

AGENDA

- 6:30 PM CALL TO ORDER**
Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM REVIEW AND APPROVAL OF MINUTES**
October 13, 2016
- 6:40 PM PUBLIC COMMENT**
Accept public comment on off agenda items
- 6:45 PM GROW COMMUNITY PHASE 2
SITE PLAN & DESIGN REVIEW MAJOR AMENDMENT/
FINAL SUBDIVISION ALTERATION
(PLN 13551F SPRA2 /PLN 13551B FSUBA2)**
Recommendation
Project Manager: Josh Machen
- 7:25 PM REVIEW OF MAJOR SITE PLAN AND DESIGN REVIEW
PROJECTS**
Discussion
Lead: Gary Christensen
- 7:45 PM NEW/OLD BUSINESS**
- 7:50 PM ADJOURN**

*****TIMES ARE ESTIMATES*****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
2016 COMPREHENSIVE PLAN UPDATE – Deliberations and Recommendations
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair Mack Pearl called the meeting to order at 6:34 PM. Commissioners in attendance were Maradel Gale, Jon Quitslund, Michael Killion and Lisa Macchio. Michael Lewars and William Chester were absent and excused. City Staff present were Planning Director Gary Christensen, Senior Planner Jennifer Sutton, Administrative Specialist Jane Rasely (who monitored recording and prepared minutes) and Consultant Joseph Tovar.

The agenda was reviewed. There were not any conflicts disclosed.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

2016 COMPREHENSIVE PLAN UPDATE – Deliberations and Recommendations

Chair Pearl asked the Commissioners if they had a chance to read over the additions to the agenda today. Ms. Sutton asked the Drafting Committee members to describe the process they went through to come up with this draft. Commissioner Gale stated they had gone through every single public comment and asked themselves if the comments fit, should require a change or should not be incorporated at this time. Commissioner Macchio began with her comments/questions for everyone saying she had only a few. Each Commissioner took their turn providing comments for the changes made after the last Planning Commission meeting. The Economic Element was discussed first with a lot of attention paid to Goal EC-3. Each Element was reviewed in turn with each Commissioner having the chance to provide their comments, concerns and questions to the group. During discussion about the Transportation Element, the Island-Wide Transportation Plan (IWTP) and the desire of the public to provide comment on it before it was finalized was brought up. Mr. Christensen suggested they make a list of their concerns with the IWTP to bring to the attention of City Council as opposed to trying to rewrite the document. Commissioner Macchio stated she was not comfortable with a blanket endorsement of the IWTP. The Commissioners decided to come back to the Transportation Element again at their next meeting and stated they would not pass that Element along to City Council this week.

Mr. Christensen began a discussion on the proposed expansion of the Planning Commission's role in long plat subdivisions. This sparked a conversation on how to improve the City's Code so that "undesirable" development did not take place.

Motion: I move that we forward to the Council the revised Public Hearing Draft as changed tonight and with minor typo fixes along with Ordinance 2016-29 and Ordinance 2016-30. The Planning Commission is not finished with its examination of the IWTP which potentially has impacts on the Transportation Element and Capital Facilities Element and so they request Council wait until they hear from them on that.

Gale/Killion: Passed Unanimously 4-0

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 9:36 PM.

Approved by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: January 31, 2017
To: City of Bainbridge Island Planning Commission
From: Joshua Machen, AICP
Planning Manager
Project: Grow Community Major Adjustment to Approved Site Plan and Design Review
File Number: PLN13551F SPRA2

Applicant: Bainbridge Community Development, LLC

Location: The project is located southeast of Grow Avenue and Wyatt Way and north of Shephard Way NW.

Request: The applicant requests approval of a revised plan for Lot 31 of the Grow Subdivision. The request includes the previously approved mixed-use building from a seven (7) 2-story townhomes and 5,000 square feet of commercial space to an 18-unit 3-story multi-family building. Nine (9) of the new units will front Shepard Way and nine (9) of the new units will front on the planned park within the Grow Community Phase II to the north. The building has been expanded in to an area that was previously slated for private gardens and the commercial space on the bottom floor has been eliminated to allow for the expansion of underbuilding parking within that area. (Reference Documents A, B, & K)

The project also involves a minor amendment to the Grow Community subdivision. The open space on lot 31 is being reduced, while the open space on lot 32 will be increased (Reference Documents I & J).

Environmental Review: This adjustment to the project is exempt from the State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800).

