

Design Guidelines

for

Mixed Use Town Center and High School Road Zoning Districts



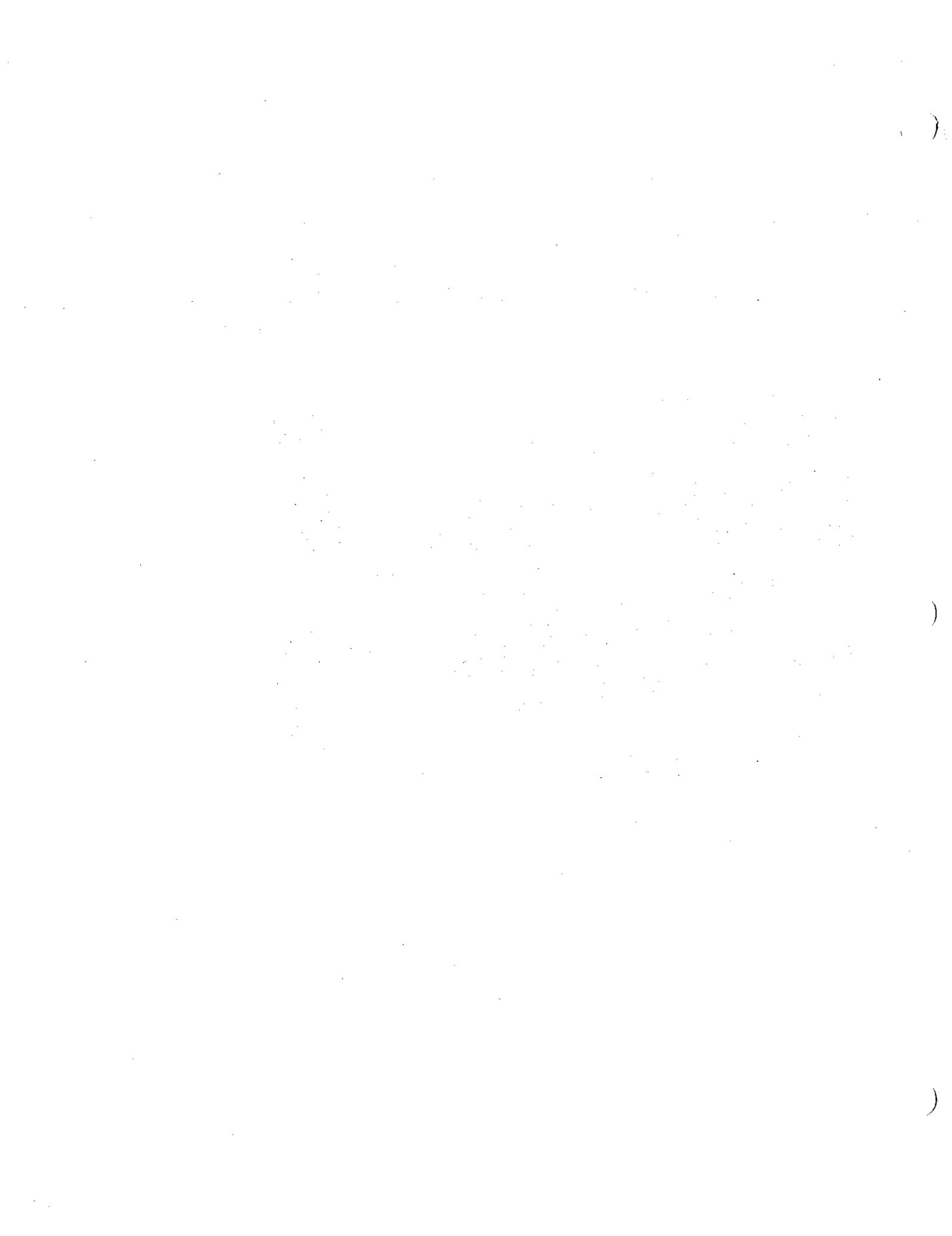


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INTRODUCTION

Why Design Review?

Design review encourages better design and site planning to help ensure that new development enhances the character of the city and sensitively fits into neighborhoods, while allowing for diversity and creativity. Design guidelines show ways to think about a project's context and provide flexible examples that can help a new project better fit that context.

