CITY OF
BAINBRIDGE ISLAND

Planning Commission
Special Meeting Minutes
Thursday September 12, 2019

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT ON OFF AGENDA ITEMS
HYLA MIDDLE SCHOOL (PLN51288 SPR/CUP) – Review and Recommendation
SMALL WIRELESS FACILITIES - Presentation
AVETERRA CODE REQUEST – Study Session
CITY COUNCIL UPDATE
NEW/OLD BUSINESS
ADJOURN

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

Chair William Chester called the meeting to order at 6:03 PM. Planning Commissioners in attendance were J. Mack Pearl, Lisa Macchio, Kimberly McCormick Osmond, Jon Quitslund and Don Doman and Joe Paar. City Staff present were Deputy City Attorney Robbie Sepler, Interim Planning Manager David Greetham, Planner Annie Hillier and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Commissioner McCormick Osmond disclosed that one of her clients was Tilz, a waste facility on Miller Road but which was not involved in the project in any way.

PUBLIC COMMENT ON OFF AGENDA ITEMS

None.

HYLA MIDDLE SCHOOL (PLN51288 SPR/CUP) – Review and Recommendation

Senior Planner Kelly Tayara introduced the project and Brandon Hogg (Studio Hamlet Architects) made the presentation (see attached).

Motion: See attached Recorded Motion.

SMALL WIRELESS FACILITIES - Presentation

Deputy City Attorney Robbie Sepler introduced the project and Daniel Kenny from Ogden Murphy Wallace made the presentation (see attached).

AVETERRA CODE REQUEST – Study Session

Planner Annie Hillier presented the code amendment request and introduced Mollie Bogardus from Aveterra (see attached). The Planning Commission asked for a second study session.

Public Comment

Nick Masla, Citizen – Spoke against the project and said there were already restrictions on his property due to the previous dump and landfill located nearby and was worried as to what impacts this project could have.

Sarah Blossom, City Council but speaking for herself – Spoke in favor of the facility and mentioned that during the recent comprehensive plan update, a citizen actually stated they were surprised there was not a composting facility on the island given the nature of the comprehensive plan.

CITY COUNCIL UPDATE
Interim Planning Manager David Greetham provided a briefing on the current building moratorium, tiny homes and RVs, the new consultant for the Island Center Subarea Planning Process and an invitation to the next City Council meeting to hear the presentation on inclusionary zoning and the multi-family tax exemption.

NEW/OLD BUSINESS
None.

ADJOURN
The meeting was adjourned at 9:26 PM.

Approved by:

William Chester, Chair

Jane Rasely, Administrative Specialist

CITY OF
BAINBRIDGE ISLAND

Planning Commission Recorded Motion

Planning Commission Meeting Date:	**September 12, 2019**
Project Proposal Name and Number:	**Hyla Middle School SPR/CUP (PLN51288 SPR/CUP)**
Documents available at:	**Online Permit Portal**
Public Hearing Date:	**TBD**
Decision Maker:	**Planning Director**

Purpose: The purpose of the Planning Commission's review and recommendation is to determine if a proposed project is consistent with the comprehensive plan and applicable design guidelines, BIMC Titles 17 and 18.

Consideration: The Planning Commission shall consider the project application at a public meeting where public comment will be taken. The Planning Commission shall recommend approval, approval with conditions, or denial of the proposed project.

The Planning Commission will adopt written findings of facts and conclusions and determine if the project is consistent with Bainbridge Island Municipal Code and the comprehensive plan. This motion will be included in the staff report transmitted to the reviewing bodies and decision maker.

Findings of Fact and Reasons for Action

1. The project, as conditioned, is found to meet all the applicable decision criteria.

2. The project, as conditioned, is found to be compliant and consistent with the comprehensive plan.

3. The project, as conditioned, is found to meet all other applicable laws.

4. The project is either:

   ___**X**___ Found to meet the recommendations by the Design Review Board; **OR**

   _____Recommended for deviation from the Design Review Board's recommendation for the following reasons:

   a.
   b.
   c.

CITY OF
BAINBRIDGE ISLAND

Planning Commission
Recorded Motion

Recommendation:

The Planning Commission recommends the Director:

_____ Approve the proposal as recommended.

__X__ Approve the proposal with the following changes:

a. Shoulder improvements shall be constructed in association with the CIP Core 40 improvement for Bucklin Hill Road. The improvements shall be constructed within 12 months of occupancy subject to approval of the City Development Engineer.

b. Historic buildings shall remain on the local historic register.

_____ Deny the proposal for the following reasons:

a.

b.

c.

