Wenzlau Architects is focused on small town urbanism and creating pedestrian oriented communities.

We believe architecture is not just about making buildings, but building community.
The Lynwood Center, once a quiet little shopping area, has now become a vibrant mixed-use district filled with new shops, housing, and restaurants.

Pleasant Beach Village, a new mixed use neighborhood has played a significant role in its revitalization.
Bainbridge Island has 3 Neighborhood Service Centers.

Each NSC is intended to accept 5% of islands growth and provide local shopping and services.

Lynnwood Center is only NSC with sewer and water services.
Lynwood Center Timeline

**1930s:** Edne and Emanuel Olson built a Tudor-style shopping center to serve the growing community.

**1936:** Lynwood Theatre opens as Bainbridge Island’s first “talking picture” theatre.
Site Context
Based on the Special Planning Area process, specific Design Guidelines were established to guide future development.

Key Goals Include:
- Preserving historic character
- Pedestrian friendly
- Reducing impacts of parking
KEY PRINCIPLES

• **The Center**: reinforcing the larger whole
• **The Neighborhood**: Upper and Lower Villages
• **Open Space**: variety of outdoor places
• **Circulation**: walkable community

Image courtesy of William Johnson FSLA
Site Info
13 acres @ 5 du/ac
90 Units

UPPER VILLAGE
• Variety of Housing Types
• Common Open Spaces

LOWER VILLAGE
• Mixed-Use Retail
• Event Center
• Central Green
• Community Center
Phase One: Lower Village

KEY DESIGN STRATEGIES

• Pedestrian Streetscape
• Reinforce Historic Character
• Landmark Clock Tower
• Pedestrian Stairs
Phase One: Lower Village

Residential housing types include Cottages, Row Houses and Stacked Flats.
Phase One: Lower Village

2008: Project was placed on hold and sat unfinished for 3 years....
2011: New Owner, New Ideas
Retail Streetscape
Pedestrian Stairs
Upper Residential Frontage
Mixture of Retail and Food Service

The Marketplace

The Beach House Restaurant
Evolution of Site Master Plan
Community Pool
Community Pool
The Resort

View into Courtyard

2015 Peninsula Planners Forum
The Resort

Section thru Courtyard
Corner Apartments

2015 Peninsula Planners Forum
Corner Apartments
Phase 3: The Hillside Residences