What is the Relationship Between Design Guidelines and Land Use Regulations?

Development will be governed by both zoning regulations and design guidelines. The zoning regulations will address, such standards as: permitted uses, density, building height, parking requirements and building bulk; whereas, the design guidelines will address site design, building design, and to some extent, signs and lighting.

Design review is not intended to alter the land uses or density allowed through zoning. The design guidelines offer a flexible tool, which together with the requirements of the zoning regulations, will allow new development to respond better to the distinctive character of its surroundings.

How are the Design Guidelines to be Applied?

There is a set of overall guidelines that are applicable to all districts, followed by a set of additional guidelines for individual districts.

The guidelines are meant to indicate preferred conditions, while allowing for other equal or better solutions to be considered. Design guidelines are not intended to be like quantitative, fixed zoning standards. They are to be applied with an attitude of flexibility. Each development site and project will have particular characteristics that may suggest that some guidelines be emphasized and others de-emphasized. Repetitive, "cookie cutter" solutions are

not desired. However, the guidelines do set forth a threshold of design expectations and shall not be ignored. While the design criteria contained in this document are guidelines and not regulations, each proponent of a project has an obligation to demonstrate how each relevant guideline has been addressed. Both the general guidelines and the appropriate guidelines for each district apply. While alternative solutions can be proposed, none of the criteria can be disregarded. It is to be expected that if criteria have been insufficiently addressed, conditions will be placed upon a project to assure that the criteria are sufficiently addressed.

It should be expected that, over time, the guidelines will be amended with both additions and deletions. The guidelines should be considered a "working tool" to guide the long term quality of physical change of Winslow.

How Should the Guidelines be Applied to Improvements to Existing Development?

Even though much of the physical change in the community will come as a result of new development, the guidelines will still need to be applied to renovations and alterations of existing development. However, it is not reasonable to expect that an entire site will be brought into compliance if only a part of the site is being changed. Therefore, the guidelines should be applied to the vicinity of the site where improvements are being proposed.

Objectives

This document is intended to accomplish the following objectives:

1. Implement the Comprehensive Plan of the City of Bainbridge Island.
2. Expand upon and focus the results of work done to date by citizens of the city in exploring design possibilities for the town center.
3. Establish a framework for further master planning work that will narrow options and establish a specific set of programs and projects.
4. Reflect and reinforce the historic context of the town center.
5. Encourage higher quality design and development.
6. Provide clear directions to decision-makers, both public and private.
7. Reward creativity, sensitivity to surroundings, and effort toward producing an overall townscape, rather than merely an individual project.

Design Principles



A. Townscape

1. Diversity of Uses

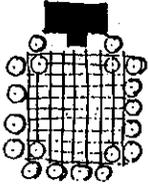


Within the town center, a rich mixture of uses should be encouraged (retail, office, restaurants, services, residential, civic, cultural, educational).



2. Proximity of Uses

Separation between uses is discouraged. Different uses should be very close together, mixed either vertically (within the same building) or horizontally (within the same lot or area).



3. Open Spaces

There should be a wide variety of open spaces, such as parks, squares, greens, plazas, courtyards, and gardens throughout the center, linked together by pedestrian connections.



4. Gateways

Major entrance points should be marked with visually prominent elements such as dramatic building forms, artwork, monuments, or landscape.



5. Civic Symbols

There should be a number of elements that symbolize the collective community, such as a unique public building, central town square, public market, or transit center.



6. Public Art

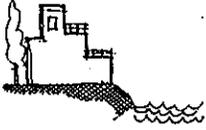
Public and private development should be encouraged to integrate the work of artists into the design process.



7. Landmarks

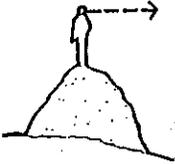
Certain structures should be designated as landmarks and interpretive signage should be installed to convey the history and role in the community.

B. Landscape



1. Existing Landforms

Reflect the existing topography by "stepping" building forms down the terrain, toward the waterfront.



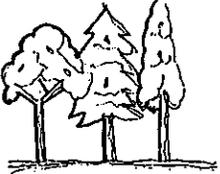
2. Viewsheds / View Corridors

Preserve and strengthen views of the water and distant panoramas.



