

MITHŪN

Cambridge Centre

1000 1000 1000

Acknowledgements

Bainbridge Island Arts and Humanities Council

Zon Eastes	Executive Director
Janice Shaw	Program Manager
Anne Blair	Board President
Ken Masters	Board Member

Steering Committee Members

Dana Berg	Community Volunteer
Anne Blair	Board President, BIAHC
Bill Cleveland	Center for the Study of Art & Community
Zon Eastes	Executive Director, BIAHC
Diana Liljelund	Artist, Architect
Julie Marler	Community Volunteer
Ken Masters	Board Member, BIAHC
Peter O'Connor	O'Connor Architects
Janice Shaw	Program Manager, BIAHC
Kassia Sing	Development Director, Bainbridge Community Foundation
Chris Wierzbicki, PE	Winslow Way Streetscape Manager, Department of Planning and Community Development, City of Bainbridge Island

Focus Group, Workshop, and Stakeholder Participants

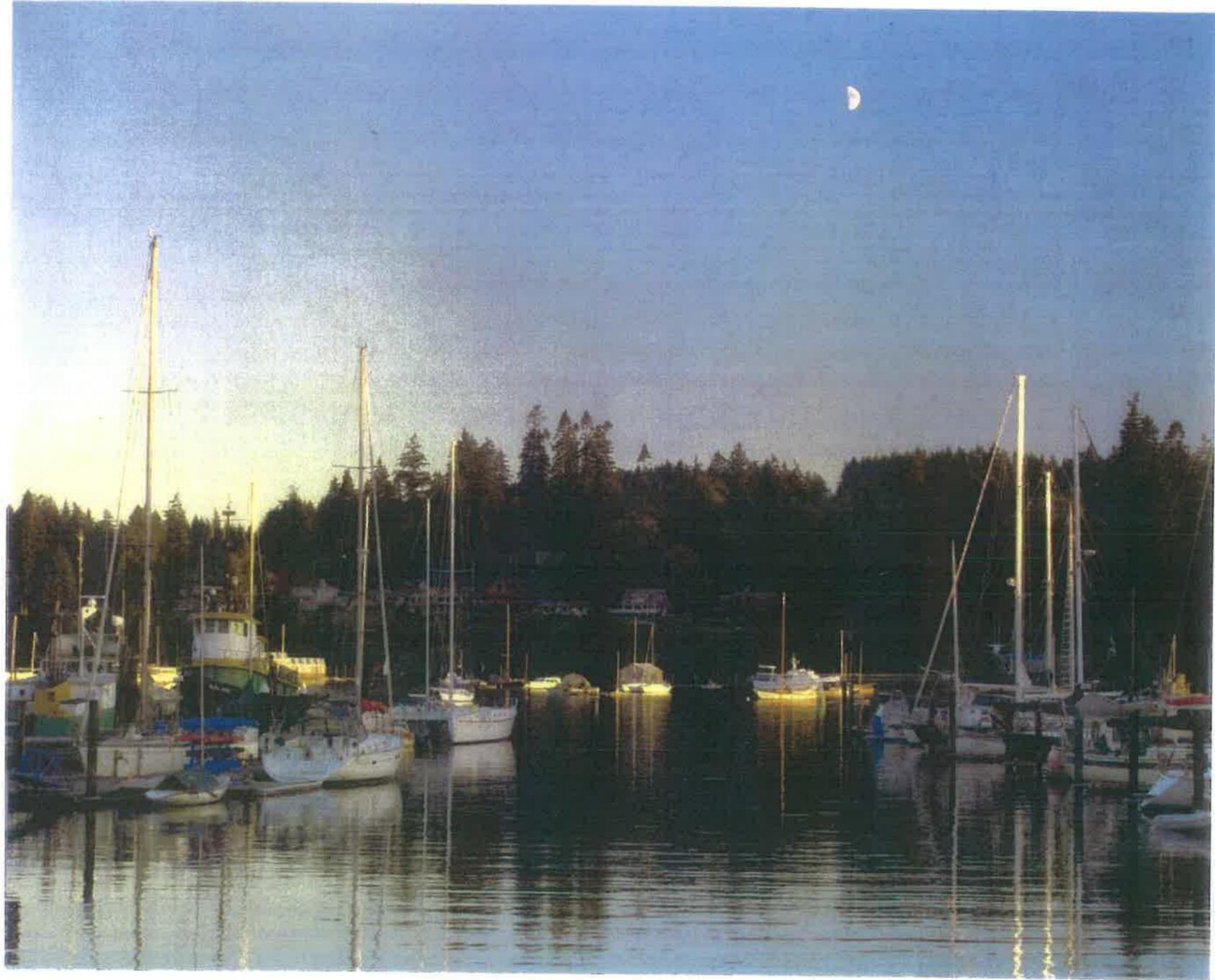
Jane Allan	Senior Center Program Coordinator, Bainbridge Island Metro Park and Recreation District
Dave Bristow	Executive Director, Island Music Guild
Shannon Buxton	Teen Programs Coordinator, Bainbridge Island Metro Park and Recreation District
Greg Byrne	(former) Director, Department of Planning & Community Development, City of Bainbridge Island

Rick Chandler	Facilities Manager, Bainbridge Island Historical Museum
Barbara Chrisman	Neighbor, Islander Residents Association
Pam Christiansen	Founder and Co-Chair, Return to Creativity
Kathy Cook	Winslow Tomorrow Division Manager, Department of Planning & Community Development, City of Bainbridge Island
Theresa Cosgrove	(former) Executive Director, Bainbridge Island Historical Museum
Cheryl Dale	(former) Executive Director, Kids Discovery Museum
Kelly Dixon	Special Projects Planner, Department of Planning and Community Development, City of Bainbridge Island
Tom Haggar	Neighbor, Virginia Mason Clinic
Lone Hansen	Neighbor, Islander Residents Association
Sue Hysten	Cultural Arts Manager, Bainbridge Island Metro Park and Recreation District
Susan Jackson	Executive Director, Bainbridge Arts and Crafts
Priscilla Jones	Board President, Bainbridge Island Youth Orchestra
Bill Knobloch	Bainbridge Island City Council
Brian McWhorter	Farmer, Bainbridge Island Farmers' Market
Lori Midthun	Executive Director, Bainbridge Youth Services
Linda Owens	(former) Manager, Bainbridge Island Farmers' Market
Barry Peters	Bainbridge Island City Council
Michael Rosenthal	Neighbor, Island Fitness
Susan Sivitz	Executive Director, Bainbridge Performing Arts
Suzan Wiggs	Writer, Field's End

Mithun Architects + Designers + Planners

John H. Thomas, AIA, [®] LEED AP	Project Director
Brendan Connolly, AIA, [®] LEED AP	Project Designer
Martha Droge, AICP, ASLA, [®] LEED AP	Project Planner and Landscape Architect
Allison Orr, [®] LEED AP	Project and Graphic Design
Christa Jansen, [®] LEED AP	Interior Design
Laura Curry	Cultural Audit

Table of Contents



Executive Summary	4
BIAHC Mission	6
Introduction and Background Information	7
Background Context.....	8
Time Line.....	9
Site Analysis	10
Listening.....	11
Postcards From Tomorrow.....	12
Natural Forces.....	13
Urban Fabric Analysis.....	14
Program Analysis and Site Opportunities	15
Previous Program Summary and Footprint (2006).....	16
New Program Summary.....	17
Site Capacity.....	18
Preferred Site Organization.....	19
Concept Design	20
Proposed Site Plan.....	21
Proposed Site Plan Circulation.....	22
Collection (Site Section).....	23
Early Concept Studies.....	24
Preferred Massing and Form.....	25
Integrated Sustainable Design.....	26
Preferred Program Layout.....	27
Concept Sketch from Madrone Lane.....	28
Conceptual Cost Analysis	29
Next Steps	30
Appendix	31



Executive Summary

Introduction. The cultural element of the Bainbridge Island Comprehensive Plan, adopted in 1998, calls for the community to “Respond to the growing desire for cultural facilities by identifying short and long term facility needs and priorities, and developing methods to meet those needs.” As the City’s designated organization for cultural affairs, the Bainbridge Island Arts and Humanities Council (BIAHC) continues to fulfill that mandate through this conceptual plan for Bainbridge Center.

For 20 years, multiple studies, cultural facilities needs assessments, and community feedback have stated and restated the need for a viable

cultural arts facility that enables community gathering, arts education and intergenerational activity. What could it be like?

Under the direction of BIAHC leadership and a steering committee, the Mithun design team confirmed program needs, examined the responsible capacity of the land, and developed building and site design concepts and phasing strategies. Through extensive input of key stakeholders and steering committee members, a preferred option of this vision was created and refined.

Background. As early as 1986, civic leaders identified the need for a “center” that nurtures and integrates the visual arts, performing arts, and humanities on the Island. Over the years, numerous programs, organizations, and facilities have evolved to meet many needs, including the Bainbridge Performing Arts (BPA) productions, Field’s End events for authors, BIAHC-sponsored lecture series, and a constellation of other places and activities that feed the Island’s cultural life.

Today, cultural events are scattered across the Island. Many lack adequate facilities to carry on their mission, much less expand to meet in-

creasing participation. Several previous studies – Bainbridge Island Cultural Facilities Feasibility Study (2006), Bainbridge Island Cultural Facilities Needs Assessment (2003), and recommendations dating back to the 1980’s – carefully examined the needs, appropriate locations, and anticipated activities that should be included in a single center for the arts and humanities. This concept design study has made use of and tested the assumptions of these many studies. Importantly, it also strives to address and integrate with potential needs identified in 2005 parking studies and downtown planning ideas and strategies outlined in 2006. Ideas of connectivity among arts organizations, pedes-

trian linkages, and intergenerational activity are unifying themes in all of these studies, and are again reflected in this concept design for Bainbridge Center.

“Listening” and Site Analysis. Bainbridge Center will be at the heart of the Island’s “Cultural Corridor” stretching from Madison to Ericksen Avenues and currently comprised of the Historical Museum, BPA, the Farmers’ Market, and City Hall. This “Cultural Corridor” is within easy walking distance of Bainbridge Arts and Crafts, Waterfront Park, Winslow Green, Kids Discovery Museum and several other beloved establishments that contribute to the Island’s strong sense of community and cultural awareness.

BIAHC staff and the Mithun design team facilitated several interviews with community stakeholders. During the interviews, participants were asked about existing strengths and deficits in community cultural facilities, including their own. Recurring themes emerged during the conversation, such as shared needs for meeting and event space, a catering kitchen, exhibit areas, art studios for teaching and professional artists, a permanent place for the Farmers’ Market affording some degree of protection from the weather, etc. Audio excerpts from these interviews as well as the focus group meetings are available on the BIAHC website at www.artshum.org.

In order to understand the variety of perspectives and visions from the many people involved with this process, writing exercises, such as “Postcards from Tomorrow,” allowed stakeholders to share their ideas and hopes for Bainbridge Center through short written descriptions of imagined events and visits there 20 years from now. The character, spirit and vitality of the comments and descriptions that came out of this exercise became a defining moment in the design process, allowing the design team to really see through the eyes of the stakeholders. Ultimately, a series of short narratives were developed by select stakeholders and a handful of intergenerational characters that looked more in depth at their future experience of The Center. These stories are a resonating vision that complements and expands the message of the renderings and illustrations in this report.

The site analysis process revealed a strong consensus that the vast amount of surface parking which currently dominates the site is not the highest and best use of this civic cultural core. While this concept design was not intended to fully address the parking concerns of existing and future facilities, it reinforces the need for a comprehensive parking solution that serves the rich collection of facilities in and around the cultural core.

Understanding the patterns of sun, wind, rainfall and temperature are crucial in determining effective architectural and landscape strategies. Bainbridge Center's design should embrace natural systems and reflect integrated sustainable design. The concept design strives to create building forms that can harvest natural daylighting and solar energy, and emphasize storm water collection and absorption. The resulting outdoor spaces create sheltered areas that enjoy strong solar access and balance pervious surfaces with natural native landscape elements.

Program Analysis. Early workshops and discussions reviewed an analysis of the building program, outlined in the 2006 AMS study, and how that program translated to functional building massing and its relationship to the site. The group focused on possibilities for united and separate structures for the gathering and arts education spaces, and determined that the public gathering spaces should not exist without the integration of the arts education, gallery and creative spaces. This symbiotic collective relationship is reflected in the final site and building concept design that slightly reduces and combines the original AMS building program into one building fit on the north edge of the site. This siting concept also maximizes solar access for an active civic plaza space and Farmers' Market venue.

Concept Design. The design team explored different ideas with the stakeholder group in terms of potential building expression. It was generally agreed that the future building should integrate with its site and surroundings, but create its own identity that reflects the strength, openness and creativity of its many users. The stakeholder group ultimately felt more comfortable pursuing

a building whose form defers both to natural forces of sun, wind and water and also to the outdoor spaces it helps to define and create.

The current concept design creates a balance of simple, highly transparent building forms that express connected but distinct activities within. The building forms shed water and light to a central plaza space and invite natural daylighting to interior spaces. A strong pedestrian circulation axis separates pervious plaza space from asphalt, creating a zone in which cars must defer to people.

Bainbridge Center should not only serve as a thriving center for the arts and community, but also as a sustainable community resource and teaching tool for Bainbridge Island and the larger community of users and visitors. The current design targets a LEED platinum certification, which is the highest tier of the US Green Building Council rating system. The Center design also reflects a conspicuous display of energy and storm water systems that could be easily integrated with vibrant artistic expression. Through a fusion of timeless passive cooling and daylighting strategies and more advanced sustainable technologies woven into beautiful functional spaces, Bainbridge Center will be a new benchmark for sustainable design in the region.

The current concept design creates a balance of large and small-scale gathering and educational spaces and fuses two main building areas together at a common entry space. The spaces are designed to serve multiple uses, with casual spaces like the community living room, cafe and gallery also providing critical pre-function space for the main gathering hall. Dedicated classroom space will enjoy generous north light on the second level, and the sunroom space will provide additional opportunities for gallery display of student and community work. The plaza below will create a renewed home for the Farmers' Market to continue this rich tradition in the civic core.

Cost Analysis. To achieve the level of quality and durability desired by the community for this facility, current construction trends and analysis of comparable regional buildings suggest

that an approximate range of \$300-\$350 per square foot of building area is an appropriate target for The Center based on the program summary below. This figure yields a range of approximately \$8-10 million in overall construction costs, depending on how much basement and site area is included in the desired scope. This total reflects construction hard costs, but not soft costs and related capital campaign costs, suggesting an overall capital campaign of approximately \$12-15 million.

Summary and Next Steps. The Center will be a place where "culture happens." Specifically, Bainbridge Center will facilitate creative opportunities for accomplished professionals, students, and an interested public. The Center and associated grounds will be welcoming and designed to serve all kinds of groups – children, teens, appreciators, creators, learners, residents, and curious visitors. Large and flexible gathering spaces within and outside the building will meet existing underserved needs for arts programs, fundraisers, and purely social events.

