



PLANNING COMMISSION
EXECUTIVE SESSION AT 6:30 PM
SPECIAL MEETING AT 7:00 PM
THURSDAY, MAY 31, 2018
6:30 – 9:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM EXECUTIVE SESSION
- 7:00 PM CALL TO ORDER
Call to Order, Agenda Review, Conflict Disclosure
- 7:05 PM SET DATE FOR CONTINUANCE OF PUBLIC HEARING ON
SHORELINE MASTER PROGRAM AMENDMENT RELATED TO
CRITICAL AREAS ORDINANCE INTEGRATION
Christy Carr, Senior City Planner
- 7:15 PM ERICKSON COTTAGES HDDP ([PLN50807 SPT](#))
Review and Recommendation
Kelly Tayara, Associate Planner
- 8:45 PM PUBLIC COMMENT
- 8:55 PM NEW/OLD BUSINESS
- 9:00 PM ADJOURN

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

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

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Project: Ericksen Gardens Housing Design Demonstration Project Preliminary Short Plat

File No: PLN50807 SPT

Date: May 24, 2018

To: Planning Commission

Project Manager: Kelly Tayara, Associate Planner

Owner: Bruce Weiland and Judith Weiland and Weiland PST LLC
151 Finch Place SW
Bainbridge Island, WA 98110

Request: Recommendation on a proposal to develop a Tier I Housing Design Demonstration Project through an underlying preliminary short plat

Part 1 - Background

1. The Housing Design Demonstration Project Program

The Housing Design Demonstration Project (HDDP) program was established to increase the variety of housing choices available to residents of all economic segments and to encourage sustainable development by providing development standard incentives. HDDP approval is authorized through the underlying land use permit approval. Program specifics are discussed in Part IV of this report.

Part II: General Information and Site Characteristics

1. Tax Assessor Information:

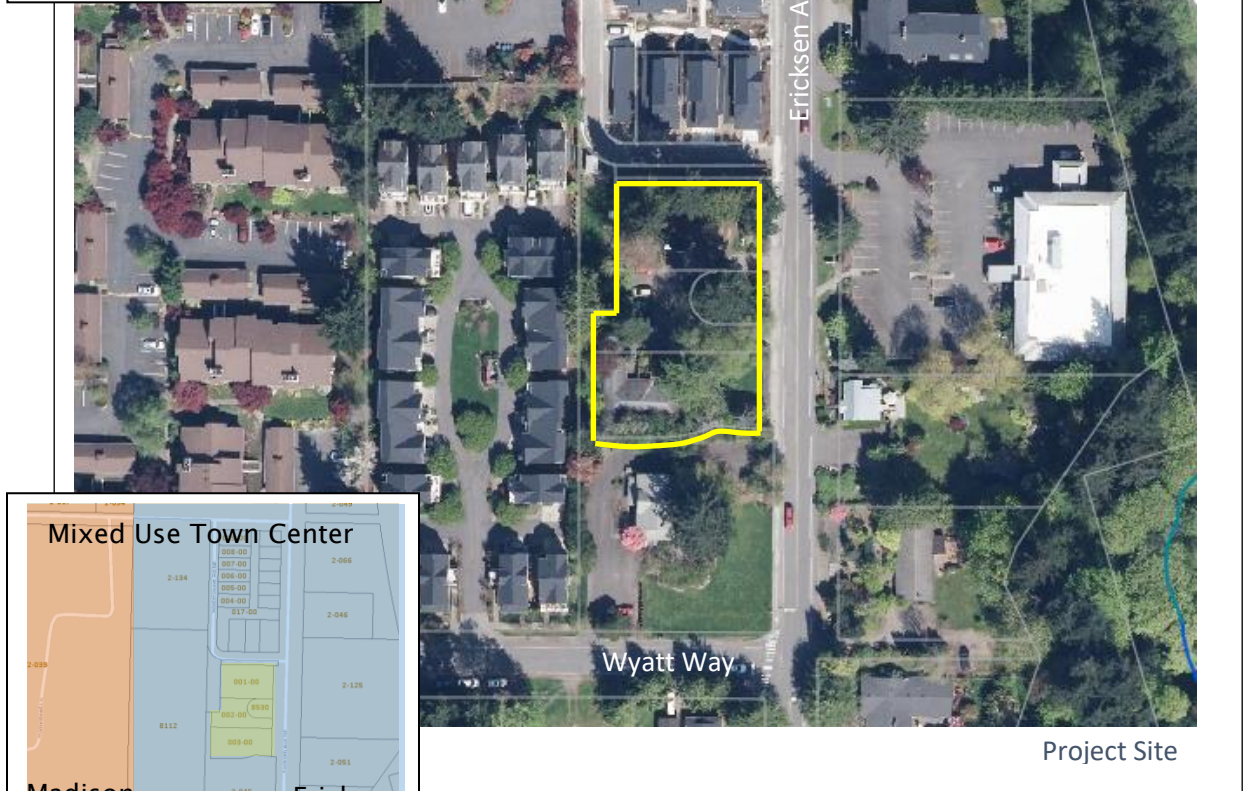
- A. Tax Lot: 8530-000-002-0000; 8530-000-003-0009; 8530-000-000-0002; 8530-000-001-0001
- B. Owner of Record: Bruce Weiland and Judith Weiland and Weiland PST LLC
- C. Location: 571 Ericksen Avenue
- D. Lot size: .53 acre

2. Zoning and Comprehensive Plan Designation: The subject and surrounding properties are located in the Mixed Use Town Center – Ericksen Avenue Overlay District (MUTC-EA) and the Comprehensive Plan Designation is MUTC-EA. The properties are also within the Winslow Master Plan Secondary Study Area.

2. Existing Development: The subject property has a building used for commercial business which was constructed in 1910 and associated infrastructure. Properties to the north and south contain single-family development, the property to the west contains multi-family development and the property to the east, across Ericksen Avenue, contains commercial development.

4. Access: Two private driveways from Ericksen Avenue are proposed to serve the lots.

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- A vicinity map of the study area in the North Sea. The map shows the coastline of the North Sea, with major roads and a red star indicating the location of the study area. The map includes a scale bar (0 to 1000 meters) and a north arrow.