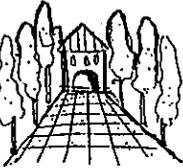
3. Using Existing Trees

Larger, healthy, non-hazardous, existing trees should be saved, wherever practical, to provide landmarks, continuity and aesthetic value.



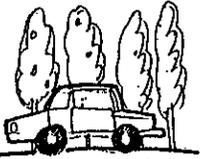
4. New Trees

New trees should be planted throughout the town center, sometimes to create special visual effects.



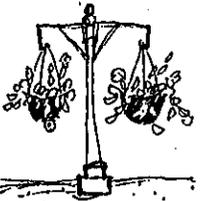
5. Framing Spaces

Landscaping should be used to identify, enclose, and celebrate outdoor public and private spaces.



6. Parking and Planting

Landscaping can screen and separate parking areas from other uses and pedestrian spaces.

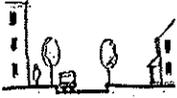


7. Seasonal Color / Accent

Seasonally flowering plantings can be used to mark important corridors and spaces.

C. Streetscape

1. Building Orientation



For commercial uses, there should be a minimum of setback between the back of the sidewalk and building facades. For residential uses some setback is desirable. (An exception to this is Erickson, where shallow front setbacks are an historic pattern.)

2. Street Trees

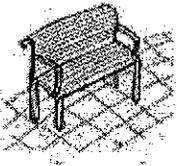


Regularly spaced street trees provide a sense of order, rhythm and enclosure.

3. Lighting

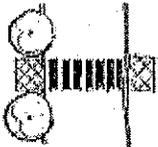
Lighting fixtures can meet requirements for general traffic illumination and also add a sense of pedestrian scale if appropriately designed.

4. Furnishings



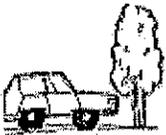
Street furnishings (benches, bollards, waste containers, railings, etc.) can be designed to contribute to the character and fine-grained scale of the town center.

5. Crossings



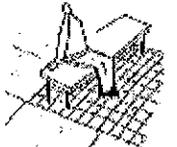
Visually prominent pedestrian crosswalks help slow cars down and provide for safety.

6. Parking Lot Landscaping



Parking lots that abut streets should be screened by a planting strip.

7. Paving



For areas of high pedestrian activity, unit paving (vs. monolithic paving) should be used.

8. Bicycle Facilities

Bicycle routes and storage racks should be provided, conveniently located near main entrances to buildings, and covered where possible. Covered racks can be incorporated into the building design, such as under roof eaves, to provide adequate cover.

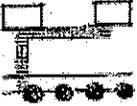
D. Site Design

1. Parking: Location and Configuration



Surface parking lots should not visually dominate site development.

2. Pedestrian Connections

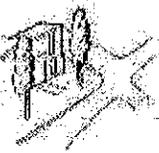


If buildings are set back from the street, there should be a pedestrian connection between the entrance and the public sidewalk and between adjacent developments.

3. Screening Service Areas

Loading and trash areas should be screened from view.

4. Marking Intersections



Where two major streets intersect, a development should provide an emphasis by using a visually prominent architectural feature or public space.

5. Linking with Transit

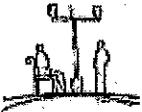
Development adjacent to transit stops should provide a direct walkway connection.

6. Relating to Adjacent Development



New development should generally "fit" with adjacent development, rather than stand apart from it.

7. Providing Public Amenities



All development projects have an obligation to include public amenities such as benches, waste receptacles, seasonal flowers, and pedestrian-scaled lighting.

E. Building Form



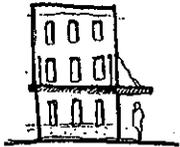
1. Ground Floor Transparency

The floor of a commercial building nearest the street level should provide generous amounts of glass.



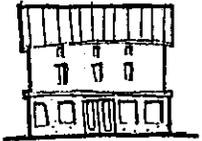
2. Prominent Entrances

The way of entering the building should be obvious and emphasized by details, lighting and signage.