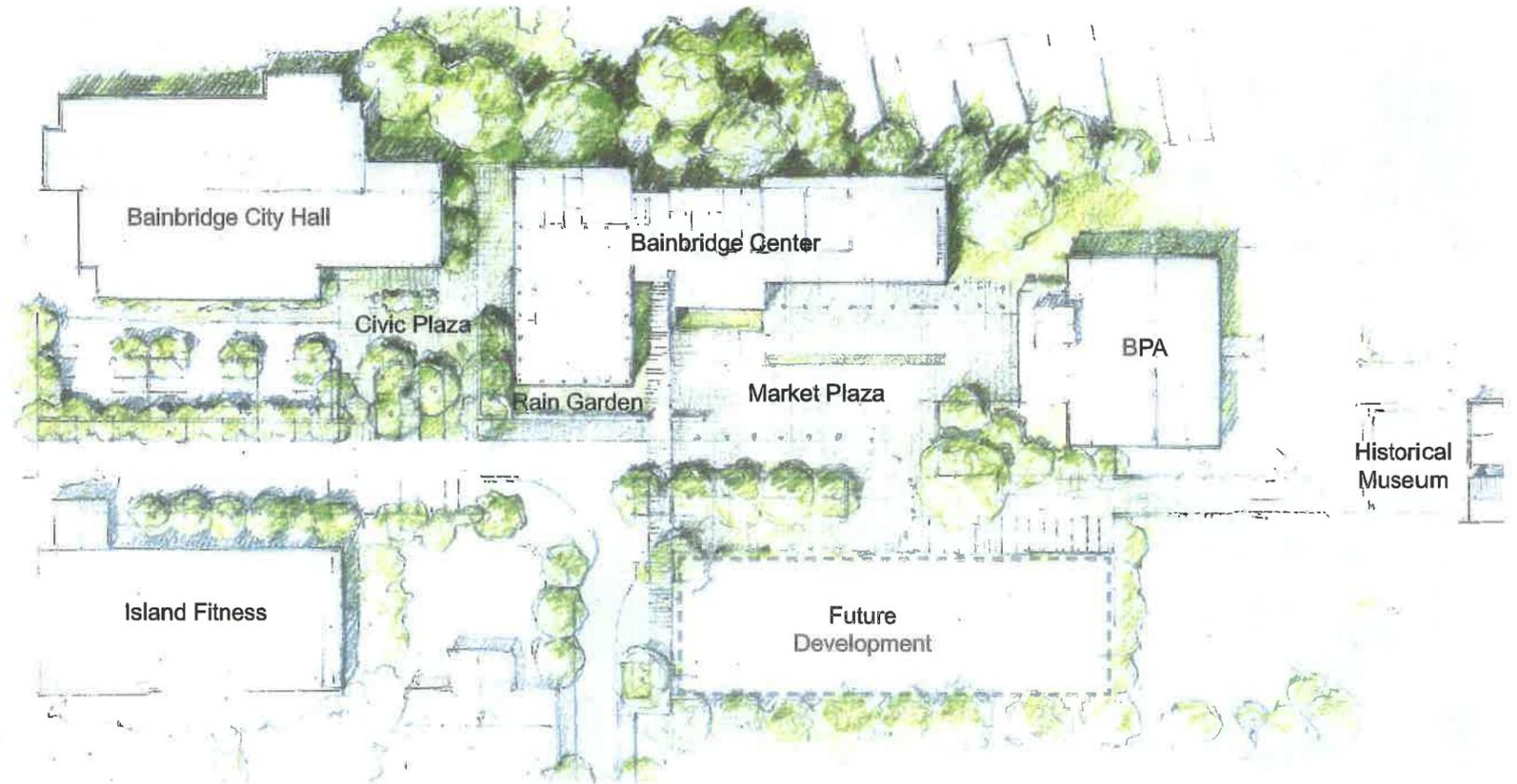
It is important to note, however, that the facility is not conceived to be an all-purpose community center to meet all potential needs.

This is an exciting time to be involved in Bainbridge Center's evolution. Below are actions that will help the BIAHC further its understanding of The Center's potential to nurture and facilitate Bainbridge Island's cultural life.

Next Steps:

- Begin a quiet education campaign among leaders within COBI, the arts community, and other key stakeholders.
- Review several precedent facilities in the Pacific Northwest to understand how they were financed and organized for construction, as well as how they are financed and managed after opening.
- Hold a public meeting forum to share the conceptual design and lessons learned from reviewing precedent facilities.

- Begin to construct financial and management models appropriate to Bainbridge Center's mission and unique situation.
- Continue discussions with potential stakeholders who may envision their organization using the facility regularly.
- Be prepared to refine the building and site design to accommodate new information and changing conditions.
- Work with other landowners, cultural facilities, and COBI agencies to understand the parking and vehicular circulation needs within the "Cultural Corridor." New parking solutions for downtown Winslow should be studied and managed as a whole, rather than each project attempting to accommodate only its own needs.
- Commence conversations and forge an agreement with COBI for use of this city-owned site.



Site Plan of the Proposed Bainbridge Center

BIAHC Mission

“To create an environment on Bainbridge Island in which the arts and humanities flourish.”

This concept design phase reflected a collective effort to build momentum and create a vision that supports and expands the mission of the Bainbridge Arts and Humanities Council. BIAHC has provided strong leadership, guidance and inspiration to the design team and the Bainbridge Island stakeholders through this concept design process. It has helped to encourage, protect and build the vision of Bainbridge Center. The Steering Committee and stakeholders provided continuous insightful feedback and ideas that have served to strengthen and refine this study.

Guiding Principles for Physical Design.

Bainbridge Center will be a vibrant manifestation of the City's cultural priorities as described in the Comprehensive Plan's Cultural Element.

Bainbridge Center will be located in the heart of the “Cultural Corridor” to make explicit the Island's commitment to the arts and humanities.

Bainbridge Center will nurture the Island's arts community with an emphasis on the visual arts, as well as performing arts that do not require large performance venues.

Bainbridge Center's indoor and outdoor spaces will be designed as one, to seamlessly facilitate a vibrant and diverse schedule of arts programs.

Bainbridge Center's design and construction will communicate artistic and humanistic statements throughout.

Design Considerations.

Indoor and outdoor areas will be designed to facilitate a diverse schedule of formal and informal events, including classes, exhibits, meetings, and other gatherings related to the Island's cultural life. However, the facility will not be designed to be a generic collection of spaces attempting to be “all things to all people”. Each space will have an intended purpose and user group (e.g. classrooms for students, studios for working artists, exhibit hall for displaying artwork, etc.).

The facility will enable educational activity through the inclusion of formal classrooms and informal learning spaces, both indoors and outdoors.

The facility's indoor and outdoor spaces will be designed with visual and physical connections to other elements of the “Cultural Corridor,” including City Hall, Bainbridge Performing Arts, and the Bainbridge Island Historical Museum.

The facility and grounds will be designed to be accessible and welcoming to all groups, including children, teens, adults, arts appreciators, creators, learners, residents and curious visitors.

The building and grounds will meet the highest standards of sustainable design, such as a US Green Building Council LEED-NC Platinum rating, Living Building Challenge compliance, or other appropriate guides at the time of design and construction.

The design will incorporate appropriate administrative, service, and other back-of-house facilities to efficiently and effectively support The Center's vibrant and diverse programming.

The design will incorporate principles of Universal Design so that the Bainbridge Center will be usable by all people, to the greatest extent possible, without adaptation or specialized design.

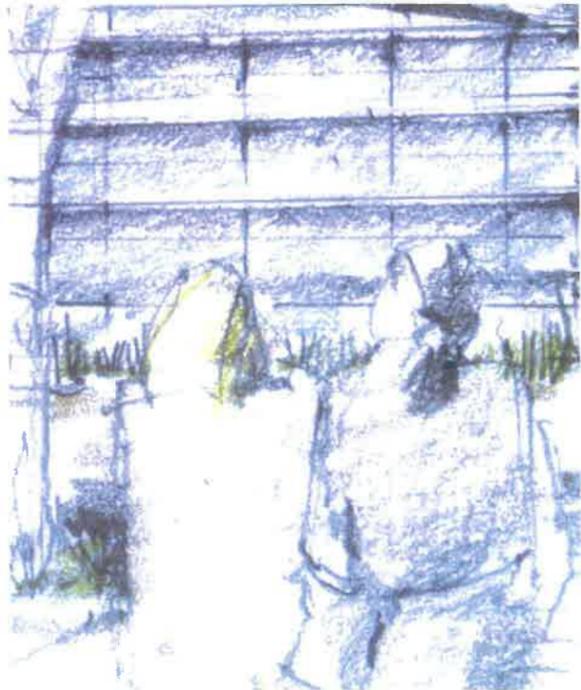


Bainbridge Island residents provided invaluable insight and direction to the conceptual design process for The Center

“The first sight of the new center made me teary-eyed. The warmth of all the beautiful wood, the stone fireplace, the soaring glass windows, and the local art work heightened my excellent experience with your non-fiction writing classes.”

Imagined Evaluation Comments from Field’s End Event Participant
Jan Stanton
Field’s End Core Team Member

Section 1: Introduction and Background Information



Background Context

Bainbridge Island needs a place to gather and celebrate the arts. For 20 years, multiple studies, cultural facilities needs assessments, and community feedback have stated and restated the need for a viable cultural arts facility that enables community gathering, arts education and intergenerational activity. What could that be like?

Confirming Needs and Capacity. Building on the solid foundation of over 20 years of thinking and needs assessment, this conceptual design study expands on the recent work by AMS Planning + Research in the February 2006 Cultural Facilities Feasibility Study Final Report. Bainbridge Island Arts and Humanities Council (BIAHC) is carrying the vision forward through this current effort to explore and test the appropriate balance of siting, program footprint and visual character of this facility.

The two Center footprints in the 2006 report were located on a proposed underground parking garage north of Winslow Way and south of

City Hall and Bainbridge Performing Arts. The garage would have served The Center, as well as a number of business and not-for-profit entities in the downtown core. In late 2007, the garage's design and timeline remained uncertain. BIAHC wanted to re-examine the programming needs and building location options for a new Center within the "Cultural Corridor" between Madison and Ericksen Avenues. This study, conducted between November 2007 and January 2008, is the result.

The small buildable area and variety of uses in the civic core create a rich environment of opportunities and challenges for any sizable new

facility. A new center should connect the community to the arts, the humanities, the environment and the downtown core; be a model for integrated sustainable design and environmental stewardship; and offer functional and flexible spaces meeting identified educational, artistic, and social needs. Under the direction of BIAHC leadership and a steering committee, the Mithun design team confirmed program needs, examined the responsible capacity of the land, and developed building and site design concepts and phasing strategies. Through extensive input of key stakeholders and steering committee members, a preferred option of this vision was created and refined.



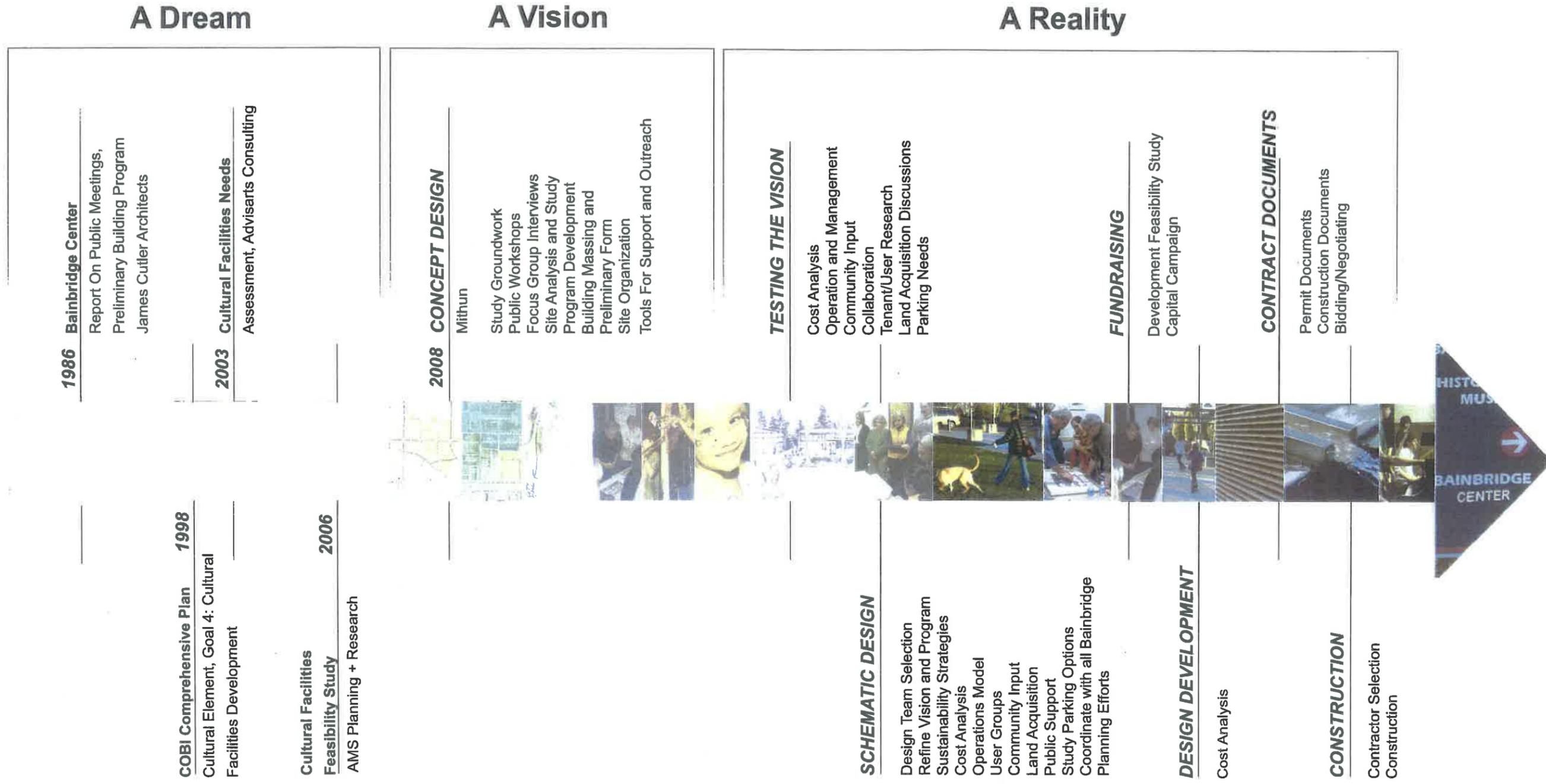
The "Cultural Corridor" currently includes City Hall, Bainbridge Performing Arts, Farmers' Market Plaza and the Historical Museum



Bainbridge Island enjoys a unique centralized location in the Puget Sound landscape, with proximity to many users

Timeline

The Realization of the Bainbridge Center



"It is so nice to have this large community gathering place right downtown within walking distance of everything. It has created all kinds of opportunities for bringing different groups and art forms together in ways we couldn't have imagined until the space existed."

Imagined Experience at Bainbridge Center
Diana Liljelund
Artist, Architect

Section 2: Site Analysis



Listening

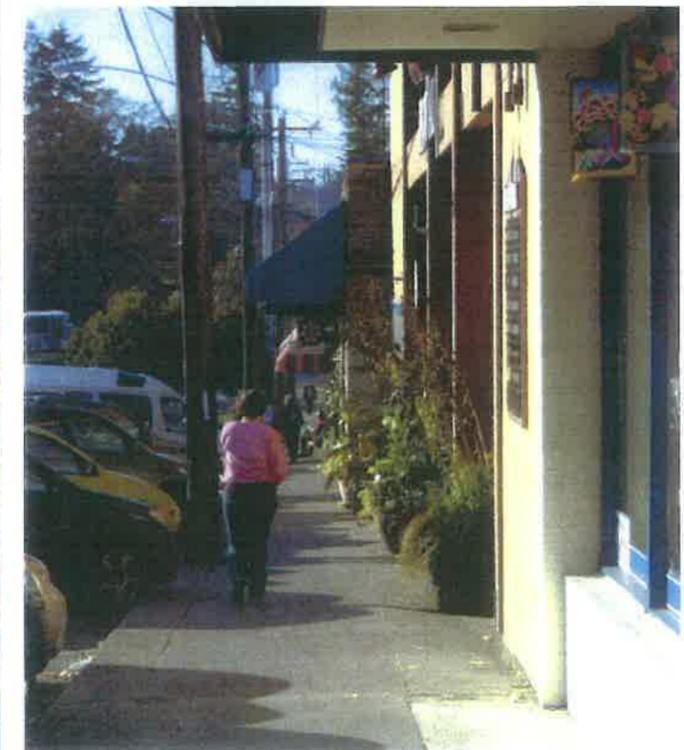
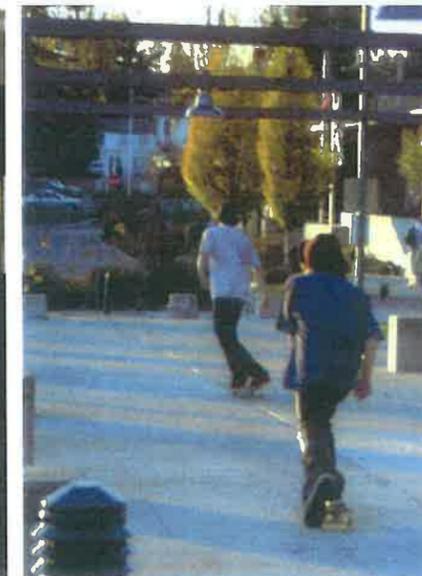
Bainbridge Center is a shared vision shaped by its community. Stakeholder and steering committee meetings, focus group interviews and community cultural audit interviews contributed to the richness of this process.