Recorded motion on September 12, 2019:

I move to adopt the recorded motion for Hyla Middle School project as presented.

Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
Chester	X			
McCormick Osmond	X			
Pearl	X			
Quitslund			X	
Macchio	X			
Doman	X			
Paar			X	
Total				

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

Chair

Date: 9/12/2019

Administrative Specialist, Planning and Community Development

Date: 9/12/19

CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting
Thursday, September 12, 2019
6:00 pm – 9:00 pm

PLEASE PRINT

Name	Address	Phone/ E-Mail	Join ListServ Yes/No
NICK MASLA	6551 Fletcher Bay Rd NE	islandmaster@msn.com	yes
WALT McGRAW	6300 Blue Sky	855-8805	yes
Mollie Bogendus	PO Box 10544 BI	walltmcgraw@live.com	

CITY OF
BAINBRIDGE
ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: September 12, 2019

To: Planning Commission

From: Kelly Tayara, Senior Planner

Subject: Island Wide Transportation Plan requirements / Hyla Middle School

Commissioner Macchio requested a map of the Island Wide Transportation Plan (IWTP) requirements applicable to Hyla Middle School for this evening's meeting.

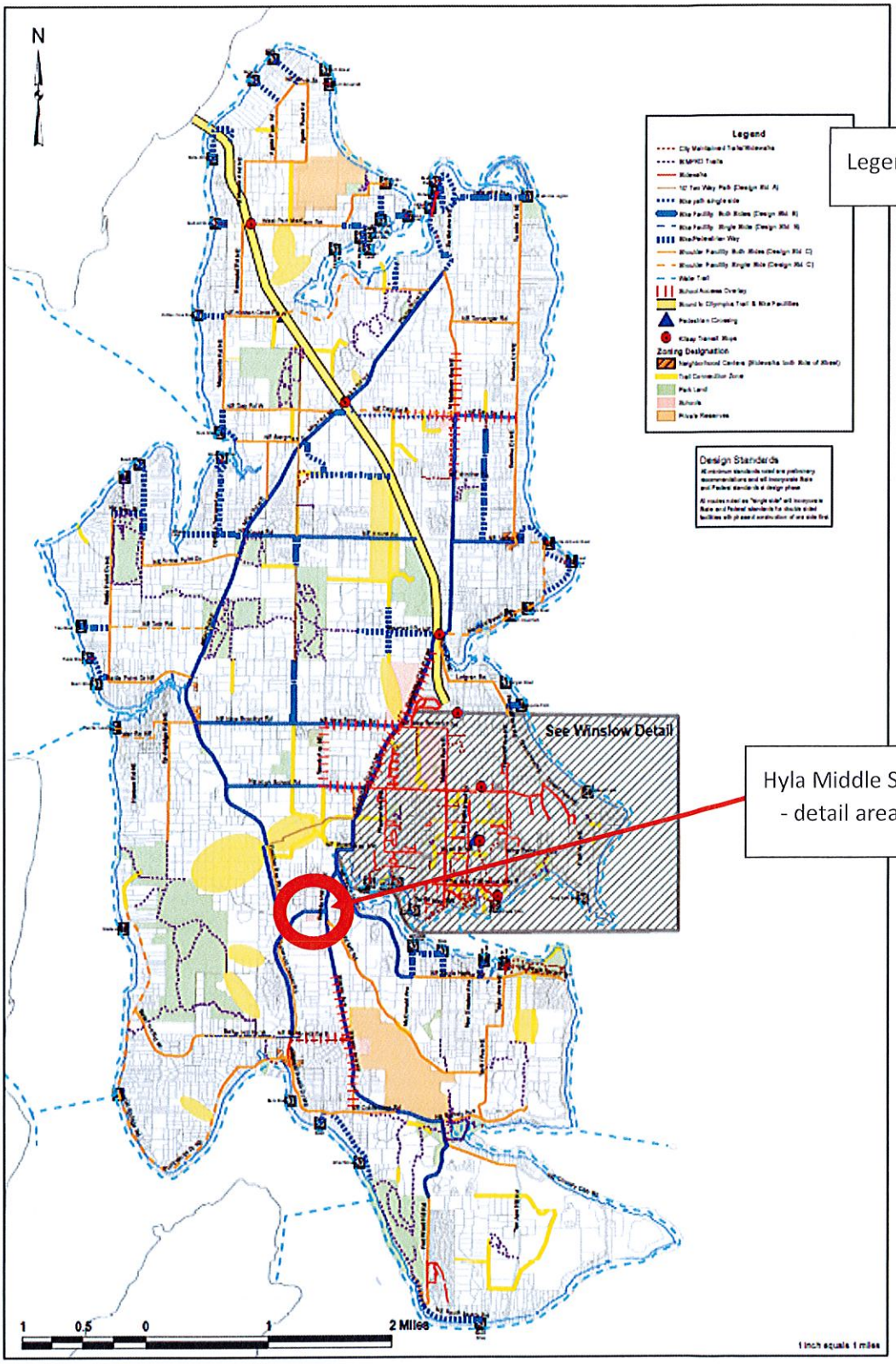
The IWTP was adopted in February of 2017 (Resolution 2017-02). The purpose of the plan is to provide the technical data and analysis to facilitate transportation planning and to aid in implementation of the Comprehensive Plan. The transportation element of the Comprehensive Plan provides transportation policy.