Recommendation:

Approval of the Major Adjustment to the Grow Community Site Plan and Design Review project and approval of the Minor Alteration to the Grow Community Subdivision open space subject to the following conditions:

1. All conditions of the Hearing Examiners decision issued on July 7, 2014 (Grow Phase II) shall continue to apply, except as modified by this Major Adjustment and Minor Alteration.
2. The Modification II to the Plat of Grow Community II shall be signed and recorded prior to any building permit issuance for Lot 31.
3. The building permit plans shall be in substantial compliance with the revised plans submitted to the Design Review Board on November 21, 2016 (Reference Document B).
4. In accordance with the Design Review Recommendation, the “hinokis” landscaping trees planted along Shepard Way shall be mature enough at the time of planting to grow to height of 12-feet within 3-years.
5. Parking space and aisle dimensions shall meet the design standards in BIMC 18.15.020J. Spaces for compact cars shall not exceed 30% of the spaces within the parking garage.
6. All units within this phase shall not exceed 1,600 square feet in floor area excluding garages.

Staff Analysis:

I. FINDINGS OF FACT

1. Site Characteristics

Tax Assessor Information:

- a. Tax Lot Numbers: 5607-000-031-0009 AND 5607-000-032-0008
- b. Owners of Record: Bainbridge Community Development LLC
- c. Lot Size: 13,356 and 5,049 square feet
- d. Land Use: Residential.

2. *Terrain:* The property slopes gently to the southeast, with no steep slopes on the site.

3. *Soils:* Soil mapping indicates that Kapowsin gravelly loam is the predominant soil type on the site (Soil Survey of Kitsap County Area, Washington; U.S. Department of Agriculture, Soil Conservation Service, 1977).

4. *Site Development:* The lots are currently vacant

5. *Access:* This portion of the proposed development will be accessed from Shepard Way.

6. *Public Services and Utilities:* City of Bainbridge Island Water and Sewer.

7. *Zoning/Comprehensive Plan Designation:* The subject property is zoned by R-14, 3,100 square feet per unit.

8. *Surrounding Zoning/Comprehensive Plan Designation:*

- a. North: R-4.3

- b. South: R-14
- c. East: MUTC/CORE
- d. West: R-4.3

9. *Surrounding Uses:*

- a. North: Single family residences, an undeveloped property and a retirement facility.
- b. South: Multi-family condominiums.
- c. East: Car wash, restaurants, Movie Theater and other commercial businesses.
- d. West: Single-family residences.

II. HISTORY

The Grow Community received Site Plan and Design Review (SPR13551) approval as a phased, Tier II Built Green 5 Housing Design Demonstration Project (HDDP) on March 9, 2012. On November 1, 2016, the applicants applied for the seventh adjustment to the site plan and a minor amendment to the plat open space. The history of the adjustments are described as follows:

1. The first minor adjustment to the first two phases was approved on July 11, 2012, for an increase in one detached unit and a slight change in the siting of structures, with the overall number of units remaining at 131 for the entire eight-acre site.
2. The second minor adjustment to the second phase was approved on October 8, 2012, to reduce the number of units back to the 44 as originally approved for Phases I and II (while maintaining the total count for the entire eight-acre site at 131) and change some of the unit types to respond to market interest.
3. A third request was received on April 16, 2013, to change the unit types on lots 21 and 22 from the Dashwood duplex to the Tallis duplex and to add an accessory extra space to Lot 8. The Unit types on lots 21 and 22 were approved under the last minor modification.
4. The fourth request was received on May 29, 2014, to change the unit type on Lot 21 from the Tallis duplex to the single Tallis. The modification was approved on June 11, 2014.
5. A fifth request was received on November 30, 2015, to change the use of the proposed building for Lot 31 of Grow Community Phase II from educational with residential above to an 18-unit apartment building. This request was approved on January 13, 2016. This approval was only for the change of use and did not include an approved redesign of the building.
6. A sixth adjustment was received on March 10, 2016, to add an exposed retaining structure with solar panels, separating Phases 2A & 2B, add access from the garage to the community center at grade, add a community shop and revise the gardens in Phase 2B open space surrounding the community center. Concurrent with that request, the applicant also submitted a request to amend the open space management plan for the subdivision to allow for the construction of the community shop in Tract B (not to exceed 400 square feet) and the community center awning to extend into Open Space Tract C (not to exceed 400 square feet).
7. The seventh proposed adjustment is considered a major adjustment, as it increases the size and height of the building on lot 31 implementing the change of use that was approved in the fifth request in January 2015. That approval increased the number of units on that lot, however it did not authorize any physical change to the building. This request increases the size and use of the building from seven (7) 2-story townhomes and 5,000 square feet of commercial space to a 18-unit 3-story multi-family building. Nine (9) of the new units will front Shepard Way

and nine (9) of the new units will front on the planned park within the Grow Community Phase II to the north. The footprint of the building increased by 888 square feet and the commercial space on the bottom floor has been eliminated to allow for the expansion of underbuilding parking within that area.