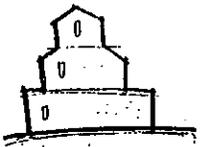
3. Weather Protection Elements

Canopies and awnings should be provided over sidewalks and walkways in front of buildings.



4. Sense of a Base

Buildings should provide a sense of "base," through a change of materials, texture or massing.



5. Stepping Back With Height

The upper stories of buildings (above the second floor) should step back to diminish the appearance of bulk.



6. Concealing Roof Top Equipment

Mechanical equipment mounted on roofs should be integrated into the roof form so that the presence of the equipment is not apparent.



7. Roof Articulation

Roof forms should incorporate elements such as exaggerated cornices, pitched forms, and terraces to create a capping effect.

F. Signs

1. Integration with Site Design

The design of signs should reflect the overall site design and not be a separate design statement.

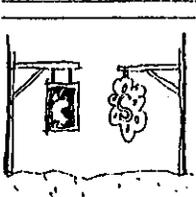


2. Integration with Building Design

The design of signs should reflect the design of the building with which they are associated.

3. Innovative Graphic Design

The use of an overall, creative graphic design approach is encouraged.



4. Individuality and Continuity

Monotonous uniformity is not desired. Signs should reflect the specific use and can even be whimsical. But some aspects of continuity are desired.

5. Icons

Easily identifiable, non-verbal, graphic symbols are encouraged.

Design Guidelines

Guidelines Applicable to All Overlay Districts

Site Design

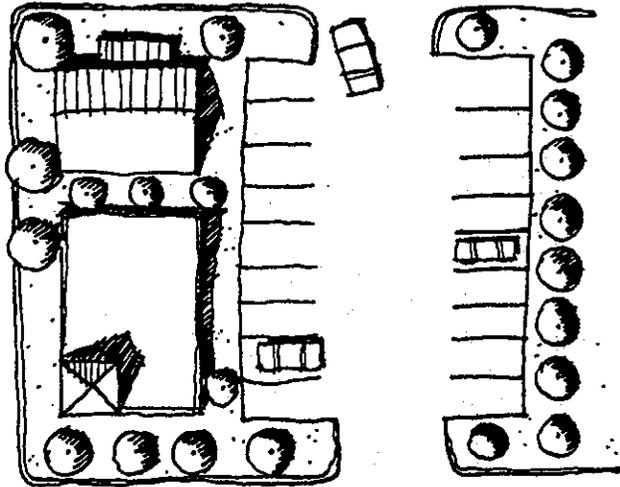
Parking Lot Location

Intent:

To have parking lots be as visually unobtrusive as possible.

Guideline:

Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.



Site Design

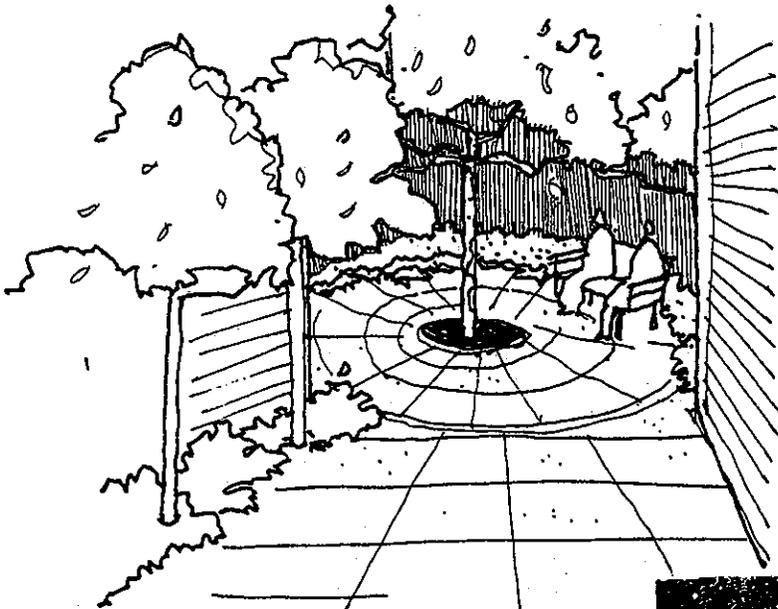
Outdoor Open Spaces and Amenities

Intent:

To establish, over time, a variety of open spaces within the town center.

