



**Design Review Board
Regularly Scheduled Meeting
Monday, March 20, 2017
2:00 – 5:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110**

AGENDA

- | | |
|---------|--|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes
December 19, 2016 |
| 2:10 PM | Roost Phase 2 Site Plan Review PLN50724 SPR
Project Manager: Heather Wright
<i>Make advisory comments.</i> |
| 2:40 PM | Sunrise Square Site Plan Review PLN50184 SPR
Project Manager: Olivia Sontag
<i>Make advisory comments.</i> |
| 3:30 PM | Housing Design Demonstration Project (HDDP)
Question & Answer Session with Kelly Tayara |
| 4:00 PM | Madison Hamlet 18 Lot HDDP PLN50725
Project Manager: Kelly Tayara
<i>Conceptual review.</i> |
| 4:55 PM | New/Old Business |
| 5:00 PM | Adjourn |

Call to Order (Attendance, Agenda, Ethics)
Madrona School (PLN18970B CUP)
Wallace Cottages HDDP (PLN50589 PRE)
Low Impact Development
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2 pm. Design Review Board (DRB) members in attendance were Peter Perry, Jeffrey Boon, Joseph Dunstan, and Jim McNett.

DRB members Jason Wilkinson and Chris Gutsche were absent and excused. City Staff present were Planning Manager Josh Machen, Planner Kelly Tayara, Structural Engineers Janelle Hitch and Peter Corelis and Administrative Specialist Lara Lant who monitored recording and prepared minutes.

There were no conflicts disclosed.

Madrona School (PLN18970B CUP)

Eric Engelbrecht from the Madrona School Board gave a summary of the school's history. Architect John Kennedy of SKL Architects stated they were at the master planning phase and proceeded with a slide show of the project site, recapping earlier presentations to the DRB. There was a house on site which would be demolished due to age. It would remain, however, until at least Phase 3 of the project. Jim McNett said he hoped they would reconsider the demolition. He thought the house was on a secondary list of significant buildings. John Kennedy said the parking area would be asphalted with gravel access roads on the edges. He discussed the site design and said they wanted to keep cars at the edges of the site. Joe Dunstan asked about the potential for cars spilling onto the street as parents line up for student drop off and pickup. John Kennedy replied the drive through lane would be bordered by a parking and pickup zone. Their traffic study showed the parking area plus the drop off and pickup zone would be sufficient. Joe Dunstan and Jeff Boon agreed that overflow traffic on North Madison Avenue would be a potential problem. Alan Grainger said kindergarten and prekindergarten classes were sited furthest from vehicle access, increasing traffic congestion. John Kennedy said it was favorable to the school that younger students be located further from the parking area and it would take parent cooperation to transfer children from cars to classrooms. Alan Grainger asked about the additional request of a traffic study at Highway 305 and Sportsman Club Road. Ron Peltier said most traffic turned south and the planned traffic flow would be a major inconvenience for that intersection. John Kennedy said they'd erect right-turn-only signage at the school's exit to avoid congestion. Alan Grainger said drivers would be u-turning on N Madison. Alan Grainger asked John Kennedy if they thought of connecting foot paths for pedestrian traffic to the school and he replied the school didn't want parents to pull over on

North Madison Ave so they didn't include pathways and shortcuts. Their intent was to keep all parking off North Madison Avenue and parents would self-correct driving habits once the school's headmistress communicated the rules. Eric Englebrecht said they'd been in communications with Windsong Loop residents about parking plans. He also stated the traffic study wasn't initially included because of timing with permit issuance and new regulations. Alan Grainger asked Eric Englebrecht if the school would use busses in the future and he replied it might be a future inclusion. Alan Grainger asked if busses could be incorporated as a requirement for future school permits and Josh Machen agreed this was possible. Jeff Boon suggested the left turn lane be extra wide so cars could easily exit and that angled parking be considered. John Kennedy said they will continue to work on parking design, including angled parking, with a traffic engineer. He said that an area of the playfield would be developed for occasional parking of up to 80 vehicles during events. Ron Peltier said neighbors were concerned about on street parking during events. The school's auditorium was designed to hold up to 400 people. A secondary plan such as shuttles picking people up from offsite locations should be considered.

Peter Perry asked if the school considered replanting trees to replace the ones that would be cleared. John Kennedy replied yes, that fell in line with the mission of the school. Peter Perry noted the code didn't require tree replacement, would the school commit to doing this anyway? Eric Englebrecht said yes, the school would commit to replanting trees.

Joe Dunstan asked about accessibility; he assumed that pathways would be ADA approved design and noted the grade would present challenges. Jim McNett stated adding ADA parking near fire lanes would be easy to do. John Kennedy updated the DRB on lighting plans. He said lighting would be minimal because of residential location. They were considering changes to the roof slope to take advantage of solar energy. A portion of the site didn't perc well and might have to have a retention pond. They would consider various alternatives to move stormwater to the retention pond. Materials used for the main building would include cedar and clear low e glass with punctuations of color and the main entry would not be easily visible from the street.

Motion: I move the Design Review Board approves the site plan review with the additional condition of replacing trees with trees.

Perry/McNett: The motion carried 5-0.

Wallace Cottages HDDP (PLN50589 PRE)

Kelly Tayara started the conversation with recent information regarding the access to the lots. Peter Corelis stated that the city's original preference was that access through Wallace Way continued through Fir Acres Drive to mitigate traffic impacts, but the city attorney determined this would not be a requirement. An access easement from Fir Acres Drive that was recorded on the original short plat was encumbered by a private covenant, and the easement was not depicted in subsequent recordings of the short plat and boundary line adjustment. Peter Corelis said

access to the lots had been proposed through private easement but the city's requirement for subdivisions stated that the road be dedicated as public with a 40' right of way. Dave Smith of Central Highlands said they wanted the road to be private so the lot sizes, open space and setbacks would not be affected. Nick Smith noted that originally their plan included a public road but they incorporated Design Review Board suggestions to meander the road and decided it was easier to do that with a private road. Alan Grainger asked why Central Highlands had come before the Design Review Board with a site plan with the wrong property lines and without a required right of way. Dave Smith replied that they had deadlines to meet and wanted to proceed with the meeting because the design would remain the same whether the street was public or private. Kelly Tayara said she wasn't sure how the designs could stay the same but was open to discussion. There was confusion about what existed and what was proposed. Peter Corelis said a reduction in road width could be requested but it had not been yet. He spoke about the requirements of a public road regarding turnarounds: the existing plan included a hammerhead turnaround which didn't accommodate updated access needs. Joe Dunstan said the DRB gave the initial turnaround design a "minimal" ok but now the city had a problem with the design too. Alan Grainger recommended the DRB table this review until the city and the applicant resolve the property line, right of way, easement and access issues. If the city could work it out, the project could return to the DRB as the first agenda item on January 9th.

Dave Smith wanted clarification of which areas of the project the DRB would review. Alan Grainger replied the DRB makes recommendations to the Planning Director who then writes a letter to the Planning Commission. City Council and the Hearing Examiner would receive the information. The DRB is very clear about documents they're commenting on so the Hearing Examiner can be clear about their recommendation. Dave Smith wanted to know which parts of his presentation the DRB would comment on. Alan Grainger replied it was a HDDP project therefore demonstrating innovative site development and a site plan was part of review.

Jeff Boon asked the applicants for the status of the acquisition of the veterinary clinic property. Dave Smith said the acquisition would improve circulation and safety and they were halfway way to completing the purchase. Jeff Boon reminded him that the Design Review Board needed to look at the property the applicant currently owned. Peter Perry asked the applicant to make sure they brought a tree plan to the next review.

Alan Grainger invited members of the public to comment. Billie Nash asked Peter Corelis if he was aware of the neighborhood impact of Wallace Way being paved from Madison Avenue N to Grow Avenue. Peter Corelis replied he was aware but that it would be a system improvement for the greater good with a local impact. Betty Weiss submitted a letter from neighbors in the area in support of the purchase of the veterinary clinic by the applicant. This letter was sent to the property owner of the clinic, not the city (the letter was submitted for the record.)

Low Impact Development

Janelle Hitch, Development Engineer for the city, introduced herself to the Design Review Board and told them about new code requirements based on recently adopted 2012 stormwater requirements. These requirements were mandated by the city's National Pollutant Discharge Elimination System (NPDES) permit. The new code requirements would take effect January 2017. She presented information from the Washington Stormwater Center's Low Impact Development Training Program: <http://www.wastormwatercenter.org/lidswtrainingprogram/>, specifically slides from Module 3.4 – Intermediate Low Impact Development (LID) Topics: Site Assessment, Planning, and Layout (Western Washington). She stated the Department of Ecology's definition of LID: LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices (BMPs) that are integrated into a project design. LID BMPs emphasize pre-disturbance hydrologic process of infiltration, filtration, storage, evaporation and transpiration. Common LID BMPs include: bioretention, rain gardens, permeable pavements, minimal excavation foundations, vegetated roofs, and rainwater harvesting.

Alan Grainger said it was important to the Design Review Board to have applicants talk to them about site plan concepts so they could understand their approach to LID. Janelle Hitch said LID began with site assessment and that the city had updated the Administrative Manual to reflect additional requirements. Site assessments would be required at the preapplication stage and applicants would need to consider LID when they came to the Design Review Board for conceptual review. Topography, soil, hydrography, wetlands, surrounding land use, zoning, and utility placement are examples of applicant considerations. Janelle Hitch stated applicants will have to manage their water, especially quantity, based on stormwater management manual requirements. The keystone of LID is full dispersion or full infiltration. In order to get full dispersion, it's the 65-10-25 rule: 65% native vegetation, 10% hard surface, and 25% lawn/landscape. The problem on this island is the hardpan makes it difficult for full infiltration. Some combination of infiltration and dispersion is how to accomplish LID. Some things that strip away our ability to do these things, is what the city thinks is practical differs from what a developer thinks is practical. Janelle Hitch spoke about "exempt water", which means a developer able to move their clean stormwater to an exempt body of water (such as Puget Sound) doesn't have to manage it.

Councilmember Peltier asked if developers accessed city stormwater pipes, would that be exempt water and developers wouldn't have to worry about LID? Janelle Hitch replied they would still need infiltration where feasible but wouldn't have to meet full dispersion. The city is still working on how to deal with this. Some projects may have unintended consequences like removing trees to allow water to infiltrate on site per rules vs dispersing on site. Councilmember Peltier said the Tree Ad Hoc/LID committee was considering these same things and invited the Design Review Board members to attend the next meeting.

Joe Dunstan noted the Planning Department had to look at projects in total. LID would fail if planners only considered the parcel in front of them. Janelle Hitch said these practices would be developing over time. The adopted DOE guidelines had been in place in other cities for a few years, developers should be aware it was coming to Bainbridge Island. Peter Perry noted that this practice needed to be adopted to protect the community from overdevelopment. Alan Grainger said this was music to the Design Review Board's ears and they would be extremely supportive to influence site plans to meet requirements of LID. He stated the Design Review Board would be cautious not to be the enforcer. Ron Peltier again invited the Design Review Board to the Tree Ad Hoc meetings – Wednesdays at 3 pm.

New/Old Business

Alan Grainger reported that at the request of Bainbridge Island School District (BISD), he represented Design Review Board recommendations to City Council. He said there was a misunderstanding about lot coverage. BISD wanted a more creative site plan through a more flexible arrangement of structures. City Council seemed to think this was adding density. Alan Grainger said one way density is considered is floor area ratio, another way is dwellings per acre. He said the way it had been discussed, it was as if the proposal was increasing what they could build. BISD wanted a bigger footprint but they didn't want additional floor area, which Alan Grainger thought was a more appropriate design for a school.

Alan Grainger noted that the Design Review Board meeting dates in January fell on holidays. He proposed two special meetings, one on January 9th and one on January 23rd. Alan Grainger noted that the City Council wanted a report from the Design Review Board on their 2016 activities and provide a plan for 2017. He would put together a draft of 2016 work and present it to the group for consideration. He would like, as a group, to put together 2017 plans.

Adjourn

Motion: I move to adjourn.

Boon/Dunstan: The motion passes unanimously.

The meeting adjourned at 5:27 pm

Approved by:

Alan Grainger, Chair

Lara Lant, Administrative Specialist

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030



“Pre-App” Meeting Checklist



“Post-App” Meeting Checklist

Project Name/Case #: Sunrise Square at Rolling Bay / PLN50184 PRE

Vision Statement: This proposal represents an opportunity for Rolling Bay Land Company to complete another environmentally significant project for our community. With its core mission of preserving land and creating projects that put our environment at the forefront of development, Rolling Bay Land Company's vision for this project is to construct a demonstration project that helps shift our paradigm of what is possible for development. Moving beyond the idea of doing less harm, we aspire to complete a project that has a positive benefit for our community.

In addition to the neighborhood considered aspects of community gathering spaces, local services, walkability, and native and sustainable landscaping, this project will try to achieve extremely high environmental goals. We are focusing on energy and water conservation. Combining extensive insulation with onsite geo-solar energy production, we are striving to have a net-positive energy project. And using high and low tech water conservation systems including ultra-low flow plumbing fixtures and composting facilities we are planning to dramatically reduce the project's potable water needs.