Within the IWTP are appendices which contain figures that include roadway classifications and Non-Motorized System Plan maps: These figures are shown on the attached pages. The City of Bainbridge Island Design and Construction Standards manual identifies transportation facility construction standards.

Hyla is located on Bucklin Hill Road which is classified as a secondary arterial. The standard right-of-way width for a secondary arterial is 60 feet. The non-motorized facility type for a secondary arterial is a bike facility (Design Standard B) on both sides of the roadway. A discussion of facility types is contained in chapter six of the IWTP: Type B shoulders are intended to provide space that is adequate to accommodate cyclists riding with traffic and pedestrians walking facing traffic. The City Design and Construction Standards manual contains drawings that depict the street standards. The drawing applicable to a suburban secondary arterial roadway is DWG. No. 7-020: On both sides of the road, from the center stripe of the roadway, a 10 foot width paved driving surface, a fog line, a six foot width pavement from the fog line, and a one-to-three foot width gravel shoulder are required within a 60 foot width right-of-way.

For the Hyla proposal, for example, the recommended conditions include: dedication of right-of-way to achieve a 30 foot width south of the centerline to achieve the appropriate width of 60 feet (Condition 6.a.2) and shoulder improvements to DWG 7-020 standards (Condition 6.b.1)

The referenced documents may be accessed on the City website by following these links
IWTP https://www.bainbridgewa.gov/708/Island-wide-Transportation-Plan-IWTP-Upd
Design and Construction Stds http://www.ci.bainbridge-isl.wa.us/169/Design-Construction-Standards

