

ORDINANCE NO. 2013-07
(Formerly Ordinance No. 2012-01)

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to design guidelines in the Ericksen Avenue Overlay District of the Mixed Use Town Center and amending Section 18.18.030.E of Chapter 18.18 of the Bainbridge Island Municipal Code.

WHEREAS, the City's Design Review Board has recommended revising the design guidelines for the Ericksen Avenue Overlay District in order to better ensure that new development and redevelopment is compatible with the historic character of the overlay district; and

WHEREAS, the Planning Commission conducted a study session on the proposed design guidelines on December 15, 2011, and a public hearing on January 12, 2012; and

WHEREAS, the City Council conducted a public hearing on the proposed amendments on April 10, 2013; and

WHEREAS, notice was given on January 3, 2012, to the Office of Community Development in conformance with RCW 36.70A.106;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN, AS FOLLOWS:

Section 1. Section 18.18.030(E) of Chapter 18.18 of the Bainbridge Island Municipal Code is amended by repealing pages 55 through 63, "Guidelines Applicable to the Ericksen Avenue Overlay District" and adopting new Design Guidelines, as attached hereto.

Section 2. This ordinance shall take effect and be in force five (5) days from its passage, approval, and publication as required by law.

PASSED BY THE CITY COUNCIL this 10th day of April, 2013.

APPROVED BY THE MAYOR this 10th day of April, 2013.