Project Description: This project aims to sensitively develop a commercially zoned, 2.09 acres "Neighborhood Service Center" property in the heart of the Rolling Bay neighborhood, near the intersection of Sunrise and Valley (just north of the "Jiffy Mart" property). The proposal is for five buildings and associated site features including mixed-uses of retail, office space, food service, and five residential units in the form of detached houses and apartments. The buildings and parking are composed to create an internal landscaped courtyards that will provide outdoor gathering places open to the public, and provide and promote pedestrian circulation through the site. There is open meadow space for public enjoyment. The intention is to develop the site and architecture to fit the Rolling Bay economic and neighborhood scale, and provide a modest amount of new commercial space consistent with the principles of the "NSC" zoning, and for the local demand in Rolling Bay. By developing this property in this way, it should become a real asset for the community, both in the immediate neighborhood and for Bainbridge Island as a whole.

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	Visual interest is achieved by using a ‘palette of materials’ in a restrained manner (to avoid being overly busy). These materials are primarily corrugated metal, lapped cement board, recycled wood trim, and reclaimed timber (where practical). Colors of standing seam metal roofing charcoal gray), and siding will be carefully chosen to complement the existing neighborhood.	
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20’ increments or horizontally in no more than 30’ increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	The building masses will be modulated with changes in plane and materials to achieve a compatible scale with the neighborhood.	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	Blank walls in the architecture will be avoided. In addition, a 20' wide full-screen landscape buffer will be utilized between the 'back side' of the commercial buildings, and the Rodal Court residential neighborhood. A connection to this neighborhood has also been made at the request of neighbors.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors . Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	Minimum ceiling heights will be 10'- 0" and the use of tall and large windows used in public areas of the buildings will provide light and visual openness.	
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	The architecture is modulated with fenestration, massing undulation, material variation, overhangs, trellises and canopies to reinforce and relate to the pedestrian scale and spaces.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	This separation will be less than 80 feet. Landscape elements including planters, trellises, low walls, benches, and canopies will be used.	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	There are no facades over 128' in length.	
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	There are several significant outdoor spaces created by this project: A large public courtyard; a covered outdoor dining area that is specific to the restaurant space; a smaller formal park-like area adjacent to the SFR homes, and a large public meadow that is situated at the west of the property and planted with edible fruit trees, berries, and vegetables for the community to harvest and enjoy.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	Buildings are situated near perimeter and spaced apart for open areas and softening between buildings. An extensive landscape architecture plan has been developed. (See landscape plan).	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	The historic Bay Hay and Feed store complex is an inspiration for the architectural language of this project. Forms, massing and proportions along with materials, colors and utilitarian sensibilities of the historic buildings are echoed throughout the <i>Sunrise Square</i> project.	
Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	Commercial signage will not dominate the exterior of the buildings. It will compliment and integrate with the exterior aesthetic. Locally inspired signage is to be incorporated into project.	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	The majority of parking will be internal. A sidewalk with pedestrian amenities is part of the project. There is only one curb cut. A welcoming pedestrian entry is provided. This entry is located near the main street intersection and pedestrian core/circulation.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	The project will incorporate multiple entrances along the street, in addition to the primary entrance.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	Covered walkways and canopies have been incorporated into the design of <i>Sunrise Square</i> for rain protection and summer sun protection.	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	There are no buildings in excess of 10,000 square feet.	
Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	The internal parking lot is broken up into two zones with significant landscaping areas and pedestrian walkways that limit the visual impact of parking.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**

Design Review Board Design Guideline Checklist

Rolling Bay Design Guidelines– BIMC 18.18.030

☐ “Pre-App” Meeting Checklist

☒ “Post-App” Meeting Checklist

Project Name/Case #: Sunrise Market at Rolling Bay / PLN50184 PRE

Vision Statement: This proposal represents an opportunity for Rolling Bay Land Company to complete another environmentally significant project for our community. With its core mission of preserving land and creating projects that put our environment at the forefront of development, Rolling Bay Land Company's vision for this project is to construct a demonstration project that helps shift our paradigm of what is possible for development. Moving beyond the idea of doing less harm, we aspire to complete a project that has a positive benefit for our community.

In addition to the neighborhood considered aspects of community gathering spaces, local services, walkability, and native and sustainable landscaping, this project will try to achieve extremely high environmental goals. We are focusing on energy and water conservation. Combining extensive insulation with onsite geo-solar energy production, we are striving to have a net-positive energy project. And using high and low tech water conservation systems including ultra-low flow plumbing fixtures and composting facilities we are planning to dramatically reduce the project's potable water needs.

Project Description: This project aims to sensitively develop a commercially zoned, 2.09 acres "Neighborhood Service Center" property in the heart of the Rolling Bay neighborhood, near the intersection of Sunrise and Valley (just north of the "Jiffy Mart" property). The proposal is for five buildings and associated site features including mixed-uses of retail, office space, food service, and five residential units in the form of detached houses and apartments. The buildings and parking are composed to create an internal landscaped courtyards that will provide outdoor gathering places open to the public, and provide and promote pedestrian circulation through the site. There is open meadow space for public enjoyment. The intention is to develop the site and architecture to fit the Rolling Bay economic and neighborhood scale, and provide a modest amount of new commercial space consistent with the principles of the "NSC" zoning, and for the local demand in Rolling Bay. By developing this property in this way, it should become a real asset for the community, both in the immediate neighborhood and for Bainbridge Island as a whole.

Design Review Board Design Guideline Checklist
Rolling Bay Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To encourage compatible development.	Development of a Special Planning Area plan in conjunction with local residents and property owners is recommended and encouraged. Design guidelines shall be consistent with the adopted plan.	Feedback from the community about the NSC was gathered through questionnaires, public discussions, meetings and a public workshop held over the last several years. The workshop posed questions to the community regarding the assets, the problems, and the vision for Rolling Bay, and for the Neighborhood Service Center. Input gathered from these events has been considered and incorporated into the design.	
2.	To encourage the continuance of the existing aesthetics of the area.	Continue the scale and character of existing buildings.	The forms, massing and proportions of the historic Bay Hay and Feed store complex is an inspiration for the architectural language of this project, clearly echoed on the south east corner of the Sunrise Market main building. We are striving for timelessness and compatibility with the architecture. The buildings are designed to intentional feel as if they were built over time, yet are still connected as a whole. The architecture is modest, building sizes limited and kept separate to lower the size impact on the community. A priority is to be a good fit to the neighborhood.	

Design Review Board Design Guideline Checklist
Rolling Bay Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3.	To minimize the appearance of parking lots.	Parking shall be behind buildings or in a single row along the street.	Off-street parking is behind the structure on Sunrise Drive, and mitigated with landscaping. On-street parallel parking on Sunrise Drive has been provided for.	
4.	To strengthen the designation of Rolling Bay as a Neighborhood Service Center.	Develop a public “green” at or near the intersection of Sunrise Drive and Valley Road.	The property at Sunrise Drive and Valley Road is not under the control of the <i>Sunrise Square</i> project at this time. However, a large public courtyard and sun terrace with landscaping, and places for the community to enjoy is provided and connections have been made to the street intersection and existing SE “green”.	
5.	To encourage pedestrian orientation.	Ground floor retail is preferred along the sidewalks.	There are several ground floor retail spaces designed along the sidewalk, and on the interior of the courtyard. See site plan.	

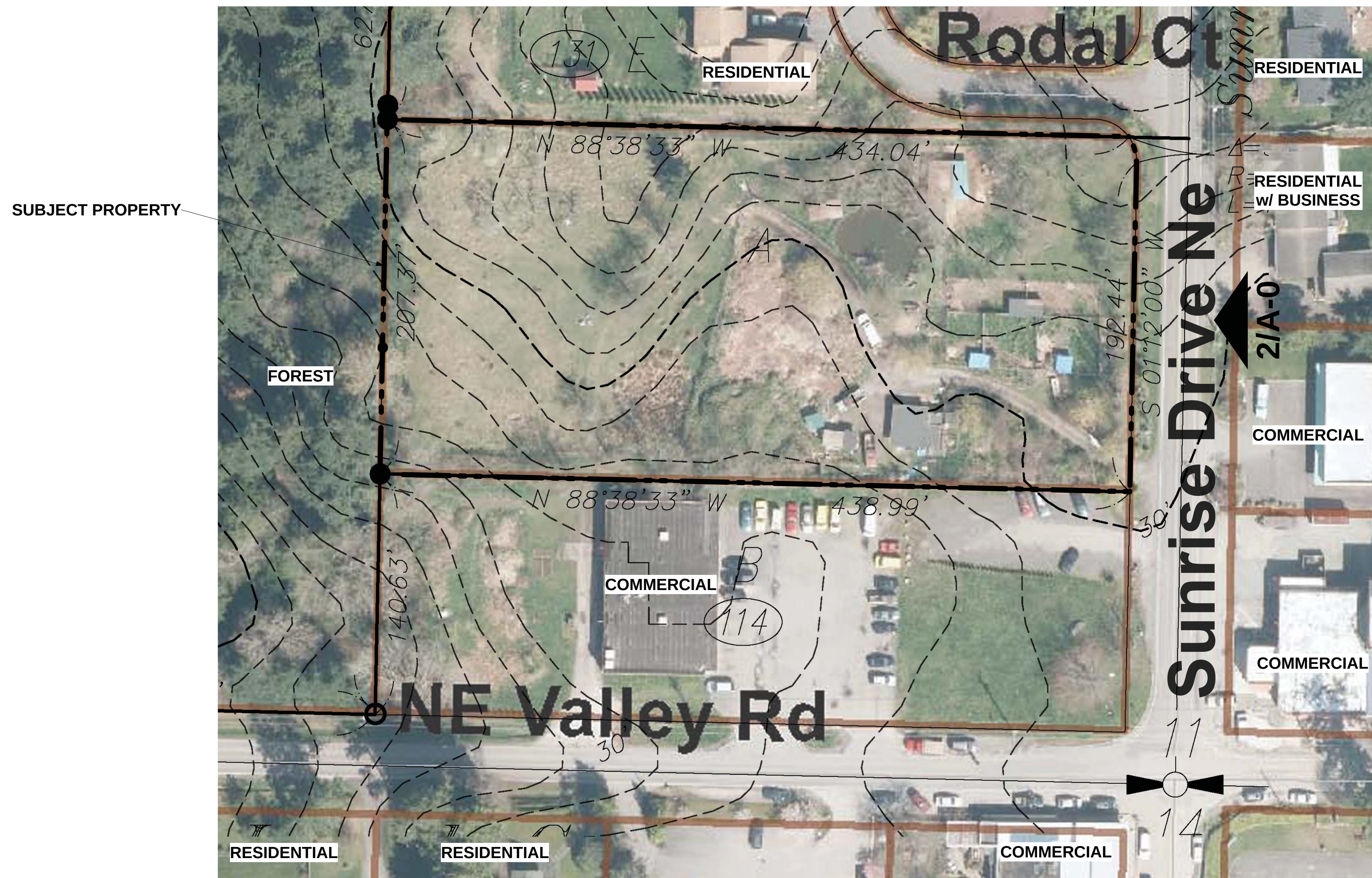
Guidelines Requiring Action per DRB:

DRB Summary Motion on Actions:

Design Review Board Design Guideline Checklist
Rolling Bay Design Guidelines– BIMC 18.18.030



2 EXISTING STREETSCAPE VIEW LOOKING WEST FROM SUNRISE DRIVE
NotToScale



1 EXISTING CONTEXT SITE MAP
NotToScale

DATE	REVISIONS
12-27-16	SPR SUBMITTAL

STUDIO HAMLET
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206.842.7955
www.studiohamlet.com

ROLLING BAY LAND CO.
SUNRISE SQUARE
APN#112502-3-113-2000
Sunrise Drive NE
Bainbridge Island, WA

EXISTING CONTEXT
SITE MAP &
STREETSCAPE VIEW

DATE:	DEC 27, 2016
SCALE:	N.T.S.
DRAWN:	BH
JOB #:	#1323
SHEET:	

