

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – May 6, 2019
Harrison/Police Station & Court Building
Vincent Road Transfer Station
Winslow Hotel ([PLN50880 SPR CUP](#))
Review of COBI Sign Ordinance
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:02 PM. Design Review Board Members in attendance were Peter Perry, Jason Wilkenson, Carl Yurdin and Jane Rein. City Council Liaison Ron Peltier was in attendance. Planning Commissioner Jon Quitslund was present. City Staff in attendance were Senior Planner Kelly Tayara, Planner Ellen Fairleigh, Interim Planning Director Heather Wright, Interim Planning Manager David Greetham, Planner Olivia Sontag and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – May 6, 2019

Motion: I move to approve.

Rein/Perry: Passed Unanimously

Harrison/Police Station & Court Building – Design Guidance Review Meeting
Project Manager: Kelly Tayara & Ellen Fairleigh

Public Comment: Resident - Concerned about the packed gravel on the landscape plan. It is difficult for manual wheelchairs to move on it. Is the packed gravel going to be in some area of the design that will require access by a wheelchair?

Applicant: The trail on landscaping plan is an existing trail that is required by the title and is not part of this project.

Public Comment: Resident - Will there be a direct link to the highway from the parking lot?

Applicant: There was talk about that, but it was decided that there would not be access to the highway from the parking lot.

DRB: Applicant is invited to come back with materials selected by not required.

Vincent Road Transfer Station – Conceptual Proposal Review Meeting
Project Manager: Kelly Tayara

Kelly Tayara Senior Planner: Encourages applicant to come back to Design Guidance Meeting with proposed (1) public outdoor space for employees, (2) review of the tree unit requirements and (3) review Landmark Tree requirements.

Applicable guidelines: Commercial and Mixed-Use General guidelines

DRB comments / recommendation for how the project could be revised to achieve greater consistency with applicable design guidelines - Chair: No large issues, some concern about the texture of exterior materials

DRB comments / recommendation for how the project could be revised to achieve greater consistency with applicable Comprehensive Plan goals and policies - Think about sustainability and improving the performance of the building (e.g. increasing the R-value of insulation)

Applicant statement regarding potential need / rationale for any departure from design guidelines or COBI Design and Construction Standards - No departures proposed

Winslow Hotel (PLN50880 SPR CUP) – DRB Review & Recommendation Meeting

Project Manager: Olivia Sontag (*Review two optional revisions to the previous recommended plan*)

Review & Recommendation of Option 1 -

Motion: I move to recommend approval of the proposed 28-foot reduction to the west wing and 6-foot increase to the east wing.

Dunstan/No 2nd: Passed unanimously

Review & Recommendation of Option 2 -

Motion: I recommend approval to move entire west wing of the façade 8 feet to the east and the addition of six parking spaces plus additional landscaping.

Dunstan/No 2nd: Passed unanimously

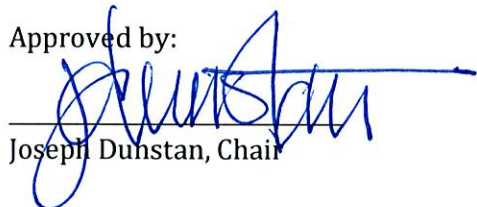
Review of COBI Sign Ordinance – Jane Rein, DRB Member **Moved to next meeting agenda*

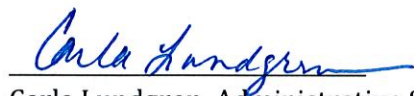
New/Old Business - None

Adjourn

The meeting was adjourned at 4:56 PM.

Approved by:


Joseph Dunstan, Chair


Carla Lundgren, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
June 3, 2019**

PLEASE PRINT

**Join
ListServ
Yes/No**

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
JOE DUNSTAN	Chair DRB		
CARL MURDIN	DRB		
Jane Rein	DRB		
BRIAN KELLY	BIREN	editor@bainbridge-review.com	
Jon Quitslund	Planning Comm.		
Hannah Stratton-Jones	resident		
Susan J. Nelson	citizen		
JASON WILKINSON	DRB		
PETER PERRY	DRB		
CHARLES SCHMID	ABC		
Ed Cannard	—	—	
JOHN FURNARI	—	—	
John Wiens	citizen		
Berry Loveloss	COBJ PW		
ROBERT HUTCHINSON	COATES DESIGN		
TERRY POMA		TPOMA2002@hotmail.com	
Stephanie Steele		SSTEELE45@gmail.com	
Connie PONS	CITIZEN	cepons@seanet.com	

Pam Galvani

citizen

bpgalvani@comcast.net



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
June 3, 2019**

PLEASE PRINT

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
Vicki A Lynn Breen	resident	vicki.breen@gmail.com	✓
SUSAN RICE	"	susan.rice.jde@gmail.com	ALREADY ON IT
Jaron & Jack Sjolseth	"	Jack@Sjolseth.com	yes
Bill & Claudia Anderson	"	claudia.anderson@	
Esther Bryant	"	earthlink.net	✓
Susan Morse	"	SSI75MORSS@gmail.com	✓
Phyllis Carlyle	"	p Carlyle5@gmail.com	✓
Rick Dearbach	"	rldern@msn.com	✓
Yumiko Damashek	"	Yumiko.damashek1@gmail.com	✓
Linda Lanner	"	LKTANNER47@gmail.com	✓
Michele Conner	"	connercompand@gmail	✓
Denny Conner	"	"	✓
Patrick Miller	"	Patrick.Miller@CBSain.com	✓
Carlene Lenard	"	carlene.lenard@msn.com	✓
Meg Gordon	"	meggordonmiller@gmail.com	✓
John Watt	"	JOHNWATT@GMAIL.CO	
Jim Watt	"	jim.watt@gmail.com	—
Elaine Keeley	"		—
Ignacio Cabezudo	"	Ignacio.Cabezudo@gmail.com	✓



CITY OF
BAINBRIDGE ISLAND

Cara Wells resident

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
June 3, 2019**

PLEASE PRINT

Join
ListServ
Yes/No

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
<i>Will C. Ben</i>	<i>owner</i>	<i>(206) 842-2981 mcboreb@msn.com</i>	
<i>Mary Hall</i>	<i>Resident</i>	<i>mimnapoppy@yahoo.com</i>	
<i>Ruth G. Urbach</i>	<i>resident</i>	<i>(206)-855-7906 rurbach@msn.com</i>	
<i>MARY BROWN</i>	<i>resident</i>	<i>marymarenbrown524@gmail.com</i>	
<i>CHERYL CRIST</i>	<i>Winslow resident</i>	<i>206-492-1563</i>	<i>?</i>
<i>Winifred Perkins</i>	<i>resident</i>	<i>winifredperkins25@gmail.com</i>	<i>Yes</i>
<i>Lynn Sinclair</i>	<i>resident</i>	<i>lynnzer35@gmail.com</i>	<i>YES!</i>
<i>CHRISTINE WYATT</i>	<i>Resident</i>	<i>CHRISTINEWYATT477@gmail.com</i>	<i>Yes</i>
<i>Joyce Gauss</i>	<i>"</i>	<i>joyce981104062@hotmail.com</i>	
<i>Gladys Bleedow</i>	<i>Resident</i>	<i>gladybleedow@aol.com</i>	<i>No</i>
<i>Jan Weber</i>	<i>Resident</i>	<i>janweber3333@gmail.com</i>	<i>YES</i>
<i>Roger van Gelder</i>	<i>Resident</i>	<i>206-200-3900/rogerevange1@aol.com</i>	<i>no</i>
<i>Barbara Hoopst</i>	<i>"</i>	<i>206 842.7306/mbarnahoopst@gmail.com</i>	
<i>Steve + Nancy Rosen</i>	<i>"</i>	<i>206-399-1713 SL ROSEN540@aol.com</i>	
<i>Mary Hall</i>	<i>"</i>		
<i>Maryanne Keane</i>	<i>"</i>		
<i>Betty Wiese</i>	<i>"</i>	<i>8421767betty.wiese@comcast.net</i>	<i>No</i>
<i>Lise Orville</i>	<i>"</i>	<i>Lise.Orville@...</i>	<i>yes</i>
<i>Beth Eisenhood</i>	<i>"</i>	<i>Beth Eisenhood@gmail.com</i>	

NAME

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Philippe Boucher

Philippe Boucher

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Listserve
YorN

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

X “Pre-App” Meeting Checklist

☐ “Post-App” Meeting Checklist

Project Name/Case #: Bainbridge Island Police and Court

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

Pre-Application

Tenant improvement to the existing Harrison Medical Office Building to house the Bainbridge Police Department and Municipal Court. The building is located at 8804 Madison Avenue North, Bainbridge Island, Washington.

Project Description: The medical center building was constructed in 2014 and is 17,548 square feet in size and covers approximately 3.02 acres. It is type V-B construction with a fully automated fire sprinkler system.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	This design element was utilized on the existing building and will be executed in all reworking of the exterior skin of the building. The balance of the building massing will remain unchanged.	

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

2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	Modulation will be incorporated in the small two-story addition anticipated on the southwest corner of the existing building.	
Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	On the primary north elevation, the “transparency” will be maintained, but to a lesser extent than that which currently exists. The change to a Police/Court use demand a level of “bullet resistivity” that equates to more opacity in parts of the envelope.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	These basic design approaches exist in the current building envelope and will be respected in the repurposing of the existing building.	

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

5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	These basic design approaches exist in the current building envelope and will be respected in the repurposing of the existing building.	
Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	Because the project is primarily a tenant improvement, the general building location will remain unchanged, include the location of parking and entry points to the building.	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	Because the project is primarily a tenant improvement, the general building massing will remain basically unchanged.	
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	The current site development includes a landscaped public space on the north side of the building, which will be maintained.	

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

9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	The current structure is a monolithic block, with no expansion envisioned as a separate distinct building.	
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	Because the project is primarily a tenant improvement, the general building massing and cladding will remain with very minor adjustments.	
Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	To be developed in concert with COBI administration.	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	There currently is no drive through function and nothing planned for in the future.	

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

13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	Security provisions strictly control access points to the building. The current locations of staff and public access will remain unchanged.	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	These basic design approaches exist in the current building envelope and will be respected in the repurposing of the existing building.	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	The current structure is a monolithic block, with no expansion envisioned as a separate distinct building. Scale reduction is inherent in the original design. This was accomplished with a mix of massing offsets and a proportioned mix of glazed and opaque envelope surfaces.	
Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	These basic design approaches exist in the current building site planning and will remain and be respected in the repurposing of the existing facility.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**

Design Review Board Design Guideline Checklist

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

Police & Court Study for the Harrison MOB – 6/11/18

The Big Picture:

The goal was to see what could fit in the Harrison MOB **without altering it or expanding it**. Since the amount of space in the Harrison MOB is significantly less than the space in the space needs program, we had to begin by eliminating and/or reducing the size of a variety of spaces. Hence, some of the larger program spaces simply cannot be provided as dedicated use spaces (i.e. only usable by one building tenant). Other spaces had to be eliminated altogether (perhaps they can be added in at subsequent future phases).

- PD spaces upstairs were limited to short duration use spaces. Lockers, briefing, etc.. All PD offices and spaces used continuously are downstairs.
- Plan reflect desire to retain and or enhance existing shear walls.
- Since high density storage **MUST** be limited to areas with slab on grade, Evidence and PD Records are downstairs.
- Mobility impaired staff would enter through public lobby to use elevator.

Program spaces lost in the down-sizing for both Police and Court

Courts:

- Individual Offices for Domestic Violence (merged them into a shared office).

Police:

- Dedicated PD Community Meeting / Multi-purpose Room eliminated.

Work Around: The gallery portion of the municipal courtroom would be designed to be configurable as a community / multi-purpose room (nights and days when court is not in session).

- Police Sally Port / Warm Vehicle Storage Garage eliminated.

Work Around: Existing west parking lot to be Police Fleet only. It would be screened, secured with “no climb” fencing and an automatically controlled vehicle gate. Existing canopy area to provide access to door providing dedicated access to short term holding / POI (person of interest) interview.

- Firearms Prof. Range eliminated.
- Vehicle Exam Bay with ID lab eliminated.

Work Around: Limited ID lab functions may be addressed at officer's bag tag area).

- Evidence Return Vestibule eliminated.

Work Around: Routine evidence return to take place at Records customer service counter – i.e. add a parcel passer at one of the 3 Records counter positions).

- Field Bag Lockers eliminated

Work Around: Created a sheltered / covered area outdoors at Patrol entry for field bag lockers.

- Separate work desks and Counter Position for Records staff eliminated.

Work Around: The 3 public counter positions are designed as full working records workstations.

- Wellness / Fitness Area eliminated (option to create it at open locker area in lieu of briefing room).
- 1 Conference Room eliminated.
- Juvenile Toilet Room eliminated.
- Detective Interview Rooms eliminated.

Work Around: Victim Witness interviews handled at Report Taking Rooms near Lobby. Suspect Interviews are all conducted at Short Term Holding.

- Dedicated Lunch Room eliminated.

Work Around: 1 large building-wide lunch room to be shared by police and courts staff.

- Dedicated Individual Police Lobby.

Work Around: Plan requires all Police and Courts visitors enter same Lobby with Court visitors proceeding upstairs (where court security can be set up on court days).

Program elements retained, albeit at a smaller size than programmed

Courts:

- Prosecutor & Public Defender's Offices reduced in size.

Police:

- Armory and Weapons Maintenance reduced in SF.
- Detectives Area SF reduced.

Note: Patrol Sgts. Area could be swapped with Detectives to provide investigators workspaces with windows (results in loss of open collaboration layout - placing detectives in 2 X 2 offices).

- Uniform Storage Room reduced.

Functional compromises made to facilitate fit for both Police and Court

- Shared Courtroom
- Shared Lunch Room

Assorted changes that are at variance with the program and possible expectations of the Judge and Chief

- Since Courtroom needs 2 exits (both that must prevent unauthorized access to secure areas of the Courts and PD), we had to reconfigure and enclose the west emergency stair into a stair tower for PD providing full / secure PD usage of upstairs and downstairs PD spaces.

Courts:

- High density files cannot be used on second floor (Hence Courts Records space is larger –utilizing conventional file cabinets).

General:

- Present wall construction does not provide any ballistic protection.

Recommendation: Since the North wall must be upgraded completely to enable shear to meet code required "Essential" rating, we recommend it be provided with UL Listed ballistic liner panels (armortex or equiv.). Staff will need to be made aware that no other exterior walls provide such protection (i.e., if shooting occurs they'll need to seek shelter behind files etc. and when possible move further into the interior of the building).

Site related shortcomings the Harrison site forces upon the Police/Court/Public users

- Need to separate secure parking for staff personal cars and police fleet.

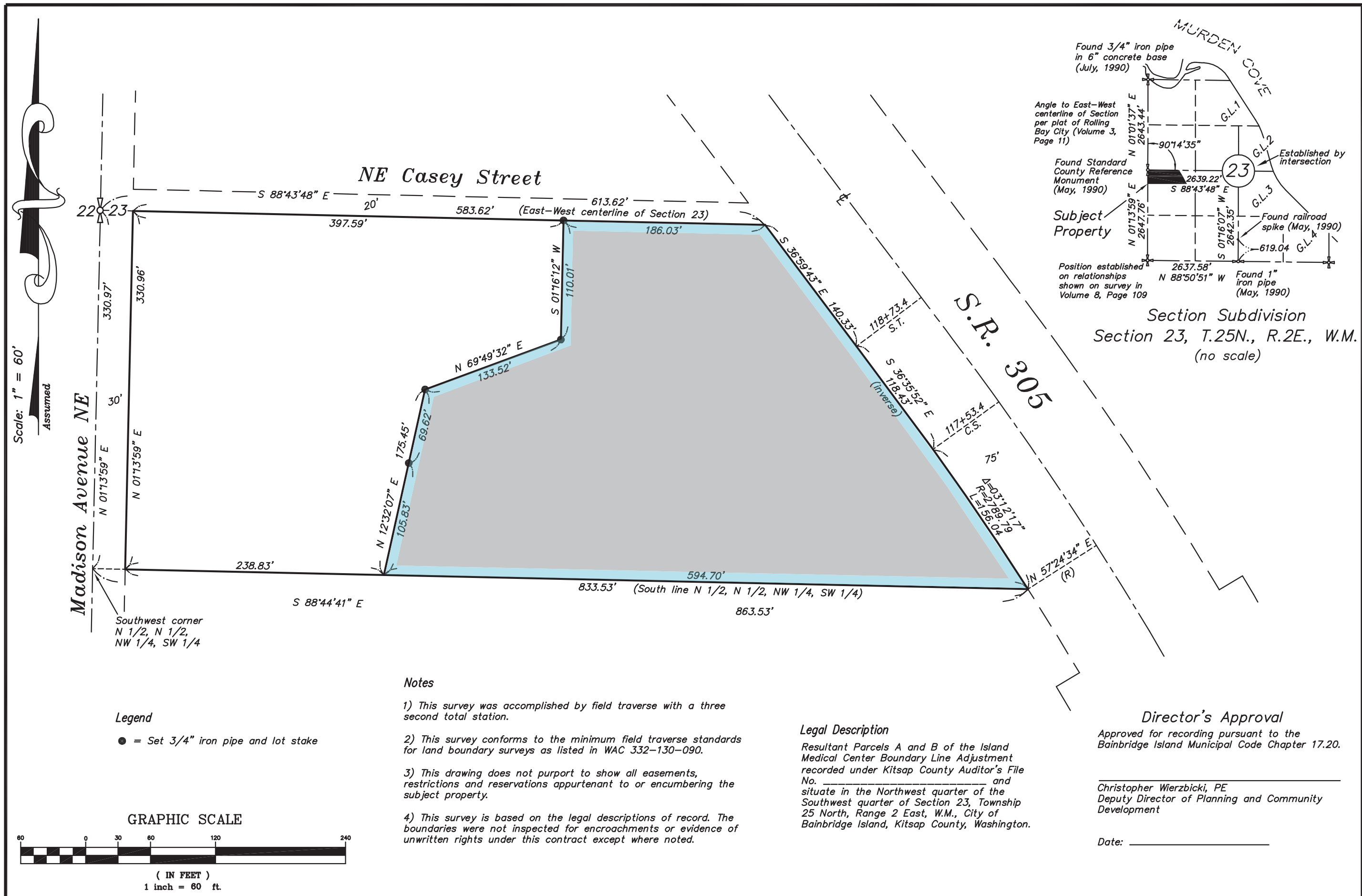
Implication: Securable West lot will not completely address PD fleet needs resulting in officers periodically driving in, seeing it is full and having to drive around the building to use the south staff POV lot.

- One existing elevator

Implication: Any present or future PD or Courts staff that is mobility impaired will need to access the building through public entry.

- Only 1 egress point for PD parking.