Project Site

Zoning

Part III: Comprehensive Plan Goals and Policies

*Comprehensive Plan goals and policies are presented in normal font, and **staff discussion in bold**.*

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

1. Land Use Element

- A. Goal LU-5: Focus urban development in designated centers. Encourage development in areas where public facilities and services can be provided and provide choice of housing location and lifestyle. Encourage residential uses in a variety of forms and densities as part of the use mix in Winslow.
- B. Goal LU-6: Ensure a development pattern that reduces the conversion of undeveloped land into sprawling development. Promote dense residential development and encourage human activity within Winslow in order to create a vibrant City center, direct growth where infrastructure exists, reduce reliance on the automobile, provide opportunities for affordable housing and absorb growth that would otherwise be scattered in outlying areas. Plan for adequate parking in Winslow to accommodate residents and visitors.
- C. 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.

The project is served by public water, sewer and bus routes, and is proximate to the ferry terminal. HDDP program incentives steer development toward downtown rather than areas intended for lower density. The project adds to the downtown residential component, provides growth where infrastructure exists, and reduces reliance on automobiles because it is proximate to Winslow commercial districts and public transportation including the ferry.

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.

- A. Overall Land Use Goal WMP 2-2: Ensure the Compatibility of New Development in the MUTC
 - 1) Policy WMP 2-2.1: To promote compatibility between and within districts of the MUTC, 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.
- B. Overall Land Use Goal WMP 2-3: Maintain and Enhance Community Character in the MUTC
 - 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.

The development is located downtown and public sidewalks provide pedestrian connection to retailers, the ferry, public facilities, open space and residential areas. The project relies on standards and regulatory relief as provided in the Design and Construction Standards and the Municipal Code, such as two access drives from the right-of-way to serve the project, reduced access easement width and a reduction in the number of required parking spaces, in order to reduce impervious surface and maximize open space. The HDDP program provides limited development standard incentives which allow the project to reduce front setbacks. The submittal documents include a LEED checklist and depictions of common open space and landscaping along Ericksen Avenue.

3. 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.

A stop work and notification to the City and Washington State Office of Archeology and Historic Preservation is required should any cultural resources be discovered.

Part IV: Agency Review and Public Comment

1. Environmental Review / Public Notice

Conceptual review of the Housing Design Demonstration Project (HDDP) was held on April 27, 2017. A public participation meeting was held on May 24, 2017 and the Design Review Board reviewed the HDDP aspects of the proposal on May 15, 2017. A pre-application conference was held on September 5, 2017. The applicant received preliminary notification that the project qualified for the Housing Design Demonstration Project Program on September 28, 2017.

Preliminary subdivision application was submitted on October 10, 2017 and deemed complete on November 7, 2017.

The project is subject to State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800). The City issued a combined Notice of Application/SEPA comment period on November 17, 2017; the 14-day comment period ended on December 8, 2017. Public and agency comment is discussed below. The City, acting as lead agency, will issue a SEPA determination with the application decision.

2. Agency Comment

The Kitsap Public Health District approved the preliminary plat. The Bainbridge Island Fire Marshal provided the following comment: The proposed project shall comply with all provisions of the adopted Fire Code; Fire flow is met through existing hydrants; Fire Department access is acceptable; All comments of the Fire Department memo dated 08/29/17 remain in effect. The comments from the August 29 Fire Department memo follow: Any future development shall comply with all provisions of the adopted Fire Code; Fire flow requirements are met through existing hydrants on Ericksen Ave; Existing access will meet fire apparatus access requirements; Residential fire sprinklers are not required but are encouraged. Approval of both agencies is required prior to final plat approval.

3. Public Comment

One public comment was received. The commenter stated that the preliminary plat includes an 8.31-wide strip of land along the west boundary which belongs to the commenter. The commenter also stated that the former owner of the subject property had constructed a fence within the strip of land and the commenter stated his assumption that construction of a fence required City approval and notice to the property owner. The commenter also stated that he had received a proposal which would grant the applicant easement rights over the strip of land, but that he had turned down the proposal.

Staff Response: The strip of land along the west boundary is not included as part of the subject property on the preliminary short plat, site plan nor civil plan. No portion of the proposed development is located within the strip of land. Features within the immediate vicinity of the subject property must be depicted on submitted plans in accordance with the Administrative Manual for Land Use Permits; the fence is depicted on the preliminary short plat and the civil plan. Fences up to seven feet in height do not require City approval (unless they are located within critical areas or shoreline jurisdiction, for example).

Part V: Land Use Code Analysis

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

1. BIMC 17.12 Subdivision Design Standards

All single family residential subdivisions shall be designed in accordance with the City's adopted Flexible Lot design requirements, outlined in BIMC Titles 17 and 18.

This application is subject to Open Space Standards (BIMC 17.12.030), General Residential Subdivision Standards (BIMC 17.12.040) and Flexible Lot Dimensional Standards (BIMC Table 18.12.020-1). As provided in BIMC 2.16.020.Q, development standards in BIMC Titles 17 and 18 may be modified as part of a Housing Design Demonstration Project (HDDP).

A. BIMC 17.12.030 Open Space Standards

The open space requirements contained in BIMC 17.12.030.A are modified by HDDP incentives which require that the project integrate at least 50 square feet of open space per unit. The open space shall be located along a public or private street or driveway, or public walkway.

The short plat depicts an open space tract which is 5,930 square feet in size, approximately 1,482 square feet per unit, which exceeds HDDP program requirements. The lots encircle the common open space tract and walkways link each of the The landscape plan depicts the open space located adjacent to the existing public sidewalk and roadway (Ericksen Avenue). The open space provided meets open space requirements, as modified by the provisions of the HDDP program.

- 1) Common open space may be held by a homeowners' association or similar organization.

Common ownership by a homeowners' association is proposed.

- 2) Fences and/or signs delineating open space areas are required; the Director shall determine which is required based on the likelihood of encroachment into designated open space areas.

To avoid encroachment into open space, open space fencing can be required.

- 3) A draft open space management plan (OSMP) is reviewed as part of the preliminary plat application. Final approval of the OSMP occurs with final plat approval. The OSMP shall include a list of all approved uses and a maintenance plan for open space areas. Allowed uses within designated open space areas are limited to those listed in BIMC 17.12.030. The approved OSMP must be filed with the Kitsap County Auditor.