Pursuant to BIMC 2.16.040.G, Adjustments to Approved Site Plan, major adjustments to an approved site plan and design review may be made after review and recommendation by the Planning Commission and subsequent approval by the director. Major adjustments are those that change the basic design, intensity, density, or character of the use. **The proposed adjustment adds additional floor area and building footprint, which changes the basic design of the building is under review as a major adjustment.**

III. PUBLIC/AGENCY COMMENT

1. *Public Comment*

Two public comment letters were received (Reference Documents G & H). One was concerned that a trail be maintained between the project and Madison Avenue and the other was concerned with the increased density and additional parking being proposed by this amendment. **The trail between the Grow Community Development and Madison Avenue will not be altered by this amendment. Grow Community has an easement through the Pavilion property to access Madison Avenue. There is also a connection at the end of Shepard into the Big Star Diner parking lot that is open and used, but no formal access easement has been granted to Grow Community. This proposal is increasing the footprint of building Q, however, the additional housing units were added during the 5th amendment when the commercial space was removed. This was considered a decrease in intensity even though the density had increased. The Grow Community project in its entirety is below the density allowed through the HDDP.**

2. *Design Review Board*

The Design Review Board (DRB) reviewed the amended site plan review application on the following dates: November 7, 2016 and November 21, 2016. At the DRB meeting on November 7, 2016, the board was primarily concerned with the large blank cement wall that was proposed along Shepard Way. The DRB was not ready to make a recommendation on the project at that meeting and asked the applicant to return with better details and landscaping to mitigate the concrete wall. At the November 21st DRB meeting the applicant brought in revised drawings and details to address the DRB's concerns including pushing back the garage three feet on each side, adding texture to the concrete, and planting vertical landscapes such as climbing plants and trees to soften the look of the wall. The design of the two neighboring buildings was also altered by lowering the cedar siding in addition to shifting the buildings back three feet. The DRB approved the revised plans submitted November 21st with two conditions: one that the applicant ensure full screen requirements per the Hearing Examiner's condition #42 are met and the other that the landscape (hinokis) meet the 12-foot height within 3 years. There was also a

recommendation that storefronts on the ground floor should be introduced. (Reference Documents E & F)

III. COMPREHENSIVE PLAN GOALS AND POLICIES

1. *Housing Element*

- a. **Goal 1:** Promote and maintain a variety of housing choices to meet the needs of present and future Bainbridge Island resident's at all economic segments, and in all geographic areas in a way that is compatible with the character of the Island, and encourages more socioeconomic diversity.

- i. **Housing Policy H 1.5:** The City shall encourage innovative residential development types and zoning regulations that increase the variety of housing choices suitable to a range of household sizes and incomes in a way that is compatible with the character of existing neighborhoods. Examples of innovative approaches are cottage housing development, cluster housing development and accessory dwelling units.

- b. **Goal 3:** Increase the supply of affordable multi-family housing each year through the year 2012.

- i. **Housing Policy 3.1:** The City shall encourage new multi-family housing in a variety of sizes in areas designated for such use in the Land Use Element. All developments are subject to Health District requirements for water and sewage disposal.

This project is utilizing the Housing Design Development Program, which in alignment with the housing policies requires the use of innovative site development practices. The development also increases the variety of housing choices suitable to a range of household sizes and incomes in a way that is compatible with the character of existing neighborhoods. The project provides a variety of unit types and sizes.

IV. LAND USE CODE ANALYSIS

1. *BIMC 18.38 Housing Design Demonstration Projects*

- a. **Review and Approval Process, BIMC 18.38.040**

Housing Design Demonstration Project applications are reviewed in accordance with BIMC 18.38.040. **The Grow Community Development is a HDDP project. The proposed amendment to this project continues to meet the goals and regulations of this program.**

- b. **Evaluation Method, BIMC 18.38.060.**

The HDDP program utilizes a tiered quantitative evaluation method to link sustainable building goals. The program goals are scored in two areas: Housing Diversity and Innovative Site Development. The project must also demonstrate that it's providing Innovative Building Design Practices.