A-0.2

PROPOSED 2-STORY MIXED-USE BUILDING
1ST FLOOR: 5 COMMERCIAL UNITS & 1 APARTMENT
2ND FLOOR: 2 APARTMENTS

PROPOSED 1-STORY MECHANICAL BLDG

PROPOSED 2-STORY RESIDENCE
PROPOSED 2-STORY RESIDENCE

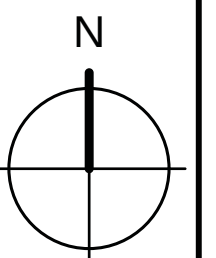
PROPOSED 1-STORY RESTAURANT

PROPOSED DRIVEWAY & PARKING



BOUNDARY OF NSC ZONE

APPROX. TOTAL FLOOR AREA
IN SQUARE FEET



DATE	REVISIONS
12-27-16	SPR SUBMITTAL

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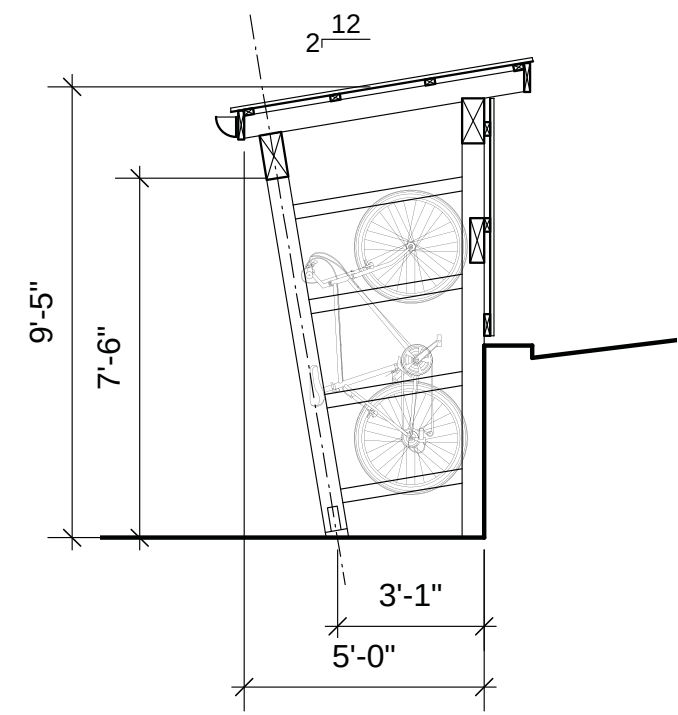
ROLLING BAY LAND CO.
SUNRISE SQUARE
APN#112502-3-113-2000
Sunrise Drive NE
Bainbridge Island, WA

**SITE VICINITY &
ZONING MAP**

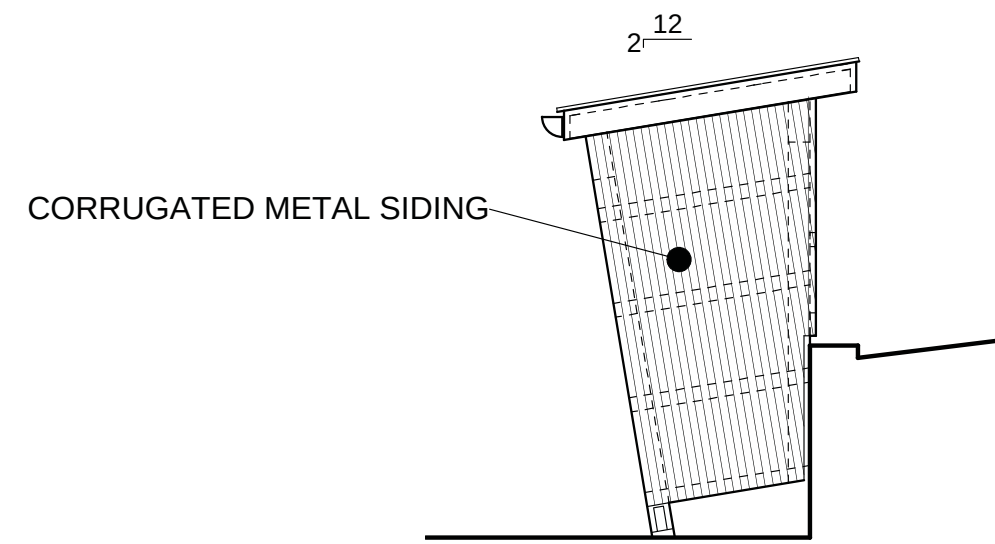
DATE:	DEC 27, 2016
SCALE:	1" = 50'-0"
DRAWN:	BH
JOB #:	#1323
SHEET:	

A-0.3

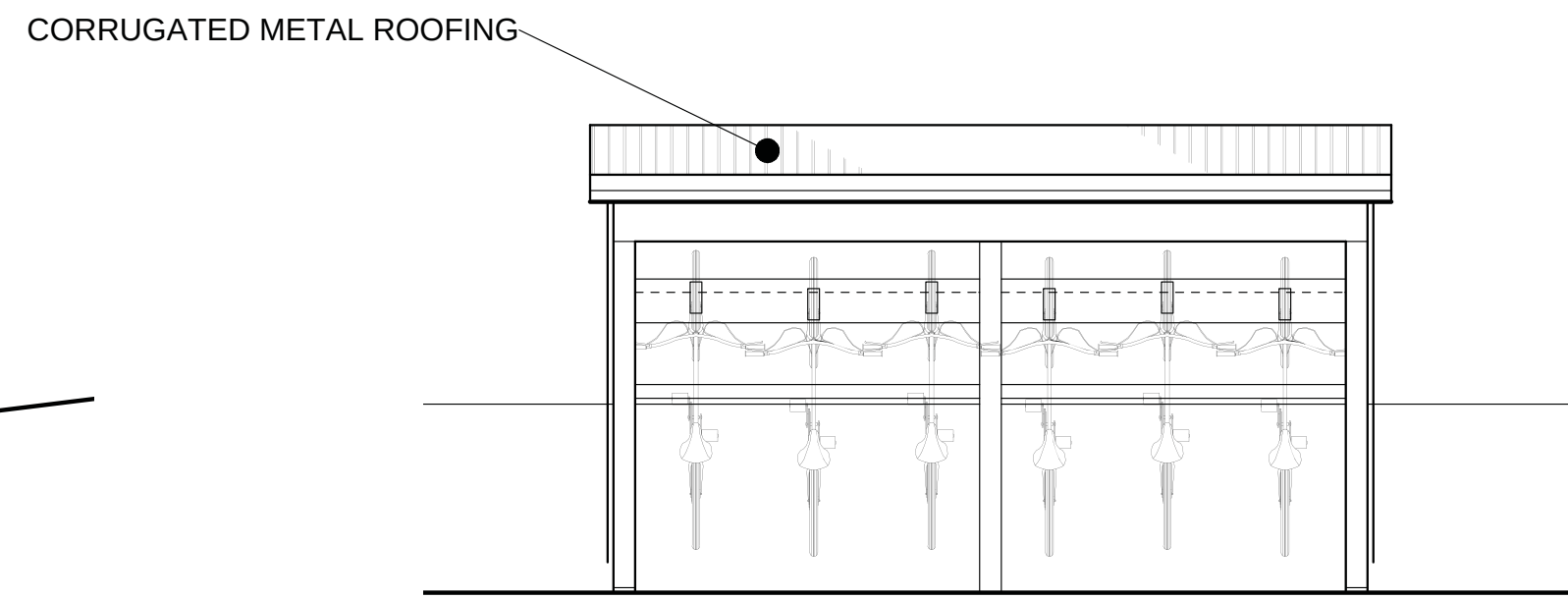




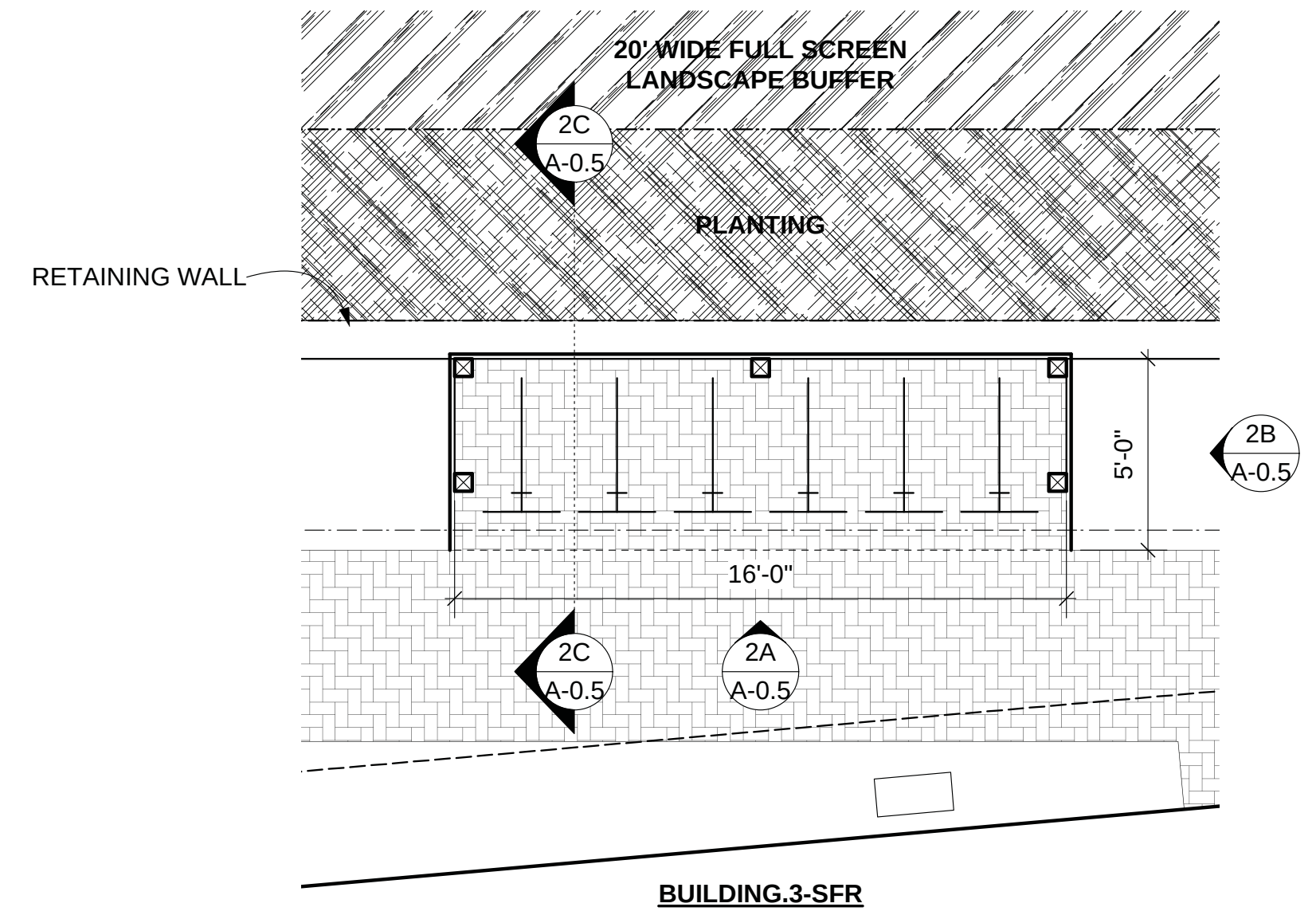
2C SECTION
1/4"=1'-0"



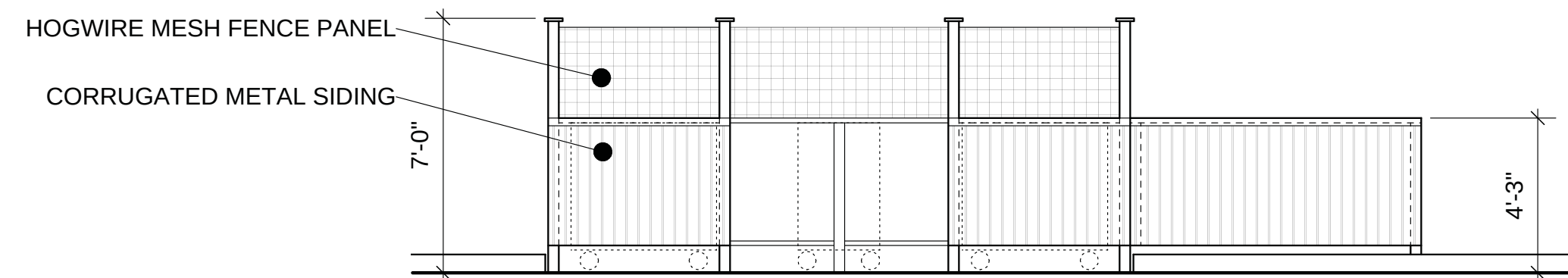
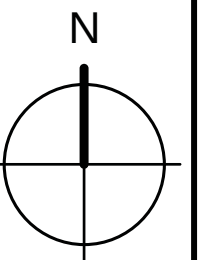
2B SIDE ELEVATION
1/4"=1'-0"