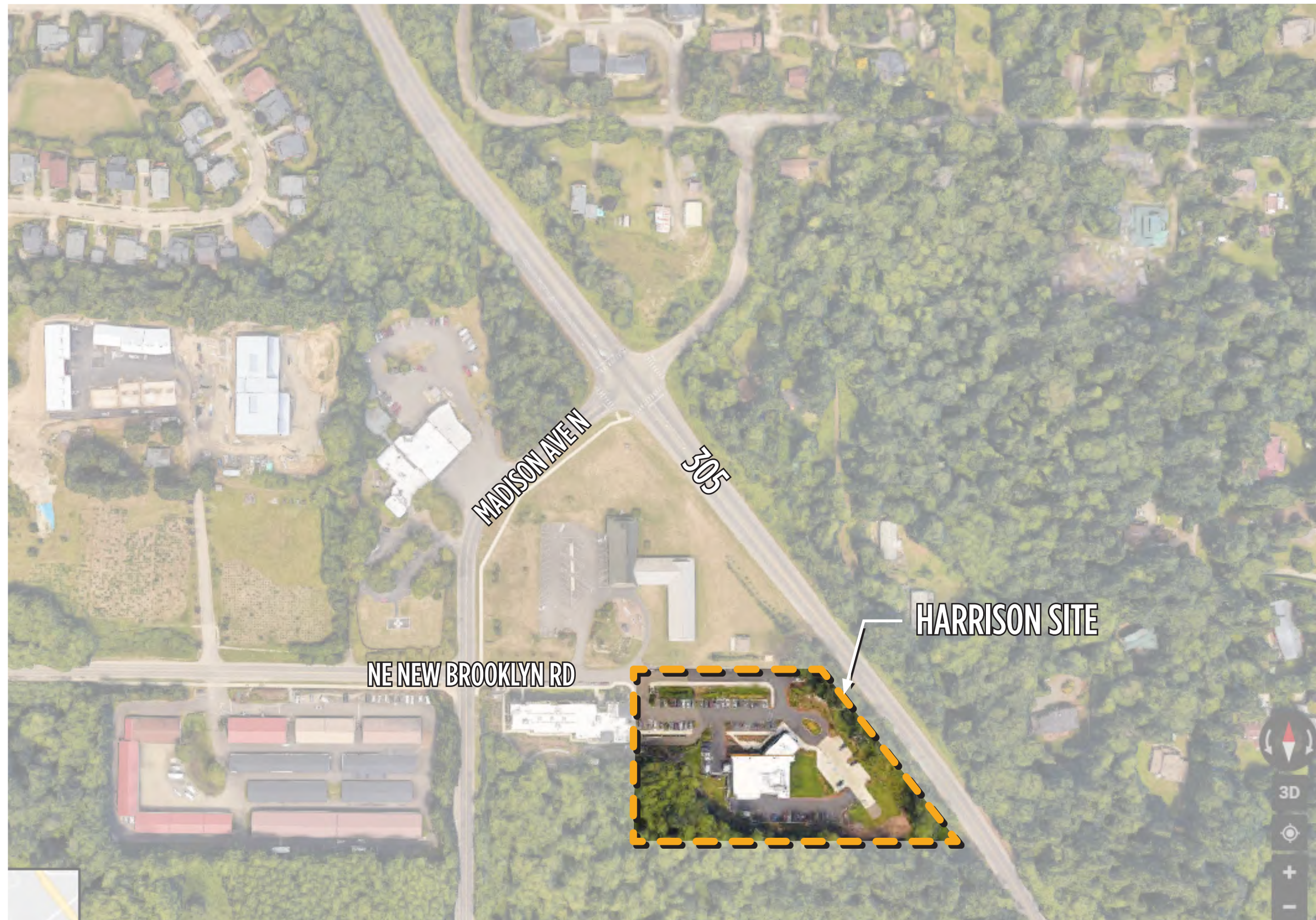
Implication: Site is vulnerable to being held "hostage".

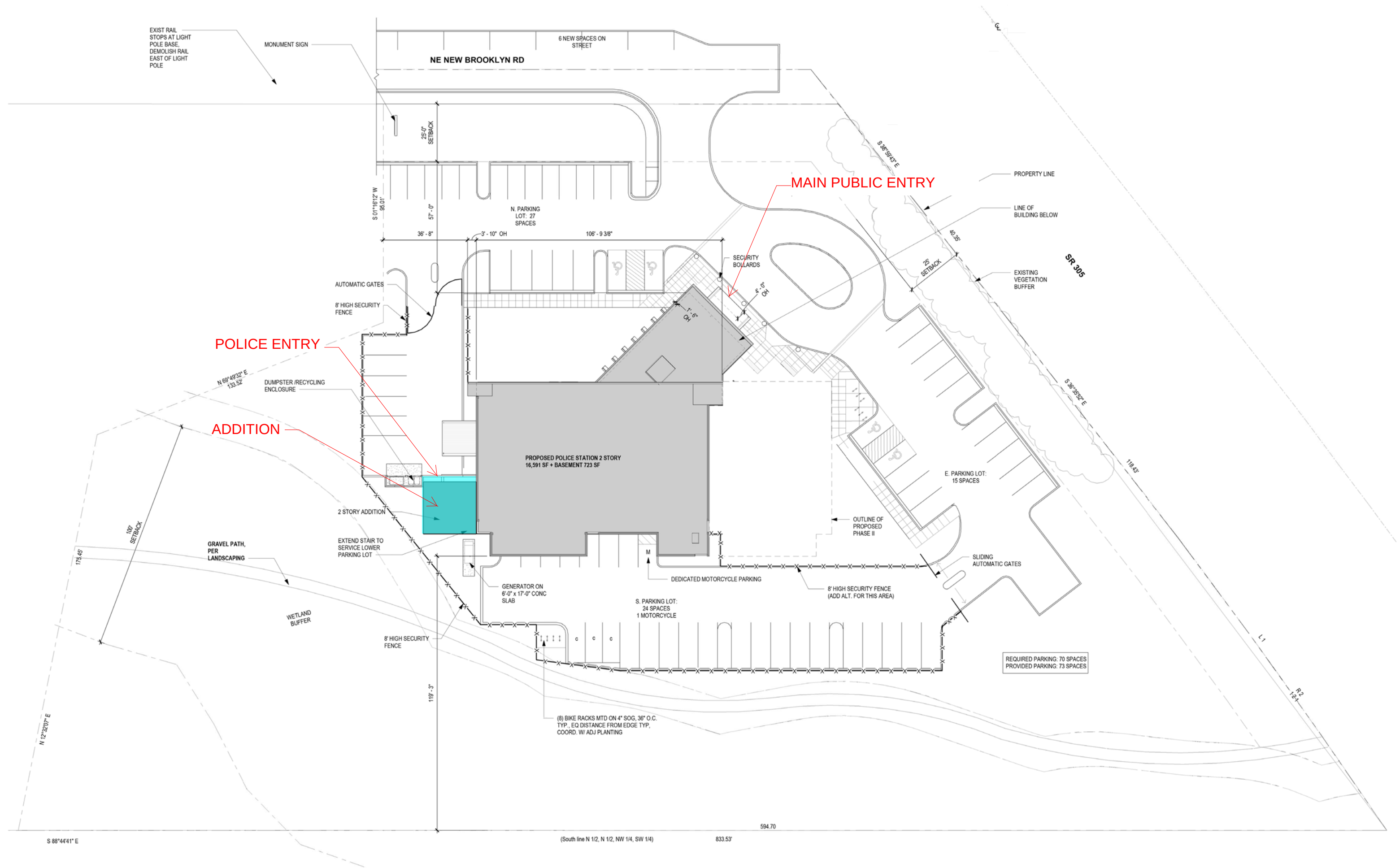


AUDITOR'S CERTIFICATE Filed for record this _____ day of _____, 2008 at the request of Adam & Goldsworthy, Inc. Auditor's File No. _____ Survey No. NW SW 23 25 021 00 Volume _____ of surveys, Page _____ County Auditor _____ by _____ Deputy Auditor	SURVEYOR'S CERTIFICATE This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: Right Medical Building LLC in December, 2008	 Not final	a survey of a portion of Northwest 1/4, Southwest 1/4, SEC.23, T.25N., R.2E., W.M. City of Bainbridge Island, Kitsap County, Washington	ADAM & GOLDSWORTHY, INC. LAND SURVEYING 1015 NE HOSTMARK STREET (360)779-4299 POULSBO, WA 98370 (206)842-9598
DATE 12/9/08	DWG. NO. 4373S	FIELD BOOK 1080/9	SHEET 1/1	

	PROGRAM SQ. FT.	ACTUAL SQ. FT.	DELTA
POLICE	17,641	13,397	4,244
COURT	6,825	4,069	2,756
SHARED		273	
TOTAL	24,466	17,739	6,727
	PROGRAM	ACTUAL	
PARKING	85	80	

LOCATION PLAN

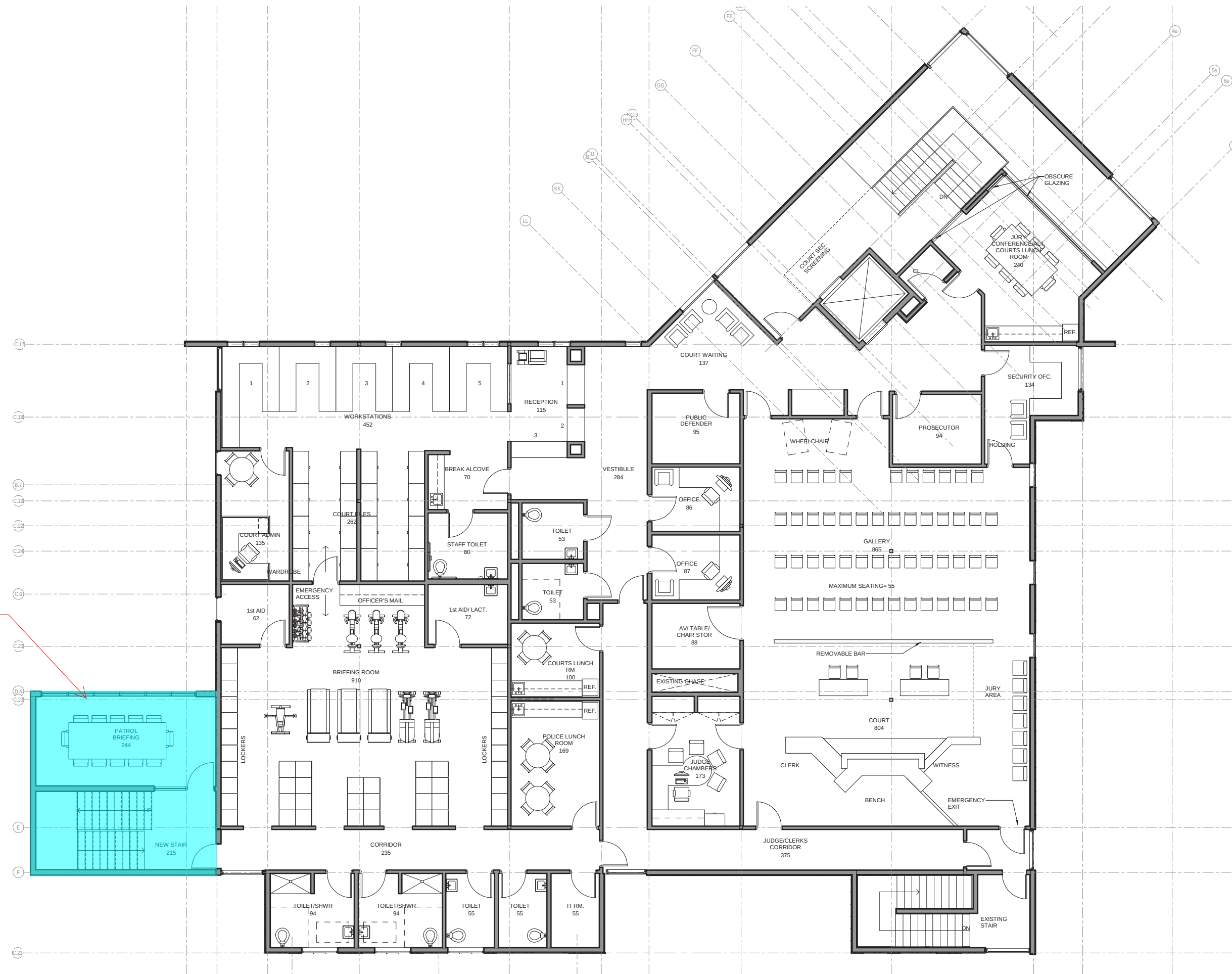




COBI POLICE AND COURT HARRISON BUILDING TEST FIT STUDY

SITE PLAN





COBI POLICE AND COURT HARRISON BUILDING TEST FIT STUDY

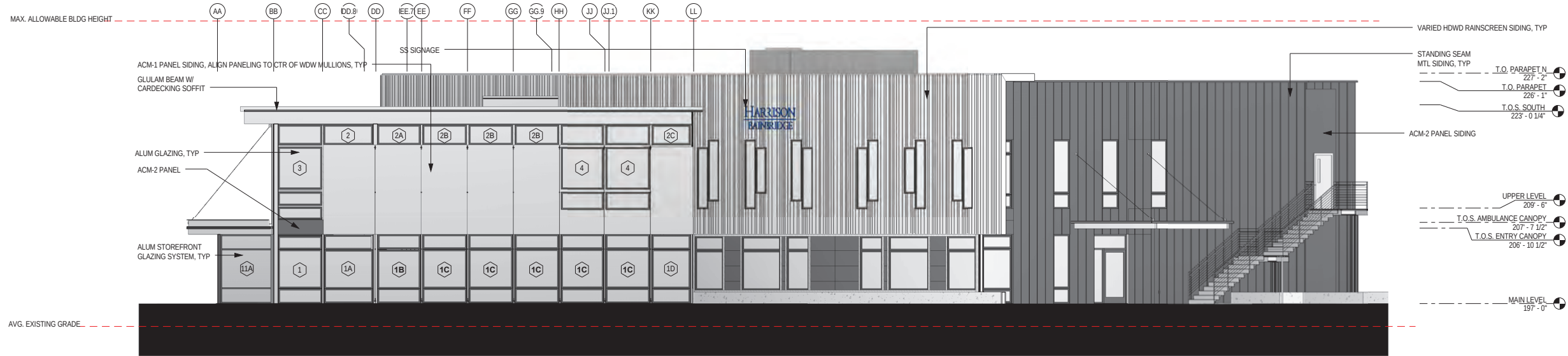
UPPER LEVEL PLAN





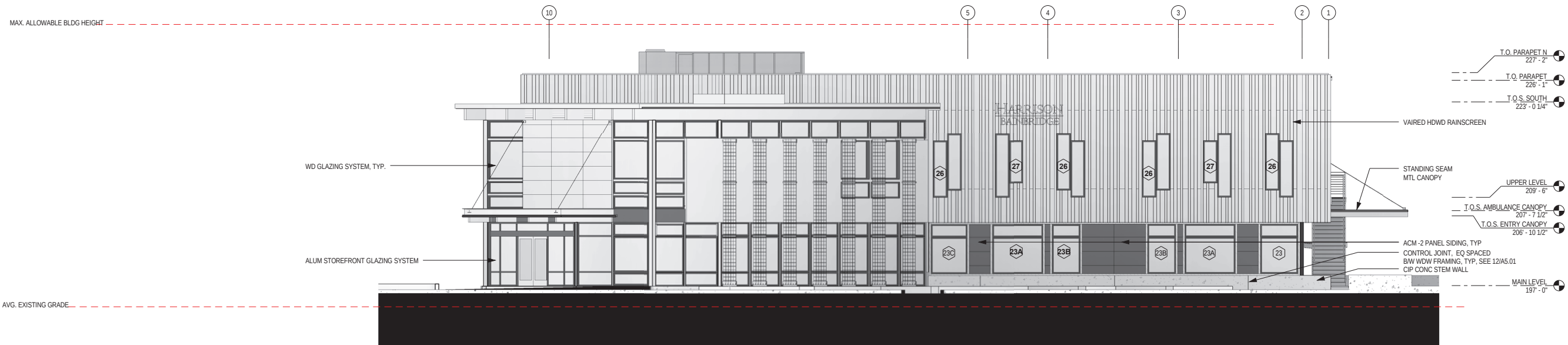
3 | NORTHEAST ELEVATION - CANOPY

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



2 | NORTHWEST ELEVATION

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



1 | NORTH ELEVATION

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

ISSUED FOR:

DATE:

CONSTRUCTION SET	02.22.2014
CHECK SET	01.10.2014
95% CD SET	12.16.2013
85% CD SET	11.15.2013
70% CD SET	10.14.2013
PERMIT SET	09.17.2013
DOH PRELIMINARY REVIEW	09.10.2013
50% CD SUBMITTAL	09.01.2013

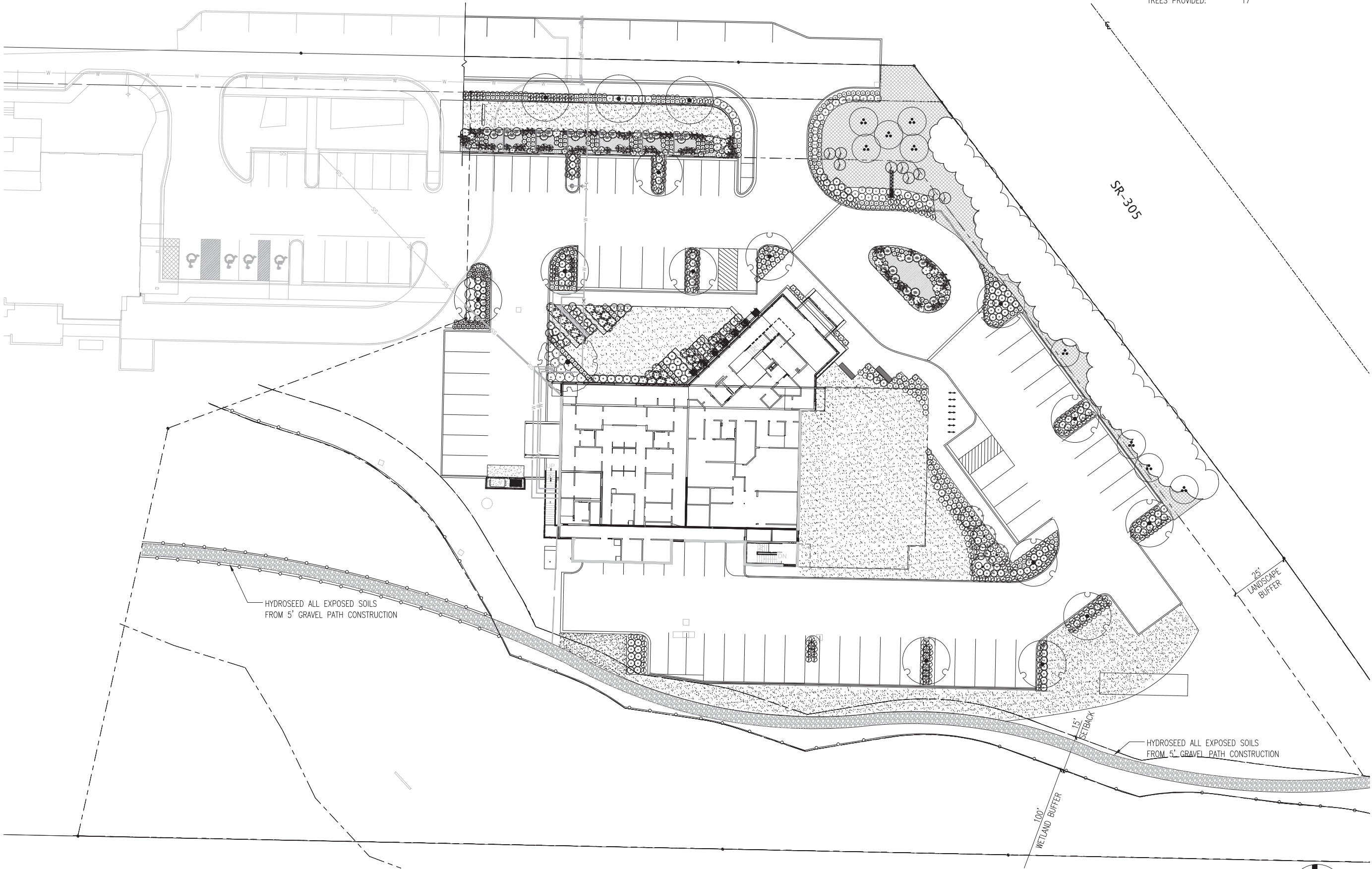
HARRISON -
BAINBRIDGE

8804 MADISON AVE. N
BAINBRIDGE ISLAND,
WA 98110

EXTERIOR
ELEVATIONS

A3.00





PARKING LOT LANDSCAPING:
(PER BIMC 18.15.010 F - 1 TREE FOR EVERY
4 PARKING STALLS)

TOTAL PARKING STALLS: 68 (68/4=17)

TREES REQUIRED: 17
TREES PROVIDED: 17

COATES DESIGN
ARCHITECTS
Responsible Architecture.