The original project was approved as a Tier II Green project. Green projects can be constructed as LEED platinum or Gold or as Built Green. The applicant is proposing Built Green. Built Green is an environmentally-friendly, non-profit, residential building program of the Master Builders Association of King and Snohomish Counties, developed in partnership with King County, Snohomish County, and other agencies in Washington State.

c. Housing Design Demonstration Projects -Scoring:

i. Housing Diversity Category, BIMC 18.38.060: (minimum 4 points).

Tier 2 Green projects limit the home size to a maximum of 1,600 square feet and requires a minimum of four points in the affordable housing, unit size and unit type categories. The amended project is providing additional units in this phase and all the units are below the maximum size of 1,600 square feet and exceeds the minimum amount of points.

a. Unit Sizes, BIMC 18.38.060:

Unit sizes range from 710 square feet for the 1 bedroom apartments to 1,564 square feet for the single family home. None of the units exceed the 1,600 square feet maximum (Condition #6). In order to score a point, the project shall provide at least 10% of the total number units in that range. Phase 2B includes the following unit sizes:

Unit Size Range (sq ft)	Number of Units	% of total	Points:
600-800	12	24%	1
1001-1250	19	38%	1
1251-1500	12	24%	1
1501-1600	7	14%	1

b. Unit Type, BIMC 18.38.060:

The project includes a variety of unit types, including: single-family, townhomes, and apartments. In order to score points, the different unit types shall be at least 10% of the total number of units. The following are the unit provided in Phase 2B:

Unit Type	Number of Units	% of total	Points:
Townhomes	10	20%	1
3-story multifamily building apartments	36	72%	1
Single-level, zero lot line homes	4	8%	0

c. Affordable Housing, BIMC 18.38.060: 0 points

None of the units will be designated as affordable housing.

Total Housing Diversity points: 6

ii. Innovative Site Development, BIMC 18.38.060: (minimum 21 points)

Tier 2 Green projects must receive a minimum of 21 points in innovative site development by achieving points in the areas of low impact development, landscaping, common open space, transportation and biodiversity offsets. The project does exceed the minimum amount of points.

a. Landscaping: 3 points

The project will provide at least 60% native plants, will reduce potable water use for landscaping irrigation by 50% by using drought tolerant or low water consumption plants and private yard areas will provide less than 20% turf.

b. Common Open Space: 14 points

The project provides 21-25% of the site as open space as park nodes and community gardens at 60 square feet per unit.

c. Transportation: 6 points

The project creates and integrates internal and external non-motorized connections, provides walkways, separated paths and bike lanes within the Shepard rights-of-way and connecting to Madison Avenue through the Pavilion property. The project also provides on-site car sharing program, electric charging stations and parking spaces for sub-compact vehicles.

d. Biodiversity Offsets: 0 points

No points earned, none required.

Total Innovative Site Development points: 23

iii. Innovative Building Design, BIMC 18.38.060

The project provides innovative building design which will be used to meet the 20-30% water use reduction and 25 to 35% improved energy performance as required for Tier II Green projects. This phase of the project will continue to meet the Built Green V standard, which is a step higher than what the City has required to meet their HDDP threshold.

c. Housing design demonstration project approval criteria, BIMC 18.38.070.

In addition to decision criteria required by the underlying planning permit, an application for an innovative housing demonstration project may be approved if the following criteria are met:

- i. The applicant clearly demonstrates evaluation factors listed in BIMC 18.38.060 as evaluated by the Design Review Board and the Department of Planning & Community Development.

The project has been reviewed and is found to be in compliance and conditioned to maintain compliance with the housing diversity, use of innovative site development practices and innovative building design practice as provided in BIMC 18.38.060.

- ii. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter.

The applicant has demonstrated that relief from the development standards contained in Title 18, Zoning are necessary to achieve the proposed development. The previous approvals had granted a reduced front yard setback from 25 feet to 10 feet along Shepard way. At the request of the Design Review Board the setback has been increased as part of this project, the parking garage is now between 18-25 feet back from Shepard Way. Approval as a Housing Design Demonstration Project provides relief from setback requirements, approval to exceed maximum height in the district by five feet, modification to parking requirements and modification to roadside buffers.

