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## DESIGN STANDARDS & GUIDELINES

### SITE DESIGN STANDARDS

#### S1 Natural Systems

The natural grades of the existing site were respected in the original design, as the building cascades down the slope for a considerable portion of the secure fenced parking.

#### S2 Wildlife Habitat

Adjacent to the site is an existing wetland, preserved in the original design of the building, and carried forward in repurposing of the building for the new use.

#### S3 Unique Features

The building is situated such that it is visible from highway 305 while still being accessed from secondary streets. This visual access is an important means of wayfinding for an important civic structure such as the Police and Court.

#### S4 Built Environment

The building presents a prominent public face, that represents the security and safety of the Police and Court function.

#### S5 Systems of Movement

The site planning in the original design acknowledges the public with disabilities as well as automobile and bicycle commuters. These concepts are being carried forward in the repurposing of the building for Police and Court use.

#### S6 Support and Contributing to a Vibrant Public Realm.

The siting of the existing building promotes visibility and accessibility to the institutions of Law Enforcement and Courts in the community. Attention to key access for both vehicular traffic and pedestrian entry to the building was provided for in the initial design of the project.

### PUBLIC REALM STANDARDS

#### P1 Walking & Cycling

Safe access to the site is readily available with bike storage provided at main entry.

#### P2 Vehicles in the Public Realm

Clear and identifiable pathways for pedestrian traffic are provided for, with adequate lighting levels.

#### P3 Hierarchy of Public Spaces

While the building is stylistically different than its' neighboring properties (Bainbridge First Baptist Church and Madrona House) it completes a triad of important services that form the heart of every community – faith, elderly care, and justice center.

**P4 Connections to Public Spaces**

The primary public entry is readily identifiable and separated from staff entry points.

**P5 Block & Frontage Patterns**

The Police and Court is, by virtue of location, not an urban building with closely connected neighboring structures. As such this criterion is viewed as not applicable.

This is a requested departure from the design standards and guidelines.

**P6 Activity on Commercial Streets**

The Police and Court is, by virtue of location, not an urban building with closely connected neighboring structures. As such this criterion is viewed as not applicable.

This is a requested departure from the design standards and guidelines.

## **BUILDING DESIGN STANDARDS**

**B1 Clear Organizing Concept**

There is a transparency of the building organization from the exterior leading into the building that is logical and readily understandable.

**B2 Appropriate Architectural Language**

The facility makes a strong statement with the use of exposed laminated timber construction that is appropriate for a community justice center home.

**B3 Façade Composition & Scale**

The existing façade's balance of opaque and transparent surfaces will remain unchanged, which is inviting to the public, while at the same time providing security for the Police and Court personnel.

**B4 Sustainable Design**

Sustainable principles will be maintained through an energy efficient envelope, lighting controls, and HVAC zoning to account for occupied/unoccupied use as dictated by schedules.

**B5 Materials & Detailing**

Extreme care was taken in the design and detailing of the original building, relying on a pallet of exposed wood, glass and metal. The material approach was to weave the different materials in such a way to break down the scale of the building and lend interest to the overall composition.

## **LANDSCAPE STANDARDS**

**L1 Landscape & Architecture**

The landscape design was developed in the foreground of the building to soften the appearance and make it a transition space from exterior to interior. The landscaping also transitions from a horizontal plane to trellises that climb the building, engaging it as part of the landscaping statement.

**L2 Public Realm**

Within the landscaping zone seating groups are integrated, allowing the public an area to pause, socialize and/or enjoy the variety of planting in the landscape scheme.

**L3 Sustainable Features**

The site planning in the original design included a rain garden visible to the main entry, serving a pre-treatment function for runoff from the adjacent parking area.

**L4 Green Infrastructure**

Refer to L3 above.

**L5 Wildlife Habitat**

Great care has been taken in the processing and release of storm water collected on site prior to a timed release into the adjacent wetland to the south. This will serve to promote a healthy and vibrant wildlife preserve and serve the aquifer in the best way possible.