900 WINSLOW WAY E SUITE 210
BAINBRIDGE ISLAND WA 98110
P 206.780.0876



ISSUED FOR: DATE:

CONSTRUCTION DOCUMENTS 1.10.2014

100% CD SET

HARRISON-BAINBRIDGE

8804 MADISON AVE. N
BAINBRIDGE ISLAND,
WA 98110

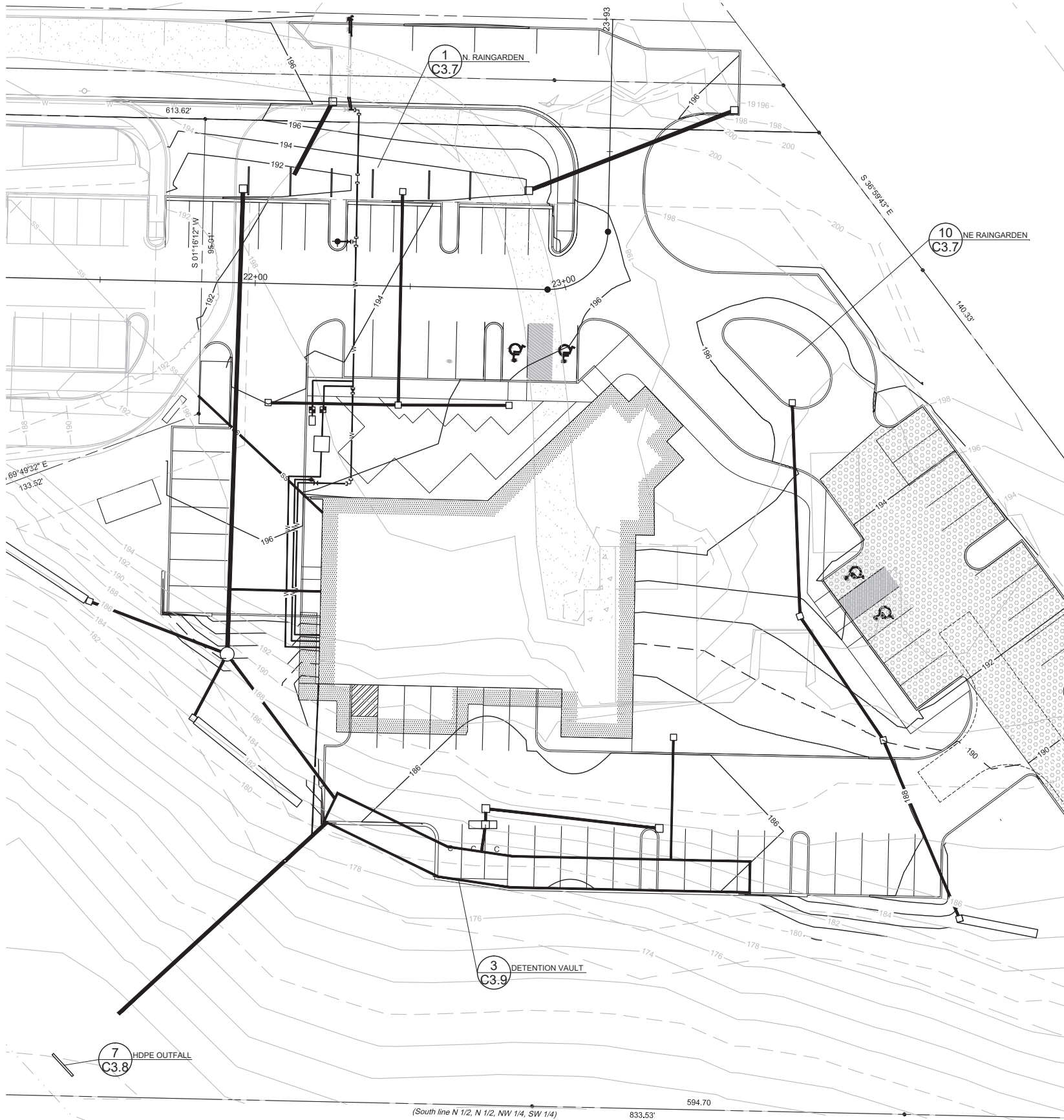


Planting Plan

L4.1

PLANTING PLAN

SCALE: 1" = 20'-0"



STORM DRAINAGE

1. STORM DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE (ADS N12 OR EQUIVALENT) OR PVC (ASTM D3034, SDR 35) UNLESS OTHERWISE NOTED.
2. ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM THROUGH ROOF DRAINS LAID AT A MINIMUM SLOPE OF 2% (1/4 INCH PER FOOT) UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO MAINTAIN MINIMUM SLOPE AND AVOID LOW POINTS ALONG THE PIPE.
3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS WITHIN THE STORM DRAIN SYSTEM SHALL BE REMOVED AND WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
5. ALL MANHOLES AND CATCH BASINS IN PUBLIC RIGHTS-OF-WAY SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL PAVING.

6. CURTAIN AND FOOTING DRAINS SHALL BE CONNECTED TO STORM DRAIN SYSTEM AT EITHER A CATCH BASIN OR WHEN 1 VERTICAL FOOT IS MAINTAINED BETWEEN THE LOWEST POINT OF THE FOUNDATION DRAIN INVERT AND THE ELEVATION OF THE STORM DRAIN SYSTEM.

SANITARY SEWER

1. SANITARY SEWER PIPE SHALL BE PVC (ASTM D3034, SDR 35).
2. TRENCHES SHALL BE BACKFILLED AND COMPACTED PRIOR TO TESTING OF THE SEWER MAIN.
3. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A WYE FROM A NEW MAIN. SIDE SEWERS SHALL BE 6" DIAMETER AT MINIMUM 2% SLOPE.
4. SIDE SEWER STUBS SHALL BE CAPPED AND THE LOCATION MARKED WITH A 2"x4" STAKE EXTENDING FROM THE CAP TO AT LEAST 6" ABOVE GRADE. THE STAKE SHALL BE PAINTED WHITE AND MARKED "SEWER".
5. MANHOLES SHALL MEET ASTM C478 WITH RUBBER GASKETED JOINTS MEETING ASTM C443. JOINTS AND LIFT HOLES SHALL BE GROUTED INSIDE AND OUTSIDE.
6. ALL CONNECTIONS OF PVC PIPE TO MANHOLES SHALL BE MADE USING A/C X PVC SEWER ADAPTER GASKET BY ROMAC OR GPK PRODUCTS.
7. SEWER LINES SHALL BE CLEANED AND PRESSURE TESTED PRIOR TO PAVING. TESTING SHALL INCLUDE VIDEO INSPECTION OF THE MAIN BY THE CONTRACTOR. IMMEDIATELY PRIOR TO VIDEO INSPECTION, ENOUGH WATER SHALL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE. A COPY OF THE VIDEO TAPE SHALL BE SUBMITTED TO THE CITY. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR.
8. ALL MANHOLES IN PUBLIC RIGHTS-OF-WAY SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL PAVING.

9. SANITARY SEWER FORCE MAIN SHALL BE 4" DIAMETER HIGH DENSITY POLYETHYLENE, DRISCOPIPE 1000, DR11 OR EQUAL. PIPE JOINING AND INSTALLATION SHALL BE PERFORMED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BY QUALIFIED INSTALLERS. FORCE MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH WSDOT/APWA STANDARDS FOR WATER MAINS. ALL FITTINGS SHALL BE BLOCKED IN ACCORDANCE WITH WATERMAIN DETAILS. INSTALL PIPE WITH 12 GAUGE COPPER TRACE WIRE SPLICED WITH SPLIT BOLT CONNECTIONS.

WATER MAIN

1. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER MAINS SHALL BE CLASS 52, CEMENT-LINED DUCTILE IRON PIPE. JOINTS SHALL BE RUBBER GASKET PUSH-ON TYPE. WATER SERVICE LINE 2" AND SMALLER SHALL BE HIGH DENSITY POLYETHYLENE, COPPER TUBING SIZE, 200 PSI WORKING PRESSURE, DRISCOPIPE 5100 OR EQUAL. WATER SERVICE LINE 3" IN DIAMETER SHALL BE POLYVINYL CHLORIDE (ASTM D2241) WITH A WORKING PRESSURE OF 200 PSI.
2. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF THREE FEET OVER THE TOP OF THE PIPE. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN MINIMUM COVER AND 12-INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SHOWN.
3. INSTALL PIPE AND WATER SERVICE LINES WITH 12 GAUGE COPPER TRACE WIRE SPLICED USING SPLIT-BOLT CONNECTIONS.
4. ALL FITTINGS SHALL BE BLOCKED IN ACCORDANCE WITH THE DETAILS.
5. WATER PIPE SHALL BE DISINFECTED AND TESTED IN CONFORMANCE WITH WSDOT/APWA STANDARDS. NEW WATER MAINS SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER THE NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL CHLORINATED WATER DURING THE DISINFECTION AND FLUSHING PROCESS.
6. ALL VALVE BOXES IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHALL BE ADJUSTED TO FINAL GRADE BEFORE FINAL GRADING IS COMPLETE.
7. FIRE LINES TO BE SIZED AND DESIGNED BY THE FIRE SUPPRESSION ENGINEER.

HDPE OUTFALL NOTES

1. HDPE PIPE SHALL BE DRISCOPIPE 1000, SDR32.5 OR EQUIVALENT. JOINTS SHALL BE BUTT FUSE-WELDED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOINTS SHALL BE MADE BY A PROPERLY TRAINED TECHNICIAN. PIPE SHALL NOT BE DEFLECTED TIGHTER THAN A 25 FOOT RADIUS.
2. THE CONTRACTOR MAY MODIFY THE LOCATION AS REQUIRED TO MINIMIZE DISRUPTION OF VEGETATION AND TO OPTIMIZE CONSTRUCTION OF THE PIPE.
3. THE LOCATION OF THE PIPE AND THE DISCHARGE AT THE BASE OF THE BANK SHALL BE STAKED FOR REVIEW AND APPROVAL BY THE ENGINEER AND THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE TEMPERATURE OF THE PIPE AT THE TIME OF INSTALLATION IS OVER 100°.

REV. 2 10/17/13 SHEET MODIFIED TITLE BLOCK



OVERALL SITE UTILITY PLAN HARRISON URGENT CARE SITE UTILITY PERMIT SUBMITTAL

BROWNE • WHEELER
ENGINEERS, INC
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrownWheeler.COM

HARRISON MEDICAL CENTER
2520 CHERRY AVE
BREMERTON, WA 98310

DATE 9/3/13
DESIGNED AEW
DRAWN AEW
CHECKED DWB
PROJECT # HA

C3.1

12 OF 20



600 Stewart St., Ste 1400
Seattle, Washington 98101

 Tel 206.267.1700
Fax 206.267.1701
SAZAN # 399-1309



Construction Set 2/19/14

Final Set 11/14/14

**BAINBRIDGE ISLAND
URGENT CARE**

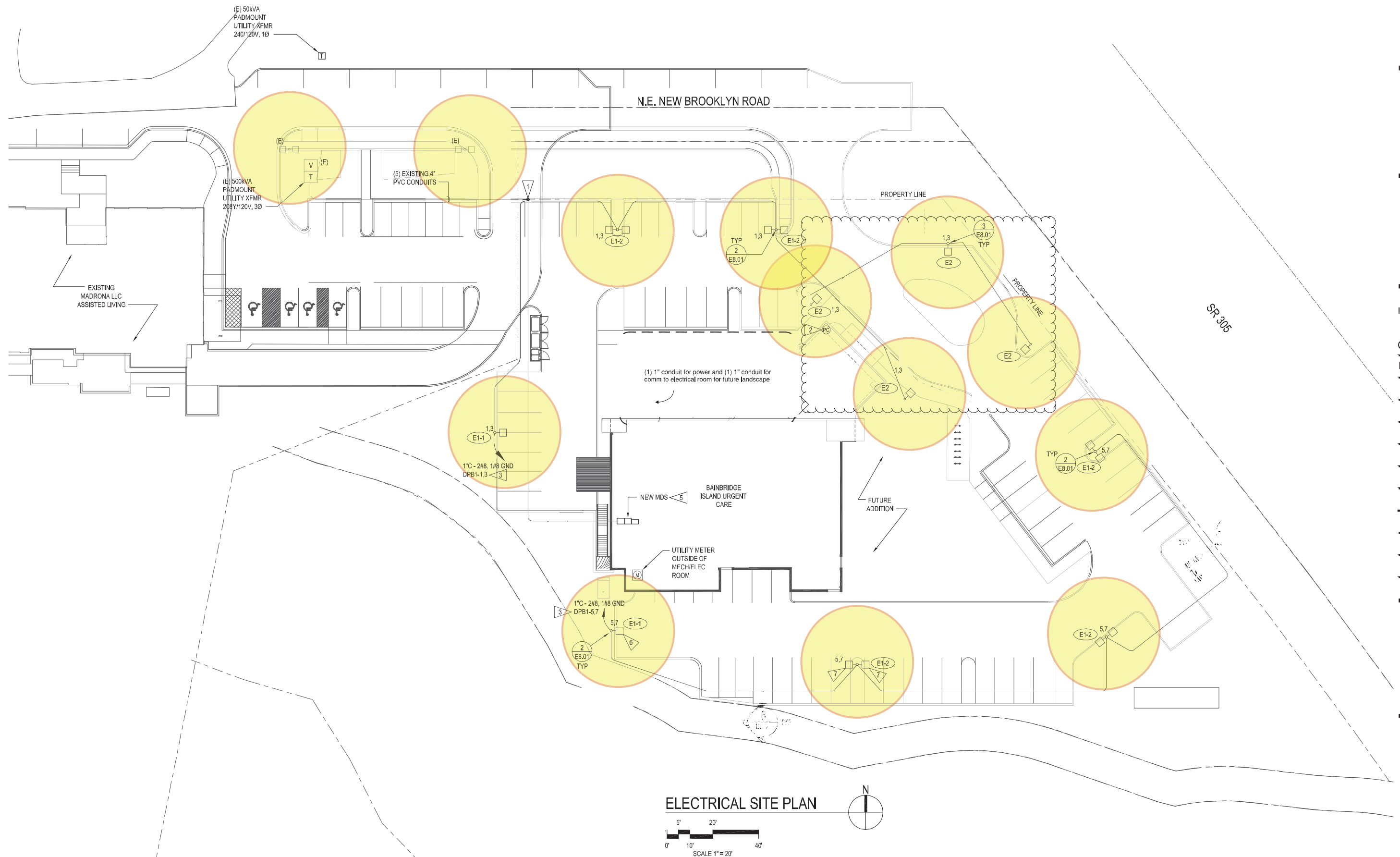
**8812 NE NEW
BROOKLYN RD.
BAINBRIDGE ISLAND
WA 98110**



ELECTRICAL SITE PLAN

E1.01

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GENERAL NOTES:

1. MOUNT BOTTOM OF POLE MOUNTED AREA LIGHTING FIXTURES @ 25'-0" ABOVE FINISHED GRADE UON.
2. PROVIDE 3/4" C - 2#10, 1#10 GND UNLESS OTHERWISE NOTED.
3. REFER TO E7.01 FOR LIGHTING FIXTURE SCHEDULE.

REFERENCE NOTES:

- 1 INTERCEPT (5) EXISTING UNDERGROUND PVC CONDUITS & EXTEND TO NEW MAIN DISTRIBUTION SWMB "MDS". REFER TO ONE-LINE DIAGRAM & FEEDER SCHEDULE / CIRCUIT ANALYSIS ON SHEET E5.01.
- 2 PROVIDE EXTERIOR PHOTOCELL MOUNTED ON ROOF, AIMED TO NORTH, COORDINATE WITH LIGHTING CONTROL PANEL SUPPLIER.
- 3 ROUTE EXTERIOR LIGHTING CIRCUIT TO PANEL INDICATED VIA LIGHTING CONTROL PANEL LOP. REFERS TO SHEET E3.00 FOR LOP LOCATION AND SHEET E7.02 FOR LIGHTING CONTROL PANEL LOP SCHEDULE. RACEWAY & CONDUCTOR SIZES SHOWN ARE TYPICAL FOR ENTIRE CIRCUIT.
- 4 PROVIDE NEW UNDERGROUND RACEWAY & CONDUCTORS. REFER TO ONE-LINE DIAGRAM & FEEDER SCHEDULE / CIRCUIT ANALYSIS ON SHEET E5.01. COORDINATE ROUTING WITH LANDSCAPE AND STRUCTURAL DRAWINGS.

- 5 REFER TO ONE-LINE DIAGRAM & FEEDER SCHEDULE / CIRCUIT ANALYSIS ON SHEET E5.01.
- 6 PROVIDE CUSTOM SHIELD 9" DEEP x 1/2 FIXTURE LENGTH ON SOUTH SIDE OF LIGHTING FIXTURE.
- 7 PROVIDE CUSTOM SHIELD 6" DEEP x FIXTURE LENGTH ON SOUTH SIDE OF LIGHTING FIXTURE.



HARRISON
BAINBRIDGE

8804

MILES YANICK & COMPANY

ARCHITECTS, LAND PLANNERS, LANDSCAPE & INTERIOR DESIGNERS

May 20, 2019
Kelly Tayara,
City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110

RE: Vincent Road Transfer Station Conditional use permit
Conceptual Proposal review meeting request

Kelly Tayara

Attached please find the following documents to be used for the Conceptual Proposal review meeting for the above referenced project. Please schedule this project for a Conceptual Proposal review meeting at the earliest time available.

Project Narrative & Site Analysis

- Site History & Background
- Existing Site Conditions
- Proposed Uses & Timing of Development

City Zoning Map

City Comprehensive Plan Map

Aerial Photos

- Overall area
- Enlarged photo of existing site and adjoining properties
- Aerial photo of existing Business Park Lane operations site

Streetscape: Existing project entry photo

Miscellaneous existing operation area site and surrounding property photos

Existing Site plan

Proposed Site plan

Existing Utilities Easement and City Site Access Easements Map



Miles Yanick, Architect

VINCENT ROAD TRANSFER STATION SITE CONDITIONAL USE PERMIT

SITE HISTORY and BACKGROUND

In the early circa 1940 era and earlier the 5.87 acre subject property and the surrounding 30 acre City of Bainbridge Island property was commonly referred to by Islanders as "the dump". Several parties operated the site as a landfill until 1975. It accepted typical domestic waste including creosote tank bottoms from the nearby Wyckoff wood treatment facility and other various petroleum products. The refuse was burned at the site until 1968.

