



PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
THURSDAY, JUNE 12, 2017
6:00 – 9:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:00 PM CALL TO ORDER
 Call to Order, Agenda Review, Conflict Disclosure
- 6:05 PM PUBLIC COMMENT
 Accept public comment on off agenda items.
- 6:20 PM CREATIVE SPACE SITE PLAN REVIEW ([PLN50177 SPR](#))
 Review site plan and make recommendation.
 Heather Wright, Senior City Planner
- 7:20 PM BREAK
- 7:30 PM SUNRISE SQUARE SITE PLAN REVIEW ([PLN50184 SPR](#))
 Review site plan and make recommendation.
 Olivia Sontag, City Planner
- 8:55 PM NEW/OLD BUSINESS
- 9:00 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**



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: June 9, 2017

To: Planning Commission

From: Heather Wright, Senior Planner

Project: Creative Space Site Plan and Design Review

File Number: PLN50177SPR

INTRODUCTION

Applicant: Tseng Properties LLC C/O Dave Christianson
PO Box 11765
Bainbridge Island, WA 98110

Request: A major site plan and design review application to construct 10 buildings to accommodate 18 working spaces (2 per unit) and one caretaker's residence.

Location: Southwest of SR 305, west of Day Rd W, east at entrance to Manzanita Park, east of Manzanita Park/Saddle Club access road, site to the east, SE Quarter of Section 4, Township 25N, Range 02E W.M., situated in the City of Bainbridge Island, WA, having tax parcel #: 042502-4-032-2005.

Environmental Review: This proposal is subject to State Environmental Policy Act (SEPA) review as provided in chapter 197-11 WAC.

As prescribed in BIMC 2.16.040(D)(4)(C), in the case of a major site plan and design review application (reference document A), the Planning Commission shall review the application prior to the final decision by the Director. **The Director shall determine the major issues and specific aspects of the project that the Planning Commission should review, and shall forward this review directive to the Planning Commission.** The Planning Commission shall review the application based on the **Director's review directive, the DRB recommendation, and the decision criteria**, consider the application at a **public**

meeting where public comments will be taken, and forward its recommendation to the Director in accordance with BIMC [2.16.030\(C\)-\(E\)](#).

As proposed, the project is **not** consistent with the applicable sections of the Bainbridge Island Municipal Code. The application is properly before the Planning Commission for a recommendation to the Director for a final decision.

Staff Analysis

II. FINDINGS OF FACT

A. Site Characteristics

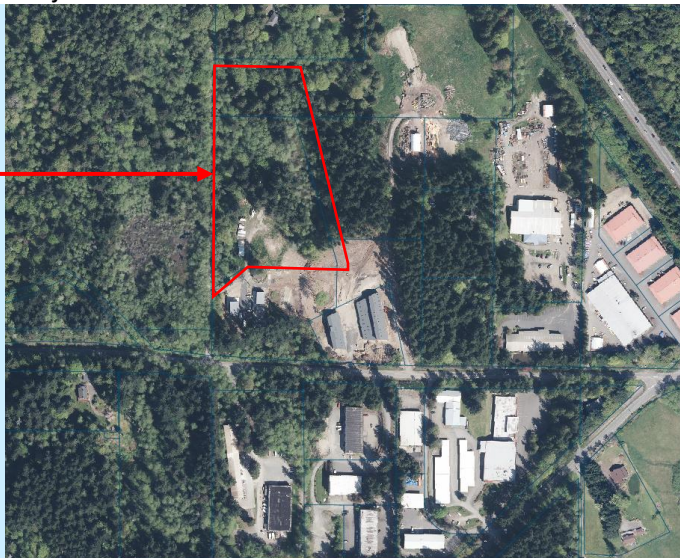
1. ASSESSOR'S RECORD INFORMATION:

- a. Tax Lot Number: 042502-4-032-2005
- b. Owners of record: Tseng Properties, LLC
- c. Site size: 4.55 acres
- d. Land use: Vacant

Vicinity Map



Project Site



- 2. TERRAIN: Gentle to moderate sloping to wetland areas with a knoll in the northeastern portion of the site and a mostly flat development area in the southeastern portion of the site.
- 3. SITE DEVELOPMENT:
The property is undeveloped.
- 4. ACCESS:
Vehicular access to the site is from a private adjoining road known as Manzanita Park/Saddle Club. A drive connects the site from the south, and emergency access is proposed to utilize this existing drive.

5. PUBLIC SERVICES:
 - a. Police - Bainbridge Island Police Department.
 - b. Fire - Bainbridge Island Fire District #23.
 - c. Schools - Bainbridge Island School District.
6. SURROUNDING USES:
 - a. North: Undeveloped
 - b. East: Undeveloped
 - c. South: Light Manufacturing
 - d. West: Saddle Club Park
7. SURROUNDING ZONING/COMPREHENSIVE PLAN DESIGNATION
 - a. Subject Parcel: Bainbridge/Industrial
 - b. North: Bainbridge/Industrial
 - c. East: Bainbridge/Industrial
 - d. South: Bainbridge/Industrial
 - e. West: R-0.4
8. SURROUNDING COMPREHENSIVE PLAN DESIGNATION
 - a. Subject Parcel: Bainbridge/Industrial
 - b. North: Bainbridge/Industrial
 - c. East: Bainbridge/Industrial
 - d. South: Bainbridge/Industrial.
 - e. West: OSR-0.4

B. History

1. On February 17, 2015, the applicant had a pre-application meeting with the City.
2. On March 16, 2015, the applicant had a meeting with the Design Review Board.
3. On March 16, 2015, the applicant held a public participation meeting at City Hall.
4. On October 27, 2015, the Site Plan and Design Review Application was submitted (see reference document 1 -8).
5. On December 11, 2015, the project was noticed with the comment period ending on January 4, 2016.
6. On January 4, 2016, the application was reviewed by the Design Review Board (reference doc 11).
7. On March 1, 2015, the Development Engineer sent correspondence to the applicant (see reference document 10).
8. On March 21, 2016, the City informed the applicant of outstanding landscaping requirements based on the City's Administrative Manual.
9. On April 1, 2016, the City wrote the applicant's agent a letter requesting information and informed the applicant of the increased buffer on the property (see reference document 21).
10. On June 2, 2016, the applicant's agent inquired with the City regarding the possibility of processing the application as a minor site plan review.
11. On September 1, 2016, the applicant submitted a revised application reducing the amount of buildings from ten to five (reference doc 14).

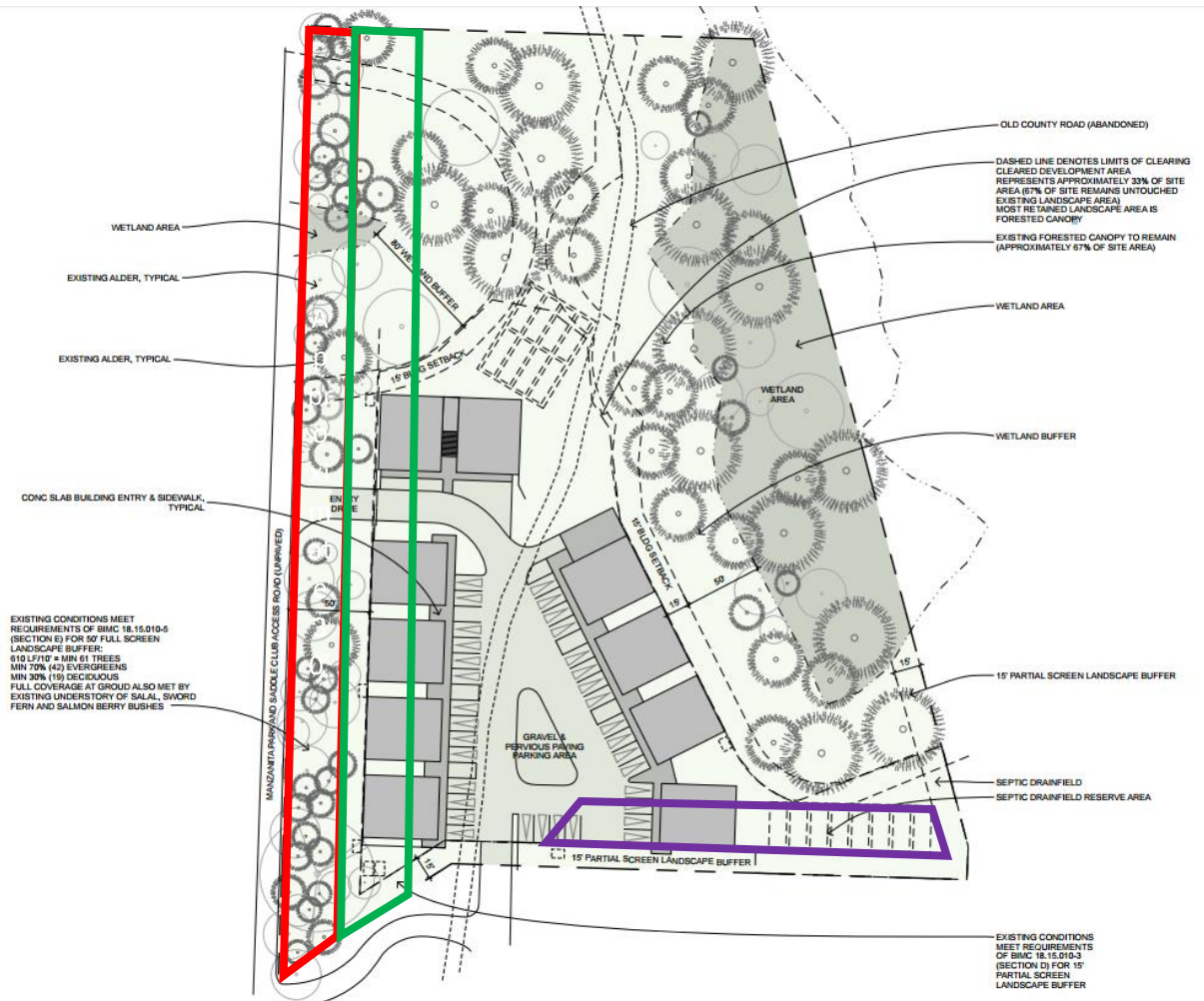
12. On September 21, 2016, the City contacted the applicant's agent to let them know there were additional revisions needed to complete the revised application.
13. On September 28, 2016, the City informed the applicant's agent that the Project Planner was on maternity leave and the project had been reassigned to another City Planner.
14. On January 17, 2017, the City Project Planner returned from maternity leave.
15. On February 15, 2017, the City met with the owner to discuss outstanding items.
16. On February 21, 2017, the City sent the owner a letter informing them of outstanding items that needed to be addressed for the City to complete its review of the revised application (reference doc 18).
17. On April 17, 2017, the City was contacted by the applicant's attorney, Christopher Marston (see reference document 15). The letter responded to a request letter sent on February 17, 2017. The letter concluded with a request that the City either approve the Application, deny the Application, in which case it will appeal the decision or agree to proceed with mediation under Bainbridge Island Municipal Code, Section 2.19.
18. Between April 25 and April 26, there was clarifying questions between the City and Mr. Marston. Mr. Marston informed the City that it was not his client's intention to withdraw the request to proceed with the Permit for the 10 buildings. He also stated that the documentation showing only 5 buildings was provided per the City's recommendation and requested a decision on the Permit for approval of the construction of the 10 buildings (reference doc 20).
19. On May 1, 2017 the City responded to Mr. Marston with two options (1) for the City to review the application for 10 buildings and proceed with a recommendation or denial or 2) for the City to proceed with reviewing the revised application for five buildings (reference doc 17).
20. On May 4, 2017, Mr. Marston responded and requested that the City review the application for ten buildings (reference doc 16).
21. On May 31, 2017, the City contacted Mr. Marston regarding an easement that was not depicted on the site plans to confirm if it existed.
22. On June 1, 2017, Mr. Marston confirmed that the easement existed and that it could be vacated (reference doc 19).