The draft open space plan provides for appropriate open space uses.

B. BIMC 17.12.040 General Residential Subdivision Standards

- 1) Compliance with BIMC Title 16, BIMC Title 18 and RCW Title 58

Lot areas, dimensions and other characteristics shall comply with the requirements of Title 18 and all applicable provisions of RCW Title 58 or its successors.

The project must comply with Title 16 through SEPA review and Title 18 as modified by the Housing Design Demonstration Project development standards incentives of BIMC 2.16.020: The proposed short plat meets density, lot area, setback and lot coverage standards, as modified by HDDP. A short plat is typically conditioned to comply with State law.

2) Roads and Pedestrian Access

Roads and access complying with the “City of Bainbridge Island Design and Construction Standards and Specifications” and all applicable requirements of the municipal code, shall be provided to all proposed lots consistent with the standards contained within this subsection.

The City Engineer recommends preliminary short plat conditioned approval subject to conditions and finds that: The preliminary plat conforms to drainage regulations in BIMC 15.20 and 15.21; the project 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 based on concurrent system upgrades; the streets and pedestrian ways are adequate to accommodate anticipated traffic; there is adequate capacity in the public water and sewer system and those services are available at the site; the development conforms to the City of Bainbridge Island Design and Construction Standards and Specifications.

- a. Existing roadway character shall be maintained where practical. To minimize impervious surfaces, public rights-of-way, access easements and roadways shall not be greater than the minimum required to meet standards unless the City Engineer agrees that the additional size is justified.

One lot is accessed via private drive and the remaining lots via shared access easement from Ericksen Avenue.

- b. Pedestrian and bicycle circulation and access within a subdivision and onto the site shall be provided through walkways, paths, sidewalks, or trails and shall be consistent with the Non-motorized Transportation Plan (NMTP).

The project provides non-motorized facilities within the subdivision that connect to the Ericksen Avenue sidewalk. The plat is consistent with the NMTP.

2. BIMC Title 18 Zoning

The applicant may request that the following development standards from BIMC Title 18 may be modified as part of an HDDP project: Use, lot dimensions and size, lot coverage, open space, residential parking, setbacks and height.

A. BIMC 18.09.020 Use Table

Single-family use is permitted in the Mixed Use Town Center only through the Housing Design Demonstration Project Program.

B. BIMC Table 18.12.020-3 Dimensional Standards for Mixed Use Town Center District

Dimensional Standard	Requirement	Compliance Evaluation
Residential Floor Area Ratio (FAR)	.3 maximum	Floor area is a calculation based on 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). In 1999, the property owner entered into an agreement with the City to dedicate 900 square feet of right-of-way with the understanding that future floor area would be calculated using the pre-1999 lot area. Base FAR is therefore 7,196 square feet (23,987x .3).
Residential FAR Bonus Density	.6 maximum	Projects may achieve a maximum density above base FAR by using bonus provisions identified in BIMC 18.12.030.E. The maximum bonus FAR is 14,392 square feet (23,987 x .6).
Lot Dimensions	N/A	There are no standards for the district.
Lot Coverage	35%	Proposed lot coverage is 6,900 square feet (30 percent)
Front Setback	15 feet minimum 20 feet maximum	The property fronts Ericksen Avenue. Front setback requirements may be modified to not less than 10 feet through the HDDP program. The proposed setback from right-of-way is ten feet.
Exterior Boundary	5 feet	No modification from this standard is requested.
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. Compliance with height requirements is verified during building permit review.
Bonus Height for Under-building Parking	35 feet	Three of the proposed buildings have ground-floor garages. Compliance with height requirements is verified during building permit review.

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

1) Total Site Tree Unit Requirements

Tree unit requirements apply to all development within the Mixed Use Town Center. 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 has a choice to either retain trees or plant new trees to meet total tree unit requirements.

The landscape plan includes a tree retention plan. The project requires 22 tree units to meet total tree unit requirements (.53 x 40). The proposed development retains twelve tree units; new plantings provide the additional required tree units, as depicted in the landscape plan and detailed in the tree retention analysis.

2) Protection During Construction and Development.

In order to preserve future ecological function, the applicant shall identify areas of prohibited disturbance, generally corresponding to the dripline or critical root zone (as identified by a consulting arborist) of the existing vegetation, trees and /or tree canopy of tree stands to be retained, buffers, areas of existing vegetation to be maintained, future rain gardens, and future planting areas larger than 400 square feet (i.e. landscape islands in parking lots).

A temporary five-foot high chain link fence with tubular steel poles or “T” posts shall delineate the area of prohibited disturbance, identified in the above paragraph, unless the Director approves use of a four-foot high plastic net fence as an alternative. The fencing must be posted with signage denoting the vegetation protection area.

No impervious surfaces, fill, excavation, vehicle operations, compaction, removal of native soil or storage of construction materials shall be permitted within the area defined by the required construction fencing. If construction and compaction in future planting areas is unavoidable, the landscape plan for the project shall include methods for aerating and/or augmenting compacted soil to prepare for new planting.

The application materials include the arborist’s assessment that the proposed retained trees are in good health. Civil plans for infrastructure improvements which must be financially assured or completed prior to final plat must provide a level of detail sufficient to allow review of compliance with these requirements. The civil plans should identify areas of prohibited disturbance, fencing locations and any additional provisions necessary to adequately protect those areas of prohibited disturbance which are in proximity to construction activities.

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 50 percent for dwelling units located within one-half mile of the ferry terminal.

For four lots, eight parking spaces are required. The property is located less than one-half mile from the ferry terminal, and therefore parking requirements may be reduced by 50 percent. The proposed development provides eight parking spaces.

