CITY OF
BAINBRIDGE ISLAND

Design Review Board
Regularly Scheduled Meeting
Monday, November 6th, 2017

Call to Order (Attendance, Agenda, Ethics)
CKCB Madison Ave Mixed Use Project PLN50958
Duane Lane Townhomes PLN50879 PRE
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:00 pm. Design Review Board (DRB) members in attendance were Joseph Dunstan, Peter Perry, Jim McNett, Chris Gutsche and Jason Wilkinson. City staff present were Planning Permit Specialist Lara Lant and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

There were no conflicts from any members and projects being presented.

CKCB Madison Ave Mixed Use Project PLN50958

Alan Grainger encouraged Cihan Anisoglu (applicant) to present the design in 3D when he came back with application. All members agreed that all shoreline issues need to be resolved before the project came back to the DRB. Applicant said if the shoreline issues were not resolved, the project would be only residential.

Public Comment: ~~Charlie~~ Charles Schmid pointed out that Shoreline public access was not discussed.

Duane Lane Townhomes PLN50879 PRE

Concern was expressed from the DRB about preserving the existing garden and trees on the property. Joseph Dunstan disagreed with the applicants' response to number three on the design review checklist and asked for it to be removed. He also pointed out that the applicant response to number six of the design review checklist about the open space element wasn't an actual representation of what was presented on the site plan.

Kelly Tayara, Associate Planner, requested/suggested that the applicant come back to the Nov. 20th meeting to get more of a consensus from the DRB before they submit their application.

New/Old Business

Peter Perry: Inquired if Gary Christiansen would have answers to their questions about Comprehensive Plan Implementation. Mr. Christensen would be unable to attend a meeting in November. He stated he would schedule time in December to answers their questions.

There was general discussion on how to change City Code regarding clear cutting.

Jim McNett inquired about the status of the DRB "Sample" Design notebook. Mr. McNett and Ms. Lundgren agreed to meet on Tues, 11/7, to discuss further.

Jason Wilkinson: Revisited the idea of two members of DRB along with other members of different committees discussing the prioritization of the Comp Plan. Mr. Wilkinson was asked to lead that effort.

Adjourned at 4:40pm

Approved by:

Alan Grainger, Chair

Carla Lundgren, Admin Specialist II

CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
NOVEMBER 6, 2017

PLEASE PRINT

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
ALAN GRAINGER	DRB	–	–
JOE DUNSTAN	DRB		
JASON WILKINSON	DRB	–	–
CIHAN ANISOGLU	A2		
SEAN ANISOGLU	A2		
CHRIS GUTSCHE	DRB		
CHARLES SCHMID	ABC		
Betty Wiese	neighbor		
BILLIE NASH	NAKATA NEIGHBOR		
LARA LANT	COBI PCD		
PETER PERRY	DRB		
David R Burnett	M.Brandt Arch	425-454-7130	No
TODD McKITHRICK	Millennium Builders	TODD@millenniumbuilders.com	
JIM McNETT	DRB		

Madison Landing

24 Unit Townhome Project

Bainbridge Island, Washington

Millennial Builders

LIST OF DRAWINGS

PROJECT INFORMATION

Project Name:	Madison Landing
Scope:	New construction of twenty-four (24) Townhome units within five (5) separate buildings. There will be five (5) alley-loaded buildings composed of three (3) different single family unit types (Unit A, Unit B, & Unit C). Building configurations include two (2) 4-unit buildings, two (2) 5-unit buildings, & one (1) 6-unit building.
Occupancy Type:	Residential
Construction Type:Type	V-B construction. Some rated assemblies required.
Building Code:	2015 IRC with Washington State Amendments

PROJECT TEAM

Owner/Developer	Millennial Builders 17837 1st Avenue South PMB#2 Normandy Park, WA 98148 206.571.8080
Architect:	Milbrandt Architects, Inc., P.S. 25 Central Way Suite 210 Kirkland, WA 98033 425.454.7130
Civil Engineer:	Browne Wheeler Engineers, Inc. 241 Ericksen Avenue NE Bainbridge Island, WA 98110 206.842.0605
Landscape Architect:	SJC Alliance Consulting Services 8730 Tallon Lane NE, Suite 200 Lacey, WA 98516 360.352.1465

PROJECT VISION SUMMARY

It is our intent to build 24 high end townhomes on Bainbridge Island on Madison Ave N near downtown. The project site is within 1 mile of the ferry terminal and directly adjacent to a bus route that will take the residents to the ferry terminal. This easy commuting will facilitate a reduction in cars owned by the residents. Vehicle parking is provided to the residents by under-building, alley-loaded garages. Additional guest parking is also provided off-street. The alley-loaded garages keep the streetscape of Madison Ave. N. free of garage doors and enables a lively and dynamic façade along the public way. Additionally, the traffic impact is minimized by creating a single central point of entry and exit to and from the site. The resulting elimination of driveways along Madison Ave. N. creates the opportunity for engaging pedestrian walkways, large landscape buffers, and an overall enjoyable pedestrian experience.

Pedestrian walkways will connect to the adjacent developments promoting a walkable community. Landscaped front yards and large green areas will facilitate a sense of place, community, and ownership. High-end, durable materials will be used for siding creating beautiful and lasting buildings that owners and the community at large will be proud to have. A warm and cool color palate is used, alternating between the buildings. The differing siding materials and paint colors have been chosen to add variation to the project while maintaining some consistent elements between the color schemes to avoid a sense of disconnection. This creates visual intrigue within the project while maintaining a sense of whole.

All 24 units are provided with a live/work space on the ground floor that can be used as a home office, artist studio, personal business, etc. Each live/work space has a separated entry and a connected bathroom. Units A and B are 3 bedroom, 3.5 bath townhomes while unit C is a 2 bedroom, 3.5 bath townhome.

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Madison Landing

Bainbridge, WA

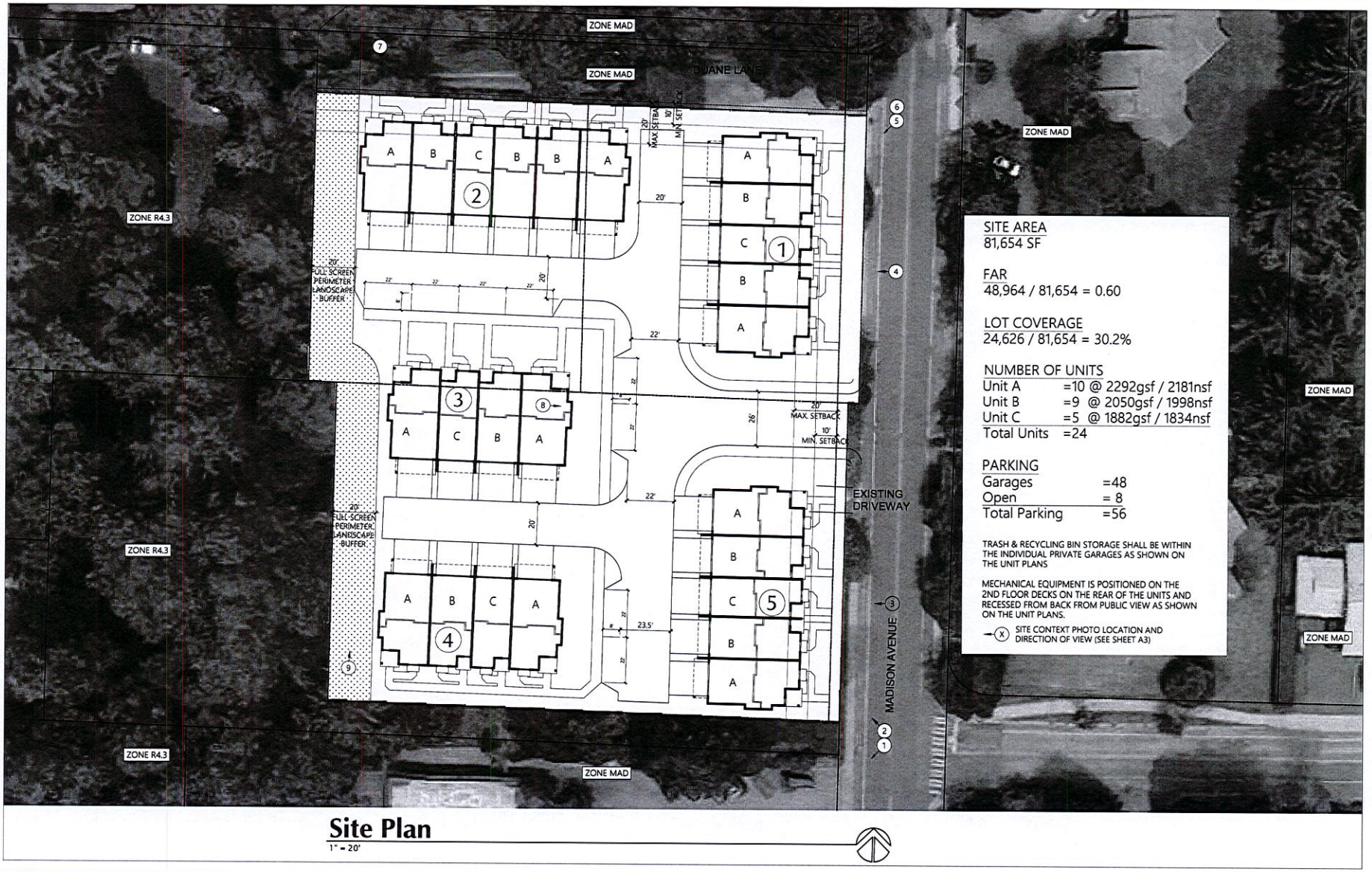
Millennial Builders

COVER SHEET

Scale:	Drawn By:	Date:	Date Plotted:
NTS	DRB	10-30-17	10-30-17

Sheet No.: A1

Job No.: 17-29



Site Plan

1" = 20'

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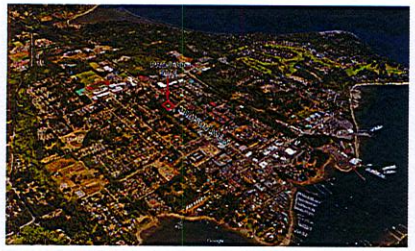
ARCHITECTURAL SITE PLAN

Scale:	Drawn By:	Date:	Date Plotted:
1"=20'-0"	REW	10-30-17	10-26-17

Sheet No.: A2

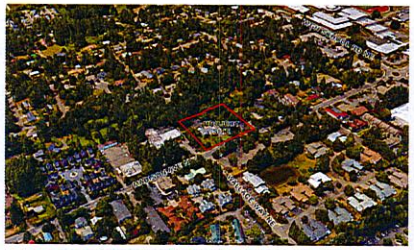
Job No.: 17-29

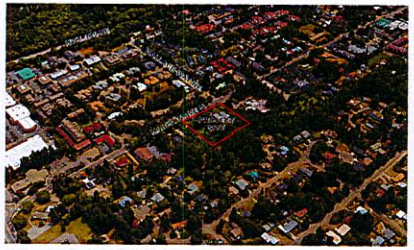
PROJECT CONTEXT MAP

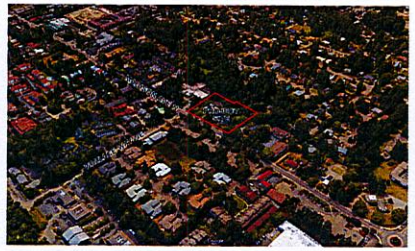

PROJECT CONTEXT AERIAL IMAGE

PROJECT SITE CLOSE UP AERIAL

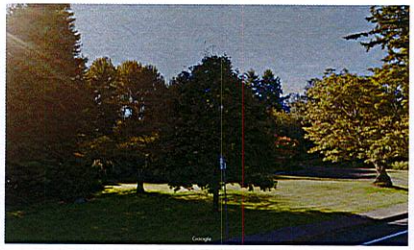

AERIAL IMAGE FROM SE


AERIAL IMAGE FROM SW

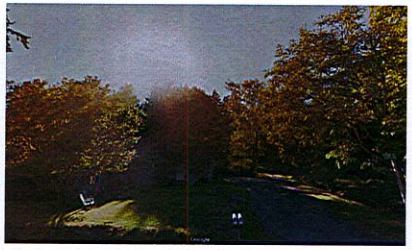

AERIAL IMAGE FROM NW


AERIAL IMAGE FROM NE

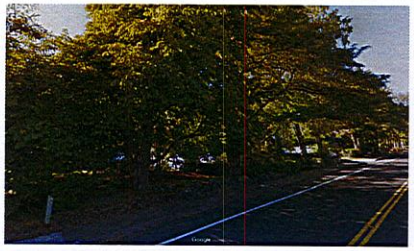

1 - SE CORNER OF PROPERTY LOOKING SW


2 - SE CORNER OF PROPERTY LOOKING SW


3 - EAST EDGE OF PROPERTY LOOKING WEST (SOUTHERN PORTION)


4 - EAST EDGE OF PROPERTY LOOKING WEST (NORTHERN PORTION)


5 - NE CORNER OF PROPERTY LOOKING SW


6 - NE CORNER OF PROPERTY LOOKING SW


7 - NW CORNER OF PROPERTY LOOKING EAST


8 - SITE INTERIOR LOOKING EAST


9 - SW CORNER OF PROPERTY LOOKING NORTH

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Bainbridge, WA

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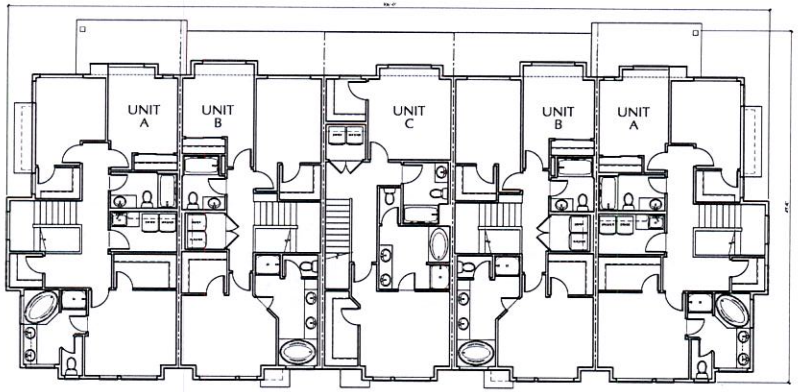
SITE CONTEXT PHOTOS