Focus Group Interviews. BIAHC staff and the Mithun design team facilitated numerous interviews with community stakeholders. During the interviews, participants were asked about existing strengths and deficits in community cultural facilities, including their own organizations.

Recurring themes emerged during the conversation, such as shared needs for meeting and event space, a catering kitchen, exhibit areas, art studios for teaching and professional artists, a permanent place for the Farmers' Market affording some degree of protection from the weather, etc. The next section will highlight the shared programmatic needs in more detail.

Cultural Audit Interviews. In order to gain a wider understanding of both the Bainbridge culture and its needs, the design team solicited input from a wide cross section of pedestrians, patrons and other users on and around the site area. The themes of these participants echoed the overriding need for clarifying and reinforcing the cultural center of Bainbridge Island.

Audio excerpts from these interviews, as well as from the focus groups, are accessible from the BIAHC website, www.artshum.org (Programs and Services, Cultural Facilities).



Bainbridge Island residents provided invaluable insight and direction to the conceptual design process for The Center

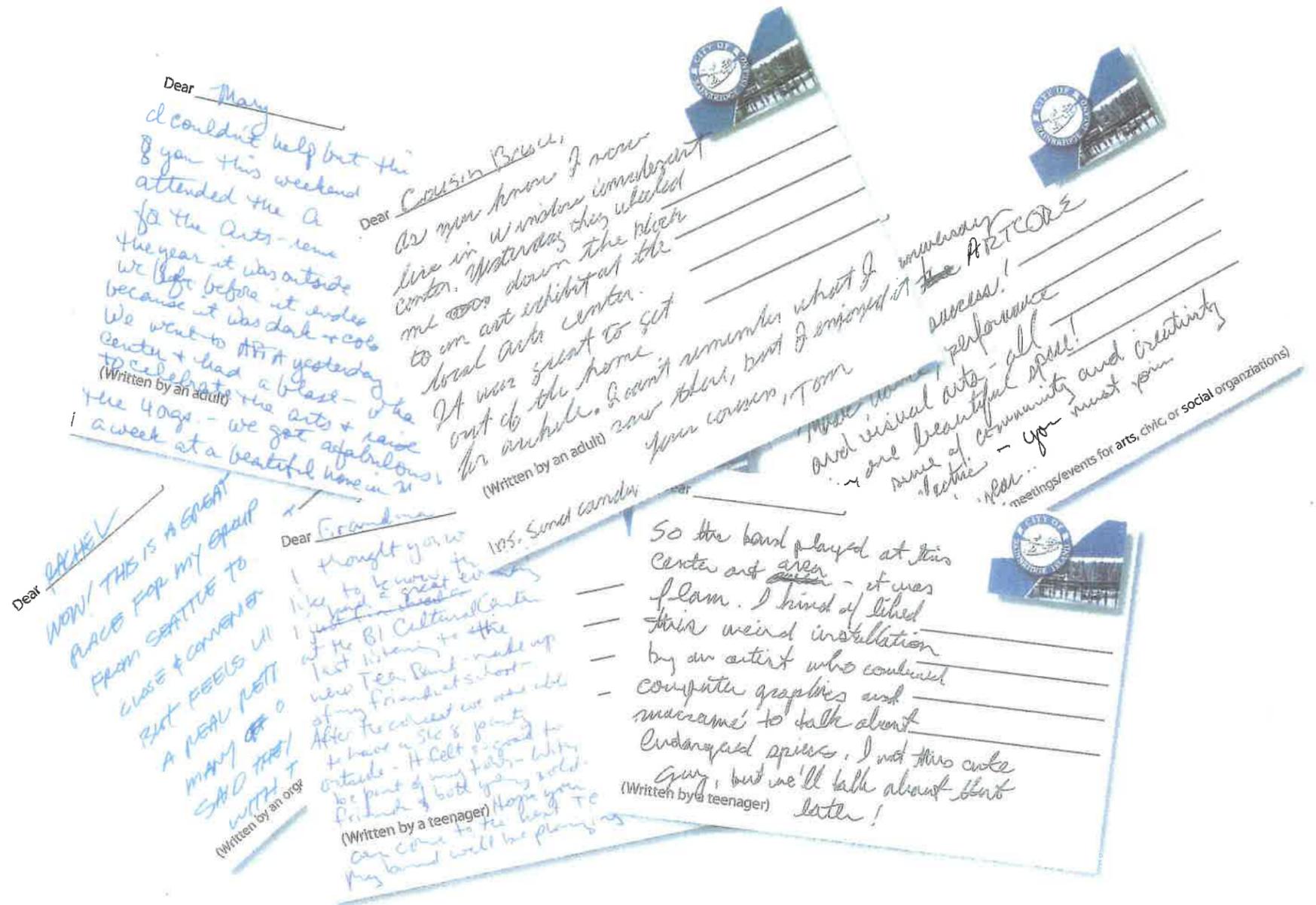
Postcards from Tomorrow

What does Bainbridge Center look and feel like?

Defining Individual Visions. In order to understand the variety of perspectives and visions from the many people involved with this process, writing exercises such as "Postcards from Tomorrow" allowed stakeholders to share their ideas and hopes for Bainbridge Center through short written descriptions imagining events and visits there 20 years from now. The character, spirit and vitality of the comments and descriptions that came out of this exercise became a defining moment in the design

process, allowing the design team to really see through the eyes of the stakeholders. Ultimately, a series of short narratives was developed by select stakeholders and a handful of intergenerational characters that looked more in depth at their future experience of The Center. These stories are a resonating vision of this facility that complements and expands the message of the renderings and illustrations in this report. The following is a list of descriptors that were extracted from the postcard exercise.

- | | | |
|-----------|----------------|----------------|
| Electric | Innovative | Food |
| Weird | Diverse | Natural Light |
| Wonderful | Not Dark | Dancing |
| Open | Not Cold | Concerts |
| Beautiful | Honest | Handmade |
| Inspiring | Art | Local |
| Proud | Family | Environment |
| Cool | Open Feeling | Light |
| Way-Cool | Enclosed | Sound |
| Warm | Protected | Creative Juice |
| Elegant | Great Facility | Nourishing |



The Post Card Exercise generated ideas and hopes for Bainbridge Center

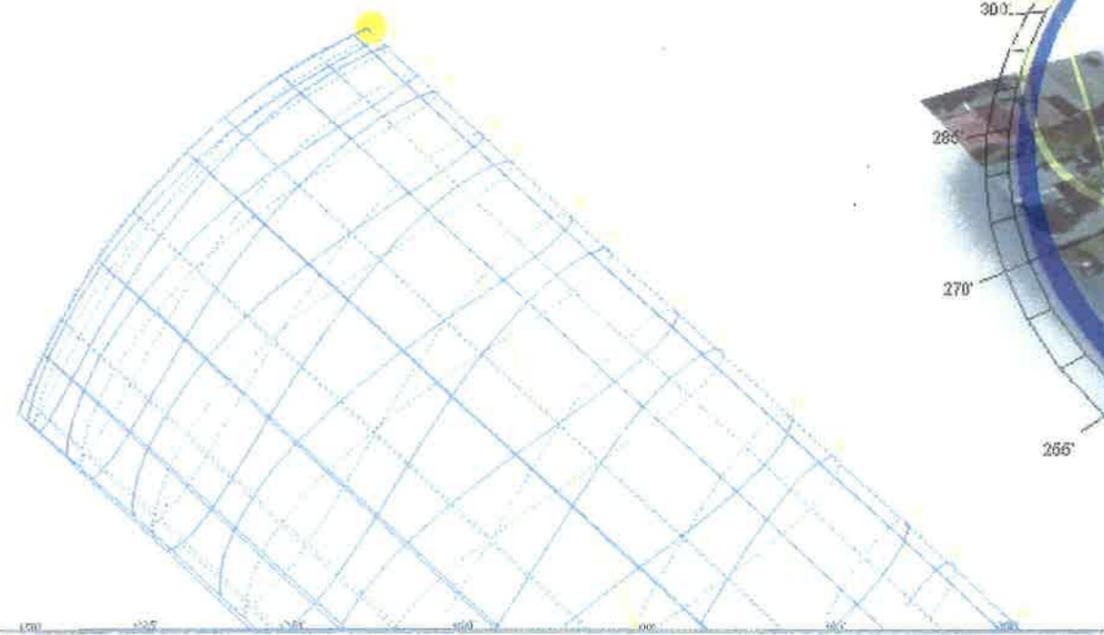
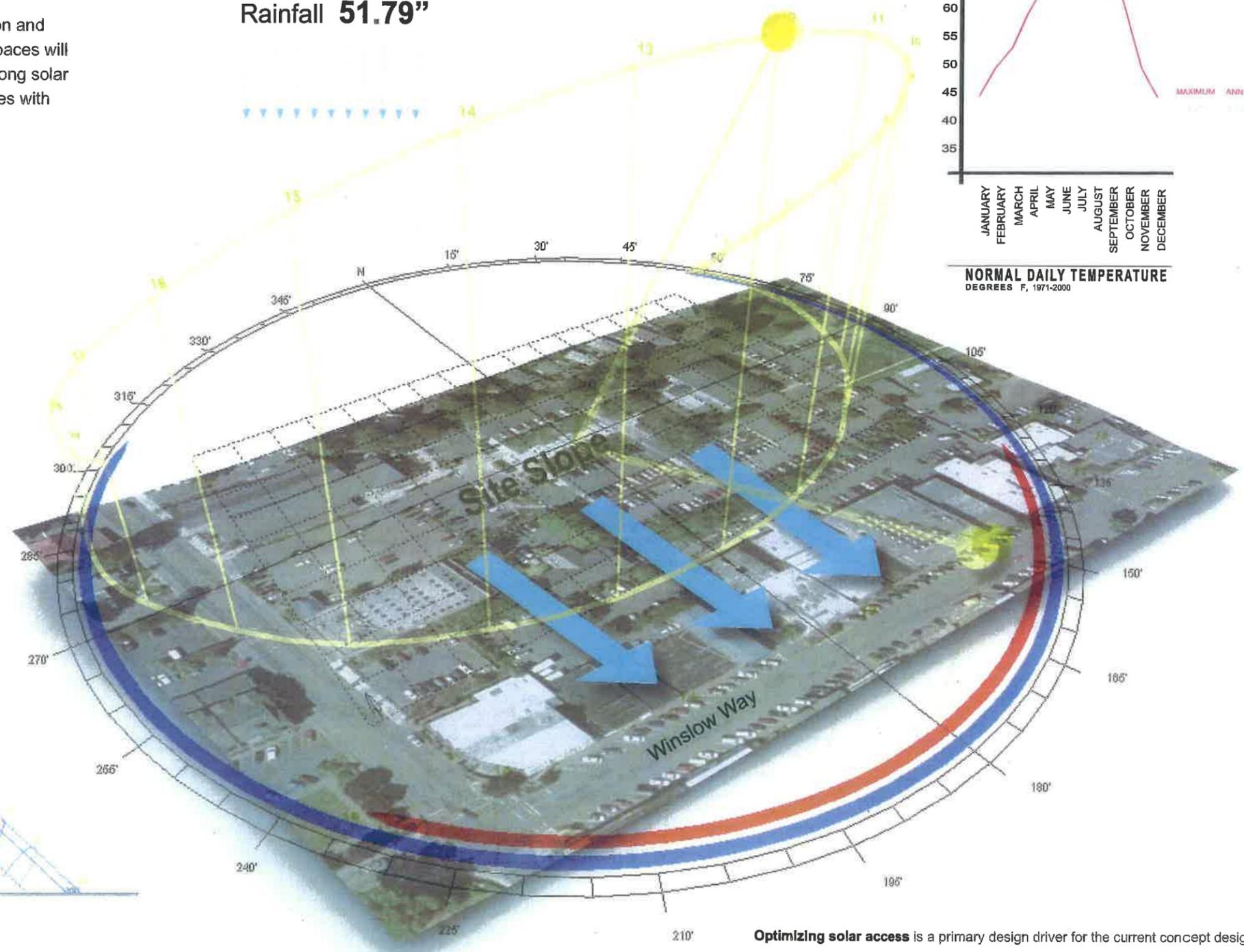
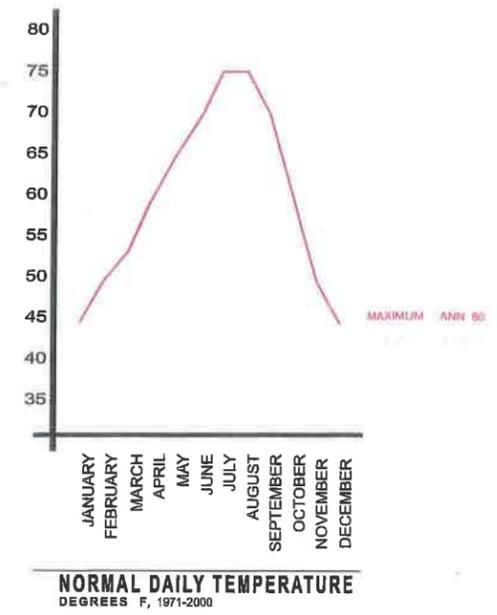
Natural Forces

Climate patterns and site features inspire design.

Understanding the patterns of sun, wind, rainfall and temperature are crucial in determining effective architectural and landscape strategies. The design of Bainbridge Center should embrace natural systems and reflect integrated sustainable design. The current concept design strives to create building forms that can harvest natural day lighting and solar energy,

and emphasize storm water collection and absorption. The resulting outdoor spaces will create sheltered areas that enjoy strong solar access and balance pervious surfaces with natural native landscape elements.

