
CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
COMPREHENSIVE PLAN AND MUNICIPAL CODE CONSISTENCY – Introduction
SUBDIVISION STANDARDS AND REVIEW PROCEDURES – Introduction to Moratorium
Work Plan
MADISON LANDING SITE PLAN REVIEW – Review and Recommendation
NEW/OLD BUSINESS
ADJOURN

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

Chair J. Mack Pearl called the meeting to order at 6:30 PM. Commissioners present were Michael Killion, Lisa Macchio, Kimberly McCormick Osmond and Don Doman. William Chester and Jon Quitslund were absent and excused. City Staff in attendance were Planning Director Gary Christiansen, Engineering Manager Michael Michael, Senior City Planner Christy Carr, Associate City Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

PUBLIC COMMENT – Accept public comment on off agenda items

Dick Haugan, Citizen – Spoke in favor of including the RCW 90 in the SMP and defining “non-conforming.”

COMPREHENSIVE PLAN AND MUNICIPAL CODE CONSISTENCY – Introduction

Planning Director Gary Christensen introduced BERK Consulting and presented the project timeline.

SUBDIVISION STANDARDS AND REVIEW PROCEDURES – Introduction to Moratorium Work Plan

Senior City Planner Christy Carr introduced the work plan (see attached Power Point presentation).

MADISON LANDING SITE PLAN REVIEW – Review and Recommendation

Associate City Planner Kelly Tayara presented the project providing an overview of the project area and a Right of Way vacation in trade for a trail connecting neighboring subdivisions. Developer Todd McKittrick made a brief presentation to the Planning Commission (see attached presentation).

Public Comment

None.

Motion: I move to approve the project but I do want to state strongly that we are very uncomfortable with approving a project that has the unanimous recommendation from the Design Review Board to not approve this project based on their concerns about design however, because we don't have information that tells us which guidelines were a problem for the DRB and how they were affected or how they would have been complied with if these items in their minutes had been accepted by the project developer, I don't think it's fair for us to rely on that DRB recommendation to deny the whole project. Just as an afterthought, not an afterthought, but the other important point about the decision or at least the recommendation to approve is that, this project did solve a much larger problem for this community by allowing the access for this project and the project next door to be along Wallace Way to Madison and not to the west. I think that's an important point.

McCormick Osmond/Doman – Failed 3-1 (Killion)

Killion Vote amended to a yes with protest.

NEW/OLD BUSINESS

Planning Commission Schedule for next few months was presented.

ADJOURN

The meeting was adjourned at 9:09 PM.

Approved by:


J. Mack Pearl, Chair

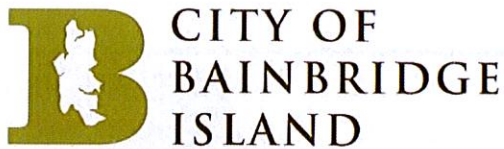

Jane Rasely, Administrative Specialist



Planning Commission Meeting
Thursday, May 10, 2018
6:30 pm – 9:00 pm

PLEASE PRINT

[illegible]



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: April 17, 2018
To: Planning Commission
From: Kelly Tayara, Associate Planner
Project: Madison Landing Site Plan and Design Review
File No: PLN 50879 SPR

Request: The Department of Planning and Community Development requests Planning Commission recommendation on application for Site Plan and Design Review permit for Madison Landing, a 24-unit multi-family development.

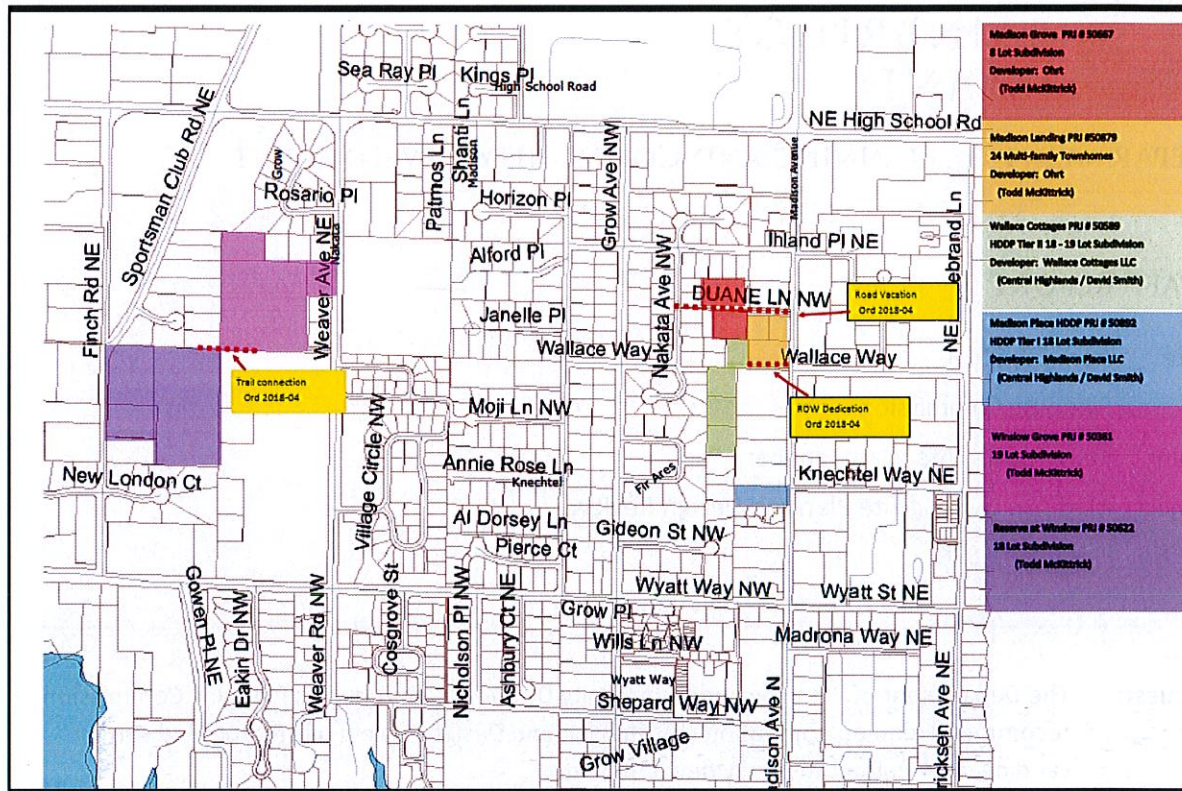
As provided in BIMC 2.16.040, in the case of a major Site Plan and Design Review (SPR) application, the Planning Commission ("Commission") shall review the application prior to the final decision by the Department of Planning and Community Development Director ("Director"). The Director shall determine the major issues and specific aspects of the project that the Commission should review, and shall forward this review directive to the Commission. The Commission shall review the application based on the Director's review directive, the Design Review Board (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 the decision criteria in BIMC 2.16.040.E, the recommendation of the Planning Commission, the DRB recommendation, and consideration of any public comments received.

Background:

This project is part of a group of developments subject to four agreements between the City and two developers. Aside from Madison Landing, the agreements involve Wallace Cottages, Madison Grove, Madison Place, The Reserve at Winslow, and Winslow Grove (all subdivisions).

Duane Lane is adjacent to the north boundary of Madison Landing. The City asserted that Duane Lane was public right-of-way, and the developer disagreed. The disagreement was resolved by vacating the Duane Lane right-of-way in exchange for a trail connecting The Reserve at Winslow and Winslow Grove, in addition to right-of-way dedication along the south boundary of the Madison Landing project: The right-of-way dedication affords access to the Wallace Cottages subdivision and Madison Landings.

Developer Agreement Map



Part I: General Information and Site Characteristics

1. Tax Assessor Information:

- Tax Lot Numbers: 272502-1-022-2006; 272502-1-066-2003; 272502-1-021-2007
- Site Address: 937 / 995 Madison Avenue North
- Owner of record: Madison Landings LLC
- Lot size: 1.95 acres
- Land use: Mixed commercial and residential / Multi-family residential use proposed

2. Zoning Designation / Comprehensive Plan Designation:

With the exception of properties to the west which are within the R-4.3 district and the Urban Comprehensive Plan designation, the subject property and surrounding properties are within the Mixed Use Town Center – Madison Avenue Overlay District (MUTC-MAD), and the Comprehensive Plan designation for these properties is MUTC-MAD.

3. Existing Development:

The subject property contains a duplex and a commercial building. The property to the north contains a single-family residence. Properties to the west are undeveloped. The property to the south contains a nursing home. The properties to the east, across Madison Avenue, contain multi-family development.

4. Access:

Vehicular access is proposed from newly dedicated right-of-way (Wallace Way).

5. Soils and Terrain:

Site soils are composed of Kapownsin gravelly ashy loam on the west half of the site and Kitsap silt loam on the east side. The site gently slopes gently to the southeast.

6. Public Services and Utilities:

- a. Police: City of Bainbridge Island Police Department
- b. Fire: Bainbridge Island Fire District
- c. Water: City of Bainbridge Island
- d. Sewer / Septic: City of Bainbridge Island
- e. Storm drainage: Storm drainage includes on-site detention, soil amendment and perforated stub-outs to improve on-site storage, rain gardens, and connection to the existing system in Madison Avenue.



Part II: Comprehensive Plan Guiding Principles, Goals and Policies

The Comprehensive Plan designation for the site is Mixed Use Town Center-Madison Overlay District (MUTC-MAD). The Winslow Master Plan builds on the guiding principles, goals and policies in the Comprehensive Plan. These guiding principles, goals and policies, along with implementing regulations in the Municipal Code, are used to evaluate the proposal and weigh the project benefits and impacts. The following land use Comprehensive Plan guiding principles, goals and policies apply to the development proposal:

1. Comprehensive Plan Land Use Element

- a. Winslow Town Center Goal LU-7 and Policy LU 7.5: The Winslow mixed use and commercial districts are designed to strengthen the vitality of downtown Winslow as a place for people to live, shop and work. The Mixed Use Town Center (MUTC) is intended to have a strong residential component to encourage a lively community during the day and at night. The purpose of the Madison Avenue Overlay District is to provide for a mix of residential and small-scale non-residential development.

2. Winslow Master Plan

- a. Overall Land Use Goal WMP 2-1: Strengthen Winslow - the Island's commercial, cultural and commuter hub - as a sustainable, affordable, diverse, livable and economically vital community, by: Encouraging downtown living; Providing an enhanced pedestrian experience, with linked access to retail shopping, the ferry, major public facilities, open space and residential areas; Promoting the efficient use of land; Promoting development that is sustainable and supports community values.
- b. Overall Land Use Goal WMP 2-2: Ensure the Compatibility of New Development in the Mixed-Use Town Center
 - 1) Policy WMP 2-2.1: To promote compatibility between and within districts of the Mixed-Use Town Center, variations in development standards and design guidelines may be provided within districts.
 - 2) Policy WMP 2-2.3: Minimize driveways and encourage use of joint driveways.
- c. Overall Land Use Goal WMP 2-3: Maintain and Enhance Community Character in the Mixed-Use Town Center
 - 1) Policy WMP 2-3.1: Promote architecture that encourages green building, natural light, ventilation and rooftop gardens.
 - 2) Policy WMP 2-3.2: Through the use of design guidelines, development standards and incentives, promote the development of courtyards that create a pattern of linked public and private gardens and gathering places, providing opportunities for pedestrian movement.
 - 3) Policy WMP 2-3.3: Through the use of design guidelines, development standards and incentives, encourage stepped-back buildings that result in a softer street edge, the retention and enhancement of visual connections to Eagle Harbor and the creation and preservation of sun-filled public gathering spaces.
 - 4) Policy WMP 2-3.5: Retain and expand the historic pattern of narrow pedestrian passages.
 - 5) Policy WMP 2-3.6: Enhance the livability of the downtown with trees and small gardens on the streets, along paths and in courtyards.

3. Transportation Element

- a. Goal TR-8: Consider the special needs of neighborhood safety, pedestrian and bicycle facilities, transit use and facilities and traffic flow in the development of transportation improvements that affect neighborhoods. Protect residential neighborhoods from the impacts of cut-through motor vehicle traffic by providing appropriate connecting routes and applying appropriate traffic-calming measures to control vehicle volumes while maintaining emergency vehicle response times. Consider closing or restricting streets to motorized traffic and devote those streets to non-motorized and other neighborhood uses.

4. Cultural Element

- a. Goal CUL-3: Preserve places where the Island's history can be experienced, interpreted and shared with the general public in order to deepen an understanding of our heritage and the relationship of the past to our present and future. Recognize the probability of discovering new Native American cultural resources throughout the Island.

Part III: Public Notice and Agency Review:

1. Environmental Review / Public Notice

A pre-application conference was held on July 25, 2017. A public participation meeting was held on November 7, 2017. Application for Site Plan and Design Review was received on December 28, 2017; the application was deemed complete on January 23, 2018. The project was reviewed during public meetings before the Design Review Board prior to application on November 6 and November 20, 2017, and subsequent to application on April 2, 2018.

The project is subject to State Environmental Policy Act (SEPA) review (WAC 197-11-800). Utilizing the optional DNS process (WAC 197-11-355), the City issued a combined Notice of Application/SEPA comment period on February 2, 2018. The 14-day comment period ended on February 16, 2018. The City, acting as lead agency, will issue a SEPA threshold determination with decision.

2. Public Comment Summary

One public comment was received. The commenter noted inconsistencies in SEPA checklist responses and made additional comment regarding the SEPA checklist responses as follows:

- The number of residents is 68 in the response to one question and 53 in response to another.
- The property is served by a bus route which provides limited service.
- The water leaving the site and crossing the sidewalk onto Madison Avenue is often reddish in color.
- It would be helpful if the applicant stated a specific income range for the target market rather than stating that the target market is middle-income, and it is unlikely that the income level of future residents will be the same as that stated for the current residents (middle-income).
- The applicant should provide a detailed response regarding public transit currently serving the site or area, and the developer should be asked to explore increased bus service on Madison Avenue or to contribute to reinstating bus route 100 which was terminated by Kitsap Transit.

Staff response: The estimated number of residents is 68 if one assumes 2.8 people per unit and 53 if one assumes 2.2 people per unit. A bus stop is located on the property frontage. The City Development Engineer is unaware of reddish water leaving the site and states that building underdrains will capture surface waters.

3. Agency Comment

The Kitsap Public Health District approved the application, and subsequent building permits are subject to Health District approval.

The Bainbridge Island Fire District commented as follows: The proposed project shall comply with all provisions of the adopted Fire Code; All previous comments remain in force; Landscaping shall maintain a three foot clearance around all fire department equipment including fire hydrants, fire department connections and post indicator valves. The comments previously provided by the Fire Marshal follow: The project shall comply with all applicable provisions of the adopted Fire Code and; Residential fire sprinklers will be required for multi-family dwellings; Installation of a fire hydrant on Madison Ave near the entrance to the proposed project is required to meet fire flow; Fire apparatus access appears acceptable at this time.

Part IV: Land Use Code Analysis

The Municipal Code is presented in normal font, and staff discussion in bold font.

1. BIMC Title 18 Zoning

a. BIMC 18.09.020 Use Table

Multi-family use is permitted in the Mixed Use Town Center.

b. BIMC 18.12.020-3 Dimensional Standards Table

Dimensional Standard	Requirement	Proposed / Compliance Evaluation
Floor Area Ratio (FAR)	.4 maximum	Floor area is a calculation of the area of all floors within the exterior vertical walls of a building. FAR is determined by dividing the floor area by the lot area (prior to dedication of any right-of-way). Base FAR is 34,015 square feet (85,037 x .4).
FAR Bonus Density	.6 maximum	Projects may achieve a maximum level of development above base FAR by using bonus provisions identified in BIMC 18.12.030.E. The full bonus FAR is 51,022 square feet (85,037 x .6) and proposed FAR is .58. Applicable FAR purchase / funding is required prior to building permit issuance.
Lot Coverage	35% maximum	Proposed lot coverage, the area covered by buildings, is 30% and complies with this requirement.
Front Setback	10 feet minimum 20 feet maximum	The property fronts Madison Avenue, Duane Lane and Wyatt Way and, with the exception of three units, the proposed setback is ten feet. Two units fronting Wallace Way and one unit fronting Duane Lane are depicted with building footprints extending into required setbacks. Permitted setback encroachments are found in BIMC 18.12.040; building encroachments require a variance.

Side Setback	0 feet	For properties with more than one front lot line, the remaining lot lines are sides (BIMC 18.12.050).
Building Height	25 feet	Height is measured as the vertical distance above "grade" to the midpoint of the roof. Grade is the average elevation of the original ground surface.
Bonus Height	35 feet	Bonus height of 35 feet is available if parking is located beneath the building. Each unit includes a first-floor garage. While height is not depicted in compliance with the Rules of Measurement (BIMC 18.12.050), the architectural plans depict proposed building height up to 35 feet. Compliance with height requirements is verified during building permit review.

c. BIMC 18.15.010 Landscaping, Screening, and Tree Retention, Protection, Replacement

In the Mixed Use Town Center Madison Overlay districts the intent is to retain the character of landscape front yards, to provide landscape development to screen uses from single-family residential properties and to soften the appearance of surface parking areas.

Development within this district is subject to landscaping, screening and tree retention requirements identified in BIMC Table 18.15.010-1.

1) Tree Retention, Protection and Replacement

Trees and tree stands located in the perimeter areas required to be landscaped pursuant to BIMC 18.15.010.D, Perimeter Buffering and Screening, and BIMC 18.15.010.E, Street Frontage Landscaping, shall be retained and protected as described in BIMC 18.15.010.C.4. A perimeter landscape buffer must meet partial screen standards. Plants should be clustered within the landscape perimeter to screen structures and parking areas.

Partial Screen Standards:

- Trees: At least 50 percent evergreen trees ranging in height from four feet to six feet at the time of planting with at least 50 percent being six feet high and deciduous trees with a caliper of at least two inches at the time of planting; at least 50 percent of the trees shall be native species or drought resistant. The number of trees is determined by calculating the area of the perimeter buffer and dividing by 400 square feet or one tree for every 20 feet of buffer length, whichever is greater.
- Shrubs: At least 50 percent evergreen shrubs which are at least 21 inches in height at the time of planting, to achieve minimum six feet height at maturity. The number of shrubs is determined by calculating the area of the perimeter buffer and dividing by 100 square feet or one shrub for every five feet of buffer length, whichever is greater.
- Ground cover: Living ground cover shall be planted and spaced to achieve total coverage within five years.

A 20-foot width perimeter buffer is required for the length of the west property boundary which abuts the R-4.3 district (BIMC Table 18.15.010-3). Unless a property abuts State Route 305, roadside buffers are not required (BIMC Table 18.15.010-4) in the Mixed Use Town Center.

The perimeter buffer requires 14 trees $[(273 \times 20) / 400]$ and 55 shrubs $[(273 \times 20) / 100]$, along with ground cover.

According to the arborist's report, there are two trees within the landscape buffer, a dead Scouler's willow and a dying alder: Retention of dead or dying trees is not required in a landscape buffer.

The landscape plan depicts at least 31 evergreen native trees and 54 native evergreen shrubs proposed for planting within the buffer. The plan also depicts proposed groundcover in adequate quantity.

In order to meet the landscape requirements of BIMC 18.15, the following items should be addressed in a revised plan: Modify the plan to reflect developer agreements (e.g. the lot after dedication of rights-of-way); Identify whether each species is native and whether each species is drought-tolerant; Remove the note authorizing substitutions by approval of the landscape architect / owner or add the requirement that substitutions also be authorized by the Department of Planning and Community Development (PCD); Remove the note requiring that all work be performed to the satisfaction of the landscape architect / owner or add the requirement that the work also be performed to the satisfaction of PCD; Eliminate the note stating that plant list quantities are shown for reference only; Remove the note that states that groundcover quantities shall be adjusted as required for field conditions at the specified spacing.

2) Total Site Tree Unit Requirements

The development parcel shall have at least 40 tree units per acre following the proposed development or redevelopment (BIMC 18.15.040.G.4). The applicant may choose to retain trees or to plant new trees to meet this requirement.

Subsequent to right-of-way dedication, the site is 1.87 acres in size. The total tree unit requirement is 75 tree units (1.87×40) . The applicant elects to plant trees to meet this requirement. The submitted landscape plan depicts trees in future right-of-way and the plan should be modified to meet tree unit requirements on site (i.e. either provide additional trees or relocate the trees depicted in the south 15 feet of the property).

d. BIMC 18.15.020 Parking Spaces Required

The number of parking spaces required is identified in BIMC Table 18.15.020-2. A minimum of one space per primary dwelling unit that is a studio or one-bedroom unit and two spaces for all other primary dwelling units is required. The Director of Planning and Community Development may require guest parking in excess of the required parking spaces up to a maximum additional 0.5 stall per dwelling unit, if there is inadequate guest parking on the subject property.

Residential parking requirements may be reduced by 25 percent for dwelling units located between one-half mile and one-mile from the ferry terminal. Required parking spaces shall not be reduced below one space per dwelling. This provision does not preclude the authority of the Director to require guest parking as described in the table.

The project provides 24 two and three-bedroom units. Two parking spaces per unit are required, for a total of 48 spaces. The project is within one mile of the ferry and therefore parking requirements may be reduced to not less than 36 spaces. Garages provide 46 spaces, and additional parking is provided in driveway aprons.

e. BIMC 18.15.030 Mobility and Access

1) Circulation and Walkways for Non-residential Development

Driveways shall provide well-defined, safe and efficient circulation for motor vehicles, bicycles and pedestrians. Entrances from the right-of-way and the circulation pattern shall be defined by landscaped areas with raised curbs. Pedestrian walkways should be provided around buildings to assure safe access. Internal walkways shall be surfaced with nonskid hard surfaces, meet accessibility requirements and provide at least five feet of unobstructed width. Walkways that cross driving lanes shall be constructed of contrasting materials or maintained painted markings. Walkways must be curbed and raised six inches above adjacent vehicular surface grade, except where the walkway crosses vehicular driving lanes or to meet accessibility standards.

The City Development Engineer finds that the site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications. Civil plans provided for construction should provide a level of detail sufficient to allow review of compliance with these requirements. The civil plans should identify raised curbs and walkways should be constructed and maintained to meet Municipal Code and ADA requirements.

2) Bicycle facilities

The development must provide one bicycle space for every five vehicle parking spaces, with a minimum of four spaces provided for each parking lot.