Scale:	Drawn By:	Date:	Date Plotted:
NTS	DRB	10-30-17	10-30-17

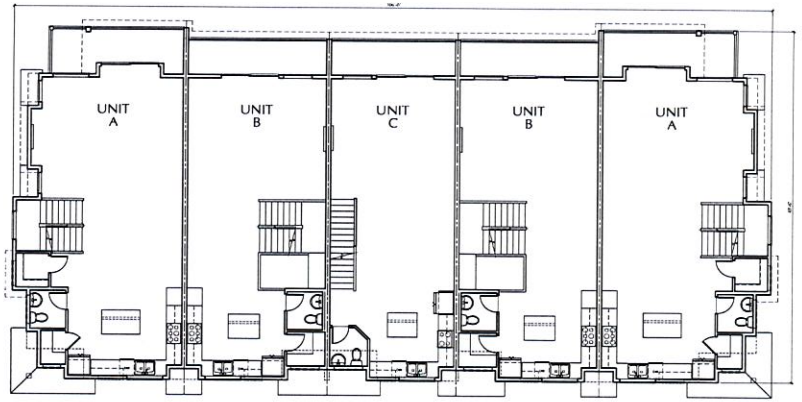
Sheet No.: **A3**

Job No.: 17-29



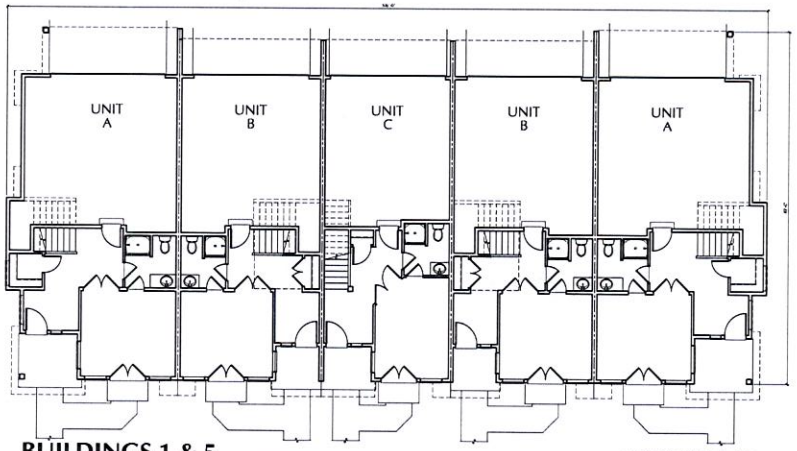
BUILDINGS 1 & 5 UPPER LEVEL PLAN

1/8" = 1'-0"



BUILDINGS 1 & 5 MIDDLE LEVEL PLAN

1/8" = 1'-0"



BUILDINGS 1 & 5 LOWER LEVEL PLAN

1/8" = 1'-0"

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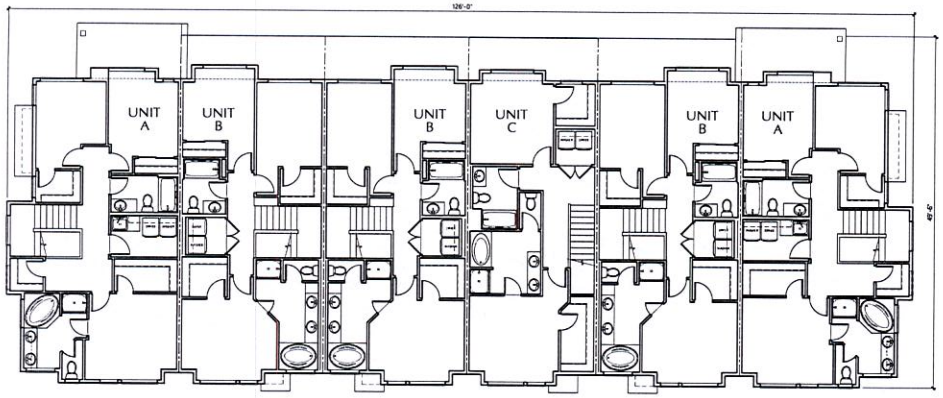
BUILDING PLANS

BUILDINGS 1 & 5

Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

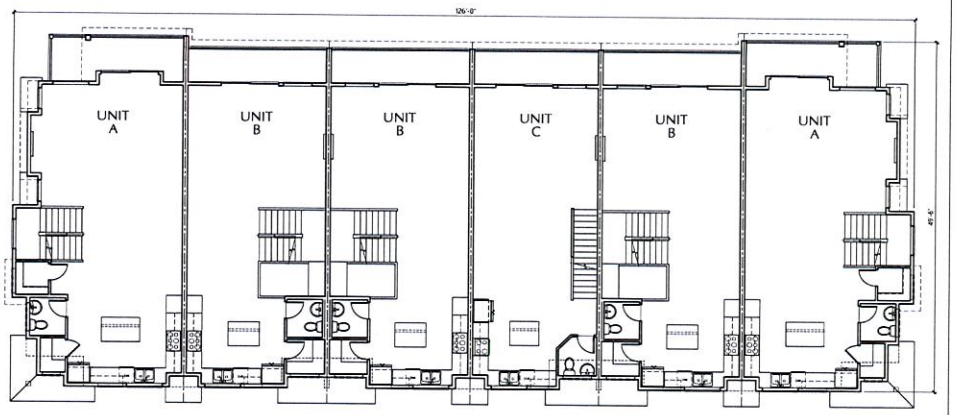
Sheet No.: A4

Job No.: 17-29



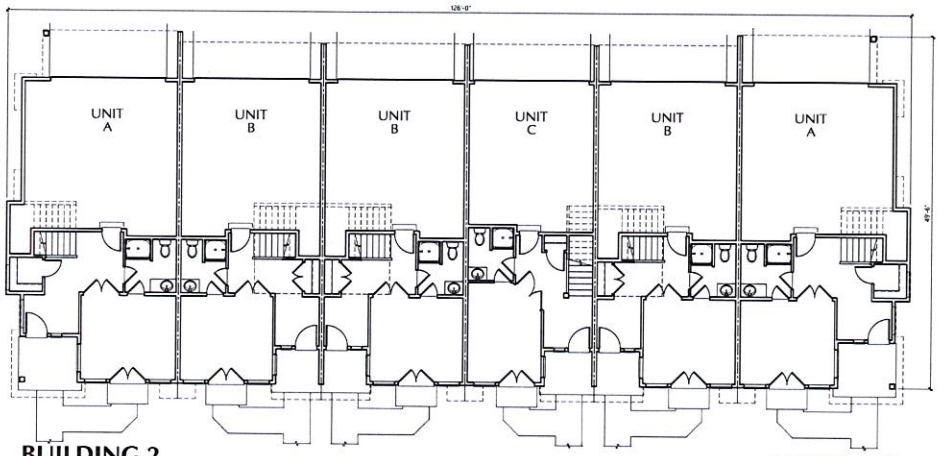
BUILDING 2 UPPER LEVEL PLAN

1/8" = 1'-0"



BUILDING 2 MIDDLE LEVEL PLAN

1/8" = 1'-0"



BUILDING 2 LOWER LEVEL PLAN

1/8" = 1'-0"

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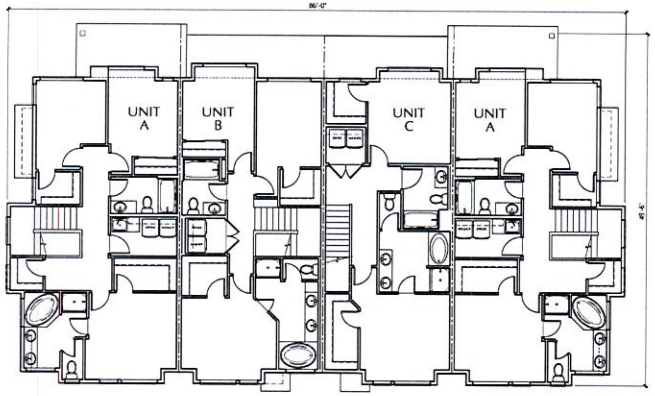
BUILDING PLANS
BUILDING 2

Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

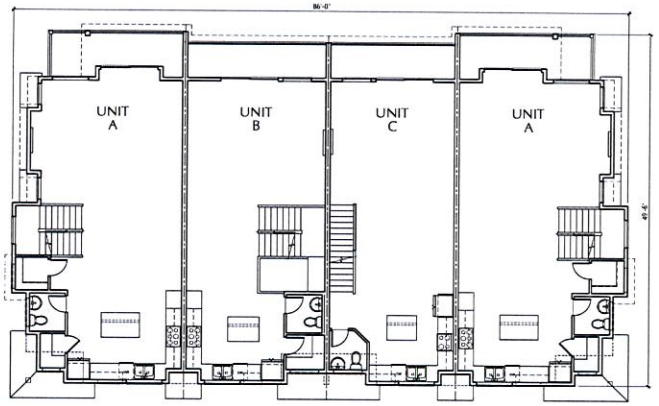
Sheet No.: **A5**

Job No.: 17-29



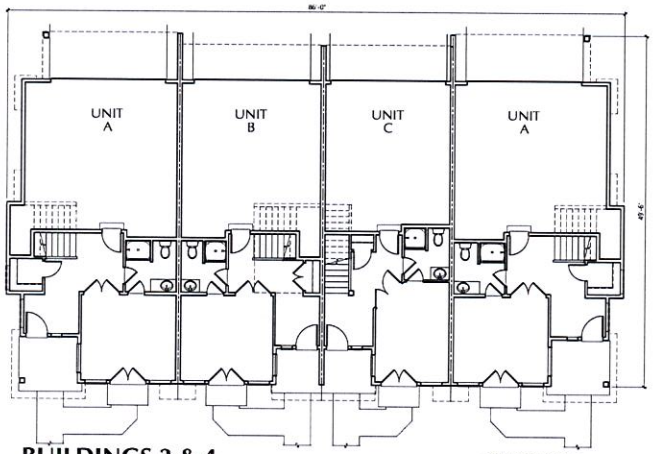
BUILDINGS 3 & 4 UPPER LEVEL PLAN

1/8" = 1'-0"



BUILDINGS 3 & 4 MIDDLE LEVEL PLAN

1/8" = 1'-0"



BUILDINGS 3 & 4 LOWER LEVEL PLAN

1/8" = 1'-0"

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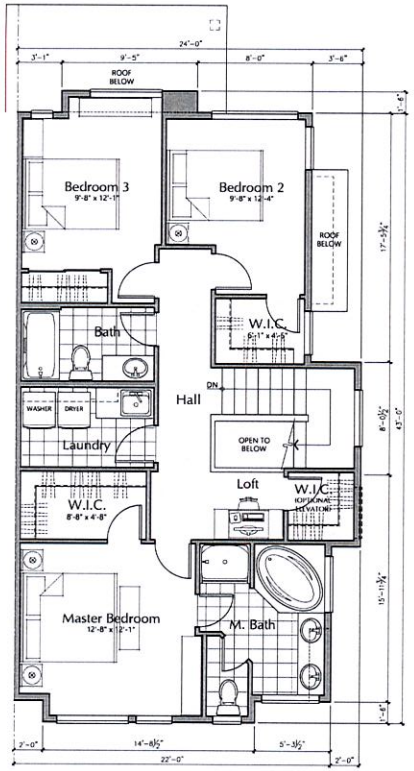
BUILDING PLANS
BUILDINGS 3 & 4

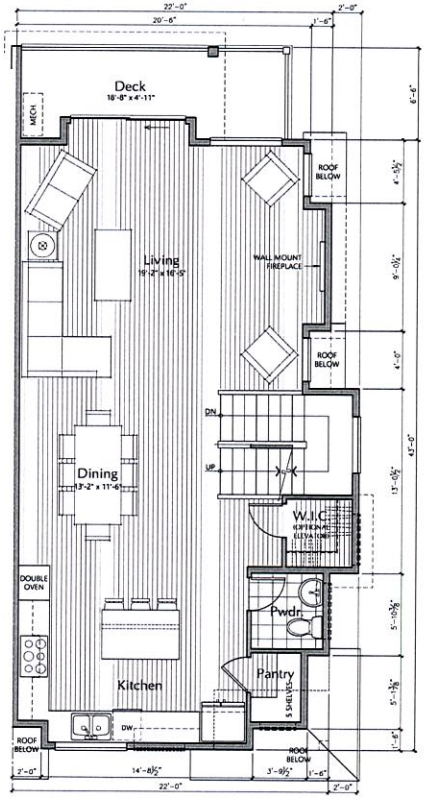
Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

Sheet No.: **A6**

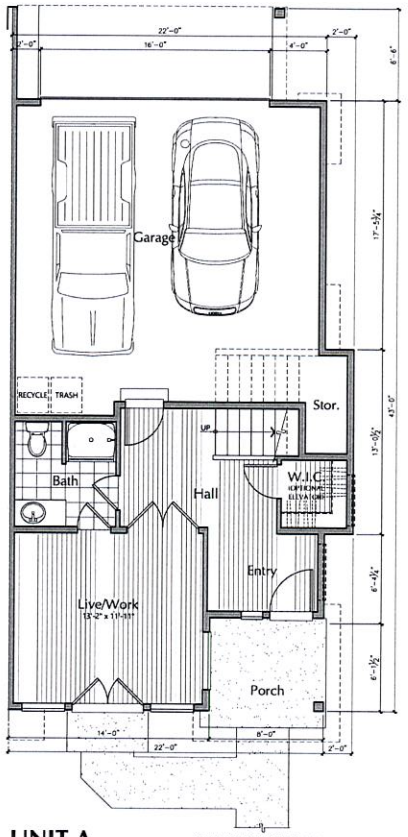
Job No.: 17-29



UNIT A UPPER LEVEL PLAN
1/4" = 1'-0"



UNIT A MIDDLE LEVEL PLAN
1/4" = 1'-0"



UNIT A LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY	Heated		Unheated	
	Gross SF	Net SF	Gross SF	Net SF
Basement	408	387	571	473
First Floor	955	910	109	102
Second Floor	931	884	0	0
Total SF	2,292	2,181	680	575

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Bainbridge, WA

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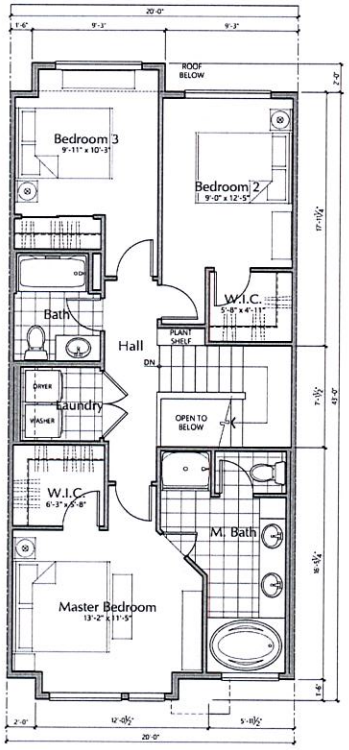
UNIT FLOOR PLANS
UNIT A