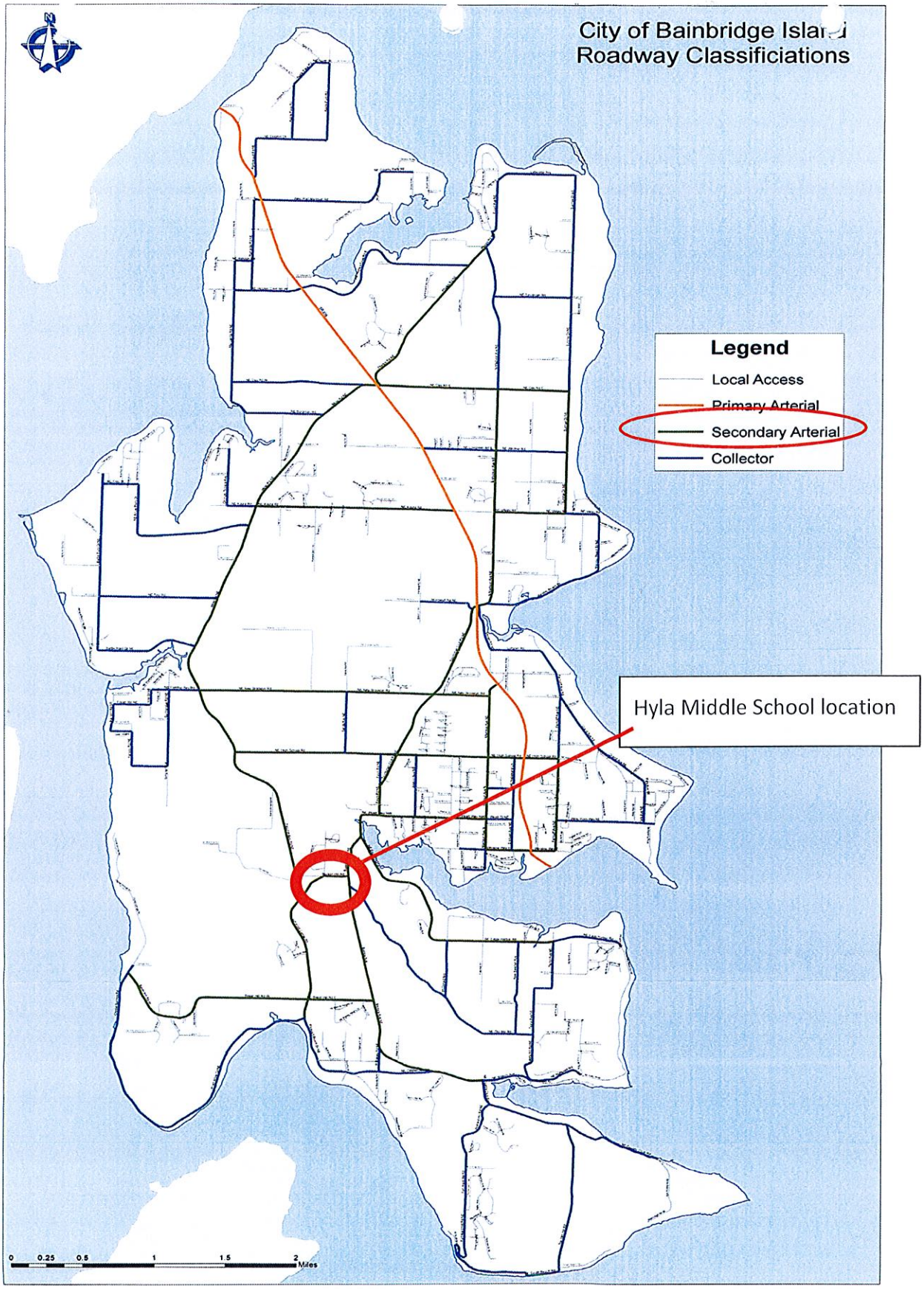


Legend detail below

Hyla Middle School location
- detail area below

Non-Motorized System Plan
Map C: (Minimum Standards)

