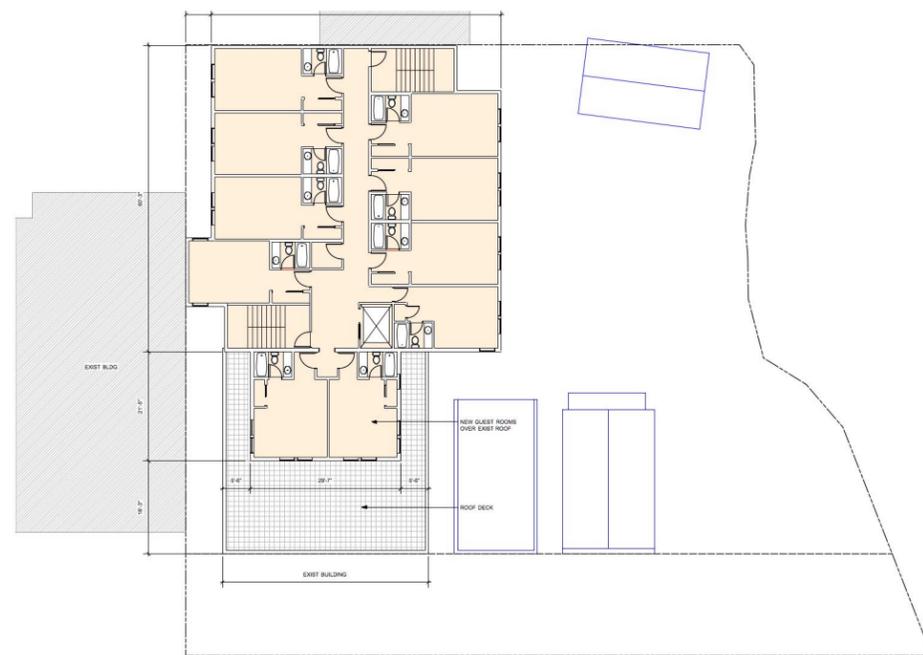
DRB Conceptual Meeting
October 21, 2019



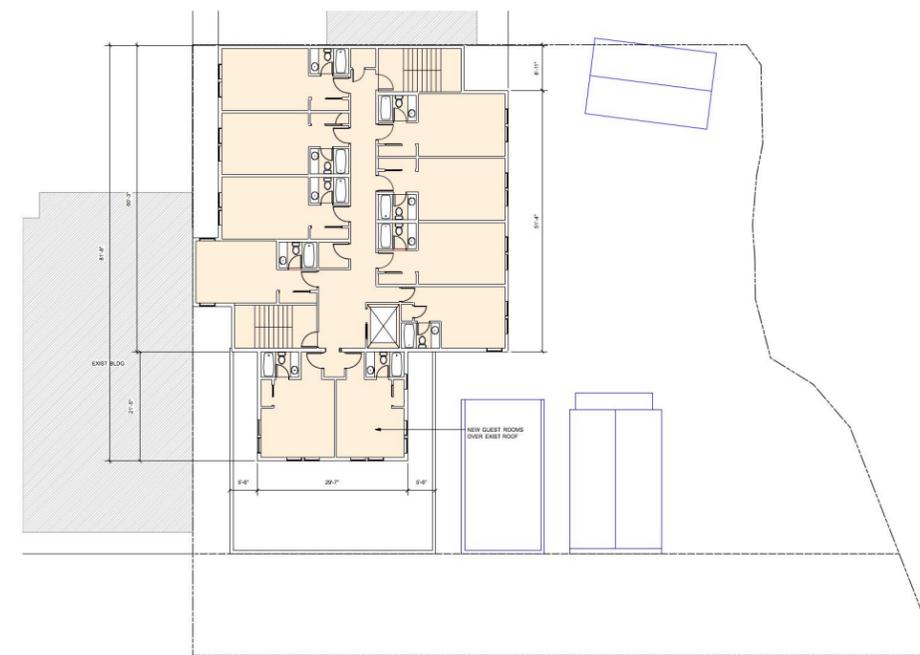
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

c. Development Program

- 40 Room Boutique Hotel
- Convert existing historic buildings to hotel use
- Construct new 4-story guest room addition on northwest portion of site
- Provide 1 level of below grade parking
- Provide +/- 14 on-site parking spaces
- Provide additional parking off-site
- Existing buildings to be nominated for landmark status on the city's Historic Registry