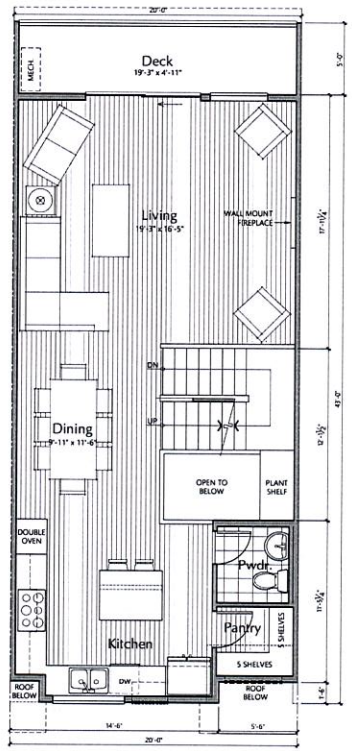
Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

Sheet No.: A7

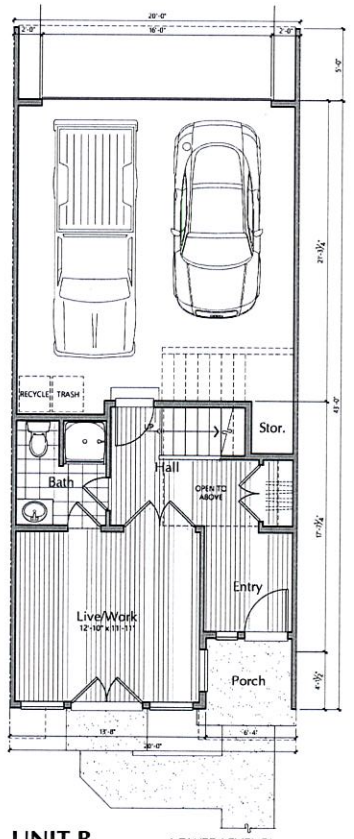
Job No.: 17-29



UNIT B UPPER LEVEL PLAN
1/4" = 1'-0"



UNIT B MIDDLE LEVEL PLAN
1/4" = 1'-0"



UNIT B LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY				
	Heated		Unheated	
	Gross SF	Net SF	Gross SF	Net SF
Basement	370	359	493	434
First Floor	817	797	100	91
Second Floor	863	842	0	0
Total SF	2,050	1,998	593	525

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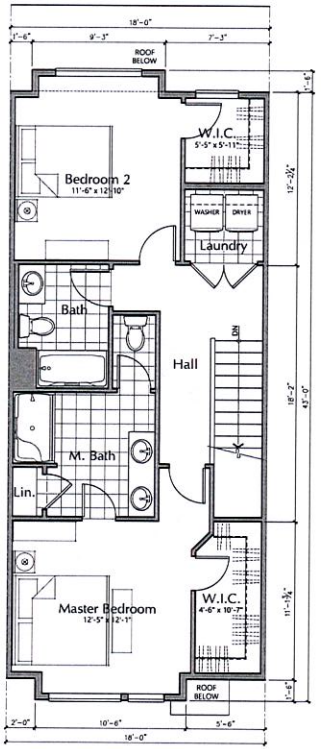
Madison Landing
Bainbridge, WA
Millennial Builders

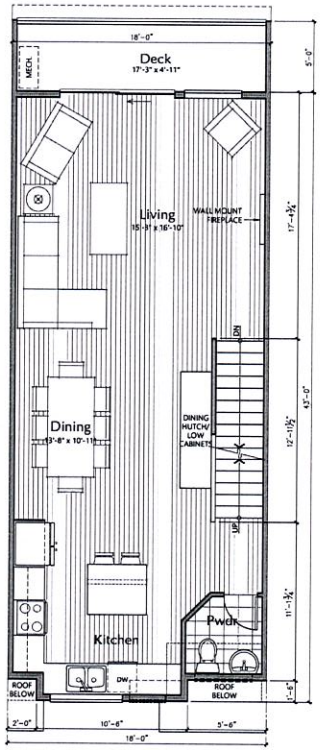
UNIT FLOOR PLANS
UNIT B

Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

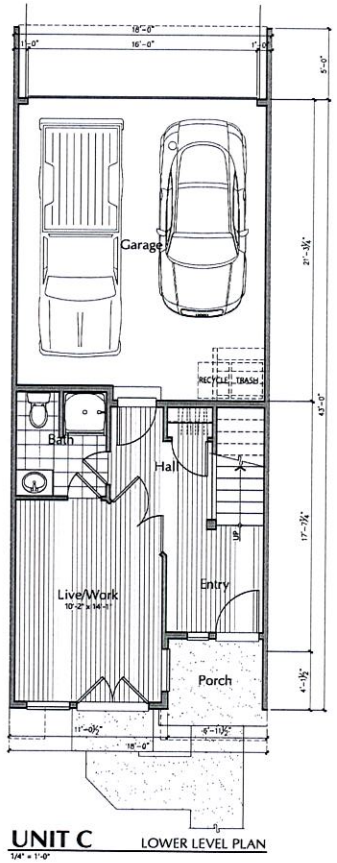
Sheet No.: **A8**
Job No.: 17-29



UNIT C UPPER LEVEL PLAN
1/4" = 1'-0"



UNIT C MIDDLE LEVEL PLAN
1/4" = 1'-0"



UNIT C LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY				
	Heated		Unheated	
	Gross SF	Net SF	Gross SF	Net SF
Basement	342	332	426	368
First Floor	783	745	90	82
Second Floor	777	757	0	0
Total SF	1,882	1,834	516	450

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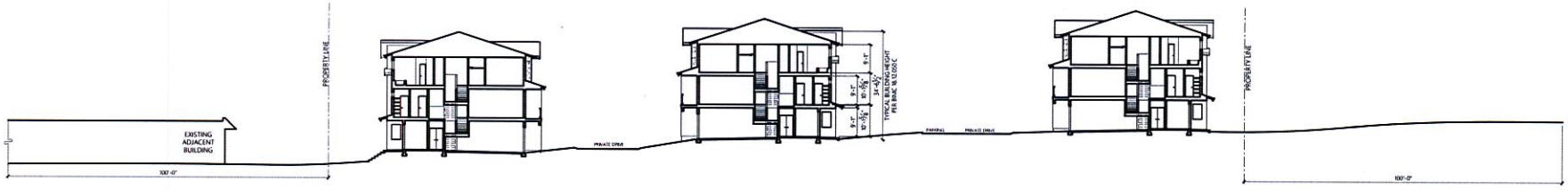
Madison Landing
Bainbridge, WA
Millennial Builders

UNIT FLOOR PLANS
UNIT C

Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

Sheet No.: **A9**
Job No.: 17-29



LONGITUDINAL SITE SECTION

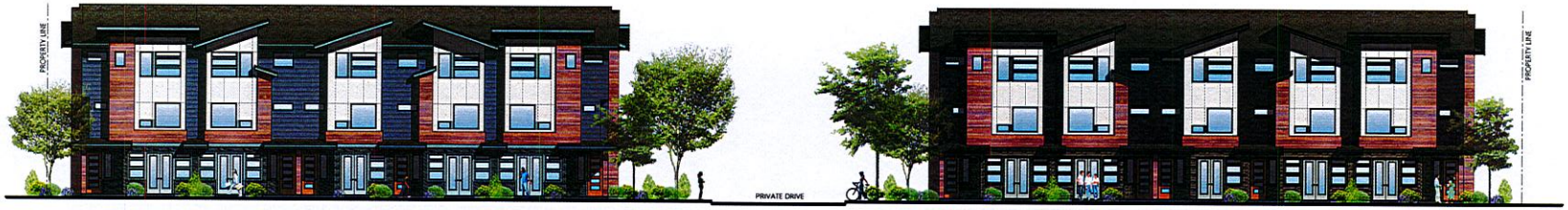
1/16" = 1'-0"

SECTION A-A

TRANSVERSE SITE SECTION

1/16" = 1'-0"

SECTION B-B



STREETSCAPE

3/32" = 1'-0"

ELEVATION C

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Madison Landing

Bainbridge, WA

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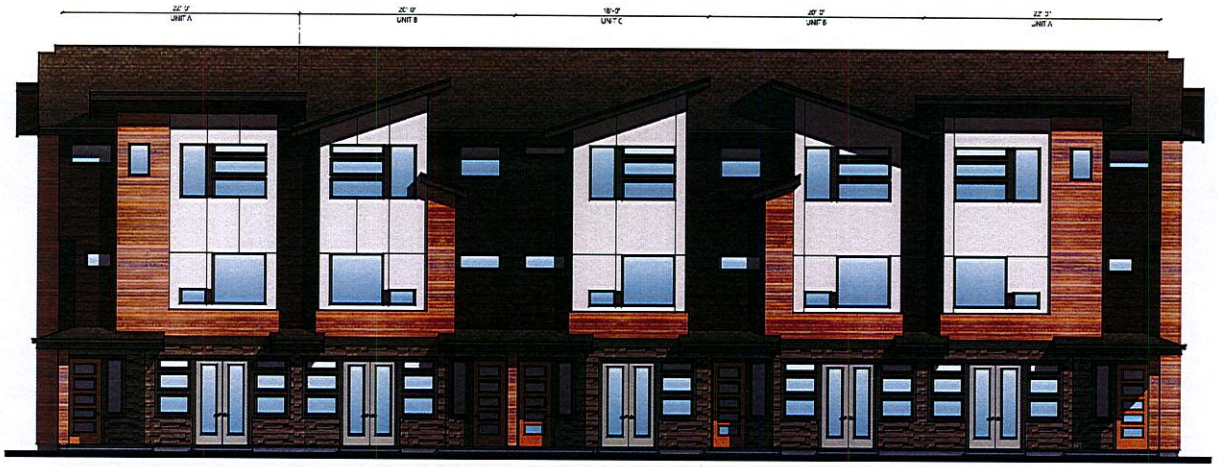
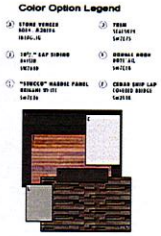
SITE SECTIONS & STREET SCAPE

Scale:	Drawn By:	Date:	Date Plotted:
AS NOTED	DRB	10-30-17	10-26-17

Sheet No.: **A10**

Job No.: 17-29





BUILDING 1
3/16" = 1'-0"

FRONT ELEVATION
5-PLEX

BUILDING 5
3/16" = 1'-0"

FRONT ELEVATION
5-PLEX

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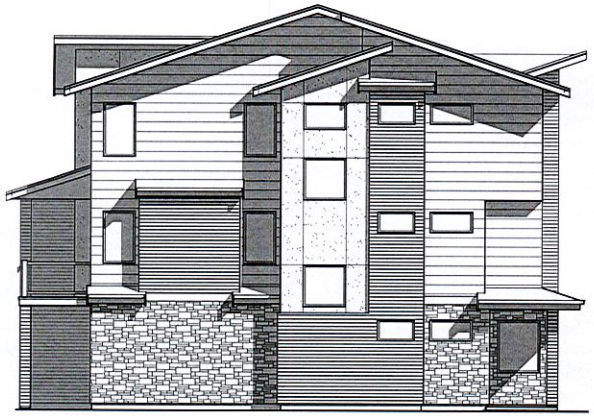
MATERIALS AND PAINT COLORS
COLORED ELEVATIONS

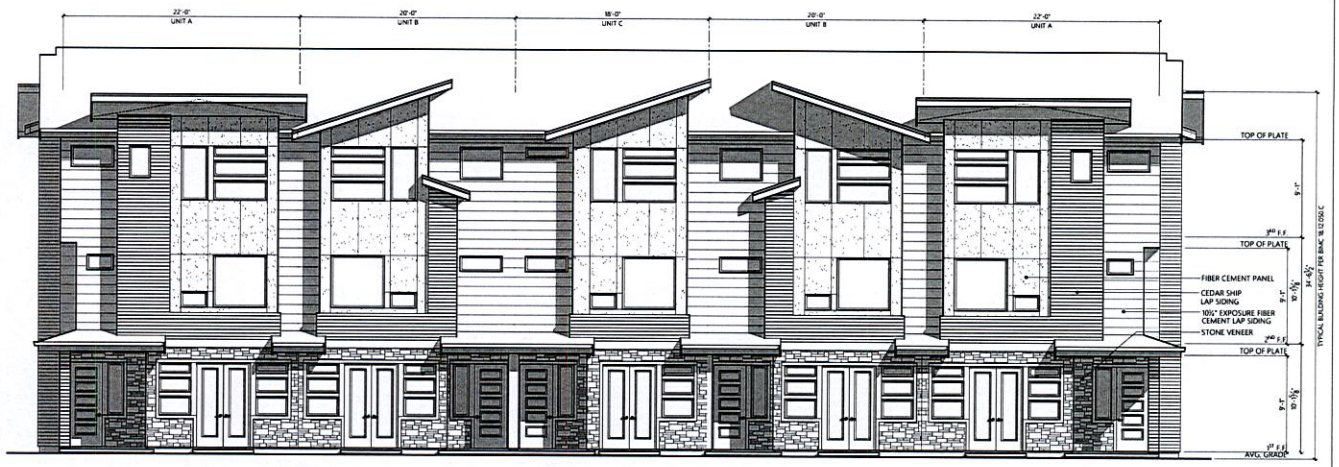
Scale:	Drawn By:	Date:	Date Plotted:
3/16" = 1'-0"	DRB	10-30-17	10-20-17