Each unit has a garage which provides adequate bicycle storage facilities.

f. BIMC Chapter 18.18 Design Guidelines

The project is subject to the 'Design Guidelines for Mixed Use Town Center and High School Road Districts' which include 'Guidelines Applicable to All Overlay Districts' (also referred to as 'General Guidelines' and 'Guidelines Applicable to the Madison Avenue Overlay District'.

- 1) Site Design. Development should provide facilities near or visible from the sidewalk for outdoor public use (such as seating areas, courtyards, small plazas). Development should include pedestrian walkways, raised and separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. Pedestrian walkways should offer connections to adjoining properties. Parking lots should be located behind or to the side of buildings. Within parking lots, pedestrian walkways should allow people to traverse the lot without being forced to use vehicular aisles. Most common open space serving residents should be designed to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Some place for children to play should be provided. Exterior lighting should not exceed 14 feet in height and should incorporate shields. Trash containers should be shielded from view. Landscaped front setbacks are encouraged along Madison Avenue.

- 2) **Building Design.** Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create a visually distinct base and cap. Building materials and patterns should be varied to produce variations in texture. Building elevations shall be vertically and horizontally modulated to avoid massive scale. Facades facing public ways shall incorporate setbacks or articulation and shall include features such as columns or recessed entries. Blank walls shall not be visible to public spaces. Building designs should respond to nearby buildings by using shared elements, materials or massing. Principal entrances should be visually prominent and incorporate elements such as setbacks, recesses, and porches. Rooftop mechanical equipment should be concealed by and integrated within the roof form. Visually prominent buildings should be encouraged at Madison Avenue intersections. Buildings should have pitched roof forms, with the pitch being at least 4:12 and no more than 12:12.

The development provides a common area visible from Wallace Way. Public sidewalks connect to adjoining properties and provides access to buildings. No parking lots are proposed, nor common trash or recycling facilities. The common open space is connected to a landscape buffer area and sidewalks serving the development. The project provides landscaped front setbacks along Madison Avenue.

The project provides pitched and terraced roof forms and variations in building materials and patterns which meet design guidelines. Building elevations are modulated and provide distinct façade elements including setbacks and porches.

Prior to application, the project was reviewed by the Design Review Board (DRB) during public meetings held on November 6 and 20, 2017. The DRB reviewed the project on April 2, 2018 and recommended non-approval of the project, adding recommendations that the project design be more creative, that increased effort be made to preserve existing landscaping, that the number of parking spaces per unit be reduced, that the size of the garage aprons be reduced to decrease impervious surface, that the primary internal roadway be limited to one-way with ingress from Wallace Way and egress to Duane Lane, that the project reduce the number of units from 24 to 22 in order to decrease the project footprint and have more landscaping, that the buildings fronting Madison Avenue be set back further from the right-of-way, and that the two-story units be three-story.

2. BIMC 2.16.040.E Site Plan and Design Review - Decision Criteria

The Commission shall review the application based on the Director's review directive, the Design Review Board (DRB) recommendation, and the decision criteria below:

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

Consistency with zoning standards, including dimensional standards, design guidelines, landscaping and parking requirements, is discussed above in Part IV 1. Continued compliance with standards and any project conditions is ensured at time of building permit review.

- 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 Island-Wide Transportation Plan.

Prior to approval by the Director of Planning and Community Development, the City Engineer must find that the site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications and the Island Wide Transportation Plan.

- c. The Kitsap County Health District has determined that the site plan and design meets the following decision criteria: The proposal conforms to current standards regarding domestic water supply and sewage disposal.

The Kitsap Public Health District recommends approval of the project.

- d. The City Engineer has determined that the site plan and design meets the following decision criteria: The site plan and design conforms to regulations concerning drainage in BIMC 15.20 and 15.21; 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; The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; 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.

Prior to approval by the Director of Planning and Community Development, the City Engineer must complete review and make recommendation on the project based on the decision criteria.

- e. The site plan and design is consistent with applicable design guidelines.

The development provides common open space, internal and external sidewalk connections, and landscaped front setbacks along Madison Avenue. Building design incorporates pitched and terraced roofs and distinct building materials and patterns. Building elevations are modulated and façade elements including setbacks and porches.

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

This staff report identifies the regulations and provides reviewer comments regarding public health, safety and welfare, and public use and interest. Specifically, the report addresses transportation, access, including pedestrian and emergency services access, water, sewer, and stormwater facilities.

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

Conformance with the Comprehensive Plan is provided in the following project elements: Residential development within the Mixed Use Town Center; sidewalks and proximity to public transportation to link to shopping and ferry facilities; private open space. Through development agreements between the applicant, a neighboring property owner and the City, the project provides for Wallace Cottages subdivision to avoid vehicular access from the west, through the Nakata neighborhood.

- h. Any property subject to site plan and design review that contains a critical area or buffer conforms to all requirements of that chapter.

The site is unencumbered by critical areas or their buffers.

- i. Any property subject to site plan and design review that is within shoreline jurisdiction conforms to all requirements of that chapter.

The property is not within shoreline jurisdiction.

- j. 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 Site Plan and Design Review to establish a comprehensive site plan and design review process that ensures compliance with the adopted plans, policies, and ordinances of the City. City staff finds that the application for Site Plan and Design Review is prepared consistent with the adopted review process to ensure compliance with current plans, policies and regulations.

Part V. Conclusions

This report includes the standards of review, relevant Municipal Code and Comprehensive Plan provisions and provisions of other permitting agencies. The staff report includes findings based on evidence in the record. The project file contains the official record and basis for findings, including technical information and documentation.

Appropriate notice of application was provided, and comments considered. The application is properly before the Planning Commission for recommendation. Should the Commission recommend approval, staff suggests that the following conditions be considered:

PROJECT CONDITIONS

1. The authorization for construction activities automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit within three years of the effective date of the Site Plan and Design Review permit.
2. Prior to any construction activities, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and/or building permits.
3. The project may achieve a maximum level of development above the base Floor Area Ratio (FAR) in BIMC Table 18.12.020-3 by using one, or a combination of, the FAR bonus provisions identified in BIMC 18.12.030.E. FAR bonus provisions may be combined to achieve the maximum level of development established for each district. In no case shall the total residential FAR exceed the maximum FAR as provided for in BIMC Table 18.12.020-3.
4. The property fronts Madison Avenue, Duane Lane and Wyatt Way and, with the exception of three units, the proposed setback is ten feet. Two units fronting Wallace Way and one unit fronting Duane Lane are depicted with building footprints extending into required setbacks. Permitted setback encroachments are found in BIMC 18.12.040; building encroachments require a variance.
5. A landscape plan which meets the requirements of BIMC 18.15 shall be required with building permit submittal. The revised landscape plan shall address the following:
 - a. The plan shall be modified to reflect developer agreements (e.g. relocating trees outside of the future Wallace Way right-of-way)
 - b. The plan shall identify whether each species is native and whether each species is drought-tolerant.
 - c. The plan shall be amended to remove the note authorizing substitutions by approval of the landscape architect / owner or add the requirement that substitutions also be authorized by the Department of Planning and Community Development.
 - d. The plan shall be amended to remove the note requiring that all work be performed to the satisfaction of the landscape architect / owner or add the requirement that the work also be performed to the satisfaction of the Department of Planning and Community Development.
 - e. The plan shall be amended to remove the note stating that plant list quantities are shown for reference only.
 - f. The plan shall be amended to remove the note that states that groundcover quantities shall be adjusted as required for field conditions at the specified spacing; groundcover shall be planted and spaced to achieve total coverage within five years, and the landscape plan must demonstrate this requirement.
6. All plantings shall be installed or installation financially assured in accordance with BIMC 18.15.010.H. prior to occupancy of any of the new buildings. After installation approval by the Department, maintenance assurity shall be required in accordance with BIMC 18.15.010.H.
7. Internal walkways shall be surfaced with nonskid hard surfaces, meet handicapped-accessibility requirements and be designed to provide a minimum of five feet of unobstructed width.

8. Where walkways cross vehicular driving lanes, the walkways shall be constructed of contrasting materials or with maintained painted markings. The walkway adjacent to the pick-up / drop-off lane shall be curbed and raised six inches above adjacent vehicular surface grade, except where required to meet accessibility standards.
9. Raised curbs shall be used to define driveways from the public right-of-way, landscape areas within the parking lot, the ends of parking aisles, and the vehicular circulation pattern.
10. The project shall comply with the following conditions to the satisfaction of the Fire Marshal:
 - a. The project shall comply with all provisions of the adopted Fire Code.
 - b. Landscaping shall maintain a three foot clearance around all fire department equipment including fire hydrants, fire department connections and post indicator valves.
 - c. Residential fire sprinklers will be required for multi-family dwellings
 - d. Installation of a fire hydrant on Madison Ave near the entrance to the proposed project is required to meet fire flow.
11. The project shall comply with recommended conditions of the City Engineer:
 - a. General
 - 1) Civil improvement plans, reports, and computations, prepared by a civil engineer registered in the State of Washington shall be submitted with the application(s) for a construction permit [building, grading, right-of-way (ROW), etc.] to the City for review and approval to construct all necessary infrastructure and utilities serving the site. Certificate of occupancy will not be issued for any building until all civil improvements are completed and finalized.
 - 2) As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final.
 - b. Facilities Extension
 - 1) A Developer Extension Agreement (DEA) shall be executed at the site or plat utilities construction permitting application phase for the construction of roads and utilities to be inspected and accepted by the City.
 - 2) A right-of-way (ROW) construction permit will be required prior to any construction activities within the right-of-way in addition to completing the DEA and obtaining other necessary construction permits. The ROW permit will be subject to separate conditions and bonding requirements.
 - 3) ROW dedication along the full Madison Avenue North frontage shall be consistent with the City's survey program manager requirements of half the standard ROW for a secondary arterial roadway (30 feet) from the described centerline and may include areas previously dedicated. The resulting dedications include 5 feet along the eastern side of parcel 272502-1-022-2006 ("the Vet Clinic") and 10 feet along the eastern edge of 272502-1-021-2007 ("the Duplex").
 - 4) A road extension of Wallace Way NW shall meet the standards of an urban local access street per standard drawing DWG. 7-050 of the Standards, except as noted. The plat access road shall provide two (2) 9-foot travel lanes for two-way traffic circulation, with 1-foot gutter pans and vertical curbs to provide a clear curb-curb distance of 20 feet. Sidewalks shall be provided on the north side. A minimum of 30 feet of right-of-way for the road section and sidewalk shall be dedicated to the City.

- c. Access
 - 1) Access to the site shall be provided to an adjacent roadway with lower volume/classification than Madison Avenue North via a Wallace Way or Duane Lane extension.
- d. Utilities
 - 1) On-site water and sewer main extensions shall include a utility easement granted to the City to the meters and/or backflow prevention devices and building sewer cleanouts.
- e. Stormwater
 - 1) A Stormwater Pollution Prevention Plan (SWPPP) prepared by a civil engineer licensed in the State of Washington is required prior to construction activities including clearing or grading or civil improvements for all phases of the project that complies with BIMC 15.20.
 - 2) The project shall mitigate stormwater on-site to match the existing 100-year storm flows leaving the site, or, the applicant shall prepare a hydrologic and hydraulic analysis to demonstrate that the future build-out conditions from the site combined with the existing offsite drainage tributary to the storm drain system will not exceed the capacity of the existing system in Madison Avenue North.
 - 3) Disturbed project area totals approximately 2 acres. A sediment trap(s) per Department of Ecology BMP C240 shall be required where the total of on- and offsite contributing drainage area is less than 3 acres. Due to the constrained downstream storm drain system, a higher level of flow control protection is warranted. The sediment trap shall be designed with a storage capacity based on the 10-year peak flow of the developed site. Turbidity and pH control shall be required as necessary downstream of the sediment trap to achieve the performance standards of a State Stormwater General Construction Permit.
 - 4) A final stormwater report shall be submitted with the building permit detailing compliance with all applicable minimum requirements as required by BIMC 15.20, prepared by a civil engineer licensed in the State of Washington.
 - 5) Prior to building permit final, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the on-site storm drainage system.
 - 6) All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before final plat submittal. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.
- f. Permitting
 - 1) Application for a building permit shall require binding water and sewer availability letters from the City along with water meter sizing computations.
 - 2) The proposed action(s), phased or concurrent, in their totality would result in more than one (1) acre of earth disturbance on the site and drain to waters of the State. A Construction Stormwater General Permit shall be obtained from the Washington State Department of Ecology and the site shall be monitored for discharge of pollutants and sediment to the wetlands and stream for the duration of the project. No land clearing or construction permits shall be issued prior to obtaining the State permit.

PUBLIC BENEFIT, DEVELOPMENT AND PERMIT PROCESSING AGREEMENT

(Ohrt, CCHD, Mattis, and City)

THIS PUBLIC BENEFIT, DEVELOPMENT AND PERMIT PROCESSING AGREEMENT ("**Agreement**") is made and entered into by and between the City of Bainbridge Island, a Washington municipal corporation ("**City**"), Gary and Susan Ohrt, a married couple ("**Ohrt**"), Madison Landings Inc., a Washington corporation ("**Madison Landings Company**"), CCHD LLC, a Washington limited liability company ("**CCHD**"), and Mattis Consulting Group LLC, a Washington limited liability company ("**Mattis**") (each a "**Party**" and together the "**Parties**"). The effective date ("**Effective Date**") of this Agreement shall be the date of complete execution hereof.

RECITALS

- A. Mattis is the consulting company working with DeNova Northwest LLC, a Washington limited liability company ("**DeNova**") regarding its approved 12-lot preliminary plat subdivision (Project No. PLN50622 SUB) located at 7340 Finch Road NE ("**The Reserve at Winslow**").
- B. CCHD is the consulting company working with Ohrt, the applicant for the proposed 8-lot Madison Grove subdivision (Project No. PLN50667 SUB) ("**Madison Grove Project**") and forthcoming townhouse project (PLN50879SPR) ("**Madison Landing**"). Both the Madison Grove Project and Madison Landing will occur on property located between Madison Avenue N. and Nakata Avenue NW in the City of Bainbridge Island. The Madison Grove subdivision is planned to include tax parcels 27250211262001, 27250211402003, 27250211412002, and 27250212142004 ("**Madison Grove Property**"). Madison Landing is planned to include tax parcels 27250210662003, 27250210212007, and 27250210222006 ("**Madison Landing Property**").
- C. Ohrt is a party to a purchase and sale agreement for the purchase of Kitsap County parcel no. 27250210222006 (the "**Vet Clinic Property**"), which is the southernmost lot of the Madison Landing Property. Ohrt anticipates closing on the Vet Clinic Property on March 21, 2018. Ohrt anticipates conveying the Madison Landing Property to the Madison Landings Company.
- D. Central Highlands Inc., a Washington corporation ("**Central Highlands**") and Wallace Cottages, LLC, a Washington limited liability company ("**Wallace**"), are proposing a 19-lot preliminary plat subdivision (Project No. PLN50589 SUB) located on tax parcels 27250210232005, 27250211552005, 27250211542006, and 27250211532007 ("**Wallace Cottages**"). Wallace Cottages is proposed to obtain access from the existing right-of-way located at the intersection of Nakata Ave NW, Wallace Way NW and Taurnic PL NW ("**Wallace Cottages Wallace Way Access**"). The homeowners in the community adjacent to the Wallace Cottages Wallace Way Access objected to authorizing access through their neighborhood and requested that Central Highlands find a way to obtain primary access from Madison Avenue ("**Wallace Cottages Madison Avenue Access**"). The Wallace Cottages property includes a lot that connects to Madison Avenue but the

portion of that property that connects to Madison Avenue is only 15 feet wide and therefore is not wide enough to provide the desired Wallace Cottages Madison Avenue Access.

- E. The City, Ohrt, CCHD, and Mattis are parties to that certain Agreement for Improvement to Public Trail and Processing of Vacation of Disputed Street, dated December 1, 2017 (the **"Trail Connection Agreement"**). The Trail Connection Agreement was entered into, in part, to resolve a dispute between the parties thereto regarding whether a right-of-way (the **"Disputed Street"**) exists on the Madison Grove Property. Among other things, the Trail Connection Agreement provides that the City would process a street vacation for the Disputed Street and, in exchange, Ohrt, CCHD and Mattis would waive their potential claims against the City and Ohrt would construct certain public trail improvements which would result in a continuous public trail system between Sportsman Club Road and Weaver Road (**"Public Trail Connection"**), which trail would include a bridge over Hirawaka Creek.
- F. The City approved the street vacation in City Ordinance No. 2018-04 (**"Vacation Ordinance"**) within the initial time required by the Trail Connection Agreement but, in doing so, imposed a condition on the vacation. The ordinance provides that the vacation is effective upon the satisfaction of the following condition: "The vacation of [the Disputed Street] is conditioned upon the grant of a right-of-way consisting of the south 15 feet of parcel number 272502-1-022-2006." In imposing the condition, the City Council indicated that the public benefit related to the vacation of Duane Lane would best be served if Ohrt granted sufficient right-of-way to allow Central Highlands and Wallace to achieve the Wallace Cottages Madison Avenue Access described in Recital D above.
- G. Ohrt's Madison Landing already has been designed and building permits have been submitted. If Ohrt granted the right-of-way requested by the City in the Vacation Ordinance, then Ohrt would need to redesign Madison Landing at a significant additional cost, which Ohrt estimates to be more than \$100,000. To incentivize Ohrt to enter into this Agreement, the City and Central Highlands have proposed certain terms under which Ohrt's additional project costs would be mitigated.
- H. Ohrt, CCHD, and Mattis are entering into this Agreement in order to effectuate the vacation of the Disputed Street and resolve and fully consummate the Trail Connection Agreement, as well as to mitigate their losses and provide for certain assurances regarding the processing of permits and for clear permit processing timelines for Madison Grove, The Reserve at Winslow and Madison Landing.
- I. Central Highlands, Wallace and Madison are entering into a separate agreement with Ohrt, CCHD, and Mattis titled "Madison Avenue Access Agreement" (**"Madison Avenue Access Agreement"**). The Madison Avenue Access Agreement is intended to achieve the construction and use of the Wallace Cottages Wallace Way Access.
- J. Central Highlands, Wallace and Madison are entering into another separate agreement with the City titled "Central Highlands Permit Processing Agreement" (**"Central Highlands Permit Processing Agreement"**). The Central Highlands Permit Processing

Agreement is intended to resolve the City's concerns and the neighbors' concerns regarding the Wallace Cottages Wallace Way Access, as well as mitigate their losses and provide for certain assurances regarding the processing of permits and for clear permit processing timelines for Wallace.

- K. The City is entering into this Agreement and the Central Highlands Permit Processing Agreement to achieve certain public benefits, including the completion of the Public Trail Connection, the release of potential claims by Ohrt, CCHD, Mattis, and to achieve the Wallace Cottages Madison Avenue Access desired by the City and the neighborhood.
- L. The Parties are entering into this Agreement to set forth the terms and conditions under which the issues described above shall be resolved to their mutual satisfaction.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and considerations set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Madison Avenue Access. Pursuant to the Madison Avenue Access Agreement, Central Highlands, Wallace, CCHD, Ohrt, and the Madison Landings Company have agreed to process a boundary line adjustment to incorporate the eastern panhandle portion of Kitsap County parcel no. 272502-1-023-2005 (approximately the eastern 240 feet thereof) (the "Panhandle") into the Vet Clinic Property, and CCHD, Ohrt and the Madison Landings Company have agreed to grant a thirty (30) foot right-of-way (the "ROW Property") over the south boundary of the Vet Clinic Property (as enlarged by inclusion of the Panhandle via the boundary line adjustment). The City shall process a boundary line adjustment prior to the vacation of the Disputed Street, which shall incorporate into the Madison Landing Property those portions of Kitsap County parcel no. 272502-1-126-2001 and 272502-1-214-2004 that are zoned Madison Avenue District ("Duane Lane BLA Property"). The boundary line adjustments involving the ROW Property and the Duane Lane BLA Property may be included in the same application or applications submitted together. Prior to the vacation of the Disputed Street and prior to or after the dedication of a right-of-way on the ROW Property, the City shall allow Madison Landing to include the ROW Property and the Duane Lane BLA Property in its calculation of the floor area ratio for Madison Landing. The City agrees that the ROW Property, once dedicated, shall be sufficient to serve both Wallace Cottages and Madison Landing, and no additional right-of-way shall be required for the Madison Landing project. The City shall not require stormwater detention related to the ROW Property to occur within the ROW Property or within the Madison Landing Property; provided that a bioretention system may be located within the portion of the roadway located on the ROW Property. The City shall require setbacks no greater than 7.5 feet on the Madison Landing Property from the ROW Property and from any right-of-way along the north boundary of the Madison Landing Property. If the applicant applies for a variance to authorize a 5-foot setback from such adjacent rights-of-way, then the City shall support such variance application throughout the City's variance processing procedures.

2. City Confirmation Regarding Vested Rights. The City hereby confirms that the City's Moratorium Ordinance (Ord. No. 2018-05, as amended by Ord. No. 2018-09) and the

City's newly adopted Critical Areas Ordinance (Ord. No. 2018-01) do not and will not apply to The Reserve at Winslow, Madison Grove Project, and Madison Landing, and future building permits related thereto, because pursuant to state law said projects became vested to the applicable regulations in effect at the time of submitting a complete preliminary plat application and/or complete building permit applications, as applicable. The City further confirms that the projects described in this Section 2 shall remain vested despite any revision to the Madison Landing Project or its associated building permits resulting from actions necessary or convenient to provide the Wallace Cottages Madison Avenue Access.

3. City Waiver of Transportation Impact Fees. The City shall waive and not require any payment of transportation impact fees associated with Madison Grove and Madison Landing.

4. City Permit Processing. The City shall process the permits and approvals for the following projects as stated in this Section 4. All review times stated below shall commence on the later of the execution date of this agreement, submittal date, or resubmittal date.

Important Note: Regarding the timelines to follow in this Section 4:

The City's commitments (including timelines) are predicated on timely submittal of complete new or revised documentation from the applicant. City staff do not control the recommendations or action that will be taken by the DRB or the Planning Commission, including the availability of those bodies for meetings and the number of meetings those bodies regard as necessary as part of their consideration of subject projects.

a. The Reserve at Winslow.