Guideline:

New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.



Site Design

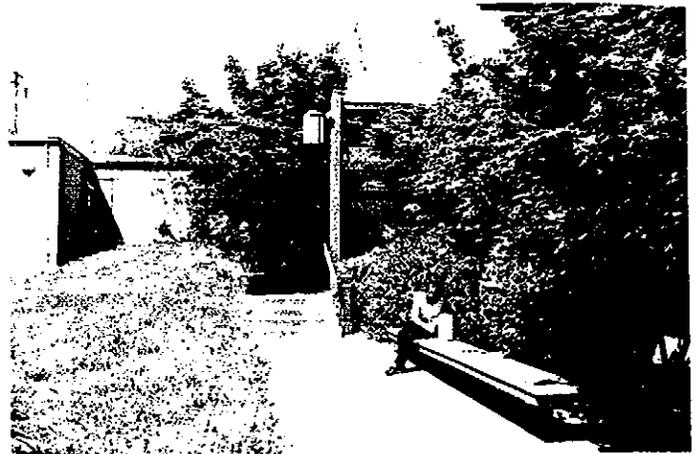
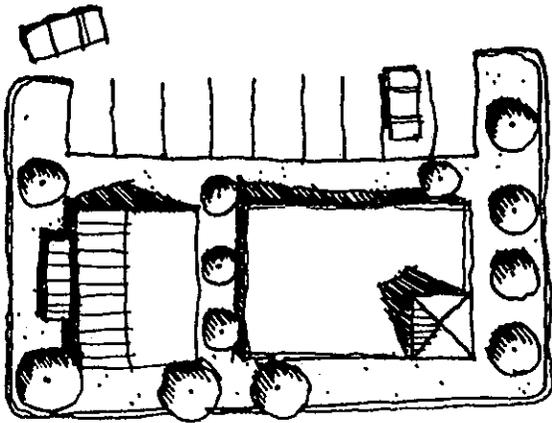
Pedestrian Connections

Intent:

To create a network of safe, comfortable and attractive linkages for people on foot.

Guideline:

New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles.



Site Design

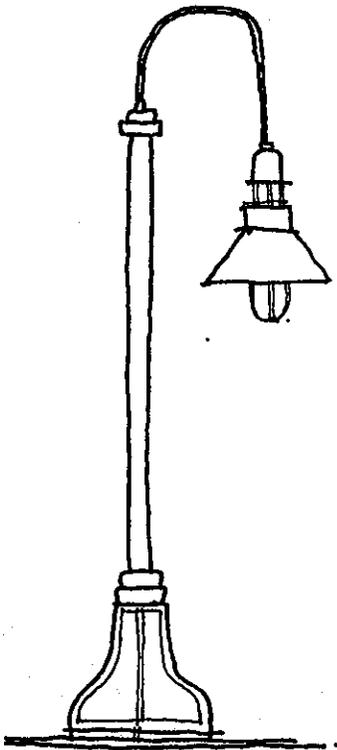
Shielded Lighting

Intent:

To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.

Guideline:

Freestanding light fixtures should not exceed 14' in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.