Sheet No.: A11

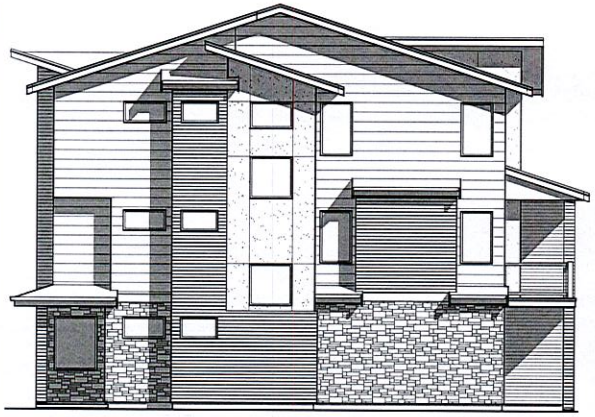
Job No.: 17-29



BUILDINGS 1 & 5
3/16" = 1'-0"
LEFT SIDE ELEVATION
5-PLEX



BUILDINGS 1 & 5
3/16" = 1'-0"
FRONT ELEVATION
5-PLEX



BUILDINGS 1 & 5
3/16" = 1'-0"
RIGHT SIDE ELEVATION
5-PLEX

BUILDINGS 1 & 5
3/16" = 1'-0"
REAR ELEVATION
5-PLEX

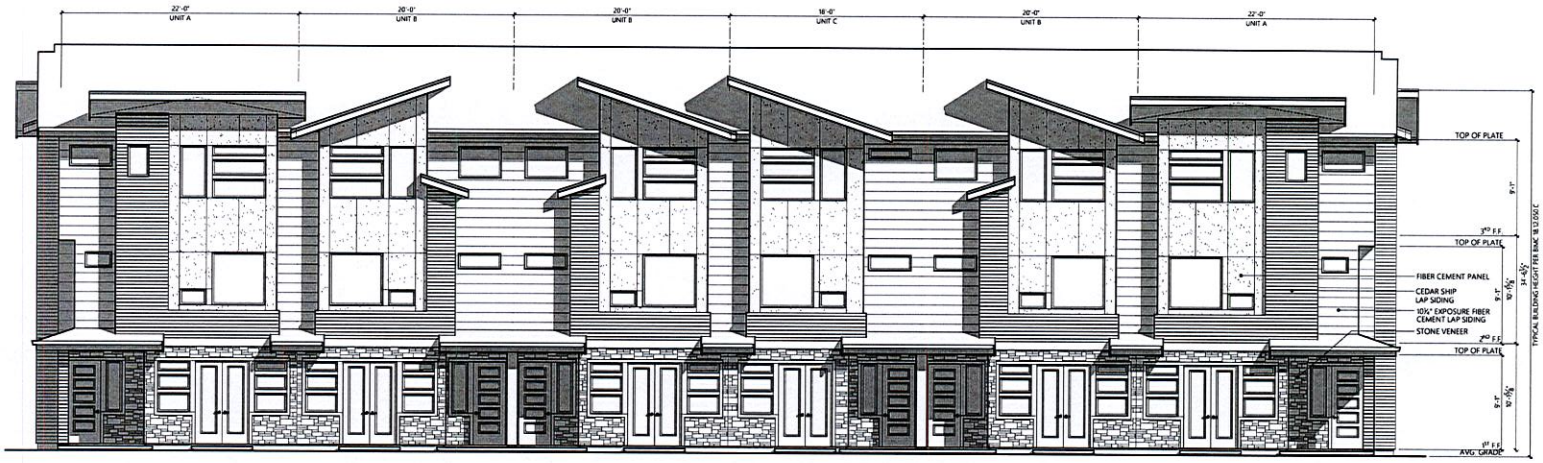
Milbrandt Architects, Inc., P.S.
25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7130 Fax: 425-658-1208 Website: http://www.millbrandtarch.com

Madison Landing
Bainbridge, WA
Millennial Builders

ELEVATIONS
BUILDINGS 1 & 5

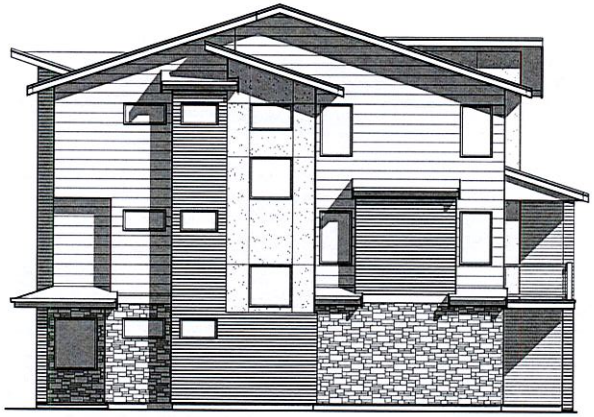
Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

Sheet No.: **A12**
Job No.: 17-29



BUILDING 2
3/16" = 1'-0"

FRONT ELEVATION
6-PLEX



BUILDING 2
3/16" = 1'-0"

RIGHT SIDE ELEVATION
6-PLEX

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Madison Landing

Bainbridge, WA

Millennial Builders

ELEVATIONS
BUILDING 2
FRONT & RIGHT SIDE

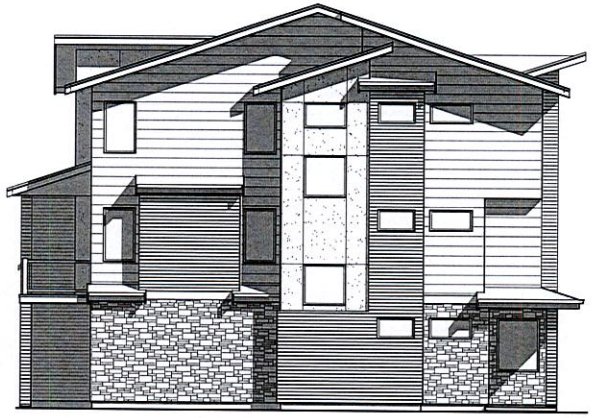
Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

Sheet No.: **A13**

Job No.: 17-29

BUILDING 2
3/16" = 1'-0"

REAR ELEVATION
6-PLEX



BUILDING 2
3/16" = 1'-0"

LEFT SIDE ELEVATION
6-PLEX

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Madison Landing

Bainbridge, WA

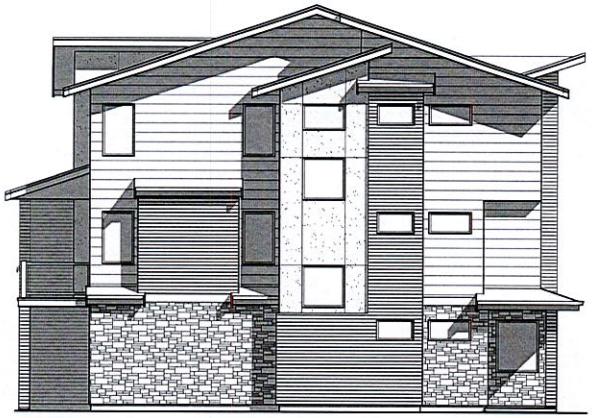
Millennial Builders

ELEVATIONS
BUILDING 2
REAR & LEFT SIDE

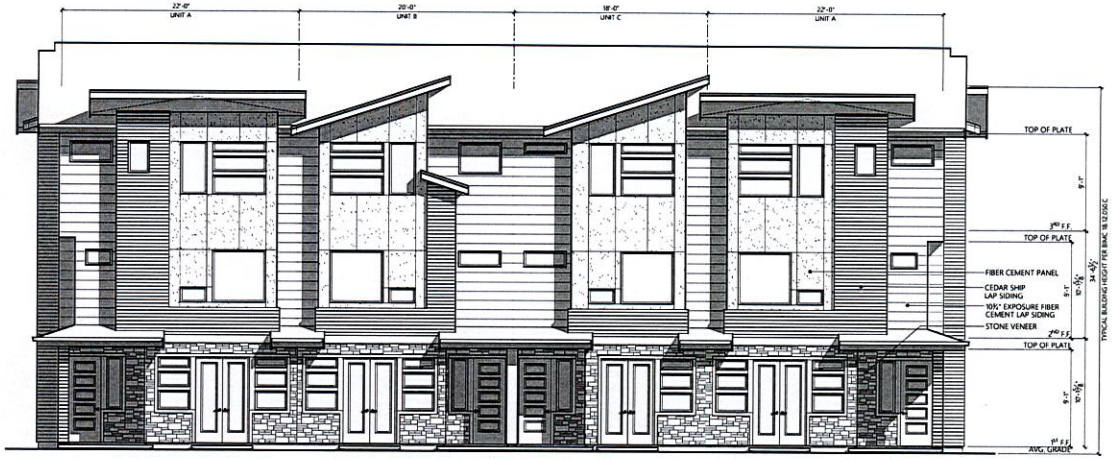
Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

Sheet No.: A14

Job No.: 17-29



BUILDINGS 3 & 4
3/16" = 1'-0"
LEFT SIDE ELEVATION
5-PLEX



BUILDINGS 3 & 4
3/16" = 1'-0"
FRONT ELEVATION
5-PLEX

BUILDINGS 3 & 4
3/16" = 1'-0"
RIGHT SIDE ELEVATION
5-PLEX

BUILDINGS 3 & 4
3/16" = 1'-0"
REAR ELEVATION
5-PLEX

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Madison Landing
Bainbridge, WA
Millennial Builders

ELEVATIONS
BUILDINGS 3 & 4

Scale:	Drawn By:	Date:	Date Plotted:
1/4" = 1'-0"	DRB	10-30-17	10-26-17

Sheet No.: **A15**
Job No.: 17-29

VEIW FROM MADISON AVE LOOKING SW

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Madison Landing

Bainbridge, WA

Millennial Builders

Project Rendering

Scale:	Drawn By:	Date:	Date Plotted:
NTS	DRB	10-30-17	10-30-17

Sheet No.: A16

Job No.: 17-29

CONCEPT PLANT SCHEDULE

	STREET TREES 2" CAL., B&B, 12'-14' HT. ACER BUERGERIANUM / TRIDENT MAPLE CARPINUS CAROLINIANA / AMERICAN HORNBEAM CORNUS KOUSA / KOUSA DOGWOOD CORNUS MAS / CORNELIAN CHERRY DOGWOOD	21
	NATIVE EVERGREEN TREE 6'-8' HT., B&B OR CONT. CHAMAECYPARIS NOOTKATENSIS / ALASKAN YELLOW CEDAR THUJA PLICATA 'HOGAN' / HOGAN CEDAR	16
	ACCENT TREE 2" CAL., B&B OR CONT., 10-12' HT. ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	10
	EVERGREEN SHRUB MIN. 21" HT. AT TIME OF PLANTING @ 3' O.C. ILEX VERTICILLATA / WINTERBERRY LONICERA PILEATA / PRIVET HONEYSUCKLE MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	248
	ACCENT EVERGREEN 3-5 GAL. CONT. @ 5' O.C. ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE AUCUBA JAPONICA / JAPANESE LAUREL	40
	ACCENT SHRUBS 2 GAL. CONT. @ 3' O.C. BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY ITEA VIRGINICA 'LITTLE HENRY' / VIRGINIA SWEETSPIRE RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC SPIRAEA JAPONICA 'GOLDFLAME' / SPIREA	144
	GROUNDCOVER 1 GAL. CONT. @ 36" O.C. ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' / EMERALD CARPET MANZANITA MAHONIA NERVOSA / OREGON GRAPE POLYGONUM AFFINE 'DARJEELING RED' / KNOTWEED	2,882 SF

LIGHTING SCHEDULE

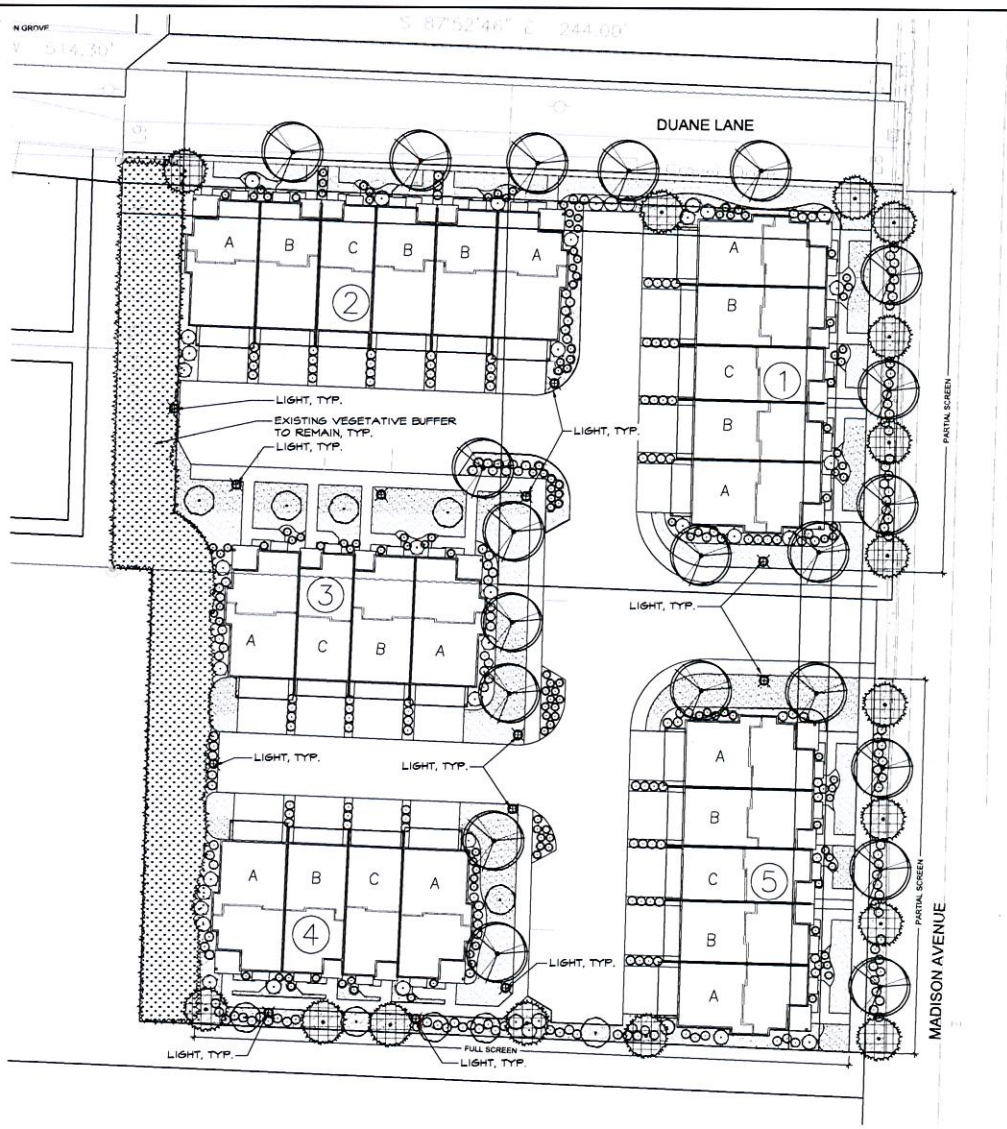
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	8' HEIGHT SQUARE POLE WITH MISSION STYLE LED LAMP AND COVER WITH DARK SKY LAMP MOUNT OPTIC.	13	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	HYDROSEED LAWN, TYP.	7,373 SF