- i. Section 2(a) of that certain Agreement Regarding Permit Processing by and between Ohrt, CCHD, Mattis and the City dated March 8, 2018, is adopted by this reference as if fully set forth herein, and is hereby ratified and affirmed.
- ii. The City shall complete its reviews and provide its response to the applicant for all building permits submitted for lots within The Reserve at Winslow within thirty (30) days of submission of a fully completed building permit application. The City shall complete its reviews and provide its response to the applicant within fourteen (14) days of receiving from the applicant a response to a correction notice.
- iii. Building Permit BLD22874 (lot 7 of The Reserve at Winslow) shall be allowed to submit a new plan and site plan and use the current fees for the revised plan. The City has not yet begun to review the current plan. The City's review of the new plan shall be subject to the 30-day and 14-day review timeline described in Section 5(a)(ii) above.

b. Madison Grove.

- i. Section 2(b) of that certain Agreement Regarding Permit Processing by and between Ohrt, CCHD, Mattis and the City dated March 8,

2018, is adopted by this reference as if fully set forth herein, and is hereby ratified and affirmed.

- ii. The boundary line adjustment filed under Project Number PLN51005 shall be processed on an expedited basis and approved for recording within fourteen (14) days of submittal of the required documents, if the requested BLA is found to be in compliance with the required criteria.
- iii. The City shall schedule a preliminary plat hearing date with the Hearing Examiner as soon as practicable and shall make best efforts to schedule such hearing no later than April 20, 2018.
- iv. Public Works review and comments including bond quantity amounts, permit fees, and related matters shall be ready within fourteen (14) days of the Hearing Examiner's preliminary plat decision and shall allow construction to start as soon as possible upon the City obtaining the required bonds, fees, and agreements. However, if the Hearing Examiner's decision includes conditions that require changes to the civil improvement drawings, the 14-day period will commence at the time of resubmittal of the revised civil improvement drawings to the City. The City shall allow construction to start as soon as possible upon the City obtaining the required bonds, fees, and agreements.
- v. The City shall complete its reviews and provide its response to the applicant for all building permits submitted for lots within Madison Grove within thirty (30) days of submission of a fully completed building permit application. The City shall complete its reviews and provide its response to the applicant within fourteen (14) days of receiving from the applicant a response to a correction notice.
- vi. The applicant for those certain current Building Permits (BLD22875 Lot 1), (BLD22876 Lot 7) and (BLD22877 Lot 8) shall be allowed to submit a new plan and site plan and use the current fees for the revised plan. The City has not yet begun to review the current plans. The City's review of the new plans shall be subject to the 30-day and 14-day review timeline described in Section 5(b)(v) above.

c. Madison Landing.

- i. The City shall process to approval as soon as possible the boundary line adjustment involving the Panhandle, as described in Section 1 of this Agreement. The City shall approve the boundary line adjustment for recording within fourteen (14) days of receiving the documents required for such approval, if the requested BLA is found to be in compliance with the required criteria.
- ii. Site Plan Review
 - A. If Ohrt submits complete revised site plan drawings to the City to adjust the building location, open space, and site access regarding the Madison Landing project by March 23, 2018, review by the Design Review Board ("DRB") will be scheduled for April 2, 2018, subject to the DRB's availability.

- iii. If the DRB makes their recommendation on April 2, 2018, City staff will schedule the project for Planning Commission consideration at the Planning Commission's May 10, 2018, meeting, subject to Planning Commission availability.
 - A. Within ten (10) days of the Planning Commission recommendation, the Director of Planning and Community Development will consider the revised Site Development Permit and will approve the permit if it meets all of the requirements applicable to such permits.
 - B. The City (Public Works) shall complete review of civil drawings and provide comments to the applicant within fourteen (14) days of submittal. The City shall complete its reviews and provide its response to the applicant within fourteen (14) days of receiving from the applicant a response to a correction notice.
 - C. Current Building and Site Development Permits currently submitted will need to be re-submitted. Such resubmittal shall not result in the waiver or loss of any vested rights previously obtained.
 - D. Once revised building permit drawings have been submitted, the City shall complete its reviews and provide its response to the applicant for all building permits submitted within thirty (30) days of submission of a fully completed building permit application. The City shall complete its reviews and provide its response to the applicant within fourteen (14) days of receiving from the applicant a response to a correction notice.
- iv. Applicant shall be authorized to re-grade the twenty-foot (20') open space buffer along the western boundary of the Madison Landing Property to accommodate the revised site plan. There are no trees to be retained within the buffer except for two (2) fir trees on the southwest corner which will be removed during construction of the new right-of-way on the ROW Property. The twenty-foot (20') buffer will be replanted to achieve the appropriate screening.
- v. The City shall not require more than the minimum code-required number of parking stalls per unit.

5. Severability. If any clause, sentence, paragraph, section or part of this Agreement shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any part of this Agreement and to this end the provisions of each clause, sentence, paragraph, section or part of this Agreement are hereby declared to be severable.

6. Relationship to Other Agreements. The default by Central Highlands or Wallace under the Madison Avenue Access Agreement shall not excuse the performance of an obligation under this Agreement.

7. Cooperation. The Parties agree to cooperate and work together in good faith and without delay to take the actions and issue the approvals described in this Agreement.

8. Attorneys' Fees. In any court proceeding brought to enforce or interpret this Agreement, the substantially prevailing party (as determined by the court) shall recover from the other party its costs and reasonable attorneys' fees, including costs and fees on appeal.

9. Governing Law. This Agreement shall be governed and interpreted in accordance with the laws of the State of Washington. In any action brought to enforce or interpret the provisions of this Agreement, venue shall be exclusively in Kitsap County Superior Court.

10. Time. Time is of the essence for all provisions of this Agreement.

11. Headings. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

12. Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

13. Entire Agreement: Amendment. This Agreement represents the entire agreement of the Parties and supersedes any prior communications, written or oral. This Agreement is the product of negotiation and shall not be construed against either party as the drafter hereof. No amendment, modification, or waiver of any rights hereunder shall be binding unless in writing and signed by the party or parties potentially adversely affected hereby.

14. Counterparts. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one instrument.

15. Authority. Each party signing this Agreement, whether signing individually or on behalf of an entity, represents that he/she has full authority to sign this Agreement on behalf of himself/herself or such entity.

16. Calculation of Time. Unless clearly stated otherwise in this Agreement, all references to days shall be to calendar days, not business days.

17. Notices. All notices, requests, and other communications that may be or are required to be given hereunder or with respect hereto shall be in writing and shall be given by overnight delivery service and by electronic mail, and shall be deemed to have been given on the next day following the date such notice was sent by overnight delivery service. Such notices, requests, and other communications shall be addressed as follows:

If to Ohrt, CCHD, Madison Landings Company or Mattis:

Randall P. Olsen
Cairncross & Hempelmann, P.S.
524 Second Ave., Suite 500
Seattle, WA 98104-2323
Phone: 206-254-4418
Email: rolsen@cairncross.com

With a copy via email to:

Todd McKittrick
Email: todd@millennialbuilders.com

If to City:

Joe Levan
City Attorney, City of Bainbridge Island
280 Madison Ave. N
Bainbridge Island, WA 98110
(206) 780-8622
Email: jlevan@bainbridge.wa.gov

With a copy via email to:

Doug Schulze
City Manager, City of Bainbridge Island
Email: dschulze@bainbridgewa.gov

[Signature Pages Follow]

EXECUTED by the Parties on the dates set forth below.

CITY:

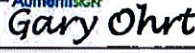
The City of Bainbridge Island, a
Washington municipal corporation

By: 
Print name: **DOUGLAS SCHULZE**
Its: **CITY MANAGER**

Date signed: 3/15/18

OHRT:

Gary and Susan Ohrt, a married couple

 
Print name: **GARY OHRT**
Its: **GARY OHRT**

Date signed: 03/15/2018

MADISON LANDINGS COMPANY:

Madison Landings Inc., a
Washington corporation

By:  
Print name: **3/15/2018 9:15:43 PM PDT**
Its:

 
Print name: **Susan Ohrt**
Its: **Susan Ohrt**

Date signed: 03/15/2018

CCHD:

CCHD, a Washington limited liability
company

By:  
Print name: **Lanya McKittrick**
Its: **Manager**

Date signed: 03/15/2018

MATTIS:

Mattis, a Washington limited liability
company

By:  
Print name: **Todd McKittrick**
Its: **Manager**

Date signed: 03/15/2018

Madison Landing

24 Unit Townhome Project

Bainbridge Island, Washington



LIST OF DRAWINGS

- B1 Cover Sheet
- B2 Site Plan
- B3 Unit Floor Plans - Unit A
- B4 Unit Floor Plans - Unit B
- B5 Unit Floor Plans - Unit C
- B6 Unit Floor Plans - Unit C.1
- B7 Unit Floor Plans - Unit E
- B8 Unit Floor Plans - Unit E.1
- B9 Unit Floor Plans - Unit G.1
- B10 Unit Floor Plans - Unit G.2
- B11 Unit Floor Plans - Unit H.1
- B12 Unit Floor Plans - Unit H.2
- B13 Building 1 - Elevations
- B14 Building 2 - Elevations
- B15 Building 3 - Elevations
- B16 Building 4 - Elevations
- B17 Building 5 - Elevations
- B18 Building 6 - Elevations
- B19 Site Context Photos
- B20 Project Rendering

PROJECT INFORMATION

Project Name: Madison Landing

Scope: New construction of twenty-four (24) Townhome units within six (6) separate buildings. There will be six (6) alley-loaded buildings composed of ten (10) different single family unit types. Building configurations include two (2) 3-unit buildings, two (2) 4-unit buildings, and two (2) 5-unit buildings.

Occupancy Type: Residential

Construction Type: Type V-B construction. Some rated assemblies required.

Building Code: 2015 IRC with Washington State Amendments

PROJECT TEAM

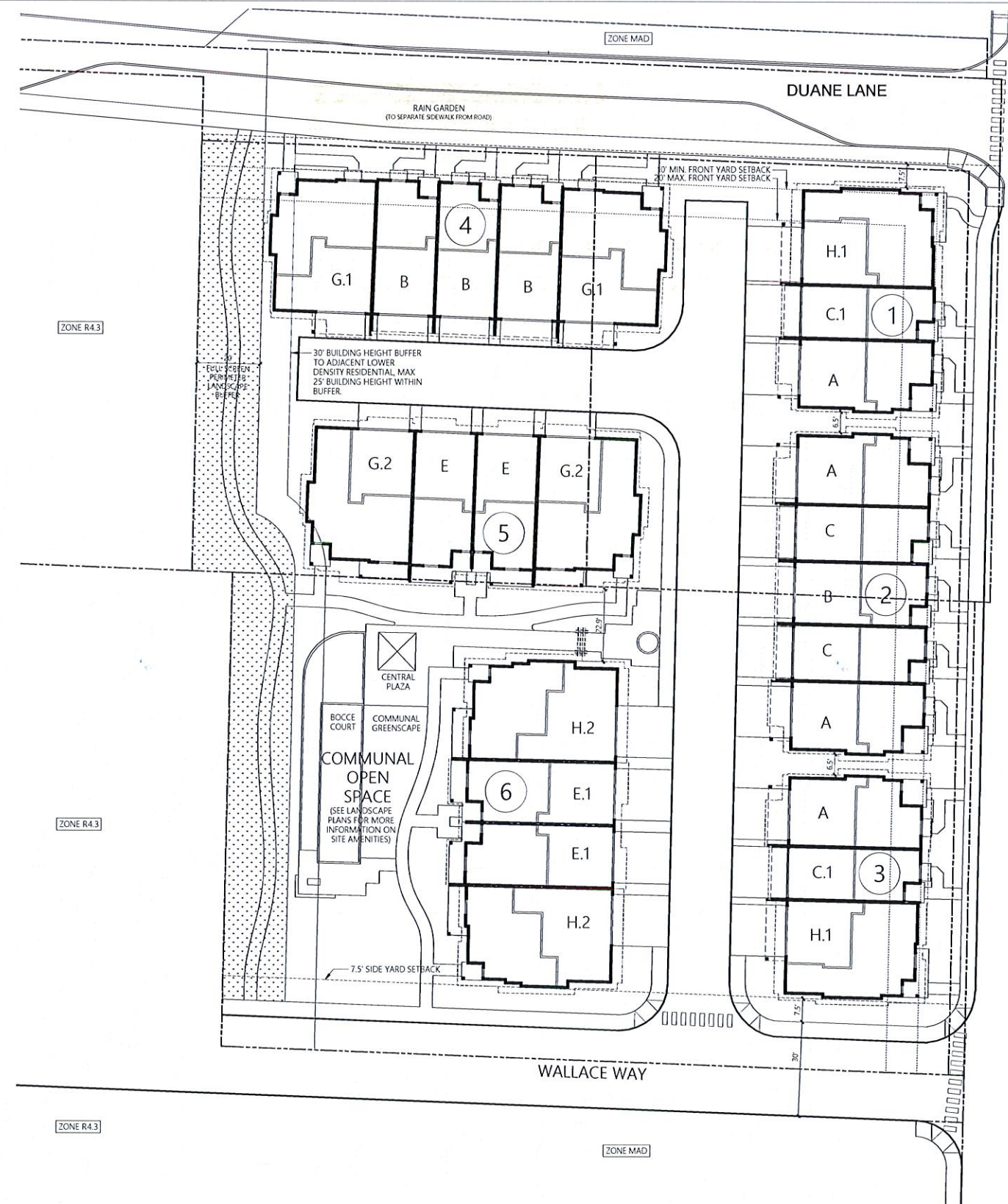
Owner/Developer: Madison Landings Inc.
17837 1st Avenue South PMB#2
Normandy Park, WA 98148
206.571.8080

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

16-11229-PLANNING COMMISSION COVER SHEET.DWG



Madison Landings Redesign To allow for Wallace Way Cottage Access				
Unit Type	# of Stories	Sqft/ Unit	# of Units	sqft total
Unit A	3	2,161	4	8,644
Unit B	3	2,005	4	8,020
Unit C	3	1,797	2	3,594
Unit C.1	3	1,697	2	3,394
Unit E	3	2,012	2	4,024
Unit E.1	3	2,297	2	4,594
Unit G.1	2*	2,167	2	4,334
Unit G.2	2*	2,168	2	4,336
Unit H.1	2	1,949	2	3,898
Unit H.2	2†	2,380	2	4,760
Project Totals				
Total Unit Count:			24	
Total Site Floor Area			49,598	
Floor Area Ratio:			0.58	

* Building height for this unit to be less than 25'
 † Plus Habitable Attic/Roof Deck

Site Plan
 1" = 20'

MADISON LANDINGS REDESIGN
 TO ALLOW FOR WALLACE WAY COTTAGE ACCESS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	GAL.	DESC.
	4	ACER BURSERIANUM	TRIDENT MAPLE	B1B/CONT.	
	6	ACER RUBRUM 'BONHALL'	BONHALL MAPLE	2' GAL.	8'-10', B1B OR CONT.
	4	CARPINUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBAM	B1B/CONT.	
	11	CHAMAECYPARIS NOOTKATENSIS 'GLAUGA PENDULA'	KEEPIING NOOTKA FALSE CYPRESS	B1B/CONT.	6'-8' HT.
	2	CORNUS MAS	CORNELIAN CHERRY DOGWOOD	B1B/CONT.	
	12	MAGNOLIA GRANDIFLORA 'EDITH BOSUE'	EDITH BOSUE SOUTHERN MAGNOLIA	2' GAL.	8'-10', B1B OR CONT.
	15	SYRINSA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	15 GAL.	
	14	THUJA PLICATA 'GREEN GIANT'	WESTERN RED CEDAR	B1B/CONT.	6'-8' HT.
	14	THUJA PLICATA 'HOGAN'	HOGAN CEDAR	B1B/CONT.	
	7	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	15 GAL.	
	6	ZELKOYA SERRATA 'GREEN VASE'	SAWLEAF ZELKOYA	15 GAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	24	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	B1B/CONT. MIN. 21" HT.	4' O.C.
	8	AUCUBA JAPONICA	AUCUBA	5 GAL.	5' O.C.
	6	BERBERIS THUNBERGII 'CRIMSON PYSMY'	CRIMSON PYSMY BARBERRY	2 GAL.	3' O.C.
	12	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	5 GAL.	5' O.C.
	22	HYDRANGEA MACROPHYLLA	LARSELEAF HYDRANGEA	5 GAL.	4.5' O.C.
	65	ILEX CRENATA 'GREEN ISLAND'	GREEN ISLAND JAPANESE HOLLY	2 GAL.	3' O.C.
	11	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	5 GAL.	2' O.C.
	67	ILEX VERTICILLATA	WINTERBERRY	5 GAL.	3' O.C.
	40	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	2 GAL.	3' O.C.
	14	LONGERA PILEATA	PRIVET HONEYSUCKLE	5 GAL.	3' O.C.
	42	MAHONIA AQUIFOLIUM	OREGON GRAPE	B1B/CONT. MIN. 21" HT.	4' O.C.
	68	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL.	3-1/2' O.C.
	37	MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' GRASS	5 GAL.	3' O.C.
	25	PHOTINIA DAVIDIANA	STRANVAESIA	B1B/CONT. MIN. 21" HT.	4' O.C.
	15	PIERIS JAPONICA 'PRELUDE'	'PRELUDE' PIERIS	2 GAL.	3' O.C.
	30	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	'OTTO LUYKEN' LAUREL	B1B/CONT. 18" MIN. HT./WIDE	4' O.C.
	94	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	2 GAL.	3' O.C.
	3	SARCOCOCCA RUSCIFOLIA	SNEETBOX	5 GAL.	3' O.C.
	55	SKIMMIA REEVESIANA	REEVES SKIMMIA	5 GAL.	3-1/2' O.C.
	13	SPIRAEA JAPONICA 'GOLDFLAME'	'GOLDFLAME' SPIREA	2 GAL.	3' O.C.
	33	SPIRAEA JAPONICA 'MAGIC CARPET'	'MAGIC CARPET' SPIREA	2 GAL.	3' O.C.
	67	THUJA OCCIDENTALIS 'WOODWARDII'	HARD ARBORVITAE	B1B/CONT. 18" MIN. HT./WIDE	4' O.C.
	20	VIBURNUM TINUS 'SPRING BOUQUET'	'SPRING BOUQUET' VIBURNUM	5 GAL.	4' O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	145	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	KINKINKINK	1 GAL.	24" O.C.
	70	CAREX AUREA	GOLDEN SEDGE	1 GAL.	24" O.C.
	33	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.	18" O.C.
	108	PACHYSANDRA TERMINALIS 'GREEN CARPET'	JAPANESE SPURGE	1 GAL.	24" O.C.
	151	FENISETH ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	24" O.C.
	174	POLYGONUM AFFINE 'DARJEELING RED'	HIMALAYAN FLEECEFLOWER	1 GAL.	24" O.C.
	934	PRUNUS LAUROCARASUS 'MOUNT VERNON'	MOUNT VERNON LAUREL	1 GAL.	24" O.C.

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 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUND COVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED TO ENSURE ALL AREAS TO ACHIEVE TOTAL COVERAGE WITHIN FIVE YEARS.
6. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

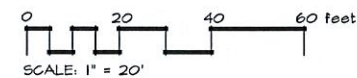
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1 HYDROSEED LAWN, TYP.	1,851 SF
	2 BOCCIE BALL COURT	650 SF
	3 SYNTHETIC TURF AREA, TYP	148 SF
	4 CONCRETE, TYP	4,179 SF
	9 SEAT WALL	37 LF

TREE CALCULATIONS

TREES REQUIRED- 40 PER ACRE
ACRES 1.87 (81,654 SF / 43,560 SF)
1.87 X 40
TREES PROVIDED

75 EA.
77 EA.



REVISIONS

NO.	DATE	BY

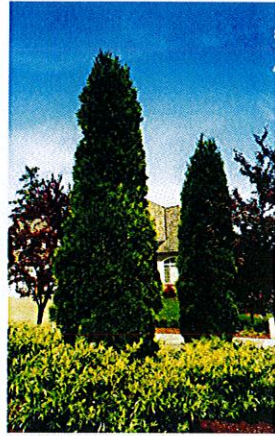
**SCJ ALLIANCE**
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

LANDSCAPE PLAN
MADISON LANDING
BAINBRIDGE, WA

SHEET TITLE: LANDSCAPE PLAN
PROJECT NAME: MADISON LANDING
DESIGNER: T. GRANTHAM
DRAWN BY: J. GLANDER
APPROVED BY: J. GLANDER
DATE: 2/4/2020
JOB NO: 2490.01
DRAWING FILE NO: 2490.01.XLS
DRAWING NO: LS-01
SHEET NO: 1 OF 3



May 08, 2018 2:41:36pm - User: trent.grantham
N:\PROJECTS\490 MILLENNIAL BUILDERS\490.01 X-LS.DWG



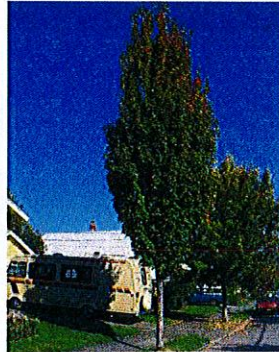
Thuja plicata 'Hogan'



Zelkova serrata 'Green Vase'



Acer buergerianum



Acer rubrum 'Bowhall'



Syringa reticulata 'Ivory Silk'



Magnolia grandiflora 'Edith Bogue'



Cornus mas



Thuja plicata 'Green Giant'



Chamaecyparis n. 'Glaucia Pendula'



Tsuga heterophylla



Carpinus betulus 'Columnaris'



Mahonia aquifolium



Spiraea japonica 'Goldflame'



Pieris japonica 'Prelude'



Prunus laurocerasus 'Otto Luyken'



Ilex verticillata



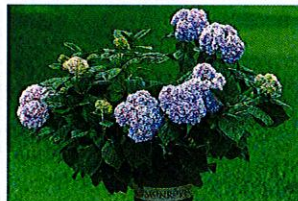
Mahonia aquifolium 'Compacta'



Spiraea japonica 'Magic Carpet'



Skimmia reevesiana



Hydrangea macrophylla



Prunus laurocerasus 'Mount Vernon'



Ilex crenata 'Green Island'



Miscanthus s. 'Morning Light'



Aucuba japonica



Thuja occidentalis 'Woodwardii'



Pennisetum alopecuroides 'Little Bunny'



Sarcococca ruscifolia



Itea virginica 'Little Henry'



Viburnum tinus 'Spring Bouquet'



Carex aurea



Lonicera pileata



Gaultheria shallon



Berberis thunbergii 'Crimson Pygmy'



Ilex verticillata



Arbutus unedo 'Compacta'



Photinia davidiana



Pachysandra terminalis 'Green Carpet'



Polygonum affine 'Darjeeling Red'



Arctostaphylos uva-ursi 'Emerald Carpet'



Rhus aromatica 'Gro-Low'



Enkianthus campanulatus



Mahonia nervosa



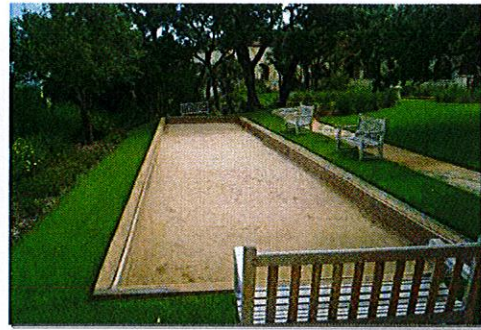
Ilex crenata 'Sky Pencil'

REVISIONS	DATE	BY

**SCJ ALLIANCE**
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

PLANT PHOTO
MADISON LANDING
BAINBRIDGE, WA

SHEET TITLE: PROJECT NAME:
SEAL: 
DESIGNER: T. GRANTHAM
DRAWN BY: DRAWN BY
APPROVED BY: J. GLANDER
DATE: _____
JOB NO: 2490.01
DRAWING FILE NO: 2490.01 X-LS
DRAWING NO: LS-02
SHEET NO: 2 OF 3



BOCCE BALL COURT



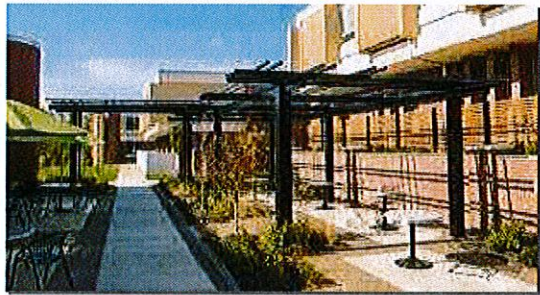
SYNTHETIC TURF



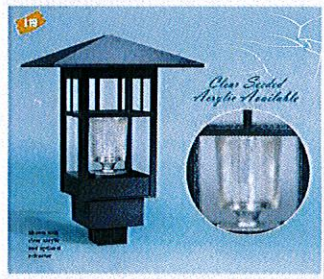
FOUNTAIN



FIRE PIT



PERGOLA, TYP.