Average Annual Rainfall **51.79"**



Seasonal sun path and solar angles in section on the site

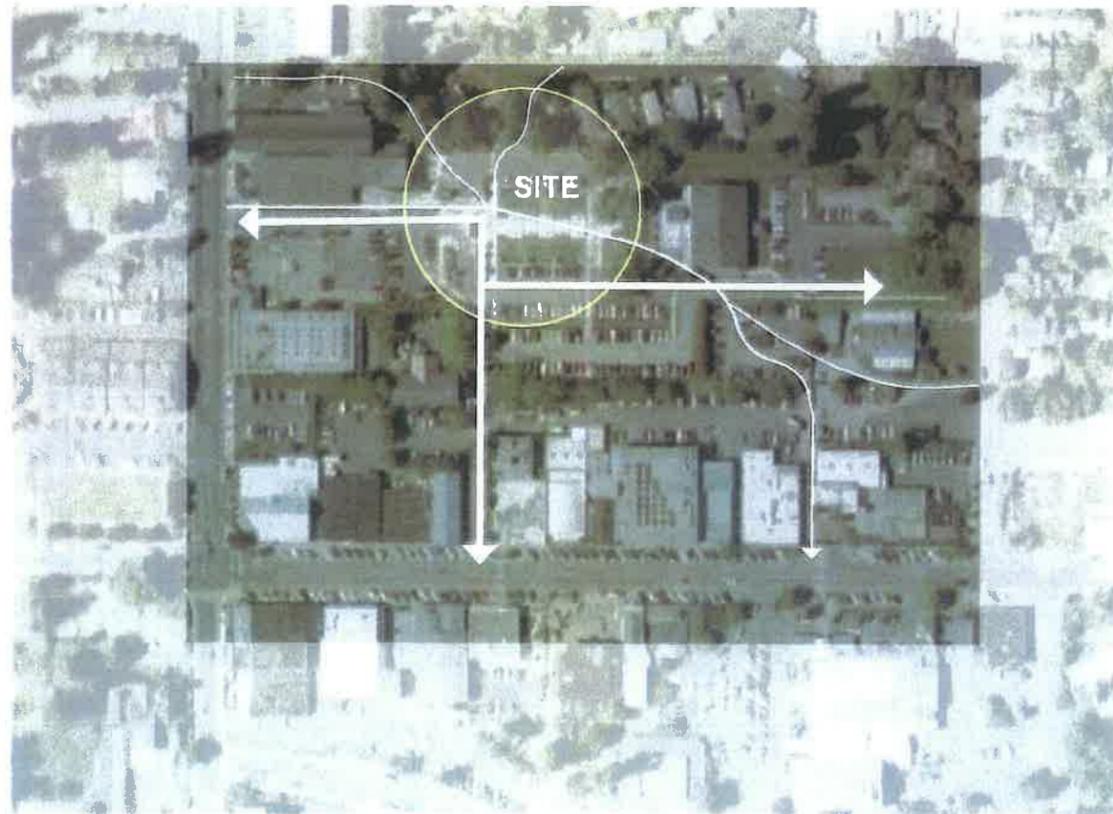
Optimizing solar access is a primary design driver for the current concept design

Urban Fabric Analysis

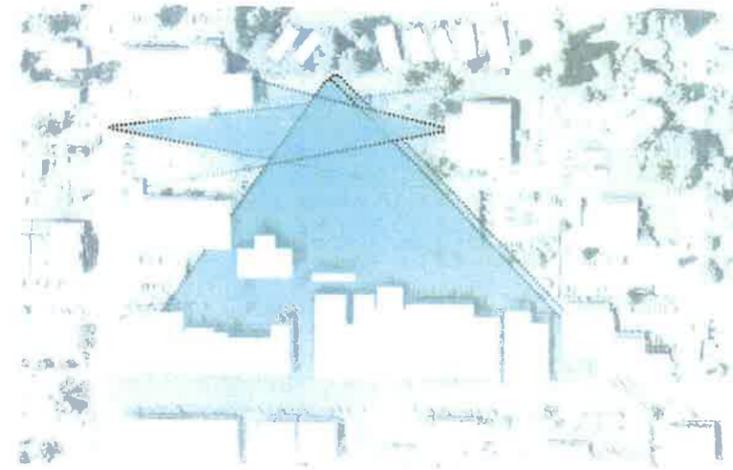
The selected site for Bainbridge Center is a crossroads for intentional and unintentional movement that lends itself as an appropriate location for a future civic building and plaza.

The civic core provides many opportunities and constraints that are depicted in these diagrams, including a framework of edges and generous "positive space." The design process revealed a strong consensus that the vast amount of surface parking, currently dominating the site, is not the highest and best use of this civic

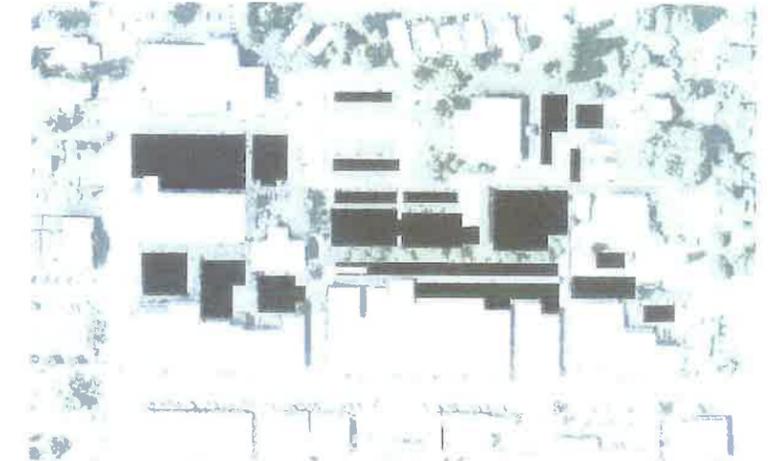
core. While this concept design does not fully address the parking concerns of existing and future facilities, it reinforces the need for a comprehensive parking solution that serves the rich collection of facilities in and around the civic core.



"Cultural Corridor" and Surrounding Area



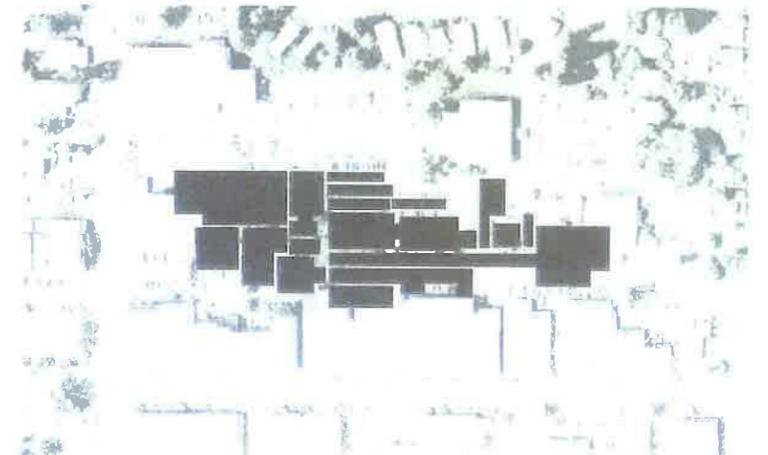
Site View corridors



Existing surface parking areas on civic core



Vehicular circulation pattern



Aggregated, existing surface parking : currently a dominant portion of the civic core



Pedestrian circulation : intended (solid) and actual (dotted)



"Positive space" : well-defined spatial boundaries and an attractive character defined by natural and architectural elements

“Words from a local historian remind us that the ground on which we realized this community dream has a rich history of transformation - conifer forest, First Nation People’s land, settlers’ farms, and now a hub of culture and community.”

Imagined Experience at Bainbridge Center
Janice Shaw
Bainbridge Island Arts and Humanities Council Program Manager

Section 3: Program Analysis and Site Opportunities



Figure 19: Multipurpose Center Space Requirement

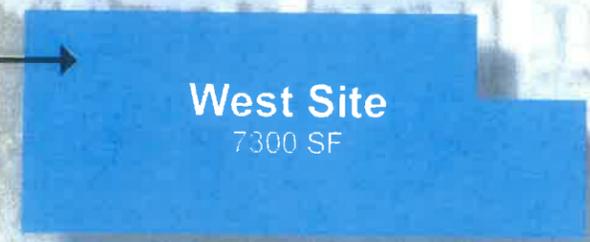
Space	Components	Space Program
Banquet Hall	Seats up to 365 theater style, 300 banquet	5,600
Meeting Rooms (3)	Various sizes	1,500
Public Support	Lobby, Toilets	1,700
Technical Support	Loading, Kitchen, Storage, Administration	4,300
TOTAL		13,100

Figure 18 Visual Arts Facility Space Requirement

Space	Components	Gross Area (sq.ft.)
Visual Arts Classrooms	Painting, 3D-Ceramics, Photography, Multipurpose	5,300
Performing Arts Classrooms	Two classrooms	3,600
Art Gallery	Exhibit/Sales spaces of various sizes	6,100
Arts Café	Café-style food service	1,000
Support	Offices, Meeting, Preparation, Storage	2,100
TOTAL		18,100

2.5 Story Building
13,100 SF

3 Story Building - 18,100 SF



Previous Program Summary and Footprint

2006 Cultural Facility Recommendation

New Program Summary

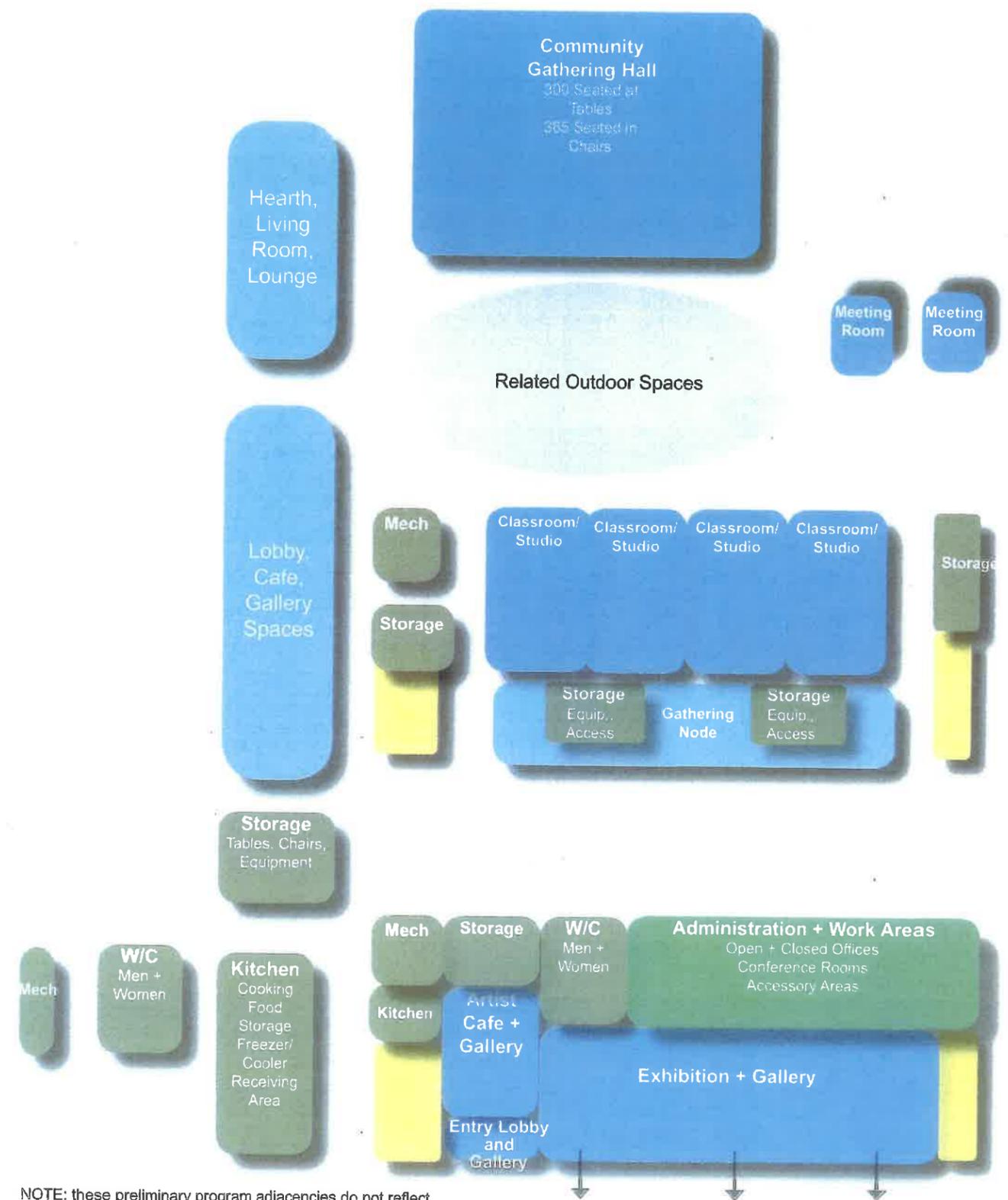
Testing program assumptions and site capacity.

This concept design study involved a detailed analysis of program spaces and their adjacencies, access and relationship to the site. The preferred direction was to create a facility that preserved critical program for community

gathering, arts education and exhibition, and administrative space in one building. The matrix below outlines specific program areas in relationship to the original AMS assumptions from the 2006 study.

Bainbridge Center

Program Space	Quantity	Area	SubTotal	Notes	Original AMS Area
Floor 1 Gathering Hall	1	5,400	5,400	300 seated at tables, 365 auditorium style	5,600
Floor 1 Kitchen + Receiving	1	800	800	catering support kitchen for events	N/A
Floor 1 Dish	1	200	200	dish area	N/A
Floor 1 Mechanical Room	1	450	450	add'l basement area possible	N/A
Floor 1 Chair/Table Storage	1	300	300		N/A
Floor 1 Green Room	1	450	450	(could also serve as storage)	N/A
Floor 1 Lobby/Café/Tollets/Living Room (prefunction space)	1	3,400	3,400	prefunction space, could also provide gallery display	1,700
Floor 1 Gallery Space	1	3,450	3,450	divisible from prefunction space, add'l gallery display in lobby, café, and upper classroom circ corridor not incl.	6,100
Floor 1 Flex Space/Meeting	2	750	1,500	2 rooms, joinable, 10-20 each	1,500
Subtotal			15,950		
Circulation/Walls/Misc.			750	2 stairs, 1 freight elevator	
Total First Floor Area			16,700		
Floor 2 Bathrooms	1	700	700		N/A
Floor 2 Classrooms	4	900	3,600	small space on ground level	5,300
Floor 2 Educator Storage Rooms	4	100	400	w/ built-in cabinets and work table	N/A
Floor 2 Administrative Area	1	1,100	1,100	includes open conf area, work area + 3 priv. offices	N/A
Floor 2M Administrative Mezzanine	1	1,500	1,500	open work area for 6-8 + private bath/shower rooms	N/A
Subtotal			7,300		
Circulation/Walls/Misc.			2,550	2 stairs, 1 freight elevator, display corridor	
Total Second Floor Area			9,850		
Basement Basement	1	4,300	4,300	(storage, mech, possible classrooms)	N/A
Total Basement Area			4,900		
Total Building Program Area			26,550	(larger original AMS Area)	31,200
Including basement			31,450	(possible occupied spaces)	



NOTE: these preliminary program adjacencies do not reflect configurations in the final concept.

Site Capacity

Creating a whole that relies on the sum of its parts.

Building Program and Site Capacity. Early workshops and discussions focused on an analysis of the building program outlined in the 2006 AMS study, and how that program translated to functional building massing and its relationship to the site. These studies targeted united and separate structures for the gathering and arts education spaces, but ultimately the group determined that the public gathering spaces should not exist without the integration

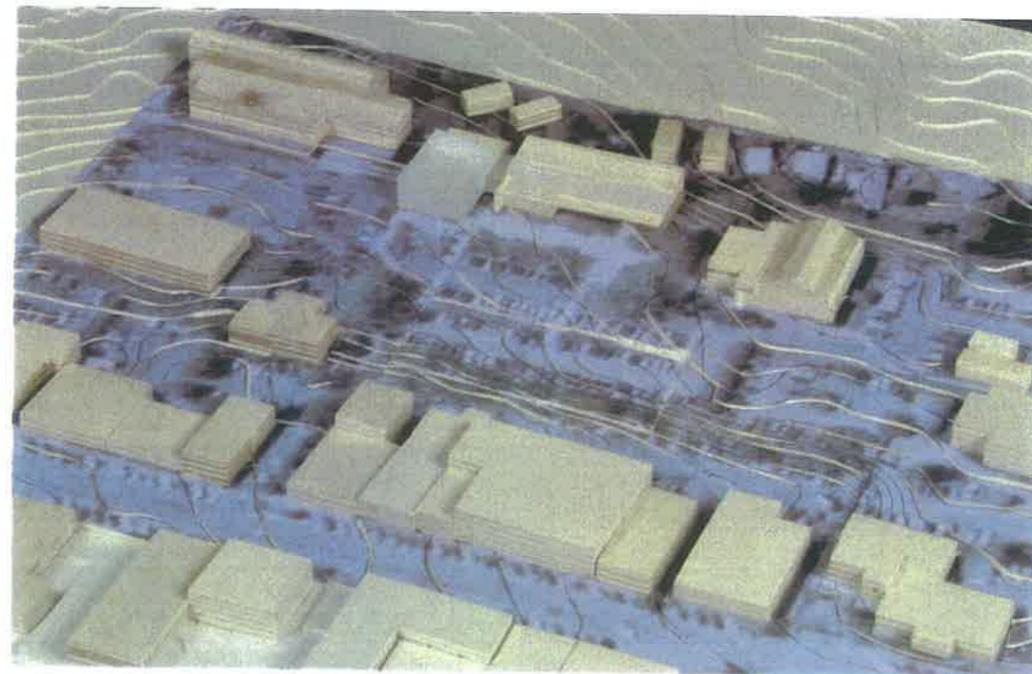
of the arts education, gallery and creative spaces. This symbiotic collective relationship is reflected in the final site and building concept design that slightly reduces and combines the original AMS building program into one building fit on the north edge of the site. This siting concept also maximizes solar access for an active civic plaza space and Farmers' Market venue.