SHEET NOTES

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE MAINLINE WILL INCLUDE A STATE APPROVED BACKFLOW DEVICE. THE SYSTEM WILL BE CONTROLLED BY A SOLID STATE CONTROLLER THAT WILL AUTOMATICALLY ADJUST UTILIZING ON SITE ET DATA AND RAIN SENSOR.
3. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
4. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
5. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
6. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360-352-1465 F: 360-352-1500
SCJALLIANCE.COM

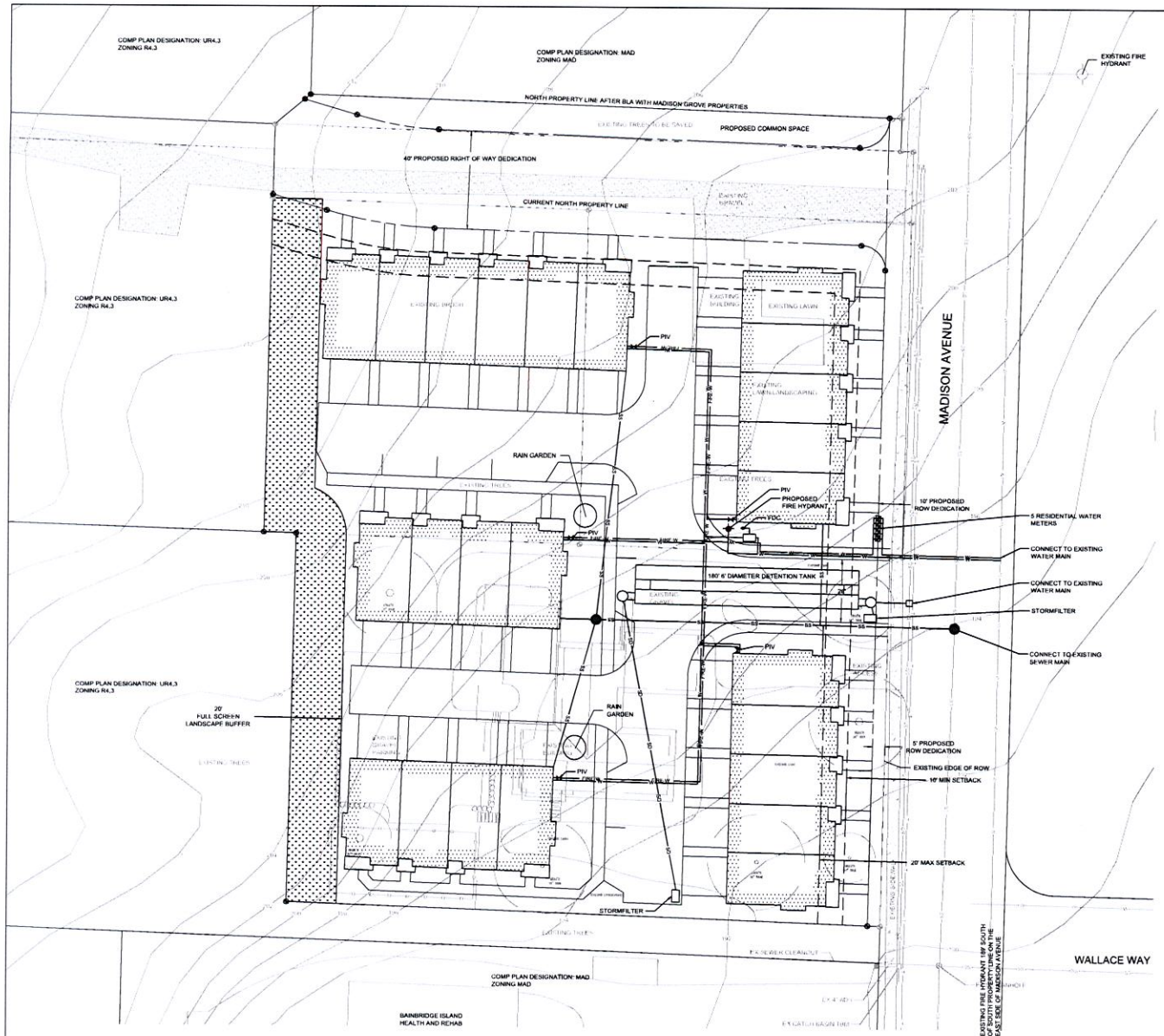
NO.	REVISIONS	DATE	BY

SHEET TITLE: SCHEMATIC LANDSCAPE PLAN
PROJECT NAME: MADISON LANDING
BAINBRIDGE, WA

SEAL: STATE OF WASHINGTON · JEFFREY B. GLANDER · 20405 · EXP. 02/09/2018 · LANDSCAPE ARCHITECT

DESIGNER:	T. GRANTHAM
DRAWN BY:	DRAWN BY
APPROVED BY:	J. GLANDER
DATE:	OCTOBER, 2017
JOB NO:	2490.01
DRAWING FILE NO:	_2490.01 X-LS
DRAWING NO:	LS-01
SHEET NO:	1 OF 1

Oct 30, 2017 - 11:48:47am - User: trent.grantham
N:\PROJECTS\2490 MILLENIAL BUILDERS\2490.01 MADISON AVENUE TOWNHOMES\CAD_2490.01 X-LS.DWG



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SITE PLAN

SCALE: 1" = 20'

0 5 10 20 40

LOT AREA INCLUDING FUTURE BLA
81,654 SF
1.87 ACRES
ZONING: MAD

EXISTING IMPERVIOUS:

BUILDINGS	5454
PATIO	1005
PAVING	579
GRAVEL DRIVE AND PARKING	11,044
OTHER HARDSCAPING	200
TOTAL	18,282 SF

PROPOSED CONDITIONS:

FAR - RESIDENTIAL
48,300 / 81,654 = 0.59 (0.6 MAX.)

LOT COVERAGE
21,681 / 81,654 = 26.6% (35% MAX)

NUMBER OF UNITS
Unit A = 16 @ 2200 GSF / 2100 NSF
Unit B = 14 @ 2050 GSF / 1950 NSF
Total Units = 24

PARKING
Garages = 48
Open = 8
Total Parking = 56

IMPERVIOUS AREA
PAVING = 24,797
BUILDING AND PATIOS = 21,781
TOTAL = 46,578

PARCEL #272502-1-022-2006

OWNER:
MISTA LLC
PO BOX 5648
MADISON, WI 53705

SITE ADDRESS:
937 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

TAX DESCRIPTION:
RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 3013969, DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST 264 FEET (16 RODS); THENCE NORTH 165 FEET (10 RODS); THENCE EAST 264 FEET (16 RODS); THENCE SOUTH 165 FEET (10 RODS) TO THE TRUE POINT OF BEGINNING, EXCEPT THE SOUTH 15.00 FEET THEREOF, AND EXCEPT THE EAST 25.00 FEET THEREOF FOR MADISON AVENUE.

PARCEL #272502-1-066-2003

OWNER:
LITTLE YELLOW HOUSE LLC
124 JACOLET LN NW
BAINBRIDGE ISLAND, WA 98110

SITE ADDRESS
**NO SITUS ADDRESS **

TAX DESCRIPTION:
LOT A OF CITY OF WINSLOW SHORT PLAT NO. W-73, RECORDED JANUARY 9, 1978 UNDER AUDITOR'S FILE NO. 7801090094; BEING THAT PORTION OF THE NORTH ONE-HALF OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE NORTH 29.41 FEET, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, SITUATE WITHIN THE CITY OF WINSLOW, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27, SOUTH 00°04'50 WEST 993.53 FEET TO THE NORTHEAST CORNER OF SAID NORTH ONE-HALF OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE CONTINUING SOUTH 00°04'50 WEST 29.41 FEET; THENCE PARALLEL WITH AND 29.41 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION NORTH 89°01'50 WEST 150.02 FEET TO A POINT WHICH IS 150 FEET PERPENDICULAR AND WEST OF THE EAST LINE OF SAID SECTION 27, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°01'50 WEST 127.00 FEET; THENCE SOUTH 00°04'50 WEST 136.20 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 89°02'20 EAST 127.00 FEET; THENCE NORTH 00°04'50 EAST 136.18 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES AS DELINEATED ON CITY OF WINSLOW SHORT PLAT RECORDED JANUARY 9, 1978 UNDER AUDITOR'S FILE NO. 7801090094.

PARCEL # 272502-1-021-2007

OWNER:
LITTLE YELLOW HOUSE LLC
124 JACOLET LN NW
BAINBRIDGE ISLAND, WA 98110

SITE ADDRESS:
995 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

TAX DESCRIPTION
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING 10 RODS (160.00 FEET) NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE RUNNING NORTH 135.59 FEET; THENCE WEST 150 FEET; THENCE SOUTH 135.59 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING; EXCEPT EAST 20 FEET FOR ROAD; ALSO A PERPETUAL EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 165 FEET; THENCE WEST 20 FEET; THENCE NORTH 135.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 130 FEET; THENCE NORTH 29.41 FEET; THENCE EAST 130 FEET; THENCE SOUTH 29.41 FEET TO THE TRUE POINT OF BEGINNING.

STORMWATER

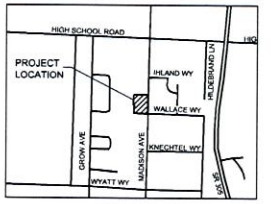
PROPOSED STORMWATER SYSTEM WILL PROVIDE ONSITE WATER QUALITY TREATMENT WITH A RAIN GARDENS AND STORMFILTERS. THE PROJECT IS PROPOSING TO CONNECT TO THE CITY OF BAINBRIDGE ISLAND MADISON AVENUE STORM DRAIN SYSTEM. THIS SYSTEM IS A MANMADE CONVEYANCE THAT DISCHARGES DIRECTLY INTO BALT WATER. BECAUSE OF THIS THE PROJECT IS NOT REQUIRED TO MEET MINIMUM REQUIREMENT 7 FLOW CONTROL. THE UPPER REACHES OF THE MADISON AVENUE STORMDRAIN SYSTEM DOES NOT HAVE CAPACITY TO CONVEY ADDITIONAL PEAK FLOWS. THEREFORE ONSITE DETENTION WILL BE PROVIDED TO REDUCE THE DEVELOPED 100 YEAR PEAK FLOW FROM THE SITE TO MATCH THE EXISTING 100 YEAR PEAK FLOW. THIS WILL BE ACCOMPLISHED BY DETENTION TANKS.

WATER

WATER WILL BE PROVIDED BY THE CITY OF BAINBRIDGE ISLAND. THE PROJECT WILL CONNECT TO THE EXISTING SYSTEM IN MADISON AVENUE.

SEWER

SEWER WILL BE PROVIDED BY THE CITY OF BAINBRIDGE ISLAND. THE PROJECT WILL CONNECT TO THE EXISTING SYSTEM IN MADISON AVENUE.



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VICINITY MAP

SCALE: 1" = 1000'

0 500 1000 2000

PRELIMINARY
NOT FOR CONSTRUCTION

6/27/17

SITE PLAN
MADISON AVENUE CONDOS
PRE APPLICATION

BROWNE • WHEELER
ENGINEERS, INC
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.6851 INFO@BROWNEWHEELER.COM

MILLENNIAL BUILDERS
17837 1ST AVENUE SOUTH,
PMB #2
NORMANDY PARK, WA98148

DATE 6/27/17
DESIGNED AEW
DRAWN NDW
CHECKED
PROJECT #

C1

1 OF 1

Design Review Board Design Guideline Checklist

Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

☒ **"Pre-App" Meeting Checklist**

☐ **"Post-App" Meeting Checklist**

Project Name/Case #: Madison Landing / Duane Lane Townhomes / PLN50879 PRE

Land Use Application (Pre-app, Site Plan Review etc.): Pre-app

Project Description: The project consists of 24 units in 3 story townhomes along Madison Avenue N, directly north of Wallace Way NE. The 24 units are divided among 5 buildings consisting of 2 four-plexes, 2 five-plexes, and 1 six-plex. The project will have 1 entrance drive along Madison Avenue with interior private drives. 56 parking spaces will be provided. 48 parking spaces will be provided under building within private garages and 8 additional stalls will be provided along the private drives within the site.

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
1. Parking Lot Location	To have parking lots be as visually unobtrusive as possible.	Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.	No parking lots are visible from the street. 48 parkings stalls are provided within the private garages which are facing the interior of the site and do not front the public way. 8 parrallel parking stalls are positioned along the private way and are concealed from the public way by the buildings.	
2. Outdoor Open Spaces and Amenities	To establish, over time, a variety of open spaces within the town center	New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.	Due to the private nature of the residences a large public plaza or courtyard is undesirable. However a significant network of pedestrian pathways interlace the site and connect to the public sidewalks along Madison Avenue. This encourages pedestrian activity and integrates the live/work aspects of the project within the larger urban context of the site. Additionally, sizable front yards are provided to encourage community interaction and beautify the public frontage.	
3. Pedestrian Connections	To create a network of safe, comfortable and attractive linkages for people on foot	New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles.	A significant network of pedestrian pathways are integrated into the site and are separated from the traffic lanes. The pedestrian pathways connect to the public sidewalks and to the adjacent properties where possible. No parking lots exist on the site that would require pedestrians to traverse vehicular aisles.	
4. Shielded Lighting	To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.	Freestanding light fixtures should not exceed 14' in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.	Site lighting fixtures do not exceed 14' in height and are dark sky compliant.	

Design Review Board Design Guideline Checklist

Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
5. Screen Service Areas	To conceal loading, trash, and storage areas from view.	Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.	Trash and recycling containers are to be stored within the private garages and are therefore 100% screened from all exterior locations. No other loading or storage areas are provided on the site.	
6. Common Open Space	To ensure that open spaces within a development containing dwelling units are truly usable by all residents.	While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided.	Open green spaces are provided throughout the site with more sizable recreation areas positioned centrally within the site for communal use and children's play. The remaining front and side yards are connected via a pedestrian pathway and available for walking throughout the development.	
6a. Conceal Garage Doors	To ensure that street frontages are not dominated by vehicular storage facilities.	Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.	Garage doors are concealed behind the buildings and not visible from Madison Avenue. 1 two-way curb cut is required for interior site access from Madison Avenue.	
7. Overall Form	To create visual continuity among buildings having potentially different styles.	Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct "base" as well as a "cap".	As shown on the elevations, the buildings are visually intriguing and present themselves as an articulated form with distinctive base and cap elements as achieved through massing, materials, fenestration, and roof elements.	
8. Entrances	To make it apparent from the street where major entrances to buildings are located.	Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.	The principal entrances to each unit meet several of these elements. The entrances directly face the public sidewalk, have setbacks, porches, porch roofs and sidelights to accentuate the entrance.	
9. Conceal Mechanical Equipment	To ensure that larger pieces of mechanical equipment are visually unobtrusive.	Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.	No rooftop mechanical equipment is present within this project.	
10. Structured Parking	To diminish the visual impact of parking as viewed from streets.	Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.	All parking contained within the buildings are loaded from the rear of the buildings and not visible from the public street.	
11. Encouraging Varied Details	To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.	Buildings containing residential dwellings should incorporate most, if not all, of the following elements: • Front porches or stoops • Bay windows or dormers • Visible trim around windows and building corners • Base articulation, such as a plinth or first floor raised above grade	The buildings are designed to have a human scale and are detailed, well scaled and visually intriguing from a human scale. The buildings include front porches, contemporary bay windows, contemporary dormers, visible trim around select windows, base articulation as provided by the stone veneer.	