C. Project Description

The proposal is to construct ten buildings, one of which is a caretaker's unit on a vacant property. Each proposed building has a footprint of 1,920 square feet and a floor area of 3,192 square feet.

The property abuts a private road that is shared with the Saddle Club. The road is accessible with a 60' access easement, 30' of which are on the subject property. Five of the western most buildings are proposed within the 50' perimeter landscape buffer. A second 50' access and utility easement exists on the southern border of the property, running east/west. The applicant is proposing to include within that easement area one of the buildings, a landscaping buffer, parking, and drainfields. This easement wasn't included in the applicant's proposed site plans. In researching the site, the City discovered the easement and informed the applicant about the existence of the easement. When so informed by the City, the applicant responded by indicating that they would vacate the easement, without specifying how this would be accomplished (reference doc 19).

The property has two wetlands and associated buffers. The site plan does not propose any encroachments into the wetlands and their buffers (reference doc 6). However, stormwater is proposed to discharge to a wetland at the outfall of a replaced culvert proposed to be located opposite the access point along Saddle Club road. The applicant was asked to address the potential impacts on the wetland. This information has not been provided to the City.



□ Approximate 30' easement
 □ Approximate 50' landscape buffer
 □ Approximate 50' easement

D. Requested Revisions to the Original Application

On March 1, 2016, the City's Development Engineer (see reference document 10) requested information regarding roadway/traffic and stormwater issues. The City requested that the applicant provide a site-specific analysis of the potential impacts of the stormwater on the wetlands. Also, the applicant was asked to conduct a hydrologic analysis of the discharge leaving the site to a wetland at the outfall of the proposed replacement culvert opposite the access point along Saddle Club road.

In addition, pursuant to Kitsap County Board of Health Ordinance 2008-A-01 and the Stormwater Management Manual for Western Washington, the on-site infiltration facilities do not meet the required setbacks from buildings and related to on-site septic (OSS) drainfields and reserves. The applicant was asked to revise the site plan to meet the required facility setbacks.

Furthermore, the applicant was asked to co-design the placement of on-site stormwater infiltration facilities and rain gardens with the landscape plan. As proposed, these facilities would be in required landscape buffers and would adversely affect the function of the buffers.

On April 1, 2016, the City (see reference document 21) requested that the applicant submit information that is required by the Administrative Manual to ensure the long-term survivability of trees required for protection in the 50' roadside buffer and within the wetland buffer. The information requested was:

- A development site plan identifying size and species of the trees and tree stands, as defined in BIMC 18.15.010.C, heritage trees, or other existing vegetation that are proposed to be retained. **The application included a Landscape Plan with trees depicted. It did not include information on the size and species of the trees, with the exception of the alders that were identified.**
- The International Society of Arboriculture (ISA) valuation for trees where the critical root zone of a tree required to be retained may be impacted by clearing, grading, construction, development, or maintenance. **The Landscape plan did not depict the 30' easement and the 50' buffer. The City is unsure what trees may be impacted by development as trees that would be within the 50' buffer (the 50' past the 30') were not included on the landscape plan.**
- An analysis prepared by a certified arborist about long-term health and/or viability for trees that will be on the edge of the developed area, and "post development" tree health for trees requested for removal in roadside or perimeter buffers. This analysis should also address protection during construction (see below). **This information was also not provided with the application.**
- Protection during construction strategies for trees and vegetation to be retained. **This information was never submitted by the applicant.**

In addition to the information and documentation described above that has not been provided by the applicant, the applicant has failed to revise their plans as requested by the City to meet revised landscaping requirements. The landscape chapter of the City's Municipal Code was amended after the application was submitted. As a result, the buffer requirements for this type of development increased to a maximum of 50' and a minimum of 35'. The City requested that the applicant revise their application to provide the 50' buffer. The applicant submitted their revised application on September 1, 2016. The revision incorrectly showed the buffer beginning from the edge of the 30' access easement, rather than the property line, which is the correct point of reference. It is noteworthy that the original plans submitted by the applicant incorrectly calculated the buffer from the property line, rather than from the easement.

Given these buffer issues, the City sought clarification from the applicant regarding whether the applicant was continuing to pursue a design that included ten buildings or a design for five buildings. The applicant's attorney responded on behalf of the applicant and instructed the City to no longer review the application for five buildings and instead review the application that included ten buildings. The applicant was informed by the City it would recommend denial of the ten buildings because the project does not meet the municipal code landscape buffer requirements.

In the preparation of this staff report, comments were received from the City's surveyor regarding the 30' easement on the property. While reviewing the easement, the surveyor also noted a 50' access and utilities easement on the south side of the subject property. This easement was not depicted on any of the drawings submitted by the applicant. The 50' easement was established in 1991 and was to serve the southern lot and the adjoining lot to the east. The site plan depicts development in this easement area. The City cannot approve the proposed development as depicted because it would impede ingress and egress access to the adjoining property. The project site plan proposes a building, landscaping, a drainfield, and parking within the access easement, which would violate the rights of the easement holder without consent of the current easement holder to abandon this easement.

C. Public Comments

The property abuts a private road that is shared with the Saddle Club. During the public participation meeting (see reference document) and the public comment period, concerns were voiced about the safety of the road, the increased use of the road, and the potential impacts on persons riding horses on and near the road (see reference document 12 & 13). To address these concerns, the applicant offered to create a pedestrian trail on their property and to pave the road.

2. BIMC 2.16, Land Use Review Procedures

A. BIMC 2.16.040, Site Plan and Design Review Decision Criteria. The Director and the Planning Commission shall base their respective recommendations or decisions on site plan and design review applications on the following criteria:

1. The site plan and design is in conformance with applicable code provisions and development standards of the applicable zoning district, unless a standard has been modified as a housing design demonstration project pursuant to BIMC 2.16.020.Q. **The project is not in conformance with the 50' perimeter buffer standard in relation to the easement road. As proposed, five of the buildings are proposed within the buffer. In addition, the trees required for protection within the perimeter would not be protected because infiltration trenches are proposed within the buffer.**

2. The locations of the buildings and structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient and in conformance with the nonmotorized transportation plan. **The location of the landscaping is not in conformance with the landscaping requirements of the municipal code (see more detailed analysis below). In addition to the perimeter buffer requirement not being met, the Utility Plan submitted by the applicant depicts infiltration trenches within the landscape buffer. Additionally, the Landscape Plan does not include required parking lot landscaping.**

3. The Kitsap County health district has determined that the site plan and design meet the following decision criteria:

a. The proposal conforms to current standards regarding domestic water supply and sewage disposal; or if the proposal is not to be served by public sewers, then the lot has sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system.

b. If the health district recommends approval of the application with respect to those items in subsection E.3.a of this section, the health district shall so advise the Director.

c. If the health district recommends disapproval of the application, it shall provide a written explanation to the Director. **The Health District issued a recommendation of approval on the project (reference doc 9).**

4. The city engineer has determined that the site plan and design meets the following decision criteria:

a. The site plan and design conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and

b. The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and

c. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and

d. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; and

e. If the site will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the site, and the applicable service(s) can be made available at the site; and

f. The site plan and design conforms to the “City of Bainbridge Island Engineering Design and Development Standards Manual,” unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 18. **The City’s Development Engineer submitted a letter to the applicant dated March 1, 2016, addressing issues related to roadway/traffic and stormwater, more specifically, the impacts of the stormwater on the wetlands. The applicant was asked to conduct a hydrologic analysis of the discharge leaving the site to a wetland at the outfall of a proposed replacement culvert opposite the access point along Saddle Club road. No analysis was submitted.**

In addition, the on-site infiltration facilities fail to meet the required setbacks from buildings and on-site septic (OSS) drainfields and reserves pursuant to Kitsap County Board of Health Ordinance 2008-A-01 and the Stormwater Manual. The City informed the applicant that the facilities need to be revised to meet the required setbacks. The applicant did not submit revisions to address this requirement.

Additionally, the placement of on-site stormwater infiltration facilities and rain gardens needs to be coordinated with the landscape plan. These facilities were proposed in required landscape buffers, which doesn’t comply with the City’s regulations for tree preservation in the buffers.

Absent the information and documentation described above, the City’s Development Engineer cannot confirm that the site plan meets the development criteria for drainage and water quality.

5. The site plan and design is consistent with all applicable design guidelines in BIMC Title 18, unless strict adherence to a guideline has been modified as a housing design demonstration

project pursuant to BIMC [2.16.020.Q](#). The Design Review Board (DRB) found the project to be consistent with the Light Manufacturing design guidelines. The proposed project is subject to the light manufacturing (Business/Industrial) design guidelines. The application was first reviewed by the Design Review Board (“DRB”) on October 1, 2015, during the pre-application conference phase of review (see reference document 11). The DRB made several suggestions at that first meeting and the applicant responded by making several modifications to the design and providing additional screening along the south side of the property.

The DRB again reviewed the proposal after the applicant had resubmitted a revised Site Plan and Design Review Application. The applicant discussed their desire to consolidate their landscaping in the center of their parking lot rather than complying with the municipal code. While sympathetic to this request, the DRB expressed that the parking lot landscaping requirements could not be waived by the DRB. The DRB also noted its concerns that the rain gardens were within the 50’ buffer, and that the landscaping buffer was in the 30’ easement. The DRB approved the application with the following recommendations: 1) Engineer check infiltration with their landscaping architect to ensure buffer requirements can be met; 2) Landscaping in parking area should meet the code; and 3) If there was any change to the buffer, the applicant would return to the DRB.

6. No harmful or unhealthful conditions are likely to result from the proposed site plan. **The proposed site plan does not depict a 50’ access and utilities easement on the southern boundary of the property. This easement was recorded as part of a 1991 subdivision and is to serve the abutting properties to the east. As currently designed, proposed building 5, the reserve drainfield area, landscaping, and parking spaces are within the easement area. Construction within an ingress/egress access easement would inhibit access to property it is intended to serve. Based on such a limitation on access and other considerations, what is currently proposed within that easement area would violate the rights of the easement holder. The easement has not been abandoned, and the City would need consent from the current easement holder(s) to abandon this easement.**

7. The site plan and design is in conformance with the comprehensive plan and other applicable adopted community plans. **The project is in conformance with the Business/Industrial Goals and the Economic Goals of the Comprehensive Plan.**

8. Any property subject to site plan and design review that contains a critical area or buffer, as defined in Chapter [16.20](#) BIMC, conforms to all requirements of that chapter. **The site contains wetlands and buffers and appears to meet the requirements of Chapter 16.20 BIMC , but cannot be confirmed to meet Chapter 15.20 absent of the hydrologic analysis of the discharge leaving the site and entering the wetlands. This analysis may trigger mitigation if it found that the outfall discharge for the site exceeds a key threshold (0.1 cfs increase for 100-year outflow).**

9. Any property subject to site plan and design review that is within shoreline jurisdiction, as defined in Chapter [16.12](#) BIMC, conforms to all requirements of that chapter. **The site is not located in the shoreline jurisdiction.**

10. If the applicant is providing privately owned open space and is requesting credit against dedications for park and recreation facilities required by BIMC [17.20.020.C](#), the requirements

of BIMC 17.20.020.D have been met. **The applicant is not providing privately owned open space.**