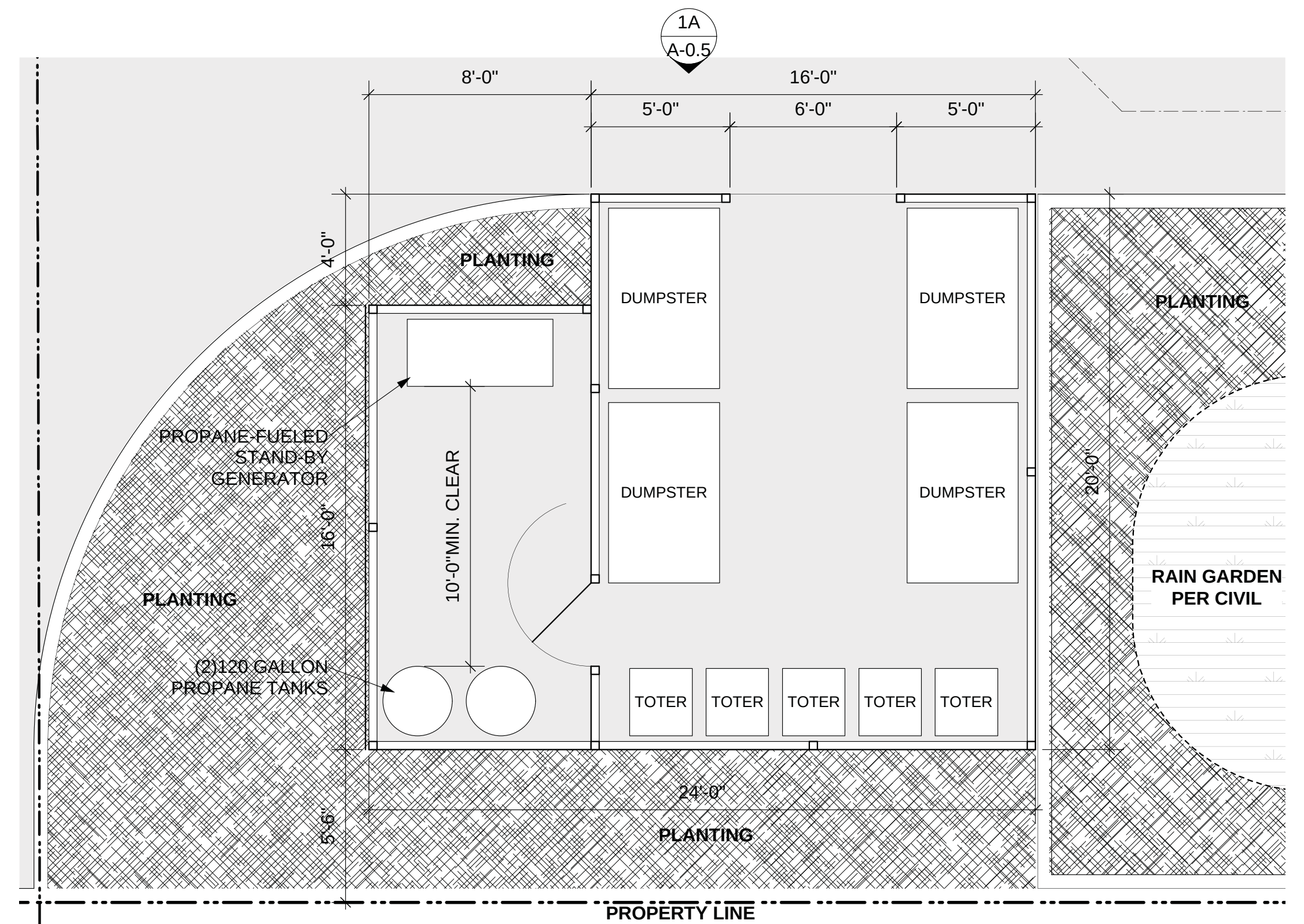
2A FRONT ELEVATION
1/4"=1'-0"



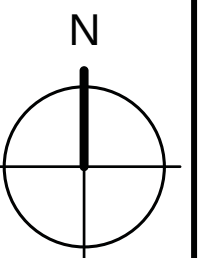
2 RESIDENTIAL BIKE & STORAGE SHED PLAN
1/4"=1'-0"



1A FRONT ELEVATION
1/4"=1'-0"



1 RECYCLING, TRASH, GENERATOR ENCLOSURE PLAN
1/4"=1'-0"



DATE:	REVISIONS
12-27-16	SPR SUBMITTAL

STUDIO HAMLET
ARCHITECTS
Russell Hamlet, AIA
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Bainbridge Island, WA 98110
206.842.7355
www.studiohamlet.com

ROLLING BAY LAND CO.
SUNRISE SQUARE
APN#112502-3-113-2000
Sunrise Drive NE
Bainbridge Island, WA

SITE ELEMENTS

DATE:	DEC 27, 2016
SCALE:	1/4"=1'-0"
DRAWN:	BH
JOB #:	#1323
SHEET:	

A-0.5

TUBE – model: WS-W26
LED Outdoor



Dark Sky Friendly



Brushed Aluminum

Up & Down Light



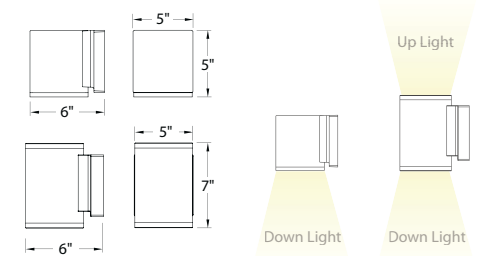
Black

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION
Precision engineering using the latest energy efficient LED technology with a built-in reflector for superior optics. An appealing cylindrical profile with powerful LED single and dual-ended lighting perfect for accent and wall wash lighting.

- FEATURES**

 - IP65 rated - Wet location listed
 - Aluminum construction with etched glass
 - Universal driver (20K, 20K, 277V) only for WS-W2604
 - 277V option available special order (only for WS-W2605)
 - Integral transformer in luminaire
 - Replaceable LED module
 - 70,000 hour rated life
 - Color Temp: 3000K
 - CRI: 90
- SPECIFICATIONS**

Construction: Aluminum

Light Source: High output LED

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer

Mounting: Mounts directly to junction box

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GR), and White (WT)

Model	Type	Height	Watt	LED Lumens	Delivered Lumens	Finish
WS-W2605	Dark Sky Friendly	5"	18W	1235	1145	AL, Brushed Aluminum BK, Black BZ, Bronze GR, Graphite WT, White
WS-W2604	Up & Down Light	7"	32W	2470	2185	

Example: WS-W2604-BK
For 277V special order, add an "S" before the finish: WS-W2604S-AL

Modern Forms - A WAC Lighting Company
www.modernforms.com
Phone (800) 526-2588 • Fax (800) 526-2585

Headquarters/Western Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515-5000 • Fax (516) 515-5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91765
Phone (909) 526-2588 • Fax (909) 526-2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 2014



TYPICAL BUILDING EXTERIOR LIGHT FIXTURE

LSI ABOLITE® LED ANGLED REFLECTOR (AR)



10 lumens 1000102 & 1000103 & 1000104 & 1000105 & 1000106 and 1000107, lumens pending

APPLICATIONS - Signage Lighting and Accent Lighting, Interior or Exterior.

PRODUCT HIGHLIGHTS

- **Green Energy Saving** - Reduces greenhouse gas emissions, slashes operating costs, extends life and eliminates costly lamp disposal involving mercury waste.
- **Long Lasting Sparkle** - LED light beam contains no heat, and no UV, which means degradation in color or quality of the product under display is minimized.
- **Dramatically Lower Maintenance Costs** - 50,000-hour LED source extends life 3 to 5 times as compared to conventional HID sources, 30 times incandescent.
- **Integrated Power Supply** - Built into fixture allowing RLM to be connected directly to line voltage.

EXPECTED LIFE - Minimum 50,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

LEDs - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K), and Warm White (3000K) color temperatures. 70 CRI CW, 80 CRI NW and WW.

OPTIONAL DIRECTIONAL OPTICS - Allows field adjustment of the light beam for directional illumination of signage.

REFLECTOR - Heavy duty spun galvanized steel construction with polyester powder coat finish.

LIGHT OUTPUT - With an input power of 11 watts: DO - Optional Directional Optics (nominal) - Cool White - 570 lumens, Neutral White - 510 lumens and Warm White - 745 lumens. Symmetrical Optics (nominal) - Cool White - 905 lumens, Neutral White - 760 lumens and Warm White - 700 lumens.

MOUNTING - Fixed hub tapped for 3/4" NPT conduit. Pre-wired with 96" leads. Not designed for uplight applications.

ELECTRICAL - Integral, surge protected power supply operates on 120-240 VAC (50/60Hz) input; no external power supplies required.

DRIVER - State-of-the-art driver designed specifically for RLM fixtures provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with FCC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Available in either architectural textured, high gloss or satin finish.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



TYPICAL SIGNAGE LIGHT FIXTURE



Style to live by™



Dome 3000K LED Path Light BKT

1510BK730R (Textured Black)

Product Description: 3000K PURE-WHITE LED DOME PATH LIGHT - New in Design This LED is a wide path and spread light in a Textured Black finish that is undisturbed in the landscape.

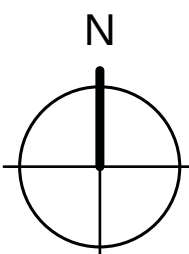
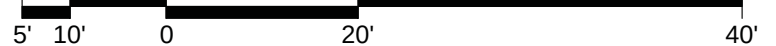
Available Finishes
Textured Architectural Bronze
Textured Architectural Bronze
Bronzed Brass
Textured Black
Textured Black

Technical Information

Weight:	3.00 LBS
Safety Rated:	Wet
Color Rendering Index:	80
Expected Life Span:	40,000 HRS
Operating Voltage Range:	9V-15V
Width:	8.25"
Height:	22.50"
Length:	8.25"
Lamp Included:	Integrated
Lead Wire Length:	24" - 50"
Voltage:	12V
Light Source:	LED
Kelvin Temperature:	3000K
Number of Bulbs:	1
Lamp Type:	LED
Max Watt:	4.3W
Finish:	Textured Black

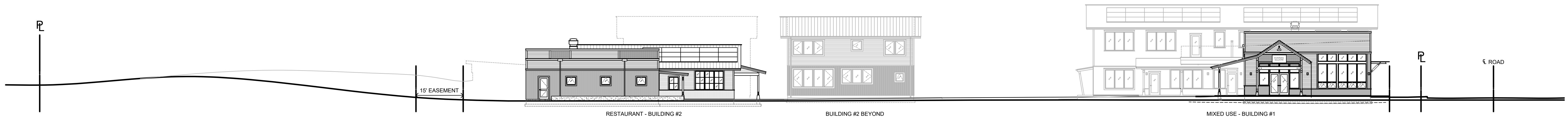
TYPICAL LANDSCAPE LIGHT FIXTURE

1 SITE LIGHTING PLAN
1"=20'





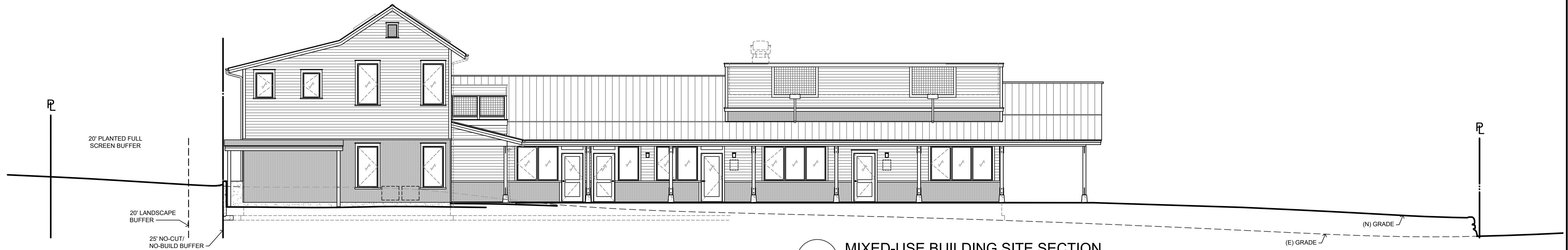
A MIXED-USE BUILDING STREET VIEW / SITE SECTION
SCALE: $\frac{1}{8}" = 1'-0"$



B SITE SECTION
SCALE: $\frac{1}{16}" = 1'-0"$



C SITE SECTION
SCALE: $\frac{1}{16}" = 1'-0"$



D MIXED-USE BUILDING SITE SECTION
SCALE: $\frac{1}{8}" = 1'-0"$

DATE:	REVISIONS
12-28-16	SPR SUBMITTAL

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ROLLING BAY LAND COMPANY
SUNRISE SQUARE
APN #112502-3-113-2000
Sunrise Drive NE
Bainbridge Island, WA

SITE SECTIONS

DATE:	DECEMBER 28, 2016
SCALE:	AS NOTED
DRAWN:	RMB
JOB #:	#1323
SHEET:	

A-0.8



1 VIEW FROM SOUTHEAST



2 VIEW FROM SOUTHWEST

DATE:	REVISIONS
12-28-16	SPR SUBMITTAL

S T U D I O H A M L E T
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ROLLING BAY LAND COMPANY
SUNRISE SQUARE
 APN #112502-3-113-2000
 Sunrise Drive NE
 Bainbridge Island, WA

SITE
AERIAL
VIEWS

DATE:	DECEMBER 28, 2016
SCALE:	AS NOTED
DRAWN:	RMB
JOB #:	#1323
SHEET:	

A-0.9



DATE:	REVISIONS
12-28-16	SPR SUBMITTAL

S T U D I O H A M L E T

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ROLLING BAY LAND COMPANY

SUNRISE SQUARE
APN #112502-3-113-2000
Sunrise Drive NE
Bainbridge Island, WA

**BUILDING
PERSPECTIVES**

DATE:	DECEMBER 28, 2016
SCALE:	AS NOTED
DRAWN:	RMB
JOB #:	#1323
SHEET:	