The site stopped accepting waste in 1975 and was closed in 1977. A transfer station and recycling center was opened in 1978 and continues to this day.

Washington State Department of Ecology in 1992 listed the site on its Hazardous Sites List with a rank of One (highest priority). The same year Kitsap County removed, stabilized and disposed 475 tons of contaminated waste. An additional 930 tons of contaminated soil was removed from the site and properly disposed of in 1993.

The Remedial Investigation to determine the nature and extent of the contamination on the site was completed in 1999.

A "Cleanup Action Plan for Bainbridge Island Landfill" was prepared 2001. The work consisted of waste reclamation with soil cover, monitoring, institutional controls and monitored natural attenuation. The waste was excavated and sorted by size. All materials larger than about 1 ½" were disposed of off-site. Material smaller than 1 ½" remained on site and were covered with a cap of soil.

The City of Bainbridge Island constructed a decant facility in 2005 located immediately south and contiguous with the south property line of the Bainbridge Disposal site. Water is brought to the decant facility site for treatment from street sweeping operations and catch basin cleanouts. The water is transported to the site via vacuum trucks. After the water undergoes sediment separation it is tested. After testing the water flows into a bio filtration swale and discharges to a settling pond where it is released to a nearby stream at the eastern end of the site. The city access from Vincent Road to the decant facility is via an easement over the Bainbridge Disposal property.

A "First Five Year Review Report" prepared by CH2MHill Engineers was prepared for the site in December of 2006.

VINCENT ROAD TRANSFER STATIONS CONDITIONAL USE PERMIT

EXISTING SITE CONDITIONS

The current 5.87 acre Bainbridge Disposal Transfer station is located within and surrounded by the approximately 30 acre City of Bainbridge Island owned property.

The entire area is shown on the current zoning map as R-.04, 1 Unit per 2.5 Acre zone. The City Comprehensive Plan designation is R- 0.4 the same as the zoning map.

The site currently used by Bainbridge Disposal as a refuse and recycling transfer station. The majority of the site is used for storage areas for collection bins, steel transfer containers, refuse bins and the public recycling collection area. The only building structures on the site are the steel transfer container shed which was built in 2013 and a small toll booth.

The general public recycling area accepts materials such as electronics equipment, glass, plastic, paper, cardboard, scrap metal, etc... All this material is transferred to the Olympic View Transfer Center.

Five transfer container trucks are parked on the site as well as five private vehicles. There is also a fuel dispensing tank for refueling the transfer trucks

A mature stand of 2nd growth Douglas fir, alder, maple and related understory borders the north property line. This stand varies between 60 and 120 feet in depth. North of the subject property line is a similarly vegetated 50 foot wide strip of City property which further separates the site from adjoining residentially zoned properties.

The west side of the site is also bordered with a 40-80 foot width of 2nd growth Douglas fir, alder, maple and related understory. The city property on the west side of the site which is approximately 400 feet in width separates the site from residential properties. The City property on the east separates the site by approximately 325 feet from any residential development and is similarly vegetated. City property on the south separates the subject property from residential properties by 400 feet or more

There are no critical areas, agricultural land, wildlife corridors or pedestrian trails or "significant trees" on the subject property.

The site is not served by any transit routes

VINCENT ROAD TRANSFER SITE CONDITIONAL USE PERMIT

PROPOSED USES AND TIMING OF DEVELOPMENT

The proposal is to relocate the existing activities of the Bainbridge Disposal LLC activities currently located at the 9423 Business Park Lane (BPL) site to the existing Bainbridge Disposal Vincent Road Refuse Transfer site.

The existing 34,209 square foot Business Park Lane site is occupied by the following:

- 2400 square foot building containing the main administrative office and three truck service bays
- parking for 13 refuse collection trucks
- parking for refuse truck drivers and administrative staff private vehicle.

There are currently 24 employees at the site including administrative office staff, truck service staff and refuse truck drivers.

The site is on operation Monday Through Friday from 6:00 AM until 4:00 PM

(see attached site photo of the business Park Lane site)

Refuse collection trucks leave the site at 6:00 AM Monday through Friday for the daily rounds. When the route is complete they deliver their collection to the Vincent Road Transfer Station site for ultimate transfer to the Olympic Landfill site located at the South Kitsap Industrial Park. Then the trucks return to the Business Park Lane site to park overnight.

All of the above operation at the Business Park Lane site is proposed to be relocated and developed at the Vincent Road site. The administration offices will be located in a new 1,500 square foot $\pm$ building. The truck service operations will housed in a new 2,400 square foot garage building. A 650 square foot employee's restroom/lounge facility will be built for employee's lunchroom, uniform changing and shower activities. The storage areas for the steel transfer containers and collection bins will be re-arranged but the number of each will not be significantly increased.

The recycling center functions at the Vincent Road Transfer station site which are open to the general public will be retained and will be re-arranged for more efficient use. The storage areas for the steel transfer containers and collection bins will be re-arranged but the number of each will not be significantly increased.

35 private vehicle parking spaces will be provided for truck drivers, administrative staff and customer's vehicles and parking for 27 refuse collection truck and 5 transfer vehicle trucks

The existing transfer shed will remain

The toll booth will be relocated to provide more private vehicle stacking space during heavy week-end recycling material delivery traffic

Domestic water to the site is currently provided by Washington Water service from their reservoir tank located on privately owned property north of the subject property. This service will continue and also provide 1,750 gallons per minute fire flow to the site.

Site paving and surfacing: The surfaces for the driving storage areas will be surfaced with either asphalt or crushed rock designed to carry the load of the heavy trucks

No additional electrical power service to the site is anticipated. The existing service will remain unchanged.

Site Lighting: Minimal security lighting will be developed. The design will be such that no light or glare can be seen from adjacent residential properties

Screening: Approximately 27,000 square feet of existing mature 2nd growth Douglas fir, alder, maple and related understory will be removed for areas along the north property line. This will leave a screen varying in width from 15 feet to 50 feet. North of this screening is a 50 foot wide strip of City owned property also containing mature 2nd growth Douglas fir, alder, maple and related understory.

A strip of 2nd growth Douglas fir, alder, maple and related understory varying in width from 20 feet to 65 feet will remain along the west property line. West of the subject property line is approximately 400 feet City owned property which is similarly vegetated.

Port February 28, 2017
Madison



Shoreline Designations

- Island Conservancy
- Natural
- Shoreline Residential
- Shoreline Residential Conservancy
- Urban

Land Use Designations

- Business/Industrial
- CORE
- Ericksen Avenue District
- Ferry Terminal District
- Gateway District
- High School Road 1
- High School Road 2
- Limited to Current Use
- Madison Avenue District
- Neighborhood Center
- Neighborhood Center /R-12
- Water Dependent Industrial

R-0 4 1 Unit per 2.5 Acres Zone (10,000 sq ft.)

R-1 1 Unit per Acre Zone (40,000 sq ft.)

R-2 2 Units per Acre Zone (20,000 sq ft.)

R-2 9 2.9 Units per Acre Zone (15,000 sq ft.)

R-3 5 3 5 Units per Acre Zone (12,500 sq ft.)

R-4 3 4 3 Units per Acre Zone (10,000 sq ft.)

R-5 5 Units per Acre Zone (8,500 sq ft.)

R-6 6 Units per Acre Zone (6,543 sq ft.)

R-8 8 Units per Acre Zone (5,400 sq ft.)

R-14 14 Units per Acre Zone (3,100 sq ft.)

SUBJECT PROPERTY →

Course Number	Course Title	Prerequisites
101	Introduction to Psychology	None
102	Developmental Psychology	101
103	Biological Psychology	101
104	Environmental Psychology	101
105	Health Psychology	101
106	Industrial/Organization Psychology	101
107	Legal Psychology	101
108	Physical Psychology	101
109	Psychological Research Methods	101
110	Psychological Statistics	101
111	Psychological Assessment	101
112	Psychological Treatment	101
113	Psychological Ethics	101
114	Psychological History	101
115	Psychological Theory	101
116	Psychological Research	101
117	Psychological Statistics	101
118	Psychological Assessment	101
119	Psychological Treatment	101
120	Psychological Ethics	101
121	Psychological History	101
122	Psychological Theory	101
123	Psychological Research	101
124	Psychological Statistics	101
125	Psychological Assessment	101
126	Psychological Treatment	101
127	Psychological Ethics	101
128	Psychological History	101
129	Psychological Theory	101
130	Psychological Research	101
131	Psychological Statistics	101
132	Psychological Assessment	101
133	Psychological Treatment	101
134	Psychological Ethics	101
135	Psychological History	101
136	Psychological Theory	101
137	Psychological Research	101
138	Psychological Statistics	101
139	Psychological Assessment	101
140	Psychological Treatment	101
141	Psychological Ethics	101
142	Psychological History	101
143	Psychological Theory	101
144	Psychological Research	101
145	Psychological Statistics	101
146	Psychological Assessment	101
147	Psychological Treatment	101
148	Psychological Ethics	101
149	Psychological History	101
150	Psychological Theory	101
151	Psychological Research	101
152	Psychological Statistics	101
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186	Psychological Research	101
187	Psychological Statistics	101
188	Psychological Assessment	101
189	Psychological Treatment	101
190	Psychological Ethics	101
191	Psychological History	101
192	Psychological Theory	101
193	Psychological Research	101
194	Psychological Statistics	101
195	Psychological Assessment	101
196	Psychological Treatment	101
197	Psychological Ethics	101
198	Psychological History	101
199	Psychological Theory	101
200	Psychological Research	101

	Control	Identification	Comparison	Estimation	Path	General
	Control	Identification	Comparison	Estimation	Path	General
Control	1.0					
Identification	0.1	1.0				
Comparison	0.1	0.1	1.0			
Estimation	0.1	0.1	0.1	1.0		
Path	0.1	0.1	0.1	0.1	1.0	
General	0.1	0.1	0.1	0.1	0.1	1.0

February 28, 2017



An aerial photograph of a wooded area with a property outlined in green. The property contains a building and some cleared land. Several roads are visible, including Fletcher Bay Rd, Ridge Ln, and Opal Ridge Ln. Two labels with arrows point to the property: 'SUBJECT PROPERTY' with a right-pointing arrow and 'CITY OF BAINBRIDGE ISLAND DECANT FACILITY PROPERTY' with an up-pointing arrow.

SUBJECT
PROPERTY

CITY OF BAINBRIDGE ISLAND
DECANT FACILITY PROPERTY

AERIAL PHOTO

3-052

3-053

3-043

Don Palmer Ave NE

SUBJECT
PROPERTY

2-013

2-013

CITY OF BAINBRIDGE ISLAND
DECANT FACILITY PROPERTY



EXISTING BAINBRIDGE
DISPOSAL SITE
9423 BUSINESS PARK LANE



VINCENT RD

EXISTING SUBJECT
PROPERTY ENTERANCE









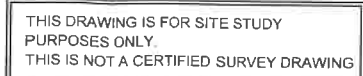
CITY DECANT
FACILITY SHED AREA



CITY DECANT FACILITY
STORAGE AREA



CITY ACCESS TO VINCENT ROAD





MAILING ADDRESS:
P.O. BOX 2553
POLI 580, WA 98370

PHONE:
(206) 542-0518

WEBSITE:
WWW.MILES.YANICK.COM

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PROJECT #: 17-138

PROJECT

BAINBRIDGE DISPOSAL
MASTER PLAN-VINCENT RD
9423 BUSINESS PARK LANE
P.O. BOX 10660
BAINBRIDGE ISLAND, WA 98110

OWNER

BAINBRIDGE DISPOSAL OFFICES
9423 BUSINESS PARK LANE
P.O. BOX 10966
BAINBRIDGE ISLAND, WA 98110

KEYNOTES

- 1 MAXIMUM REQUIRED RETRACT
- 2 NEW ADMINISTRATION BUILDING @ 60' X 1,500 SF
- 3 NEW EMPLOYEES LOUNGE
- 4 NEW PARKING FOR EMPLOYEE/CUSTOMER }
10 SPACES @ 6'0" X 10'0"
- 5 NEW SEPTIC SYSTEM AREA 11'0" X 50'0"
- 6 NEW TRUCK SERVICE BUILDING @ 60'0" X 2,000 SF
- 7 NEW WASH STATION
- 8 EXISTING FUEL STATION
- 9 RELOCATED FUEL STATION
- 10 TRUCK DRIVER PERSONAL PARKING }
17 SPACES @ 6'0" X 10'0"
- 11 NEW DISPOSAL TRUCK PARKING 37 SPACES
20 SPACES @ 10'0" X 30'0"
- 12 STAGING AREA FOR DISPOSAL TRUCKS AND TRAILERS
- 13 EXISTING ELECTRICAL PANEL AND TRANSFORMER
- 14 NEW LANDSCAPING
- 15 EXISTING TOOL BOOTH
- 16 EXISTING LANDSCAPING TO BE REMOVED
- 17 EXISTING SCRAP METAL BIN
- 18 RELOCATED OIL BOOTH
- 19 EXISTING APPLIANCE RECYCLE STATION
- 20 EXISTING BOOK RECYCLE BINS (3)
- 21 EXISTING ELECTRONICS RECYCLE STATION
- 22 EXISTING WATER MONITOR AND BOLLARDS
- 23 RELOCATED BATTERY RECYCLE STATION
- 24 RELOCATED SCRAP METAL RECYCLE BIN
- 25 RELOCATED APPLIANCE RECYCLE STATION WITH
NEW CONCRETE SLAB
- 26 RELOCATED ELECTRONICS RECYCLE STATION
- 27 EXISTING STORAGE CONTAINER
- 28 RELOCATED BOOK RECYCLE BINS (3)
- 29 RELOCATED STORAGE CONTAINER
- 30 EXISTING OIL CURB RECYCLE STATION
- 31 RELOCATED OIL CURB RECYCLE STATION
- 32 EXISTING ANTIFREEZE RECYCLE STATION
- 33 RELOCATED ANTIFREEZE RECYCLE STATION
- 34 EXISTING INFORMATION KIOSK AND STORAGE SHED
- 35 NEW 4'-0" HEIGHT ECOLOGY BLOCK SITE WALL
- 36 EXISTING ECOLOGY BLOCK SITE WALL
- 37 EXISTING NEWSPAPER RECYCLE CONTAINER
- 38 EXISTING PLASTIC AND GLASS CONTAINER
- 39 EXISTING PUBLIC RECYCLING AREA
- 40 EXISTING RECYCLE CONTAINERS
- 41 PUBLIC HOUSEHOLD GARBAGE AND
YARD WASTE CONTAINERS
- 42 SMALLER HALF SIZE CONTAINERS
- 43 GARBAGE CARTS
- 44 6' X 6' RECYCLE AND GARBAGE CARTS
- 45 LARGE CONTAINER
- 46 EXISTING 6'-0" HIGH CHAIN LINK FENCE
- 47 EXISTING GATE
- 48 EXISTING ENTRY GATE TO BE REMOVED
- 49 EXISTING SITE WALL, MONUMENT SIGN,
AND LANDSCAPING TO BE REMOVED
- 50 EXISTING ENTRY GATE TO REMAIN
- 51 EXISTING WATER TOWER
- 52 WASHINGTON WATER SERVICES
- 53 ADJACENT LOT LINE
- 54 EXISTING TREES TO BE REMOVED
- 55 NEW TREE LINE
- 56 EXISTING TREES TO REMAIN, NO CHANGES
- 57 PORTION OF EXISTING ENTRY ROAD TO BE
REMOVED FOR NEW PARKING
- 58 TRANSFERAL RECYCLE CONTAINERS
- 59 EXISTING HOSE BIBB
- 60 RELOCATED HOSE BIBB

[illegible]

ISSUED

[illegible]

Drawn By: DR Date: 04-04-19

Checked By DR Date 04-04-17

Scale: 1"=50'-0"

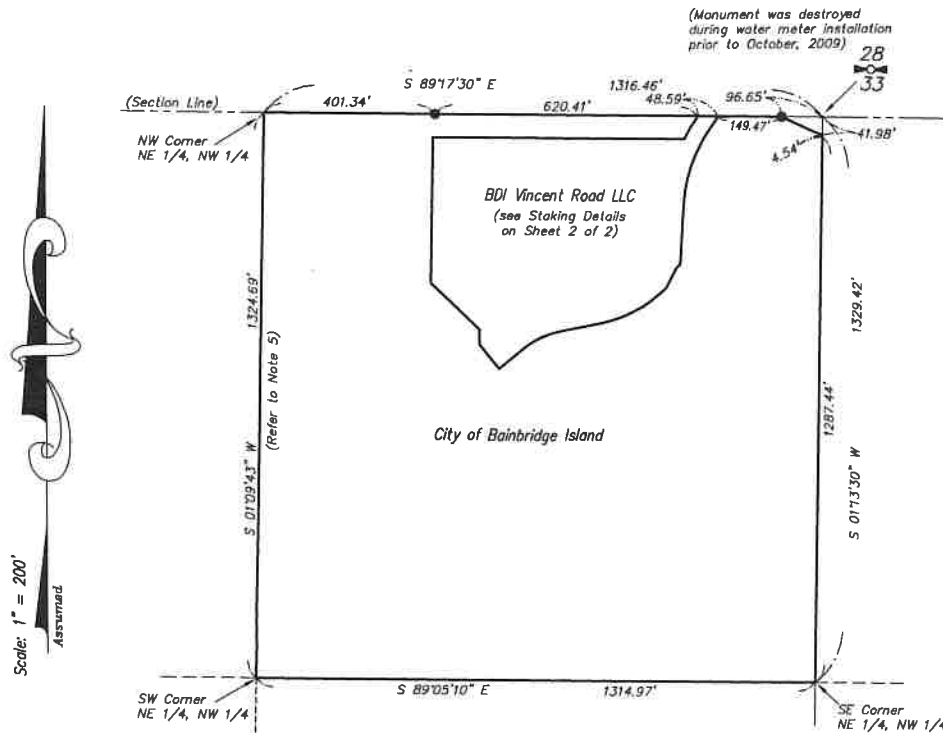
BAR IS Y'LONG

AT FULL SIZE



SHEET TITLE

PROPOSED
SITE PLAN
WITH
AERIAL PHOTO



Legal Description

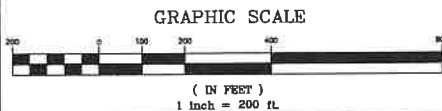
Total Parcel

The Northeast quarter of the Northwest quarter of Section 33, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

Legal Description

Vincent Road Transfer Station

That portion of the Northeast quarter of the Northwest quarter of Section 33, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington described as follows:
Beginning at the North quarter corner of said Section 33; thence along the North line of said Section 33, N 89°17'30" W 246.12 feet to the True Point of Beginning; thence S 35°18'28" W 34.95 feet; thence on a 354.00 foot curve to the left through a central angle of 31°43'39" on an arc distance of 196.03 feet; thence S 03°34'49" W 137.97 feet; thence S 48°31'01" W 11.44 feet; thence S 27°46'55" W 54.60 feet; thence South 49°01'20" W 19.62 feet; thence on a 300.00 foot radius curve to the right through a central angle of 30°09'58", on an arc distance of 157.95 feet; thence S 79°11'18" W 97.46 feet; thence on a 200.00 foot radius curve to the left through a central angle of 27°52'53" on an arc distance of 97.32 feet; thence S 51°18'25" W 73.12 feet; thence N 38°41'35" W 73.42 feet; thence N 01°10'08" E 33.94 feet; thence N 46°13'33" W 158.82 feet; thence North 01°10'08" E 344.66 feet; thence S 89°17'30" E 592.57 feet; thence on a curve to the right the center of which bears S 62°47'43" E 394.00 feet through a central angle of 08°06'11" on an arc distance of 55.72 feet; thence N 35°18'28" E 7.36 feet to a point on said North line of Section 33; thence along said North line, S 89°17'30" E 48.59 feet to the True Point of Beginning.