MISSION STYLE LAMP ON 8' POST

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	2 BOCCE BALL COURT	650 SF
	3 SYNTHETIC TURF AREA, TYP	148 SF
	4 CONCRETE, TYP	4,179 SF
SYMBOL	DESCRIPTION	QTY
	5 FOUNTAIN, TYP.	1
	7 FIRE PIT	1
	8 PAVILION	1
	9 SEAT WALL	37 LF

LIGHTING SCHEDULE

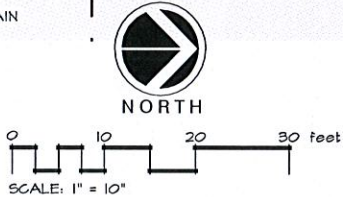
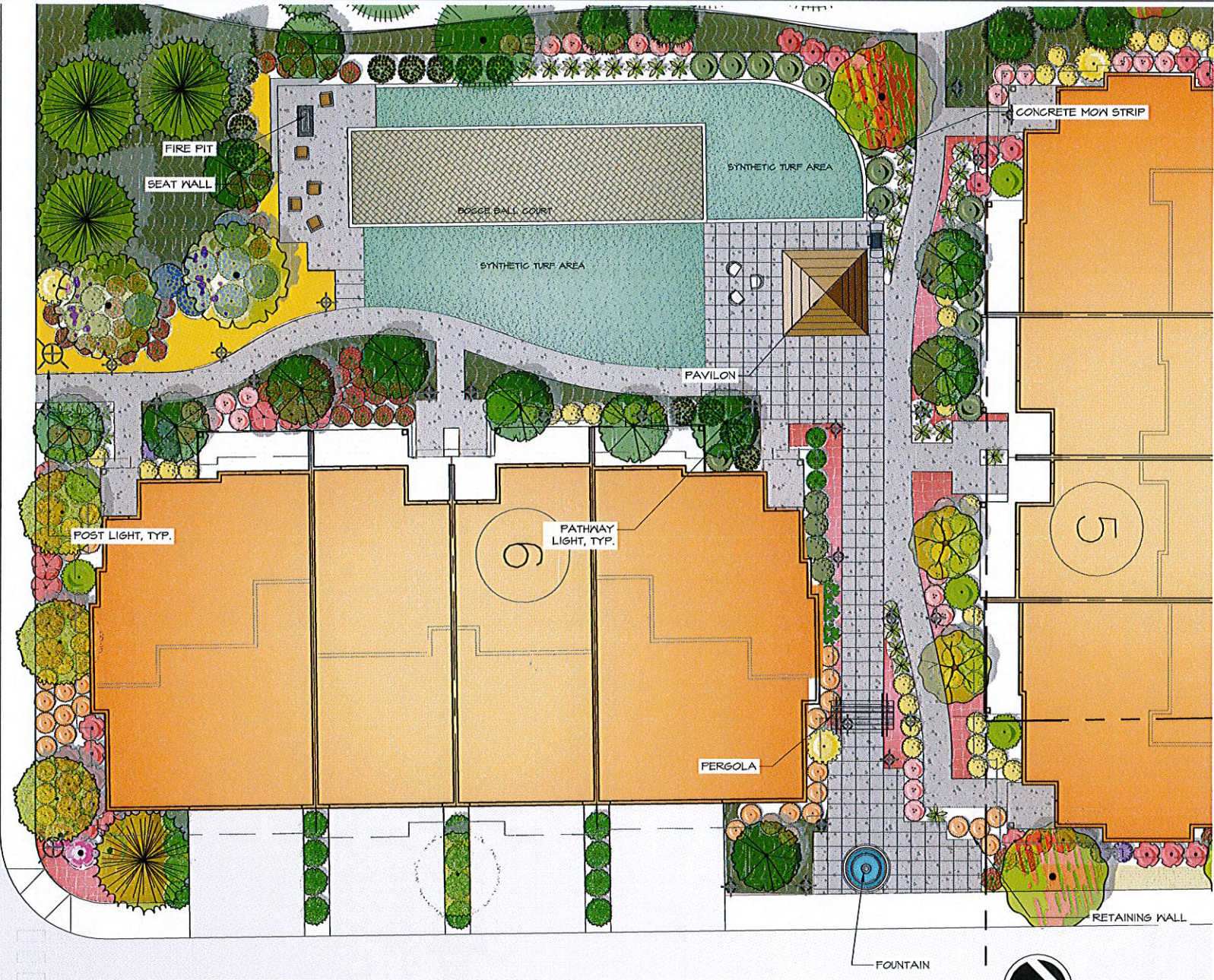
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	OPTICS/GLARE	MOUNTING	OPTIONS
	8' HEIGHT SQUARE POLE WITH MISSION STYLE LED LAMP AND COVER WITH DARK SKY LAMP MOUNT OPTIC.	5												
	FX LUMINAIRE TM - LED	58		ALUMINUM ALLOY	(FB) FLAT BLACK	10 TO 15 VOLTS	3LED	4.2W	N/A	(F) FROSTED	N/A	N/A	(FM) POSTMOUNT	RISE 18"



SEAT WALL



PAVILION



BY
DATE

REVISIONS

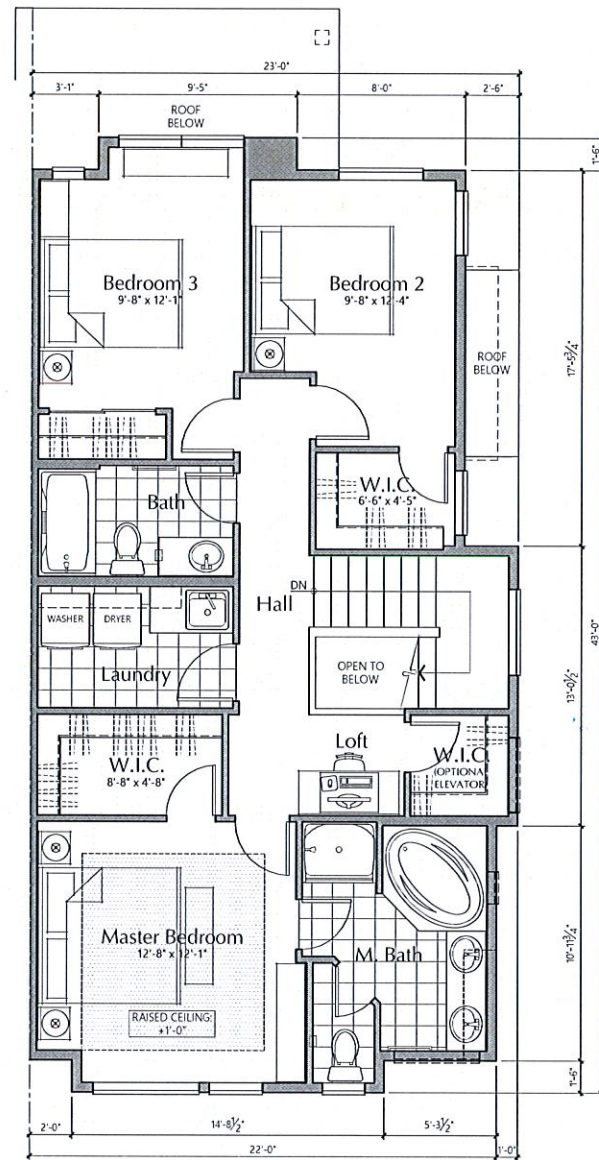
SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

OPEN SPACE LAYOUT

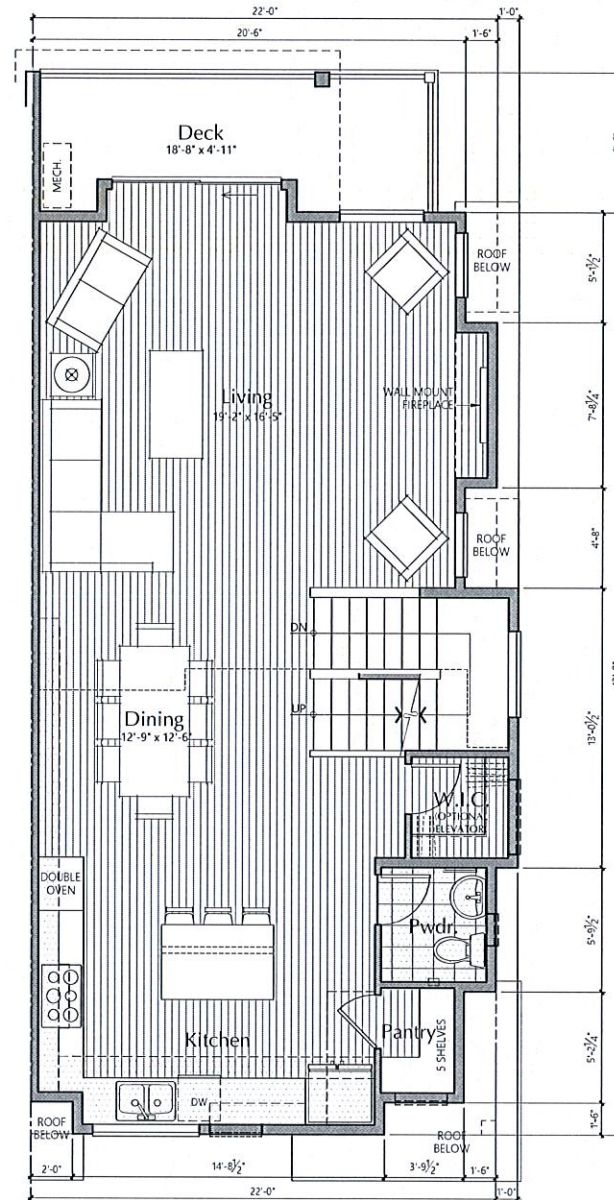
MADISON LANDING
BAINBRIDGE, WA

SHEET TITLE:
PROJECT NAME:
SEAL:
DESIGNER:
DRAWN BY:
APPROVED BY:
DATE:
JOB NO:
DRAWING FILE NO:
DRAWING NO:
SHEET NO:

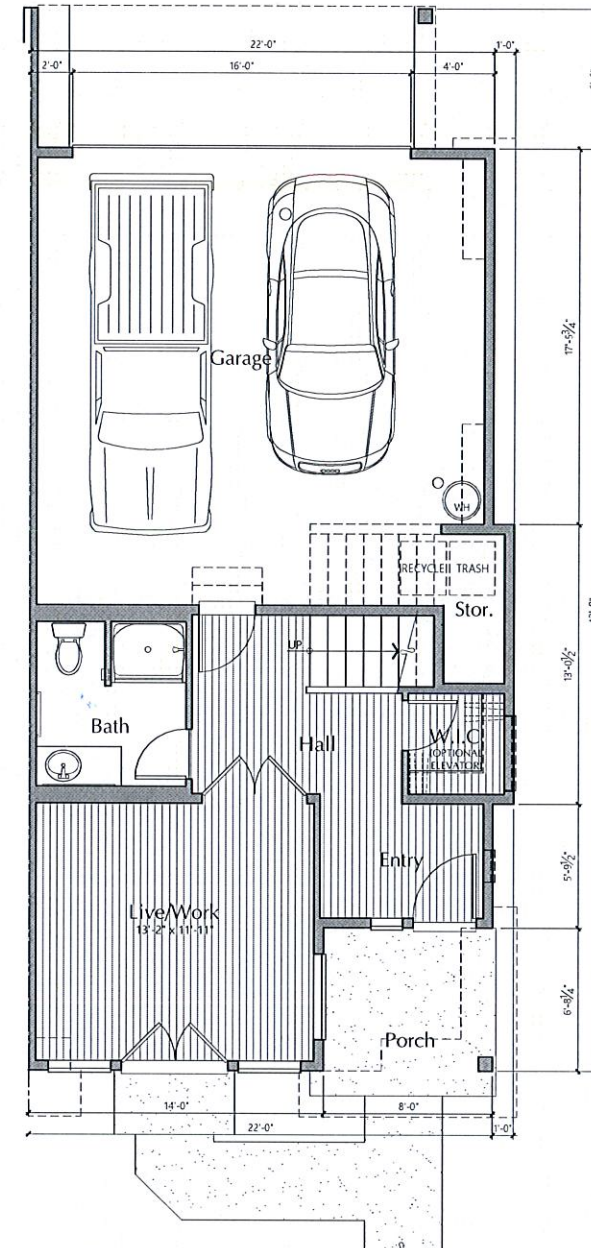
STATE OF WASHINGTON
JEFFREY B. GLANDER
LANDSCAPE ARCHITECT
405 EXP. 02/08/2018
LS-03
3 OF 3



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 SF	Unheated SF	
	Inside Face*	Inside Face*	
Basement	391	474	
First Floor	896	0	
Second Floor	874	0	
Total SF	2161	474	

* Side of exterior walls to which area was measured



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Unit Floor Plans Unit A

Scale:
1/4" = 1'-0"

Drawn By:
DRB/ABYC

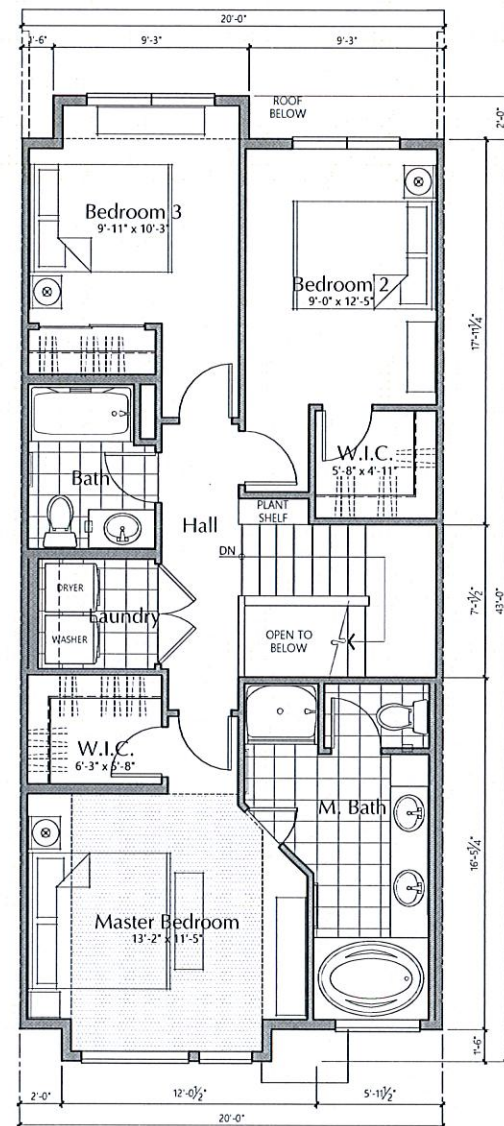
Date:
5/10/18

Date Plotted:
5-4-18

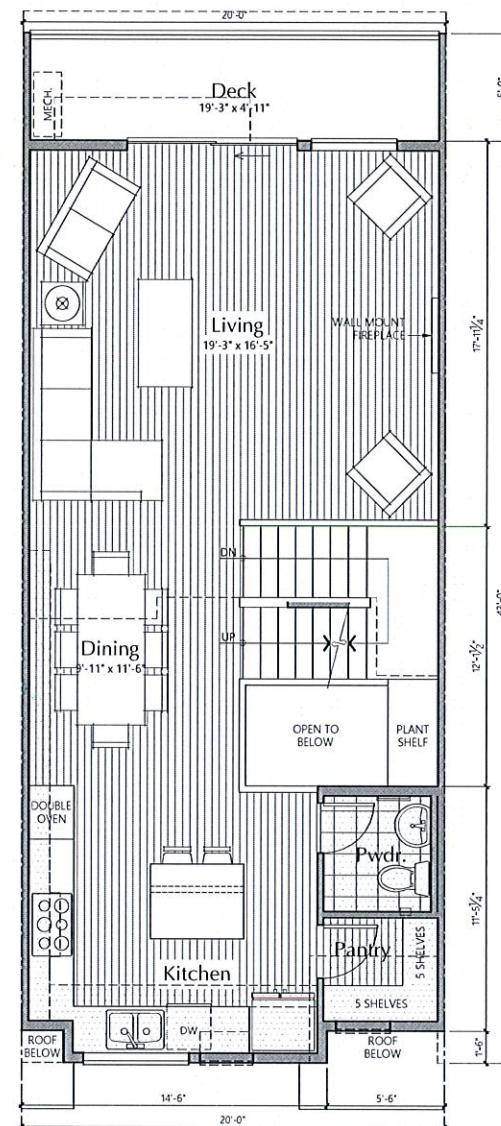
Sheet No.:

B3

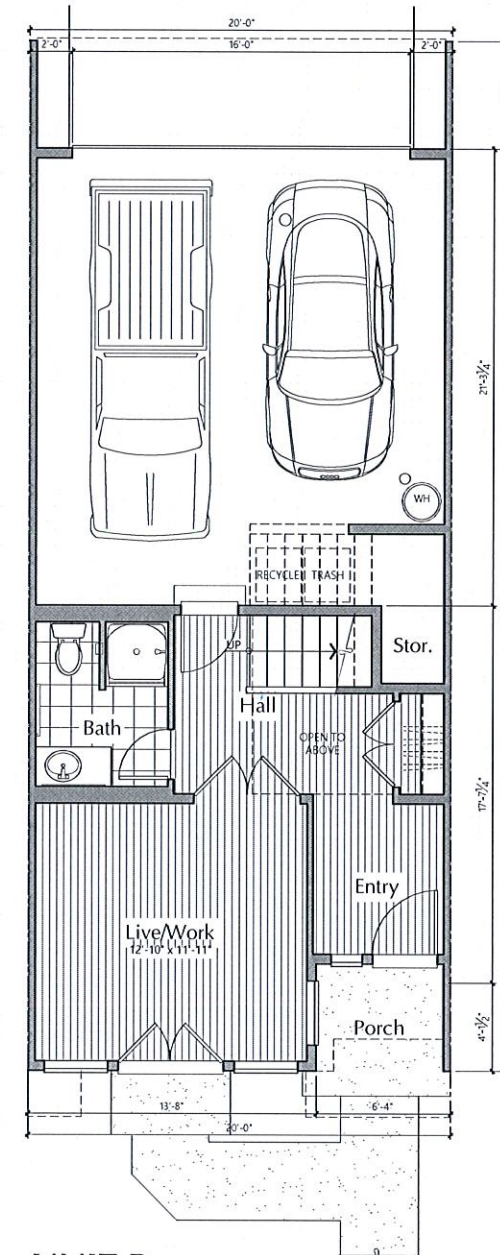
Job No.:
17-29



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 SF Inside Face*	Unheated SF Inside Face*
Basement	366	439
First Floor	797	0
Second Floor	842	0
Total SF	2005	439

* Side of exterior walls to which area was measured



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Unit Floor Plans Unit B

Scale:
1/4" = 1'-0"