- iii. The project is harmonious in design and appearance with the intended character and quality of development in the immediate vicinity of the subject property, and with the physical characteristics of the subject property.

The immediate vicinity is surrounded by a variety of residential and commercial uses. Residential uses include single-family homes and condominium developments to the south, across from Shepard Way. Commercial developments exist to the east of the site.

The massing of building Q with its associated parking garage was reviewed by the Design Review Board and was conditioned to provide specific plantings and concrete treatment to address the aesthetics of the large blank wall along Shepard Way. Over 45% of the site will be designated as open space providing garden areas, park nodes, landscaping and significant tree retention. The project was designed to meet the multifamily design guidelines and has been reviewed by the Design Review Board.

- iv. The project does not adversely impact existing public service levels for surrounding properties.

Where necessary, the project is conditioned to provide appropriate facilities, including non-motorized facilities to promote the walkability of the site. As conditioned, the development does not adversely impact the transportation, fire protection, water and sewage disposal and storm drainage facilities for the surrounding properties. As conditioned, the project has been approved by the City Engineer and the Bainbridge Island Fire District.

- v. The project complies with all other portions of the BIMC, except as modified through this Housing Design Demonstration Project process.

Except as modified to further the goals of the Housing Design Demonstration Project program, the proposal complies with all applicable provisions of the Code.

- vi. If a project will be phased, each phase of a proposed project must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed.

This is the last phase of the Grow Community project. Each phase has had adequate infrastructure, open space, recreational facilities to be a standalone project. This phase will finish the project and provide the final connections to Shepard Way and to Madison Avenue through the Pavilion.

- vii. The applicant is meeting required housing diversity standards.

The project is providing and is conditioned to provide homes not larger than 1,600 square feet and to meet the housing diversity standards at each phase of development (Condition #6)

- d. **18.38.080 Development standard incentives.** The applicant may request that development standards in BIMC Title 17 and 18 Zoning be modified as part of an approved innovative housing project. The city will review the request to modify development standards through the project review process and consider it in relation to all required decision criteria.

The standards that can be modified are: Minimum lot dimensions and size, lot coverage, open space, parking, setbacks, roadside buffers and building height. **The standard proposed to be modified are parking, setbacks, roadside buffers and building height. The modification proposed, the zoning requirements and the relief granted by the HDDP are provided below under each applicable section.**

- e. **Demonstration project visit, BIMC 18.38.100**

All demonstration projects completed under this chapter shall allow city staff to conduct occasional site tours. Staff shall be able to make access the site with permission and cooperation of the property owner (Condition #1)

2. *BIMC 16.20 Critical Areas*

The site does not contain any designated critical areas as found in BIMC 16.20.

3. *BIMC Title 18 Zoning*

a. **BIMC 18.12.030 Lot area and Density**

The density shall be one unit per 3,100 square feet of land. The lot area is 8 acres or 348,480 square feet and without any density bonus, can be developed at 112 units. As provided in BIMC 18.38.090, a Housing Design Demonstration project may seek a density bonus to provide up to 1.5 times base density in the R-14 zoning district or 168 units. A prior amendment approved a total of 142 units for all phases of development, which is 26 units less than the maximum bonus allowed as an HDDP project.

b. **BIMC 18.12.050 Lot Coverage.**

The maximum lot coverage by buildings is 40%. In the aggregate, the project is proposed to be developed with a lot coverage of 37%, or 3% below the maximum.

c. **BIMC 18.12 Height Limitations**

The maximum building height in this district is 35 feet, except that buildings up to 40 feet may be allowed under a conditional use permit. BIMC 18.38.080 provides that existing bonus height may be achieved as follows: For housing design demonstration projects, residential buildings in residential zones may achieve an additional five feet in height over the maximum building height for the zoning district through the HDDP approval process with the underlying land use permit instead of a conditional use permit. As provided in BIMC 18.38.080, the project is limiting their building height to 40 feet for the revised building Q.