11. The site plan and design has been prepared consistent with the purpose of the site design review process and open space goals. **The purpose of the site plan review process is to establish a comprehensive site plan and design review process that ensures compliance with the adopted plans, policies, and ordinances of the City. The site plan has not been prepared consistent with the landscaping and stormwater requirements of the site design review process (BIMC 2.16.040).**

12. For applications in the B/I zoning district, the site plan and development proposal include means to integrate and re-use on-site stormwater as site amenities. **The site currently provides infiltration in the front yard and roadside buffer. Underground infiltration chambers are not a site amenity, unlike rain gardens.**

C. BIMC 18.15 Development Standards and Guidelines

1. BIMC Section 18.15.010, Landscape Requirements by Zone District: **The BI district is subject to the perimeter landscape, roadside buffer and parking lot landscaping requirements.**
2. Perimeter: **B/I to Non-B/I requires a 50' maximum and a 35' minimum full screen perimeter buffer. According to BIMC 18.15.010 and the applicable footnote in the table, the perimeter buffer applies even when a private access road separates a B/I property from non-B/I property. The site plan shows a 50' buffer, but it incorrectly begins at the property line. The correct calculation for the buffer is to establish it from the edge of the 30' easement.**
3. Roadside Buffer: **B/I to Right-of-Way requires a 50' maximum and a 35' minimum full screen road side buffer. The site plan does not show the 50' roadside buffer from the edge of the easement, but rather incorrectly from the edge of the property.**
4. Parking Lot Landscaping: **Parking lot landscaping is also required; since the parking lot is not adjacent to a public right-of-way; one tree for every eight parking stalls is required. One hundred percent of the trees may be deciduous. Deciduous trees shall have a minimum two-inch caliper and evergreen trees a minimum four feet height at the time of planting. Evergreen ground cover and/or shrubs planted and spaces to achieve total coverage within two years. In addition to the trees, landscaping at the end of the parking aisles is also required. The landscape plan does not depict a partial screen buffer and landscaping at the end of the aisles of the parking lot.**
5. Total Site Tree Units Requirements: **These requirements do not apply to development in the Bainbridge/Industrial land use district.**
6. Planting Requirements: **Planting plans must be prepared or approved by a landscape architect licensed by the State of Washington, a Washington certified nursery professional, or a Washington certified landscaper, and such plans must meet the landscaping submittal requirements of the City's administrative manual. The plan was not prepared by a landscape architect licensed by the State of Washington, as required by the City's administrative manual.**

III. CONCLUSIONS

As proposed, the project fails to comply with the applicable sections of the Bainbridge Island Municipal Code. The application is properly before the Planning Commission for a recommendation to the Director for a decision.

IV. APPEAL

Appeal of an administrative decision may be appealed to the hearing examiner in accordance with BIMC 2.16.130.

V. Reference Documents:

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: [PLN50177 SPR](#)

Submittal:

1. Project application received 10/27/2015
2. Project Narrative received 10/27/2015
3. Design Guideline Checklist received 10/27/2015
4. Environmental SEPA Checklist received 10/27/2015
5. Kitsap Public Health District Documentation received 10/27/2015
6. Wetland Report received 10/27/2015
7. Miscellaneous, grading and utility plan (report) received 10/27/2015
8. Plan set received 10/27/2015 received 10/27/2015

Approval Steps:

9. Health District Review
10. Development Engineer Review

Notes:

11. Design Review Board Minutes 1/4/2016, DRB Minutes 010416
12. 50177 Emailed Comment Letter 5/2/2016 RE Creative Spaces Project PLN50177SPR
13. 50177 Comment Letter, 4/29/2016, Creative Spaces Comment Letter (002)
14. 50177 Complete Revision to Site Plans Received, 9/21/2016, 2016_0811_SPR_lettersize
15. Correspondence from Davies Pearson 04202017, 4/20/2017, 50177 SPR Correspondence 041717
16. May 4 Correspondence from Mr. Marston to the City, 5/4/2017, RE PLN50177SPR
17. May 1, 2017 City Response to Mr. Marston, 5/1/2017 May 1, 2017 City Response to Mr. Marston
18. February 21, 2017 letter of outstanding items needed to be address, 2/21/2017, February 21 2017 creative space – outstanding items
19. May 31 and June 1 2017 correspondence regarding the 50' easement, 5/31/2017, May 31 and June 1 2017 50' easement correspondence with attorney
20. April 25 to 26th correspondence between City and Attorney, 4/25/2017, April 25 and 26 Correspondence
21. April 1, 2016 request for info correction, 4/1/2016, April 1 2016 request for info.corrections



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: June 9, 2017
To: Gary R. Christensen, AICP
Director
From: Olivia Sontag
Planner
Project: Sunrise Square – Site Plan and Design Review
Location: Sunrise Drive NE
File Number: PLN 50184 SPR

Summary of Proposal

The applicant is proposing to construct a mixed-use development on a mostly cleared and undeveloped 2.09 acre parcel in the Rolling Bay Neighborhood Service Center. The proposed development consists of five (5) buildings with associated infrastructure including stormwater facilities, on-site septic, driveways, parking, landscaping, and street-frontage improvements including public sidewalks, a bike lane, and additional on-street parking. Proposed uses consist of 3,040 square feet of retail space, 1,626 square feet of office space, a restaurant, and five (5) residential units as two (2) detached homes and three (3) apartments. The site plan design preserves a quarter of the site as an undeveloped meadow space for public enjoyment, and also proposes a community orchard, outdoor courtyards, covered walkways, and sidewalks for safe and efficient pedestrian use and circulation.

Pursuant to BIMC 2.16.040. B.1., construction of multifamily units and nonresidential buildings require site plan and design review. This proposal is considered a major site plan and design review per BIMC 2.16.040. C.2. In the case of a major site plan and design review application, the planning commission shall review the application prior to the final decision by the director. The director shall determine the major issues and specific aspects of the project that the planning commission should review, and shall forward this review directive to the planning commission. The planning commission shall review the application based on the director's review directive, the DRB recommendation, and the decision criteria, consider the application at a public meeting where public comments will be taken, and forward its recommendation to the director in accordance with BIMC 2.16.030.C. through E. The director will make the final decision based on (i) the decision criteria in BIMC 2.16.030.E., (ii) the recommendation of the planning commission, (iii) the design review board recommendation, and (iv) consideration of any public comments received. Approval of this site plan and design review is required prior to any clearing, grading, right-of-way, or building permits. (Reference D)

Background

1. On March 17, 2015, a pre-application conference with the applicant was held by the City.
2. On May 18, 2015, a meeting with the applicant and the Design Review Board (DRB) was held. The DRB was satisfied with the information provided and complimented the developers on the presentation. (Reference A)
3. On January 6, 2016, another pre-application conference with the applicant was held by the City.
4. On February 12, 2016, the pre-application summary letter was sent to the applicants. The City determined that the project would be processed as a major site plan and design review.
5. On December 28, 2016, the applicant submitted an application for the site plan and design review (SPR). (Reference D)
6. On January 25, 2017, the application was deemed complete and a Notice of Complete Application was sent to the applicant.
7. On February 3, 2017, the Notice of Application and SEPA Comment Period was published; one public comment was received during the 14-day comment period.
8. On March 20, 2017, a meeting with the applicant and the Design Review Board was held. Members of the DRB voted to approve the plans as shown. The motion was carried 4-1. (Reference B)
9. On March 20, 2017, the applicant submitted revised site plans and a cover page with new parking calculations.
10. On April 7, 2017, a Public Works Development Engineer requested revised stormwater plans to comply with BIMC 15.20 and the 2012 (Rev. 2014) Stormwater Management Manual for Western Washington.
11. On May 19, 2017, the applicant submitted a revision to the landscape plan and a second revision to the site plan with revised parking stall dimensions and sidewalk configuration.
12. On May 22, 2017, the applicant submitted revisions to the stormwater plans in response to the request from the City's Development Engineer. (Reference G)
13. On June 2, 2017, the City's Development Engineer reviewed the revised stormwater plans and provided conditions of approval. (Reference R)
14. On June 6, 2017, the applicant submitted revisions to the site plan and landscape plan correcting landscape buffer requirements. (Reference E & F)

Environmental Review

The project is subject to the State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800). A SEPA threshold determination will be made concurrently with the decision on the underlying application.

Recommendation

Staff is recommending approval of the site plan and design review in accordance with the following conditions:

SEPA Conditions:

1. Prior to construction activity, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, right-of-way, and building permits.
2. All work shall adhere to the City's seasonal work limitations between October 1 and April 30 of any year. During this period, no soils shall remain exposed and unworked for more than two days. From May 1 to September 30, no soils shall remain exposed and unworked for more than seven days.
3. Prior to any construction, a temporary erosion and sedimentation control plan (TESCP) shall be submitted and approved by the City. Construction shall be restricted to the dates occurring between May 1 and September 30 unless a wet weather erosion control plan is submitted and approved by the City prior to construction.
4. The limits of clearing and grading shall be clearly marked in the field and inspected by the Department of Planning and Community Development staff prior to start of any clearing, grading, or other site work.
5. To mitigate impacts on air quality during earth moving activities, contractors shall conform to Puget Sound Clean Air Agency regulations to ensure all reasonable precautions are taken to avoid dust emissions.
6. All construction activities shall comply with noise limitations per BIMC 16.16.020. While the use of heavy equipment and other construction needed to complete the proposed additions is necessary, Bainbridge Island Municipal Code (BIMC) Section 16.16.025 limits the hours of construction activities in residential zones as follows:
 - i. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays that do not constitute legal holidays.
 - ii. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited before 9:00 a.m. and after 6:00 p.m. on Saturdays that do not constitute legal holidays.
 - iii. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited on Sundays and all legal holidays except that work on the inside of an enclosed structure may occur between the hours of 10:00 a.m. and 4:00 p.m.
7. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Department of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.

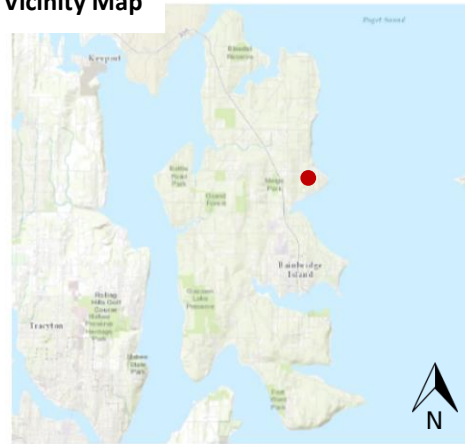
Project Conditions:

8. Except for modifications reflecting compliance with these conditions of approval, the project shall be constructed in substantial conformance dated with the site plans dated June 6, 2017.
9. A right-of-way (ROW) construction permit will be required prior to any construction activities within the right-of-way. The ROW permit will be subject to separate conditions and bonding requirements.
10. No clearing, grading, construction, or staging is permitted within the 20-foot landscape buffers or the 25-foot no-cut/no-build buffers along the northern and western property lines as established by the Unruh/Cole Short Plat (SPT-01-24-95-01). Per a condition on the Unruh/Cole Short Plat, existing blackberry bushes may be replaced with shrubs planted five (5) feet on center that achieve a minimum height of six (6) feet at maturity.
11. The prescribed full screen 20-foot landscape buffer and parking lot landscaping requirements shall be enhanced in accordance with the planting requirements of BIMC 18.15.010.H and the landscape plan dated June 6, 2017.
12. Prior to building permit issuance for each building, the applicant shall submit a phased landscaping plan to determine that the landscape buffers and parking lot landscaping requirements are met. The final certificate of occupancy shall not be issued until the landscape plan has been completed or a performance assurance has been accepted by the City.
13. Per BIMC 18.15.010.H.3, performance assurance is required to assure the City that the landscaping is properly installed and will become established and be adequately maintained. The required landscaping shall be installed prior to building permit issuance for each building. The Washington landscape architect shall submit a landscaping declaration to the director to verify installation in accordance with the approved plans. The time limit for compliance may be extended to allow installation of landscaping during the next appropriate planting season as approved if the director determines that a performance assurance device, for a period of not more than one (1) year, will adequately protect the interests of the City. The performance assurance device shall be for 150 percent of the cost of the work or improvements covered by the assurance device. In no case may the property owner delay performance for more than one (1) year. Once the planting is completed, and a maintenance and monitoring assurance is accepted, the performance assurance shall be released.
14. Per BIMC 18.15.010.H.4, the property owner shall replace any unhealthy or dead plant materials in conformance with the approved planting plan. A maintenance assurance device shall be required for a period of five (5) years after acceptance by the City of the new planting or transplanting of vegetation to ensure proper installation, establishment, and maintenance. The maintenance assurance device amount shall not be less than 20 percent of the cost of replacing materials covered by the assurance device. The maintenance bond/surety shall be refunded to the applicant upon completion of the five (5) year monitoring period minus any funds needed for the City to perform corrective actions or perform monitoring.
15. Outdoor storage, trash dumpsters, and outdoor equipment must comply with the screening requirements of BIMC 18.15.010.K.
16. Protection of existing vegetation, trees, and tree stands during construction and development shall comply with the requirements of BIMC 18.15.010.C.4.