Drawn By:
DRB/ABYC

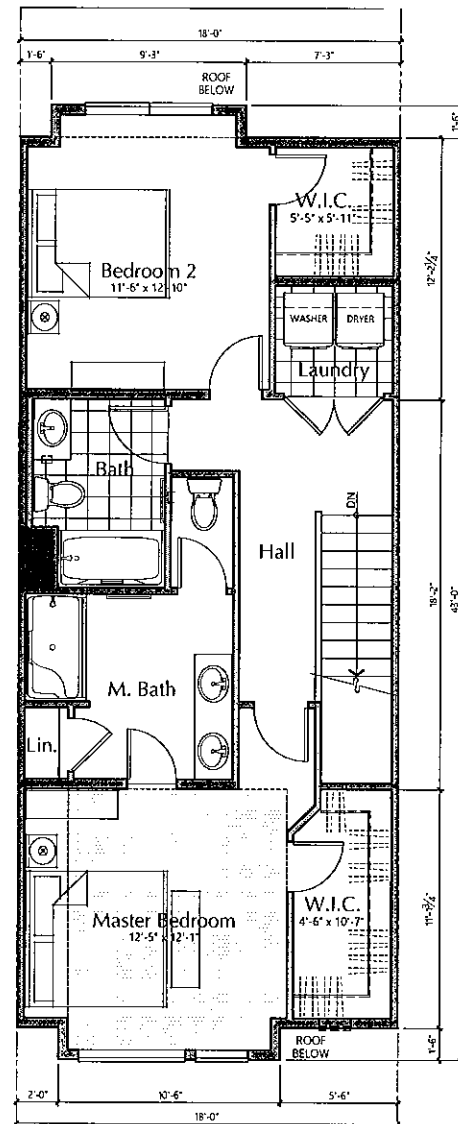
Date:
5/10/18

Date Plotted:
5-4-18

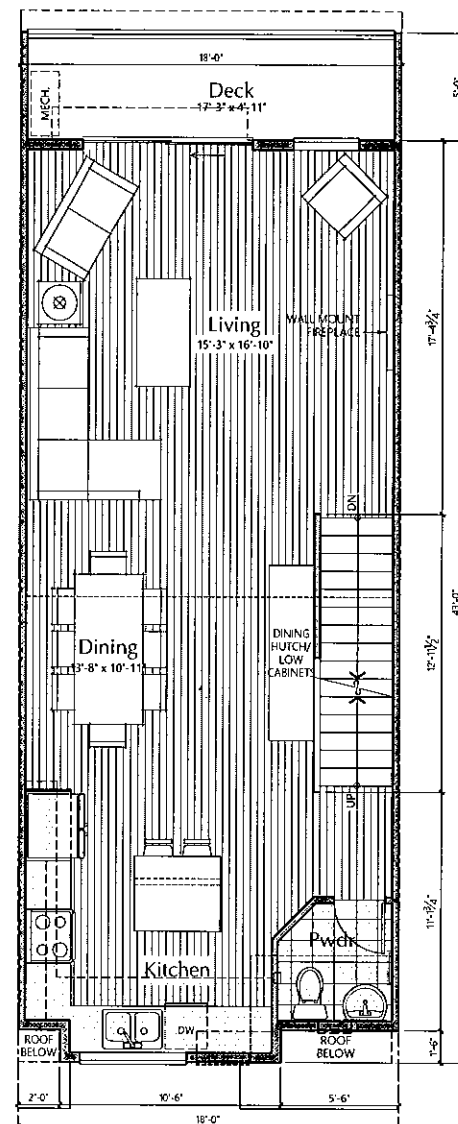
Sheet No.:

B4

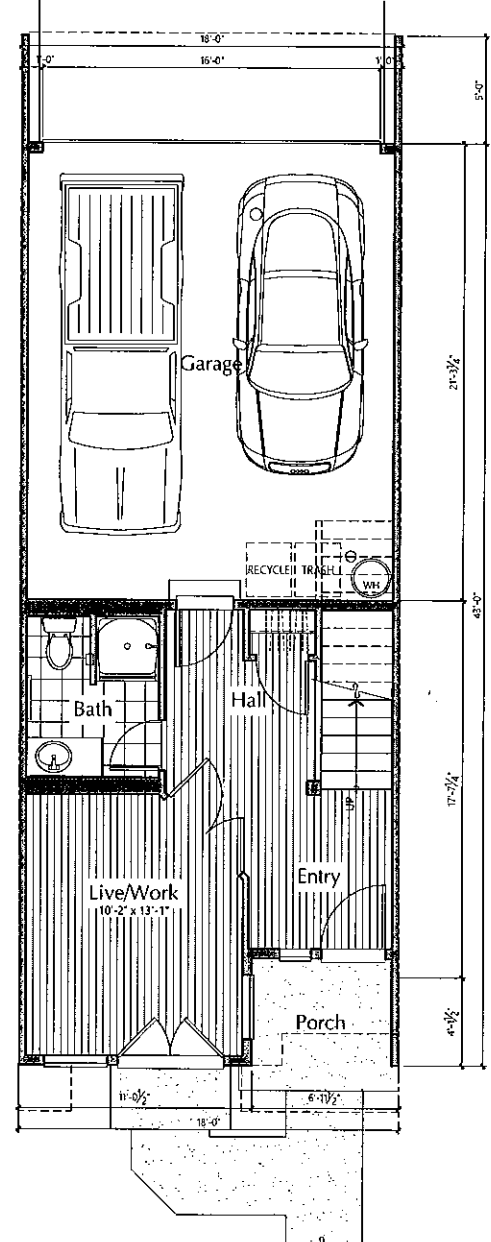
Job No.:
17-29



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



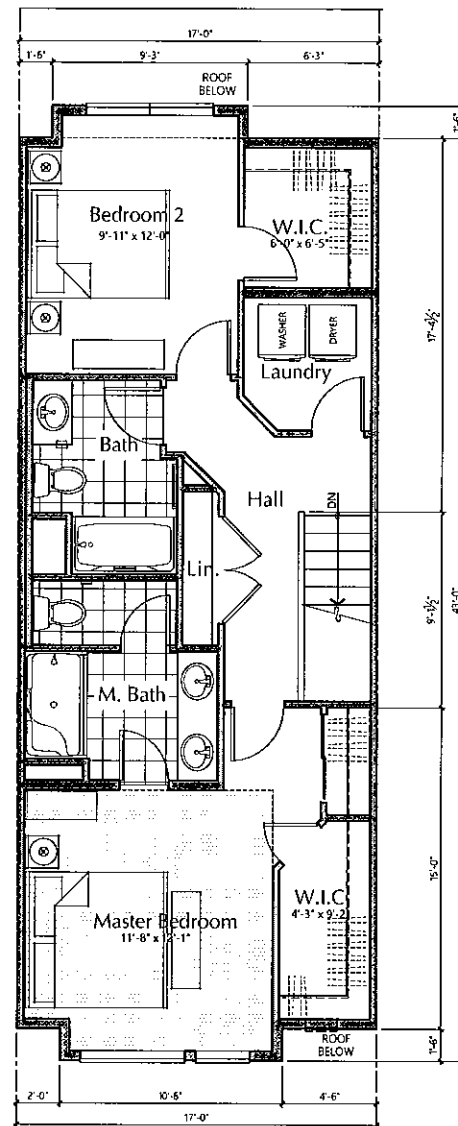
UNIT C MIDDLE LEVEL PLAN
1/4" = 1'-0"



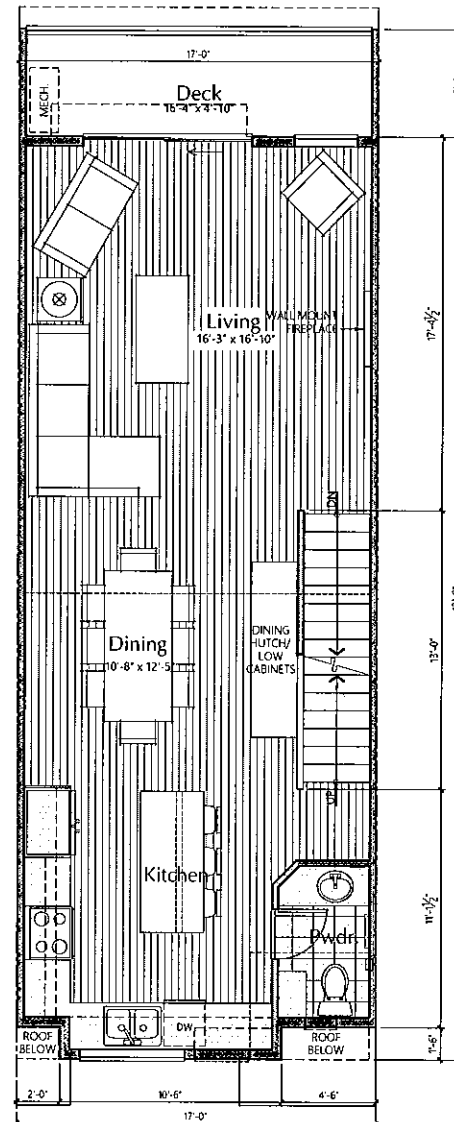
UNIT C LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY			
	Heated SF	Unheated SF	
	Inside Face*	Inside Face*	
Basement	322	383	
First Floor	745	0	
Second Floor	730	0	
Total SF	1797	383	

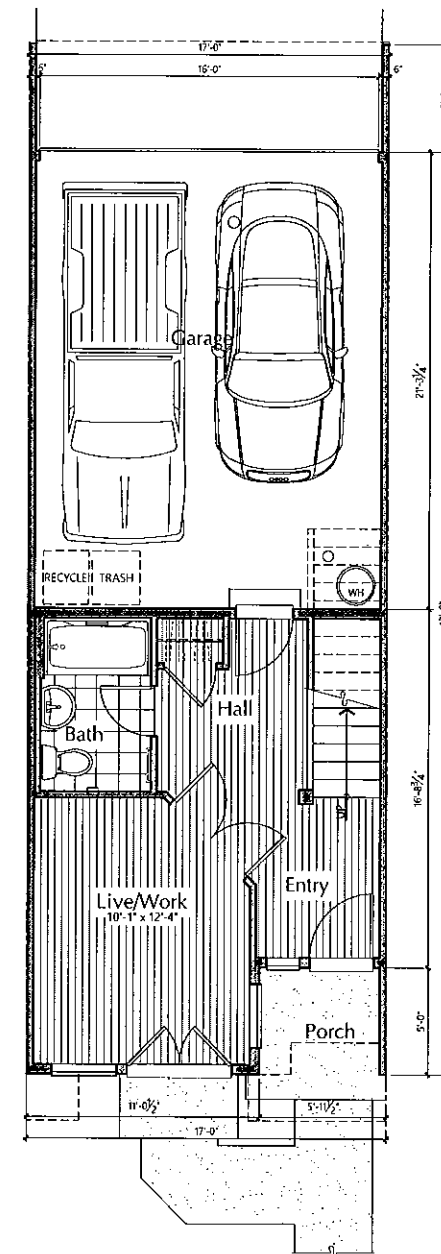
* Side of exterior walls to which area was measured



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



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



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

AREA SUMMARY		
	Heated SF	Unheated SF
	Inside Face*	Inside Face*
Basement	306	362
First Floor	704	0
Second Floor	687	0
Total SF	1697	362

* Side of exterior walls to which area was measured



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Unit Floor Plans Unit C.1

Scale:
1/4" = 1'-0"

Drawn By:
DRB/ABYC

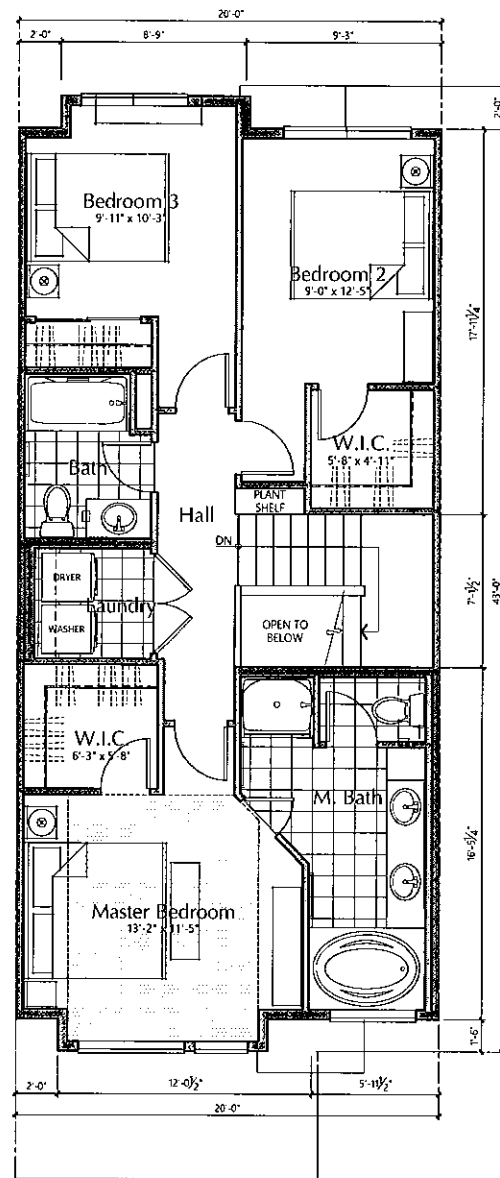
Date:
5/10/18

Date Plotted:
5-4-18

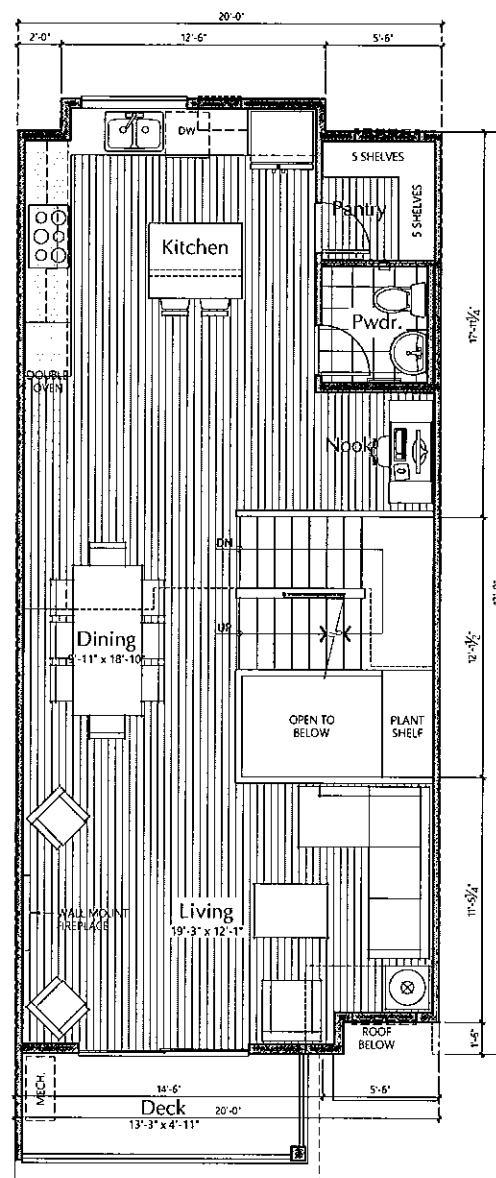
Sheet No.:

B6

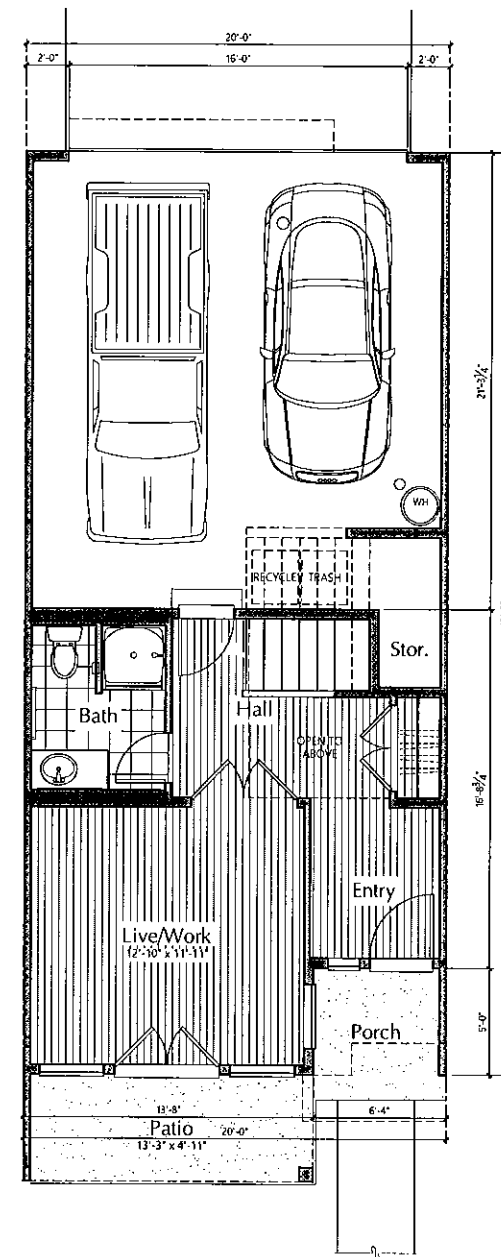
Job No.:
17-29



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



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



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

AREA SUMMARY			
	Heated SF	Unheated SF	
	Inside Face*	Inside Face*	
Basement	366	439	
First Floor	809	0	
Second Floor	837	0	
Total SF	2012	439	

* Side of exterior walls to which area was measured



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Unit Floor Plans Unit E

Scale:
1/4" = 1'-0"

Drawn By:
DRB/ABYC

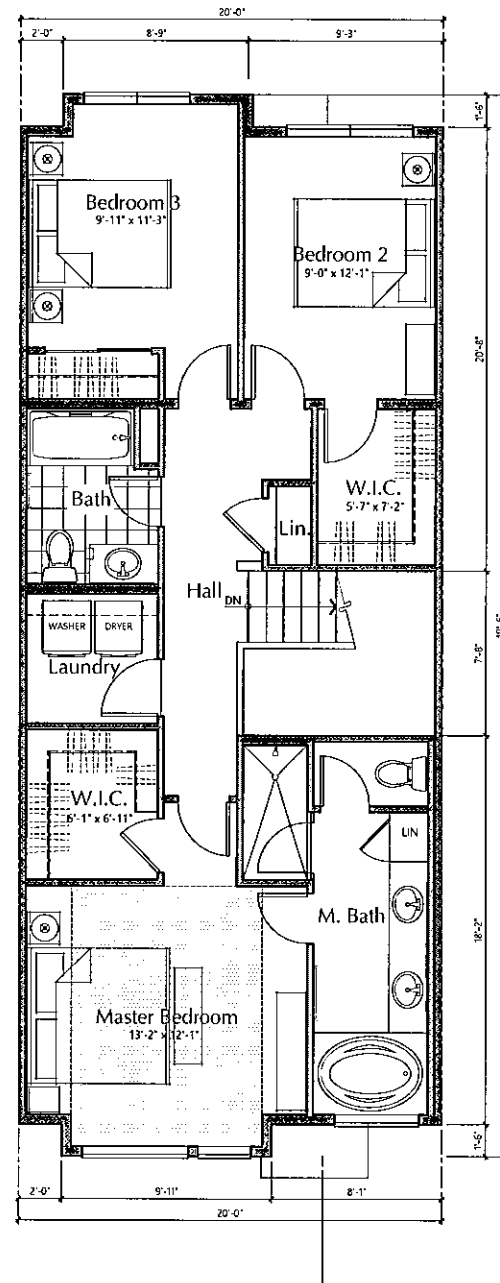
Date:
5/10/18

Date Plotted:
5-4-18

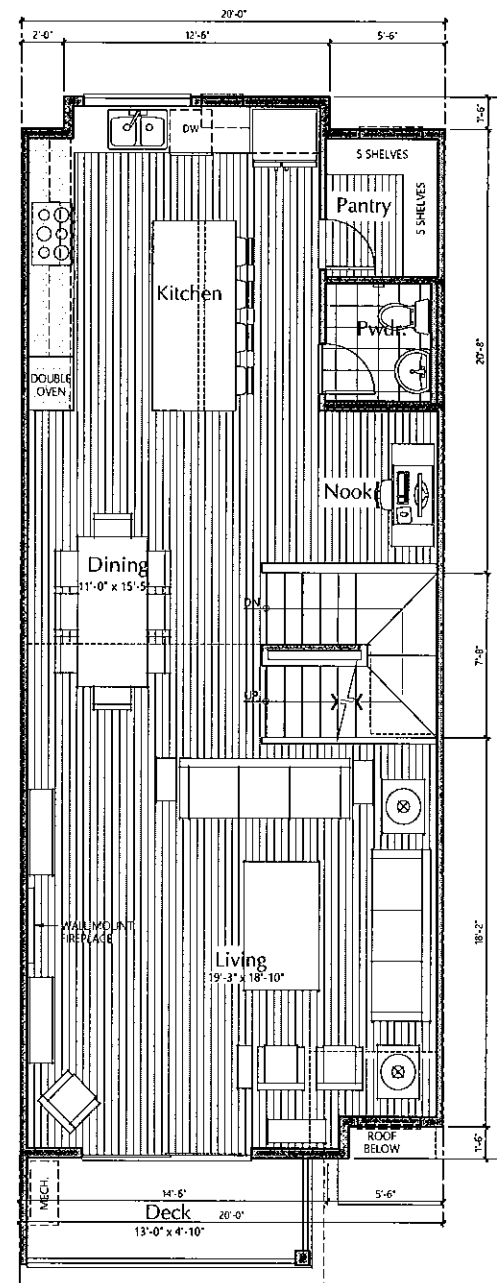
Sheet No.:

B7

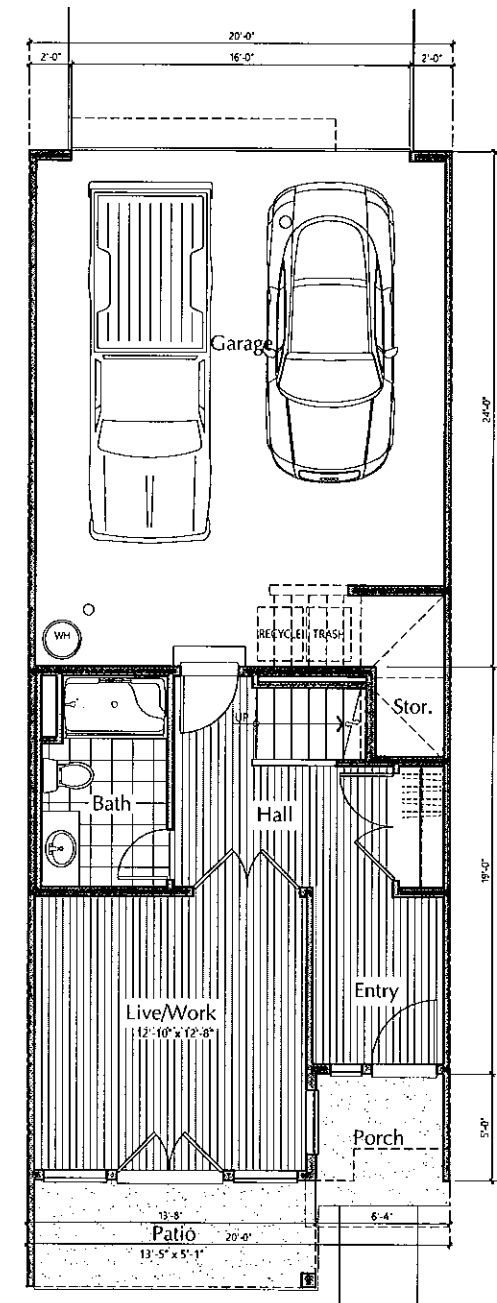
Job No.:
17-29



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



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



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

	AREA SUMMARY	
	Heated SF	Unheated SF
	Inside Face*	Inside Face*
Basement	408	496
First Floor	952	0
Second Floor	937	0
Total SF	2297	496

* Side of exterior walls to which area was measured



Milbrandt Architects, Inc., P.S.
25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7130 Fax: 425-650-1298 Website: <http://www.milbrandtarch.com>

Madison Landing

Bainbridge, WA

Madison Landings Inc.