Design Review Board Design Guideline Checklist

Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
12. Integration	To ensure that signage is a part of the overall design approach to a project and not an afterthought.	The design of signs should be integrated with the architecture and site design of a project.	There is no plan to have signage or a monument sign for this project.	
13. Creativity	To encourage interesting and even unusual approaches to graphic design.	Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.	There is no plan to have signage or a monument sign for this project.	
14. Awning Signs	To produce a visual effect that emphasizes buildings and vegetation, not advertising.	Signs painted on awnings are allowed, but awnings should not be internally illuminated.	There is no plan to have signage or a awnings for this project.	

Guidelines Requiring Action per DRB: _____

DRB Summary Motion on Actions: _____

_____

_____

Design Review Board Design Guideline Checklist

Mixed Use Town Center/ Madison Avenue Overlay District– BIMC 18.18.030

☒ **"Pre-App" Meeting Checklist**

☐ **"Post-App" Meeting Checklist**

Project Name/Case #: Madison Landing / Duane Lane Townhomes / PLN50879 PRE

Land Use Application (Pre-app, Site Plan Review etc.): Pre-app

Project Description: The project consists of 24 units in 3 story townhomes along Madison Avenue N, directly north of Wallace Way NE. The 24 units are divided among 5 buildings consisting of 2 four-plexes, 2 five-plexes, and 1 six-plex. The project will have 1 entrance drive along Madison Avenue with interior private drives. 56 parking spaces will be provided. 48 parking spaces will be provided under building within private garages and 8 additional stalls will be provided along the private drives within the site.

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
1. Landscaped Front Setbacks	To reinforce the predominant visual image of abundant vegetation along this portion of Madison	For the portion of Madison Avenue situated within this overlay district, landscaped front setbacks are encouraged	As shown on the landscaping plan the buildings fronting onto Madison Ave N are setback and the frontage is landscaped per BIMC.	
2. Marking Intersections	To establish strong reference points at key intersections.	Visually prominent buildings should be encouraged at the intersections with east/west streets. This can be achieved by such elements as bold roof forms, color, decorative structures and details, porches and trellises	The project is not located on a Key intersection. Wallace Way NE does not continue and create a corner on the side of the street that this project is located. These buildings are visually prominent and situated towards the corners of the properties. In this manner they are meeting this item, despite it not being fully applicable.	
3. Residential Roof Forms	To create a predominant visual image that is residential in character	Buildings have pitched roof forms, with the pitch being at least 4:12 and no more than 12:12.	All roofs on this project are a 4:12 slope.	

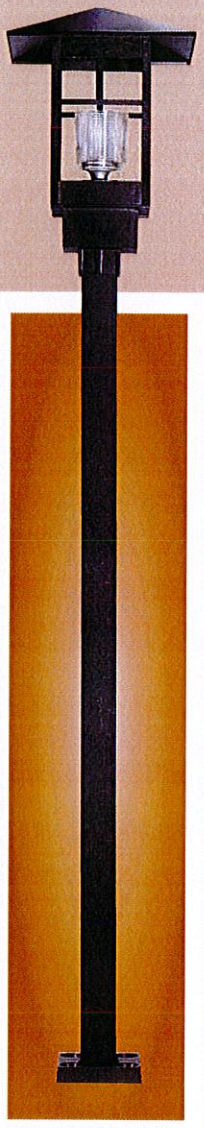
Guidelines Requiring Action per DRB:

DRB Summary Motion on Actions:

Mission Style

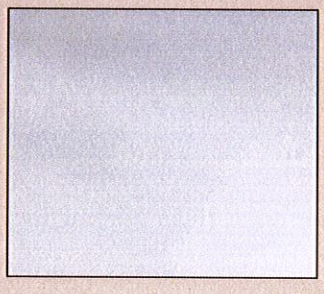
The Mission Style design of luminaires is in the style and tradition of the Arts / Crafts and Mission period. Features include clear acrylic lenses. Options include frosted chimney or glass refractor, roof mounted ballast and twist-lock photocell.

Cast Aluminum

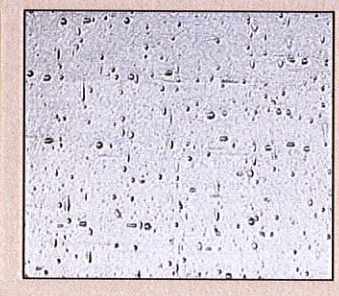


L19 – This attractive mission style lantern features a four-sided, cast aluminum frame with modular base and fitter. Includes clear acrylic lenses. Options include frosted chimney or glass refractor, roof mounted ballast and twist-lock photocell. Measures 22"W x 31½"H. Shown here with an optional glass refractor.

See page 14 for the P24 – 4" Square Pole



Standard Clear Acrylic



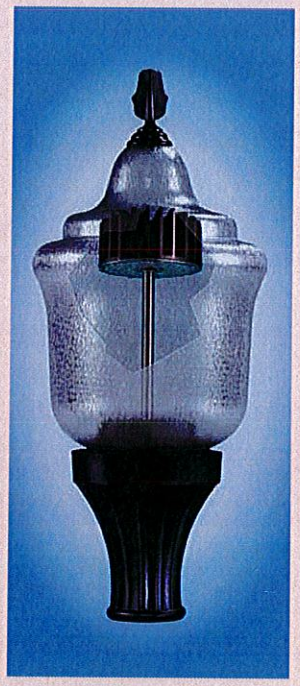
Optional Seeded Acrylic

Tough Powder Coat Finish

All products feature a tough textured black powder coat finish.

Optics

LED AVAILABLE



VERSA100-LED

The **VERSA100-LED** from StoneBridge Lighting is a versatile alternative to high-intensity discharge (HID) lamps up to 100W. An available option in any of our StoneBridge fixtures, the directional light distribution of high power LEDs allows the delivery of light only where needed, reducing wasted light and minimizing light trespass and upward emissions.

The VERSA100-LED, with 30 LEDS consumes less than 60 watts, at a 5000K color temperature.

The **VERSA100-LED** is an environmentally friendly lighting solution as it contains no mercury or lead. Offering substantial energy and maintenance savings, the **VERSA100-LED** provides an excellent solution for Communities, Colleges, and Commercial entities that wish to convert their existing lighting systems. The **VERSA100-LED** is available in both medium Type III and V distributions. Manufactured 100% in the US. It fully complies with the ARRA requirement.

Key Features and Benefits:

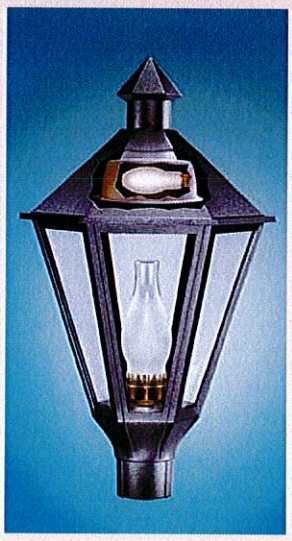
- Reduces energy consumption up to 68%
- Provides significant maintenance savings by lasting 2-6 times longer than HID lamps
- UL1598 Classified
- 50,000 hours life at 70% lumen maintenance
- 120-277V AC input voltage at 60Hz with surge protection
- UL1310 recognized
- Mercury free
- UV and IR free
- RoHS compliant

PROTECT THE ENVIRONMENT

StoneBridge Lighting is committed to our environment by protecting both Dark Skies and Light Pollution issues. We are concerned about light quality, light pollution, cut-off and veiling luminance or glare. These new optics address these issues.

The StoneBridge DS (Dark Sky) Vertical Lamp Mount Dark Sky Optic

StoneBridge Lighting continues to bring you affordable advances in technology. Our new Dark Sky Optic helps to preserve the Night Sky. For fixtures L10 - L16.



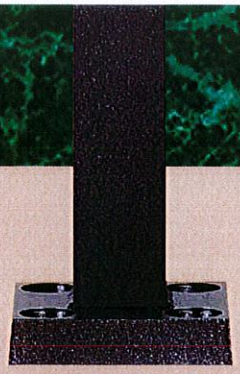
The StoneBridge HRO (Dark Sky) Horizontal Lamp Mount Roof Optic

StoneBridge introduces a Dark Sky optic for our Lantern and Mission-Styled fixtures L17, L18 and L19.

Poles & Bases

The StoneBridge P24 series is the pole of choice for our Mission style fixture. It is only available as a square pole.

Easy To Install



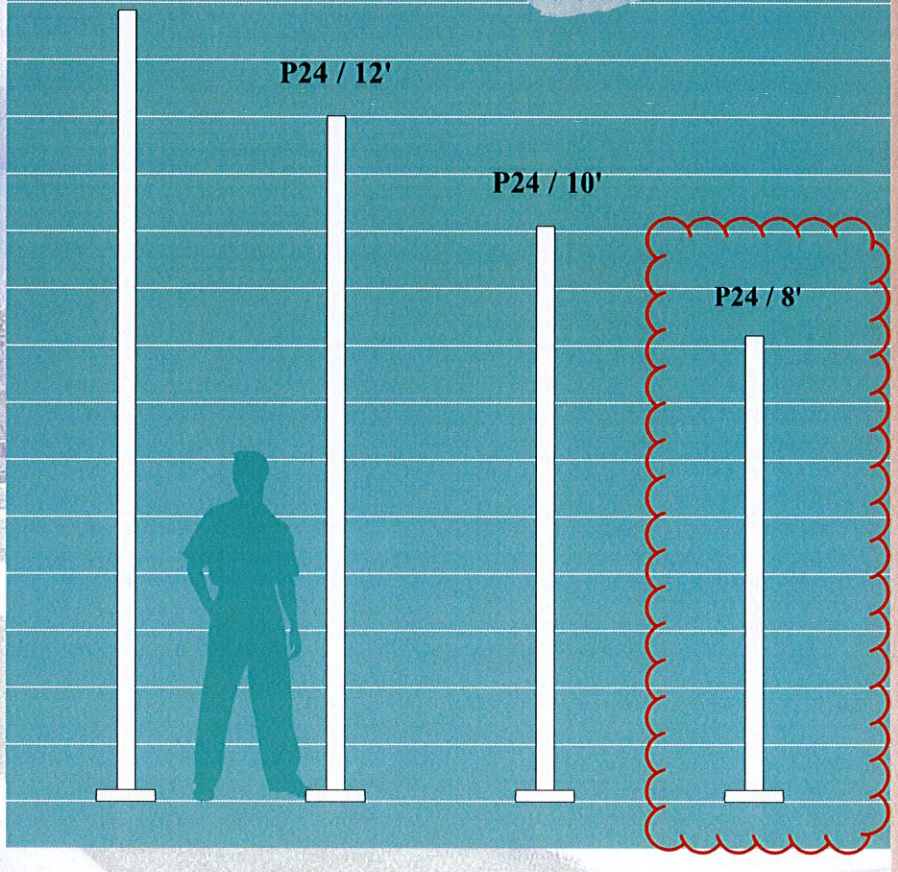
P24 Cast Aluminum Base –
Measures 10"SQ x 2"H.

Extruded Square Smooth Pole (SQ)

Available in anchor bolt mount only

SIZE COMPARISON CHART / MODEL NUMBERS

P24 Series



Only available as a square pole

P24SQ14	P24SQ12	P24SQ10	P24SQ8
14' tall	12' tall	10' tall	8' tall

StoneBridge LIGHTING

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P 206 [illegible]
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anastasiya@gmail.com

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ZONING: MIXED-USE TOWN CENTER

LOT SIZE: 18112 SF (NOT COUNTING 20' STRIP)
BASE FAR: COMMERCIAL: 60%=10,867
RESIDENTIAL: 40%=7,244

DESCRIPTION

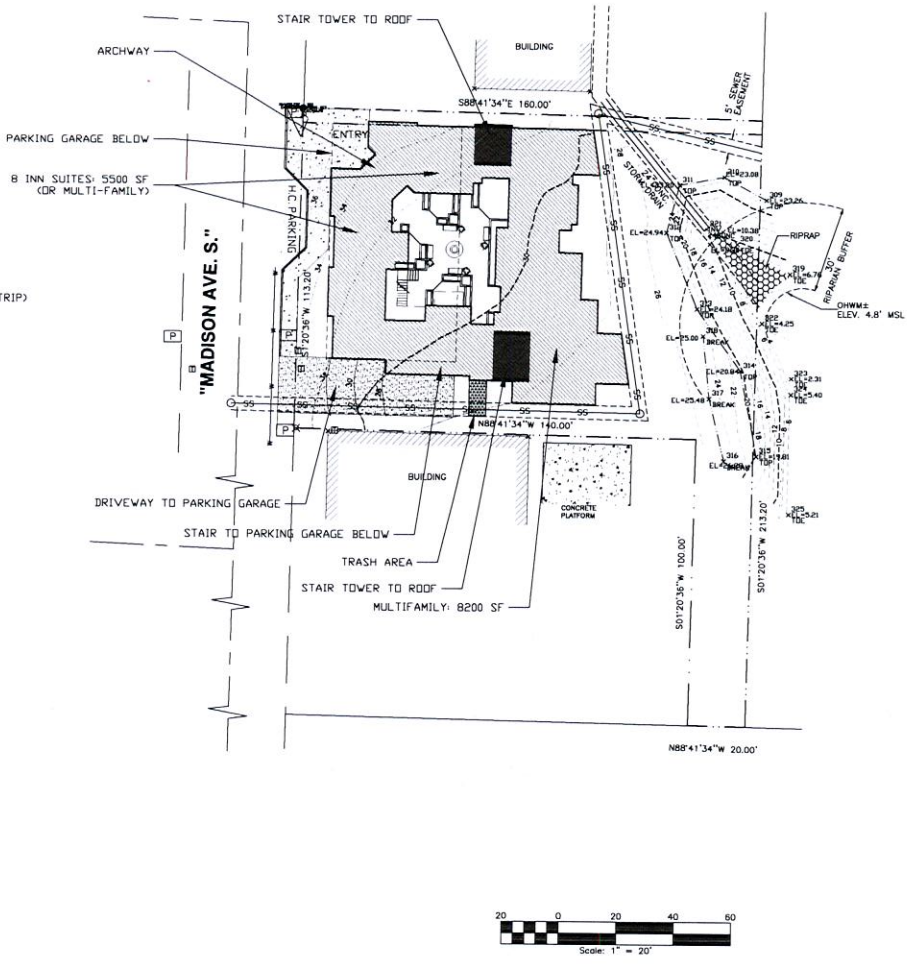
PARCEL B OF CITY OF WINSLOW SHORT PLAT (W-46) RECORDED UNDER AUDITOR'S FILE NO. 7801190137; THAT PORTION OF GOVERNMENT LOT 4, SECTION 28, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE S0°32'40 W ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 4; A DISTANCE OF 280.18 FEET; THENCE N89°30'E TO THE INTERSECTION OF THE EAST LINE OF MADISON STREET AND THE SOUTH LINE OF BJUNE DRIVE; THENCE S0°32'40 W 210.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S0°32'40 W 113.20 FEET; THENCE S89°29'30 E 140.00 FEET; THENCE S0°32'40 W 100.00 FEET; THENCE S89°29'30 E 20.00 FEET; THENCE N0°32'40 E 213.20 FEET; THENCE N89°29'30 W 160.0 FEET TO THE POINT OF BEGINNING.