A-0.10



NEARBY HISTORIC BAY HAY & FEED BUILDING

METAL ROOFING

WOOD TRIM, DETAILS

CEMENT BOARD SIDING



CORRUGATED METAL SIDING

2

CONCEPTUAL MATERIAL AND COLOR PALETTE
NotToScale



1

CONCEPTUAL STREETFRONT ELEVATION RENDERING LOOKING WEST FROM SUNRISE DRIVE
NotToScale

DATE:	REVISIONS
12-27-16	SPR SUBMITTAL

STUDIO HAMLET
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ROLLING BAY LAND CO.
SUNRISE SQUARE
APN#112502-3-113-2000
Sunrise Drive NE
Bainbridge Island, WA

MATERIALS & COLORS

DATE:	DEC 27, 2016
SCALE:	N.T.S.
DRAWN:	BH
JOB #:	#1323
SHEET:	

A-0.11

Plant List

Symbol	Quan.	Botanical Name/ Common Name/ Size	Mature Ht.	Native (N) Drought Tol. (DT)
Deciduous Trees:				
AA	5	Amerlanchier alnifolia/ Western Serviceberry/ 6' ht.	10' ht.	N
AC	18	Acer circinatum/ Vine Maple/ 8' ht. multi-stem	15' ht.	N
AR	9	Acer rubrum 'Redpoint'/ Redpoint Maple/ 2" cal.	40' ht.	DT
CH	3	Cercis canadensis 'Hearts of Gold'/ Hearts of Gold Redbud/ 5' ht. multi-stem	12' ht.	DT
CS	4	Cornus nuttallii 'Starlight'/ Starlight Dogwood/ 2" cal.	30'	N
KP	3	Koeleruteria paniculata/ Goldenrain Tree/ 2" cal.	30' ht.	DT
M/P	10	Malus/Prunus Semi-dwarf Apple and Plum/ 1 1/2" cal.	20' ht.	DT
MS	4	Malus 'Sugar Tyme' Sugar Tyme Crabapple	15'	DT
PV	10	Parrotia persica 'Vanessa'/ Vanessa Persian Ironwood/ 2" cal.	30' ht.	DT
RP	11	Rhamnus purshiana/ Cascara/ 2" cal.	30' ht.	N
Evergreen Trees:				
AG	2	Abies grandis/ Grand Fir/ 5'-6' ht.	100'	N
AU	5	Arbutus unedo/ Strawberry Tree/ 4'-5' ht.	20' ht.	near native
CD	7	Calocedrus decurrens/ Incense Cedar/ 6'-7' ht.	40' ht.	N
CG	10	Chamaecyparis obtusa 'Gracilis'/ Slender Hinoki Cypress/ 5'-6' ht.	20' ht.	DT
CN	7	Chamaecyparis nootkatensis/ Alaska Yellow Cedar/ 5'-6' ht.	30' ht.	N
PI	2	Pinus contorta 'Contorta'/ Shore Pine/ 6'-7' ht.	45' ht.	N
TE	31	Thuja plicata 'Excelsa'/ Excelsa Cedar/ 5'-6' ht.	35' ht.	near native
TM	3	Tsuga mertensiana/ Mountain Hemlock/ 5'-6' ht.	20' ht.	N
TV	9	Thuja plicata 'Virescens'/ Virescens Cedar/ 5'-6' ht.	20' ht.	near native
Deciduous Shrubs:				
PF	22	Potentilla fruticosa/ Shrubby Cinquefoil/ 5 gallon	3' ht.	N
PL	8	Philadelphus lewisii/ Mock Orange/ 5 gallon	5' ht.	N
RR	18	Rosa rugosa/ Ramanas Rose/ 5 gallon	4' ht.	near native
RS	6	Ribes sanguineum/ Red Flowering Currant/ 5 gallon	8' ht.	N
SA	17	Symphoricarpos albus/ Common Snowberry/ 2 gallon	4' ht.	N
SP	8	Salix purpurea 'Nana'/ Dwarf Arctic Willow/ 5 gallon	5' ht.	near native
VC	20	Vaccinium corymbosum/ Blueberry/ 5 gallon	4'-6' ht.	N
Evergreen Shrubs:				
AUC	24	Arbutus unedo 'Compacta'/ Compact Strawberry Tree/ 5 gal.	8' ht.	DT
EG	10	Euonymus japonica 'Green Spire'/ Green Spire Euonymus/ 5 gallon	5' ht.	DT
LN	45	Lonicera nidita/ Box Honeysuckle/ 5 gallon	6' ht.	DT
MA	46	Mahonia aquifolium/ Oregon Grape/ 5 gallon	6' ht.	N
MC	18	Myrica californica/ Pacific Wax Myrtle/ 5 gallon	10' ht.	N
NG	43	Nandina domestica 'Gulf Stream'/ Gulf Stream Heavenly Bamboo/ 5 gallon	5' ht.	DT
VO	80	Vaccinium ovatum/ Evergreen Huckleberry/ 2 gallon	6' ht.	N
VS	39	Vaccinium ovatum 'Scarlet Ovation'/ Dwarf Huckleberry/ 3 gallon	30' ht.	N



Low Shrubs/Perennials/Grasses/Groundcover:

Hebe glaucophylla	DT
Nandina 'Moon Bay/ Moon Bay Heavenly Bamboo	DT
Chiosya ternata/ Mexican Orange	DT
Miscanthus sinensis 'Adagio/ Dwarf Maiden Grass	N
Eriophyllum lanatum/ Oregon Sunshine	DT
Salvia nemerosa 'May Night/ May Night Salvia	DT
Nepeta 'Walkers Low/ Walker's Low Catmint	N
Achillea millefolium/ Common Yarrow	N
Echinacea purpurea/ Purple Cone Flower	N
Sedum oregonum/ Stonecrop	N
Aster subspicatus/ Native Aster	DT
Veronica p. 'Georgia Blue'	DT

Low Shrubs/ Grasses/ Groundcover:

Lonicera pileata/ Boxleaf Honeysuckle	DT
Fragaria chiloensis/ Sand Strawberry	N
Potentilla fruticosa/ Shrubby Cinquefoil	N
Carex o. 'Evercolor Everest/ Everest Sedge	DT
Cotoneaster dammeri/ Bearberry	DT

Upright Shrubs:

Nandina d. 'Gulf Stream/ Gulf Stream Heavenly Bamboo	DT
Euonymus 'Greenspire'	DT
Mahonia aquifolium/ Oregon Grape	N

Low Shrubs/ Perennials/ Groundcover:

Nandina d. 'Moon Bay/ Moon Bay Heavenly Bamboo	DT
Potentilla fruticosa/ Shrubby Cinquefoil	N
Achillea millefolium/ Common Yarrow	N
Mahonia repens/ Creeping Oregon Grape	N

Groundcover:

Epimedium 'Frohneiten'	DT
Helleborus argutifolius/ Corsican Hellebore	DT

Native Groundcover:

Polystichum munitum/ Sword Fern	N
Gaultheria shallon/ Salal	N
Oxalis oregona/ Redwood Sorrel	N
Mahonia repens/ Creeping Oregon Grape	N

Rain Garden Grasses/ Perennials:

Juncus effusus 'Quart Creek/ Quartz Creek Rush	N
Carex opprta/ Slough Sedge	N
Polystichum munitum/ Sword Fern	N
Iris versicolor/ Blueflag	N

Tree Retention:

The site is largely cleared with some ornamental trees, young alders and fruit trees in poor condition. Two alders, one willow and one apple tree shall be retained and are designated with (E). Four significant Italian poplar and two red alder in the eastern buffer shall be removed, as recommended in the submitted report by arborist Katy Bigelow, due to the significant impact to critical root areas by grading for street improvements.

Screening Requirements:

Full Screen Landscape Buffer on North Side

Required: 43 Trees (70% Evergreen)
108 Evergreen Shrubs
Groundcover
Provided: 40 Evergreen Trees and 3 Deciduous Trees (43 Total)
117 Evergreen Shrubs
Evergreen Groundcover

Full Screen Landscape Buffer on West Side:

Required: 20 Trees (70% Evergreen)
51 Evergreen Shrubs
Evergreen Groundcover
Provided: 17 Evergreen Trees and 3 Deciduous Trees (20 Total)
54 Evergreen Shrubs
Evergreen Groundcover

Filtered Screen Landscape Buffer on East Side:

Required: 6 Deciduous Trees
Shrubs at 3' spacing
Groundcover
Provided: 11 Deciduous Trees
Shrubs at 3' spacing
Groundcover

Parking Lot Landscaping:

Required: 5 Deciduous Trees (1 tree per 8 parking stalls)
Evergreen Groundcover
Provided: 9 Deciduous Trees
Evergreen Groundcover

Total Site Tree Unit Requirements:

Required: 80 Tree Units (40 per acre x 2 acres)
Provided: 82 Tree Units
82 new trees @ 1 unit each
Note: The tree unit total does not include required trees in buffer zones or required parking lot trees.

Tree Protection Strategies and Limits of Construction:

Install temporary fencing around the drip line of all trees to remain in the construction zone. Temporary fencing is intended to keep equipment away from the root zones of trees that are to remain.

Vegetation Clearing Strategies:

Remove the stumps of all trees that are removed. Any clearing that is required below trees that are designated to remain shall be done by hand.

Topsoil Protection and Reuse Strategies and Native soil

Amendment Strategies:

Stockpile native topsoil from all building sites and from below parking and driveway areas. This topsoil can then be amended by mixing in screened compost at a ratio of 1/3 compost to 2/3 stockpiled topsoil. This amended native soil shall be spread on all new planting areas at a depth of 6".

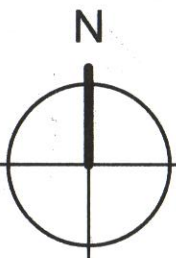
Planting Times and Mulching:

Whenever possible schedule the planting between the months of October and May, avoiding any periods of freezing weather. Landscape Architect shall approve the placement of all plants prior to planting. All planting beds shall be mulched with 2" of compost mulch after planting.

Irrigation:

Provide drip irrigation to all new planting areas. All drip irrigation lines shall be buried below the mulch. The irrigation shall be used the first two summers on a weekly basis and after that only during periods of prolonged drought.

1 LANDSCAPE PLAN
1"=20'



5' 10' 0 20' 40'

DATE:	REVISIONS:

CATHERINE MICAUD
LANDSCAPE
ARCHITECTURE
7361 Island Cnt. Rd. N.E.
Bainbridge Island, WA 98110
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ROLLING BAY LAND CO.
SUNRISE SQUARE

APN#112502-3-113-2000

Sunrise Drive NE
Bainbridge Island, WA

LANDSCAPE PLAN

DATE:	OCT 07, 2016
SCALE:	1"=20'-0"
DRAWN:	CM
JOB #:	#1323
SHEET:	

L-1



Permeable Paver



Bubbler Fountain In Courtyard



Sheep Sculpture Options for Meadow

DECIDUOUS TREES



Amelanchier 'Autumn Brilliance'



Acer circinatum



Acer rubrum 'Redpoint'



Cercis 'Ace of Hearts'



Cornus nutallii 'Starlight'



Koelreuteria paniculata



Malus/ Prunus



Malus 'Sugar Tyme'



Pyrus c. 'Cleveland Select'



Parrotia persica



Rhamnus purshiana

EVERGREEN TREES



Abies grandis



Arbutus unedo



Calocedrus decurrens



Chamaecyparis o. 'Gracillis'



Chamaecyparis nootkatensis



Pinus contorta 'Contorta'



Thuja plicata 'Excelsa'



Tsuga mertensiana



Thuja p. 'Virescens'

DECIDUOUS SHRUBS



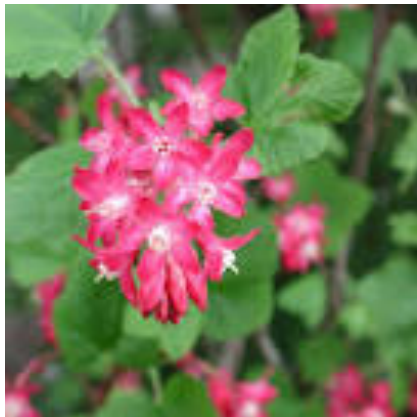
Potentilla fruticosa



Philadelphus lewisii



Rosa rugosa



Ribes sanguineum



Symphoricarpos albus



Salix purpurea 'Nana'



Vaccinium corymbosum

EVERGREEN SHRUBS



Arbutus unedo 'Compacta'



Euonymus 'Green Spire'



Lonicera nidita



Mahonia aquifolium



Myrica californica



Nandina d. 'Gulf Stream'



Vaccinium ovatum



Vaccinium 'Scarlet Ovation'

ZONE 1



Hebe glaucophylla



Nandina d. 'Moon Bay'



Salvia n. 'May Night'



Achillea 'Moonshine'



Echinacea purpurea



Sedum oregonum



Aster subspicatus



Veronica 'Georgia Blue'

ZONE 2



Lonicera pileata



Fragaria chiloensis



Potentilla fruticosa



Carex o. 'Evercolor Everest'



Cotoneaster dammeri

ZONE 3



Nandina d. 'Gulf Stream'



Euonymus 'Greenspire'



Mahonia aquifolium

ZONE 4



Nandina d. 'Moon Bay'



Potentilla fruticosa



Achillea millefolium



Mahonia repens

ZONE 5



Epimedium 'Frohnleiten'



Helleborus orientalis

ZONE 6



Polystichum munitum



Gaultheria shallon



Oxalis oregana



Mahonia repens

ZONE 7



Juncus e. 'Quartz Creek'



Carex opnupta



Polystichum munitum



Iris versicolor

Sunrise Square is a proposed mixed-use development of five buildings, with associated infrastructure such as stormwater facilities, on-site septic, driveways, parking, landscaping, and street-frontage improvements, on an undeveloped 2.09 acre parcel in the Rolling Bay Neighborhood Service Center. Proposed uses consist of 7,105 square feet of commercial space including retail, office, food-service, and five residential units as two detached homes and three apartments. Construction will begin mid-2017 with site preparation and development, followed by construction of buildings and infrastructure. Occupancy planned for mid-to-late-2018.