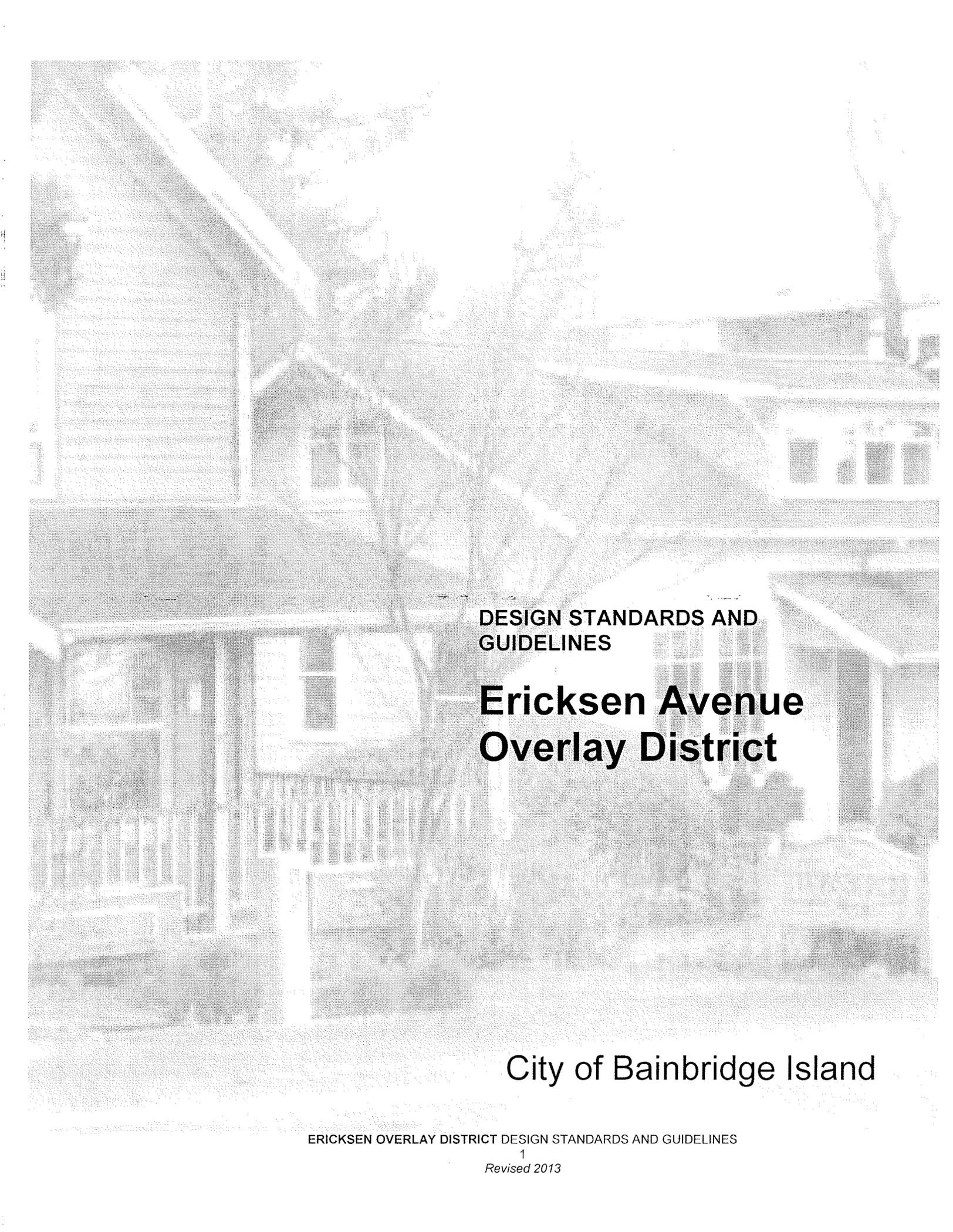
Steven Bonkowski, Mayor

ATTEST/AUTHENTICATE:



Rosalind D. Lassoff, CMC, City Clerk

FILED WITH THE CITY CLERK:	March 22, 2013
PASSED BY THE CITY COUNCIL:	April 10, 2013
PUBLISHED:	April 12, 2013
EFFECTIVE DATE:	April 17, 2013



**DESIGN STANDARDS AND
GUIDELINES**

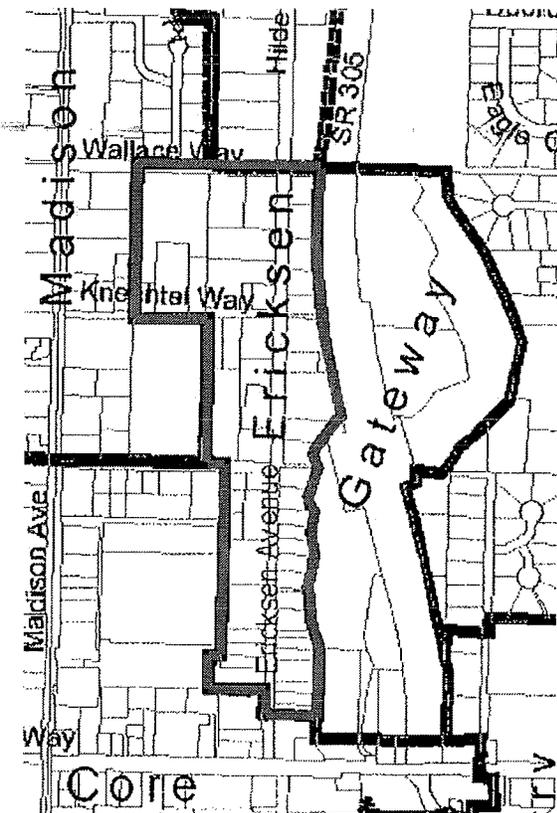
**Ericksen Avenue
Overlay District**

City of Bainbridge Island

OVER-ARCHING DESIGN PRINCIPLE

This set of guidelines for the Ericksen Avenue Overlay District is aimed at reinforcing the historic pattern of development along this corridor. Owners are strongly encouraged to preserve historic (pre-1920) buildings, and to continue the historic patterns of building forms, ensuring that the scale of new development is compatible with that of historic structures. The principle is that the pre-1920s residential character of Ericksen should predominate. Owners are encouraged to integrate current sustainable design concepts and techniques in their proposals such as building preservation and adaptation, highly efficient use of water and energy, preservation of wildlife habitat, and neutral carbon balance.

In addition to these guidelines, new development in the Ericksen Avenue Overlay District must address the General Guidelines for All Overlay Districts and the Guidelines for Commercial and Mixed Use Projects contained in Bainbridge Island Municipal Code.



Guidelines

SITE DESIGN

- SD1. Preservation of Historic Buildings
- SD2. Scale of Construction
- SD3. Ravine View Corridors
- SD4. Setbacks
- SD5. Landscaped Front Yards
- SD6. Signs/Lighting

BUILDING DESIGN

- BD1. Maximum Building Footprint
- BD2. Pitched Roofs
- BD3. Building and Site Access
- BD4. Building Materials

These Design Guidelines may be downloaded from the City's website: www.bainbridgewa.gov. Color copies can be purchased at the Planning and Community Development counter at City Hall.