REFERENCES

STANDARD OIL	74-4168
KING	86-8420
MILLER	97-52875
LARSEN	98-52986

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- EDGE OF GRAVEL DRIVE
- WATER LINE
- CENTERLINE OF ROAD
- TOE OF SLOPE
- TOP OF SLOPE
- CONTOUR LINE
- SANITARY SEWER MAN HOLE
- SEWER LINE
- EASEMENT
- LIGHT POLE
- TELEPHONE VAULT
- POWER VAULT
- SET 3/4" IRON PIPE YPC & 2"X2" STAKE



20 0 20 40 60
Scale: 1" = 20'

No.	Date	Description
	08.29.17	PRE-APPLICATION CONFERENCE
	10.27.17	PRE-APPLICATION CONFERENCE

CKCB
MADISON AVE PROJECT

Project Datum

Sheet Title

Sheet Number

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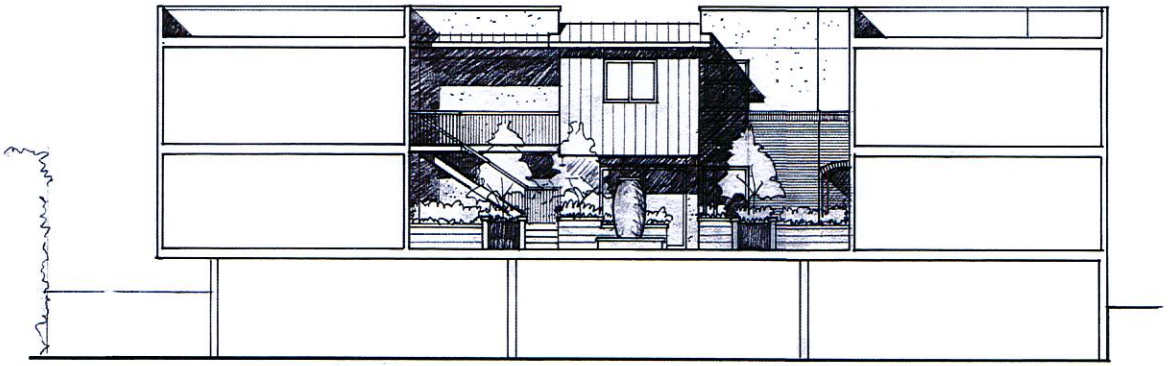
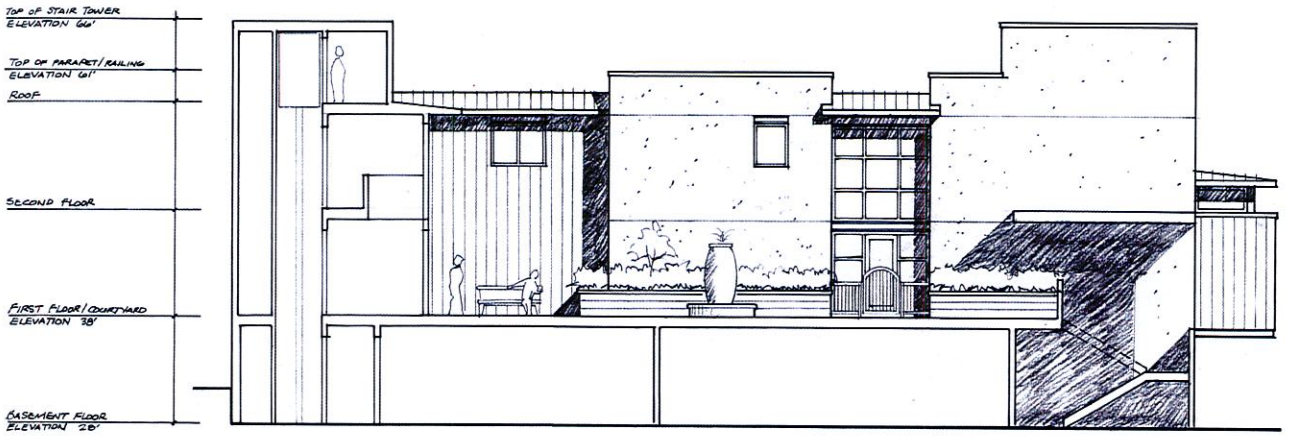


SECTION LOOKING WEST
SCALE: 3/16"=1'-0"



SECTION LOOKING EAST
SCALE: 3/16"=1'-0"

No.	Date	Description
	08.29.17	PRE-APPLICATION CONFERENCE
	10.27.17	PRE-APPLICATION CONFERENCE

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MADISON AVE PROJECT

Project | Drawn

Sheet Title

Sheet Number

2.16.010 Land use procedures summary table.

Table 2.16.010-1: Summary Table of Land Use Procedures **R = Review and Recommendation, (R) = Optional Review, D = Decision, A = Appeal, P = Public Hearing, (P) = Optional Public Hearing**						
	DRB	**Planning Comm.**	**Director**	**Hearing Examiner**	**City Council**	**Courts**
Administrative Approvals						
Clearing Permit			D	A		
Conversion Option Harvest Plan Permit			D	A		
Minor Conditional Use	(R)	(R)	D	A		
Minor Variance		(R)	D	A		
Agricultural Conditional Use			D	A		
Large Lot Subdivisions (Prelim) (Final)			D D	A		 A
Minor Shoreline Variance [1]		(R)	D	A		A [2]
Minor Shoreline Conditional Use [1]		(R)	D	A		A [2]
Public Works Administrative Decisions			D			A
SEPA Determinations			D	A		
Shoreline Substantial Development Exemption [1]			D	A		
Shoreline Substantial Development [1]		(R)	D	A		A [2]
Short Subdivisions (Prelim) (Final)			D D	A A		 A
Sign Permits			D			A
Minor Site Plan and Design Review	(R)	(R)	D	A		
Major Site Plan and Design Review (Any SPR in the B/I district must be processed through a major SPR)	R	R	D	A		
All other administrative decisions: This includes agricultural retail plans, boundary line adjustments (See BIMC 2.16.090), building and other construction permits, building administrative decisions, clearing permits, BIMC interpretations, habitat management plans (See BIMC 16.20.060), wetlands special use review (See BIMC 16.20.160.G), buffer averaging (See BIMC 16.20.050.B), wetlands exemption (See BIMC 16.20.040.C),vegetation management permit (See BIMC 16.22.070), extension of construction noise hours (See BIMC 16.16.025), and any other administrative land use decision authorized by this code to be made by the director.						
			D	A		

Table 2.16.010-1: Summary Table of Land Use Procedures **R = Review and Recommendation, (R) = Optional Review, D = Decision, A = Appeal, P = Public Hearing, (P) = Optional Public Hearing**						
	DRB	**Planning Comm.**	**Director**	**Hearing Examiner**	**City Council**	**Courts**
Quasi-Judicial Decisions by the Hearing Examiner						
Conditional Use Permits	(R)	(R)	R	D/P		A
Variances		(R)	R	D/P		A
Reasonable Use Exception (See BIMC 16.20.080)		(R)	R	D/P		A
Major Shoreline Variances [1]		(R)	R	D/P		A [2]
Major Shoreline Conditional Use Permits [1]			R	D/P		A [2]
Long Subdivisions (Prelim)			R	D		A
Quasi-Judicial Decisions by City Council						
Long Subdivisions (Final)			R		D	A
Site-Specific Rezones		(R)	R	R/P	D	A
Consolidated Project Review						
See BIMC 2.16.170						
Legislative Approvals						
Adoption or Amendment of Development Regulations		R/P	R		D (P)	A
Comprehensive Plan Amendments		R/P	R		D (P)	A
Legislative Area-Wide Rezones		R/P	R		D (P)	A
Special Area Plans		R/P	R		D (P)	A

[1] City decisions on shoreline variances, shoreline substantial development permits, and shoreline conditional use permits must be reviewed by the Washington Department of Ecology pursuant to WAC 173-27-130 and RCW 90.58.140(10). The Department of Ecology may approve, approve with conditions, or deny the application.

[2] The hearing examiner's decision is forwarded to the Department of Ecology (DOE) for decision. The DOE decision is then appealable to the Shoreline Hearings Board. (See BIMC 2.16.165.I.)

(Ord. 2014-04 § 5 (Exh. 3 § 2), 2014: Ord. 2011-21 § 2, 2011: Ord. 2011-02 § 2 (Exh. A), 2011)

WEST ELEVATION
SCALE: 3/16"=1'-0"

EAST ELEVATION
SCALE: 3/16"=1'-0"

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No.	Date	Description
	08.29.17	PRE-APPLICATION CONFERENCE
	10.27.17	PRE-APPLICATION CONFERENCE

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MADISON AVE PROJECT

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Sheet Title
Sheet Number

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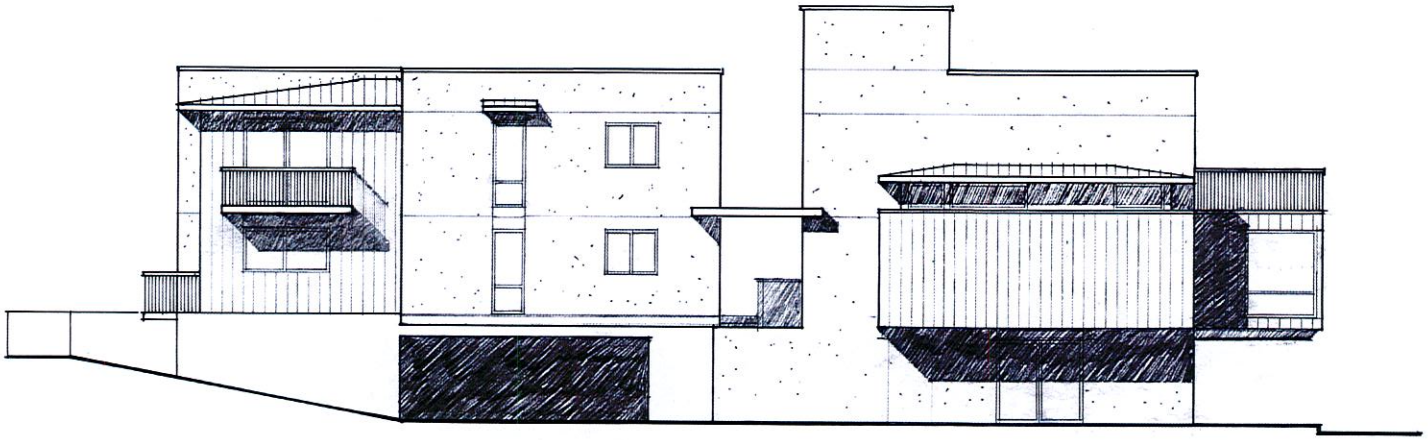
WEST ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

No.	Date	Description
	08.29.17	PRE-APPLICATION CONFERENCE
	10.27.17	PRE-APPLICATION CONFERENCE

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MADISON AVE PROJECT

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Sheet Title

Sheet Number

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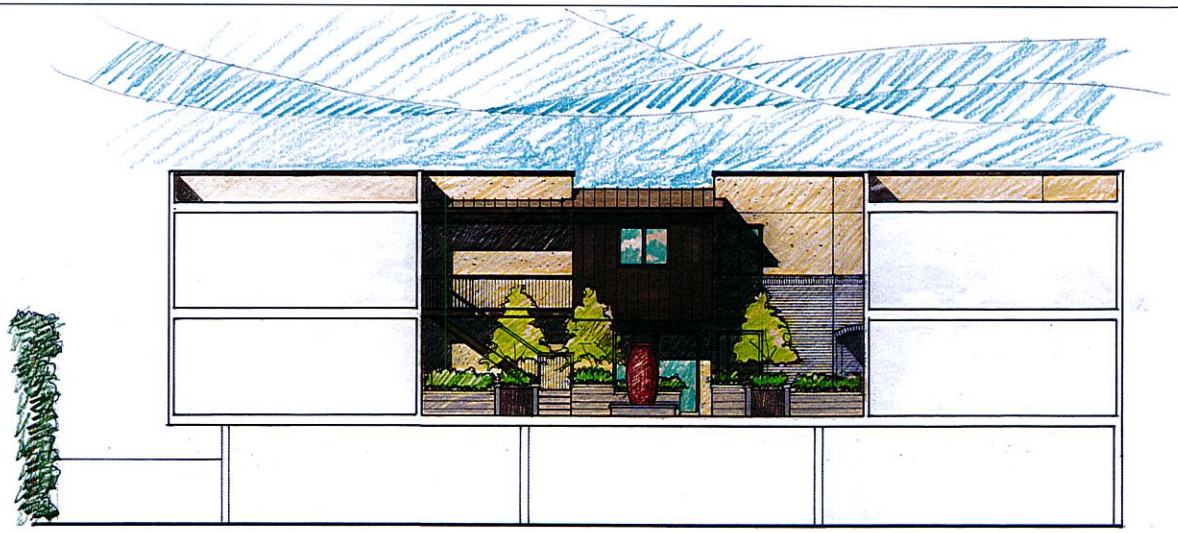

SECTION LOOKING WEST
SCALE: 3/16"=1'-0"

SECTION LOOKING EAST
SCALE: 3/16"=1'-0"