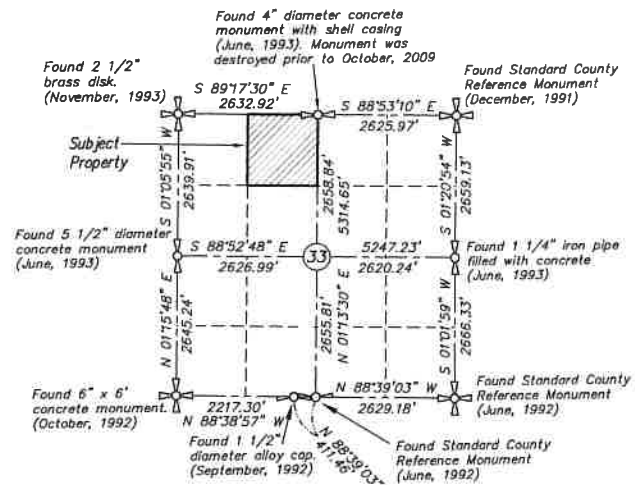


Notes

- 1) This survey was accomplished by field traverse with a three second total station.
- 2) This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.
- 3) This drawing does not purport to show all easements, restrictions and reservations appurtenant to or encumbering the subject property.
- 4) This survey is based on the legal descriptions of record. The boundaries were not inspected for encroachments or evidence of unwritten rights under this contract except where noted.
- 5) Refer to the survey recorded under Kitsap County Auditor's File No. 3020494 regarding the West line of the Northeast quarter of the Northwest quarter of Section 33.
- 6) Refer to the Quit Claim Deed recorded under Kitsap County Auditor's File No. 201010280219.
- 7) This survey and the information thereon is for the sole use of the clients under this contract.

Legend

- = Set 3/4" iron pipe and lot stake



SECTION SUBDIVISION
&
INDEXING VICINITY MAP
Sec.33, T.25N., R.2E., W.M.

AUDITOR'S CERTIFICATE
Filed for record this ____ day of ____ 2013, at the request of Adam & Goldsworthy, Inc.
Auditor's File No. ____
Volume ____ of surveys, Page ____
____ by Deputy Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of:
Bainbridge Disposal LLC
In April, 2010

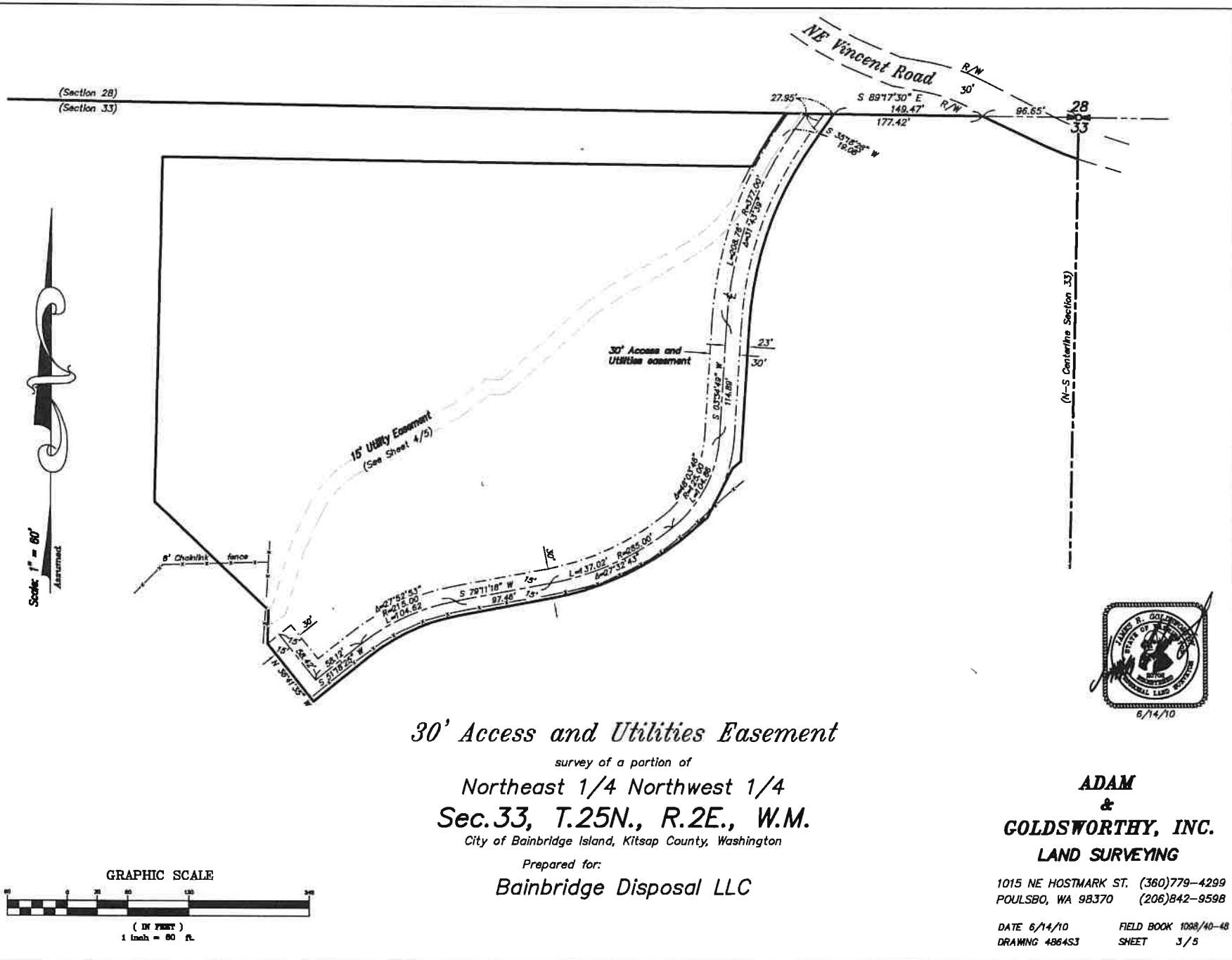


a survey of a portion of
Northeast 1/4, Northwest 1/4,
SEC.33, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

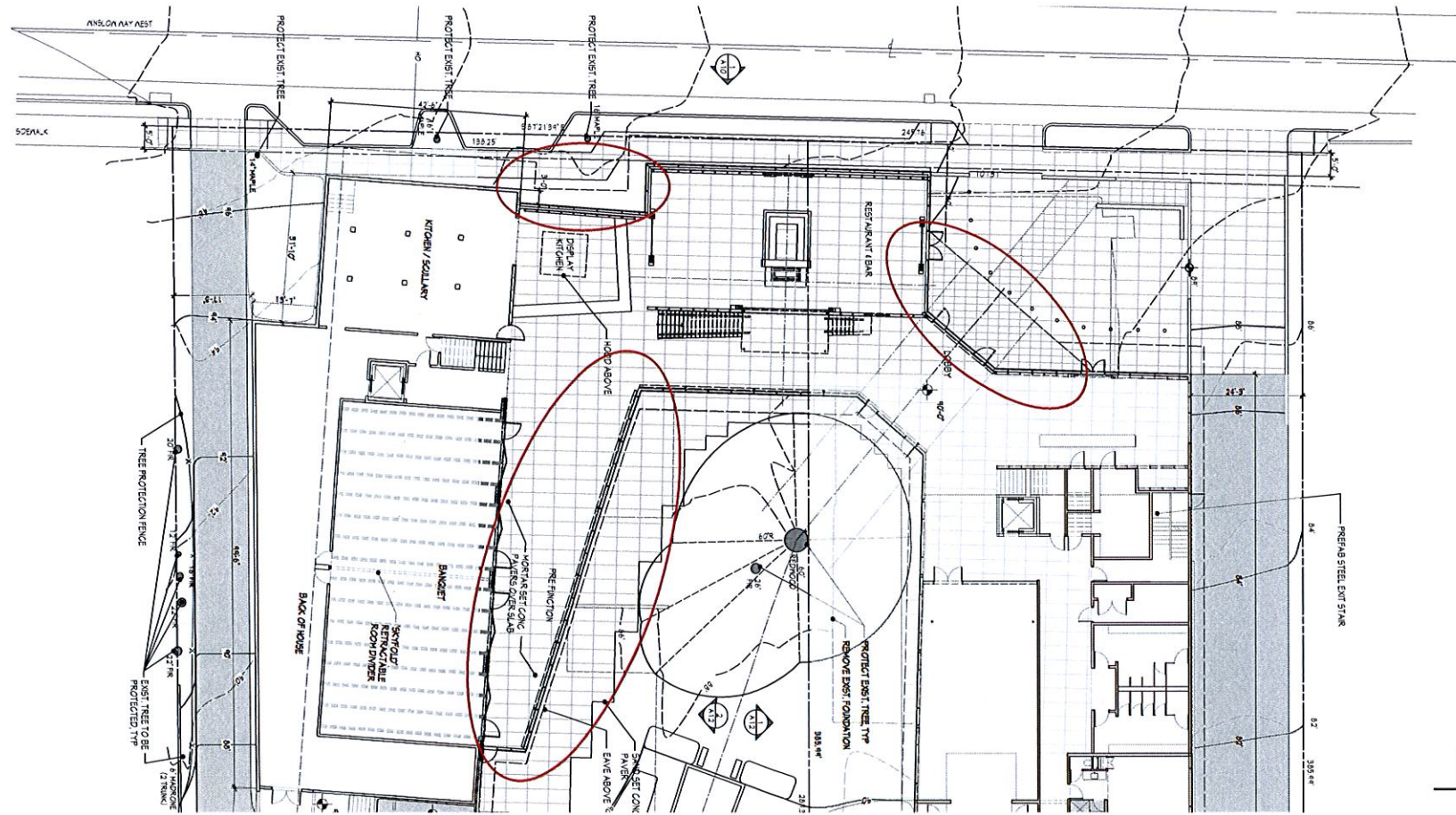
ADAM & GOLDSWORTHY, INC.
LAND SURVEYING

1015 NE HOSTMARK STREET (360)779-4299
POULSBORO, WA 98370 (206)842-9598

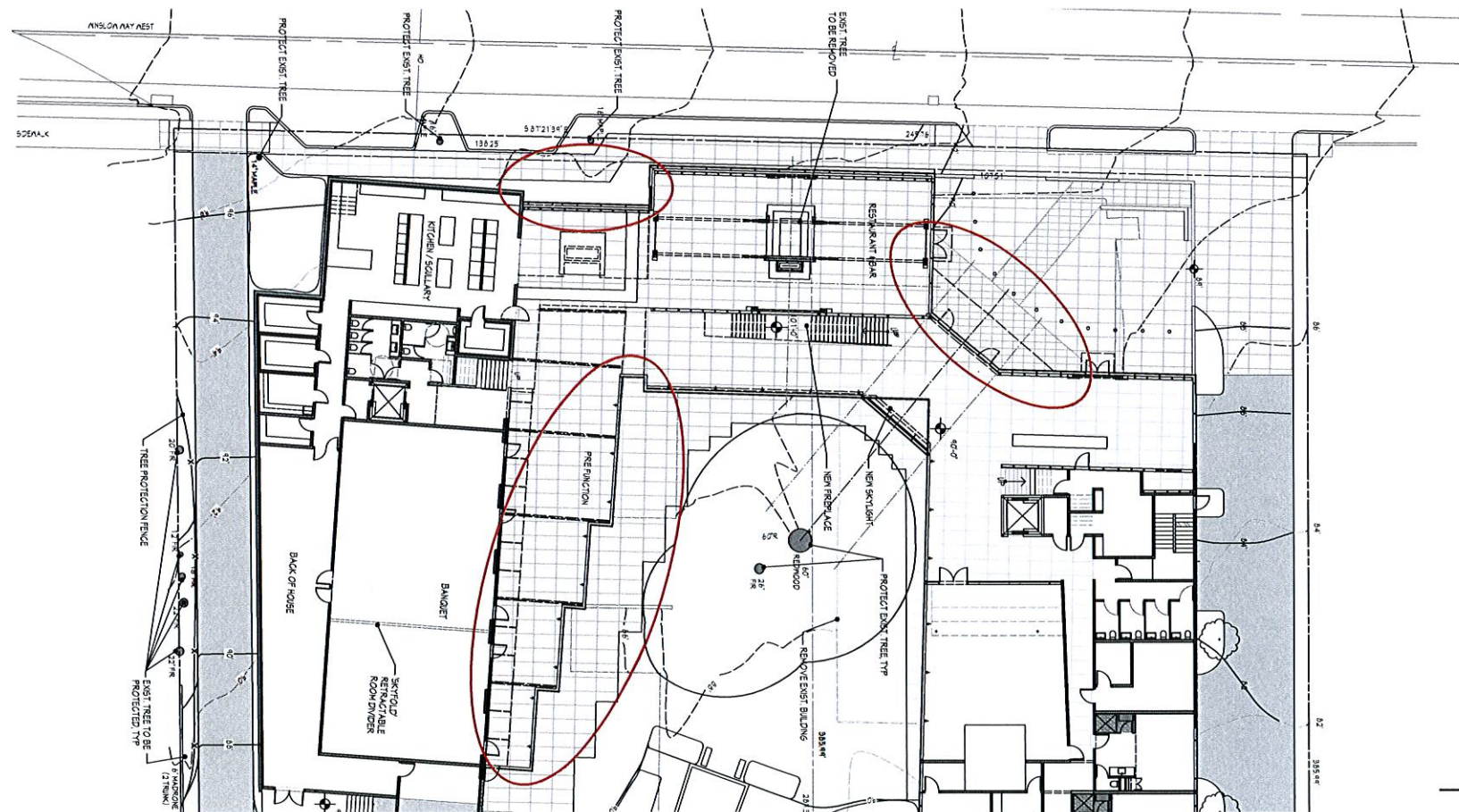
DATE 12/18/12 DWG. NO. 486451 FIELD BOOK 1098/40-48 SHEET 1/2



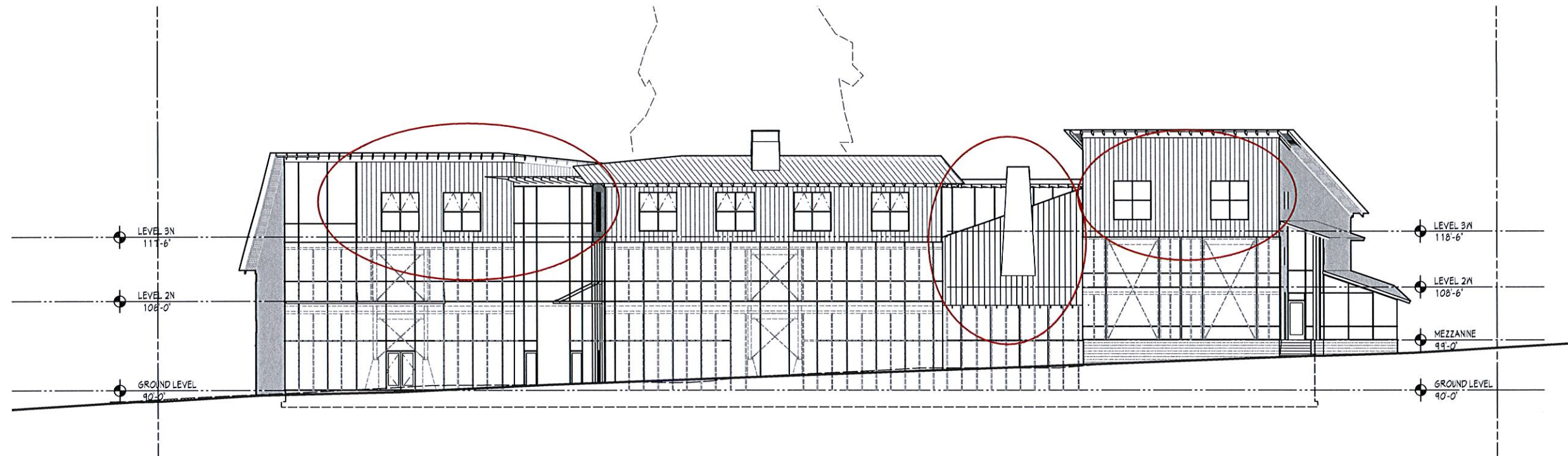
Winslow Hotel
Cutler Anderson Architects
June 3, 2019