E. BIMC 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 Ericksen Avenue Overlay District'.

Applicable guidelines follow:

- 1) **Site Design.** Development should provide facilities near or visible from the sidewalk for outdoor public use (such as seating areas, courtyards, small plazas). Common open space serving residents should be designed to allow walking throughout the development. Exterior lighting should not exceed 14 feet in height and should incorporate shields. Trash containers should be shielded from view. Landscaped front setbacks should be provided along Ericksen Avenue. Entrances to garages should be from alleys, access lanes or minor side streets rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development. Owners are strongly encouraged to preserve pre-1920 buildings. Scale of buildings in this corridor shall remain modest. Any new development shall be constructed so that building forms, roof shapes and relationship of building to street are compatible with the historic structures on Ericksen Avenue. Buildings shall be set back from the front property line in accordance with the zoning ordinance, which allows porches and bay windows to intrude into the setback. Landscaped front yards shall be provided. At least 50% of the area between the ROW and the building setback shall be landscaped with trees, shrubs and ground cover. The design of signs should be integrated with the architecture of the building, with features and materials common to pre-1920 structures on Ericksen. No neon or internally lit signs are allowed.
- 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. Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural features. Rooftop mechanical equipment should be concealed by and integrated within the roof form. Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a façade that incorporates artwork, or trees and other vegetation. Buildings should have pitched roof forms, with the pitch being at least 4:12 and no more than 12:12. Buildings containing residential dwellings should incorporate most, if not all, of the following elements: Front porches or stoops, bay windows or dormers, visible trim around windows and building corners, base articulation such as a plinth or first floor raised above grade. The design of signs should be integrated with the architecture and site design of a project. Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged. South of Wyatt, the total footprint of any building shall not exceed 2500 sf. North of Wyatt, buildings shall be designed in sections with footprints not exceeding 2500 sf. There shall be no minimal connections between these sections so that the overall project appears more compatible with smaller, individual buildings to the south of Wyatt. Buildings should have pitched roofs

with one or more visible ridge lines. Roof pitch on main roofs shall have at least 8: 12 and no more than 12: 12. Roof overhang should be at least 12". Roof pitch on shed dormers and attached porches shall be at least 4: 12. No continuous roof ridge shall be over 50' long. In new construction, features such as handicap access and pedestrian access to underground parking shall be integrated within buildings, not placed as visible add-ons. Such features and materials common to the pre-1920 structures on Ericksen as horizontal wood siding, frieze boards, double-hung windows, trim at windows, corner braces, porches, bay windows, prominent roof overhangs and red brick chimneys, are encouraged. It is the responsibility of the applicant to demonstrate that proposed building materials meet the intent of the guideline.

For single-family development, compliance with design guidelines is reviewed at the building permit stage by planning staff (i.e the Design Review Board does not review nor make recommendation on design guidelines for single-family residential development).

The proposal provides common open space and landscaping along Ericksen Avenue. Access to garages is via private drive and access easement. Two curb cuts along Ericksen Avenue are proposed in order to reduce impervious surface and provide additional open space. Retention of the pre-1920 building is not proposed. The proposed development relies on modification to required zoning front setbacks as permitted through the HDDP program.

3. BIMC 2.16.020.Q. Housing Design Demonstration Projects (HDDP)

A. Review and Approval Process

The HDDP review and approval process requires that the Design Review Board review a conceptual plan and provide advisory comment. City staff subsequently reviews the preapplication proposal and provides preliminary notification as to whether the project qualifies for inclusion in the HDDP program. The Planning Commission must make recommendation on all HDDP projects.

During their review at the conceptual stage of the project during a public meeting held on May 15, 2017, the Design Review Board members had the following suggestions: 1) Entrances from the street instead of the parking lot could change the experience for tenants; 2) Porches rather than balconies would be a better choice. Staff reviewed the preapplication proposal and provided preliminary notification that the project qualified for inclusion in the HDDP program.

B. Evaluation Method

The Housing Design Demonstration Project program (HDDP) utilizes a tiered quantitative evaluation method to link sustainable building goals.

A Tier I HDDP project must achieve LEED Silver, BuiltGreen 4 or Evergreen Sustainable Development certification, and must achieve at least 14 points in the Innovative Site Development category. The project must achieve at least four points in the Housing Diversity category and limit home size to 1,600 square feet. The applicant may choose from a variety of subcategories in which to earn required points.

The project exceeds the required minimum points in the Innovative Site Development category, as scored by staff. The application materials include a LEED checklist. Garages provide covered parking. The open space area exceeds program requirements, providing 1,482 square feet of open space per unit. The zoning summary states that private yards are limited to 20 percent turf.

The project meets Housing Diversity category requirements. The project provides homes in two size ranges: two homes less than 800 square feet in size and three homes 1,401 – 1,600 square feet in size. The development provides two different unit type: single-family homes and carriage houses. The project must provide at least two of each size range or unit type in order to achieve points.

As determined by staff, project scoring follows:

Category		Points Awarded	Points Required
Green Building and Innovative Site Development			
✓	LEED or BuiltGreen 4		
✓	Water Quality & Conservation		
	✓ Covered parking (100% of total parking spaces)	5	
✓	Landscaping & Open Space		
	✓ Open Space minimum 5% / 50 sf/unit (26% / 1,482 sf/unit provided)	10	
	✓ Private yard turf (20% or less)	4	
<i>Innovative Site Development Total</i>		19	14
Housing Diversity			
✓	Maximum Home Size 1,600 sf		
✓	Unit Size (minimum two units per size range)	2	
✓	Unit Type (minimum two units per type)	2	
<i>Housing Diversity Total</i>		4	4

C. BIMC 2.16.020.Q Housing Design Demonstration Projects (HDDP) – Decision criteria

In addition to decision criteria required by the underlying planning permit or approval, an application for a Housing Design Demonstration Project may be approved if the following criteria are met:

1. The applicant clearly demonstrates evaluation factors listed in subsection Q.4 of this section as shown in the HDDP scoring system as evaluated by the planning department.

The project demonstrates the evaluation factors and exceeds the minimum required scoring for a Tier I HDDP project. The submittal documents include a LEED checklist, and the project exceeds the minimum required score in the Innovative Site Development category. The project meets the minimum required score in the Housing Diversity category and home size is limited to 1,600 square feet. Compliance with project conditions is ensured at the building permit stage.

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

HDDP program goals include increasing the housing supply and choice of housing styles, encouraging smaller homes, promoting compact, low-impact development where it is most appropriate, and encouraging innovative design and building techniques by conserving water and energy, using sustainably sourced materials, and limiting environmental impacts.

The project relies on the development standard incentives in the HDDP program for relief from use and setback standards in order to locate a single-family residential development proximate to public facilities. At 1,600 square feet, the homes are modest in size. Relief from open space and setback standards allow the project to achieve a relatively large common open space area and to reduce driving surface; these are both innovative design goals.