The site plan and project design meets and conforms to the applicable NSC zoning regulations for permitted uses, dimensional standards including residential bonus density, maximum lot coverage, setbacks, maximum building height, and development standards including landscaping requirements and parking lot design. Landscaping requirements such as minimum perimeter and roadside landscape buffers, and parking lot landscaping are integral to the site plan. The retention of significant trees and the planting plan meet the minimum total site tree units.

The location and arrangement of buildings and site plan elements such as generous outdoor courtyards, covered walkways and sidewalks provides for safe and efficient pedestrian use and circulation. Ample bicycle parking on-site and a dedicated bicycle lane at the street will be provided with the street-frontage improvements.

The proposed on-site septic system is designed to meet the applicable Kitsap County Health District regulations to accommodate the proposed uses in terms of necessary land area, soil type and natural characteristics. A significant portion of the site is retained for drainfield area. High-strength commercial wastewater will be treated accordingly. KPUD has provided non-binding water availability for water service.

A stormwater drainage plan has been designed to provide adequate treatment for new impervious surface runoff and to maintain pre-developed flows and drainage patterns. Proposed street-front improvements including sidewalks, parking and bicycle lane, are coordinated with adjacent properties, and the proposed site access is located in the safest place for sight distance and relationship to existing access across the street.

The Rolling Bay design guidelines have been addressed in the proposal and accommodate public input for what uses and features are sought by the neighborhood and what would best serve the community as a whole. Design of the architecture is intended to blend with and continue the aesthetics, scale and character of existing nearby buildings. The site design is composed to minimize the appearance of the parking lot and to encourage pedestrian oriented use of the spaces and circulation around the buildings.

The proposed project conforms to the comprehensive plan by providing expanded opportunities for more diversity of small-scale businesses and residents in the Rolling Bay Neighborhood Service Center. The site plan design preserves a quarter of the site as open space for public enjoyment, and also provides more open space within the development in the form of pedestrian and bicycle oriented courtyards.



Katy Bigelow
206.351.1375
arboristkaty@gmail.com

May 1, 2016

ATTN: Lisa Martin
Rolling Bay Land Company
PARCEL: Sunrise Drive NE
Bainbridge Island, WA 98110

Dear Mrs. Martin:

Thank you for having me evaluate trees at the proposed Sunrise Square development site on Sunrise Drive NE on Bainbridge Island. To evaluate the trees addressed in this memo I combined my field experience and education with current accepted practices as defined by the American National Standards Institute (ANSI) and the International Society of Arboriculture (ISA).

The tools I use to make an assessment are limited to a rubber mallet, binoculars, compass, laser pointer and hand trowel unless otherwise noted. A visual tree assessment and other methods are only conclusive for the day of inspection and do not guarantee that conditions will remain the same in the future.

I was asked by Mrs. Martin to assess several significant trees in buffer areas of a proposed mixed use development on Bainbridge Island. I was specifically asked to determine the health of the trees and determine if they would be impacted by the proposed development plans in buffer areas. I completed my assessment on April 28, 2016.

Summary

The east and north buffer areas are sporadically populated with ornamental trees and few native trees. I evaluated six trees growing in these areas (see Site Plan and Photos 1 & 2).

Specifically I evaluated four Italian poplar trees (*Populus nigra 'Italica'*) two red alder (*Alnus rubra*) trees. The poplar trees are in very good condition with long increments of new growth. The alder trees are in fair condition and grow amongst a clump of other smaller alders.

A concrete sidewalk and utilities are proposed to be sited within the driplines of all the trees. More importantly, site grading will significantly impact all of the trees critical root zones at least 75 percent. None of the trees I evaluated would be considered a long term viable or safe tree after development activities if the proposed plan is implemented.

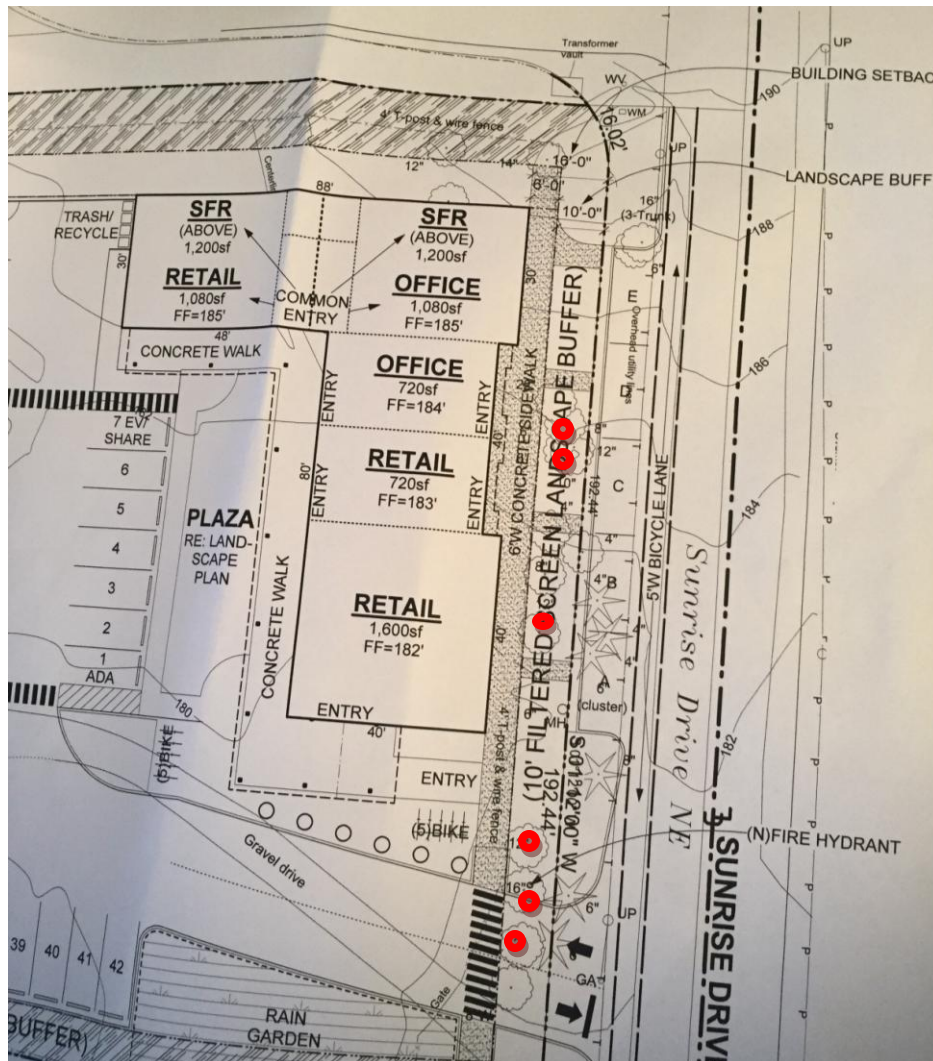
I recommend removing the six trees to the ground and grinding or pulling out their stumps before development activities occur. Both species are known for growing back rapidly from stumps; this would significantly impact new hardscaping in their immediate areas.

Thank you very much for calling me for your arboricultural concerns.



Katy Bigelow
PNW ISA member # PN-3069AT
Tree Risk Assessment Qualified
Registered Consulting Arborist® #49

Site Plan



 = Significant trees recommended for removal.

Photos



Photo 1: Two of the alder trees recommended for removal.



Photo 2: Some of the poplar trees recommended for removal.

Assumptions, Limiting Conditions and General Waiver

I, Katy Bigelow, certify that:

I have personally inspected the tree(s) and or the property referred to in this report;

I have no current or prospective financial or other interest in the vegetation or the property which is the subject of this report and have no personal interest or bias in favor of or against any of the involved parties or their respective position(s), if any;

The analysis, opinions and conclusions stated herein are the product of my independent professional judgment and based on current scientific procedures and facts, and the foregoing report was prepared according to commercially reasonable and generally accepted arboricultural standards and practices for the Pacific Northwest and Puget Sound areas;

The information included in this report covers only those trees that were examined and reflects the condition of the trees as of the time and date of inspection;

This report and the opinions expressed herein are not intended, nor should they be construed, as any type of warranty or guarantee regarding the condition of the subject trees in the future;

Covenants, Conditions, and Restrictions (“CC&Rs”) may restrict the number, type and height of vegetation on the subject property, and I have made no investigation regarding whether the property is subject to such CC&Rs; and

To the best of my knowledge and belief, all statements and information in this report are true and correct and information provided by others is assumed to be true and correct.

I am not an attorney or engineer. This report does not cover these areas of expertise and represents advice only of arboricultural nature. Without limiting the generality of the preceding sentence, it is specifically understood that nothing contained in this report is intended as legal advice, or advice or opinions regarding soil stability or zoning laws, and this report should not be relied upon to take the place of such advice.



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Department of Planning and community development

Memorandum

Date: March 15, 2017

To: Design Review Board

From: Kelly Tayara, Planner

Subject: Housing Design Demonstration Projects and Cumulative Impacts - Introduction

Design Review Board (DRB) and Housing Design Demonstration Projects (HDDP)

The DRB acts as both an advisory and review body for HDDP projects, and provides review and recommendation regarding compliance with design guidelines, as applicable.

In their March 6, 2017 meeting, the DRB requested information regarding cumulative impacts of the HDDP program.

The Development of the HDDP Program

Under the Growth Management Act, the City must include provisions to accommodate projected population growth in a manner that reduces sprawl and encourages growth in urban areas which can provide urban services, such as public sewer and water. The HDDP program was developed as one method to accommodate the goals of the Comprehensive Plan: The framework of the Comprehensive Plan included goals to accommodate 50% of growth in Winslow and five percent in the Neighborhood Service Centers. To encourage growth in Winslow, the HDDP program is limited to those properties within the Winslow Sewer Service Area.

The Purpose and Goals of the HDDP Program

The purpose of the program is to allow the development of housing projects that increase the variety of housing choices available to underserved portions of the socio-economic spectrum, and to promote compact, low-impact development where it is most appropriate. Further, its purpose is to encourage high quality and innovation in building design, site development, and “green” building practices.

The goals of the program are to increase the housing supply and the choice of housing styles available in the community; to promote socio-economic diversity by adding to the stock of income-qualified housing; to encourage development of smaller homes, at reasonable prices, in neighborhoods attractive to a mix of income and age levels; and to demonstrate that innovative design and building techniques (conserving water and energy, using sustainably sourced materials, limiting environmental impacts) are compatible with market considerations.

General Overview of the HDDP Program

There are four project tiers in the HDDP program. Density bonuses are available for Tier II, III and IV projects; no density bonus is available for Tier I projects. Affordable housing is required for Tier II, III and IV projects; affordable housing is not required for Tier I projects.

HDDP projects are evaluated using a scoring system. Projects must achieve points in “Innovative Site Development” and in “Housing Diversity” categories. While the DRB does not score projects, the Board advises the applicant on the components of the categories, such as how best to integrate internal and external non-motorized connections and appropriate community amenities such as community gardens, and may be required to make recommendation to the decision-making body.