No.	Date	Description
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Project: Drawn:
Sheet Title:
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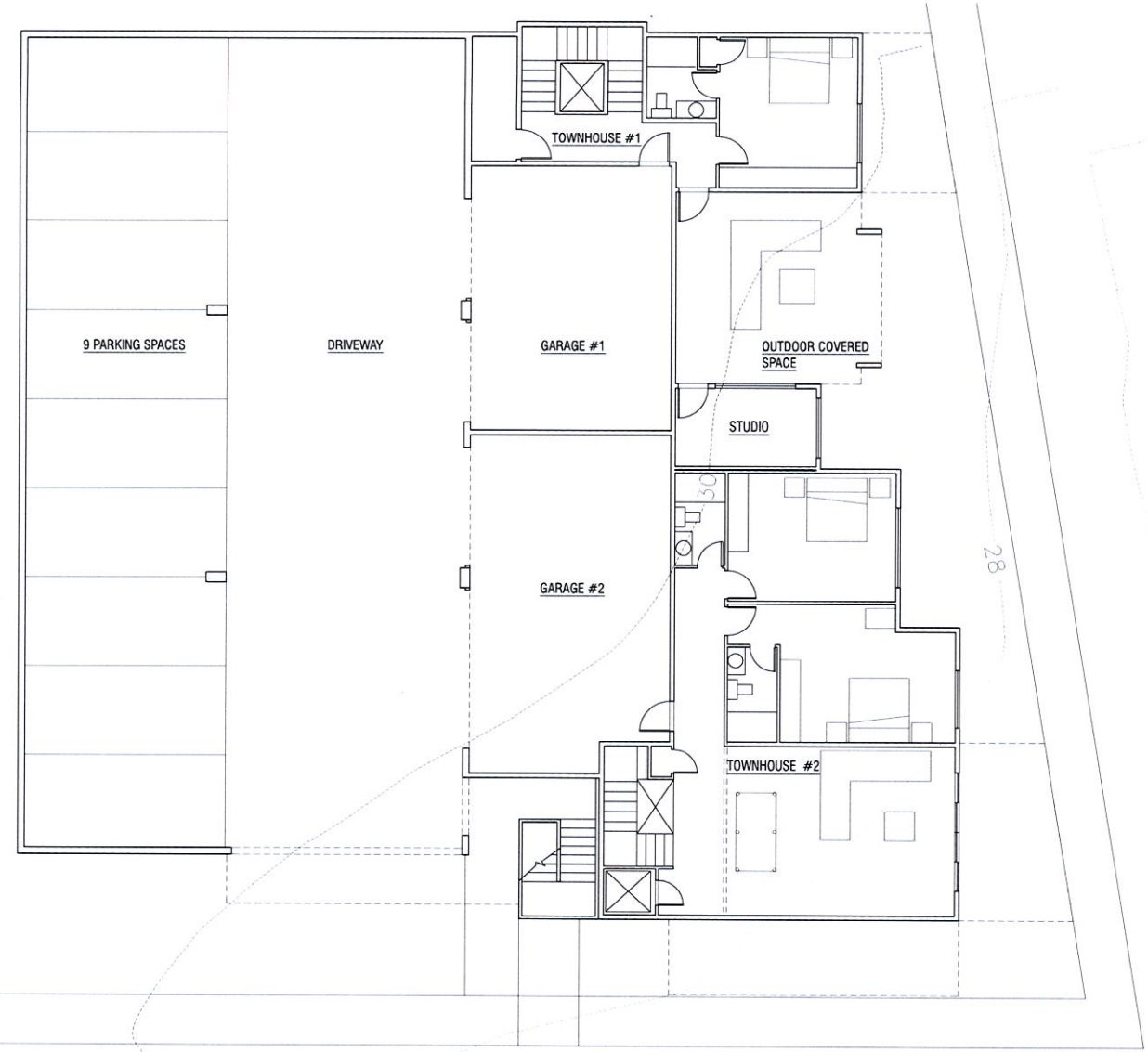

N

PARKING LEVEL FLOOR PLAN

SCALE: $\frac{3}{16}$"=1'-0"

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No.	Date	Description
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	10.27.17	PRE-APPLICATION CONFERENCE

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MADISON AVE PROJECT

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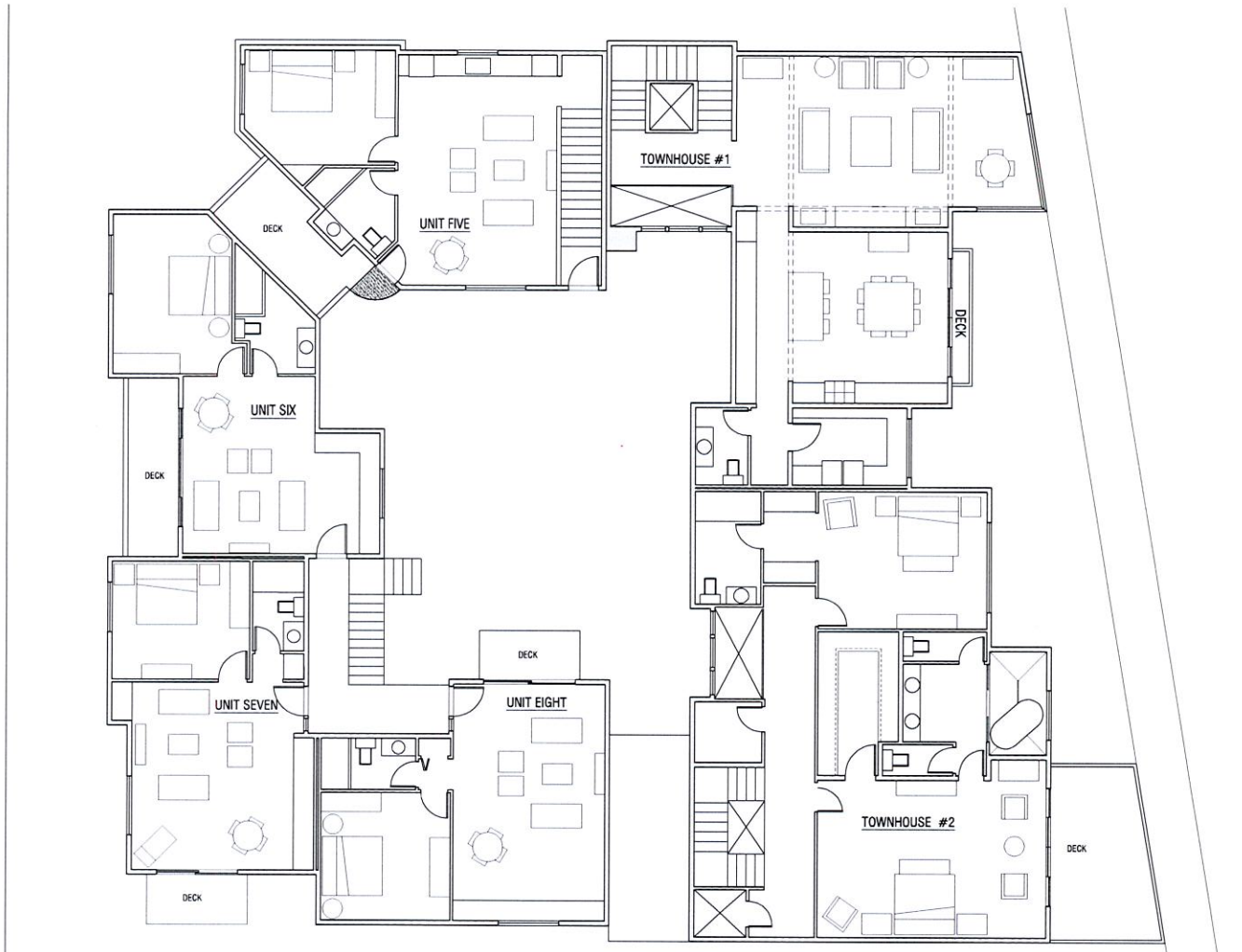
FLOOR PLAN - PARKING LEVEL
Sheet Title

Sheet Number



N

UPPER LEVEL FLOOR PLAN

SCALE: $\frac{3}{16}$"=1'-0"

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No.	Date	Description
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	10.27.17	PRE-APPLICATION CONFERENCE

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MADISON AVE PROJECT

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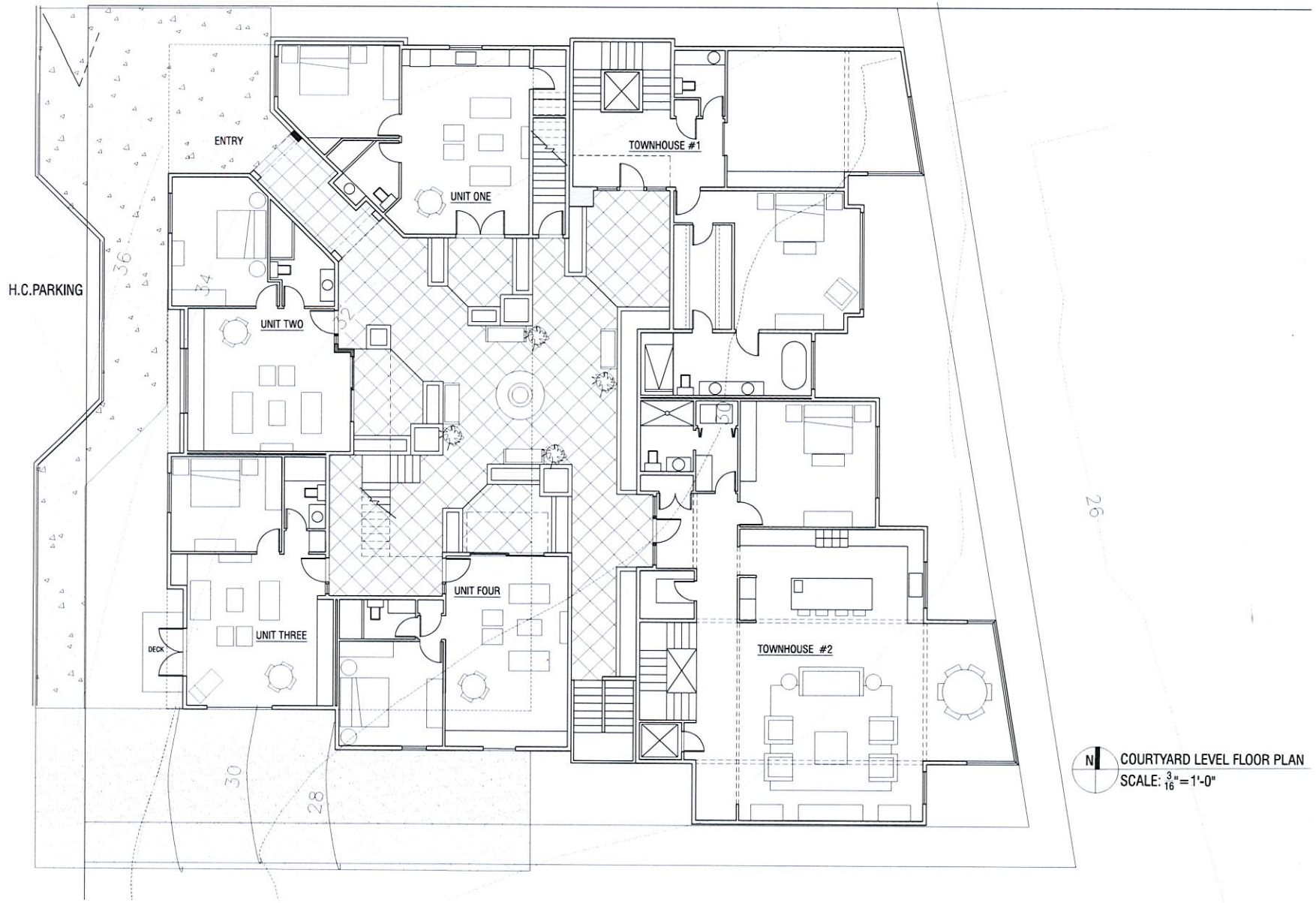
FLOOR PLAN - UPPER LEVEL
Sheet Title

Sheet Number



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COURTYARD LEVEL FLOOR PLAN
SCALE: $\frac{3}{16}$"=1'-0"

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No.	Date	Description
	08.29.17	PRE-APPLICATION CONFERENCE
	10.27.17	PRE-APPLICATION CONFERENCE

CKCB
MADISON AVE PROJECT

Project Date

FLOOR PLAN - COURTYARD LEVEL
Sheet Title

Sheet Number

Project Description for The CKCB Madison Avenue Project

This proposal is to put a "Courtyard" style project on the vacant property on Madison Ave. S. between 220 and 270 Madison Ave. S. It will be a mixed-use project with 8 Inn units (commercial component) along Madison Ave. S. and multi family townhouses (residential component) along the east side of the property. In the middle we are proposing a courtyard with a central fountain surrounded by benches and built-in planters, which create patio areas for the inn units as well as common areas at the courtyard level. Circulation will be diagonal across the courtyard with the entrance into the project through an archway from the sidewalk at the northwest corner of the property to the stair to the parking level below on the southeast corner of the courtyard. The courtyard elevation will be at or a little above the entry level but will meet ADA standards from the HC parking space shown on the street.

Driveway access to the parking is on the south end of the property, which is the lowest point of the street and slopes down to an under building parking level below the courtyard level. Parking for the inn units as well as the multi family will be at this level.

Access to the courtyard level units (the inn units as well as the townhouses) will be from the courtyard. Access to the upper floor inn units will be by exterior stair and walkway. The handicapped accessible unit will be at the courtyard level.

From the street level we are anticipating one level on the courtyard level and one level above – essentially a two-story building, with parking below. On the east side of the property the building will be three stories above the existing grade.

In an effort to create a 'green building', we would like to build in solar panels and a couple of roof top deck areas on top of the building. The 30' shoreline height limit does hinder access to these so we would like to pursue a variance to be able to provide stairway access to these above the 30' height limit.

There is a sewer easement on the east and south side of the property. For all intense and purposes we are considering this to be the setback of the building on those sides. The only setback that applies here is the 30' buffer from the OHWM, which is shown on the drawings.

The 40% slope of the bank down to the water is less then 20 ft. vertical drop to the OHWM. The critical areas ordinance defines steep slope as 40% slope or more for a vertical drop of 10 feet. However, exemption #7 extends the vertical drop to 20' if a geotechnical report indicates that there is "no adverse impact (that) will result from the exemption". I am including such a report, which specifically recommends a setback distance of 25 feet from the top of bank – this distance is eastward from the sewer easement on the property. Therefore we are

not anticipating a setback from the top of bank that would affect the development of the property as we have shown.

Applicant:

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