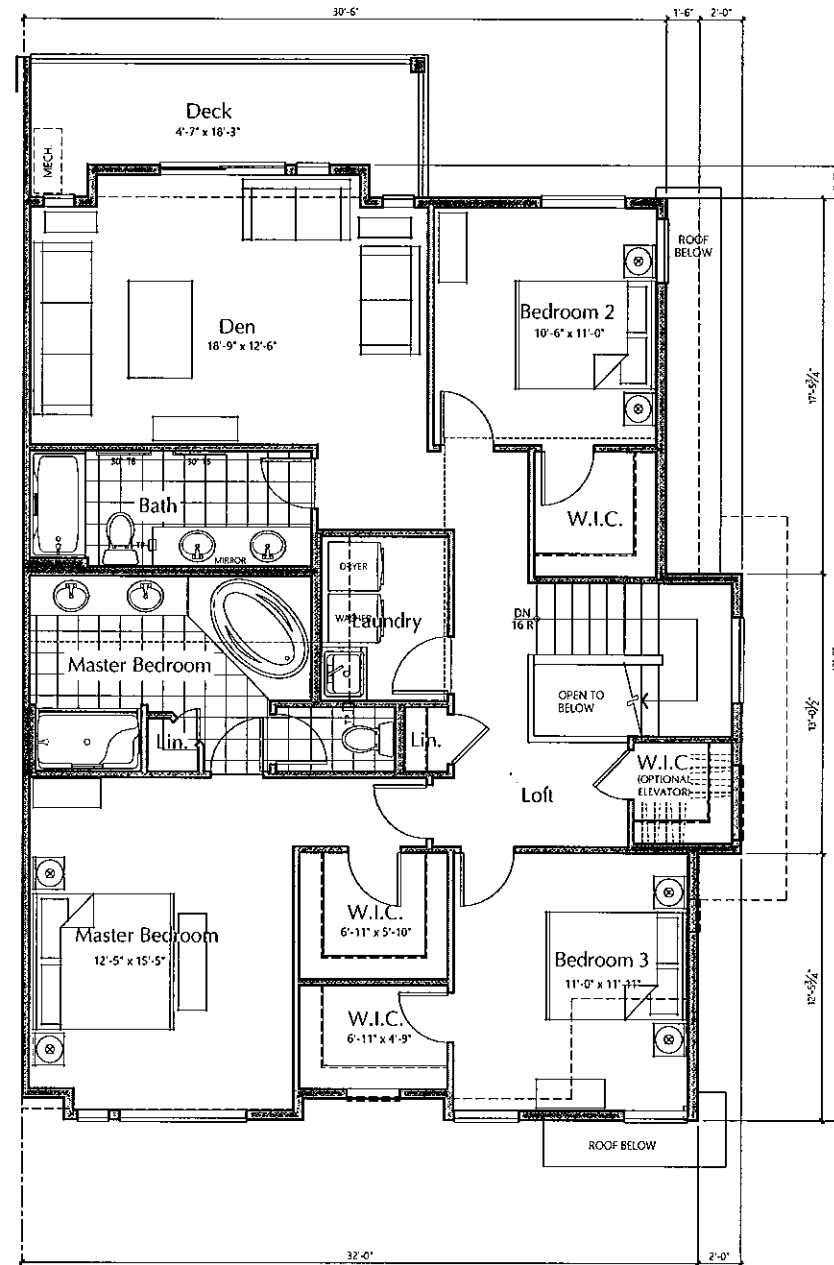
Unit Floor Plans Unit E.1

Scale: 1/4" = 1'-0" Drawn By: DRB/ABYC Date: 5/10/18 Date Plotted: 5-4-18

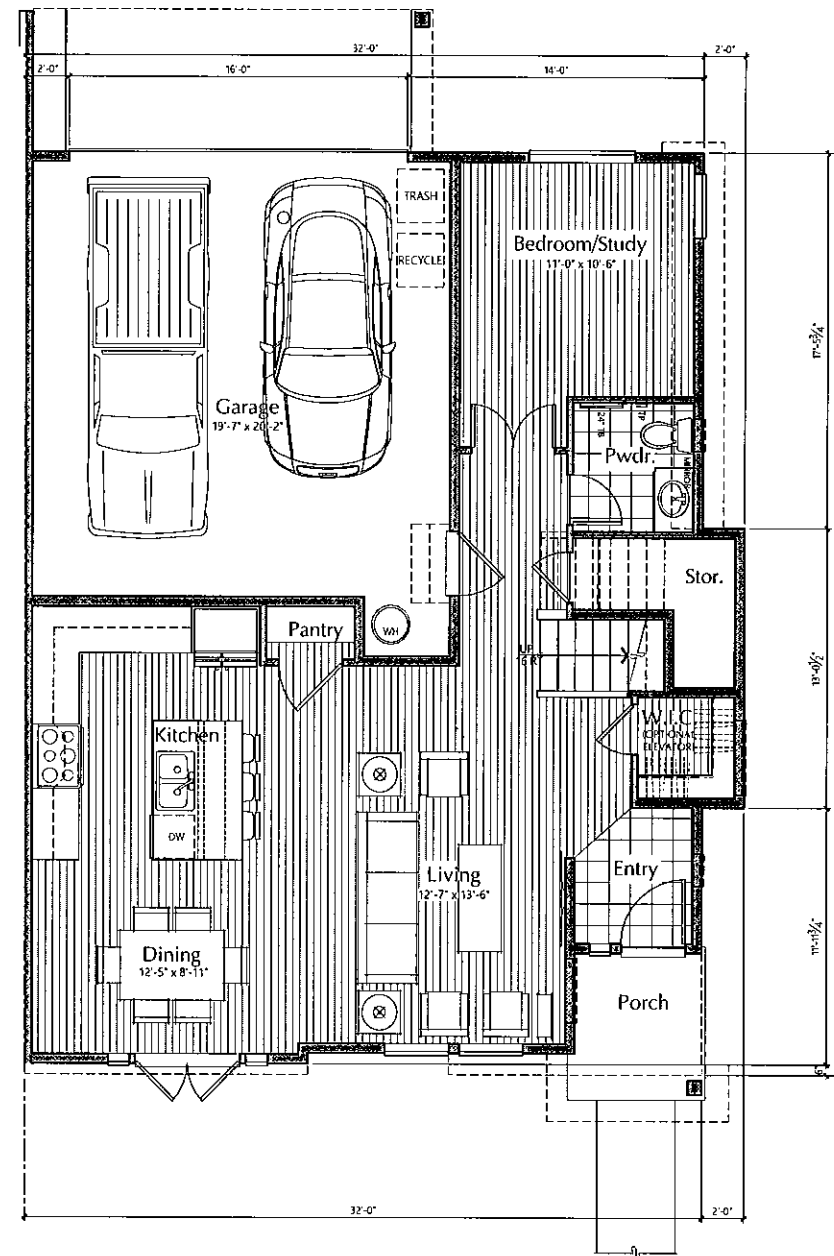
Sheet No.:

B8

Job No.: 17-29



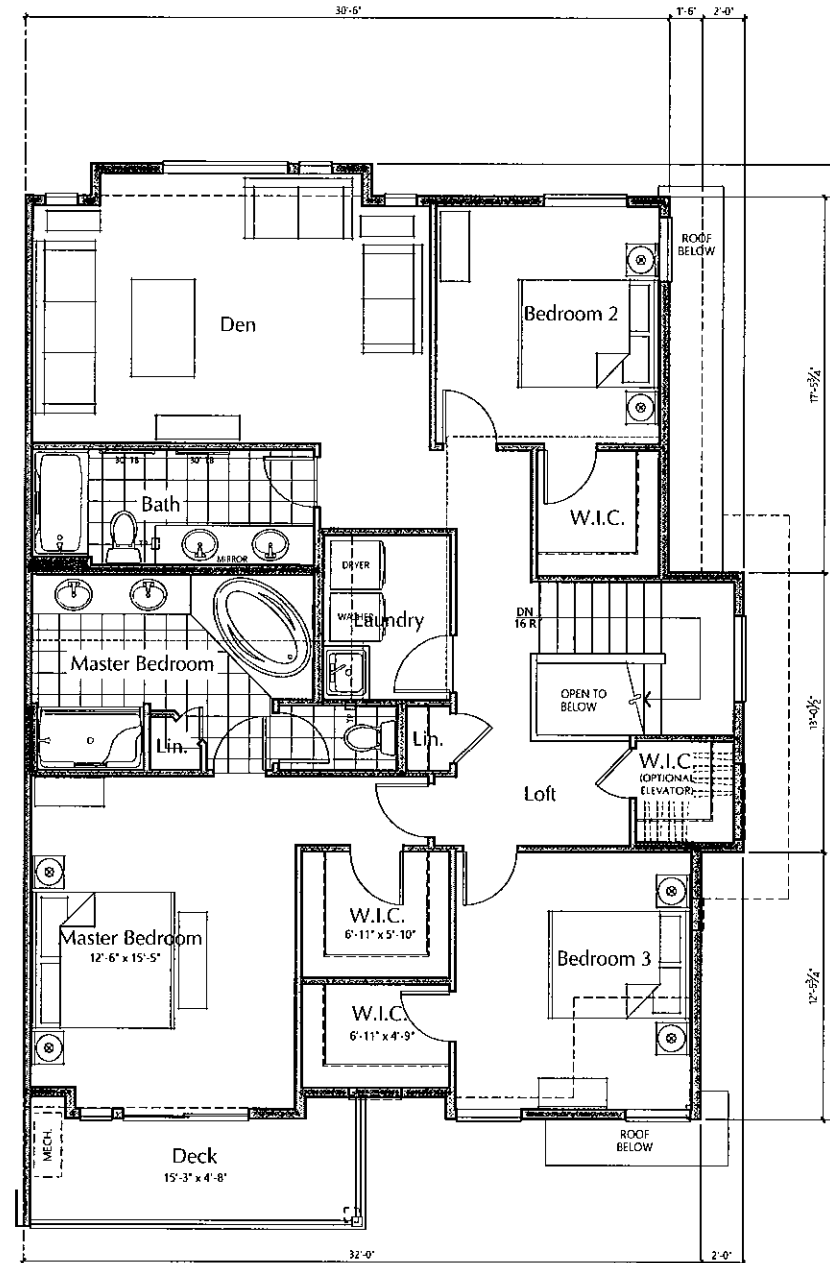
UNIT G.1 UPPER LEVEL PLAN
1/4" = 1'-0"



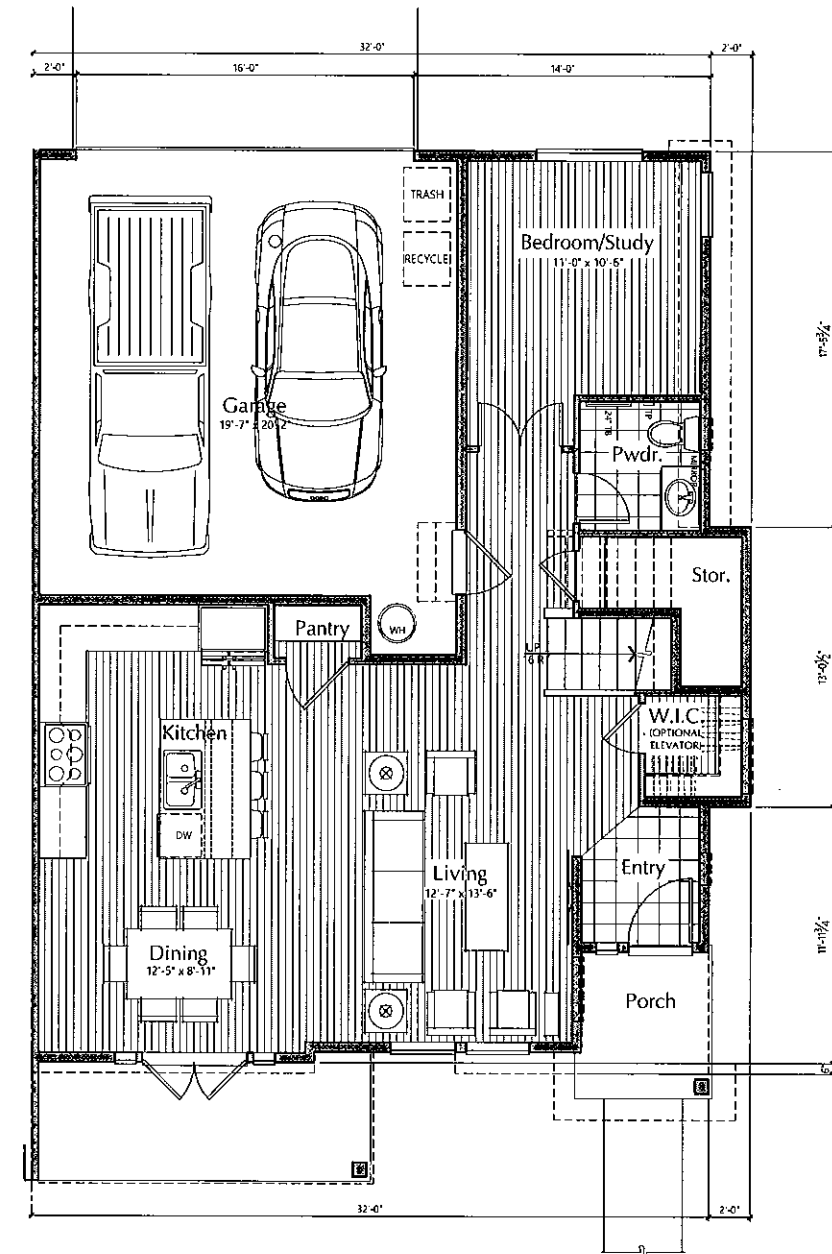
UNIT G.1 LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY			
	Heated SF	Unheated SF	
	Inside Face*	Inside Face*	
Basement	661	437	
First Floor	1308	0	
Total SF	2167	437	

* Side of exterior wall to which area was measured



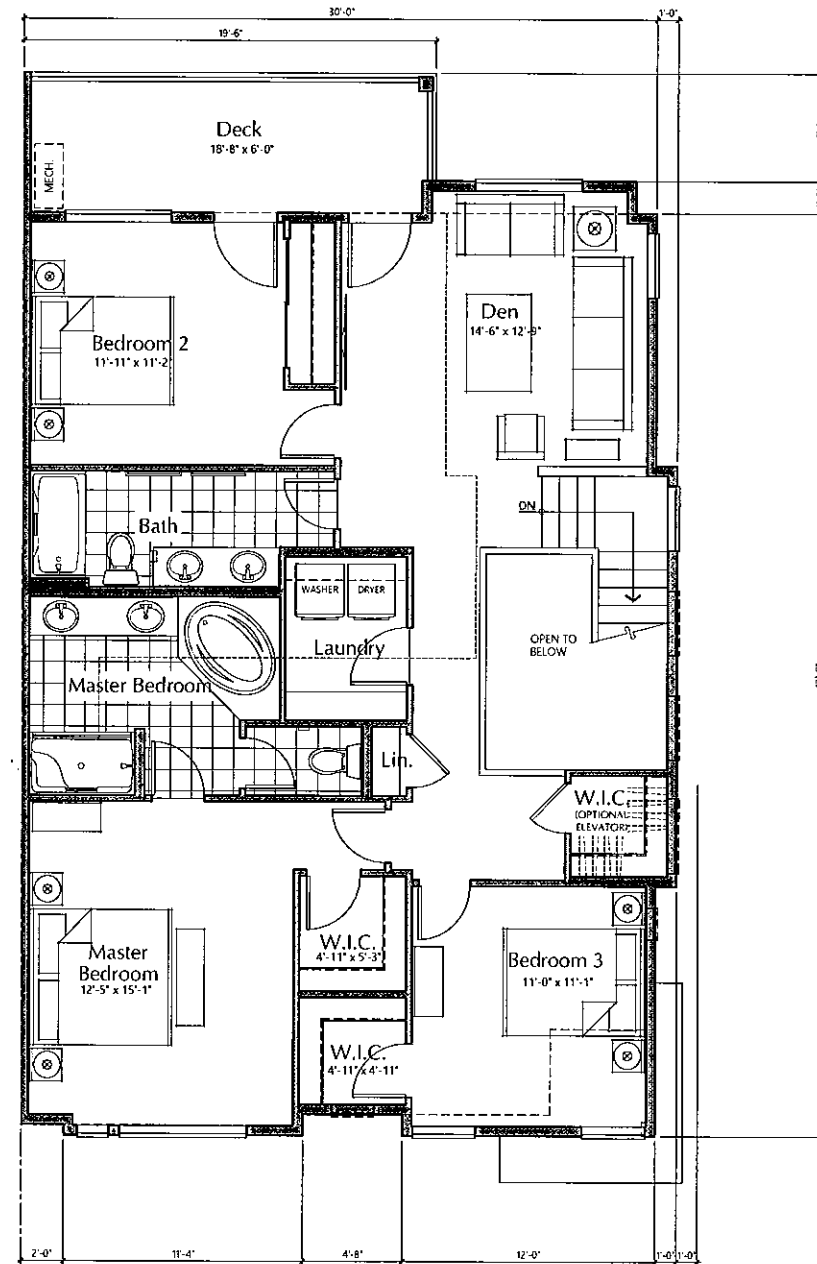
UNIT G.2 UPPER LEVEL PLAN
1/4" = 1'-0"



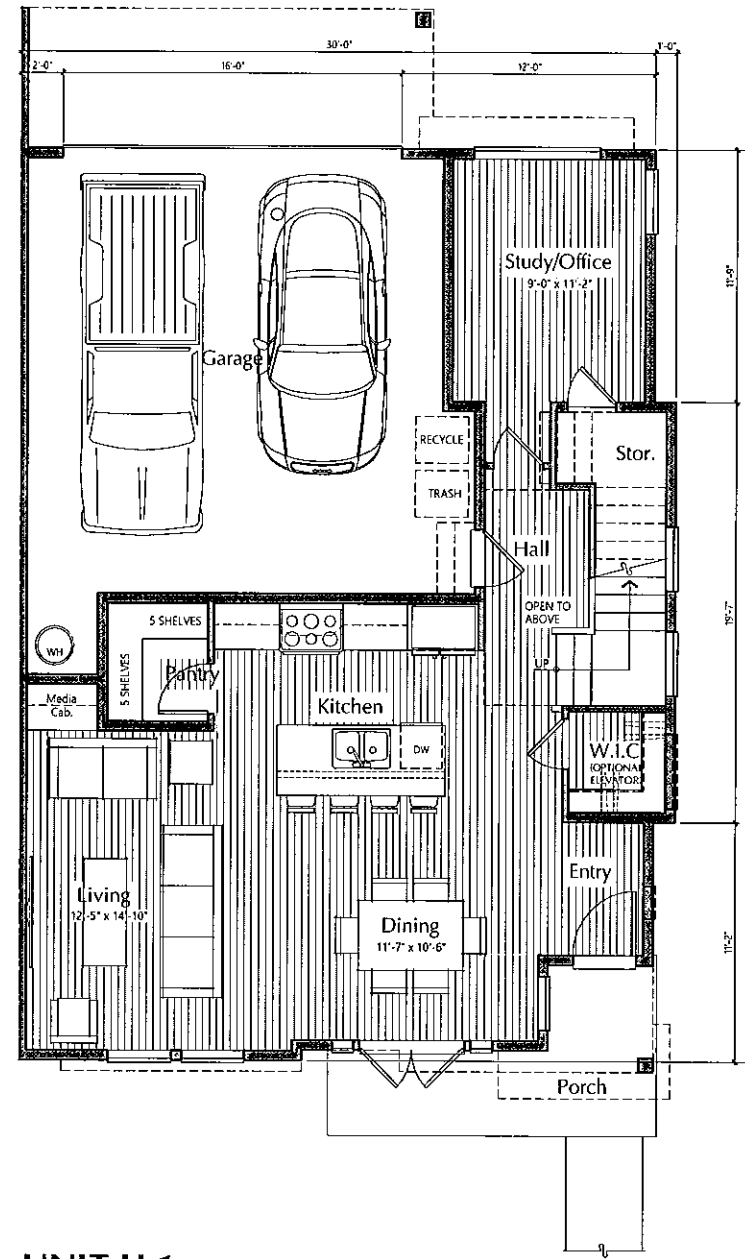
UNIT G.2 LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY		
	Heated SF	Unheated SF
	Inside Face*	Inside Face*
Basement	851	437
First Floor	1307	0
Total SF	2158	437