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

The Bainbridge Island Fire District, and Kitsap Public Health District find that the project does not adversely impact public service levels. The City Engineer provides recommended conditions of approval to ensure adequate access, including emergency services access, water, sewer and stormwater facilities.

4. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process.

The project relies on relief from zoning and subdivision standards, including use, setback and open space requirements, as provided in the HDDP program.

5. The applicant is meeting required housing diversity standards.

The project meets housing diversity standards by limiting home sizes to 1,600 square feet and providing a mix of unit sizes and types.

4. BIMC 2.16.125.H Preliminary Long Subdivision – Decision criteria

A proposed short subdivision shall not be approved unless written findings are made that the public use and interest will be served by the platting of such short subdivision. The Director of Planning and Community Development may approve or approve with conditions an application for a preliminary short subdivision if he or she determines that:

- A. The applicable subdivision development standards of BIMC Titles 17 and 18 are satisfied.

A short plat is typically conditioned to ensure compliance with applicable subdivision and zoning standards, as modified by the Housing Design Demonstration Project standard incentives of 2.16.020.Q.

- B. The preliminary plat has been prepared consistent with the requirements of the flexible lot design process.

The proposed plat meets open space requirements consistent with the flexible lot design process and standards, as modified by the Housing Design Demonstration Project standard incentives.

- C. Any portion of a plat which contains a critical area, as defined in BIMC 16.20, conforms to all requirements of that chapter.

The property contains no critical areas.

- D. Any portion of a plat within shoreline jurisdiction, as defined in BIMC 16.12, conforms to all requirements of that chapter.

The property is not within shoreline jurisdiction.

- E. The preliminary residential short subdivision makes appropriate provisions for the public health, safety and general and public use and interest, including those items listed in RCW 58.17.110.

Short plat approval requires that adequate provision is made for the public health, safety and welfare, and public use and interest, including required items in 58.17.110 RCW such as streets and public ways. The City Engineer provides recommended conditions of approval to ensure adequate access, including emergency services access, water, sewer and stormwater facilities. If a project is found to be consistent with the Municipal Code, a short plat provides adequately for the public health, safety and welfare, and for the public use and interest.

- F. The proposal complies with all applicable provisions of this code, Chapters 36.70A and 58.17 RCW, and all other applicable provisions of state and federal laws and regulations.

The Comprehensive Plan and Municipal Code reflect the Growth Management Act mandates (Chapter 36.70A RCW) and State subdivision regulations (Chapter 58.17 RCW). Recommended conditions ensure that the plat complies with all local, state and federal regulations.

- G. The proposal is in accord with the Comprehensive Plan.

The proposal is in accord with the Comprehensive Plan. The proposal provides for residential development within a designated urban center. The project uses sustainable building practices and provides for growth proximate to public facilities and services. The development reduces reliance on automobiles because it is served by bus routes and is served by non-motorized connections to Winslow commercial districts and the ferry. The project provides common open space and landscaping along Ericksen Avenue.

- H. The City Engineer's recommendation contains determinations that all of the following decision criteria for long subdivision are met and such determinations are supported by substantial evidence within the record: The plat conforms to drainage regulations in BIMC 15.20 and 15.21; the plat 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; there is capacity in the public water system to serve the plat, and the applicable service can be made available at the site; the plat 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 17. The subdivision conforms to the requirements of this chapter and the standards in the “City of Bainbridge Island Design and Construction Standards and Specifications,” 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 17.

Provided the project is conditioned as recommended, the City Engineer finds that the project: Conforms to surface and stormwater requirements; will not cause undue burden on the drainage basin, and will not unreasonably interfere with the use and enjoyment of properties downstream; the streets and pedestrian ways are coordinated with streets serving adjacent properties and are adequate to accommodate anticipated traffic; the water system has sufficient capacity to serve the plat and water service can be made available at the site; the preliminary plat conforms to the road standards contained in the “City of Bainbridge Island Design and Construction Standards and Specifications” manual.

Part VI: 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, including technical information and documentation.

Staff recommends consideration of the following conditions should the Planning Commission recommend approval:

SEPA CONDITION

1. To avoid adverse impact to historic structures, application for demolition permit for the existing home shall be reviewed by the Historic Preservation Committee.

PROJECT CONDITIONS

2. The project must conform to the Housing Design Demonstration Project (HDDP) program Tier I requirements (BIMC 2.16.020.Q).
 - A. The project must achieve LEED, BuiltGreen 4 or Evergreen Sustainable certification.
 - B. The project must provide homes no greater than 1,600 square feet in size.
 - C. The project must provide at least two unit types and at least two of each unit type.
 - D. The project must provide at least two unit size ranges and at least two units within each range.
 - E. The project shall substantially conform to the Innovative Site Development category scoring for preliminary short subdivision.
3. 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.
4. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
5. A final Open Space Management Plan (OSMP) shall be recorded with the Kitsap County Assessor's Office and the recording number noted on the face of the plat.
6. Non-motorized facilities that provide connection between the lots, driveways, parking facilities and Open Space Tract shall be located within easements which provide not less than eight foot widths. The easements shall be recorded with the Kitsap County Assessor's Office and recording number noted on the face of the plat.
7. Use easements for parking facilities shall be recorded with the Kitsap County Assessor's Office and recording number noted on the face of the plat.
8. 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 in BIMC Table 18.12.020-3.
9. Lot coverage of 30 percent shall be allocated between the lots as proposed and noted on the face of the plat, except: The final plat shall reflect a modest reduction in the per-lot allocation to provide lot coverage for open space buildings (e.g. garden shed, picnic shelter, playhouse).

10. The following setbacks shall be noted and depicted on the final plat:

Interior subdivision	Minimum 0 feet
Building to exterior subdivision boundary line	Minimum 5 feet
Building to right-of-way	Minimum 10 feet

11. The short plat shall have at least 40 tree units per acre (22 tree units) after redevelopment (BIMC 18.15.040.G.4).

12. Building permits shall meet 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 the 'Guidelines Applicable to the Ericksen Avenue Overlay District'.

13. The final plat submittal documentation shall include approved mailbox locations from the United States Postal Service.