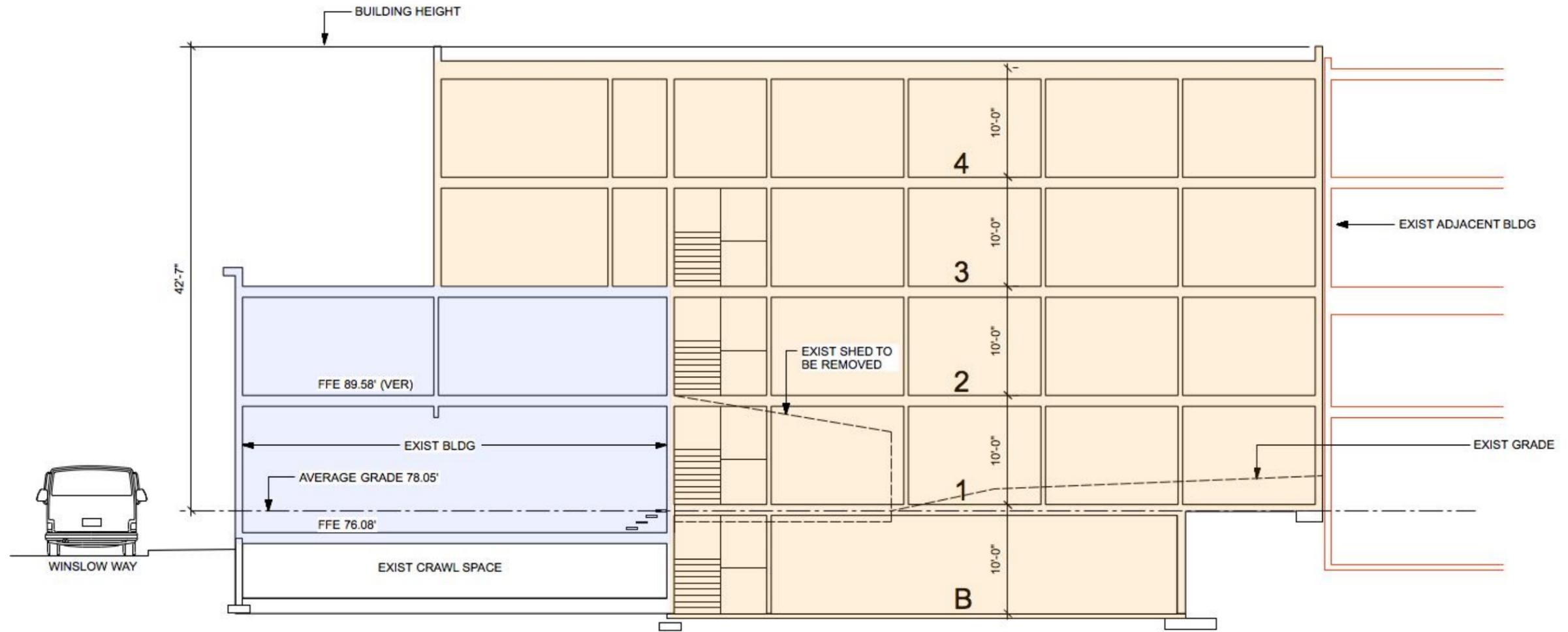
Alternate Program

- Partial basement support space instead of parking garage
- Provide +/- 3 on-site loading and unloading spaces

424 Winslow Way E

Design Guidance Review

DRB Conceptual Meeting
October 21, 2019



2 SECTION
Scale: 1/8" = 1'-0"

c. Development Program

- 4-story Guest Room Addition over partial basement
- Building height +/- 43' above average grade
- Building height approximately the same as neighboring building at 400 Winslow Way

424 Winslow Way E
Design Guidance Reivew

DRB Conceptual Meeting
October 21, 2019



Building Height

424 Winslow Way E
Design Guidance Reivew

DRB Conceptual Meeting
October 21, 2019



d. Context, Sustainability & Preservation

This development proposal will provide a means to restore and preserve four important historic buildings. These existing structures are in poor physical condition and preservation costs will be significant. The economics of the proposed development will provide the financial means to subsidize this preservation.