Site Design

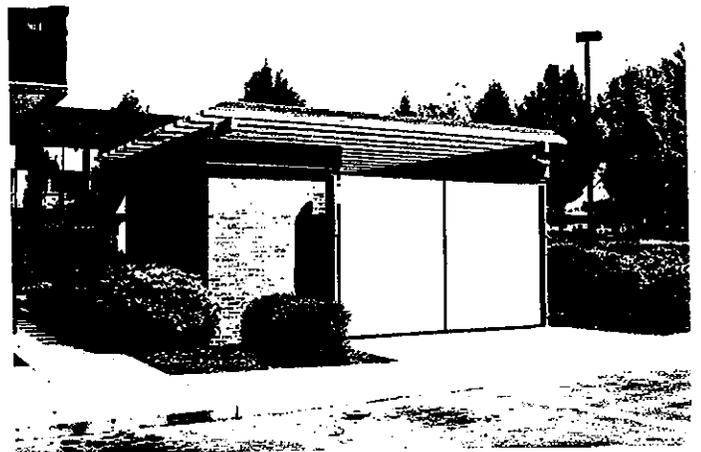
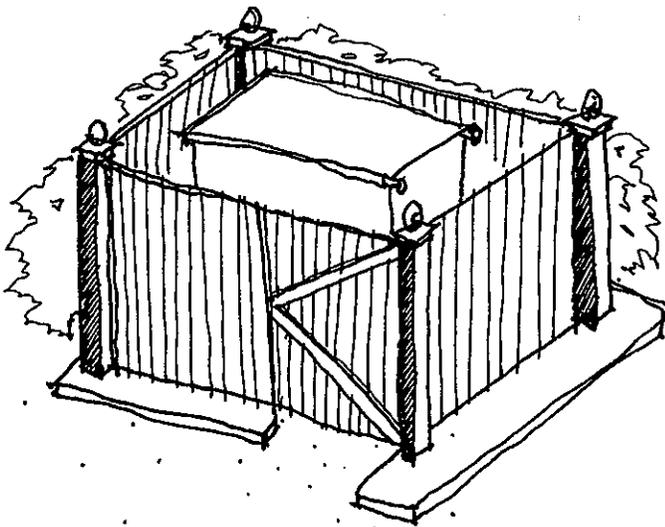
Screen Service Areas

Intent:

To conceal loading, trash, and storage areas from view.

Guideline:

Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.



Site Design

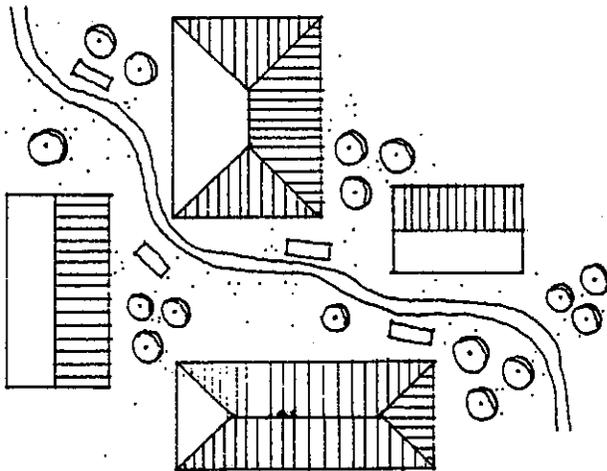
Common Open Space

Intent:

To ensure that open spaces within a development containing dwelling units are truly usable by all residents.

Guideline:

While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided.



Site Design

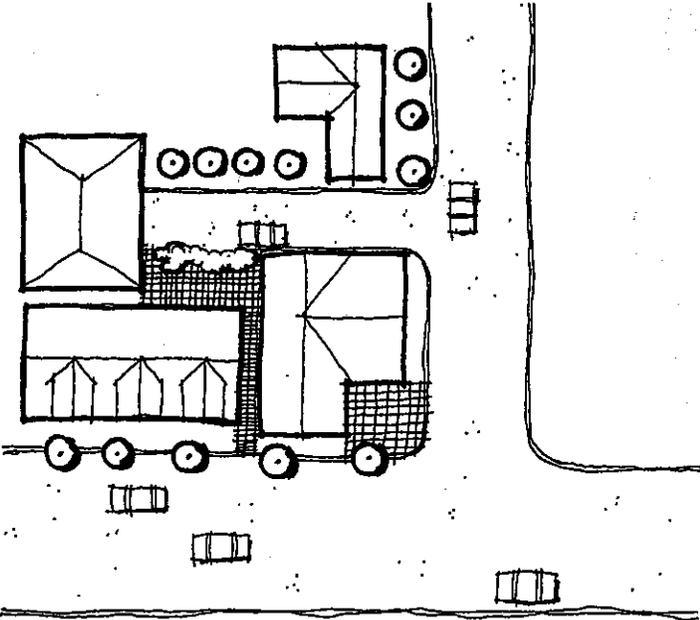
Conceal Garage Doors

Intent:

To ensure that street frontages are not dominated by vehicular storage facilities.

Guideline:

Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.



Building Design

Overall Form

Intent:

To create visual continuity among buildings having potentially different styles.

Guideline:

Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct "base" as well as a "cap."