* Side of exterior walls to which area was measured



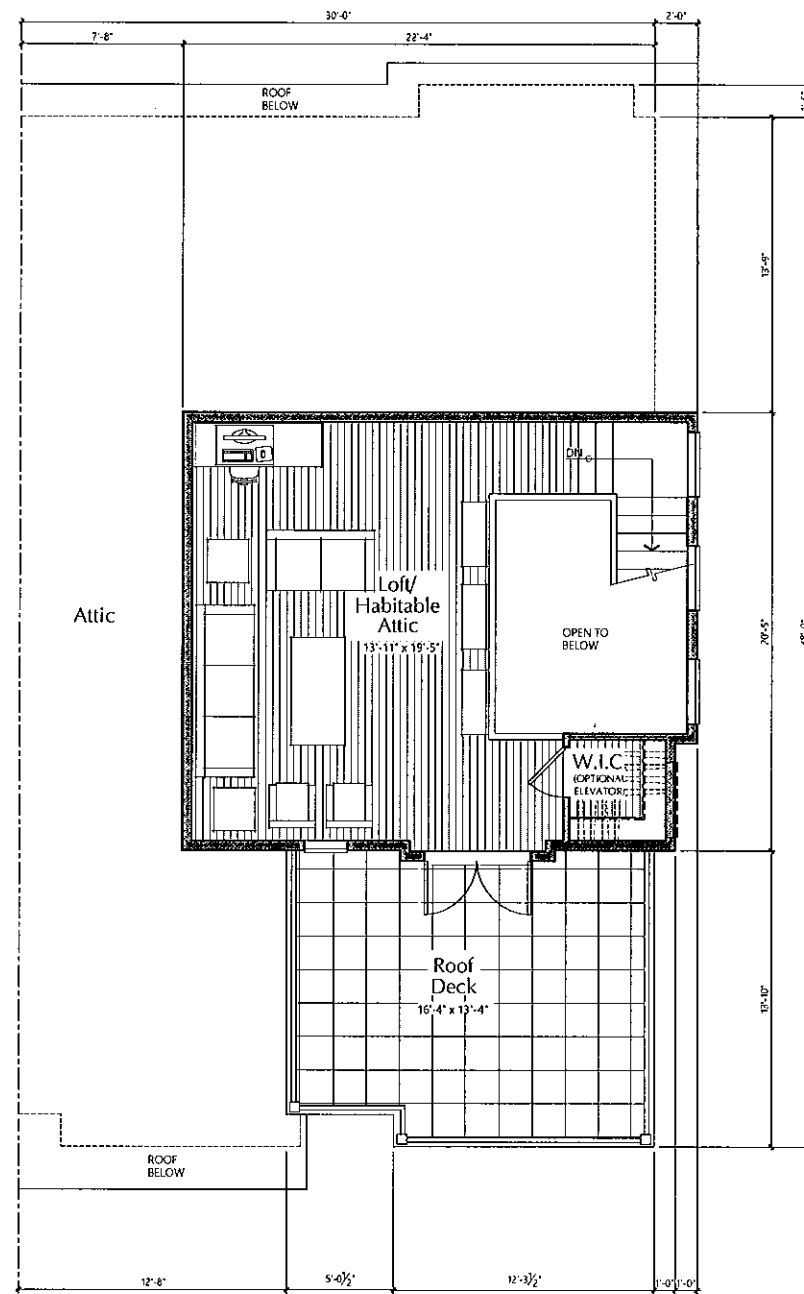
UNIT H.1 UPPER LEVEL PLAN
1/4" = 1'-0"



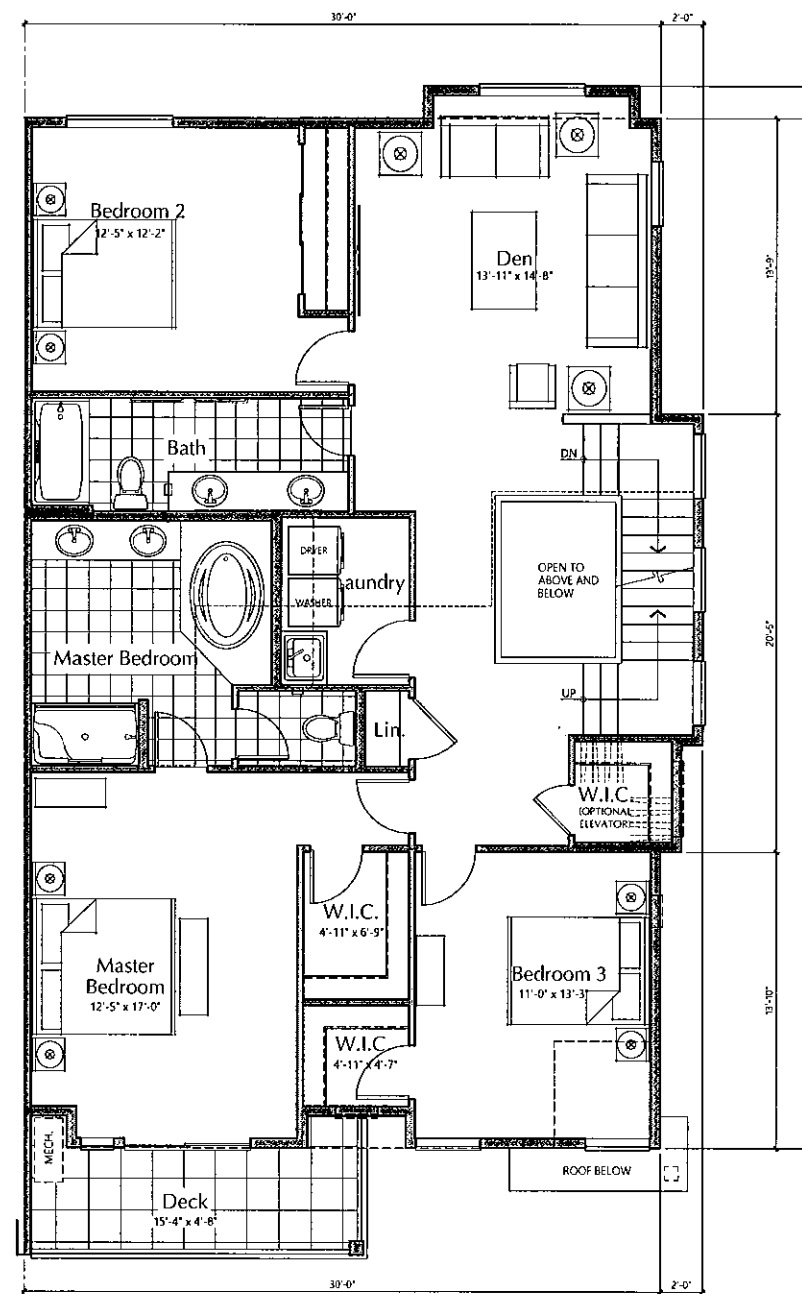
UNIT H.1 LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY			
	Heated SF	Unheated SF	
	Inside Face*	Inside Face*	
Basement	765	453	
First Floor	1184	0	
Total SF	1949	453	

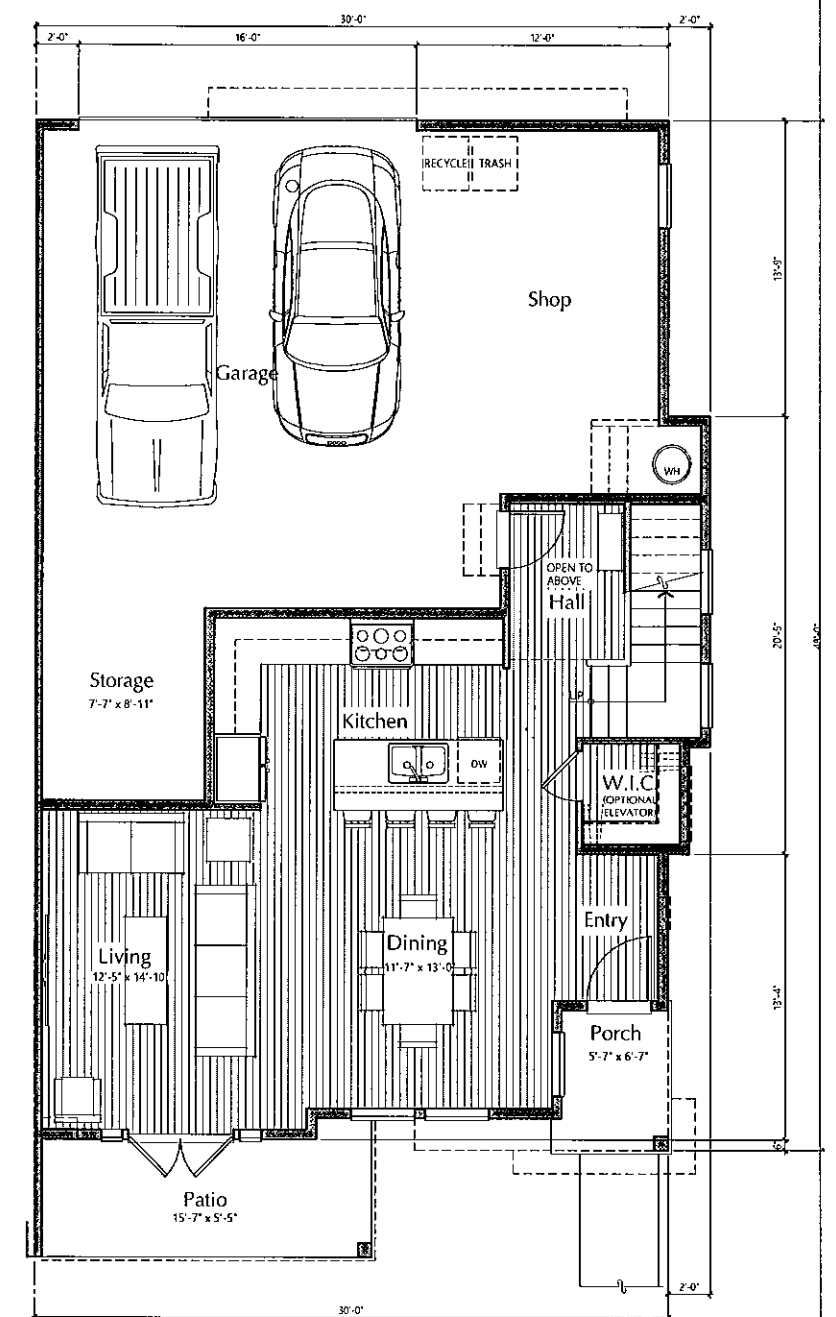
* Side of exterior walls to which area was measured



UNIT H.2 UPPER LEVEL PLAN
1/4" = 1'-0"



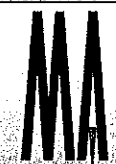
UNIT H.2 MIDDLE LEVEL PLAN
1/4" = 1'-0"



UNIT H.2 LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY			
	Heated SF	Unheated SF	
	Inside Face*	Inside Face*	
Basement	647	716	
First Floor	1379	0	
Second Floor	354	217	
Total SF	2380	933	

* Side of exterior walls to which area was measured



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Unit Floor Plans Unit H.2

Scale:
1/4" = 1'-0"

Drawn By:
DRB/ABYC

Date:
5/10/18

Date Plotted:
5-4-18

Sheet No.:

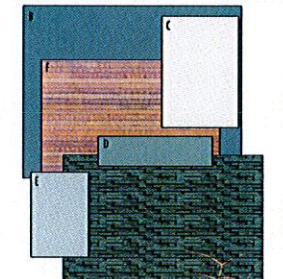
B12

Job No.:
17.29



Color Option Legend

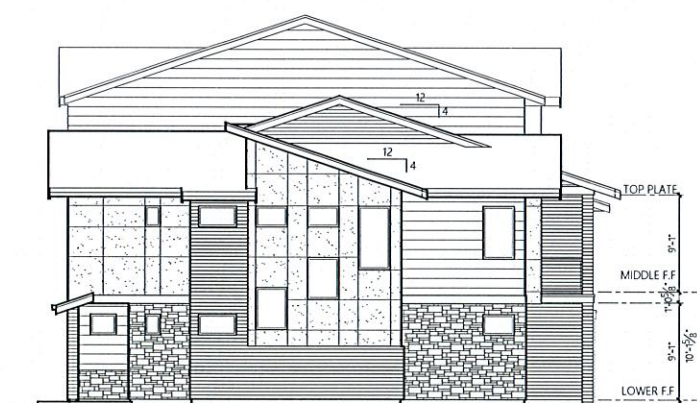
- | | |
|--|--|
| Ⓐ STONE VENEER
BORAL MODERA
CARBON | Ⓔ TRIM
SOFTWARE
SW7074 |
| Ⓑ 10 1/2" LAP SIDING
GIRALTA
SW6257 | Ⓕ DOUBLE DOOR
ONLINE
SW7072 |
| Ⓒ "STUCCO" HARDIE PANEL
ORIGAMI WHITE
SW7636 | Ⓖ CEDAR SHIP LAP
COVERED BRIDGE
SW3500 |



BUILDING 1

1/4" = 1'-0"

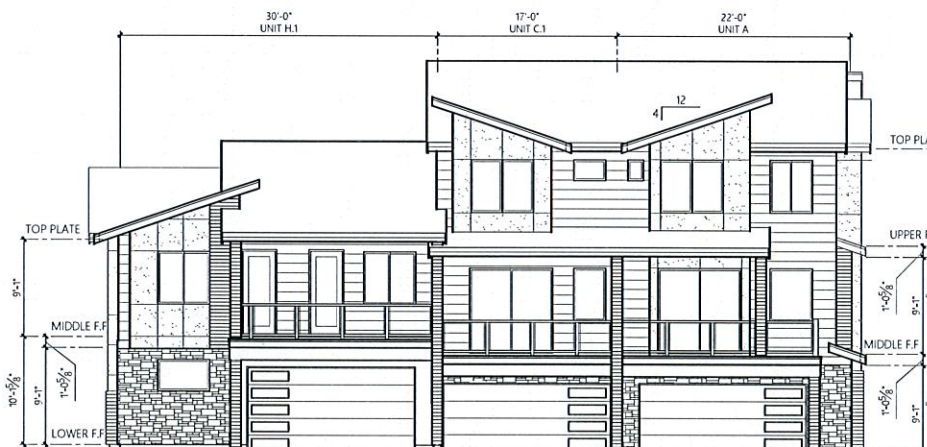
FRONT ELEVATION



BUILDING 1

1/8" = 1'-0"

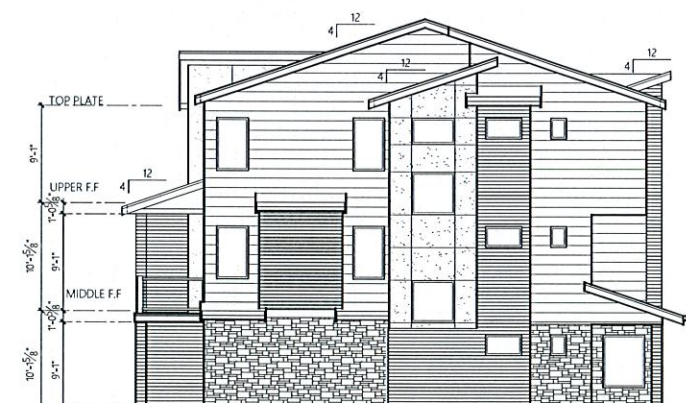
RIGHT SIDE ELEVATION



BUILDING 1

1/8" = 1'-0"

REAR ELEVATION



BUILDING 1

1/8" = 1'-0"

LEFT SIDE ELEVATION

H:\1729\BUILDING 1_ARCH.DWG

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Building 1 Elevations

Scale: AS NOTED
 Drawn By: DRB/ABYC
 Date: 5/10/18
 Date Plotted: 5-10-18

Sheet No.:

B13

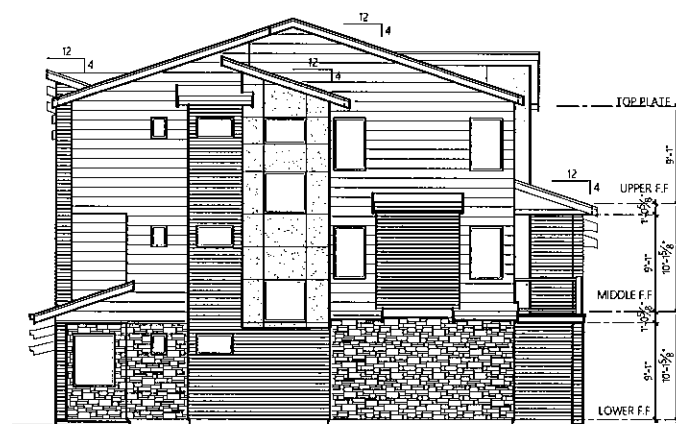
Job No.: 17-29



BUILDING 2

1/4" = 1'-0"

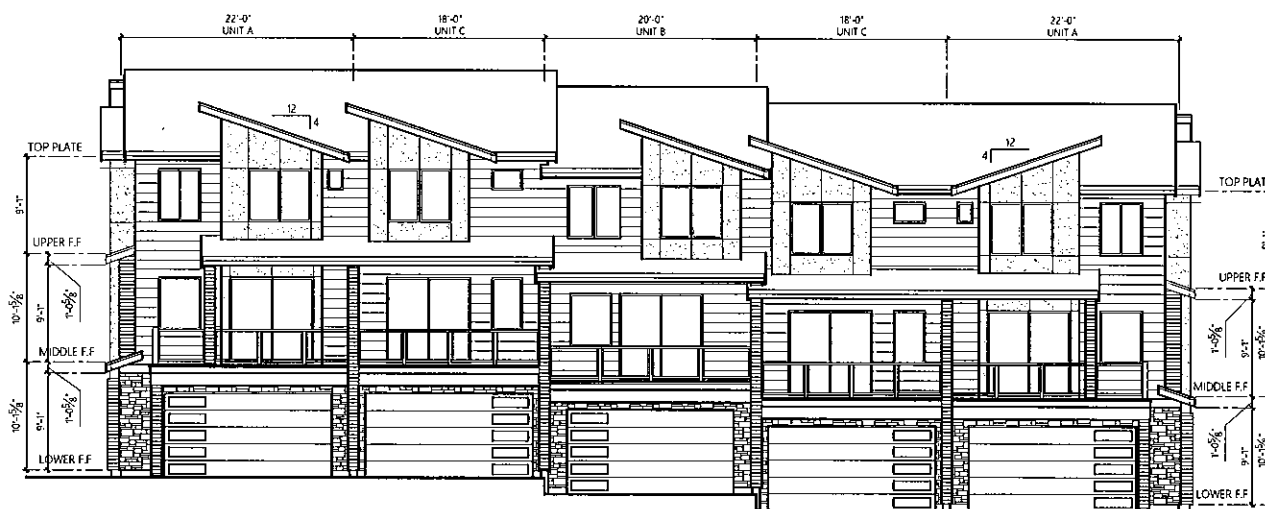
FRONT ELEVATION



BUILDING 2

1/8" = 1'-0"

RIGHT SIDE ELEVATION



BUILDING 2

1/8" = 1'-0"

REAR ELEVATION



BUILDING 2

1/8" = 1'-0"

LEFT SIDE ELEVATION



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Building 2 Elevations

Scale: AS NOTED

Drawn By: DRB/ABYC

Date: 5/10/18

Date Plotted: 5-10-18

Sheet No.:

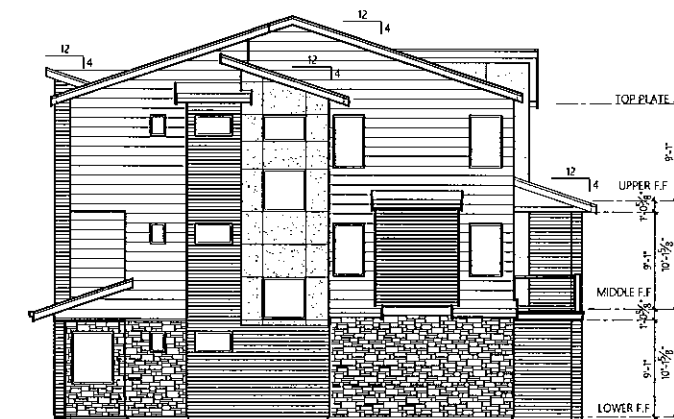
B14

Job No.: 17-29

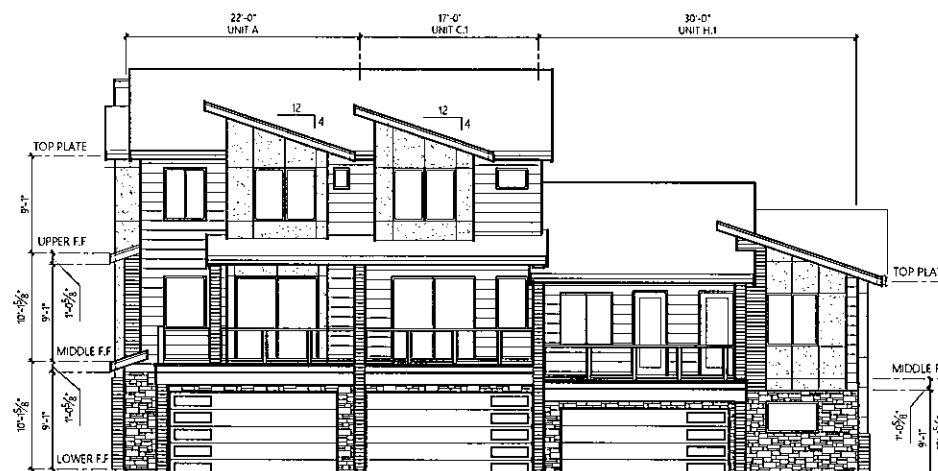


BUILDING 3
1/4" = 1'-0"

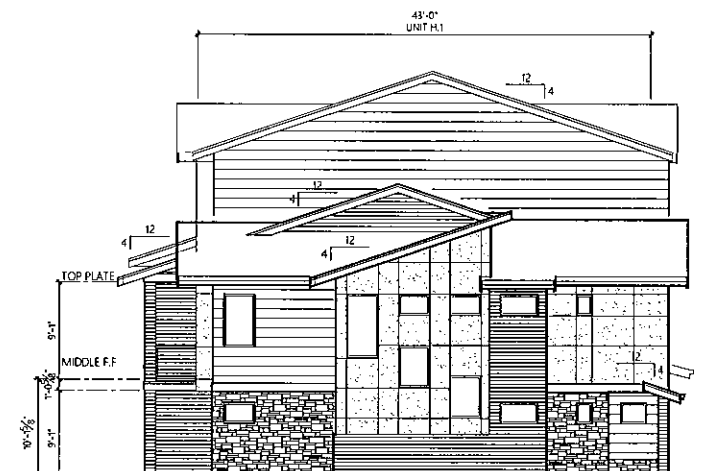
FRONT ELEVATION



BUILDING 3 RIGHT SIDE ELEVATION
1/8" = 1'-0"



BUILDING 3 REAR ELEVATION
1/8" = 1'-0"



BUILDING 3 LEFT SIDE ELEVATION
1/8" = 1'-0"