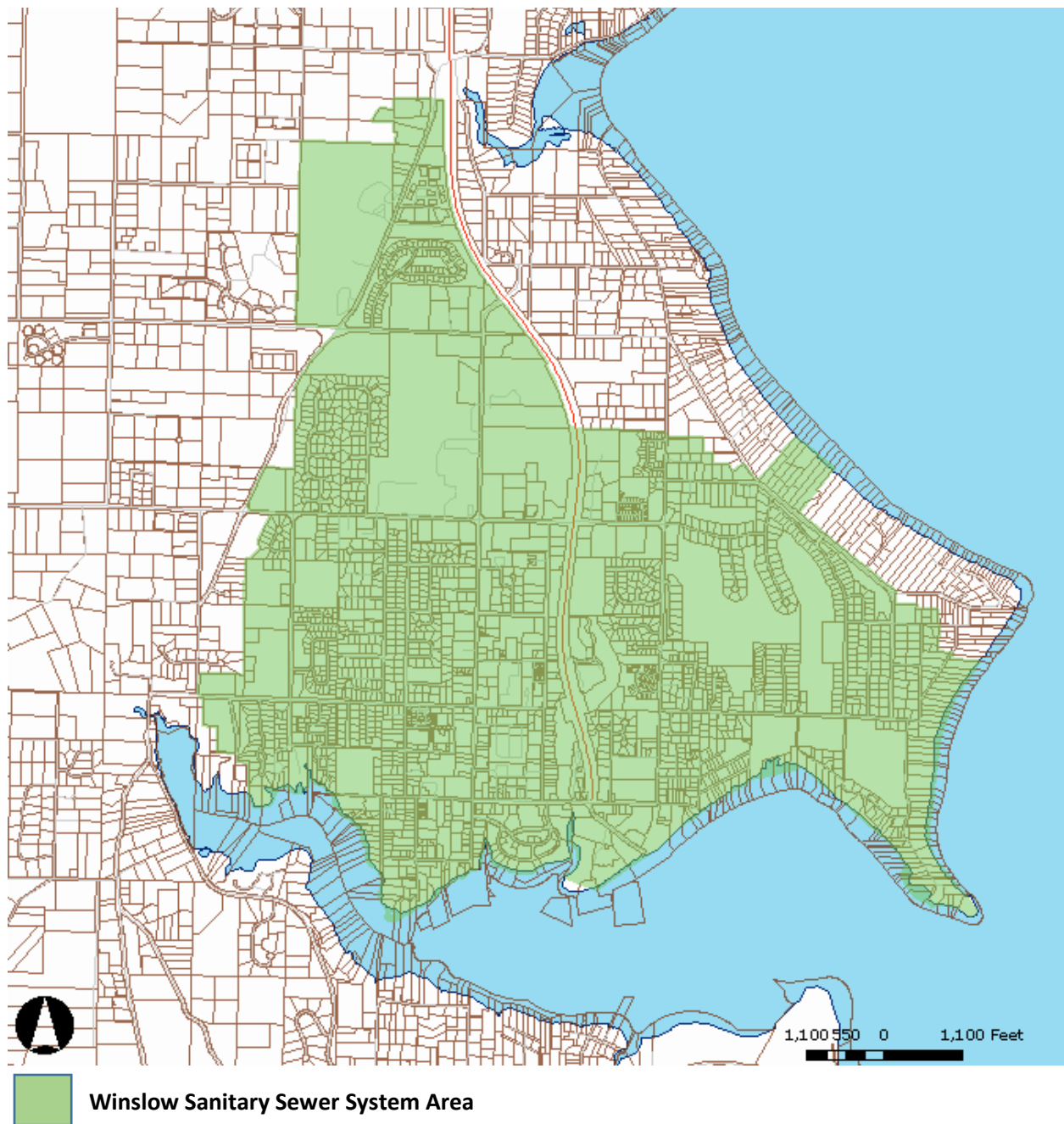
Innovative Site Development Category

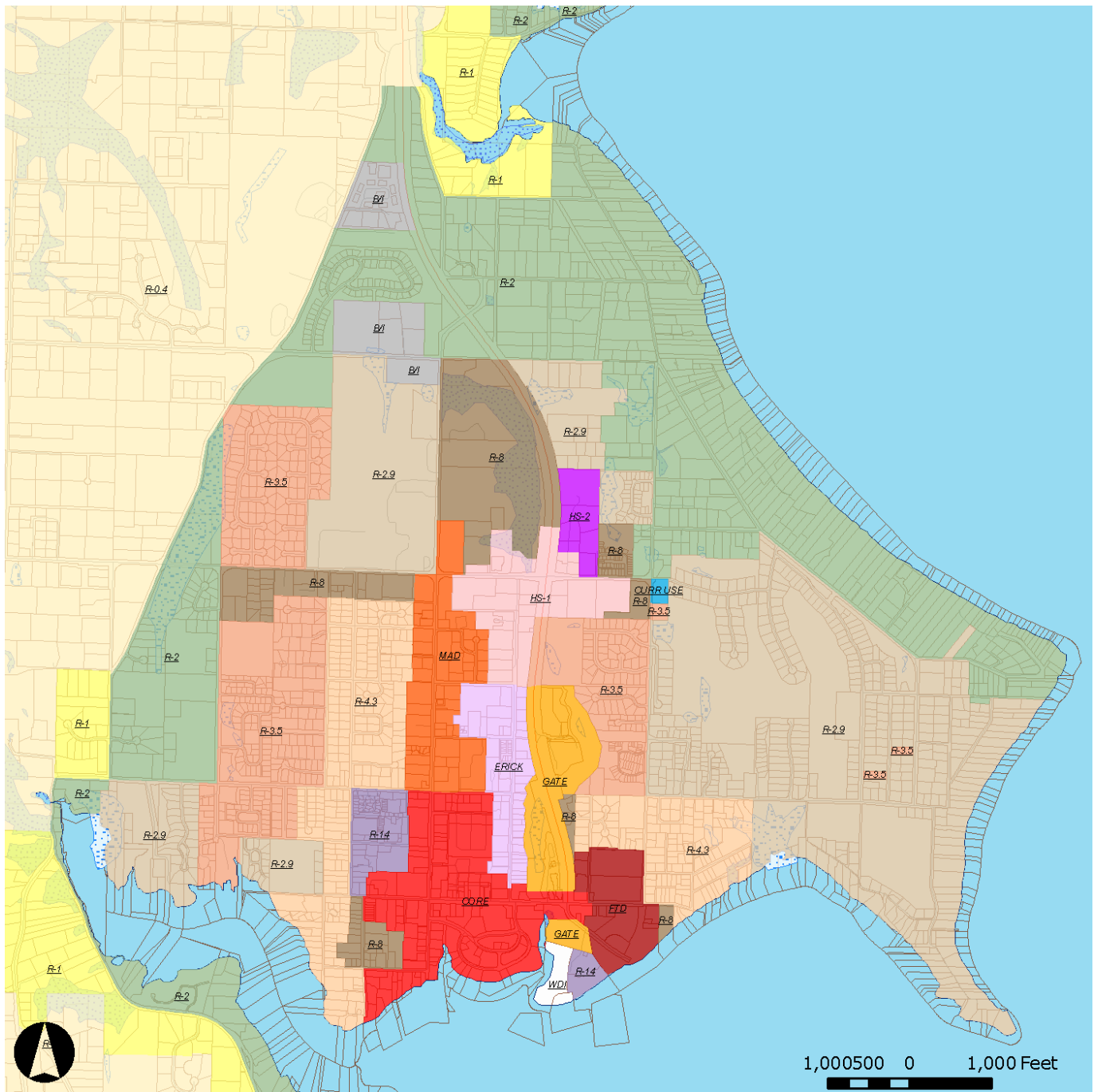
- **WATER QUALITY & CONSERVATION:** Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management. Points are available for: Integrating greywater reuse components into building design; green roofs; integrating cisterns; covered parking
- **LANDSCAPING & OPEN SPACE:** Project provides well-designed common open space as an integrated part of the project rather than an isolated element. Appropriate community amenities such as playgrounds, composting and neighborhood gardens promoting the production of locally grown food are encouraged. Resident neighborhood community gardens can be in common open space areas, must be appropriately located for solar exposure, and include water availability, soil amenities, and storage for garden tools. Open space dedicated to the public is encouraged. Points are available for: Providing open space areas; incorporating neighborhood gardens into the open space; preserving “heritage” trees; providing private yards with no more than 20% turf; integrating native / drought-tolerant plants.
- **TRANSPORTATION:** Project design provides enhanced sensitivity to pedestrian and bicycle travel to promote the people getting around without a car, a reduced carbon footprint, improved health of humans, and lower pollution levels. Project internally preserves existing informal internal connection to external non-motorized facilities, furthering the Island-wide Transportation Plan and using such solutions as woonerfs, green streets, and natural trails and paths. Project reduces reliance on automobiles and trip counts, and promotes alternative transportation, such as integrating parking and charging facilities for electric cars, or bus shelters. Points are available for: Preserving, creating or integrating internal and external non-motorized connections; providing public walkways, separated paths, or bike lanes; on-site car sharing programs; electric vehicle charging stations; covered, consolidated bike parking for subdivisions; bus shelters.

Housing Diversity Category

- **UNIT TYPE:** Projects must provide a variety of housing unit types (e.g. single-family style, duplex, townhouse, flat, age-in-place, accessory dwellings, cottages) or innovative types of housing.
- **UNIT SIZE:** Maximum home size is 1,600 square feet.
- **MINIMUM AFFORDABLE UNITS:** Tier II 10 %; Tier III 50 %; Tier IV 10 %

Any Housing Design Demonstration Projects must be located within the Winslow Sewer Service Area

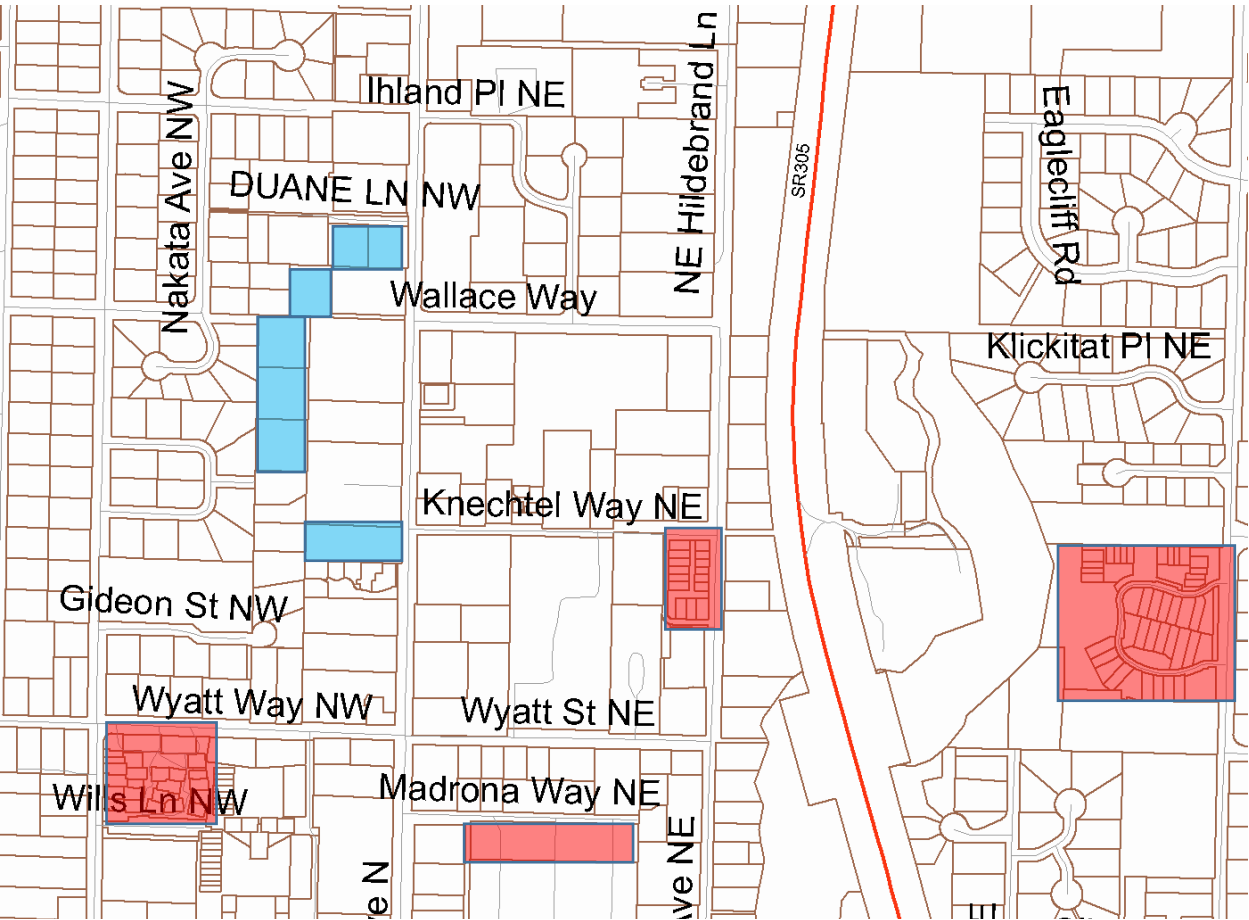




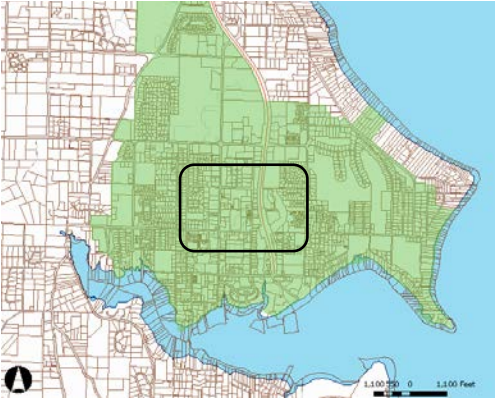
Zoning Map

■ B/I	■ R-0.4
■ CORE	■ R-1
■ CURR USE	■ R-2
■ ERICK	■ R-2.9
■ FTD	■ R-3.5
■ GATE	■ R-4.3
■ HS-1	■ R-5
■ HS-2	■ R-6
■ MAD	■ R-8
■ WD-I	■ R-14
■ NSC	
■ NSC-R-12	