d. **BIMC 18.81 Parking and Access Requirements**

i. ***Spaces required and reductions allowed.***

Residential: For primary dwelling units located within single family residential zones, two spaces for each dwelling unit are required. Residential parking requirements may be reduced by 25% for dwelling units located within one-half to one mile radius of the ferry terminal district as provided in BIMC 18.81.040; the required number of parking spaces shall not be reduced below one space per dwelling unit. Parking may also be modified in accordance with the provisions of BIMC 18.38.080 to allow parking reductions as follows: One parking space for homes under 800 square feet in size and 1.5 parking spaces for homes 800-1,500 square feet in size. All parking lots shall comply with the minimum requirements for handicapped accessible parking spaces as provided in BIMC 18.81.030. Based on the chart below, the proposed amendment will continue to provide sufficient parking for all the units within this phase. Specifically, there will be 74 parking stalls for the 50 units, with an additional 21 guest stalls

Building/Unit Type	Number of Units	Parking Required/unit	Count	Ferry proximity reduction	Total Parking Required
Building K-1,502 sf units	6	2	12	-3	9
Building K-1,183 sf units	4	1.5	6	-1.5	4.5
Building L-1,146 sf units	9	1.5	11	-3.38	10.13
Building L-1,487 sf units	9	1.5	14	-3.38	10.13
Buildings M-P-1,570 sf units	4	2	8	-2	6
Building Q-543 sf units	6	1	6	0	6
Building Q-842 sf units	6	1	6	0	6
Building Q-1,043 sf units	6	1.5	9	-2.25	6.75
Extra parking in Building Q parking garage	0		23		
Guest spaces required		.25/per unit	21		12.5
Total:	50		95		71

- ii. ***Location of spaces.*** Parking is encouraged to be located behind or to the side of buildings in accordance with 18.81.050. **This amendment does not change the location of spaces but does increase the size of the parking garage under building Q allowing for additional spaces to accommodate the units and guests.**
- iii. ***Design standards.*** Space depth shall be measured exclusive of access drives, aisles and other physical obstructions. **The proposed parking lots meet the design standards in BIMC 18.81.070. The project is conditioned to ensure compliance with parking design standards (Condition #5).**
- iv. ***Circulation and walkways in multi-family and nonresidential development.*** The proposed amendment continues to provide good pedestrian circulation with wide courtyard type pathways on both sides of building Q along with sidewalk along Shepard Way.

v. ***Bicycle facilities for multi-family development.***

Within the proposed parking garage below building Q there is a large area designated for bicycle storage.

e. **BIMC 18.85 Landscape Requirements**

i. ***Significant tree and tree stand requirements.***

While this phase will include the planting of many new trees, no significant trees were being retained. This amendment does not affect the retention or planting of trees.

ii. ***Perimeter landscape requirements:***

Perimeter landscape requirements for Urban Multifamily Districts are as follows:

Rights-of-way	Maximum	Minimum	Proposed
Shepard	20' partial screen	15'	10' partial screen

The HDDP Ordinance allows a reduction in roadside buffers. The applicant is proposing to reduce the roadside buffers as part of this HDDP application. This is being requested to provide the same relief as the setbacks. Consistent with the Hearing Examiners condition on the plat the plantings along Shepard Way shall be in a 10' buffer and meet the full screen landscaping requirement (Note; five foot of the buffer will be occupied by sidewalk). The Design Review Board made specific recommendations regarding this buffer to ensure the plants were providing the necessary screening of the development (Conditions #4)

f. **BIMC 18.105 Site Plan and Design Review**

i. **BIMC 18.105.060 Site Plan and Design Review-Decision Criteria**

A. **The site plan and design is in conformance with the Bainbridge Island Municipal Code, unless a standard has been modified as a Housing Design Demonstration Project pursuant to BIMC 18.38.** As conditioned, the proposal complies with all applicable provisions of the code as modified pursuant to 18.38, discussed under the land use code analysis of this report. Approval as a HDDP provides bonus density incentives, relief from setbacks, approval for the multi-family and single family buildings to exceed the maximum height in the district by five feet, modifications to parking requirements and modification to transportation facility requirements.

B. **The location of the buildings and structures, open spaces, landscaping, pedestrian, bicycle, and vehicular circulation systems are adequate, safe and efficient.** The applicant specifically designed the location of the

open space and the parking and driving aisles with safety in mind. The comments heard from the community were that they wanted an area for their children to play without the interference and possible danger of vehicles. The site design provides open space, landscaping and bicycle and vehicular systems that are adequate, safe through sufficient lighting, signage and ADA accessible pathways. The improvements of the sidewalk path will improve pedestrian safety along portions of Shepard adjacent to the project.