14. If school impact fees are in effect at the time of submittal for the final plat, the applicant shall pay one half of the impact fees applicable for development of a single-family residence on each lot. The applicant for construction of each dwelling unit is otherwise responsible for payment of school impact fees.

15. Pursuant to RCW 58.17.140(3), a final plat shall be submitted to the city for approval within five years of the date of preliminary plat approval.

16. The applicant shall comply with the following conditions to the satisfaction of the Fire Marshal:

- A. The proposed project shall comply with all provisions of the adopted Fire Code.
- B. Any future development shall comply with all provisions of the adopted Fire Code.
- C. Residential fire sprinklers are not required but are encouraged.

17. The applicant shall comply with the following conditions to the satisfaction of the City Survey Program Manager:

- A. The Rockery located within the right-of-way shall not be expanded without a review of the proposed changes and may require a license agreement.
- B. Any City-maintained utilities located outside of the right-of-way require an easement agreement recorded with the Kitsap County Assessor's Office and recording number noted on the face of the plat.

18. The applicant shall comply with the following conditions to the satisfaction of the City Engineer:

- A. Survey monumentation shall be provided consistent with the Standards, Section 8-03.
- B. Civil improvement plans ready for construction shall be submitted with an application for a plat utility permit to COBI for review and approval to construct all necessary infrastructure serving the divided lots.

- C. No building permits for the newly created lots will be issued until the completion of the civil improvements or performance bonding is established to cover unfinished work to apply for final plat.
- D. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final plat or performance bond release.
- E. The deviation request from the applicant to split access to the development to two (2) access points along Ericksen Avenue NE is approved. The existing lot is already served by two access points and the proposal will shift the majority of trips to the southern access further from higher-volume access points to the north. The northern access shall not be shifted any further north than it currently exists. Both accesses shall be a minimum of 12-feet wide.
- F. The southern development access provides direct vehicular access to one residence, with remote parking provided for two additional residences that are accessed by pedestrian ways. The access does not qualify as a private street (directly serves 3 or more residences) for all intents and purposes, but is considered an autocourt. Access easement areas shall be extended to include the under-building parking areas.
- G. An access and parking area maintenance agreement between proposed Lots A, B, & C shall be recorded with the final short plat. Maintenance of the private access shall be the responsibility of the owners and not the City.
- H. A Stormwater Pollution Prevention Plan (SWPPP) is required prior to construction activities including clearing or grading or civil improvements. Stormwater quality treatment, erosion and sedimentation control shall be designed in accordance with BIMC 15.20. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington.
- I. Due to lack of storm drain capacity downstream of the site the project shall match post-developed stormwater discharges to existing discharges leaving the site up to the 100-year storm event via an onsite detention tank and on-site Low Impact Development (LID) Best Management Practices (BMPs).
- J. The project qualifies as flow-control exempt in accordance with Minimum Requirement #7 of the currently adopted stormwater manual. Bioretention, rain gardens, and permeable pavement are not required. The civil improvement plans submittal shall demonstrate that BMP T.510A: Full Downspout Infiltration is not feasible by showing how the site meets the infeasibility criteria per the stormwater manual.
- K. 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.

- L. Prior to final plat submittal, or performance bond release, the applicant shall submit an operation and maintenance plan, based on as-built drawings of the installed facilities, for the on-going maintenance of the storm drainage system.
- M. Installation of improvements and creation of as-built engineered plans must be completed prior to approval of final plat. In lieu of completion of those improvements and as-builts consistent with the conditions of a preliminary short plat approval, the City engineer may accept an assurance device, in an amount and in a form determined by the City, but not to exceed 125 percent of the established cost of completing the infrastructure that secures and provides for the actual construction and installation of the improvements or the performance of the conditions within one year, or such additional time as the city engineer determines is appropriate after final plat approval.
- N. A right-of-way (ROW) construction permit or road approach application (RAA) will be required prior to construction activities within the right-of-way. The ROW/RAA permit will be subject to separate conditions and bonding requirements.

Ericksen Gardens Preliminary Short Plat

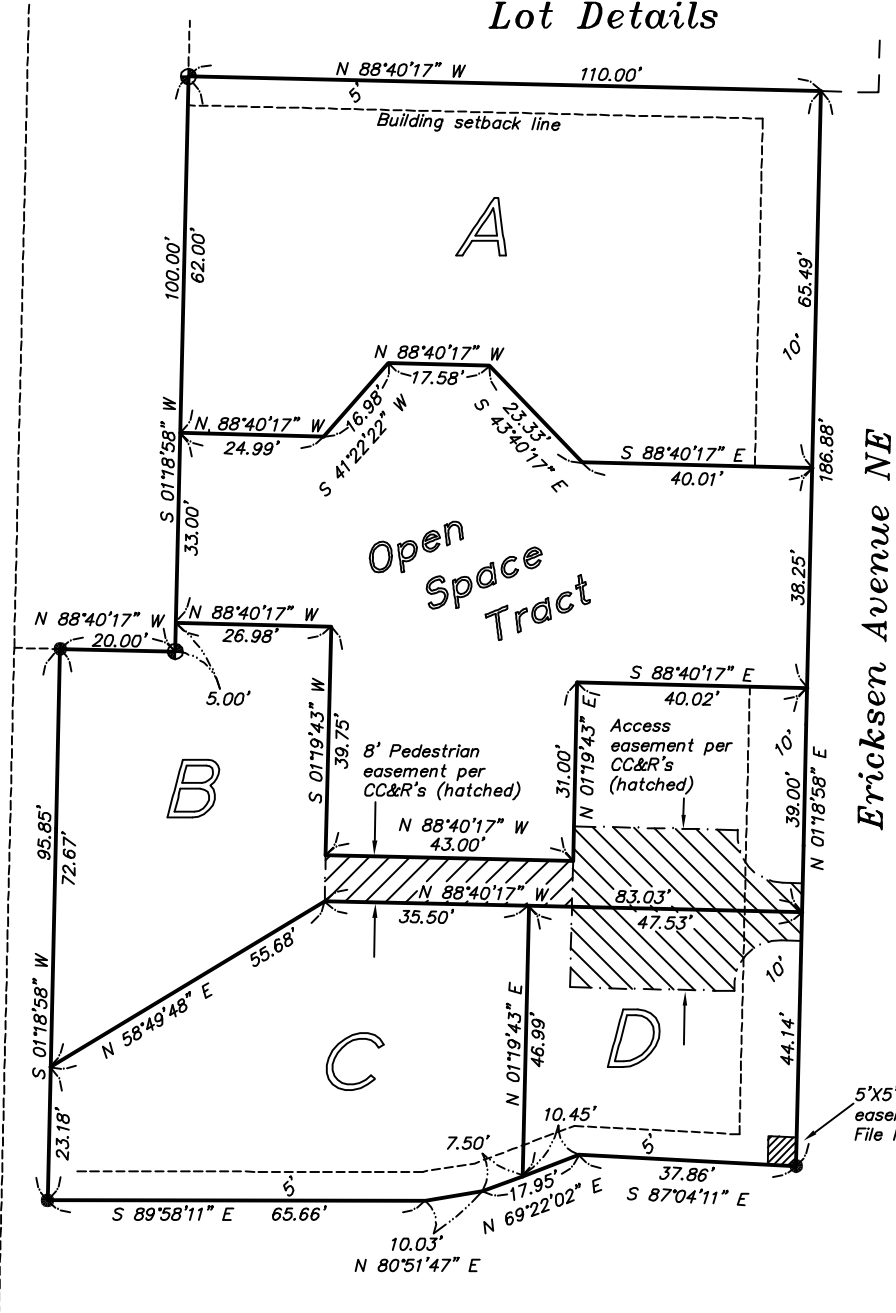
SW 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Housing Design Demonstration Project