**L6 Views and View Corridors**

Territorial views are maintained from spaces within the building, maintaining a visual connection to surroundings and providing relief to everyday stresses occurring in the work environment.

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## STREET TYPES & FRONTAGES

### STREET TYPES

- 1** State Route  
No direct access from SR 305 to the site is included, and all pre-existing vegetation in the highway right of way has been maintained.
- 2** Main Street  
The Police and Court is situated in a location that makes for a more suburban statement, and this criterion is not applicable.
- 3** Neighborhood Main Street  
The Police and Court is situated in a location that makes for a more suburban statement, and this criterion is not applicable.
- 4** Neighborhood Mixed Use  
By design the Police and Court building is a single building volume, with varied articulation to reduce the overall massing. It is also a destination rather than a node along a connective pathway to other environments. This criterion is not applicable.
- 5** Mixed Use Arteria  
On street parking has been incorporated, along with a wide landscape buffer between it and the formal on-site parking.
- 6** Rural by Design  
This site is not in a rural context, and this criterion is not viewed as applicable.
- 7** Green Street  
This site incorporates permeable paving and rain gardens in its' design, and gestures green street principals.
- 8** Rural Green Street  
This site is not viewed as a subdivision, and this criterion is considered as not applicable.

### FRONTAGE TYPES

- 1** Linear / Storefront  
This building is a monolithic structure not directly connected to a right-of-way or part of a linear assemblage of buildings. This criterion is considered as not applicable.
- 2** Landscape

There is a landscape buffer incorporated between the connecting public entry road and the formal parking and building.

**3 Plaza**

This building is a monolithic structure not directly connected to a right-of-way or part of a linear assemblage of buildings. This criterion is considered as not applicable.

**4 Forecourt**

This building is a monolithic structure not directly connected to a right-of-way or part of a linear assemblage of buildings. This criterion is considered as not applicable.

**5 Stoop / Terrace**

This building is a monolithic structure not directly connected to a right-of-way or part of a linear assemblage of buildings. This criterion is considered as not applicable.

**6 Vegetated Buffer**

The east property line is adjacent/parallel to SR 305, and incorporates a predevelopment natural landscape buffer to partially obscure and protect the building for the visual impacts of the highway.

**7 Parking**

This criterion is not applicable, as the required density and preexisting location of parking requires a departure from this criterion.

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## SUPPLEMENTAL STANDARDS + GUIDELINES

### Larger Sites

#### Standard 1

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

This criterion is not applicable, as the existing site design is developed as a single structure, not providing opportunities to develop public open spaces between structures.

This is a requested departure from the supplemental standards and guidelines.

#### Standard 2

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

Given the density of the site and the parking required to support the intended use, a sensitive approach has been taken to integrate soft landscape areas interspersed throughout the site. This serves to provide shade and visual relief from the surrounding hardscape.

### Historic Places

#### Standard 1

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

This criterion is not applicable, as the existing facility is not historic in nature.

This is a requested departure from the supplemental standards and guidelines.

## Standard 2

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

This criterion is not applicable, as the existing facility is not historic in nature.  
This is a requested departure from the supplemental standards and guidelines.

## Civic Uses

### Standard 1

**Design civic uses and sites to reflect and contribute to their function and role in the community while being clearly identifiable as a civic use.**

The existing building was designed as a medical office building and has an open and inviting presence. This inherent concept will be kept intact, while recognizing the security needs of a Police and Court building.

### Standard 2

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

The size of the existing building required a reduction of initial program space and excluded the possibility of providing amenity space for use by the public on prearranged times.  
This is a requested departure from the supplemental standards and guidelines.

## Final Design Review

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

The intended conversion of the existing medical office building into a home for the Bainbridge Police and Court facility is one of repurposing an existing building, illustrating a sustainable use of existing resources and efficient expenditure of public money. The design responds to the design guideline as established by the City of Bainbridge Island, all the while providing a badly needed home for both Police and Court.