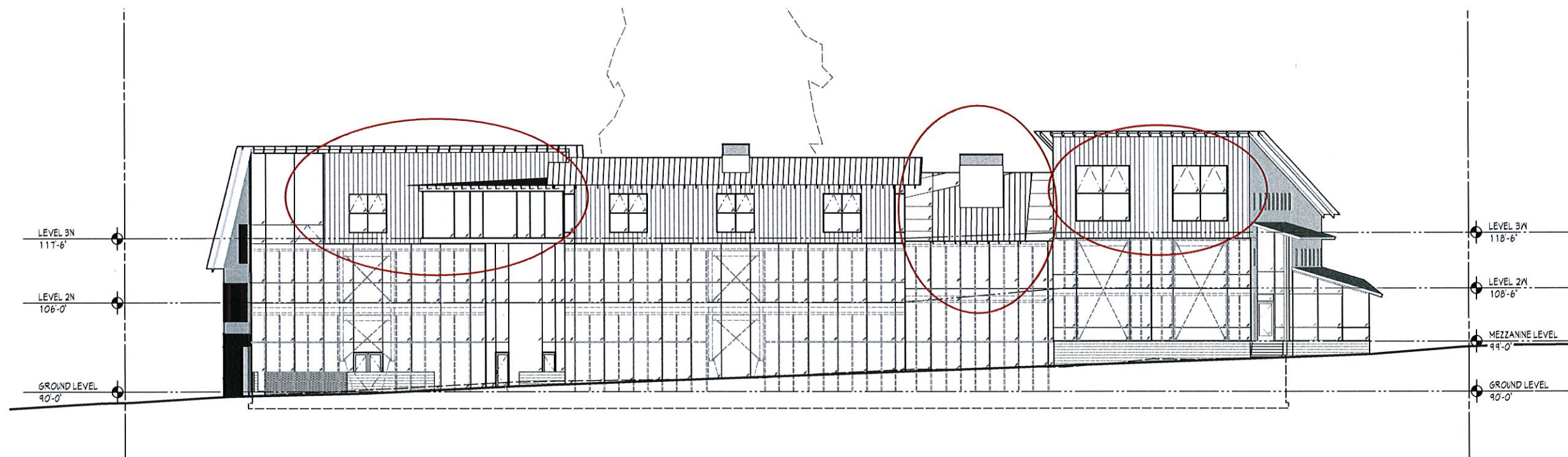
DECEMBER SUBMITTAL



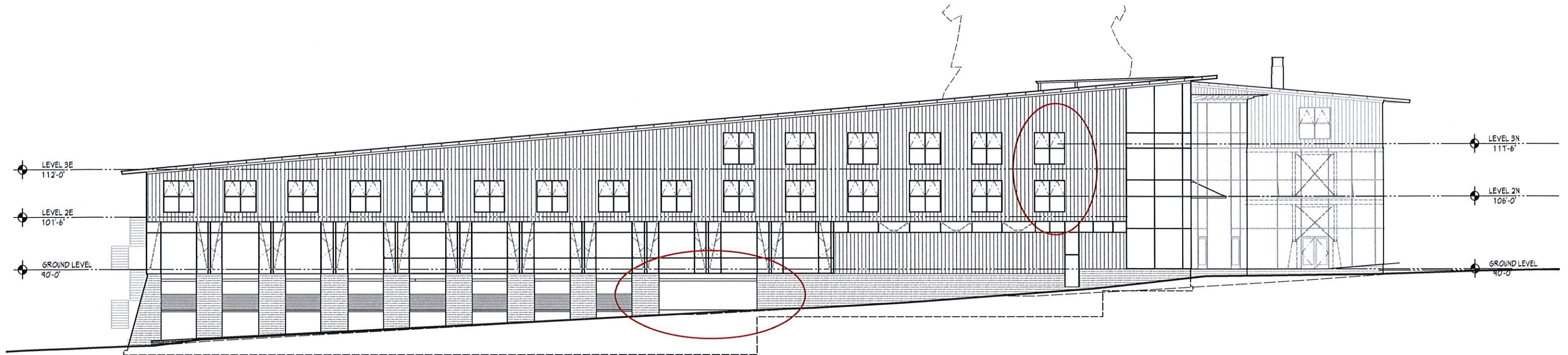
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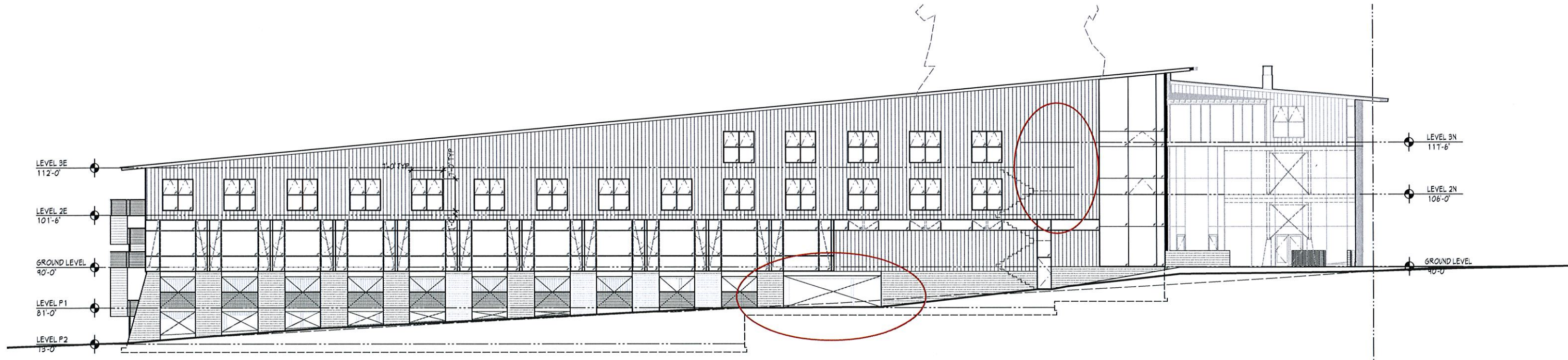
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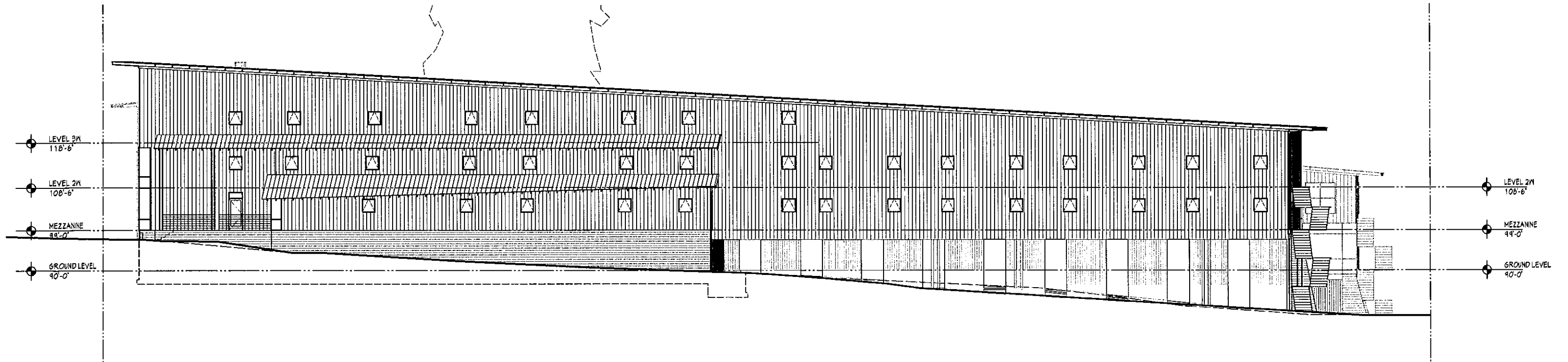
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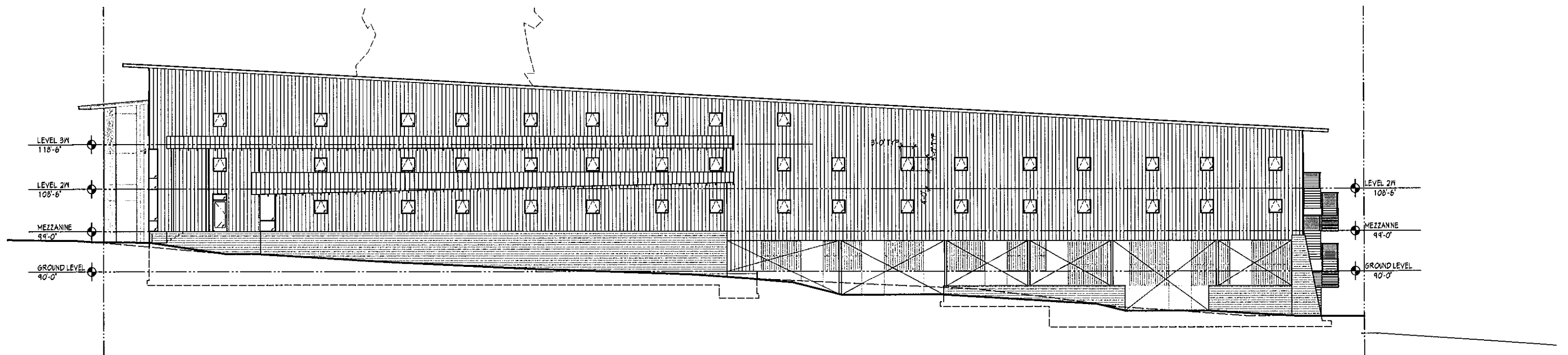
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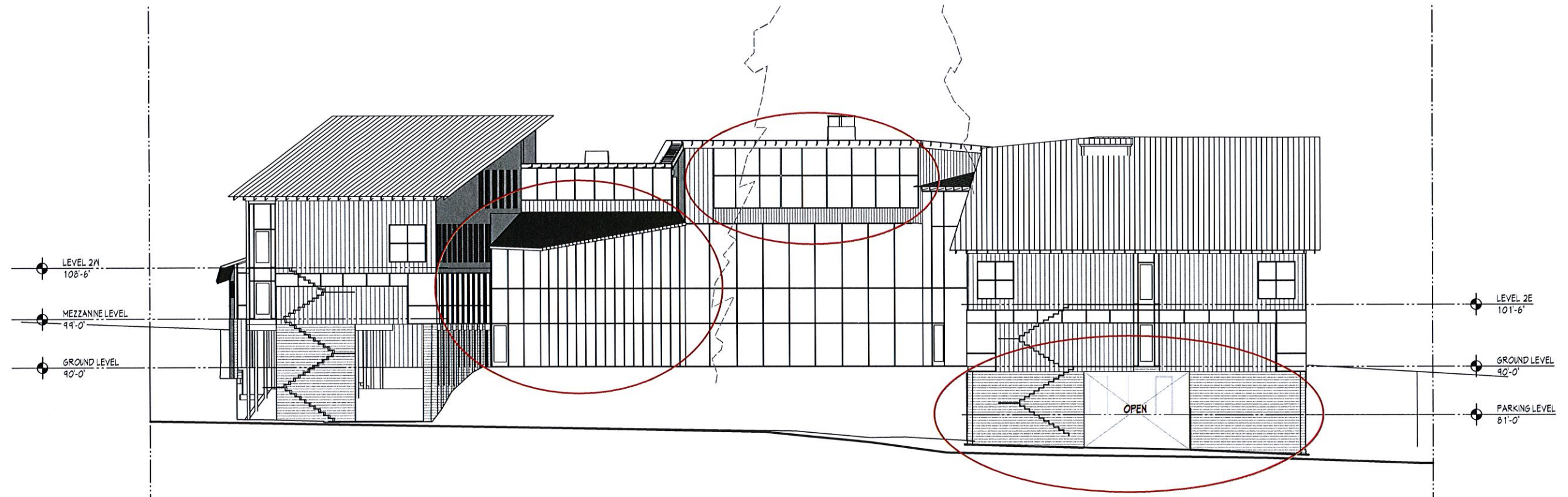
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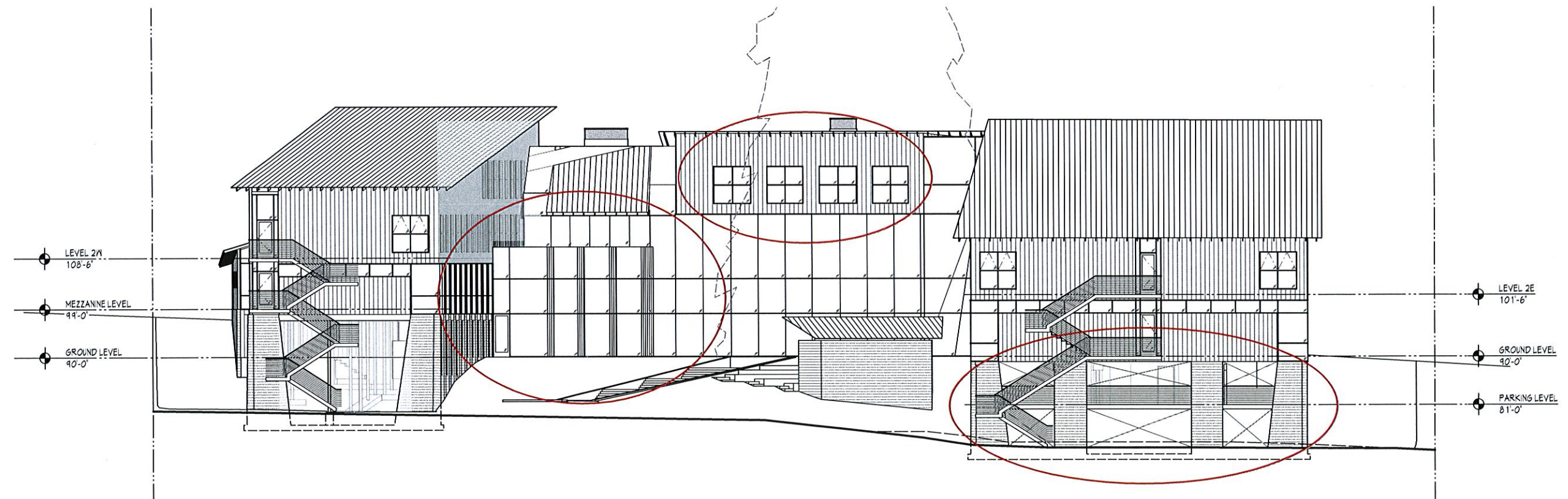
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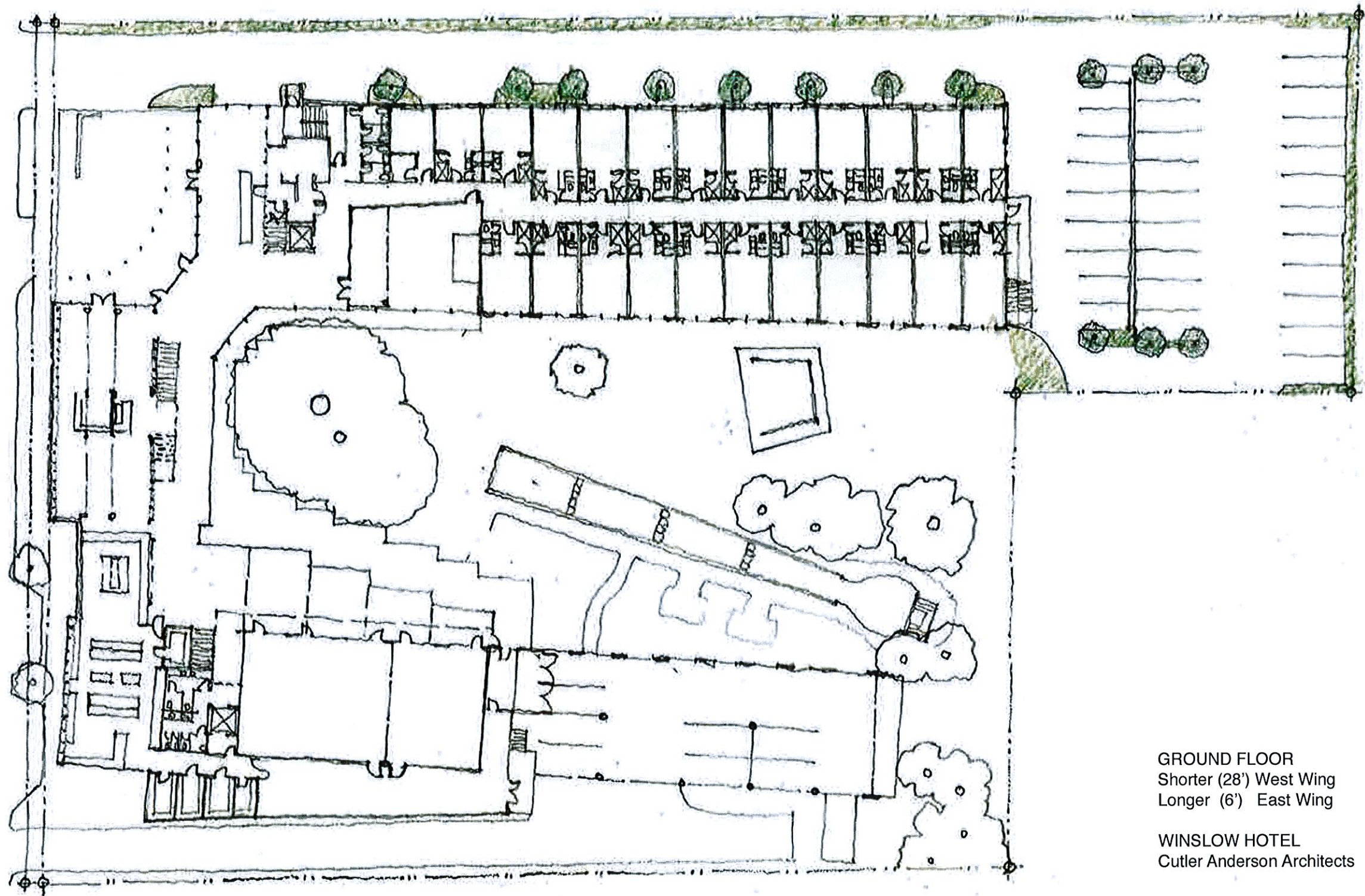
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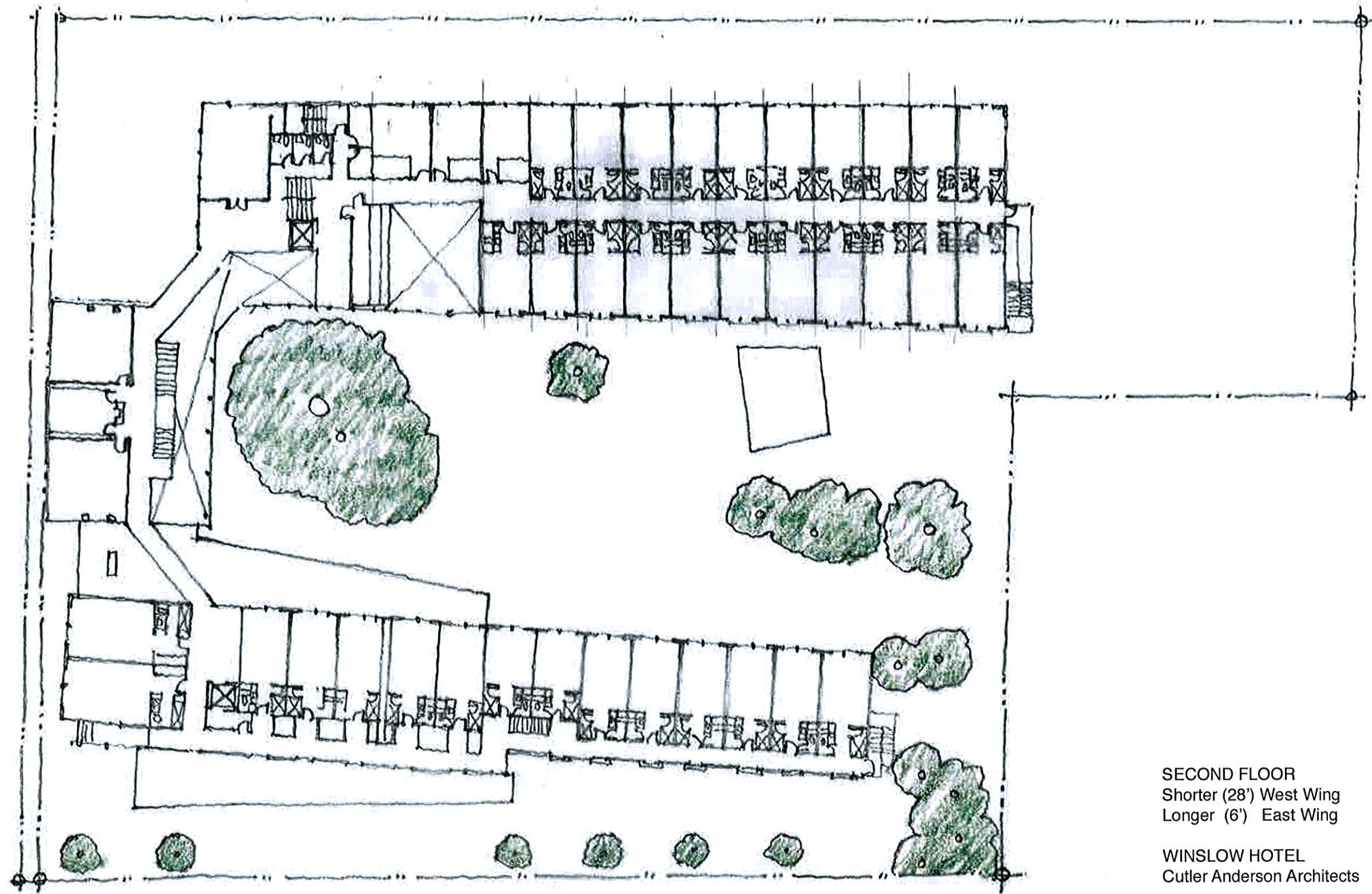