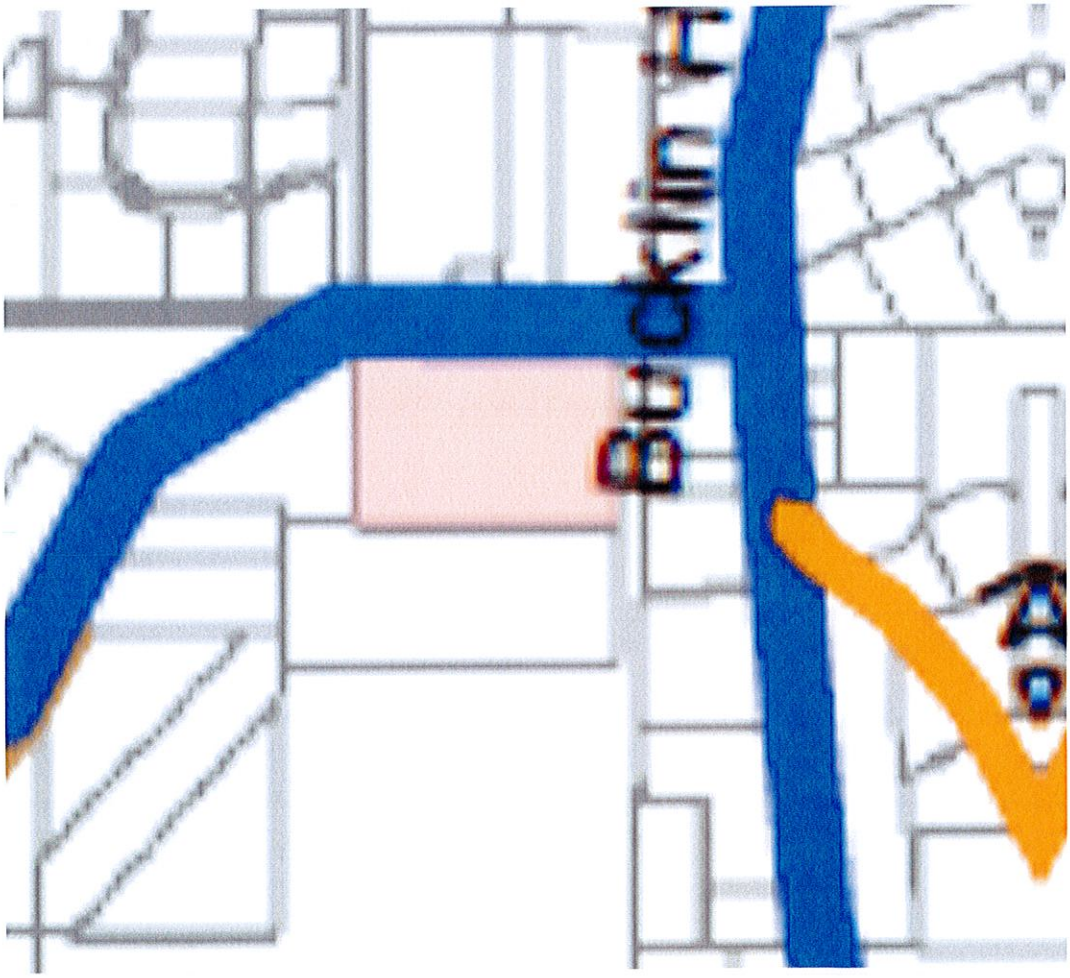
December 2016


City of Bainbridge Island
Roadway Classificiations
Legend
Local Access
Primary Arterial
Secondary Arterial
Collector
Hyla Middle School location
0
0.25
0.5
1
1.5
2
Miles

Detail Area from Non-Motorized System Plan Map C: Hyla Middle School

Legend

- City Maintained Trails/Sidewalks
- BIMPRD Trails
- Sidewalks
- 10' Two Way Path (Design Std. A)
- Bike path single side
- Bike Facility: Both Sides (Design Std. B)



HYLA MIDDLE SCHOOL NEW MULTI-PURPOSE BUILDING

Project Vision Summary

Hyla Middle School seeks to build a beautiful and useful new building that will help the school enhance their curriculum and provide an inspiring environment for the students and teachers. This project will also create the opportunity to make better use of the school's other existing buildings and spaces and provide a more functional and sustainable campus for many more years to come. The new building will consist of a theater and performance space double-acting as indoor play space, and also include a community kitchen for gathering and teaching students, staff, and serve the wider community as a venue for special events.

HYLA New Multi-Purpose Building Project Narrative August 2019

The proposed 3,200 square foot multi-purpose building on the existing Hyla Middle School campus will help the school enhance their curriculum and provide an inspiring environment for the students and teachers. This project will also create the opportunity to make better use of the school's other existing buildings and spaces and provide a more functional and sustainable campus for many more years to come. The new building will consist of a theater and performance space double-acting as indoor play space, and also include a community kitchen for gathering and teaching students, staff, and serve the wider community as a venue for special events.

The building is situated to create a continuous porch connection with the existing buildings and accessibility for students, staff, and visitors. The location creates a new internal courtyard in the heart of the campus, which also helps to highlight the existing historical Bucklin farm house, which is on the state historical register. It is also located to minimize land disturbance and to protect and conserve nearby wetland, stream and forest areas.

Construction is scheduled to begin summer 2019 when school is not in session for foundation and major site work, and continue in a single phase with the building construction for approximately one year to completion.

Hyla Middle School has been operating in the residential R-0.4 zone with a Conditional Use Permit since 1994. This proposal does not alter the current numbers of students or staff in the Conditional Use Permit. Nor does it change or add vehicular trips per day, or require any additional parking.

Consideration has been given to the Island-Wide Transportation Plan, where on Bucklin Hill Road the City proposes to increase the width of the Right-of-Way in the future. This would impact the proposed plan to reduce the required landscape buffer on the north side of the building to allow for street improvements including a new bike lane.

The project will seek an Administrative Conditional Use permit within the provisions of BIMC 18.24.010(C) to obtain approval for the reduced setback and landscape buffer, to accommodate both the preferred location of the building and the City's ROW expansion project. The existing historic Bucklin House would be listed on the local historical register in this process.

The same process may also be pursued with regard to lot coverage. To allow the increased lot coverage of the proposed building, which would exceed the maximum 50% of the maximum allowed in the zone, the school will either need to obtain approval to relax the lot coverage standard, or perform a Boundary Line Adjustment to increase the area of the current lot the school buildings are located on to comply with the 50% of base maximum lot coverage.

The school is currently served by a public water system and on-site septic systems. A commercial building clearance through the Kitsap Public Health District will be obtained for the new building.

Stormwater runoff from the new impervious roof surfaces will be managed on-site by a new rain garden installed next to the building in order to provide low-impact infiltration into the existing soils.

The applicable Design Guidelines have been considered and addressed in the design of the building. Especially the building's relationship to the form, scale, and aesthetics of the existing adjacent school buildings, and the historical agricultural character that has been followed, is the primary design principle for the appearance of the building. Pedestrian connection and accessibility are also important factors in the design.