SITE DESIGN

Intent

Ensure that the pre-1920s residential character predominates:

- SD1. Preservation of Historic Buildings: Owners are strongly encouraged to preserve historic (pre-1920) buildings. Any additions to existing historic structures shall be located to the rear and shall be consistent with the character of the older structure.
- SD2. Scale of Construction: Scale of buildings in this corridor shall remain modest. (Refer to guideline BD1,) Any new development shall be constructed so that building forms, roof shapes, and relationship of building to street are compatible with the historic structures on Ericksen Avenue.



Intent

Reinforce the historic pattern of development by retaining open-air view corridors from Ericksen Avenue through to the Winslow Ravine:

- SD3. Ravine View Corridors: On the east side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under highway 305), the total of both side yard setbacks should be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences.



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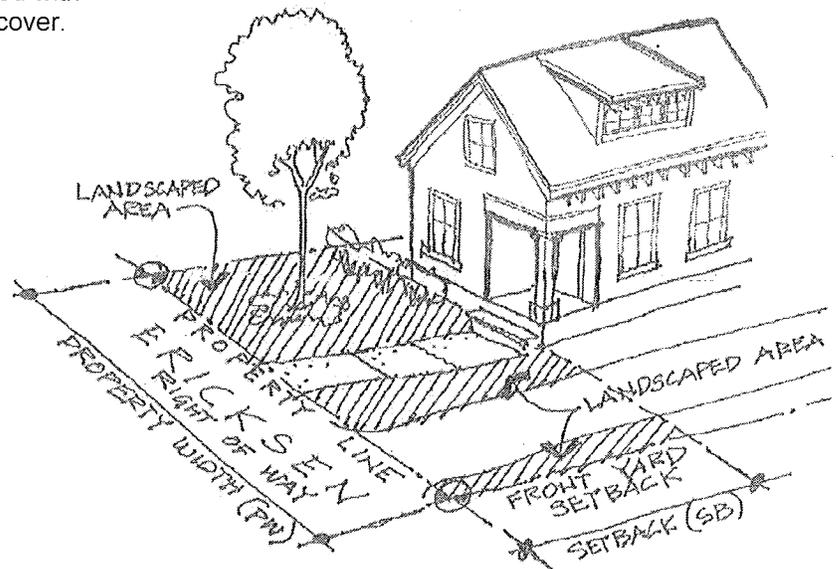


SITE DESIGN (cont.)

Intent

Reinforce the historic pattern of development:

- SD4. Setbacks:
Buildings shall be set back from the front property line in accordance with the zoning ordinance, which allows porches and bay windows to intrude into the setback.
- SD5. Landscaped Front Yards:
Landscaped front yards shall be provided. At least 50% of the area between the ROW and the building setback shall be landscaped with trees, shrubs, and groundcover.

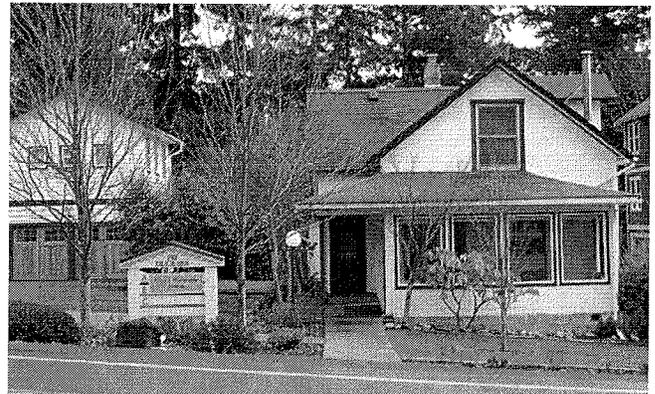


$$\text{Property Width (PW)} \times \text{Setback (SB)} \times 0.50 = \text{Minimum Front Yard Landscaped Area}$$

Intent

To have signs along this corridor be very unobtrusive:

- SD6. Signs:
The design of signs should be integrated with the architecture of the building, with features and materials common to pre-1920 structures on Ericksen. No neon or internally lit signs are allowed.