In addition to the historic value of these buildings, their presence at eastern end of the Winslow Core provides an important contribution to the district's streetscape and visual identity. As the first commercial structures seen upon entering the Core, through the Ravine "gateway", they help to define the unique character and human scale of the Island's primary pedestrian district.

Sustainability goals are served in a number of ways. The preservation and repurposing of these existing structures (rather than demolition and disposal) helps to preserve resources. The restoration program also includes substantial upgrades to improve the energy efficiency of these structures. In addition, this development proposal would provide a hotel within easy walking & cycling distance of the ferry, providing a much needed option for visitors who do not want or need to rely on motorized transportation. Hotel visitors will also be within easy walking distance of the shops, restaurants & services, furthering the goals of maintaining a vital, pedestrian oriented district in the Winslow Way Core.

424 Winslow Way E

Design Guidance Review

DRB Conceptual Meeting
October 21, 2019



Massing View: Winslow Way looking East



Massing View: Winslow Way looking Northwest

e. Massing at Street Level

The existing "streetwall" along Winslow Way, with street oriented entries and activities, will be retained.

The new addition will be set back from the "streetwall" in order to provide a scale transition and retain the historic roofline and volumetric qualities of the existing historic buildings.

The height of the addition will be similar to the height of the existing adjacent building at 400 Winslow Way.

424 Winslow Way E

Design Guidance Reivew

DRB Conceptual Meeting
October 21, 2019



f. Design Cues

Primary design cues will be taken from the existing historic buildings and the early 20th century wood framed commercial architecture they exemplify.

Design of the new addition will complement the existing buildings and acknowledge the architecture of the adjacent building at 400 Winslow Way.

Landscaping will reflect this locations adjacency to the Winslow Ravine.

424 Winslow Way E
Design Guidance Reivew

DRB Conceptual Meeting
 October 21, 2019

S-1 Protect and Repair Natural Systems

- a. Topography: Project does not propose significant changes to the existing topography of the site.
- b. Soil Disturbance: Soil disturbance and grading are the minimum necessary to accommodate new building addition and below grade parking, in a manner which accommodates new floor levels to floor levels of existing historic buildings.
- c. Hydrological Functions: Site is currently fully developed, with limited useful hydrological functions in evidence. Because of the adjacent stream buffer (Winslow Ravine) and the small site area, there are no opportunities for on-site dispersion.
- d. Natural Features: Site is currently fully developed, with no natural water features, habitat or native plant communities present.
- e. Impervious Cover: Impervious cover will be minimized wherever possible.

S-2 Preserve, Restore and Enrich Wildlife Habitat

- a. Existing Natural Habitat: Site is currently fully developed, with no observable areas of natural habitat present.
- b. Landscape Connections to Open Space and Habitat Corridors: Areas of new landscaping will connect to the adjacent stream buffer wherever possible. New plant material will be native species to match and/or complement existing plant community within the stream buffer zone.
- c. Fencing: Not applicable (no fencing proposed)
- d. Promote Continuity of Habitat: Because of existing developed conditions to the north & west of the site (400 Winslow Way building) and the south (Winslow Way), no identified wildlife corridors exist at this site.

S-3 Respect & Magnify Unique Aspects of the Site & Context

- a. Particular Features of the Site: Predominate feature of the site is the presence of four historic structures. The project will restore and restore these structures, and new construction will be located and designed to respect and enhance the historic nature of the site.
- b. Public Views: Limited public views of unique features at this location. Siting of the new addition is setback as far as possible from the Winslow Ravine, thereby preserving views of the Ravine tree canopy looking east on Winslow Way.
- c. Visual Connections to Nearby Landmarks: Not Applicable.

S-4 Compliment & Contribute to the Built Environment & Local Identity

- a. Complement Patterns of Existing Built Environment: Pattern of setbacks, spaces between buildings, scale and entries along street is established by existing historic buildings and will be preserved.
- b. Intervals of Built & Open Space: Rhythm of intervals of built and open space is largely pre-established by the siting of the existing historic structures, and will be preserved.
- c. Frontage Character & Scale: Existing frontages of existing buildings will be preserved.
- d. Fencing & Blank Walls: Project will be designed to provide maximum public visibility into the buildings at street level, as well as the publicly accessible spaces between buildings.