The proposed project conforms to the Comprehensive Plan by providing a sustainable continuation of the community's access to diverse education opportunities while also protecting and conserving existing natural resources. The existing historical building is protected and respected as a centerpiece in the campus. Low-impact development techniques for stormwater infiltration will be used to protect the water resources of the island.

REGISTERED STATE HISTORIC PLACE
WASHINGTON STATE
ADVISORY COUNCIL ON HISTORIC PRESERVATION
BUCKLIN HOUSE
UNDER THE PROVISIONS OF THE
STATE HISTORIC PRESERVATION
ACT OF 1967, THIS PROPERTY
POSSESSES PARTICULAR VALUE IN
COMMEMORATING OR ILLUSTRATING
AMERICAN HISTORY
PLACED ON THE STATE REGISTER
MAY 20, 1977 BY THE GOVERNOR'S ADVISORY
COUNCIL ON HISTORIC PRESERVATION
WASHINGTON STATE PARKS &
RECREATION COMMISSION
56
BUILT IN 1887
BY
NATHAN BUCKLIN

Straighten up!
Flag pole vertical

7¼' page 9

Straighten up!
Flag pole vertical

7¼' page 9

4 7/8

Page 8

MAIN SPRINKLER SUPPLY

LEGEND

	(E) CONTOURS
	(N) CONTOURS
—— E ——	ELECTRICAL SUPPLY
—— W ——	WATER SUPPLY
—— SS ——	SANITARY SEWER
—— OIL ——	OIL SUPPLY
—— SD ——	STORM DRAIN
—— TL ——	TIGHT LINE
—— FD ——	PERF FOUNDATION DRAIN
—— F ——	FILTER FENCE
—— CL ——	CLEARING LIMITS

(E) EXISTING
(N) NEW
● TREE

SITE PLAN BASED ON SURVEY INFORMATION FROM ADAM GOLDSWORTHY OAK DRAWING NUMBER 1069T1, DATED 6/25/98 WITH UPDATED INFORMATION PER DRAWING NUMBER , DATED AND INFORMATION FROM MAHLUM ARCHITECTS PROPERTY PLAN DRAWING A1.0, DATED 7/13/00 AS PART OF A PERMIT SUBMITTAL SET FOR BUILDINGS #3 & #4, HEALTH DISTRICT RECORDS AND CURRENT FIELD OBSERVATIONS BY STUDIO HAMLET ARCHITECTS.

1 PARTIAL SITE PLAN

SEE SHT A-1.1 FOR OVERALL SITE PLAN

0 4' 8' 16' 32'