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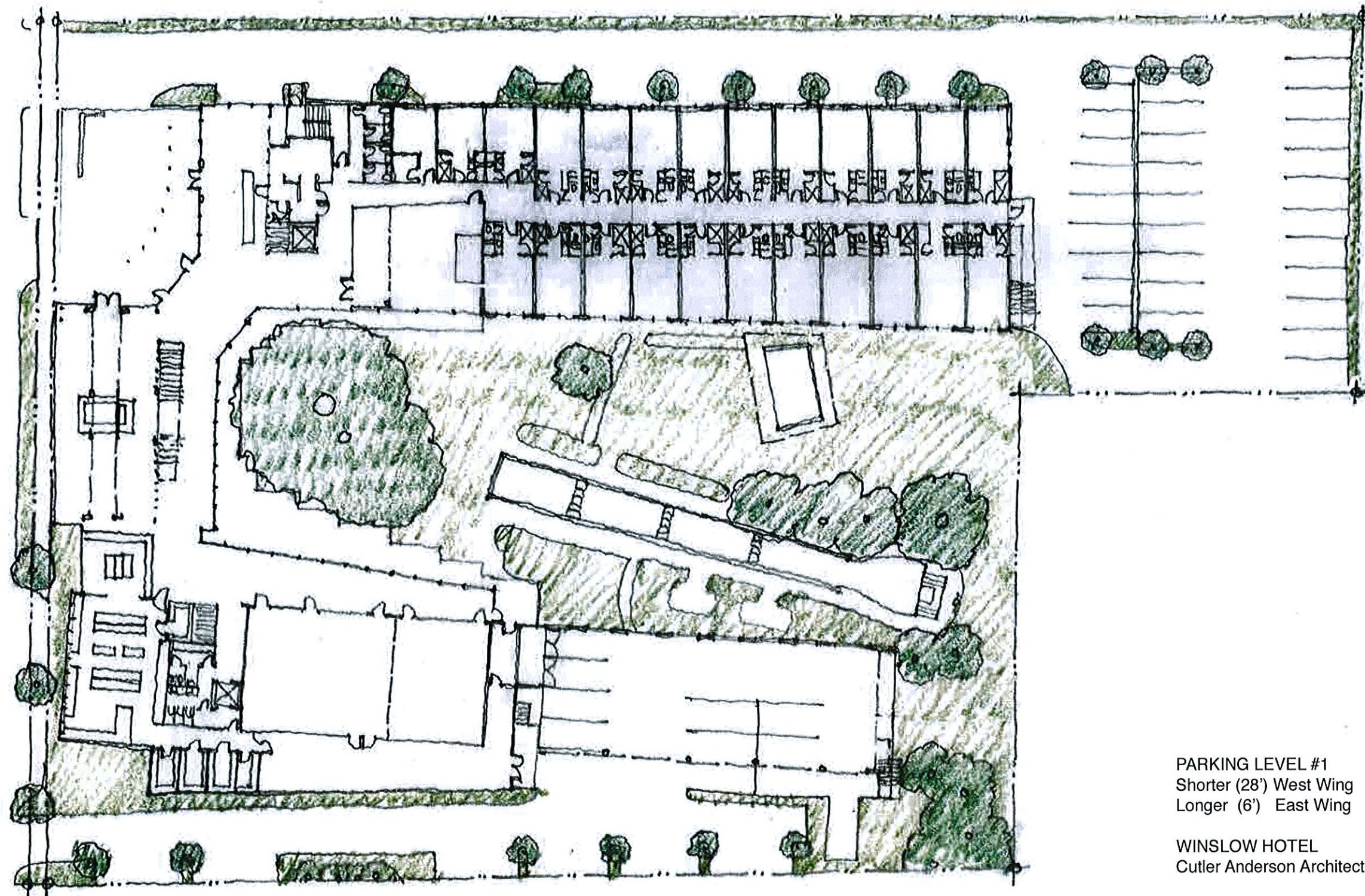
GROUND FLOOR
Shorter (28') West Wing
Longer (6') East Wing

WINSLOW HOTEL
Cutler Anderson Architects



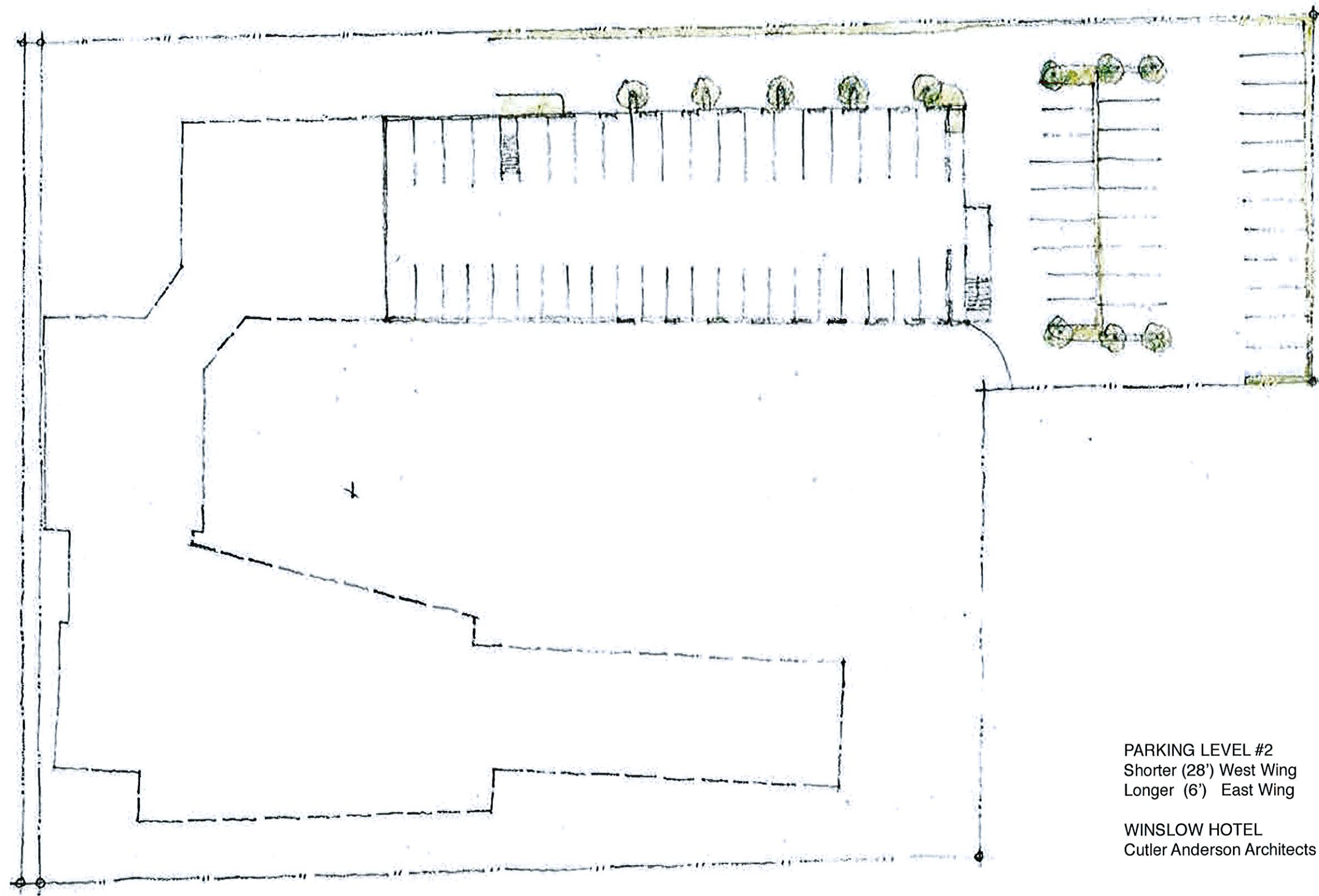
SECOND FLOOR
Shorter (28') West Wing
Longer (6') East Wing

WINSLOW HOTEL
Cutler Anderson Architects



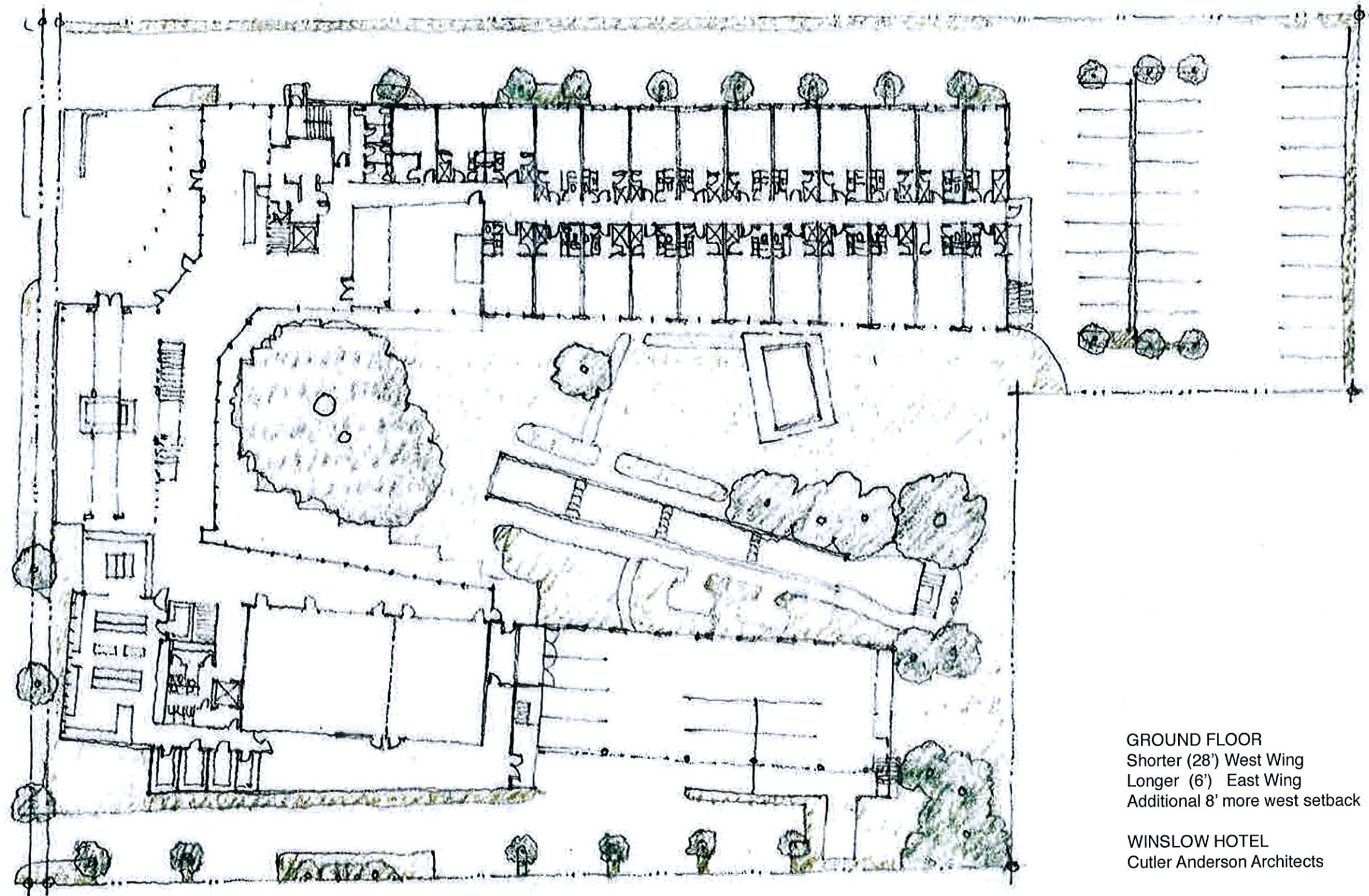
PARKING LEVEL #1
Shorter (28') West Wing
Longer (6') East Wing

WINSLOW HOTEL
Cutler Anderson Architects



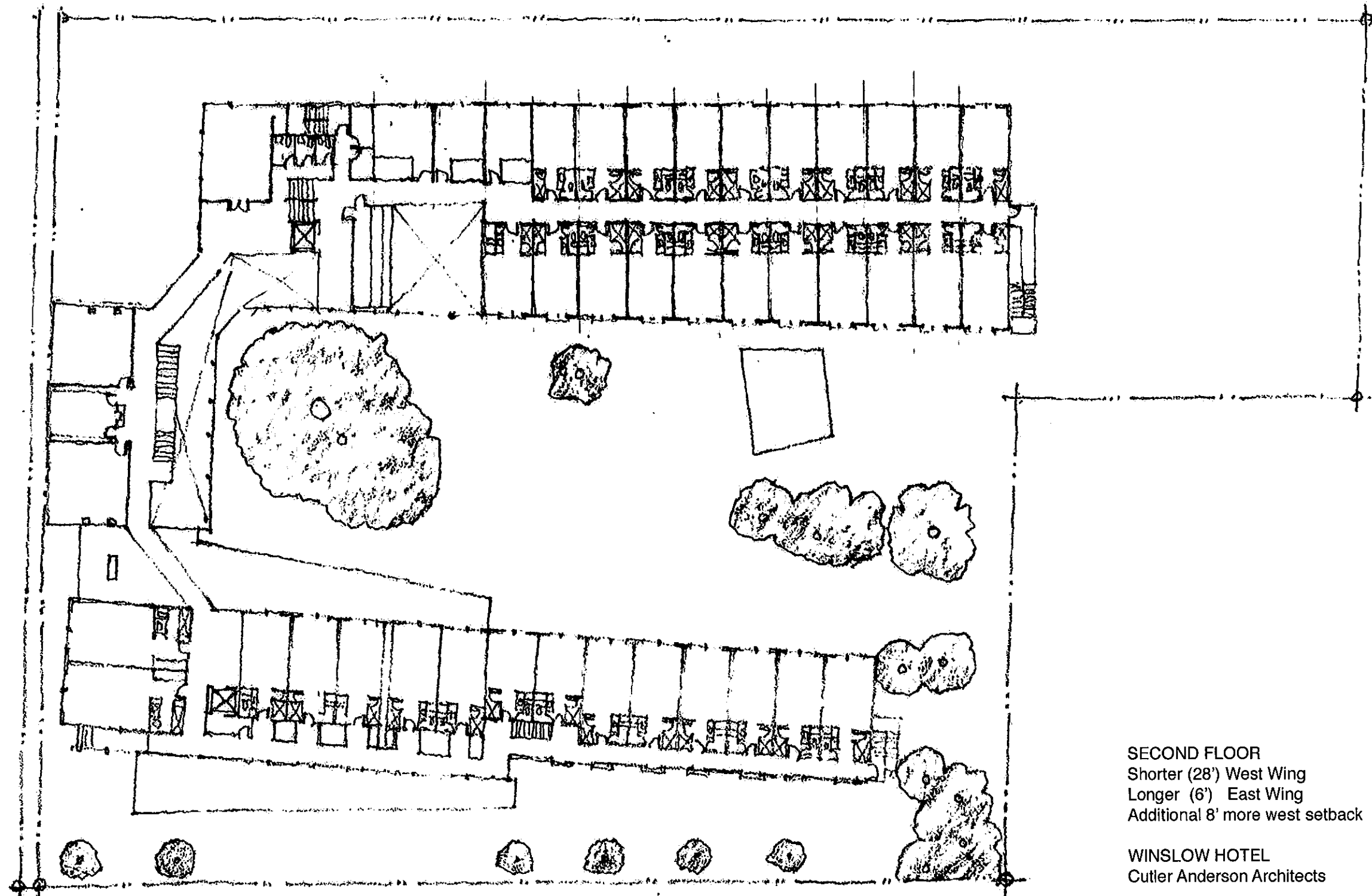
PARKING LEVEL #2
Shorter (28') West Wing
Longer (6') East Wing

WINSLOW HOTEL
Cutler Anderson Architects



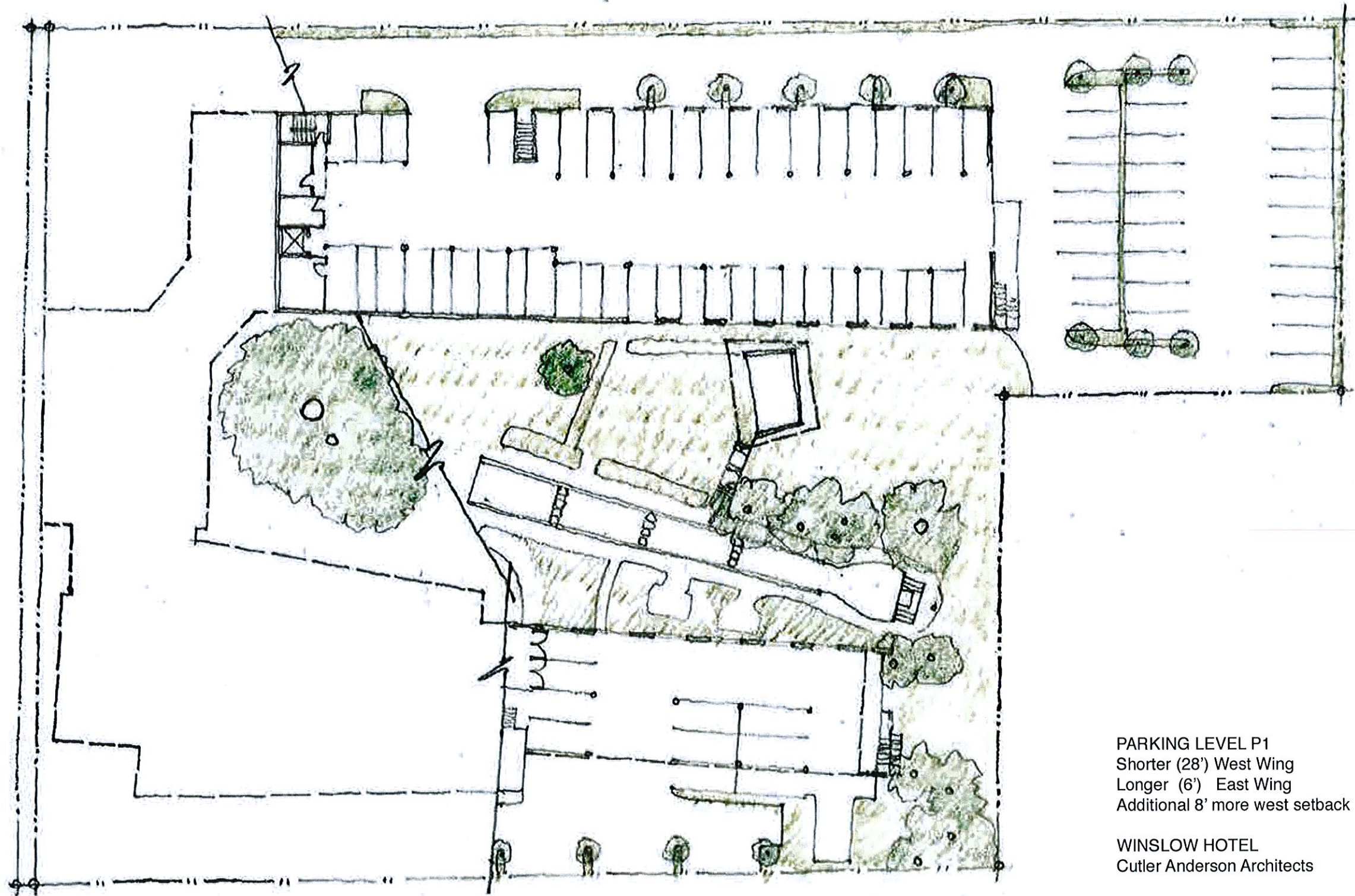
GROUND FLOOR
Shorter (28') West Wing
Longer (6') East Wing
Additional 8' more west setback