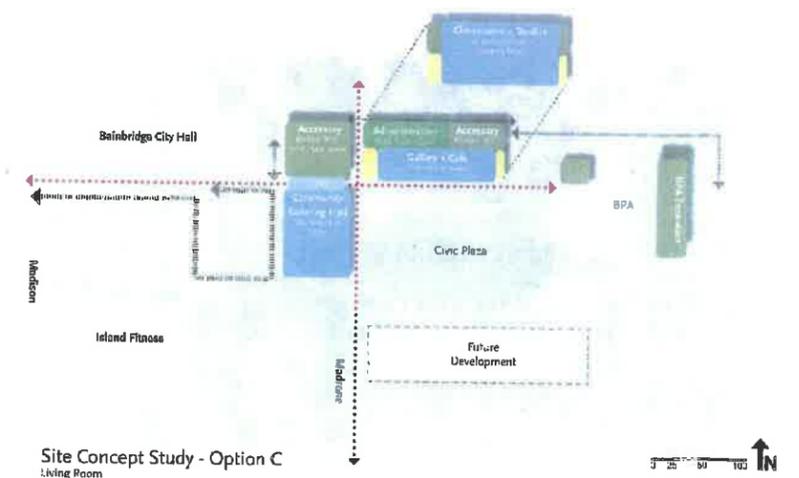
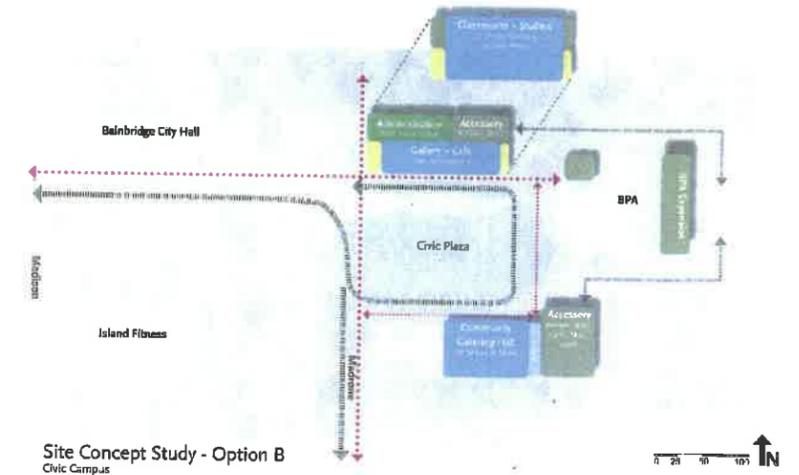
Image from the existing Farmers' Market



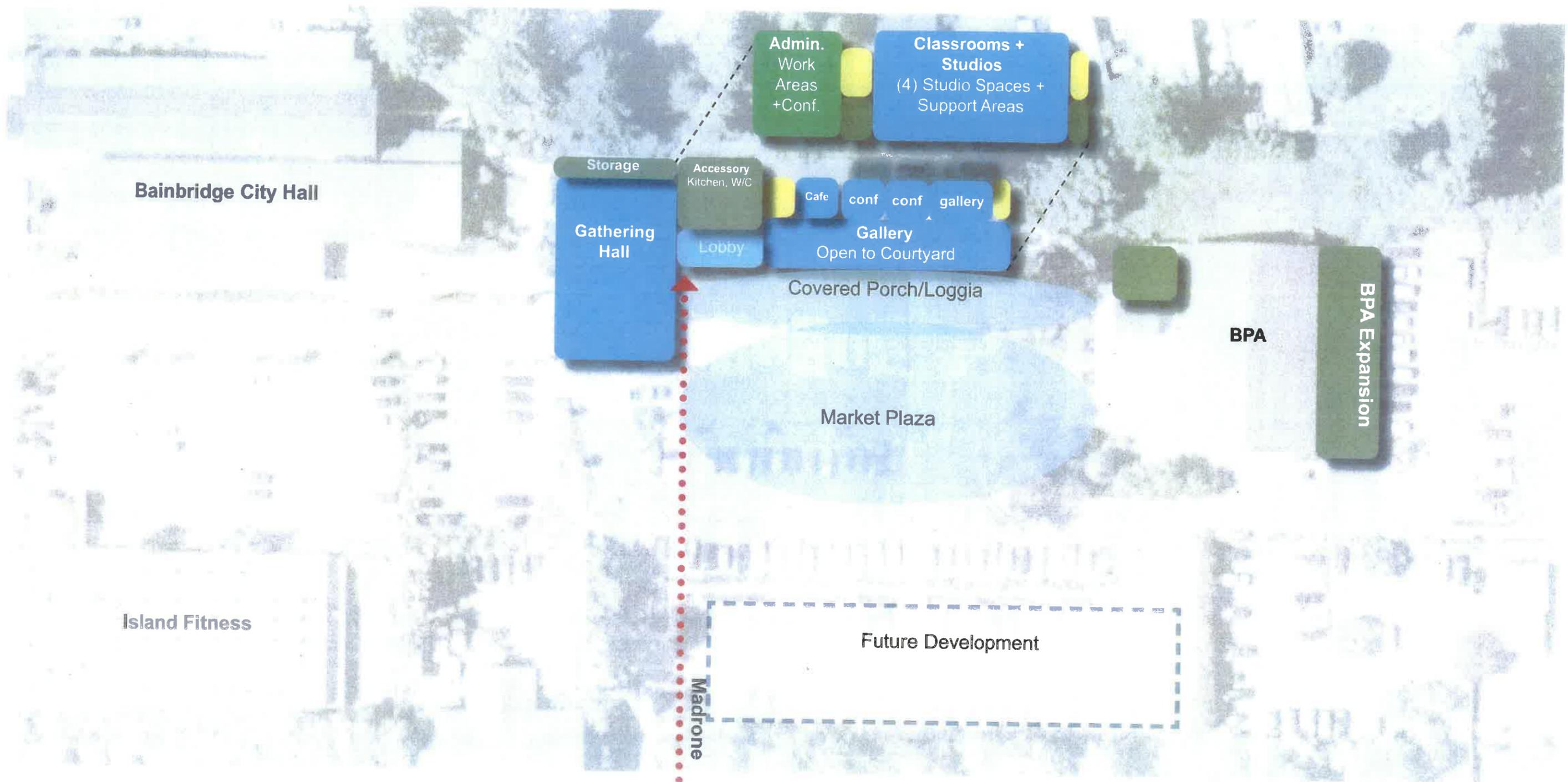
Interactive workshops with stakeholders and steering committee members



Site Model with final preferred massing and siting option



Early site capacity studies



Bainbridge City Hall

Storage

Admin. Work Areas + Conf.

Classrooms + Studios (4 Studio Spaces + Support Areas)

Gathering Hall

Accessory Kitchen, W/C

Cafe conf conf gallery

Lobby

Gallery Open to Courtyard

Covered Porch/Loggia

BPA

BPA Expansion

Market Plaza

Island Fitness

Future Development

Madrone

Preferred Site Organization

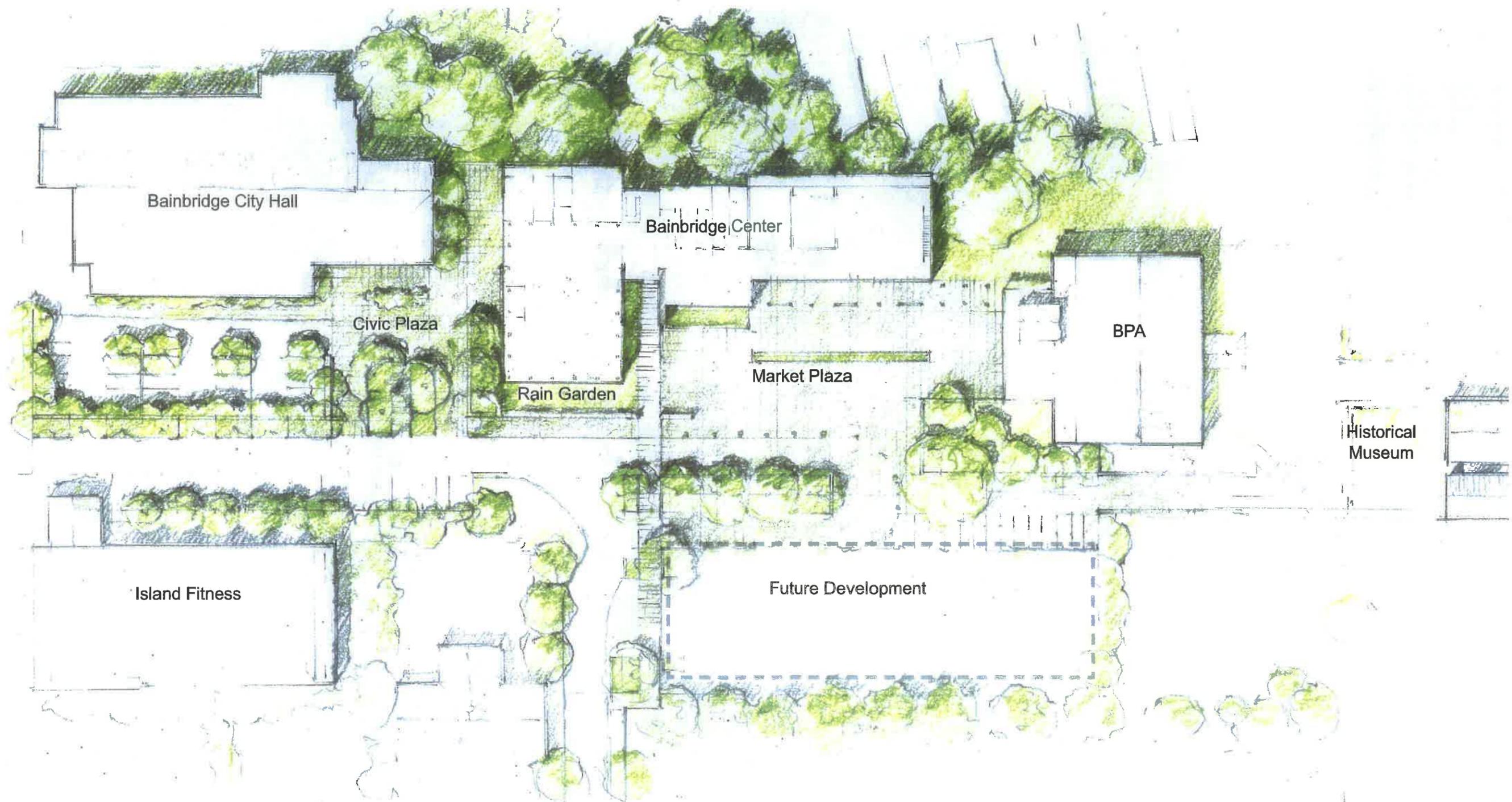
The preferred option has the program collected on the north side of the site.

*“The sun sweeps over the roof each day and powers our building;
rainwater not captured and utilized flows down to the Harbor. The
Center’s orientation, design, systems, materials and art respond to this
particular site and express its natural and human history.”*

Imagined Experience at Bainbridge Center
Janice Shaw
Bainbridge Island Arts and Humanities Council Program Manager

Section 4: Concept Design



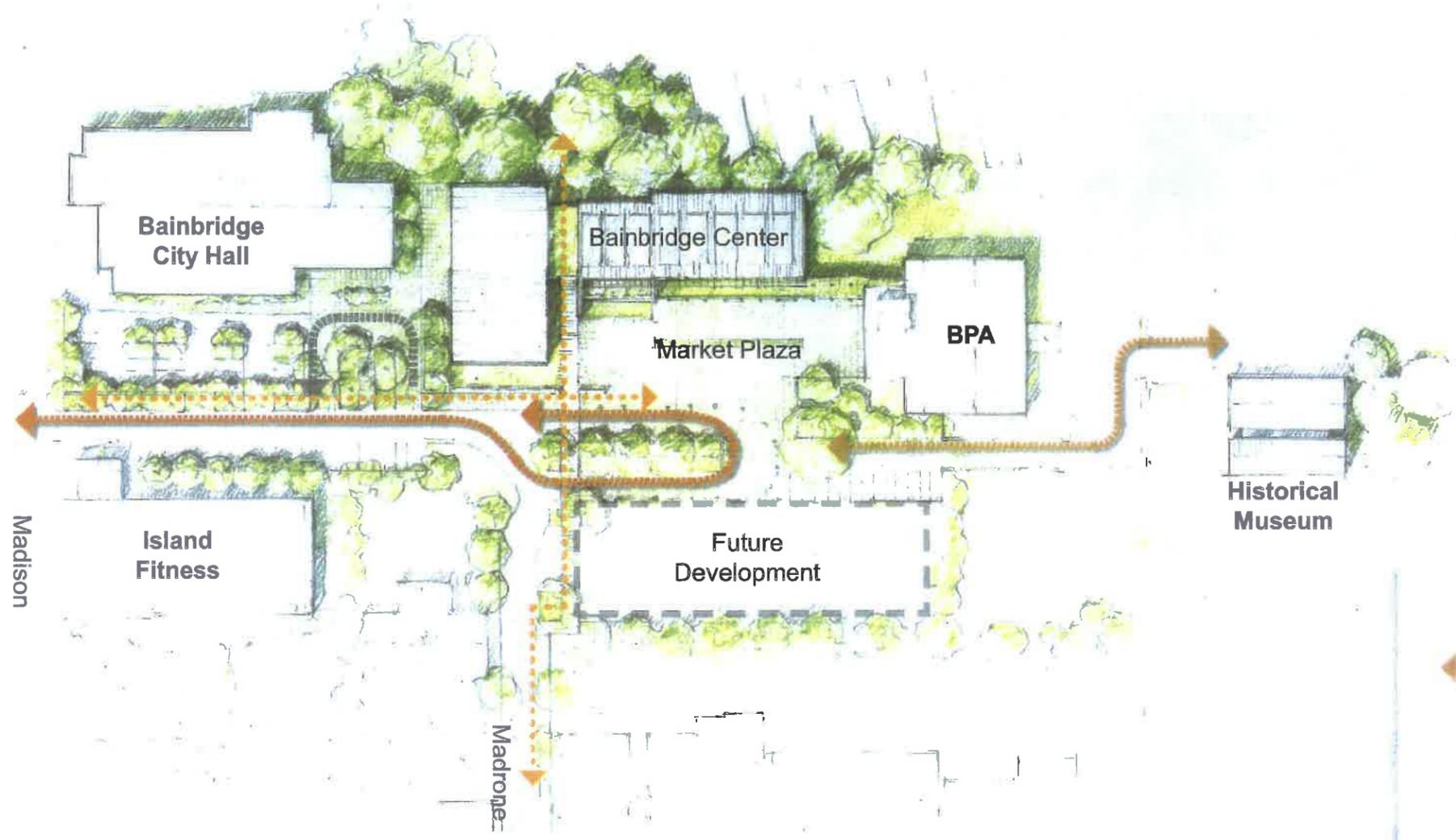


Proposed Site Plan

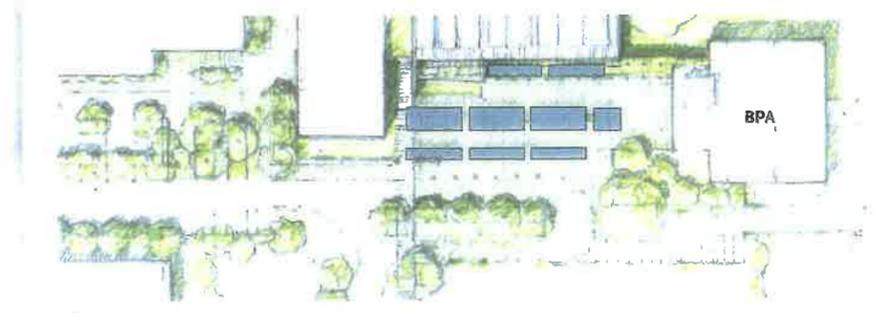
Conceptual Site Plan of Bainbridge Center with preferred approach from Madison.