S-5 Fit the Project into the Systems of Access & Movement, Prioritizing Pedestrian & Bicycles

- a. Location of Pedestrian Access: Pedestrian access will remain in present locations (building entries & walkway between buildings).
- b. Connect Pedestrian Access to Existing Public Infrastructure: Pedestrian access is from the adjacent City sidewalk, improved as part of the Winslow Way Streetscape program.
- c. Accessibility: Existing primary building entries do not meet current accessibility standards, a condition that will need to be addressed during restoration and remodeling process.
- d. Vehicular Access & Parking: Vehicular access is from an existing curbcut, constructed as part of the Winslow Way Streetscape program. A new below-grade garage for on-site parking will be located behind, and be screened from view by, the existing historic structures.
- e. Bicycle Parking: The sidewalk in front of the existing buildings is too narrow to accommodate bicycle parking. A public bike stand is located to the east of the property, at the edge of the ravine. Additional bicycle parking will be provided in the garage, or adjacent areas, as part of the development.
- f. Pedestrian Oriented Outdoor Spaces: Existing accessible outdoor space between buildings is planned to remain. Additional outdoor seating space may be possible to the east of the 488 Winslow Way building.

S-6 Support & Contribute to a Vibrant Public Realm

- a. "Public Front" facing street: Existing historic buildings define the "public front" along this section of Winslow Way.
- b. Minimize Vehicular Presence: Existing curbcut constructed as part of Winslow Way Streetscape program. New on-site parking facilities will be located to the rear of existing buildings and largely screened from public view.
- c. Hierarchy of Uses: Site design is largely determined by location of existing historic buildings.
- d. Incorporate Natural Systems: Not applicable.
- e. Give Prominence to Pedestrian Entrances: Pedestrian entrance locations are existing and will be retained.
- f. Active Street Edges: Existing historic buildings define the street edge and engage directly with the public realm.

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Site Design Standards

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P-1 Walking & Cycling

- a. Connect on-site pedestrian walkways with existing routes: Site abuts existing improved pedestrian sidewalk. Options for through-routes to other public or private space not available at this site.
- b. Integrate universal design in pedestrian routes: Existing sidewalk improved under Winslow Streetscape Improvements program. On-site walkways will meet ADA requirements for accessibility where possible.
- c. Integrate lighting for pedestrian pathways & entrances: New exterior lighting will be installed at building entrances as part of the remodeling. New pathway lighting will be provided at driveway and on-site pedestrian routes.
- d. Orient primary entrances toward public street frontage: Existing primary entrances are oriented to Winslow Way and will remain.
- e. Contribute to network of safe bicycle routes: Site fronts on area of Winslow Way with Non-Motorized Transportation Improvements, including new dedicated bike lanes from the ferry and SR 305.
- f. Provide bicycle parking: Bicycle parking will be provided on-site.

P-2 Vehicles in the Public Realm

- a. Encourage non-polluting transportation options: Site is within easy walking distance of the ferry terminal and central Winslow Way shops & restaurants, and proposed hotel is oriented to visitors arriving without cars.
- b. Minimize curb cuts: There is one existing curb cut, which will remain in place.
- c. Screen service uses & parking: New on-site parking will be located under and behind buildings and effectively screened from public view.
- d. Reduce pedestrian / motorist conflicts: Existing pedestrian / motorist patterns on Winslow Way are already established. Pedestrian pathways on-site will be clearly delineated and illuminated.
- e. Create clearly defined pedestrian paths through parking areas: Pedestrian paths will be delineated with either striping or change of paving materials.

P-3 Hierarchy of Public Spaces

- a. Use buildings to help shape & define public spaces: Winslow Way streetscape will remain largely as it is today.
- b. Consider vistas to retain views and create focal points: Not applicable at this location.
- c. Highlight important crossings, intersections & transitions: Not Applicable at this location.
- d. Incorporate wayfinding: Signage will be provided for on-site wayfinding.

P-4 Connections to Public Spaces

- a. Locate primary entrances along the main street: Existing entry points will remain.
- b. Align public spaces, passages & access with existing patterns: Existing passage between buildings will remain.
- c. Provide open spaces adjacent to the sidewalk & design public frontages: Because of location of existing buildings there are limited opportunities for new open space adjacent to the sidewalk.
- d. Use public art to enhance entrances & public spaces: Project will consider commissioned art or craftwork at focal points.