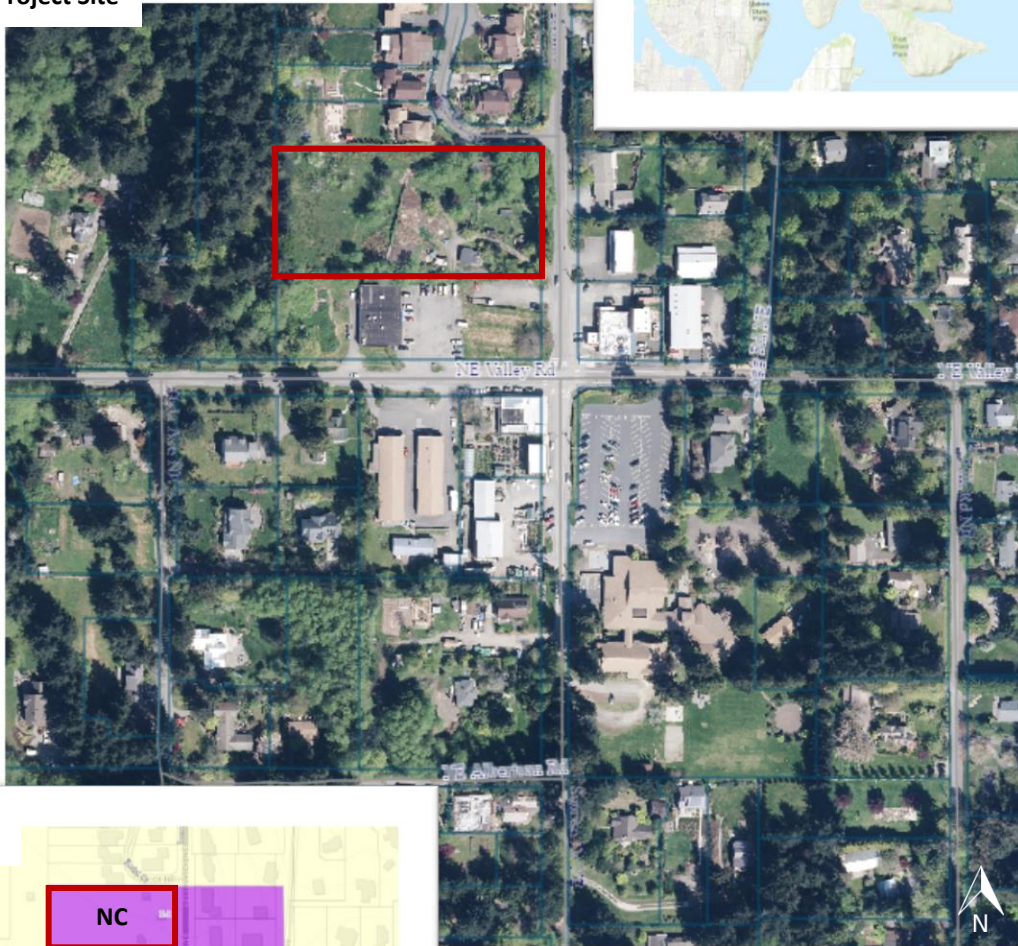
17. If trees required to be retained are not retained or if protection measures are not fully implemented, requirements for unauthorized removal provided in BIMC 18.15.010.C. shall apply.
18. To mitigate potential off-site glare and light trespass, any outdoor lighting shall comply with the outdoor lighting regulations in BIMC 18.15.040.
19. All development shall comply with the sign regulations contained in BIMC 15.08.
20. Prior to building permit issuance, the applicant is required to provide written approval from the Kitsap Public Health District (KPHD) or the Washington State Department of Health (DOH) if proposing a Large On-Site Sewage System (LOSS).
21. The stormwater mitigation for the project shall comply with the Washington State Department of Ecology's 2012 Stormwater Management Manual for Western Washington, as amended in 2014. Prior to any construction activities, the applicant shall apply for a Department of Ecology General Stormwater Construction Permit. Any jobsite one (1) acre or greater in size must comply with NPDES Phase II Department of Ecology requirements by applying for this permit.
22. A traffic impact analysis was completed for the site per BIMC 15.32 and 15.40 to evaluate for concurrency. Based on the results of the traffic impact analysis completed by Transportation Solutions, Inc. in November 2015 and amended December 7, 2016, a certificate of concurrency was issued per BIMC 15.32.060. Any proposed intensity of use at the site will require analysis and a new evaluation for concurrency.
23. Civil construction: plans, sections, profiles and details for all driveways and parking areas; detailed storm drainage facilities; and water facilities and appurtenances, prepared by the developer's engineer shall be submitted with the first building permit application to COBI for review and approval. Approval is granted when the first building permit for the site is issued by COBI. Civil construction will be required before the first building permit is finalized.
24. Engineer certified as-built civil construction plans will be provided by the applicant prior to the final inspection of the first building.
25. An easement will be required for any portion of the public sidewalk not located within the City right-of-way.
26. Building plans and review shall be subject to the 2015 International Codes, or subsequent edition as adopted by Bainbridge City Council at time of building permit application.
27. A demolition permit is required for any demolition work occurring. If demolition is proposed for any structure which is older than 50 years, the project is required to be reviewed by the Bainbridge Island Historic Preservation Commission (HPC) prior to the issuance of a demolition permit and prior to any demolition work occurring.
28. Building and Facilities shall be designed and constructed in accordance with the 2015 International Building Code (ICC) Section 11 – Accessibility and ICC Section A117.1, including but not limited to accessible parking and accessible routes.
29. Building and Facilities shall be designed and constructed in accordance with the 2015 International Building Code (ICC) Section 11 and ICC Section A117.1, specifically including but not limited to accessible dwelling unit types pursuant to Table 1107.6.1.1.
30. To the satisfaction of the Bainbridge Island Fire Department, the project shall comply with all applicable provisions of the adopted Fire Code.

31. Fire flow is required for this project. Fire flow shall be not less than 1000 gpm and shall be demonstrated to the satisfaction of the Fire Marshal.
32. The proposed fire hydrant shall be located to the satisfaction of the Fire Marshal.
33. Buildings 1 and 2 will require fire sprinkler systems designed according to NFPA standards.
34. Buildings 3 and 4 will not require residential fire sprinklers at this time. If these buildings are converted to multi-family dwellings, anticipate the requirement for residential fire sprinklers.

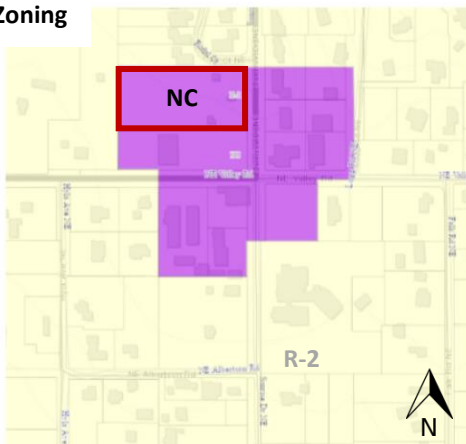
Vicinity Map



Project Site



Zoning



Staff Analyses

I. Findings of Fact

A. Site Characteristics

1. Tax Assessor Information:

- a. Owner of record: Rolling Bay Land Co. LLC
- b. Tax Lot Number: 112502-3-113-2000
- c. Township/Section/Range: Section 11, Township 25, Range 2 East
- d. Lot size: 2.09 acres (91,040 square feet)

2. Terrain:

The site slopes generally to the south at an average grade of 8-percent. There are no critical areas or buffers on the site.

3. Soils:

The soil is Harstine gravelly ashy sandy loam.

4. Access:

The property is accessed from Sunrise Drive NE via a gravel driveway located near the southeast corner of the site. The traffic impact analysis and an access deviation request prepared by Transportation Solutions, Inc. recommended that the site access be aligned with the commercial driveway on the east side of Sunrise Drive NE. The access proposed on the site plan reflects this recommendation. (Reference P)

5. Utilities:

a. Water: Kitsap Public Utility District

A non-binding water availability letter from the Kitsap Public Utility District was submitted, confirming that they can serve the site. A binding letter of water availability from the Kitsap Public Utility District is required prior to building permit issuance for any of the proposed structures.

b. Septic: On-Site Septic

Prior to building permit issuance, the applicant will need to provide approval from the Kitsap Public Health District (KPHD) or the Washington State Department of Health (DOH) if proposing a Large On-Site Sewage System (LOSS). (Condition 20)

c. Stormwater: Existing Storm Drainage System and Rain Gardens

The road area will discharge to rain gardens for water quality treatment. Drainage to the west will meet existing predeveloped durations and volumes. Drainage to the east connects to the existing storm drainage system in Valley Road and will maintain capacity for future road classifications and urban road standards. Prior to any construction activities, the applicant shall apply for a Department of Ecology General Stormwater Construction Permit. Any jobsite one (1) acre or greater in size must comply with NPDES Phase II Department of Ecology requirements by applying for this permit. (Reference G & R; Condition 21)

6. Public Services and Utilities:

- a. Police: Bainbridge Island Police Department
- b. Fire: Bainbridge Island Fire District
- c. Schools: Bainbridge Island School District

7. Existing Use:

The site is a cleared and undeveloped parcel with grass, brush, and small clusters of trees. It is the product of the Unruh/Cole Short Plat (SPT-01-24-95-01), a two-lot short plat approved and recorded at the Kitsap County Auditor's Office in 1995 with a 25-foot no-cut/no-build buffer to the north and west. (Reference H & U)

8. Zoning Designation:

The subject property and properties to the south and east are zoned as neighborhood centers within the Rolling Bay Neighborhood Service Center. The properties to the north and west are developed and zoned Residential – two units per acre (R-2). (Reference H)

B. Public/Agency Comment

1. Public Comment

One (1) public comment was received. The commenter was concerned about current traffic and pedestrian safety and requested that these potential impacts be evaluated. Parallel or angled parking was suggested as a solution to speeding and improving pedestrian and cyclist safety along Sunrise Drive. They would like to see this site utilized in the City's disaster preparedness strategy. The commenter also expressed interest in the possibility of having a mobile retail food establishment. (Reference C)