Proposed Site Plan





Alternative vehicular route with existing road alignment



Farmers' Market: Loggia and plaza accommodate 48 10x10 tents (target gain of 8 - 10 tents over current configuration)

Proposed Site Plan Circulation

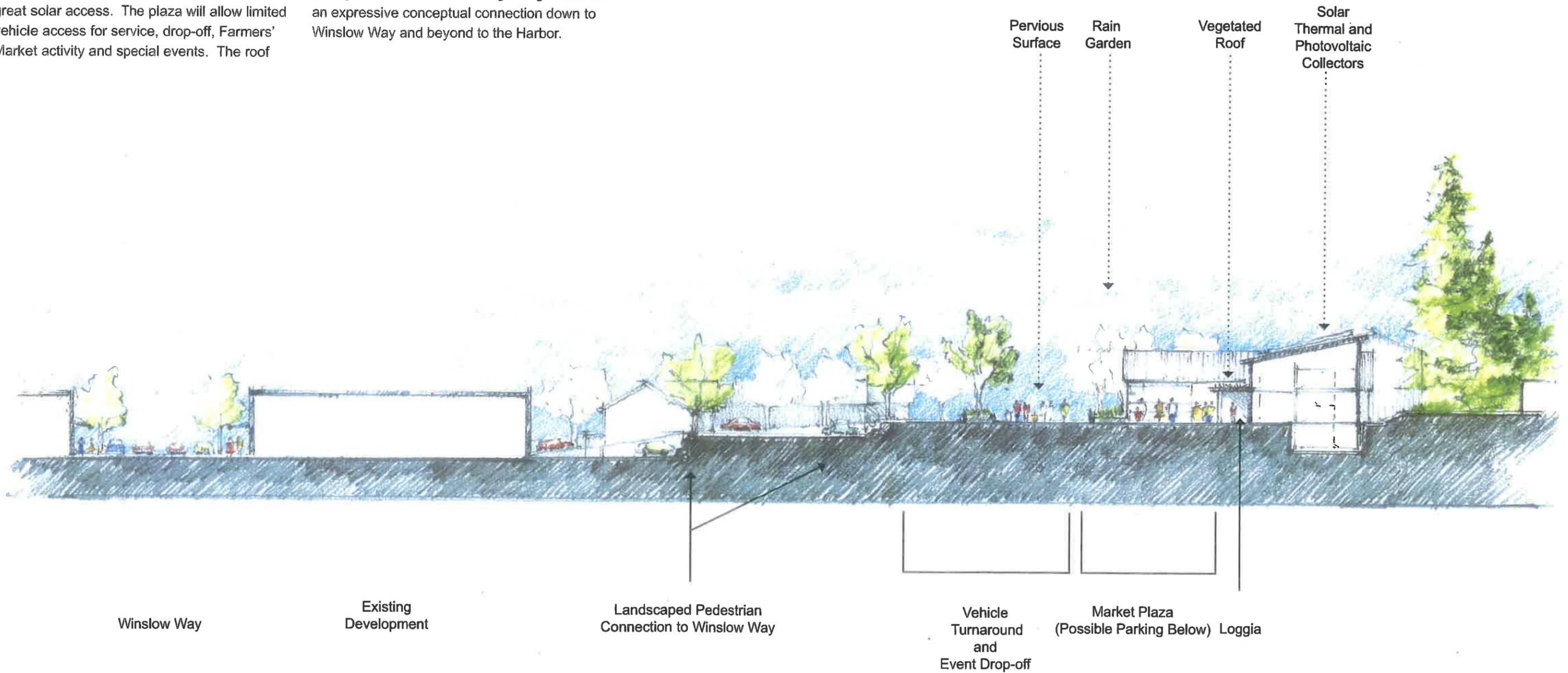
Showing alternative vehicular routes and Farmers' Market configuration.

Collection

Gathering sun, rain and community.

Utilizing the existing slope and terracing of the site, Bainbridge Center creates edges around a sheltered outdoor space that will provide a protected pedestrian environment for views and great solar access. The plaza will allow limited vehicle access for service, drop-off, Farmers' Market activity and special events. The roof

planes of The Center set up a collection for solar energy and rainwater. The rainwater could be used for The Center, as well as channeled through a series of descending rain gardens as an expressive conceptual connection down to Winslow Way and beyond to the Harbor.



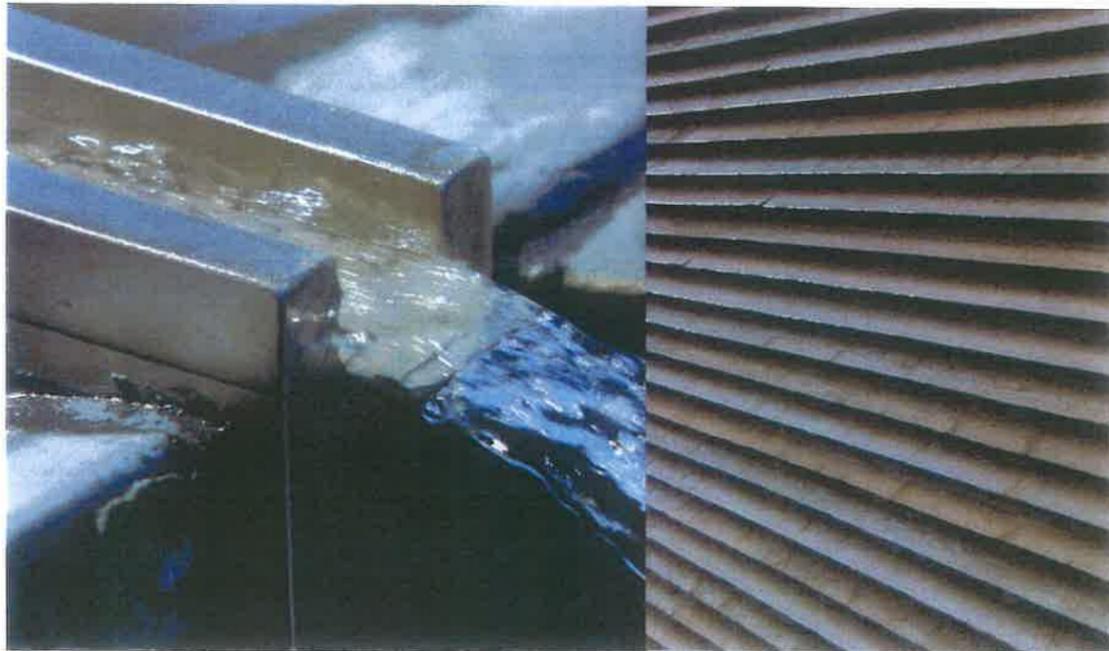
Proposed site section showing the relationship of Market Plaza to Winslow Way

Early Concept Studies

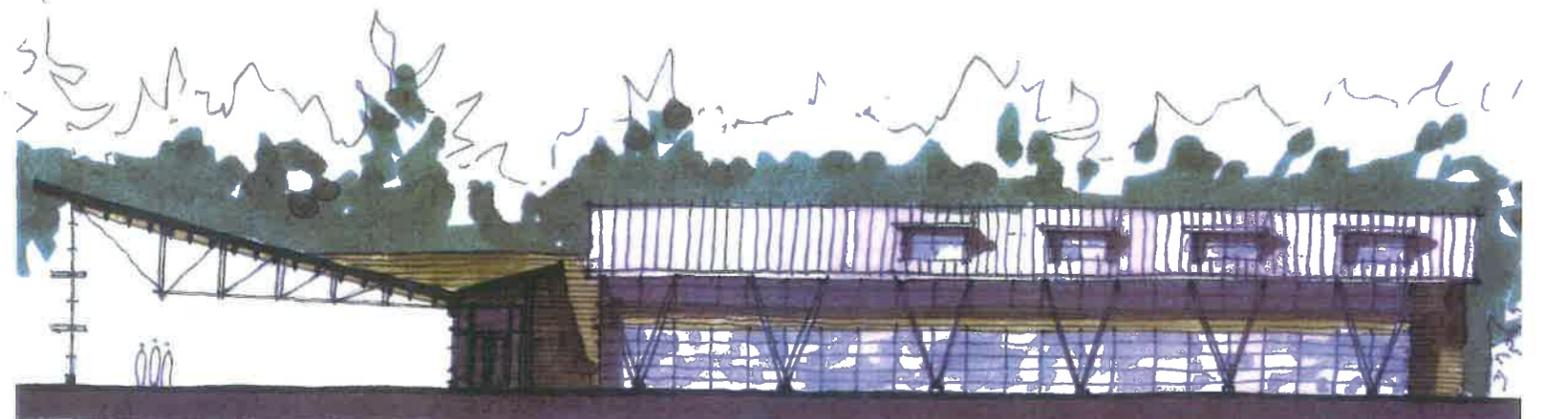
A community building in the cultural core of Bainbridge Island should be built for future generations with honesty, responsibility, and a strong connection to the environment.

Creating Identity and Form. The design team explored different ideas with the stakeholder group in terms of potential building expression. It was generally agreed that the future building should integrate with its site and surroundings, but create its own identity that reflects the strength, openness and creativity of its many users. The stakeholder group ultimately felt more comfortable pursuing a building whose form defers to natural forces of sun, wind and water and also to the outdoor spaces it helps to define and create.

Balance and Honest Expression. The group expressed a desire for honesty and modesty of materials and structural expression, balance of scale, opportunities for discovery and threshold, and the creation of warm, inviting spaces that accommodate a variety of activities and users.



Agrarian Vernacular

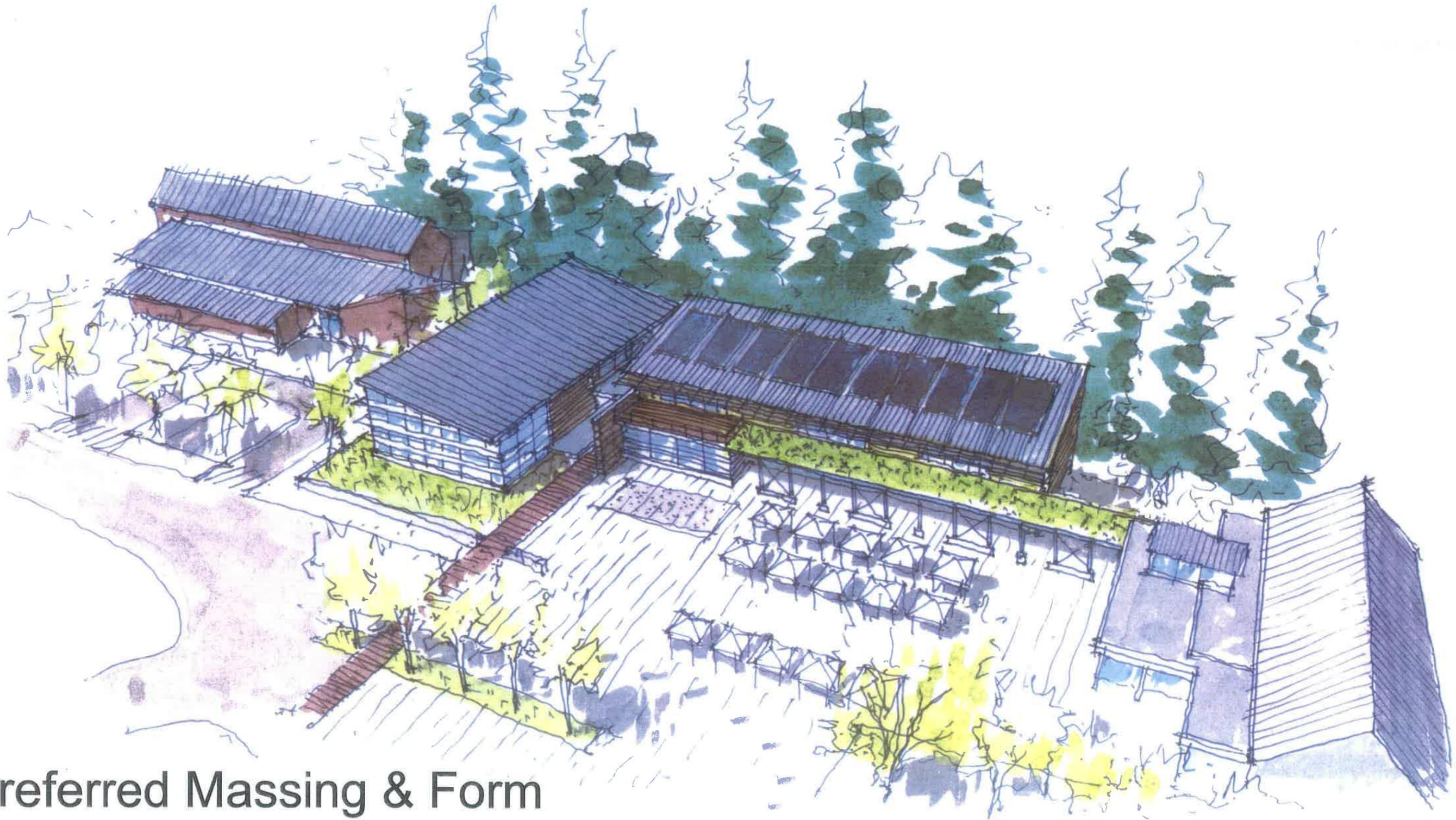


Solar Watershed



Crafted Prisms

Preliminary concept form studies

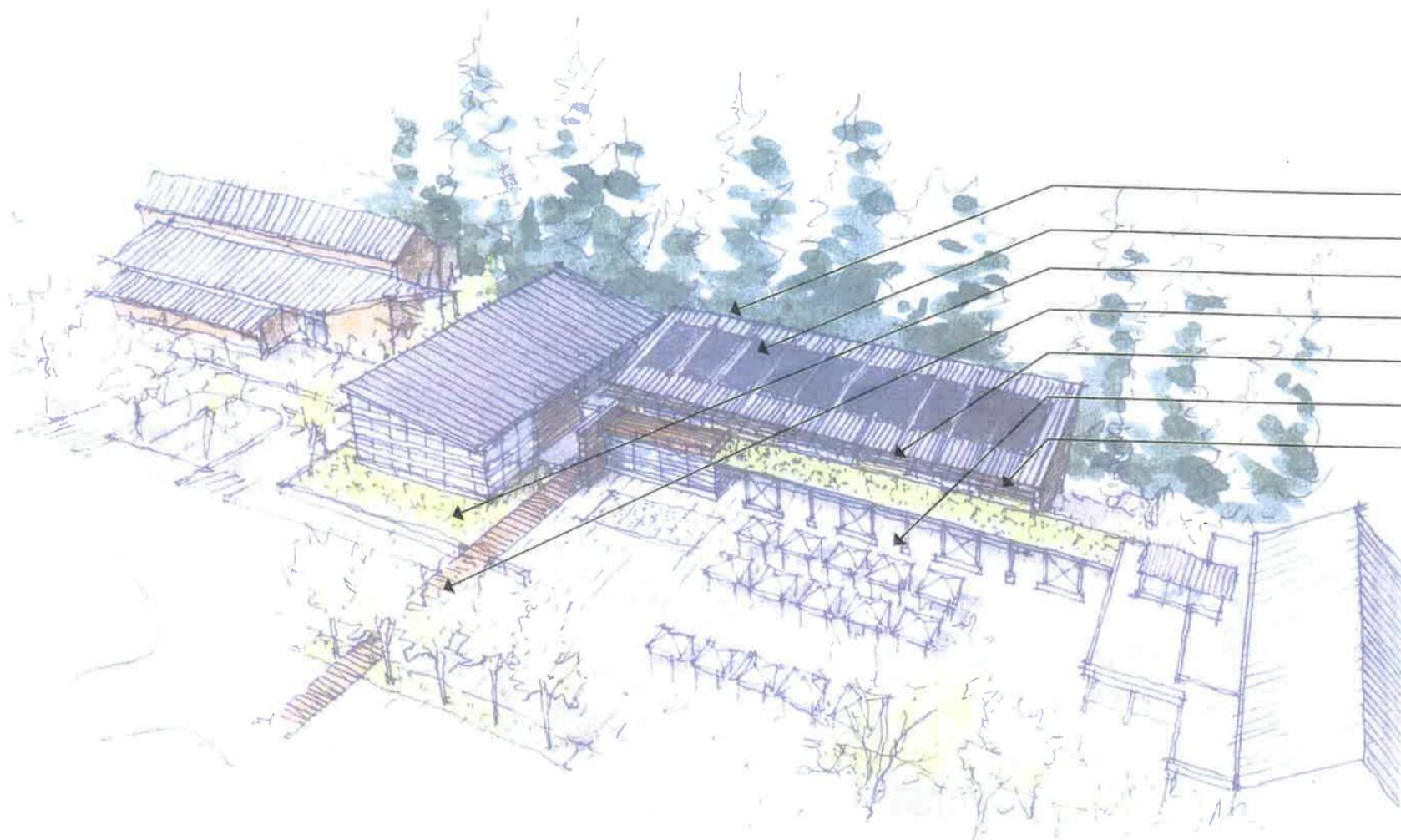


Preferred Massing & Form

Achieving the appropriate balance of scale, proportion and design.