P-5 Block & Frontage Patterns

- a. Corner site opportunities: Not applicable at this location.
- b. Public pedestrian routes through larger developments: Not applicable at this location.
- c. Massing & scale of long facades: Existing frontage patterns will remain.
- d. Human scale environment at street level: Building scale at street level established by existing buildings.

P-6 Activity on Commercial Streets

- a. Support adjacent sidewalk with active ground floor uses & amenities: Existing historic buildings define the "public front" along this section of Winslow Way.
- b. Locate doors & windows to provide "eyes on the street" condition: Existing conditions to remain.
- c. Multiple entries, smaller storefronts, etc.: Site design is largely determined by location of existing historic buildings.
- d. Locate utility areas away from active spaces on commercial streets: Not applicable at this location.

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Public Realm Standards

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B-1 Organizing Architectural Concept

- a. Base design on organization of uses relative to site: Basis of design is the retention of existing historic buildings with new construction sited as far away from Ravine stream buffer as possible.
- b. Base concept on sustainable design principles: Design is based on the concept of a "walkable" hotel, where guests arriving by ferry can easily access the hotel & Winslow Way amenities without the need for motorized transportation. In addition, the preservation and upgrading of the existing buildings will conserve resources and reduce energy consumption. Environmentally appropriate building products will be used wherever possible.
- c. Concept should be appropriate to NW climate & site conditions: At this location the architectural concept is focused on providing compatibility with the historic buildings, as well as addressing climatic issues through appropriate materials and detailing.
- d. Relation of building uses relative to public space: Relationship of buildings to public realm pre-established.
- e. Express the building's structure in organization of facades: Not applicable at this location.
- f. Make building's uses and hierarchy legible: Building hierarchy is pre-established.

B-2 Architectural Language Appropriate to Bainbridge

- a. Consider context & history in project design: Basis of design is the retention of existing historic buildings with a new addition for compatibility with existing.
- b. Use materials that are locally sourced and regenerative wherever possible: New addition will be wood frame construction over a concrete podium (parking structure). Finish materials will be chosen for compatibility with the historic buildings on site.
- c. Include weather-protection and climate appropriate design: Awnings and/or canopies will be provided over storefronts along Winslow Way, similar to existing conditions.
- d. Use surrounding building forms to inform building shape: Existing historic buildings are primary determinates for building shape & form.

B-3 Create Well Composed Facades

- a. Attentiveness to facade design: Existing historic facades comprise the "public face" of the project.
- b. Create an architectural concept appropriate to Bainbridge Island & Surroundings: Existing historic buildings for basis of architectural concept.
- c. Attentiveness to appearance from different vantage points: Appearance largely established by character of existing historic buildings.
- d. Multiple Scale Considerations: Existing historic buildings are primary determinates for building shape & form.
- e. Human Scale Design Details: Existing detailing of historic buildings will be preserved.
- f. Human Scale Design Details: Facade detailing of new addition will be of a similar human scale as the existing buildings.
- g. Screen Utilities & Service Functions: Existing historic buildings are primary determinates for building shape & form.

B-4 Feature Sustainable Design

- a. Reuse existing structures: Existing structures on the site to be preserved and reused.
- b. Use local materials, including recycled & renewable products: Existing historic buildings for basis of architectural concept.
- c. Highlight regenerative & renewable energy sources: Given historic preservation considerations, any renewable energy sources would not be visible to the public.
- d. Natural light & ventilation: All guest rooms will have operable windows.
- e. Solar control & shading: Street level storefronts will typically have awning or canopy protection. Upper level shading devices not included for historic preservation considerations.
- f. Green walls & roofs: To be investigated as part of the design process.
- g. Flexibility & Adaptability: Project is designed for hotel & street level retail use. Potential future conversion of upper floors to residential use would be technically feasible.

B-5 High Quality Materials & Details

- a. Choose durable low-impact materials: Materials will be selected for appropriateness to historic context and climatic considerations.
- b. Select materials that are locally sourced where possible: To be investigated during the design process.
- c. Express the architectural concept through thoughtful detailing: Detailing will be selected based on appropriateness to the historic context, the materials involved and the expected patterns of use.