The applicant has provided a traffic impact analysis prepared by Transportation Solutions, Inc. Project-specific mitigation for the intersection is not required to meet the local standards at the time of the project's opening. Recommended mitigation included frontage improvements, access alignment, and marked crosswalks. All-way stop control at NE Valley Road and Sunrise Drive NE was not recommended. By the year 2030, improvements to the intersections may need to be considered. The applicant has proposed five (5) parallel parking stalls along the frontage of the property and 42 stalls within the main parking lot. The frontage also includes a 5-foot wide sidewalk and a 5-foot wide bike lane. Mobile retail food establishments are permitted in the NC zone per BIMC 18.09.020 Use Table. (Reference N, O, & P)

2. Building Official

Conditions of approval from the Building Official were provided. (Condition 26-29)

3. Design Review Board

A meeting with the applicant and the Design Review Board was held on May 18, 2015 and again on March 20, 2017. Members of the DRB voted to approve the plans as shown. The motion was carried 4-1. The site plan and design is consistent with the 'Commercial and Mixed-Use Design Guidelines for All Zoning Districts' and the 'Rolling Bay Design Guidelines'. (Reference A & B)

4. Development Engineer

Comments, conditions, and the Certificate of Concurrency are provided in the references and in the conditions of approval. (Reference R & S; Condition 9 & 21-24)

5. Fire Department

Conditions of approval from the Fire Marshal are provided. (Condition 30-34)

6. Kitsap Public Health District

The applicant is pursuing a Large On-Site Sewage System (LOSS) to be regulated by the Washington State Department of Health (DOH). The project is conditioned to acquire approval from the DOH before they can be issued any building permits for the proposed structures. The Kitsap Public Health District (KPHD) concurred with this condition. (Reference T; Condition 20)

C. Comprehensive Plan Analysis

1. Land Use Element

- a. Island-Wide Conservation and Development Strategy – Goal 4: As part of a long-term Island-wide Conservation and Development Strategy, focus residential and commercial development in designated centers, increase a network of conservation lands, maximize public access while protecting the shoreline, minimize impacts from the SR 305 corridor and conserve the Island's ecosystems and the green and open character of its landscape.

This mixed use development is proposed within the Rolling Bay Neighborhood Service Center, one of Bainbridge Island's designated centers. The site plan design preserves a quarter of the site as an undeveloped meadow for public enjoyment, and also proposes a community orchard, outdoor courtyards, covered walkways, and sidewalks.

- b. Designated Centers – Goal 5: Focus Urban Development in Designated Centers: The Plan focuses residential, commercial, and industrial growth in Winslow and other designated centers with urban services such as the Neighborhood Centers, and the industrial centers at Day Road, and Sportsman Triangle. Collectively, Winslow, the Neighborhood Centers, and the two industrial centers constitute Bainbridge Island's designated centers.

This project proposes both residential and commercial development within Rolling Bay. The proposal supports the goals of the GMA by locating in a designated center where public facilities and services exist or can be efficiently provided, designing the site to be pedestrian-oriented, providing five residential units as two detached homes and three apartments, and proposes many low impact design elements including permeable pavers, bike racks and shelters, drip irrigation, raingardens, and use of native plants.

- c. Neighborhood Centers – Goal 9: Encourage the development of the Neighborhood Centers at Rolling Bay, Lynwood Center, and Island Center as areas with small-scale commercial, mixed use and residential development outside Winslow.

This project proposes small-scale mixed use development within the Rolling Bay Neighborhood Service Center with a variety of public uses and housing which are compatible with the character and surroundings of Rolling Bay. (Reference I, L, & M)

- d. Standards for All Neighborhood Centers – Policy 9.16: To minimize visual and environmental impacts, encourage parking in the rear or side yards or underground of multifamily, commercial and mixed-use developments. Design parking lots to be pedestrian-oriented and provide pedestrian and bicycle routes between the street, parking area and main entrance. Consider solar access when planning size and type of trees within a parking lot.

The parking lot does not abut the right-of-way and is not visible from Sunrise Drive NE. A mixed-use building acts as a barrier between the parking lot and the right-of-way. The parking area is pedestrian-oriented and the street frontage improvements provide a sidewalk and a bike lane.

2. Economic Element

- a. Development in Designated Centers – Goal 6: As the City’s designated centers evolve, balance their functions as places of commerce and employment with their roles helping to meet housing needs and provide focal points for civic engagement and cultural enrichment.

The proposed development provides a variety of uses which creates family wage jobs, fulfills housing needs, and provides protected outdoor spaces for public enjoyment. The scale of the development is in character with the Rolling Bay Neighborhood Service Center. Street frontage improvements include a sidewalk, on-street parking, and a bike lane, increasing opportunities for multi-modal transportation.

- b. Retail and Services – Goal 8: Maintain and enhance Winslow as the commercial hub of Bainbridge Island. Position the Neighborhood Centers to provide the opportunities for smaller-scale commercial and service activity.

The uses proposed in the development provide opportunities for an increased small-scale commercial presence in the Rolling Bay Neighborhood Service Center.

3. Environmental Element

- a. Air Quality – Policy 10.2: Encourage the retention of existing trees and vegetation and the planting of new trees and vegetation that provides natural filtration of suspended particulate matter, removes carbon dioxide and improves air quality.

The site is mostly cleared with a 25-foot no-cut/no-build buffer along the north and west property lines. All of the existing trees within the no-cut/no-build buffer are being retained. The site also requires landscape buffers and parking lot landscaping. The applicant is exceeding the tree unit requirements for the site.

- b. Greenhouse Gases – Policy 12.2: Facilitate the improvement and convenience of low carbon mass transit and increased car-sharing, cycling, walking and the development of alternative vehicle infrastructure (e.g., charging stations) to reduce greenhouse gas emissions.

The development is designed for safe and efficient pedestrian circulation and provides a sidewalk along the full frontage of the property. Street frontage improvements also include a bike lane, increasing opportunities for multi-modal transportation. The proposal also provides an electric vehicle charging station.

4. Housing Element

- a. Housing – Goal 3: Promote and maintain a variety of housing types to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island and encourages more socio-economic diversity. Partner with community non-profit organizations and local and regional private and public entities in carrying out the following policies.

The development provides a variety of housing options including three (3) apartment units and two (2) multi-family dwelling units.

5. Utilities Element

- a. Solid Waste Disposal, Recycling and Composting – Policy 15.5: Consider methods to reduce the amount of solid waste disposed, e.g. material bans, composting or compaction, or by the conversion of solid waste to energy, e.g. using a biodigester.

The mechanical building is a composting facility and would house a vacuum pump for vacuum pump toilets which would reduce water usage and wastewater.

D. Land Use Code Analysis

1. Land Use Review Procedures (BIMC 2.16)

The Sunrise Square proposal was properly submitted as a site plan and design review application. The director will make the final decision based on (i) the decision criteria in BIMC 2.16.030.E., (ii) the recommendation of the planning commission, (iii) the design review board recommendation, and (iv) consideration of any public comments received.

Site Plans and Design Review (BIMC 2.16.040)

The director shall base their decision on site plan and design review applications on the following criteria:

- a. The site plan and design is in conformance with applicable code provisions and development standards of the applicable zoning district;

As summarized in this staff report and in the materials prepared by the applicant, the application, with conditions, is in conformance with the Bainbridge Island Municipal Code.

- b. The locations of the buildings and structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient and in conformance with the non-motorized transportation plan;

The locations of the structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient, and in compliance with the non-motorized transportation plan.

- c. The Kitsap County Health District has determined that the site plan and design meets the following decision criteria:
 - i. The proposal conforms to current standards regarding domestic water supply and sewage disposal; or if the proposal is not to be served by public sewers, then the lot has sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system.
 - ii. If the Health District recommends approval the application with respect to those items in subsection i., the health district shall so advise the director.
 - iii. If the health district recommends disapproval of the application, it shall provide a written explanation to the director.

The applicant is pursuing a Large On-Site Sewage System (LOSS) to be regulated by the Washington State Department of Health (DOH). The project is conditioned to acquire approval from the DOH before they can be issued any building permits for the proposed structures. The Kitsap Public Health District (KPHD) concurred with this condition. (Reference T; Condition 20)

- d. The City engineer has determined that the site plan and design meets the following decision criteria:
 - i. The site plan and design conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and
 - ii. The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and
 - iii. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and
 - iv. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; and
 - v. If the site will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the site, and the applicable service(s) can be made available at the site; and
 - vi. The site plan and design conforms to the “City of Bainbridge Island Engineering Design and Development Standards Manual,” unless the City engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 18.

A deviation from the City’s access spacing standards for development of Sunrise Square was requested. Site access is proposed to align with an existing commercial driveway on the east side of Sunrise Drive NE and is within 25 feet of the Rolling Bay Auto Repair’s access driveway on the east side of Sunrise Drive NE, 34 feet north of a private driveway on the west side of Sunrise Drive NE, and 63 feet south of the nearest residential driveway on the west side of Sunrise Drive NE. Per City standards, commercial and private driveways require 105 feet between the proposed driveway and the existing driveways. Residential driveways require 150 feet between the proposed driveway and the existing residential access. No sight obstructions between the driveways were observed and the access deviation analysis recommended approval of the proposed access location. (Reference P)

The Development Engineer has reviewed the submitted site plan and design and has recommended approval subject to the following conditions: 9, 21, 22, 23, and 24. (Reference R & S)

- e. The site plan and design is consistent with all applicable design guidelines in BIMC Title 18, unless strict adherence to a guideline has been modified as a housing design demonstration project pursuant to BIMC 2.16.020.Q;

The site plan and design is consistent with the 'Commercial and Mixed-Use Design Guidelines for All Zoning Districts' and the 'Rolling Bay Design Guidelines'. The site plan and design was presented to the Design Review Board (DRB) on May 18, 2015 and again on March 20, 2017. Members of the DRB voted to approve the plans as shown. (Reference A & B)

- f. No harmful or unhealthful conditions are likely to result from the proposed site plan;

The proposed site plan and design has been reviewed by all applicable reviewers. As conditioned, no harmful or unhealthful conditions are likely to result from the proposed site plan.

- g. The site plan and design is in conformance with the comprehensive plan and other applicable adopted community plans;

The site plan and design is consistent with the Comprehensive Plan goals and policies, meets the intent of a designated center, and keeps in character with the Rolling Bay Neighborhood Service Center.

- h. Any property subject to site plan and design review that contains a critical area or buffer, as defined in Chapter 16.20 BIMC, conforms to all requirements of that chapter;

The subject property does not contain critical areas or buffers.

- i. Any property subject to site plan and design review that is within shoreline jurisdiction, as defined in Chapter 16.12 BIMC, conforms to all requirements of that chapter;

The subject property is not within shoreline jurisdiction.

- j. If the applicant is providing privately owned open space and is requesting credit against dedications for park and recreation facilities required by BIMC 17.20.020.C, the requirements of BIMC 17.20.020.D have been met;

The applicant is not providing privately owned open space and the requirements of BIMC 17.20.020 do not apply.

- k. The site plan and design has been prepared consistent with the purpose of the site design review process and open space goals;

The proposed site plan and design has been prepared consistent with the overall purpose and goals of the site plan process and open space goals.

- l. For applications in the B/I zoning district, the site plan and development proposal include means to integrate and re-use on-site storm water as site amenities.

The subject property is not within the B/I zoning district.