Existing and Proposed HDDP Projects

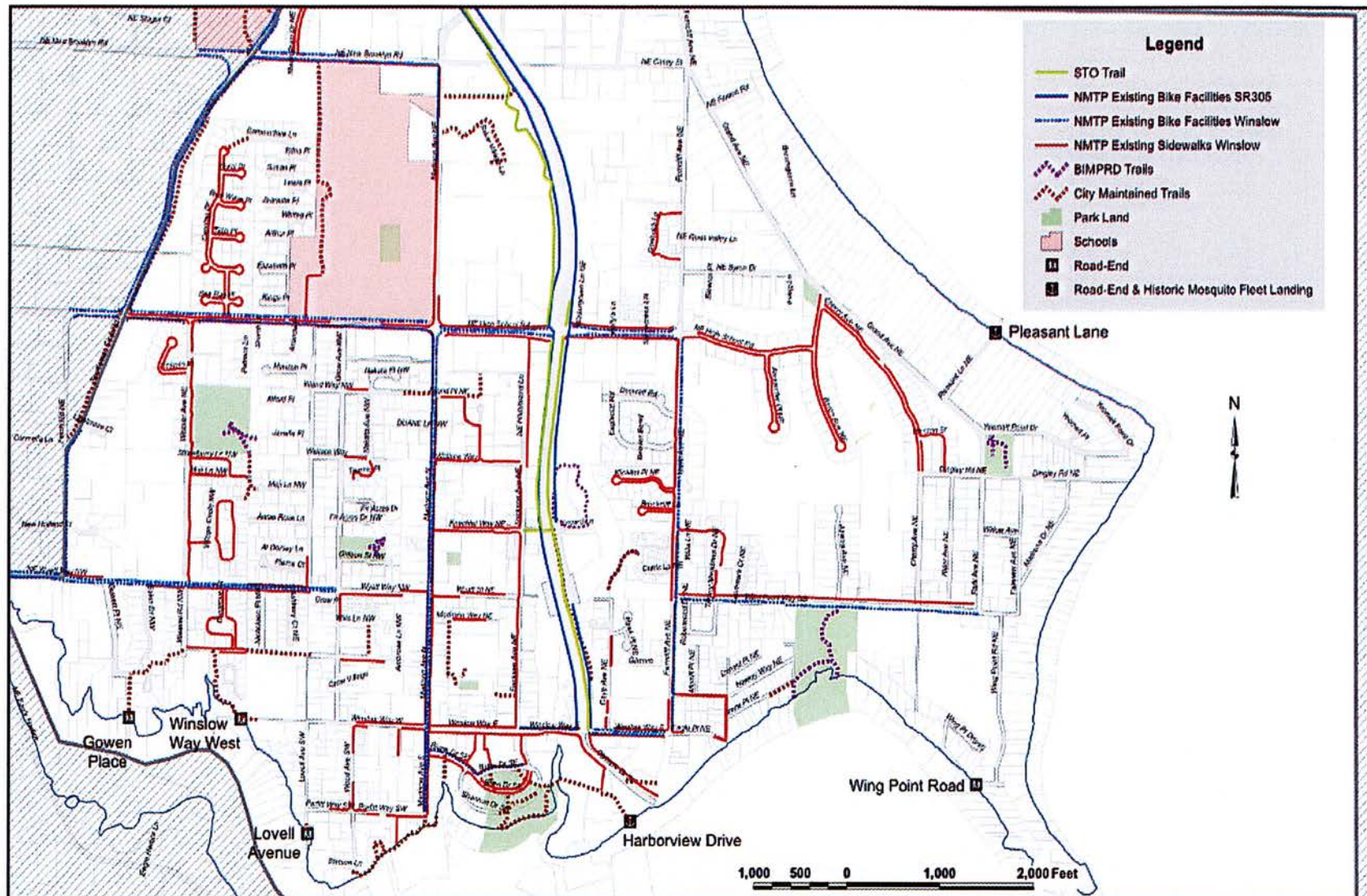


Existing	★ Ferncliff Village	Density Bonus: Yes	Base 20.8 units, 40 units approved
	★ Grow Village	Density Bonus: Yes	Base 112 units, 131 units approved
	★ Ericksen Urban Cottages	Density Bonus: N/A*	
	★ Madrona Townhomes	Density Bonus: N/A*	
Proposed	★ Duane Cottages	Density Bonus: N/A*	
	★ Wallace Cottages	Density Bonus: Yes	Base 10.3 units, 19 units proposed
	★ Madison Place	Density Bonus: N/A*	



Detail Area

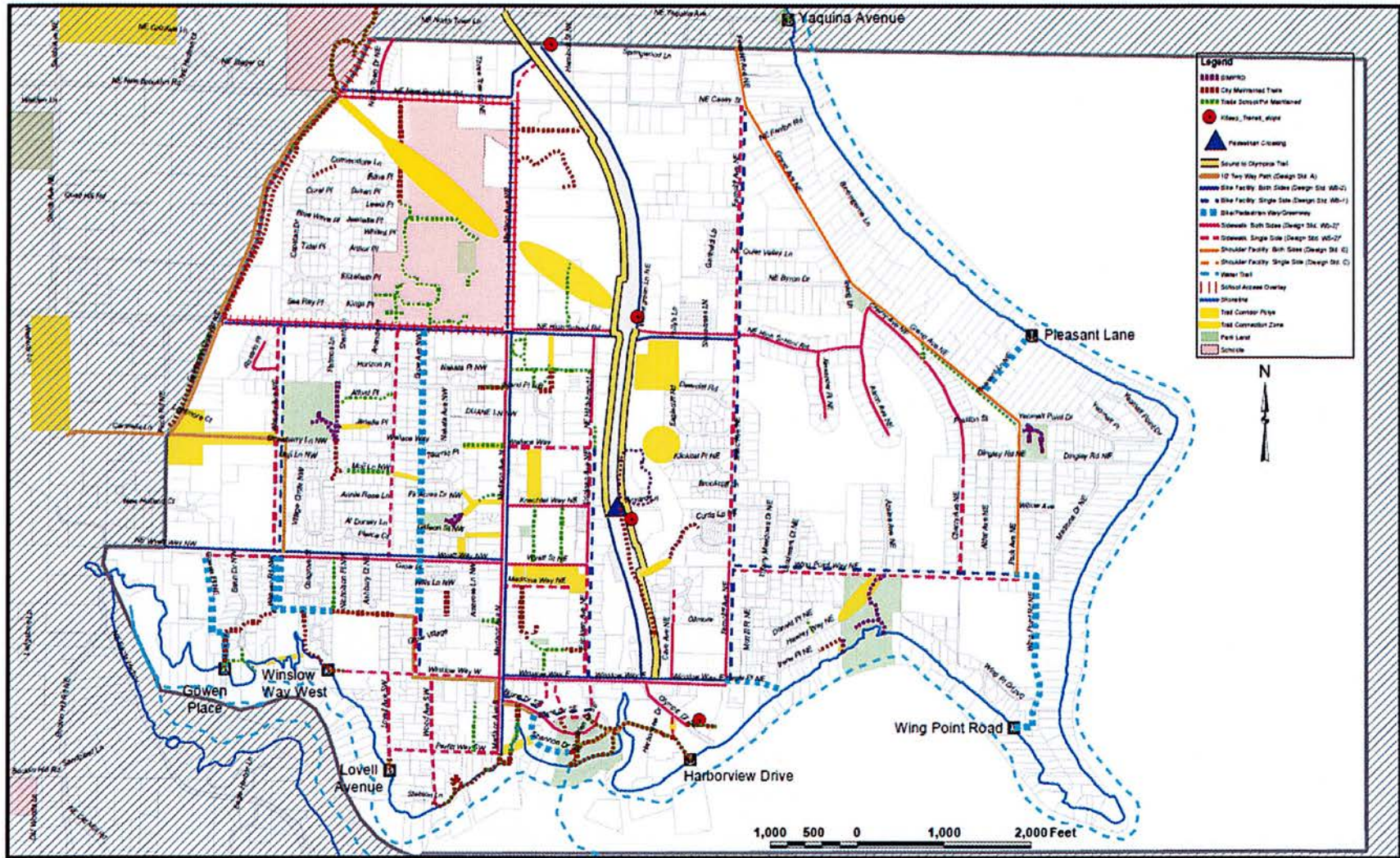
* Floor Area Ratio applies in the Mixed Use Town Center



Non-Motorized Transportation Plan
Map B: Existing Non-Motorized Facilities



1:11,163
January 2023
Updated Aug 2015



Non-Motorized Transportation Plan
Map D: Winslow System Plan (Minimum Standards)



1:12,276
January 2003
Updated July 2016

260069-B

32-B

0069-A

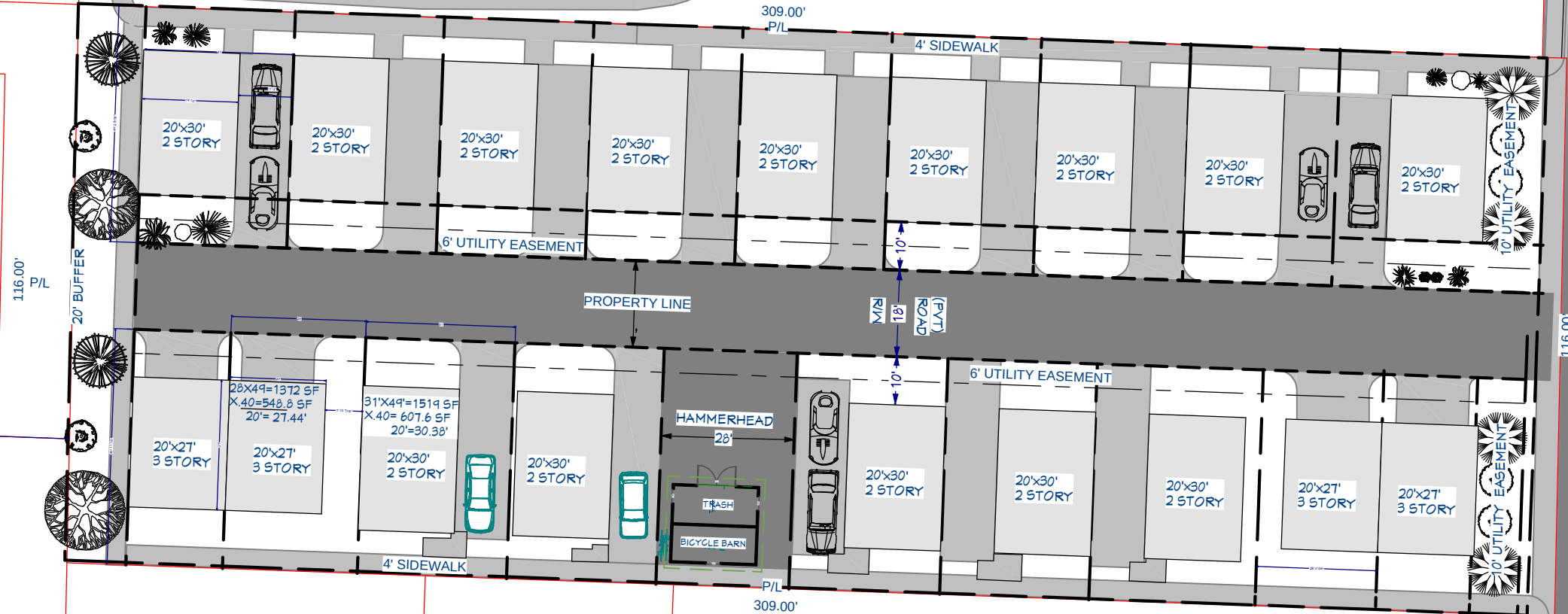
5-A

5-B

10' SEWER EASEMENT

5' PATH TO MADISON AVE.
VIA THE PATH THROUGH
WALLACE COTTAGES

MADISON AVENUE COURTYARDS
EXISTING
(MOD)



MADISON PLACE/HAMLET

PROJECT INFO:
*ZONING-MADISON OVERLAY DISTRICT
*HDDP-TIER 1
*PROJECT SIZE-35,834 SF
*18- 1519 SF LOTS
*MAX. LOT COVERAGE 796 SF
(40% of 35,834 SF = 796 SF)
*IMPERVIOUS SURFACES=26,448 SF
*GREEN SPACE=9,400 SF (26%)

SITE PLAN
SCALE: 1"=30'



MADISON AVENUE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PLANS

PROJECT DESCRIPTION:
**MADISON PLACE/HAMLET
SITE PLAN**

DRAWINGS PROVIDED BY:
CENTRAL HAMLET HOMES
P.O. Box 2879, Poulsbo, WA 98370
centralhamlethomes.com 360.776.7157

DATE:
3/13/2017

SCALE:

SHEET:
A-1