Lot Details

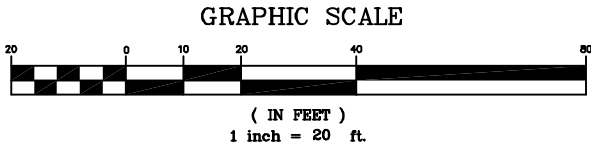
Scale: 1"=20'
Assumed



Legend

- = Set 3/4" iron pipe and lot stake
- ⊙ = 2" Brass disk monument previously set for plat in Volume 33 of plat, Pages 190-198, records Kitsap County, Washington.

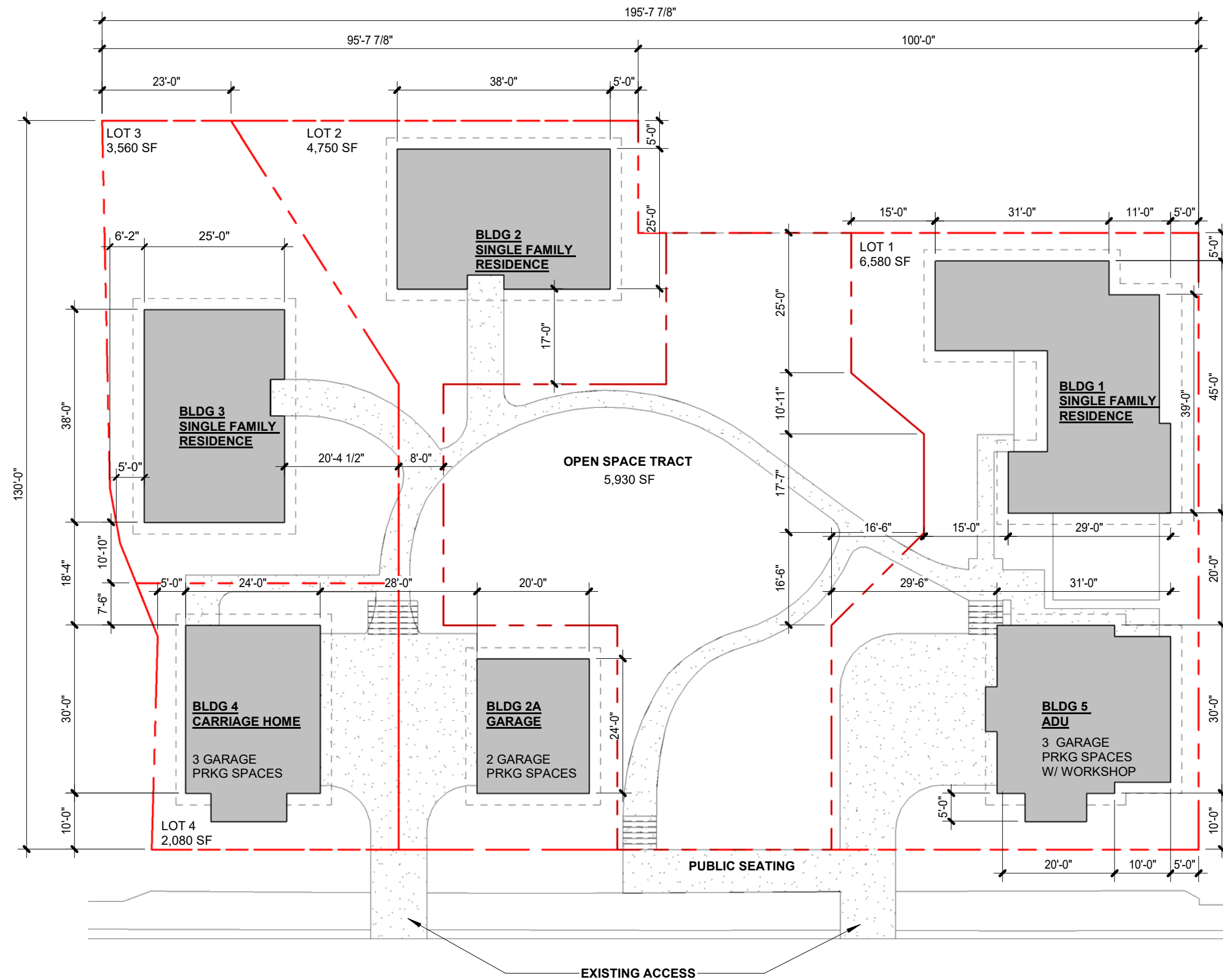
Areas		
Total	22,918 sq ft	0.53 acres
Lot A	6,582 sq. ft.	0.15 acres
Lot B	4,751 sq. ft.	0.11 acres
Lot C	3,571 sq. ft.	0.08 acres
Lot D	2,087 sq. ft.	0.05 acres
Open Space	5,928 sq. ft.	0.14 acres