N

DATE:	REVISIONS
2-5-19	PRE-APP SUBMITTAL

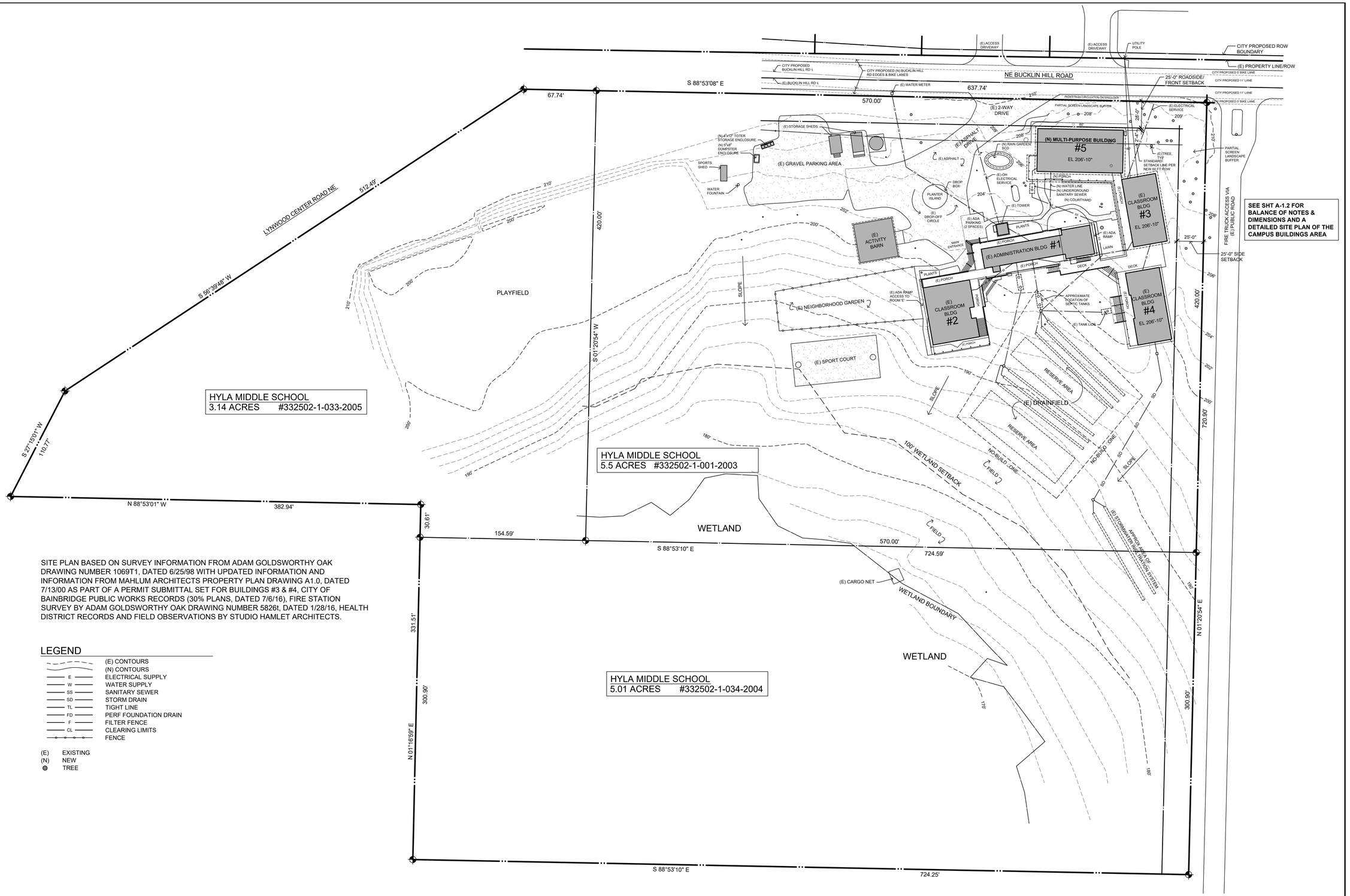
6486 REGISTERED ARCHITECT RUSSELL S. HAMLET STATE OF WASHINGTON

STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7355
www.studiohamlet.com

HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
SITE PLAN REVIEW & CUP AMENDMENT
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

PARTIAL SITE PLAN

DATE: FEBRUARY 5, 2019
SCALE: 1/16"=1'-0"
DRAWN: RMB
JOB #: #1808
SHEET: A-1.2



SITE PLAN BASED ON SURVEY INFORMATION FROM ADAM GOLDSWORTHY OAK DRAWING NUMBER 1069T1, DATED 6/25/98 WITH UPDATED INFORMATION AND INFORMATION FROM MAHLUM ARCHITECTS PROPERTY PLAN DRAWING A1.0, DATED 7/13/00 AS PART OF A PERMIT SUBMITTAL SET FOR BUILDINGS #3 & #4, CITY OF BAINBRIDGE PUBLIC WORKS RECORDS (30% PLANS, DATED 7/6/16), FIRE STATION SURVEY BY ADAM GOLDSWORTHY OAK DRAWING NUMBER 5826t, DATED 1/28/16, HEALTH DISTRICT RECORDS AND FIELD OBSERVATIONS BY STUDIO HAMLET ARCHITECTS.

LEGEND

- (E) CONTOURS
- (N) CONTOURS
- E — ELECTRICAL SUPPLY
- W — WATER SUPPLY
- SS — SANITARY SEWER
- SD — STORM DRAIN
- TL — TIGHT LINE
- FD — PERF FOUNDATION DRAIN
- F — FILTER FENCE
- CL — CLEARING LIMITS
- FENCE

(E) EXISTING
(N) NEW
TREE

TOTAL LOT SIZE: 13.65 ACRES / 594,594 SF

1 OVERALL SITE PLAN

0 10' 20' 40' 80'