Building Design

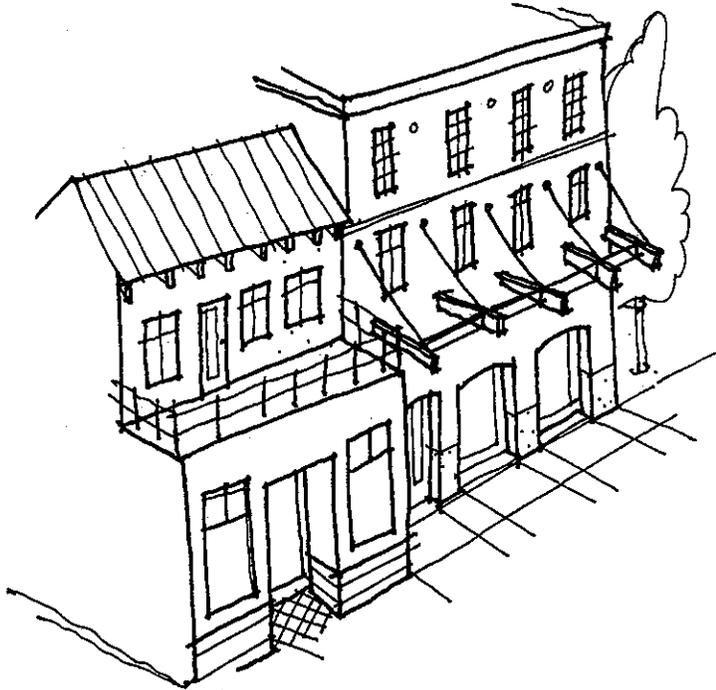
Entrances

Intent:

To make it apparent from the street where major entrances to buildings are located.

Guideline:

Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.



Building Design

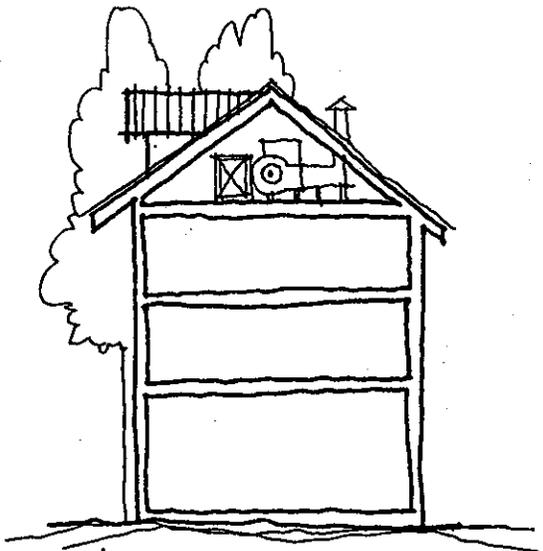
Conceal Mechanical Equipment

Intent:

To ensure that larger pieces of mechanical equipment are visually unobtrusive.

Guideline:

Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.



Building Design

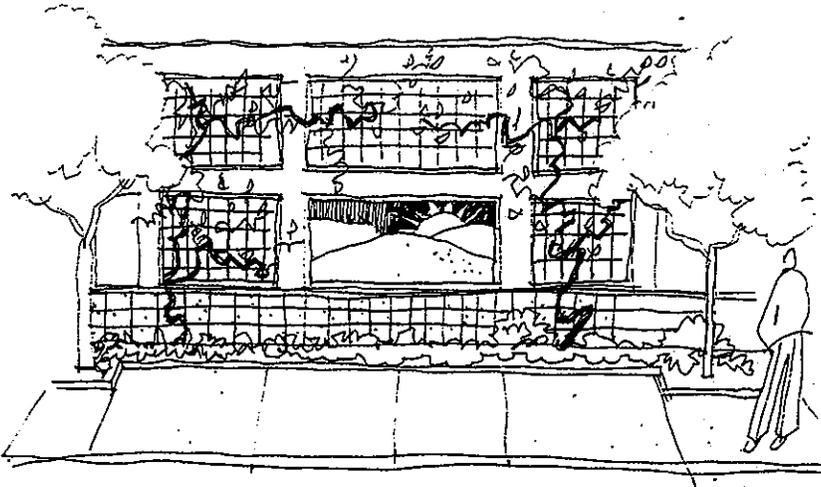
Structured Parking

Intent:

To diminish the visual impact of parking as viewed from streets.