ADAM • GOLDSWORTHY • OAK
A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

DATE 10/9/17 FIELD BOOK --
DRAWING 6378PSP5 SHEET 5 / 5

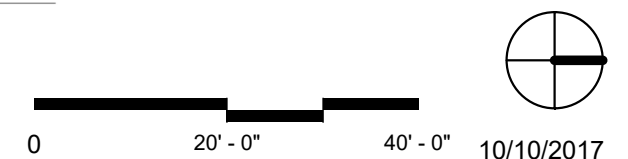


PARCEL #: 262502-2-121-2005
 PARCEL AREA: .53 ACRES
 FAR: 7,196 SF (.30 FAR, INCLUDES ROW FAR PER 1999 COBI LETTER)
 LOT COVERAGE: 7,100 SF (30%)

SITE PLAN

ERICKSEN GARDENS

571 ERICKSEN AVE NE, BAINBRIDGE ISLAND, WA



WENZLAU ARCHITECTS



PROJECT INFO

Site Address: 571 Ericksen Avenue,
Bainbridge Island, WA

Parcel#: 262502-2-121-2005

Lot Area: 23,087SF (0.53AC)

Zoning: MUTC / Ericksen District

Surrounding Uses:

East: MUTC-Erickson: Multi-family
West: MUTC-Erickson: Multi-family
North: MUTC-Erickson: SFR
South: MUTC-Erickson: Office

Proposed Uses: Single Family (requires HDDP)

Lot Coverage: Allowable: 35% 8,080sf

Height Limit: 25' (35' with underbuilding parking)

Setbacks: Front: 15' (10' per HDDP)
Side/Rear: 5' (per MUTC)
Bldg to Interior lot line: 0'
(per HDDP)

Landscape: Roadside Buffers: N/A
Perimeter Landscape: N/A
Tree Retention: 40 tree units/
acre x .53AC = 21.2 tree units

HDDP: TIER 1: 1600sf max. unit size,
LEED or Built Green 4
Innovative Site (14pts min)
Housing Diversity (4pts min)

Subdivision: Open Space: no min open
space if 50sf per unit provided

Fire Access: No turn around required, verify
hose length

SITE PLAN

10/10/2017

ERICKSEN GARDENS

571 ERICKSEN AVE NE, BAINBRIDGE ISLAND, WA



WENZLAU ARCHITECTS

LANDSCAPE TYPES
PRIVATE GARDENS



Private property parcels will be designed by the owners. Each will have a unique character that expresses owners personalities and are adapted to individual lifestyles.

COMMUNITY GARDEN



The central greenspace will be enjoyed by all residents and may include a gazebo, seating, art and/or a small water feature in spaces designed to bring people together. A strolling garden and path will tie together themed garden rooms that may include English, Asian, Rose, Shade and Woodland gardens. The centerpiece will be a large, existing fir tree. No lawn will be used. Plant material will be a combination of natives and regionally adapted species.

STREETSCAPE



Landscape design to satisfy COBI code section 18.15.010.A.2.e. for the Ericksen Overlay District. The streetscape will present a cohesive, inviting edge and interface with the larger neighborhood. Large deciduous canopy trees will line the sidewalk, providing structure and separation between homes and the road. A small seating area invites the neighbors to linger.

Representative Species

Trees
Chionanthus retusus
X Chitalpa tashkentensis
Magnolia virginiana 'Jim Wilson'
Oxydendrum arboreum
Shrubs
Hydrangea macrophylla 'Ayesha'
Camellia x williamsii 'Donation'
Syringa pubescens ssp. patula
Ilex crenata 'Soft Touch'
Ground Covers
Geranium x cantabrigiense 'Biokovo'
Thymus 'Pink Chintz'

Chinese Fringe Tree
Chitalpa
Sweet Bay Magnolia
Sourwood

Mophead Hydrangea
Hybrid Camellia
Dwarf Korean Lilac
Soft Touch Compact Holly

Biokovo Cranesbill
Pink Chintz Thyme

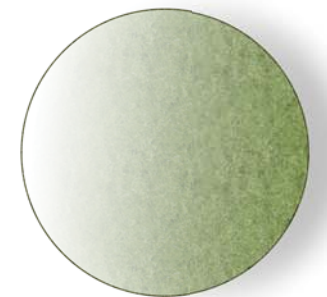
Representative Species

Trees
Liriodendron tulipifera 'Fastigiatum'
Carpinus betulus 'Franz Fontaine'
Quercus bicolor 'Bonnie and Mike'
Fagus sylvatica 'Dawyck Gold'
Shrubs/Grasses/Perennials
Spiraea japonica 'Walbume'
Raphiolepis 'Ballerina'
Pennisetum orientale 'Karley Rose'
Rudbeckia fulgida 'Goldsturm'
Ground Covers
Baccharis magellanica
Rubus calycinoides
Fragaria x 'Lipstick'

Columnar Tulip Tree
Columnar Hornbeam
Columnar Oak
Dawyck Gold Beech

Magic Carpet Spiraea
Indian Hawthorn
Fountain Grass
Goldsturm Black Eyed Susan

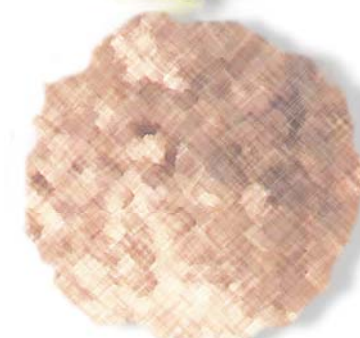
Christmas Bush
Creeping Bramble
Lipstick Strawberry



EXISTING TREES TO BE RETAINED
(Refer to Tree Retention Plan - sheet L01)



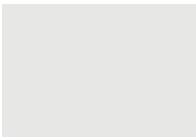
PROPOSED AND EXISTING DECIDUOUS STREET TREES



PROPOSED DECIDUOUS ORNAMENTAL TREES



PROPOSED CONIFEROUS TREES



PEDESTRIAN PAVING



VEHICULAR PAVING

ERICKSEN GARDENS - LANDSCAPE CONCEPT

Scale