2. Noise Regulation (BIMC 16.16)

Limitation on Construction Activities (BIMC 16.16.025)

While the use of heavy equipment and other construction needed to complete the proposed additions is necessary, Section 16.16.025 limits the hours of construction activities in residential zones as follows:

- i. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays that do not constitute legal holidays.
- ii. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited before 9:00 a.m. and after 6:00 p.m. on Saturdays that do not constitute legal holidays.
- iii. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited on Sundays and all legal holidays except that work on the inside of an enclosed structure may occur between the hours of 10:00 a.m. and 4:00 p.m.

The construction time limitations are included in the conditions of approval for the proposed project. (Condition 6)

3. Use Regulations (BIMC 18.09)

Permitted Use Table (BIMC 18.09.020)

- a. Commercial/residential mixed use developments and multi-family dwellings are permitted within the Neighborhood Center (NC) zoning district per BIMC 18.36.030. Other proposed uses such as a community orchard, restaurant, retail sales, offices and services, are also permitted within the NC zoning district.

Each of the proposed uses are permitted within the NC zoning district.

Use-Specific Standards (BIMC 18.09.030)

- b. In the NC zoning district, multifamily dwellings must be in accordance with zoning in the R-2 district. Per BIMC 18.36.030.166, any lot with more than one (1) dwelling unit, not including an accessory dwelling unit, is defined as multifamily development.

The two (2) detached dwelling units proposed are in accordance with zoning in the R-2 district for multifamily development.

- c. In the NC district, for both multifamily dwellings and commercial/residential mixed-use development, residential units must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor. Density for mixed use projects in the NC district shall be calculated pursuant to BIMC 18.12.030.D.

Sunrise Drive NE is classified as a collector road. Two (2) of the five (5) dwelling units proposed are located above the ground floor. The other three (3) units are located on the ground floor, however, they do not front Sunrise Drive NE and are proposed to be at least 80 feet from the right-of-way.

- d. In the NC district, retail buildings with a footprint up to 5,000 square feet are a permitted use. Retail buildings with a footprint greater than 5,000 square feet but less than 10,000 square feet are a conditional use.

The proposed retail space totals 3,040 square feet and is a permitted use in the NC zoning district.

4. Dimensional Standards (BIMC 18.12)

Tables of Dimensional Standards (BIMC 18.12.020)

- a. There is no maximum floor area ratio in the NC zoning districts. Commercial, non-residential, and mixed-use development is limited by other standards. Residential development is subject to the R-2 zoning district standards.

The two (2) detached dwelling units proposed are in accordance with zoning in the R-2 district for multifamily development.

- b. The maximum allowable lot coverage in the NC zoning district is 35-percent.

The proposed structures total an area of approximately 11,992 square feet on the 2.09-acre site. The existing and proposed structures result in approximately 13-percent lot coverage.

- c. The front setback prescribes 0 feet minimum and 20 feet maximum from any street, planned right-of-way, or road easement, unless otherwise provided under special planning area provisions.

The proposed development provides a 16-foot front setback and meets the front setback requirements.

- d. The side setbacks prescribe 0 feet when a property abuts another NC zone and 15 feet when a property abuts a residential zone.

The property abuts NC zones to the south and the east and proposes a 49.5-foot setback on the south property line. The property abuts residential zones to the north and the west and proposes a 28-foot setback on the north property line. The proposed development meets the prescribed side setbacks.

- e. The rear setback prescribes 0 feet when a property abuts another NC zone and 15 feet when a property abuts a residential zone.

The property abuts a residential zone to the west and provides a 136-foot rear setback. The proposed development meets the prescribed rear setback.

- f. Building height in this zone is limited to 35 feet.

The tallest structure proposed is approximately 26 feet and does not exceed the 35-foot height limit.

Additional Dimensional Provisions (BIMC 18.12.030)

- g. Per BIMC 18.12.030.D, three (3) units per acre are allowed if the development is commercial/residential mixed use and public sewer and public water are not provided. In instances where a project contains both mixed use and residential-only buildings, the bonus density shall only be calculated based on the mixed-use buildings. The residential-only buildings shall not be used to calculate the bonus density.

The two (2) dwelling units proposed require one (1) acre to meet zoning requirements in the R-2 district. The three (3) apartment units proposed also require one (1) acre to meet the bonus density requirements in the NC zoning district. The 2.09 acre parcel meets the density requirements for the proposed uses.

5. Development Standards and Guidelines (BIMC 18.15)

Landscaping, Screening, and Tree Retention, Protection and Replacement (BIMC 18.15.010)

- a. All new development, except single-family residential building permits, are subject to the requirements of this section including: significant tree and tree stand retention, perimeter landscape buffers, parking lot landscaping, total site tree unit requirements, planting requirements, irrigation, and maintenance.

The site plan and landscape plan addresses each of these elements. (Reference F)

- b. Per BIMC 18.15.010.C.1.b, trees and tree stands located in the perimeter areas required to be landscaped pursuant to subsections D and E of this section shall be retained and protected as described in subsection C.4 of this section, unless an applicant can demonstrate during the land use permit review process that the existing trees and vegetation will be compromised after the development is complete, and would likely become hazardous as described in subsection C.1.c of this section. If the applicant can demonstrate that hazard, then new trees and vegetation may be planted pursuant to the planting standards of subsection D.4 of this section.

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. The applicant has not proposed to remove any trees or tree stands in the required 20-foot perimeter areas along the north and west property lines. An existing 25-foot no-cut/no-build buffer along the north and west property lines recorded under the Unruh/Cole Short Plat (SPT-01-24-95-01) prohibits structures, clearing, and grading from these locations. Per a condition on the Unruh/Cole Short Plat, existing blackberry bushes may be replaced with shrubs planted 5 feet on center that achieve a minimum height of 6 feet at maturity. (Reference F & U; Condition 10)

- c. Significant trees and tree stands may be removed if it is determined by a consulting arborist who is certified by the American Society of Consulting Arborists, or a TRACE certified professional as established by the PNW Chapter of the International Society of Arboriculture, and whose services are paid for by the applicant, that the vegetation is, (i) a safety hazard due to potential root, trunk, or primary limb failure, or due to exposure of mature trees that have grown in a closed, forested situation; or (ii) damaged, diseased, or standing dead trees.

A tree assessment was prepared by Katy Bigelow, Registered Consulting Arborist. Her assessment recommends removing six (6) trees along the east property line as grading and required street frontage improvements will significantly impact their critical root zones. None of the trees evaluated would be considered a long term viable or safe tree after development activities if the proposed plan is implemented. (Reference Q)

- d. BIMC 18.15.010.C.2 outlines the replacement requirements for unauthorized tree removal. If trees required to be retained pursuant to subsection C.1 of this section are not retained or if protection measures described in subsection C.4 of this section are not fully implemented, they shall be replaced by at least one-and-one-half times (150 percent) of the number of tree units removed.

The project has been conditioned to comply with the replacement requirements for unauthorized tree removal. (Condition 17)

- e. Failure to retain, replace or transplant trees will be enforced per the requirements of BIMC 18.15.010.C.3.

The project has been conditioned to comply with the enforcement requirements of this section. (Condition 17)

- f. BIMC 18.15.010.C.4 lists the requirements for protection of existing vegetation, trees, and tree stands during construction and development.

The project has been conditioned to comply with the requirements for protection of existing vegetation, trees, and tree stands during construction and development. (Condition 16)

- g. In the NC zoning district, when abutting zoning is residential or multifamily, a 20-foot full screen perimeter landscape buffer is required per BIMC 18.15.010 Table 3. Full screen perimeter landscaping buffer requirements are listed in BIMC 18.15.010.D.4.a.

A 20-foot full screen perimeter landscape buffer is reflected on the site plans and landscape plans. The landscaping plan, as proposed, meets the full screen perimeter landscaping buffer requirements. The project has been conditioned to comply with the full screen perimeter landscaping buffer requirements. (Reference F; Condition 11)

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

- h. Per BIMC 18.15.010.F.1, lists parking lot landscaping requirements for parking lots not abutting public rights-of-way apply. For parking lot landscaping, 1 tree is required for every 8 parking spaces.

The landscaping plan, as proposed, exceeds the parking lot landscaping requirements for parking lots not abutting public rights-of-way. The project has been conditioned to comply with the parking lot landscaping requirements. (Reference F; Condition 11)

Parking Lot Landscaping:

Required: 5 Deciduous Trees (1 tree per 8 parking stalls)

Evergreen Groundcover

Provided: 9 Deciduous Trees

Evergreen Groundcover

- i. Per BIMC 18.15.010.G.4, the development parcel shall have at least 40 tree units per acre following the proposed development or redevelopment. Each new or replacement tree planted shall earn one (1) tree unit. Existing and new trees in roadside, perimeter, and shoreline buffers and/or critical areas and their buffers do not count towards the tree unit requirements of this section. Per BIMC 18.15.010.5.c, new trees planted to meet the minimum parking lot landscaping requirements of subsection F of this section do not count towards meeting tree unit credits under this section. New trees planted in or around a parking lot that exceed the minimum requirements of subsection F of this section can be counted towards meeting required tree units.

The 2.09-acre site requires 84 tree units to meet the minimum retention requirements. The landscaping plan proposes 93.2 tree units, exceeding the requirement. This tree unit total does not include required trees in the perimeter buffer or parking lot landscaping. (Reference F)

Total Site Tree Unit Requirements:

Required: 84 Tree Units (40 per acre x 2.09 acres)

Provided: 93.2 Tree Units

92 new trees @ 1 unit each and 1 existing tree at 1.2 units

Note: The tree unit total does not include required trees in buffer zones or required parking lot trees.

- j. Each tree preserved on a development parcel shall earn the number of tree units shown in BIMC 18.15.010 Table 5, based on its diameter at breast height (DBH) as measured in inches.

One tree outside of the required perimeter landscape buffer is being preserved. It is an 8-inch DBH willow tree located on the southeast corner of the lot and contributes 1.2 tree units to the tree retention requirements. (Reference E & F)

- k. BIMC 18.15.010.H.2 lists the planting requirements for landscape design.

The project has been conditioned to comply with the planting requirements of this section. (Condition 11 & 12)

- l. Per BIMC 18.15.010.H.3, performance assurance is required to assure the City that the landscape required by this section is properly installed and will become established and be adequately maintained. The required landscape shall be installed prior to building permit issuance for each building. The Washington landscape architect, Washington certified nursery professional or Washington certified landscaper shall submit a landscaping declaration to the director to verify installation in accordance with the approved plans. The time limit for compliance may be extended to allow installation of landscaping during the next appropriate planting season as approved if the director determines that a performance assurance device, for a period of not more than one (1) year, will adequately protect the interests of the City. The performance assurance device shall be for 150 percent of the cost of the work or improvements covered by the assurance device. In no case may the property owner delay performance for more than one (1) year.

The project has been conditioned to provide a performance assurance device in compliance with the requirements of this section. (Condition 13)

- m. Per BIMC 18.15.010.H.4, the property owner shall replace any unhealthy or dead plant materials in conformance with the approved planting plan. A maintenance assurance device shall be required for a period of five (5) years after acceptance by the City of the new planting or transplanting of vegetation to ensure proper installation, establishment, and maintenance. The maintenance assurance device amount shall not be less than 20 percent of the cost of replacing materials covered by the assurance device.

The project has been conditioned to provide a maintenance assurance device in compliance with the requirements of this section. (Condition 14)

- n. Per BIMC 18.15.010.I, except for areas of undisturbed existing vegetation, all landscape areas that do not have high soil moisture conditions shall have temporary or permanent irrigation systems.