The current concept design creates a balance of simple, highly transparent building forms that express connected, but distinct activities within. The building forms shed water and light to a central plaza space and invite

natural daylighting to interior spaces. A strong pedestrian circulation axis separates pervious plaza space from asphalt, creating a zone in which cars defer to people.



- Step Scale Down at North and South Edges
- Use Long Axis for Active and Passive Solar Capture
- Capture and Reuse Stormwater
- Enhance Pedestrian Connectivity
- Optimize Natural Daylighting and Cooling
- Create Active, Permeable Edges to Plaza
- Use Regional Materials with Low Embodied Energy and High Recycled Content

Integrated Sustainable Design

Site and Building Design are highly intertwined. This diagram is a summary of integrated design strategies that are expressed in the current concept design for Bainbridge Center.

Creating a building that teaches. Bainbridge Center should not only serve as a thriving center for the arts and community, but also be a sustainable community resource that serves as an environmental teaching tool for Bainbridge Island and the larger community of users and

visitors. The current design targets a LEED platinum certification, which is the highest tier of the US Green Building Council rating system. The Center design also reflects a conspicuous display of energy and stormwater systems that could be easily integrated with vibrant artistic

expression. Through a fusion of timeless passive cooling and daylighting strategies and more advanced sustainable technologies woven into beautiful functional spaces, Bainbridge Center will be a new benchmark for sustainable design in the region.



LEED-NC

LEED-NC Version 2.2 Registered Project Checklist

Bainbridge Center
Bainbridge Island, Washington, 98110 USA

Yes	No				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12	1	Sustainable Sites	14 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4		Water Efficiency	5 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11		Energy & Atmosphere	17 Points
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9	3	Materials & Resources	13 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15		Indoor Environmental Quality	15 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5		Innovation & Design Process	5 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	56		Project Totals (pre-certification estimates)	69 Points

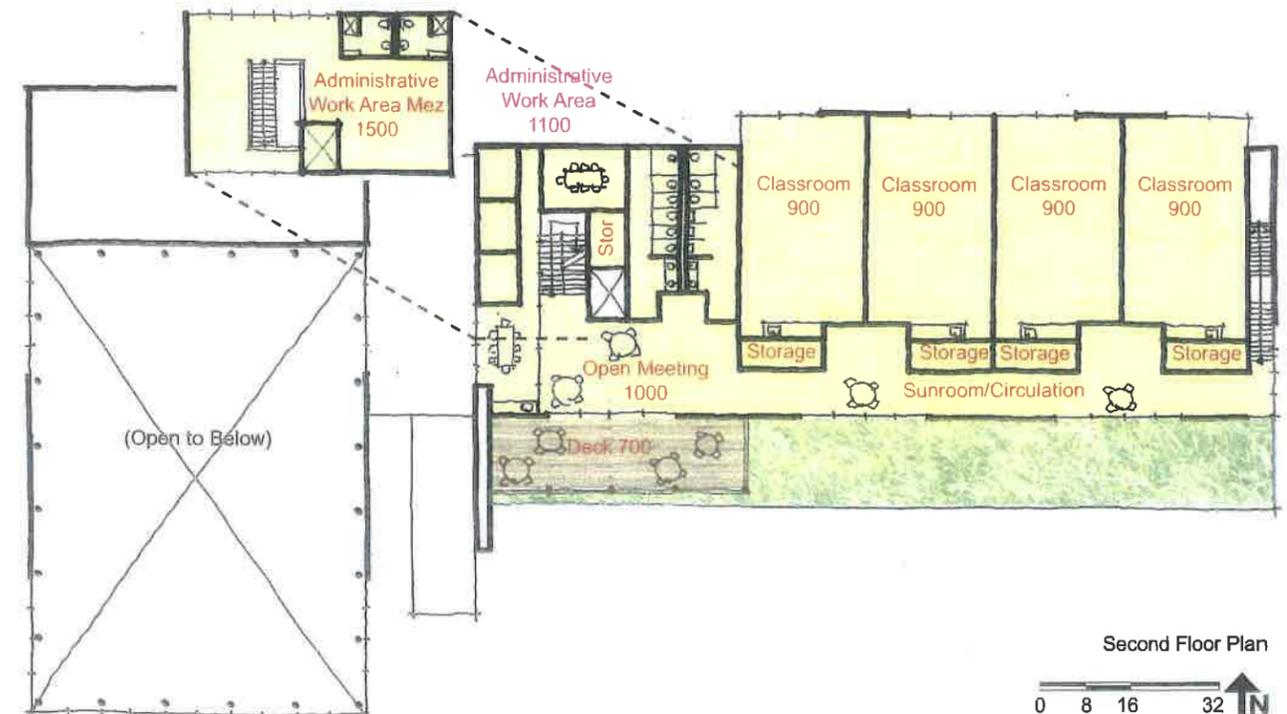
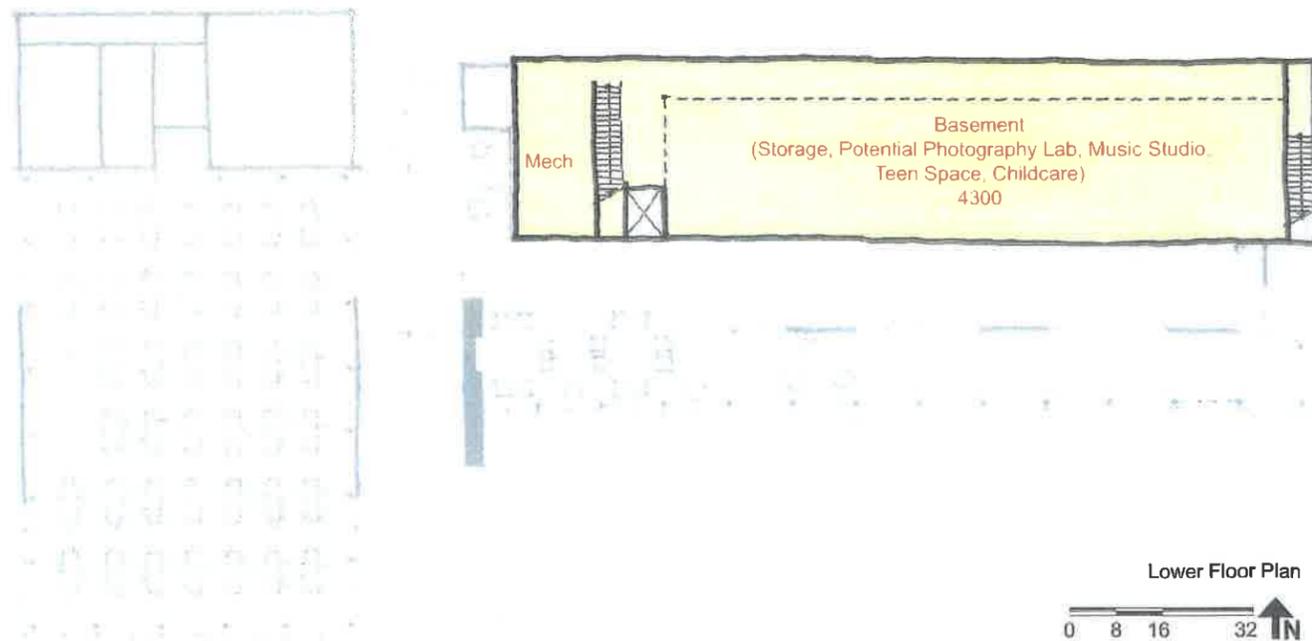
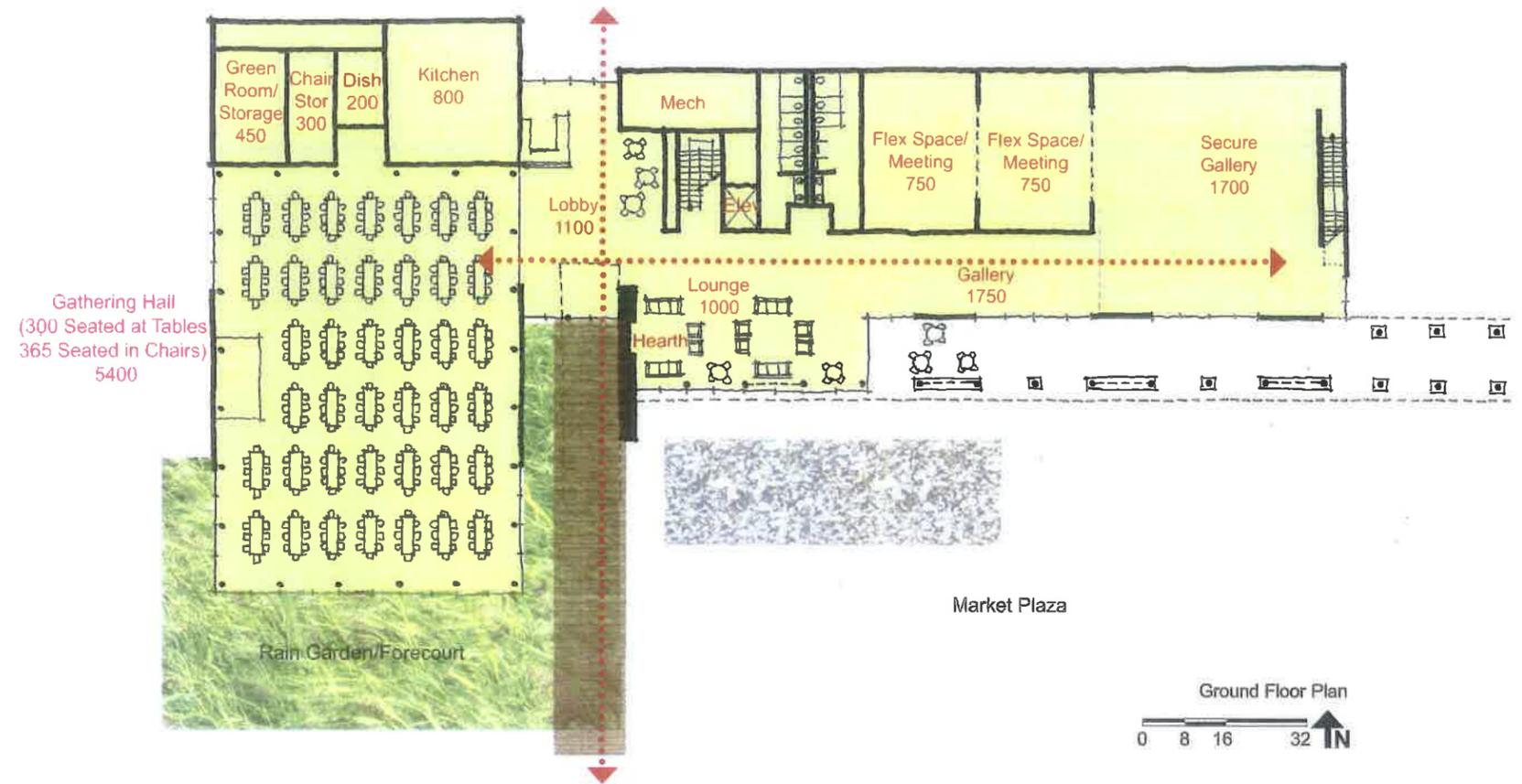
Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points

Preferred Program Layout

Bainbridge Center should promote social and environmental interaction. There is a close relationship between the interior activity spaces and the exterior (Market Plaza).

Fusion of Space and Activity. Bainbridge Center creates a balance of large and small scale gathering, exhibition and educational spaces, and fuses two main building areas together at a common entry space. The spaces are designed to serve multiple uses, with casual spaces like the community living room and hearth, cafe and gallery also providing critical pre-function space for the main Gathering Hall. Dedicated classroom space enjoys generous north light on the second level,

and the sunroom space provides additional opportunities for gallery display of student and community work. The Gathering Hall itself is a highly transparent, timeless space that accommodates performances, lectures, dinners and auctions and a variety of other uses. It will be acoustically engineered with an open span structure that creates transparency and visual connection to the rain garden and Market Plaza beyond. It serves as a beacon for the community, inviting exploration and use.





Concept Sketch

A view looking north from Madrone Lane walkway.