- C. **The proposal will be served by adequate public facilities including roads, transit, water, fire protection, sewage disposal facilities and storm drainage facilities.** As conditioned, the existing and proposed infrastructure is adequate for the transportation, fire protection, water, sewage disposal and storm drainage needs of the project as discussed under the land use code analysis of this report. As conditioned, the development has received approval from the Bainbridge Island Fire District and the City Engineer.
- D. **The site plan and design is consistent with the design guidelines contained in BIMC 18.41 unless strict adherence to a guideline has been modified as a Housing Design Demonstration Project pursuant to BIMC 18.38.** The proposed building design change was reviewed against the multifamily design guidelines at two design review board meetings. While the Design Review Board was concerned with the large blank wall that is the parking garage along Shepard Way, the Design Review Board approved the design after the applicant revised the plans to pull the parking garage further from the Shepard right-of-way and agreed to provide vegetation that will help screen the wall.
- E. **No harmful or unhealthful conditions are likely to result from the proposed site plan.** No harmful or unhealthful conditions are likely to result from the proposed site plan. The project complies with SEPA requirements as examined under the environmental review section of this report. The project is conditioned to avoid or mitigate any potentially harmful impacts.

The project will also be guided by the ten One Planet guiding principles. These principles will further the creation of a community built without any harmful or unhealthful effects by reducing waste, transport emissions and increasing consumption of food from on-site gardens.

- F. **The site plan and design is in conformance with the comprehensive plan and other applicable adopted community plans.** As conditioned, the site plan and design is found to be in conformance with the comprehensive plan and other adopted community plans. The project provides a variety of housing within proximity to downtown and the ferry and provides nonmotorized improvements and internal, publicly accessible pathways to

encourage residents to utilize non-motorized transportation options for work, recreation and to patronize local businesses.

G. Property which contains a critical area as defined in BIMC 16.20 conforms to all requirements of that chapter. The subject property does not contain any critical areas.

- g. *BIMC 2.16.160 M Amendment to Approved Long Subdivision*
Minor alteration of designated open space and open space usage is reviewed through an administrative process. The applicant has applied for a revision to the open space plan for the Plat of Grow Community II. **The alteration will reflect the increase in the open space on lot 32 to any area outside of the Community Center structure. The open space on lot 31 will be decreased to only the areas on the east and west sides of the proposed apartment building which areas will serve as plaza and access area through lot 31 to Shepard (Reference Document G) The overall open space for this phase of the development will increase from 44.8% to 45.3% (Reference Document I)**

V. CONCLUSIONS

As conditioned, the proposed development is consistent with the Comprehensive Plan and the applicable standards of BIMC Chapter 18.24 Zoning, BIMC Chapter 18.38 Housing Design Demonstration Projects, BIMC Chapter 18.105 Site Plan Review and BIMC Chapter 2.16.160 M Amendment to Approved Long Subdivision.

Approval as HDDP as provided in BIMC 18.38 including approvals related to bonus density and modified development standards, shall expire if approvals of the underlying land use permits, shall expire if approvals of the underlying land use permits related to the site plan review expire.

A site plan and design review is valid for a period of three years from the written notice of the final decision, or the decision on an appeal, whichever is later. single one-year extension may be granted by the director prior to the expiration date if the applicant can demonstrate that circumstance or conditions not known, or foreseeable, at the time of original application warrant an extension of the approval. The extension request must be received by the department no later than 30 days prior to the expiration of the approval.

VI. REFERENCE DOCUMENTS *(note all reference material may be accessed via the City's Website Online Permit Portal-Smartgov)*

(The following reference materials can be found under the “submittals” and “notes” sections under this file number: PLN13551F SPRA2) [Grow Community Major Adjustment Permit](#)

- A. 13551F SPRA2 Grow Community Major Adjustment Application
- B. 13551F SPRA2 DRB Presentation 11.21.16
- C. Revised Landscape Plan 11.21.16
- D. Revised Landscaping Specs 11.21.16

- E. Design Review Board Minutes 112116
- F. Design Review Board Minutes 110716
- G. 13551F SPRA2 Amore 122016
- H. 13551F SPRA2 Crittenden 12916

(The following reference materials can be found under the “submittals” and “notes” sections file number: PLN13551B FSUBA2)[Grow Community Minor Subdivision Adjustment](#)

- I. Grow Community II Plat Amendment 1-Combined
- J. 13551B FSUB2 Phase II Minor Alteration Final Application
- K. Grow-Subdivision Minor Alteration Letter 2016.10.25