The project has proposed drip irrigation for all new planting areas. All drip irrigation lines shall be buried below the mulch. The irrigation shall be used the first two (2) summers on a weekly basis and after that only during period of prolonged drought. (Reference F)

- o. Per BIMC 18.15.010.K, in the NC and B/I districts, outdoor storage areas shall be screened. The screen height is determined by the height of the material or equipment being screened. Chain link fencing with neutral colored slatting is permitted along with vegetative screening when vegetative screening alone is not sufficient to block the outdoor storage from public view and where the fencing is not visible from a street. Exterior storage should be confined to portions of the site least visible from public view. Additionally, trash dumpsters or any outdoor equipment, whether on roof or side of a structure, or on the ground, shall be screened from view. Screening shall be architecturally consistent with the adjacent structure in terms of materials. Mechanical equipment should be located below the highest vertical element of the building.

Proposed trash dumpsters and outdoor equipment is screened from view using corrugated metal siding and hog wire mesh fence panel. These materials are consistent with the proposed structures. The project has been conditioned to comply with the outdoor storage, trash dumpster, and outdoor equipment requirements of this section. (Reference J; Condition 15)

Parking and Loading (BIMC 18.15.020)

- p. All driveways and other parking areas, except those serving single-family residences, shall be surfaced with permanent materials acceptable to the public works department, and shall be designed to manage stormwater runoff in accordance with Chapter 15.20 BIMC.

The driveways and parking areas are proposing to be surfaced with asphalt. Permeable pavement was not a viable option as soils on the site were shown to have low permeability. As conditioned, stormwater plans have been designed in accordance with Chapter 15.20 BIMC. (Reference G; Condition 21)

- q. On-street parking created or designated in conjunction with and adjacent to a project may be included in the parking space calculation upon approval of the director.

The applicant has proposed five (5) on-street parking spaces for approval by the director. Parking has been calculated assuming the addition of the five (5) on-street parking spaces.

- r. When a new commercial or mixed-use development is required to provide parking for more than 25 cars, at least one parking space near the entrance must be reserved and signed for use by a shared-car program or electric vehicle charging station.

The site plan proposes a parking space near the entrance of the mixed use building to be reserved as an electric vehicle charging station.

- s. All development shall provide the number of parking spaces indicated in this subsection C and Tables 18.15.020-1 and 18.15.020-2. All parking lots shall comply with the minimum requirements for handicapped parking spaces, as required by Washington State regulations related to barrier-free facilities, with the exception of single-family residential and multifamily residential development on individual lots. Above-ground parking lots exceeding the number of spaces required by this section are not allowed unless approved by the planning commission.

The site plan proposes two (2) handicapped parking spaces, one being van-accessible. As proposed, the site plan meets the minimum requirements for handicapped parking spaces.

- t. Table 18.15.020-1: Off-Street Parking Spaces Required for Residential, Neighborhood Center, Business/Industrial, and Water-Dependent Industrial Zone Districts prescribes the number of parking spaces required for this type of development. A residential dwelling unit in a multifamily residential, NC, or B/I district requires 1 space per primary dwelling unit that is a studio or 1 bedroom unit, and 2 spaces for all other primary dwelling units. Dwelling units situated directly above a commercial use or directly above parking serving a commercial use in the NC or B/I districts shall require 1 parking space. A retail, commercial and personal service in a building with 1,000 square feet of floor area or more requires 4 spaces per 1,000 square feet of floor area. Places of public accommodation serving food and beverage, including but not limited to restaurants and taverns require 1 space for each 4 occupants.

Thus, seven (7) spaces are required for the proposed dwelling units, 19 spaces for the retail and office space, and 21 spaces for the restaurant as the applicant has proposed 84 seats for the establishment. A total of 47 parking spaces are required. Proposed occupancy for the restaurant has been calculated assuming the addition of the five (5) proposed on-street parking spaces. Shared uses can request a parking reduction, however, the applicant has not proposed this. (Reference E)

- u. Parking lots shall be designed according to BIMC 18.15.020 Table 3. Space depth shall be measured exclusive of access drives, aisles and other physical obstructions. Small car spaces may total no more than 30 percent of the required number. Parking lots shall have direct access to a street or road easement and shall provide unobstructed access driveways exclusive of the required parking areas.

The proposed site plan meets the prescribed parking space and aisle dimensions in BIMC 18.15.020 Table 3. Seven (7) compact parking spaces are provided. (Reference E)

Mobility and Access (BIMC 18.15.030)

- v. All multifamily and nonresidential development shall comply with the circulation and walkway standards in BIMC 18.15.030.A.

The proposed site plan meets the circulation and walkway standards in BIMC 18.15.030.A.

- w. All parking facilities shall contain bicycle parking facilities that allow secure locking of both the frame and wheels of a bicycle. One bicycle space shall be provided for every five parking spaces with a minimum of four spaces provided for each parking lot.

A minimum of 10 bicycle spaces are required, however, 15 are proposed. (Reference E)

Outdoor Lighting (BIMC 18.15.040)

- x. To mitigate potential off-site glare and light trespass, any outdoor lighting shall comply with the outdoor lighting regulations in BIMC 18.15.040.

The project has been conditioned to comply with the outdoor lighting requirements. (Reference K; Condition 18)

Signs (BIMC 18.15.050)

- y. All development shall comply with the sign regulations contained in Chapter 15.08 BIMC.

The project has been conditioned to comply with the sign code. (Condition 19)

6. Design Standards and Guidelines (BIMC 18.18)

Specific Design Regulations and Guidelines (BIMC 18.18.030)

- a. Development, redevelopment, and exterior renovation in commercial and mixed use projects in all zoning districts except the B/I district shall comply with the general guidelines in “Guidelines for Commercial and Mixed Use Projects” – including guidelines for Lynwood Center, Island Center, and Rolling Bay.

The site plan and design is consistent with the ‘Commercial and Mixed-Use Design Guidelines for All Zoning Districts’ and the ‘Rolling Bay Design Guidelines’. The site plan and design was presented to the Design Review Board (DRB) on May 18, 2015 and again on March 20, 2017. Members of the DRB voted to approve the plans as shown. (Reference A & B)

- b. Street trees shall be provided in an amount equivalent to at least one (1) every 30 feet in planting pots or beds covered by a tree grate, pavers or planted area. Structural grid systems with a minimum soil volume ratio of one (1) cubic foot of soil per one (1) square foot of tree canopy area are encouraged. Trees may be grouped and are encouraged to have a varied meandering effect. Tree size, location and species shall be approved by the City.

As proposed, the landscape plan meets the requirements of the street trees. (Reference F)

II. Conclusions

As conditioned, the proposed project is consistent with the Comprehensive Plan, the applicable sections of the Bainbridge Island Municipal Code including: BIMC 2.16.040 Site Plans and Design Review; BIMC Chapter 16.16 Noise Regulations; BIMC 18.09 Use Regulations; BIMC 18.12 Dimensional Standards; BIMC 18.15 Development Standards and Guidelines; and BIMC 18.18 Design Standards and Guidelines. Appropriate notice of application was made and one comment was received. Any decision by the Director may be appealed to the Hearing Examiner in accordance with the procedures set forth in BIMC 2.16.

III. References *(Note, all reference material may be accessed via the City's Website Online Permit Portal – SmartGov. The following materials can be found under the "Notes" section under "Staff Report References" via this file number: [PLN 50184 SPR.](#))*

- A. 50184 SPR Design Review Board Minutes (Preapplication) May 18, 2015
- B. 50184 SPR Design Review Board Minutes March 20, 2017
- C. 50184 SPR Public Comment
- D. 50184 SPR Site Plan and Design Review Application
- E. 50184 SPR REVISED Site Plan June 6, 2017
- F. 50184 SPR REVISED Landscape Plan June 6, 2017
- G. 50184 SPR REVISED Grading and Utility Plans May 22, 2017
 - 50184 SPR REVISED Grading and Utility Plans (1 of 3)
 - 50184 SPR REVISED Grading and Utility Plans (2 of 3)
 - 50184 SPR REVISED Grading and Utility Plans (3 of 3)
- H. 50184 SPR Site Vicinity and Zoning
- I. 50184 SPR Site Sections
- J. 50184 SPR Site Elements
- K. 50184 SPR Site Lighting Plan
- L. 50184 SPR Aerial Views
- M. 50184 SPR Materials and Colors
- N. 50184 SPR Traffic Impact Analysis
- O. 50184 SPR Traffic Impact Analysis Amendment Letter
- P. 50184 SPR Traffic Impact Analysis Deviation Request
- Q. 50184 SPR Tree Assessment
- R. 50184 SPR Development Engineer Conditions of Approval
- S. 50184 SPR Certificate of Concurrency
- T. 50184 SPR Email Correspondence with Health District and Applicant
- U. 50184 SPR Unruh Cole Short Plat

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

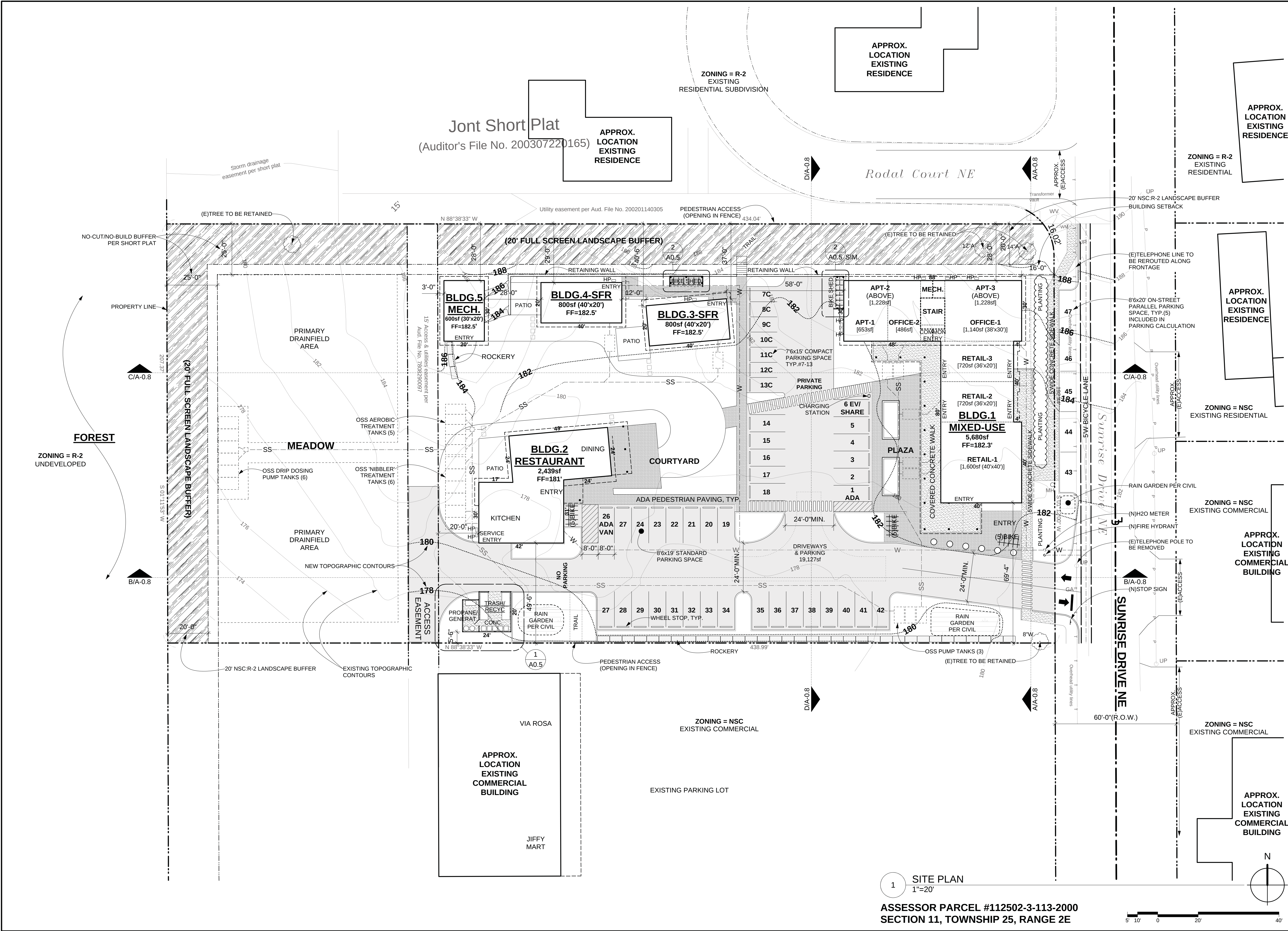
DATE	REVISIONS
12-27-16	SPR SUBMITTAL

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ROLLING BAY LAND CO.
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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:	