WINSLOW HOTEL
Cutler Anderson Architects



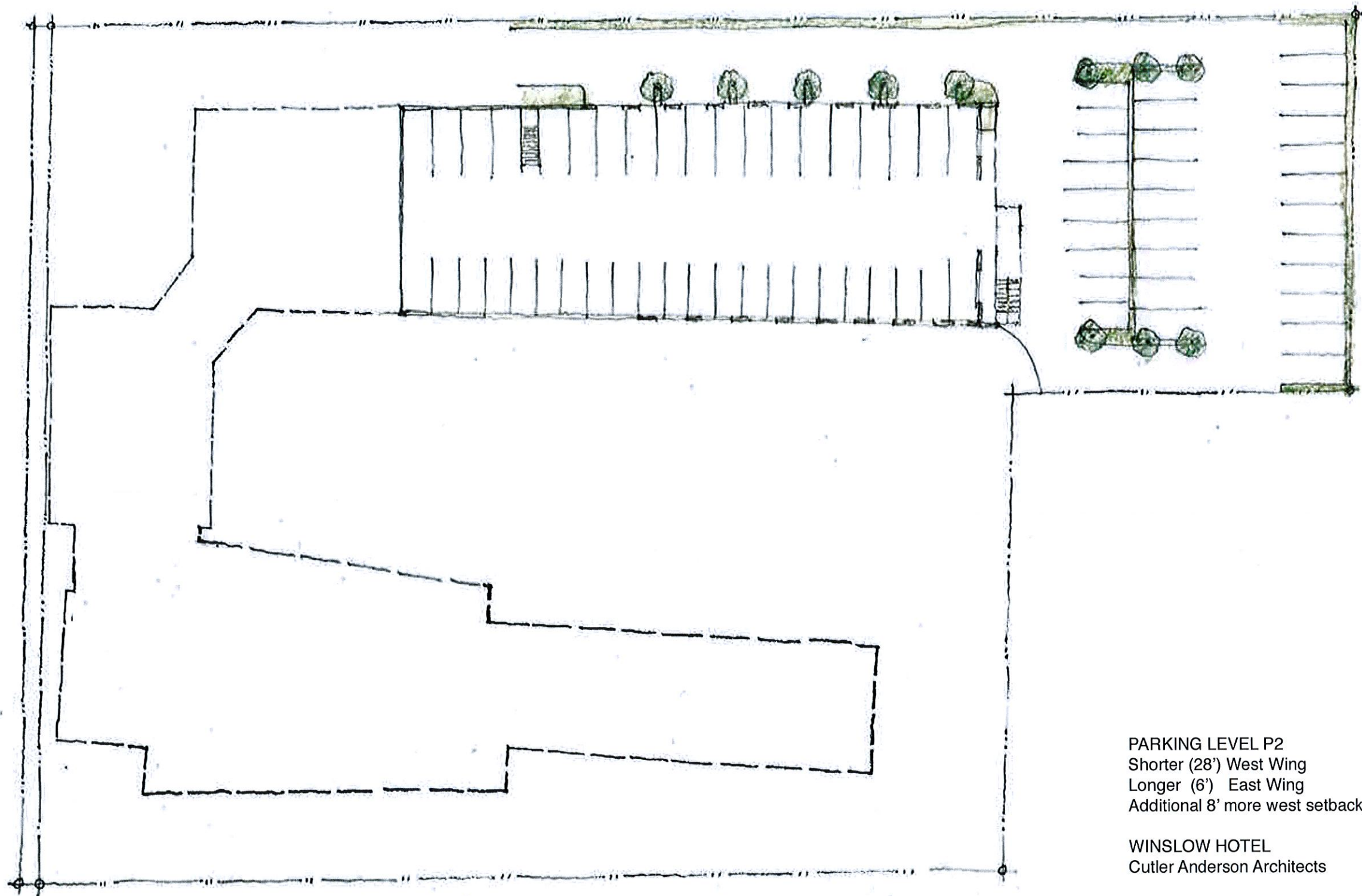
SECOND FLOOR
Shorter (28') West Wing
Longer (6') East Wing
Additional 8' more west setback

WINSLOW HOTEL
Cutler Anderson Architects



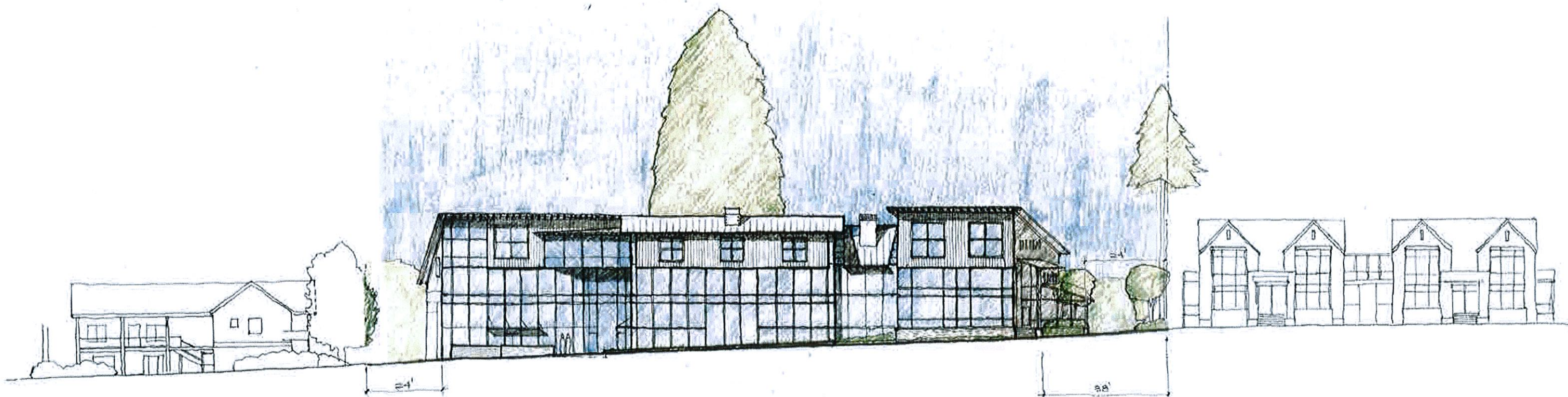
PARKING LEVEL P1
Shorter (28') West Wing
Longer (6') East Wing
Additional 8' more west setback

WINSLOW HOTEL
Cutler Anderson Architects



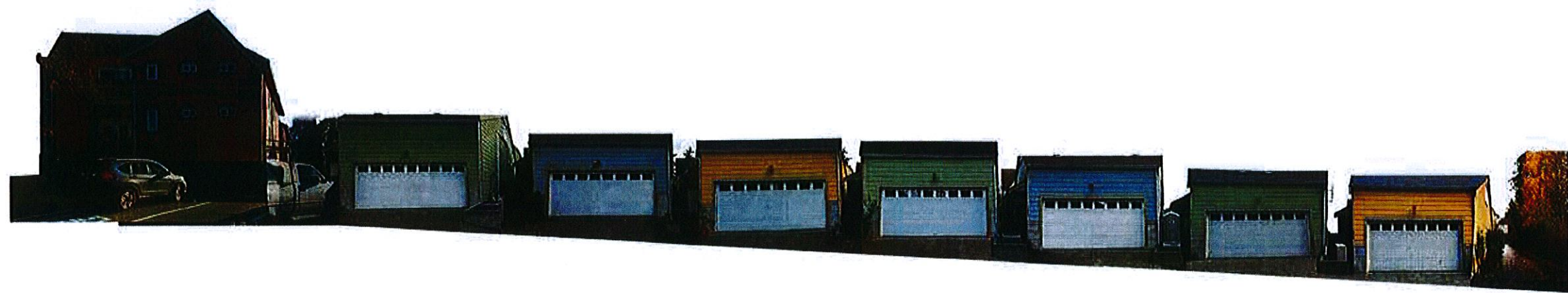
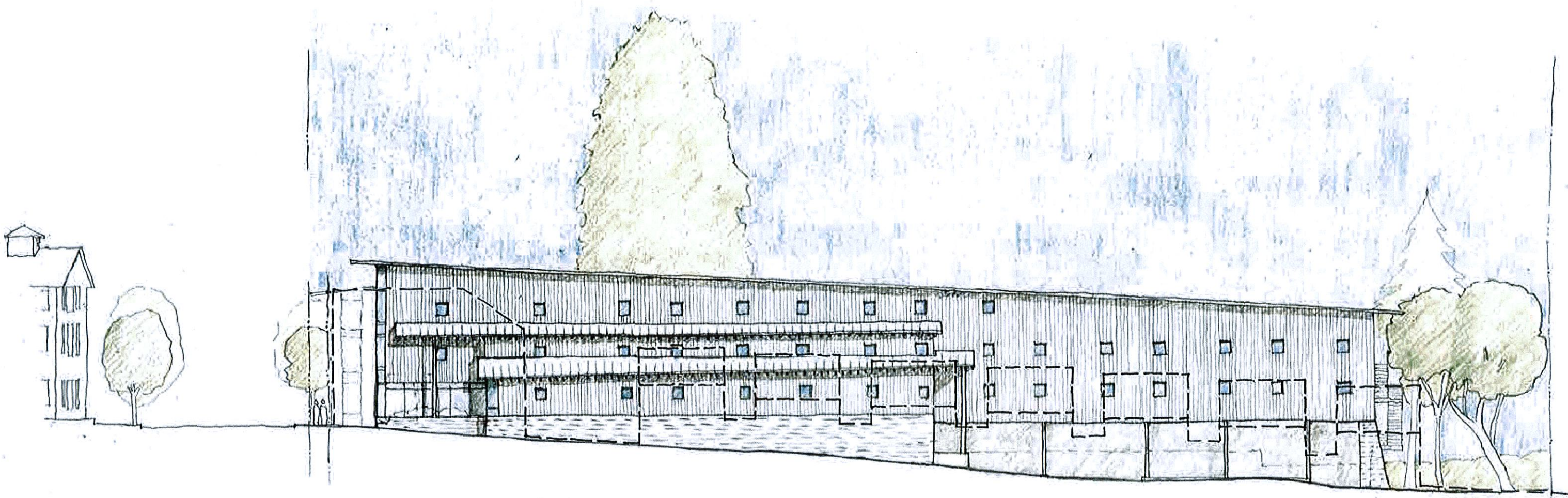
PARKING LEVEL P2
Shorter (28') West Wing
Longer (6') East Wing
Additional 8' more west setback

WINSLOW HOTEL
Cutler Anderson Architects



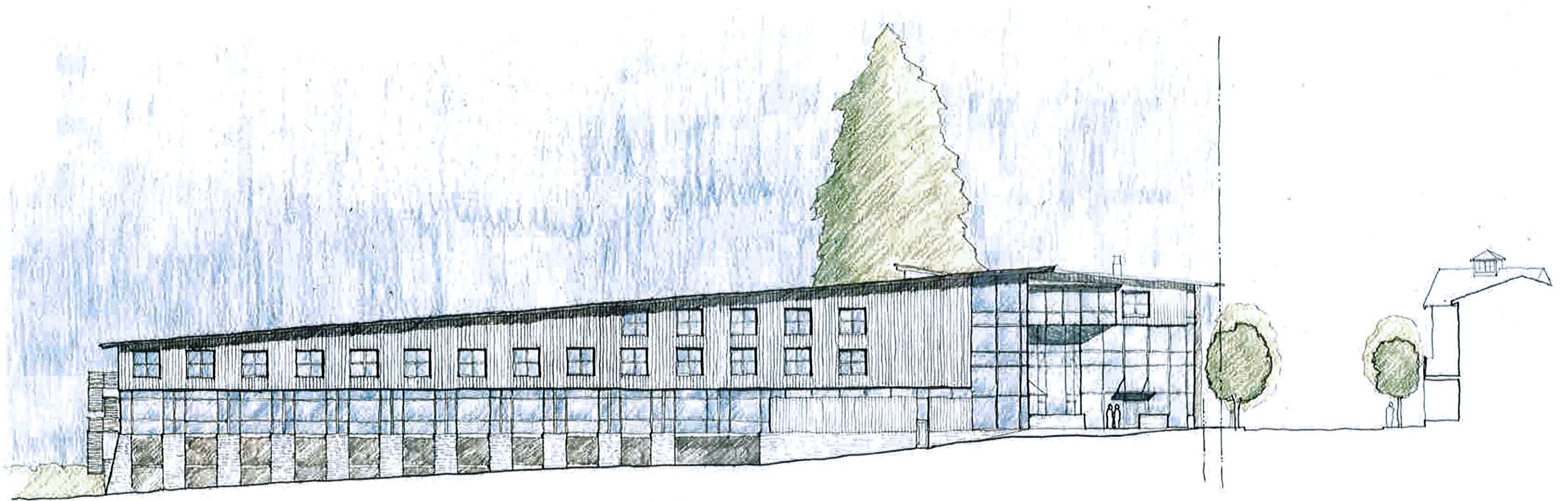
NORTH ELEVATION
With setback dimensions

WINSLOW HOTEL
Cutler Anderson Architects



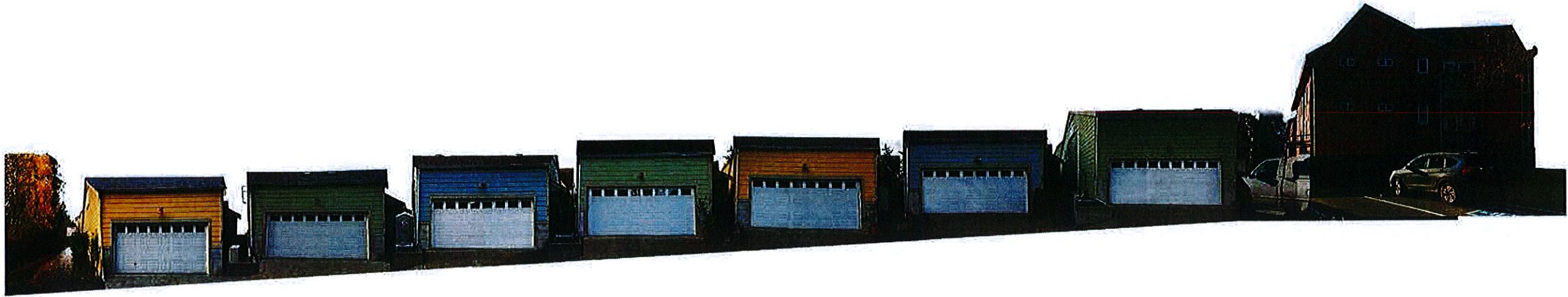
WEST ELEVATION

WINSLOW HOTEL
Cutler Anderson Architects



EAST ELEVATION

WINSLOW HOTEL
Cutler Anderson Architects

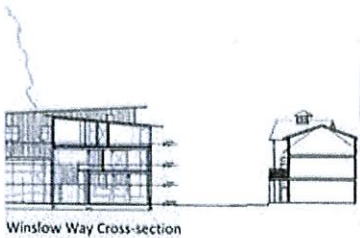


Public Process

- Kitsap Sun Article June 28, 2017
- Bainbridge Review Article 8/30/2017
- Design Review Board – four public meetings 9/11/17, 5/7/18, 12/17/18, 1/7/19
- Public Meeting 11/26/18
- Four meetings with neighbors afterward
- Site Plan Review and Conditional Use Permit Submittal 12/27/18

Scale

Not less than eleven (11) buildings in the blocks immediately surrounding the hotel are 3-4 stories tall.



Scale



Traffic

BEFORE TWO RESTAURANTS	NOW
Current Level of Service (LOS) At Winslow Way & Madison	Predicted Level of Service (LOS) At Winslow Way & Madison
B	B – No Change
	Study included “pipeline” projects on Madison Avenue under construction or in permitting

Parking

BIMC requires parking to be justified by applicant in Core District, 1 space/room in High School Road Zone	Parking study predicted parking demand at peak hour (Saturday evening) as requiring 132 spaces.
87 rooms = 87 spaces if hotel located in auto oriented High School Road Zone	Providing about 142 spaces on site.
	Major events with every room/space occupied requires a total of 187 spaces, balance provided off-site.

Peak Hour Vehicle Trips

Previously	Proposed
• BBQ • 122 Bar • Children’s office building	• Hotel • Restaurant • Spa
108 peak hour car trips	75 peak hour trips

Building Setbacks

Core Zone Requirements	As-Designed
Front Yard – within 5’	Front Yard – 0’ at closest face
Side and Rear Yards – 0’	West side yard – 25’3” East side yard – 24’3” Rear yard, minimum 5’ at west wing, 84’ at east wing

Building Floor Area

Allowable Maximum		
Commercial Use	80,000sf	Proposed 71,750sf
Allowable Maximum		
Mixed Use	120,000sf	

Noise

WAC 173-06-040 (adopted by the City)	Hotel will conform to laws and regulations. South property line is the defining edge for courtyard sound. Flanking building wings will likely provide an additional 10 dBA reduction in sound, or a halving of the perceived sound level.
Limits noise at the property line to 57 dBA day time, 47 dBA between the hours of 10:00pm and 7:00am.	

From: [JANETTE AHRNDT](#)
To: [PCD](#)
Subject: Design Review Board re: Winslow Hotel
Date: Sunday, June 2, 2019 1:47:08 PM

To the Design Review Board:

I am writing to voice my concerns about the current Winslow Hotel proposal.

There are many areas of the city guidelines that seem not to be met by the current proposal: building mass, common open space, pedestrian pathways, sidewalk amenities and access, no unbroken long facades, setbacks.

I trust you will follow the guidelines established to assure this project and its businesses do indeed bring harmony and livability with the current neighborhood and Winslow businesses.

Thank you for your efforts and attention,
Janette Ahrndt

From: [Patricia & Peter Tegtmeyer](#)
To: [PCD](#)
Subject: Proposed Winslow hotel
Date: Saturday, June 1, 2019 4:51:44 PM

Members of the Bainbridge Island Design Review Board

We write to you to express our dismay at the proposed development of a hotel/event space in Winslow. This proposal is too much for Winslow, and especially for the neighborhoods surrounding the site.

This hotel is too big for the neighborhood, way out of scale for the neighboring buildings.

This hotel is designed to be used by the visiting public, rather than by BI residents. It is not welcoming to local residents or local businesses as it would interfere with the current pedestrian friendly atmosphere so valued by the surrounding neighbors. Activities related to the functions of the hotel/event space would further complicate the already stressed parking and traffic conditions in Winslow.

This hotel is not suited for this site. Please consider the real purpose of maintaining a user friendly town center on Bainbridge, one that is welcoming to all BI residents whether they come for business, shopping, social, cultural, or recreational activities. This is what we have now. Why do we need this type of development in Winslow???

Thank you for considering the wishes of our community.

Pat & Peter Tegtmeyer
530 Wood Ave
Bainbridge Island