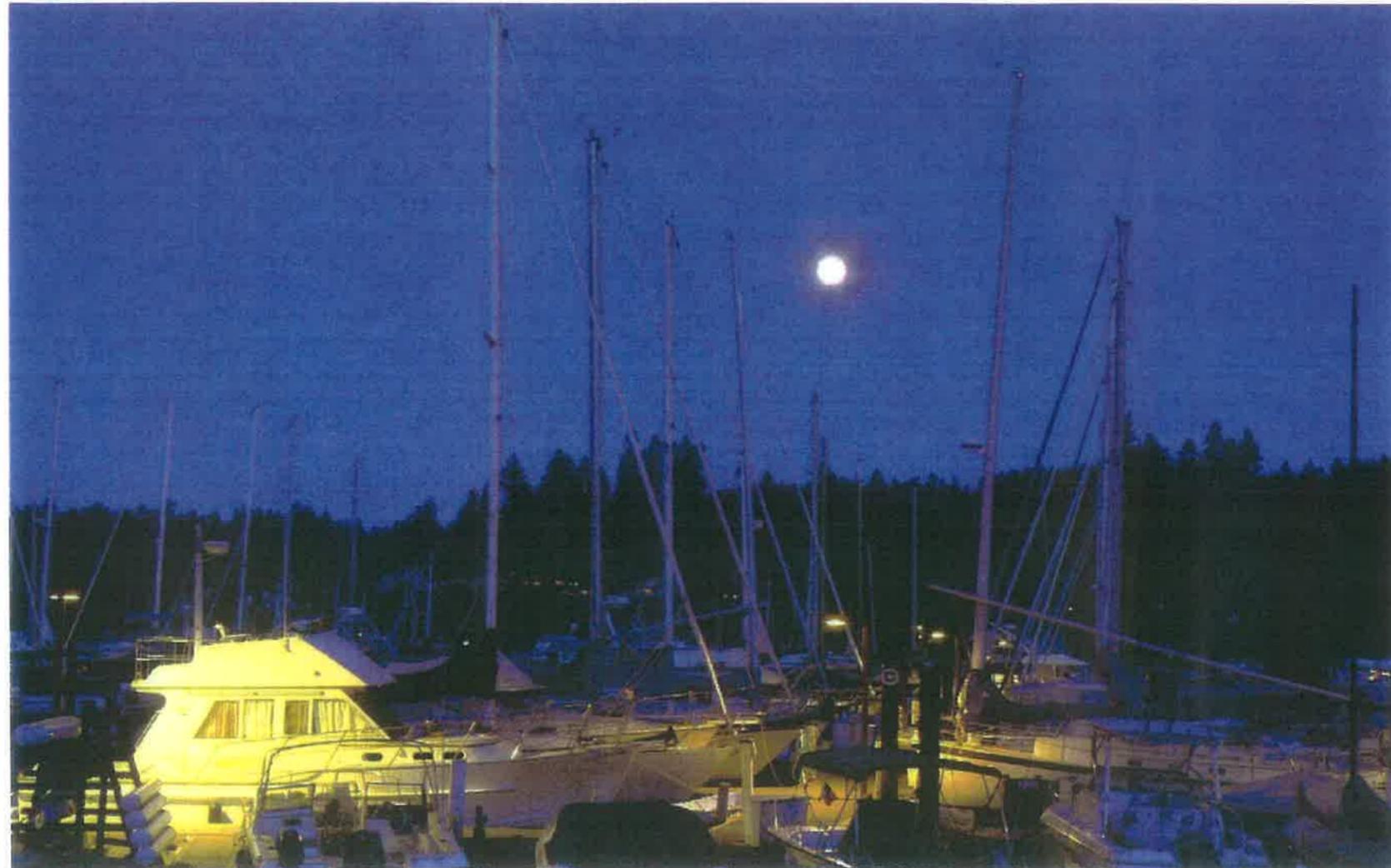
Conceptual Cost Analysis

Understanding the cost implications of building and site design.

To achieve the level of quality and durability desired by the community for this facility, current construction trends and analysis of comparable regional buildings suggest that an approximate range of \$300-\$350 per square foot of building area is an appropriate target for The Center based on the program summary below. This

figure yields a range of approximately \$8-10 million in overall construction costs, depending on how much basement and site area is included in the desired scope. This total reflects construction hard costs, but does not include soft costs and related capital campaign costs, suggesting a total capital campaign of

approximately \$12-15 million in 2008 dollars. These figures represent a rough placeholder. A more detailed cost estimate in later design phases will yield a much more accurate depiction of estimated costs for the proposed building and site development.



Bainbridge Center

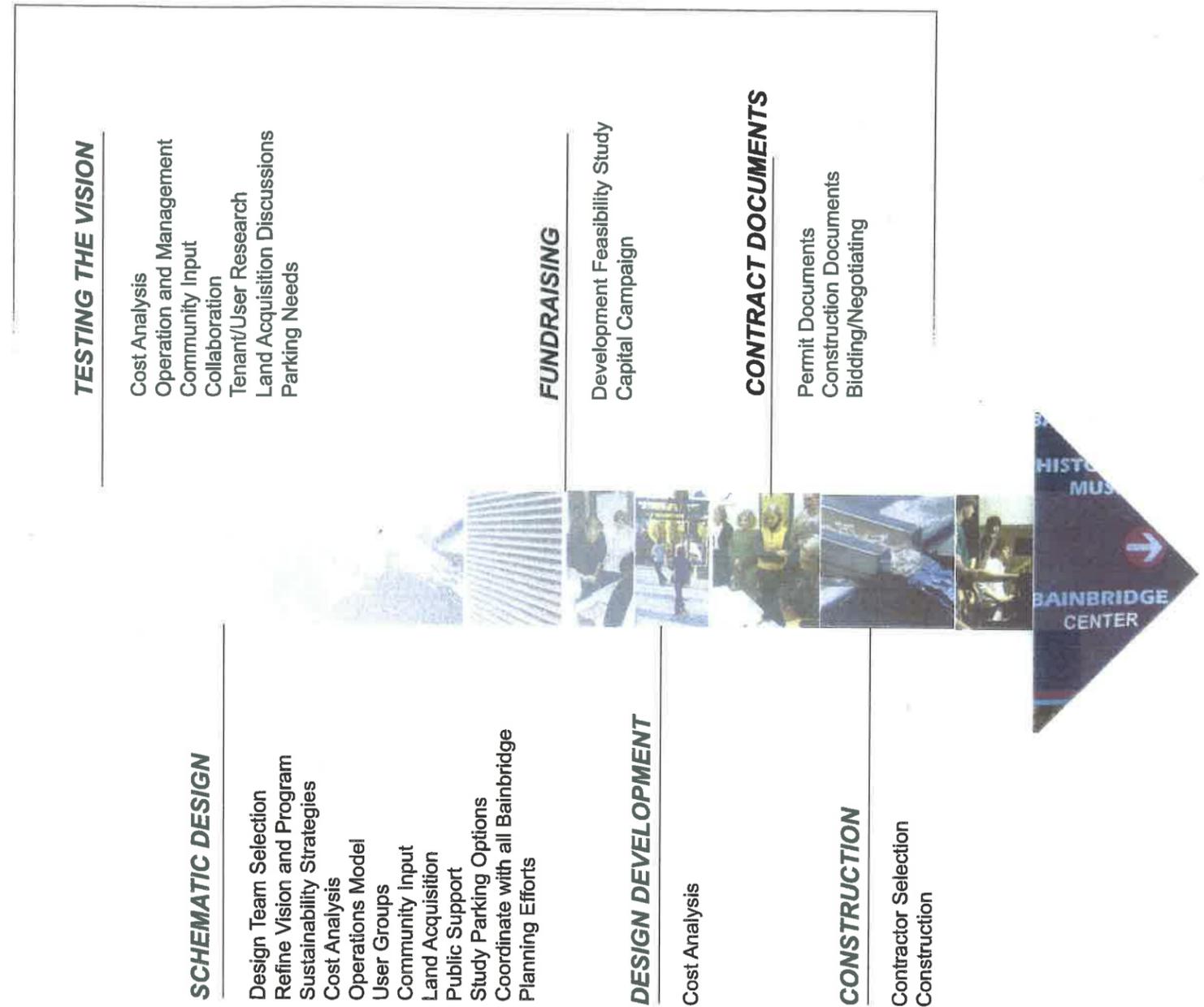
Program Space	Quantity	Area	SubTotal	Notes	
Floor 1	Gathering Hall	1	5,400	5,400	300 seated at tables, 365 auditorium style catering support kitchen for events
Floor 1	Kitchen + Receiving	1	800	800	
Floor 1	Dish	1	200	200	dish area
Floor 1	Mechanical Room	1	450	450	add'l basement area possible
Floor 1	Chair/Table Storage	1	300	300	
Floor 1	Green Room	1	450	450	(could also serve as storage)
Floor 1	Lobby/Café/Toilets/Living Room (prefunction space)	1	3,400	3,400	prefunction space, could also provide gallery display
Floor 1	Gallery Space	1	3,450	3,450	divisible from prefunction space, add'l gallery display in lobby, café, and upper classroom circ corridor not incl.
Floor 1	Flex Space/Meeting	2	750	1,500	2 rooms, joinable, 10-20 each
	Subtotal			15,950	
	Circulation/Walls/Misc.			750	2 stairs, 1 freight elevator
	Total First Floor Area			16,700	
Floor 2	Bathrooms	1	700	700	
Floor 2	Classrooms	4	900	3,600	small space on ground level w/ built-in cabinets and work table
Floor 2	Educator Storage Rooms	4	100	400	
Floor 2	Administrative Area	1	1,100	1,100	includes open conf area, work area + 3 priv. offices
Floor 2M	Administrative Mezzanine	1	1,500	1,500	open work area for 6-8 + private bath/shower rooms
	Subtotal			7,300	
	Circulation/Walls/Misc.			2,550	2 stairs, 1 freight elevator, display corridor
	Total Second Floor Area			9,850	
Basement		1	4,300	4,300	(storage, mech, possible classrooms)
	Total Basement Area			4,900	
	Total Building Program Area including basement			26,550	(larger original AMS Area)
				31,450	(possible occupied spaces)

Next Steps

This is an exciting time to be involved in Bainbridge Center's evolution. Below are actions that will help the BIAHC further its understanding of The Center's potential to nurture and facilitate Bainbridge Island's cultural life.

- Begin a quiet education campaign among leaders within the City of Bainbridge Island (COBI), the arts community, and other key stakeholders. Help each group understand the proposed conceptual design and potential benefits of Bainbridge Center, with an emphasis on how The Center will become an essential element of the "Cultural Corridor" that is developing between Madison and Ericksen Avenues. Reiterate the "draft" nature of the conceptual design thus far. Make sure all stakeholders know that they are part of an exciting, evolving project rather than being asked to give an "up or down vote" on a "finished" design.
- Review several precedent facilities in the Pacific Northwest to understand how they were financed and organized for construction, as well as how they are financed and managed after opening. Visit selected facilities to learn from their staff and supporters. Develop a list of priorities for Bainbridge Center based on lessons learned from these peer institutions.
- Hold a public meeting forum to share the conceptual design and lessons learned from reviewing precedent facilities.
- Begin to construct financial and management models appropriate to Bainbridge Center's mission and unique situation. This will be a complex and potentially lengthy process. The models should be vetted by experts in the field who have worked on similar projects. The final financial and management models should be capable of garnering broad support from Bainbridge Center stakeholders and relevant regulatory agencies.
- Continue discussions with potential stakeholders whose organizations will use the facility regularly. Test Bainbridge Center's proposed square footages, arrangement of indoor and outdoor spaces, and flow of people and materials through the building against more refined information as it develops.
- Begin conversations with potential major donors to assess their level of interest and support.
- Be prepared to refine the building and grounds designs to accommodate new information and changing conditions. Also be prepared to adjust the financial and management models appropriately.
- Work with other landowners, cultural facilities and COBI agencies to understand the parking and vehicular circulation needs within the "Cultural Corridor." New parking solutions for downtown Winslow should be studied and managed as a whole, rather than having each project attempt to accommodate only its own needs. Service and loading circulation and parking must be considered along with anticipated visitor / user circulation and parking needs.
- Explore and negotiate a property agreement with COBI for the Bainbridge Center site.

A Reality



Appendix

Narrative Visions.....33
LEED Checklist..... 34



Imagined Evaluation Comments From Field's End Event Participants

The members of the Field's End team that produces literary workshops, conferences and classes were pouring over participant evaluations from the past year in order to plan events and classes that would meet the wishes of the writing community and help ensure the success of future events.

"The day of the Writers' Conference was one of the most magical days of my writing life and part of the magic was spending it in the gorgeous Bainbridge Center!"

"The quality of instructors and speakers was superb, but even more I liked the elegant balance of social time with instructors and the way everyone was brought together at the end of the day in that warm, yet spacious, atrium."

"Small, intimate breakout rooms were a definite plus in releasing my creative juices."

"The beauty and comfort of The Center enhanced my whole experience at the workshop. There were even enough women's rest rooms!"

"This is my first visit to Bainbridge and at your next conference, I plan to stay over a night or two and explore the charming little town where The Center is located. The concierge at the main lobby information counter was so helpful in providing me with brochures and ideas for a longer visit."

"The energy generated in the two hour memoir class propelled several of us into the quiet spot in the corner of the main gathering room where we discussed and shared what we'd learned for another hour."

"Imagine a community center that stays open until 11:00 p.m.; after the Roundtable, I sat by the fireplace and wrote several more pages of my book. Please continue these hours."

"While I sat on the terrace reviewing my notes at the coffee break, the melodic water feature I was near soothed my excited and racing mind filled with all I'd heard from your excellent keynoter."

"And there was plenty of parking!"

"The first sight of the new center made me teary-eyed. The warmth of all the beautiful wood, the stone fireplace, the soaring glass windows, and the local art work heightened my excellent experience with your nonfiction writing classes."

*Jan Stanton
Field's End Core Team Member*

Imagined Experience at Bainbridge Center

Dear Mom,

Imagine....a place where I can go after the gym and get a coffee (made with beans roasted here on this island!) and sit with my sketchbook and laptop in the sunlit gallery and greet the day with ideas while planning my next workshop series that I will be teaching upstairs on Creative Environmental Reuse in Art.

Now suddenly the volume of the Great Hall is filled with laughter and high pitched voices as a group of children enters heading up the staircase to work with the seniors that have been having coffee 'klatch' in the corner as it is Thursday when they do it – and they will be paired up in a fabulous new program of seniors and kids making art together and sharing thoughts. Wish you were here as you would enjoy it. The results of these projects are always displayed in the upstairs gallery opposite the open work area where they do the workshops, and anyone can sign up.

Tonight I am excited to see the visiting music artists from Brazil; in a joint program with BPA they are putting on a unique dance/music/art combined series. It will be fun to taste the Brazilian appetizers that the preceding afternoon cooking workshop came up with before the event.

And tomorrow I am meeting some friends coming over from Seattle. We will take the Winslow shuttle bus with the kids from the green outside up to the swimming pool and then come back down here for a bite to eat and join in the Winslow Public Art Walk that begins here. It is a great way for visitors to the Island to get introduced to our 'home'.

The Holiday Tree outside The Center certainly was beautiful this year and the fundraiser outdoor tree decorating contest was fabulously successful. It raised a lot of money for Help-line House and people have so much fun doing it that it has become a Bainbridge downtown tradition. That is what The Center is all about isn't it? Creating and sharing our cultural traditions?

It is so nice to have this large community gathering place right downtown within walking distance of everything. It has created all kinds of opportunities for bringing different groups and art forms together in ways we couldn't have imagined until the space existed. I love the fact that we, the members of the community, actually worked on building it; like an old fashioned barn raising. The collaborative process itself became a catalyst for the building's cultural intent.

Have a lovely day and I will email you again tonight.

Matilde

*Diana Liljelund
Bainbridge Island Artist and Architect*

Imagined Experience at Bainbridge Center

It is the dedication of Bainbridge Center. We gather to celebrate this civic accomplishment and all that it means to our community. The atmosphere is festive—spirits almost giddy after years of study, planning, and collaborative effort.

Words from a local historian remind us that the ground on which we realized this community dream has a rich history of transformation--conifer forest, First Nation People's land, settlers' farms, and now a hub of culture and community. The sun sweeps over the roof each day and powers our building; rainwater not captured and utilized flows down to the Harbor. The Center's orientation, design, systems, materials and art respond to this particular site and express its natural and human history.

This beautiful building completes the Civic Campus. It provides physical linkage with our performing arts theatre and compliments the activities and programs of a history museum, gym, Farmers' Market, City Hall, and outdoor plaza. Everyone is looking forward to the Gathering Hall as a space for large community events. Tonight's celebration concludes with a dinner party for 300, cooked on site! The kitchen also supports an Arts Café and will house a community cooking school that uses herbs grown on the rooftop garden and produce from our Farmers' Market. A lively schedule of changing art exhibitions, workshops and hands-on art classes will keep us engaged and inspired. But my favorite thing, I think, will be the big fireplace and comfortable sofas and chairs. Here is a community living room, where I can meet up with friends, read the paper, enjoy a view of the plaza gardens and the warmth of the fire. This is the symbolic and social heart of Bainbridge Island.

*Janice Shaw
Bainbridge Island Arts and Humanities Council Program Manager*

Narrative Visions written by stakeholders of Bainbridge Center.