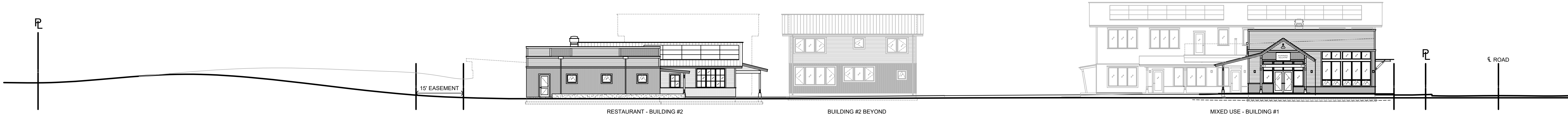
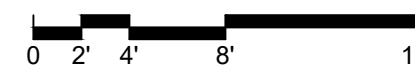
1 SITE PLAN
1"=20'
ASSESSOR PARCEL #112502-3-113-2000
SECTION 11, TOWNSHIP 25, RANGE 2E



A

MIXED-USE BUILDING STREET VIEW / SITE SECTION

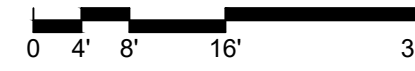
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B

SITE SECTION

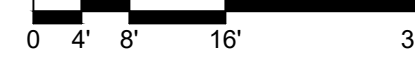
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C

SITE SECTION

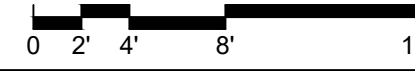
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D

MIXED-USE BUILDING SITE SECTION

SCALE: 1/8" = 1'-0"



DATE:	REVISIONS
12-28-16	SPR SUBMITTAL

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SUNRISE SQUARE

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SITE SECTIONS

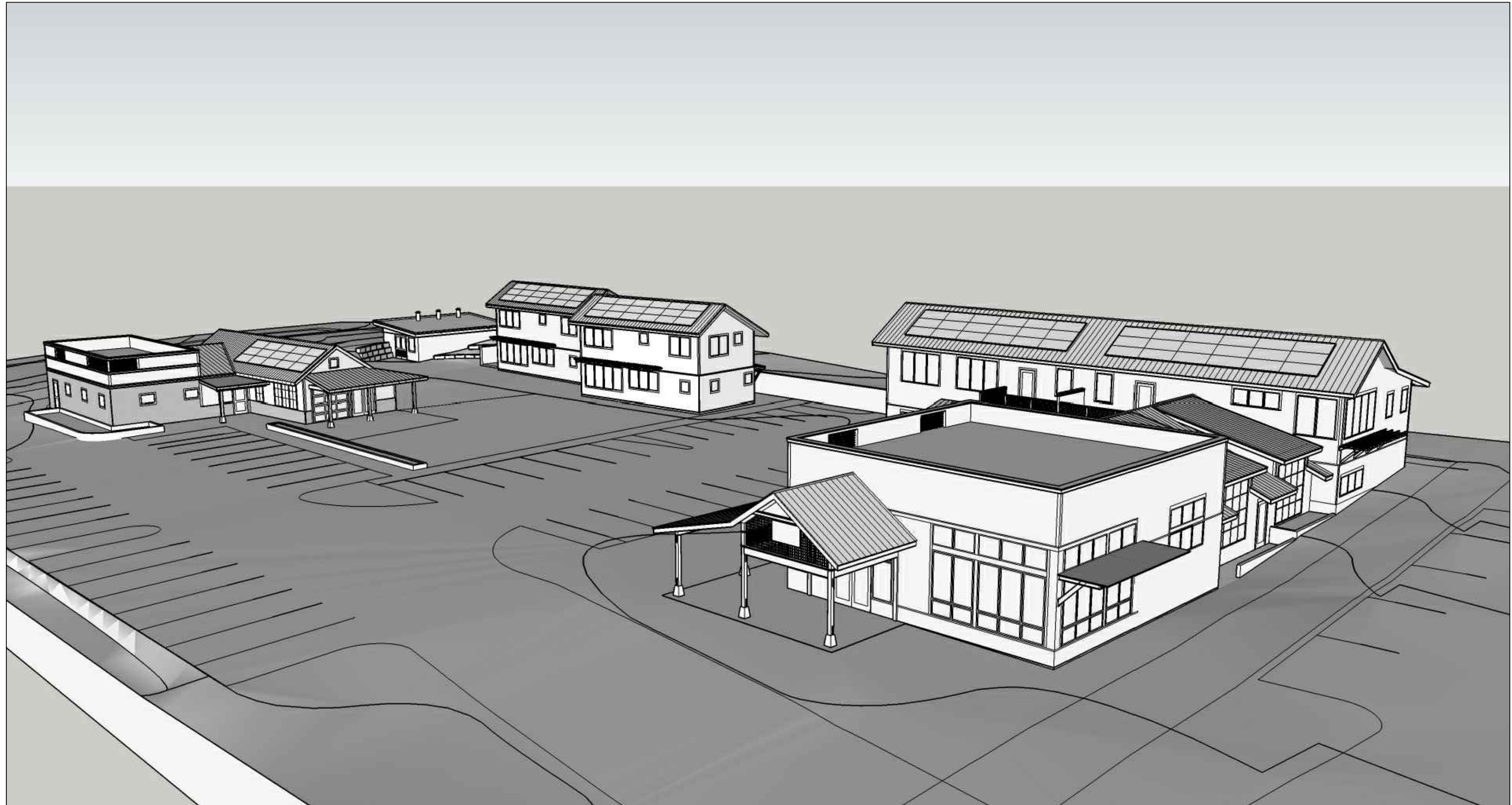
DATE: DECEMBER 28, 2016

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

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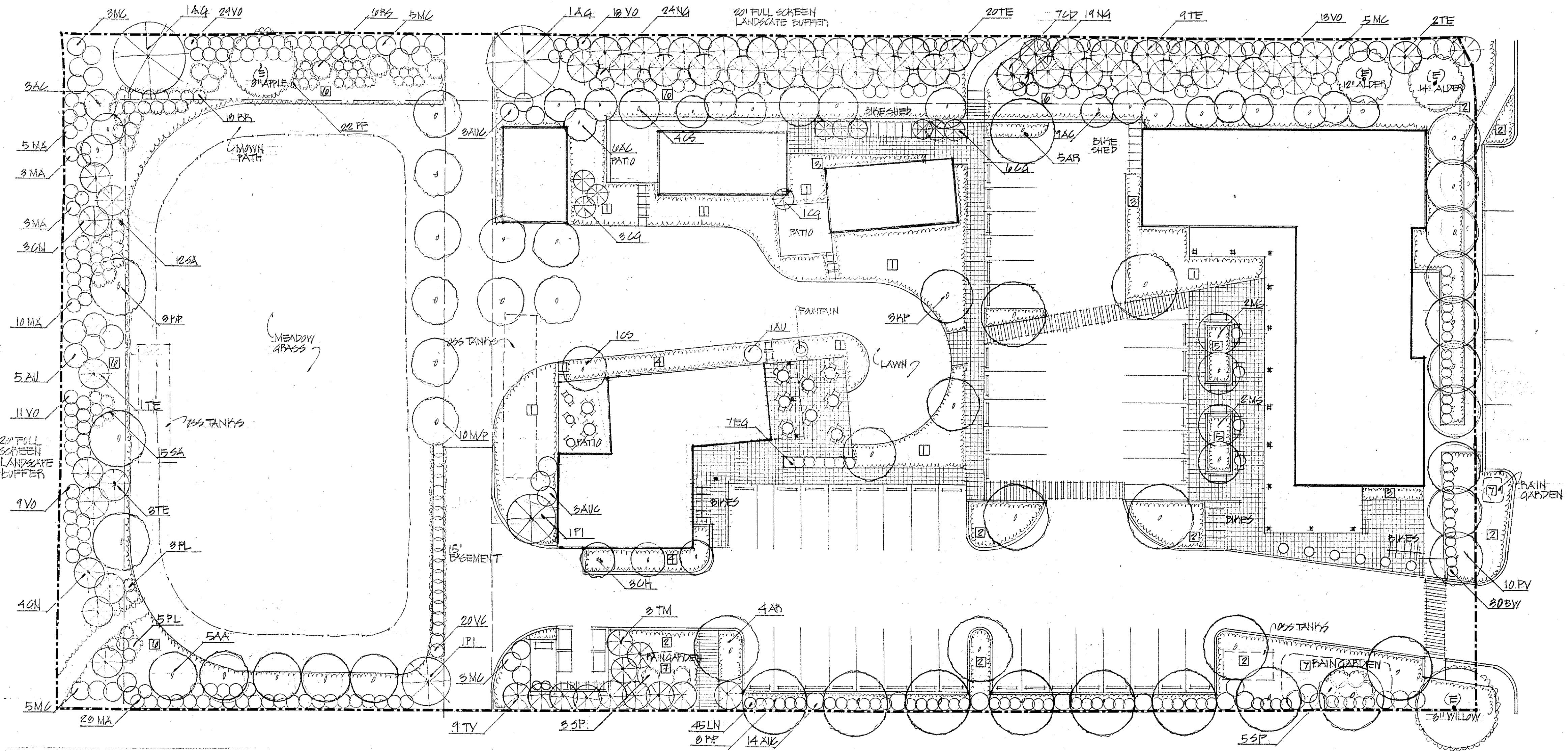
**SITE
AERIAL
VIEWS**

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

A-0.9

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
Choisya ternata/ Mexican Orange	DT
Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass	N
Eriophyllum lanatum/ Oregon Sunshine	N
Salvia nemerosa 'May Night' / May Night Salvia	DT
Nepeta 'Walkers Low' / Walker's Low Catmint	DT
Achillea millefolium/ Common Yarrow	N
Echinacea purpurea/ Purple Cone Flower	N
Sedum oregonum/ Stonecrop	N
Aster subspicatus/ Native Aster	N
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 'Frohntelten'	DT
Helleborus argutifolius/ Corsican Hellebore	DT

Native Groundcover:

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

Rain Garden Grasses/ Perennials:

Juncus effusus 'Quart Creek' / Quartz Creek Rush	N
Carex opnupta/ 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

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: 84 Tree Units (40 per acre x 2.09 acres)

Provided: 93.2 Tree Units

92 new trees @ 1 unit each and 1 existing tree at 1.2 units

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.

LANDSCAPE PLAN

1"=20'

5' 10' 0' 20' 40'

DATE:	REVISIONS:
3/14/17	3RD PREVISION
4/10/17	3RD PREVISION

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APN# 12502-3-113-2000
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Bainbridge Island, WA

LANDSCAPE PLAN

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

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