Guideline:

Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.



Building Design

Encouraging Varied Details

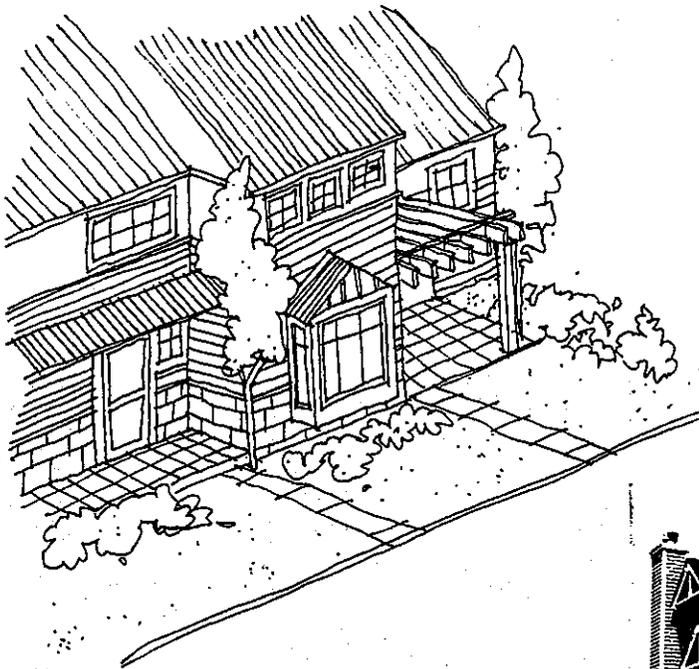
Intent:

To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.

Guideline:

Buildings containing residential dwellings should incorporate most, if not all, of the following elements:

- Front porches or stoops
- Bay windows or dormers
- Visible trim around windows and building corners
- Base articulation, such as a plinth or first floor raised above grade



Signs

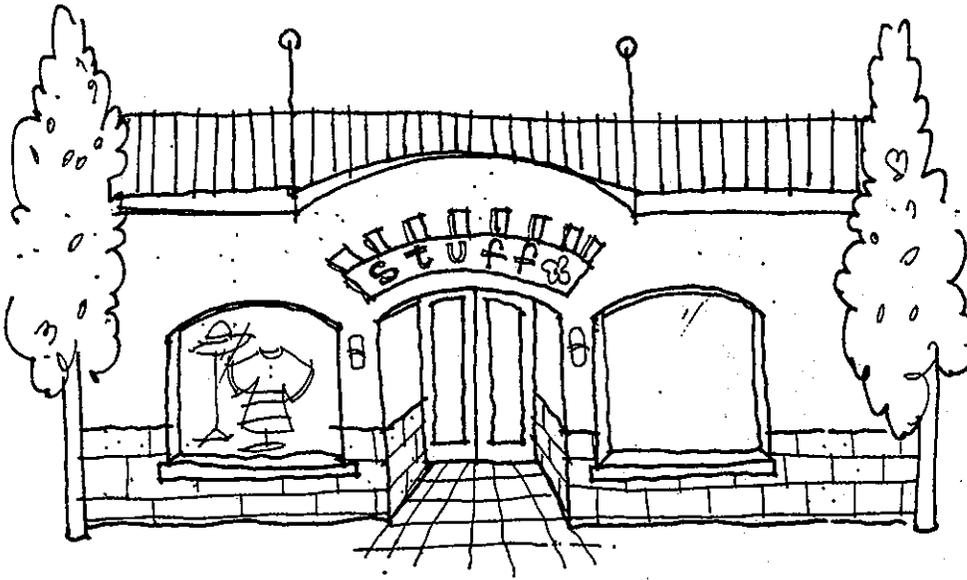
Integration

Intent:

To ensure that signage is a part of the overall design approach to a project and not an afterthought.

Guideline:

The design of signs should be integrated with the architecture and site design of a project.



Signs

Creativity

Intent:

To encourage interesting and even unusual approaches to graphic design.

Guideline:

Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.