L-1 Integrate the Landscape with Architectural Concept

- a. Design the landscape to enhance the site & architectural concept: Given the constraints of the existing site, there are limited opportunities for landscaping at this location.
- b. Locate deciduous trees to compliment passive solar strategies: Not applicable at this location.
- c. Use plantings where privacy or screening is needed: Can be applied at ground level guest rooms.
- d. Choose plantings that complement the architecture: To be investigated during the design process.
- e. Relate landscape to building features: To be investigated during the design process.

L-2 Support the Public Realm with the Landscape Design

- a. Use landscape design to connect a network of open spaces: Not applicable at this location.
- b. Encourage interaction between interior uses & exterior public space: Relationship between street level interior uses and public sidewalk is pre-established and will be retained.
- c. Select plantings with care: To be investigated during the design process.
- d. Consider elements of continuity along streets: Not applicable at this location.
- e. Compliment building & landscape design with public art: To be investigated during the design process.

L-3 Integrate Sustainable Features

- a. Promote water conservation: Native drought tolerant species will be used in new planting areas.
- b. Use plantings to provide shade & wind protection: Not applicable at this location.
- c. Locate trees to provide shading of paved surfaces: Not applicable at this location.
- d. Accomodate planting space for trees relative to right-of-way: Not applicable at this location.
- e. Use local, low-impact materials : To be investigated during the design process.
- f. Utilize vegetated roofs: To be investigated during the design process.
- g. Design landscape to absorb & reduce particulate matter: To be investigated during the design process.

L-4 Integrate Green Infrastructure Practices

- a. Preserve or restore hydrological functions: Stormwater retention will be provided to the limited extent possible at this site.
- b. Use green stormwater infrastructure strategies: Stormwater retention will be provided to the limited extent possible at this site.
- c. Include vegetative roofs & permeable paving: To be investigated during the design process.
- d. Capture rainwater for reuse & irrigation: To be investigated during the design process.

L-5 Support Healthy Habitat in the Landscape

- a. Preserve large trees and other significant vegetation: Not applicable at this location.
- b. Design plantings to support stormwater retention: To be investigated during the design process.
- c. Promote biodiversity through plantings that attract birds & pollinators: To be investigated during the design process.
- d. Prioritize low maintenance, drought resistant native plantings: New plantings to be native drought resistant species.

L-6 Preserve & Enhance Views & View Corridors

- a. Preserve existing views & view corridors: Not applicable at this location.
- b. Prevent view blockage from the public realm: Not applicable at this location.
- c. Design landscape areas to complement territorial views: Not applicable at this location.
- d. Locate street to capture views: Not applicable at this location.

Mainstreet Guidelines

a. Encourage activation of street frontage

Existing pattern of street frontage to remain. Hotel main entry through existing entry points at 420/ 424 Winslow Way building. Separate street oriented tenant entries at 450 & 488 Winslow Way buildings.

b. Encourage through-routes

Not applicable at this location. Configuration of existing adjacent development (400 Winslow Way) does not allow for new through-route. No trails or public access to Ravine from this location.

c. Integrate landscape & public art

Site abuts an area improved under the Winslow Way Streetscape improvements program. Width of sidewalk adjacent to site is insufficient for street trees, planting pockets or other forms of streetscape landscaping or amenities.

Historic Places

1 Design the project to be compatible with historic buildings without directly mimicking historic styles

a. Use design to complement historic places: Massing, height, roofline, materials & colors of new addition to complement the existing historic structures.

b. Meet Secretary of Interior standards for modifications and infill: Applicable standards will be reviewed with Bainbridge Island Historic Commission.

c. Design buildings to be consistent with the scale of nearby historic buildings: New addition to be designed to complement existing historic structures.

d. Consider historic landscaping: Not applicable at this location.

2 Maintain the historic integrity of buildings over 50 years old or eligible for historic register

a. Minimize alterations to historic buildings that are inconsistent with the original design: Historic facades will be restored and preserved.

b. Restore buildings to their original historic design elements when previously altered: Later modifications to the historic buildings will be typically be removed and the facades restored to their original condition, as far as it is possible to determine that condition from photographs or other documents. The original boardwalk and "porch" roof seen in historic photographs cannot be reconstructed because of the current condition of the city sidewalk that was constructed as part of the Winslow Streetscape Improvements project.

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Mainstreet Guidelines & Historic Places

DRB Conceptual Meeting

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