H:\1729\BUILDING 3_HIC1A.DWG



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Building 3
Elevations

Scale: AS NOTED

Drawn By: DRB/ABYC

Date: 5/10/18

Date Plotted: 5-10-18

Sheet No.:

B15

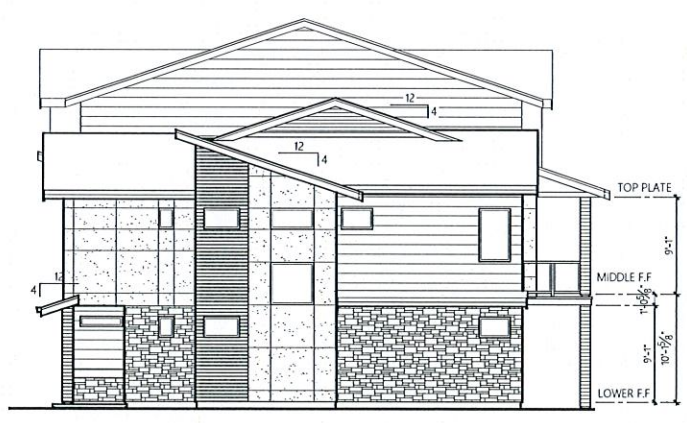
Job No.: 17-29



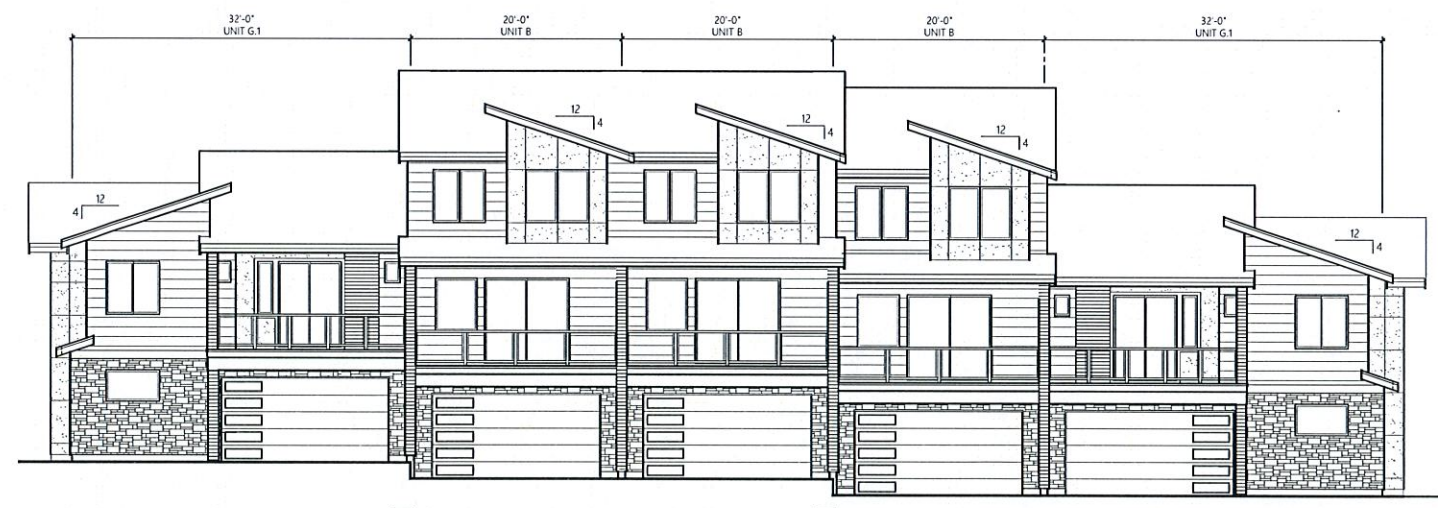
- Color Option Legend**
- A STONE VENEER
BURL MODERA
INTAGLIO
 - B TRIM
SEALSKIN
SW7675
 - C 10 1/2" LAP SIDING
RAISIN
SW7638
 - D DOUBLE DOOR
DOYETAIL
SW7018
 - E "STUCCO" HARDIE PANEL
ORIGAMI WHITE
SW7636
 - F CEDAR SHIP LAP
COVERED BRIDGE
SW3508

BUILDING 4
1/8" = 1'-0"

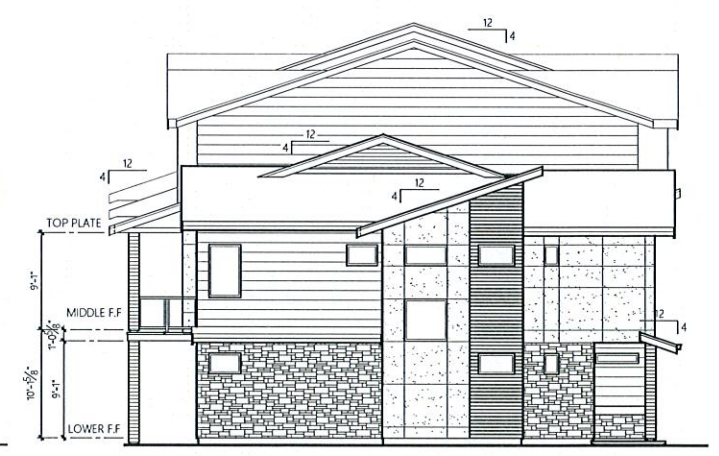
FRONT ELEVATION



BUILDING 4
1/8" = 1'-0" RIGHT SIDE ELEVATION



BUILDING 4
1/8" = 1'-0" REAR ELEVATION

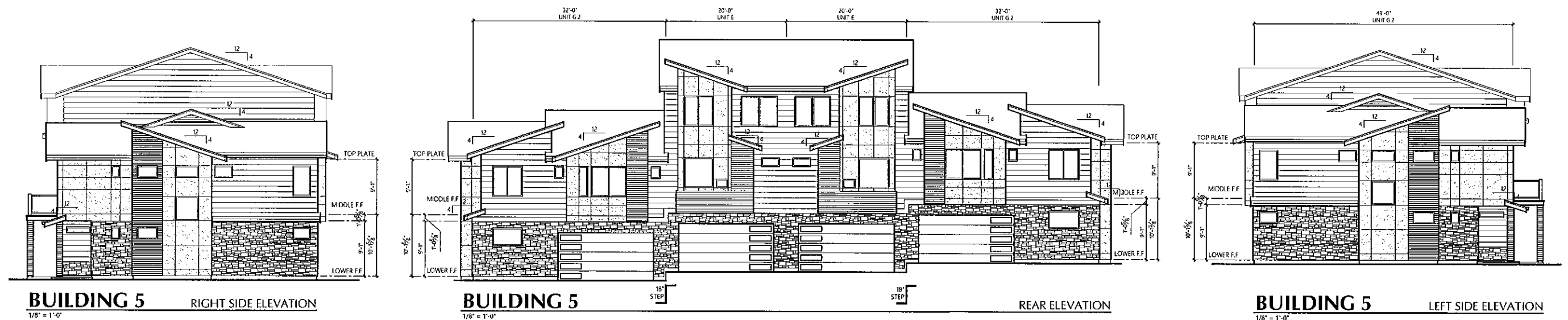


BUILDING 4
1/8" = 1'-0" LEFT SIDE ELEVATION



BUILDING 5
1/4" = 1'-0"

FRONT ELEVATION



BUILDING 5 RIGHT SIDE ELEVATION
1/8" = 1'-0"

BUILDING 5
1/8" = 1'-0"

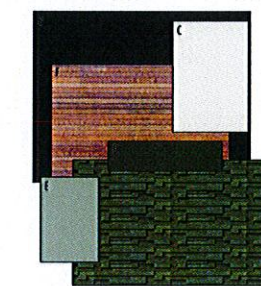
REAR ELEVATION

BUILDING 5 LEFT SIDE ELEVATION
1/8" = 1'-0"



Color Option Legend

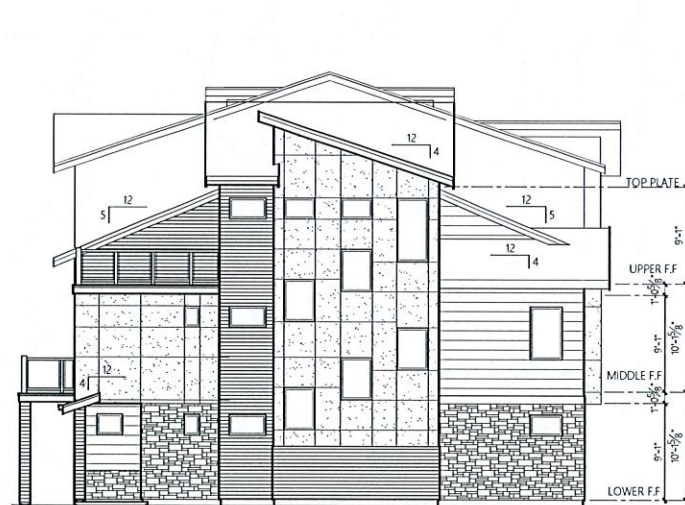
- A STONE VENEER
BORAL WOODLAK
INTAGLIO
- B TRIM
SEALSKIN
SW7675
- C 10 1/2" LAP SIDING
RAISIN
SW7630
- D DOUBLE DOOR
BOYETAIL
SW7818
- E "STUCCO" HARDIE PANEL
ORIGAMI WHITE
SW7636
- F CEDAR SHIP LAP
COVERED BRIDGE
SW3598



BUILDING 6

1/4" = 1'-0"

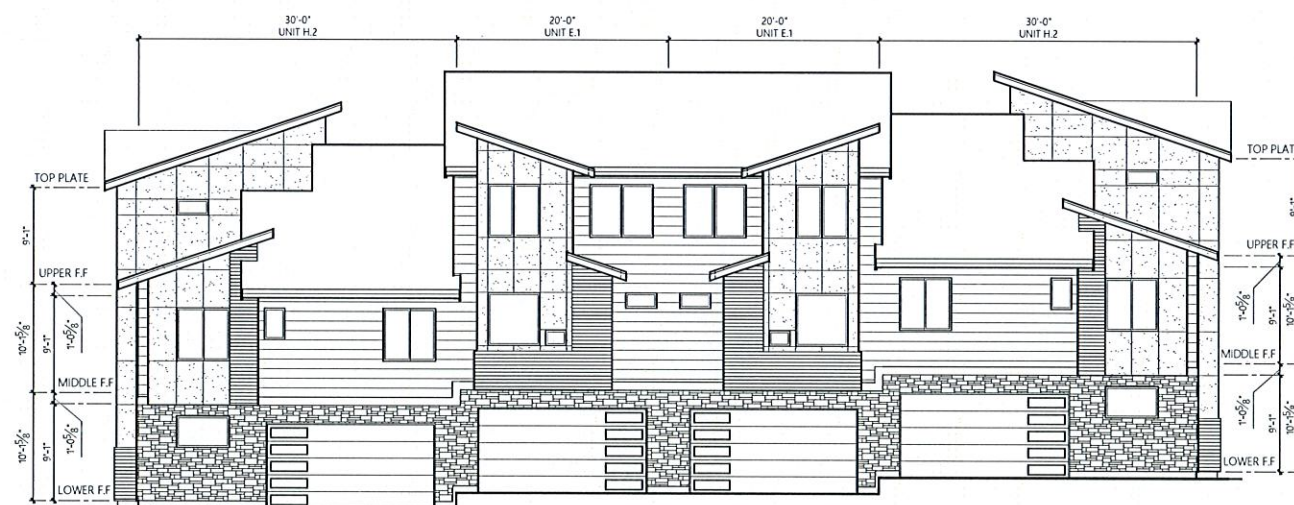
FRONT ELEVATION



BUILDING 6

1/8" = 1'-0"

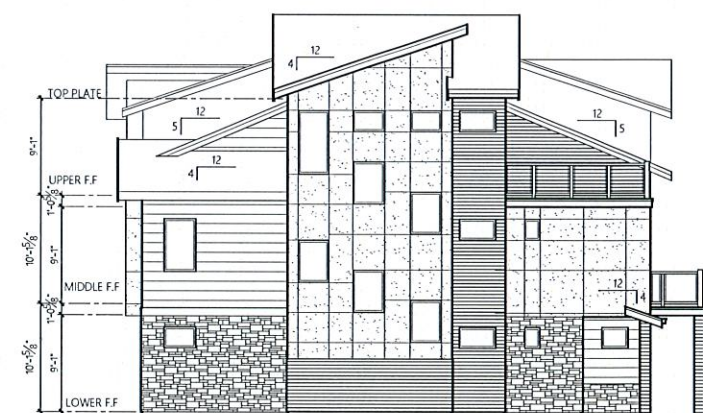
RIGHT SIDE ELEVATION



BUILDING 6

1/8" = 1'-0"

REAR ELEVATION



BUILDING 6

1/8" = 1'-0"

LEFT SIDE ELEVATION

H:\1722\BUILDING 6_H21E1E1H2.DWG



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Building 6 Elevations

Scale: AS NOTED

Drawn By: DRB/ABYC

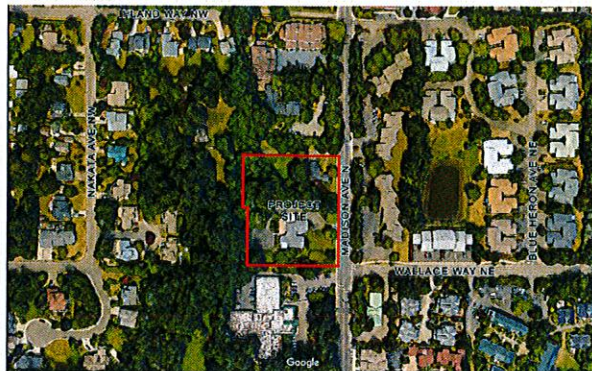
Date: 5/10/18

Date Plotted: 5-10-18

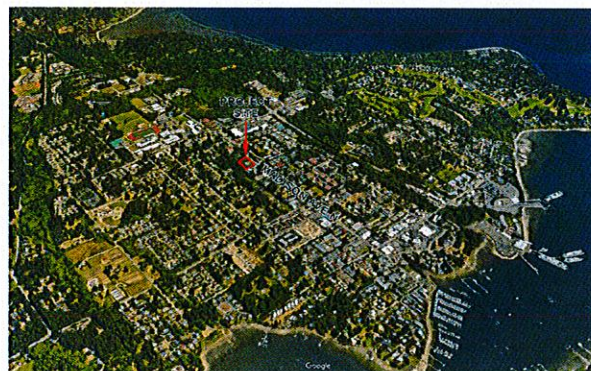
Sheet No.:

B18

Job No.: 17-29



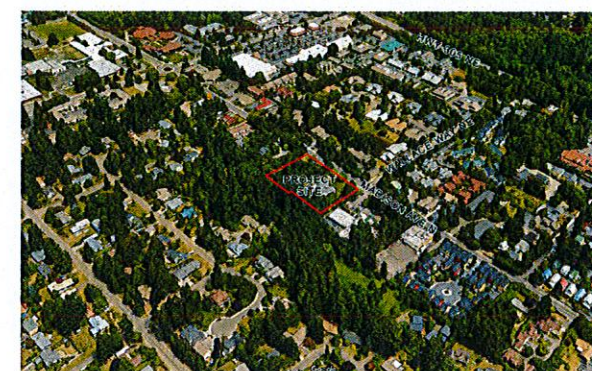
PROJECT CONTEXT MAP



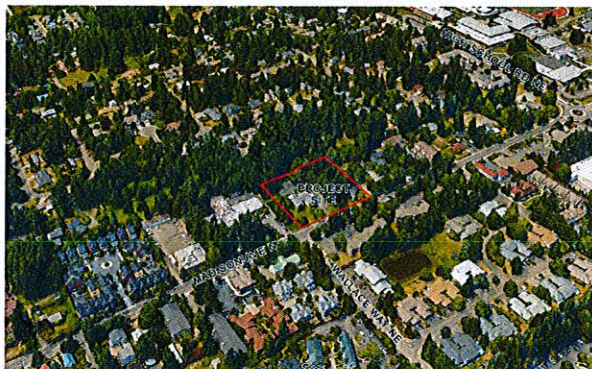
PROJECT CONTEXT AERIAL IMAGE



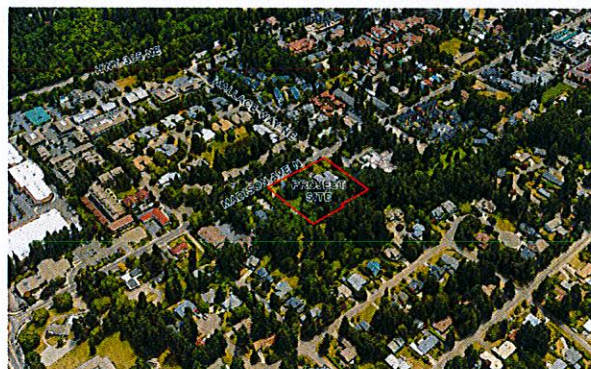
PROJECT SITE CLOSE UP AERIAL



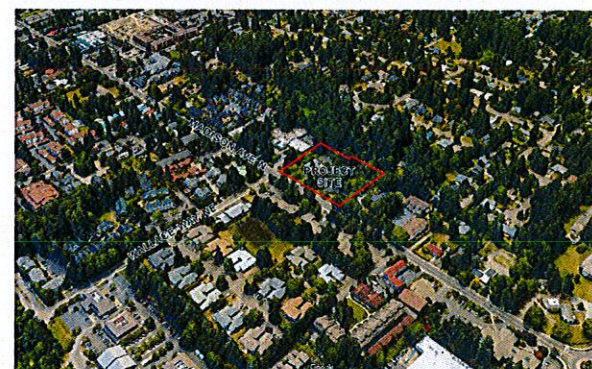
AERIAL IMAGE FROM SE



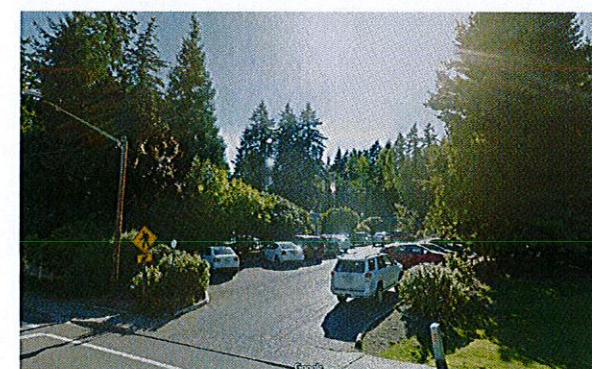
AERIAL IMAGE FROM SW



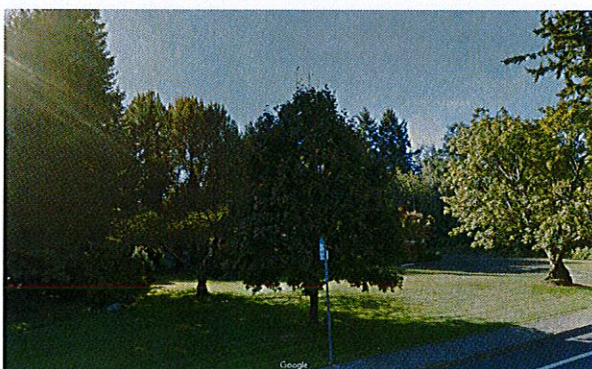
AERIAL IMAGE FROM NW



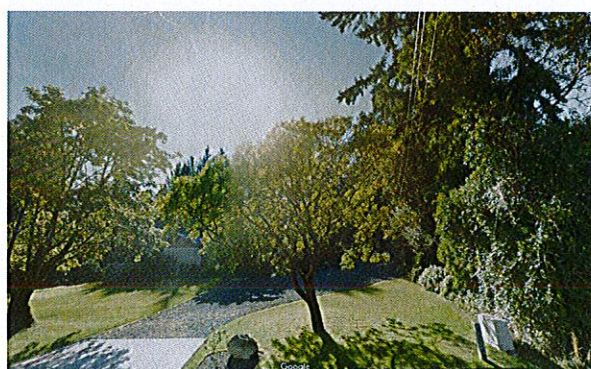
AERIAL IMAGE FROM NE



1 - SE CORNER OF PROPERTY LOOKING SW



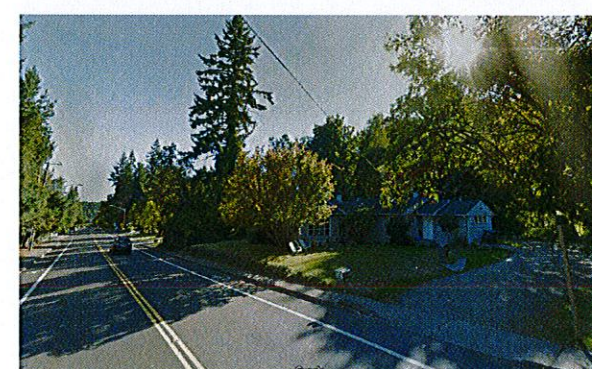
2 - SE CORNER OF PROPERTY LOOKING SW



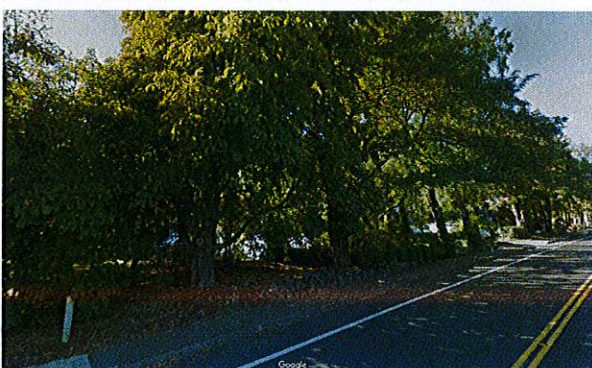
3 - EAST EDGE OF PROPERTY LOOKING WEST (SOUTHERN PORTION)



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

H:\1728\PLANNING COMMISSION COVER SHEET.DWG



PRESENTATION **art** STUDIO LLC

VIEW FROM MADISON AVE LOOKING SW

15-11229 PLANNING COMMISSION COVER SHEET.DWG



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

Madison Landing

Bainbridge, WA

Madison Landings Inc.

Project Rendering

Scale: NTS	Drawn By: DRB	Date: 5/10/18	Date Plotted: 5-10-18	Job No.: 17-29
------------	---------------	---------------	-----------------------	----------------

Sheet No.:

B20