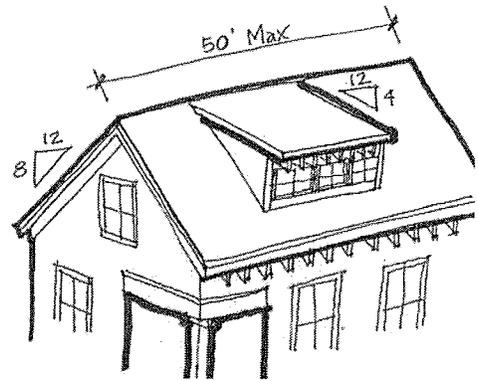


BUILDING DESIGN

Intent

Ensure that the scale of new development is compatible with historic structures:

- BD1. Maximum Building Footprint:
South of Wyatt, the total footprint of any building shall not exceed 2500 sf.
North of Wyatt, buildings shall be designed in sections with footprints not exceeding 2500 sf. There shall be minimal connections between these sections so that the overall project appears more compatible with smaller, individual buildings to the south of Wyatt.



Intent

Continue the historic pattern of building forms:

- BD2. Pitched Roofs:
Buildings should have pitched roofs with one or more visible ridge lines. Roof pitch on main roofs shall have at least 8:12 and no more than 12:12. Roof overhang shall be at least 12". Roof pitch on shed dormers and attached porches shall be at least 4:12. No continuous roof ridge shall be over 50' long.

- BD3. Building and Site Access:
In new construction, features such as handicap access and pedestrian access to underground parking shall be integrated within buildings, not placed as visible add-ons.

In remodel projects, this guideline will be met to the extent feasible.

- BD4. Building Materials:
Such features and materials common to the pre-1920 structures on Ericksen as horizontal wood siding, frieze boards, double-hung windows, trim at windows, corner braces, porches, bay windows, prominent roof overhangs and red brick chimneys, are encouraged. *It is the responsibility of the applicant to demonstrate that proposed building materials meet the intent of this guideline.*



All of the Following Guidelines Apply to the Ericksen Overlay District

General Guidelines – All Districts	
1. Parking Lot Location	<input type="radio"/>
2. Outdoor Space and Amenities	<input type="radio"/>
3. Pedestrian Connections	<input type="radio"/>
4. Shielded Lighting	<input type="radio"/>
5. Screen Services Areas	<input type="radio"/>
6. Common Open Space	<input type="radio"/>
6a. Conceal Garage Doors	<input type="radio"/>
7. Overall Form – Building Styles	<input type="radio"/>
8. Building Entrances	<input type="radio"/>
9. Conceal Mechanical Equipment	<input type="radio"/>
10. Structured Parking	<input type="radio"/>
11. Encourage Varied Details	<input type="radio"/>
12. Integration Signs with Architecture	<input type="radio"/>
13. Creative Signs	<input type="radio"/>
14. Awning Signs	<input type="radio"/>

Ericksen District Guidelines	
Site Design	
SD1. Preservation of Historic Buildings	<input type="radio"/>
SD2. Scale of Construction	<input type="radio"/>
SD3. Ravine View Corridors	<input type="radio"/>
SD4. Setbacks	<input type="radio"/>
SD5. Landscaped Front Yards	<input type="radio"/>
SD6. Signs	<input type="radio"/>
Building Design	
BD1. Maximum Building Footprint	<input type="radio"/>
BD2. Pitched Roofs	<input type="radio"/>
BD3. Building and Site Access	<input type="radio"/>
BD4. Building Materials	<input type="radio"/>

Commercial/Mixed Use Guidelines	
1. Variation in Façade Treatment	<input type="radio"/>
2. Modulate Scale of Building Mass	<input type="radio"/>
3. Limit Visual Impact Blank Facades	<input type="radio"/>
4. Visual Prominent Ground Floor Facades	<input type="radio"/>
5. Pedestrian Scale Along Facades	<input type="radio"/>
6. Encouraging Frontages Along Sidewalks	<input type="radio"/>
7. Reduce Bulk by Multiple Masses	<input type="radio"/>
8. Encourage Public Outdoor Space	<input type="radio"/>
9. Vegetate Between Buildings and Ped Paths	<input type="radio"/>
10. Respond to Neighbor Buildings	<input type="radio"/>
11. Minimize Intrusive Commercial Signage	<input type="radio"/>
12. Minimize Curb Cuts	<input type="radio"/>
13. Building Entrances Along Street	<input type="radio"/>
14. Recessed Entrances or Weather Protection	<input type="radio"/>
15. Small Commercial Scale Buildings	<input type="radio"/>
16. Parking Screening Vegetated Ped Paths	<input type="radio"/>