N

DATE:	REVISIONS
	BLDG PERMIT SUBMITTAL

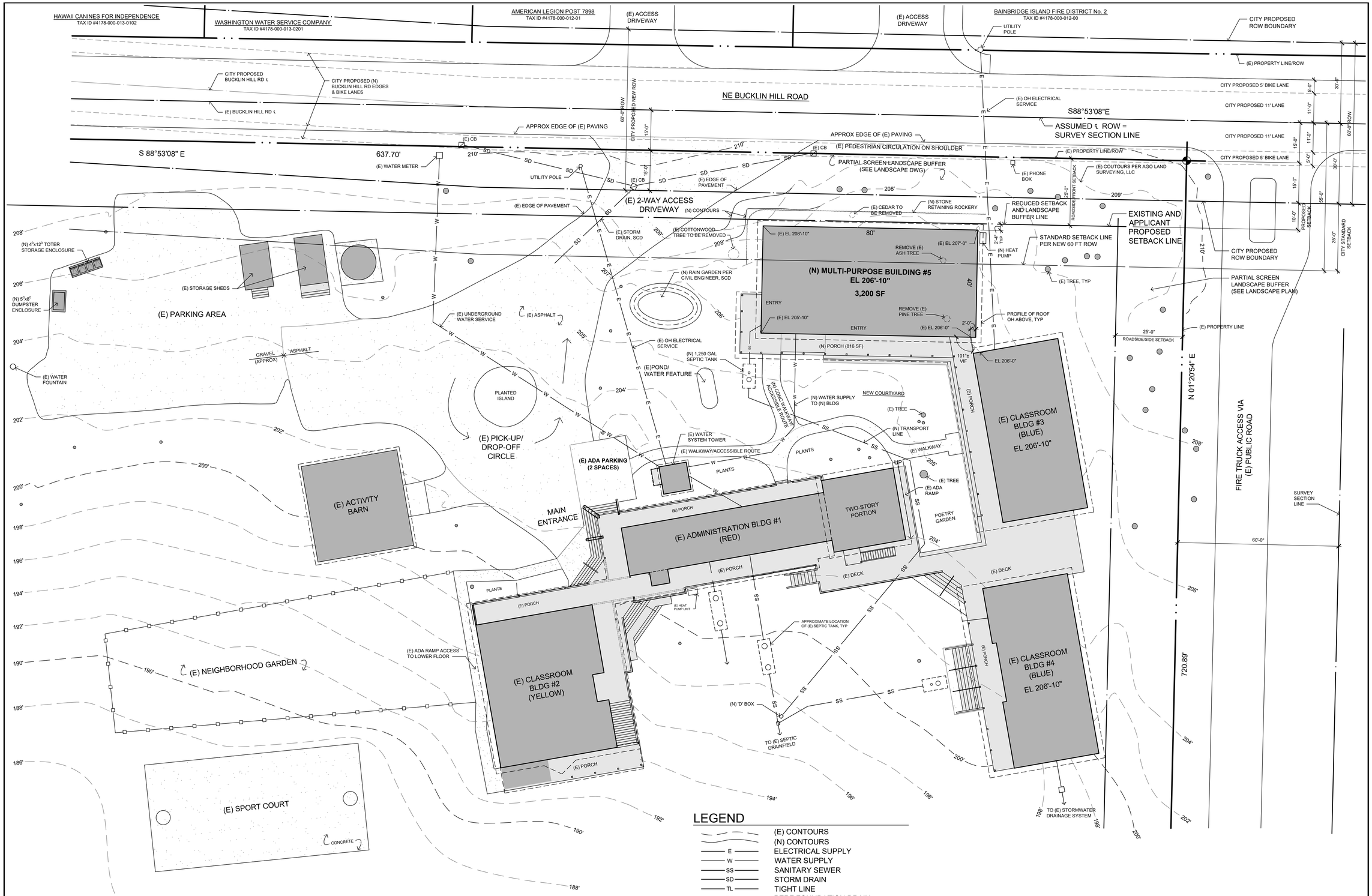
6486 REGISTERED ARCHITECT RUSSELL S. HAMLET STATE OF WASHINGTON

STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7272 206.351.5000
www.studiohamlet.com

HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
BUILDING #5
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

OVERALL SITE PLAN

DATE:	JUNE 26, 2019
SCALE:	1"=40'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-1.1



SITE PLAN BASED ON SURVEY INFORMATION FROM ADAM GOLDSWORTHY OAK DRAWING NUMBER 1069T1, DATED 6/25/98 WITH UPDATED INFORMATION AND INFORMATION FROM MAHLUM ARCHITECTS PROPERTY PLAN DRAWING A1.0, DATED 7/13/00 AS PART OF A PERMIT SUBMITTAL SET FOR BUILDINGS #3 & #4, CITY OF BAINBRIDGE PUBLIC WORKS RECORDS (30% PLANS, DATED 7/6/16), FIRE STATION SURVEY BY ADAM GOLDSWORTHY OAK DRAWING NUMBER 5826t, DATED 1/28/16, HEALTH DISTRICT RECORDS AND FIELD OBSERVATIONS BY STUDIO HAMLET ARCHITECTS.

LEGEND

	(E) CONTOURS
	(N) CONTOURS
E	ELECTRICAL SUPPLY
W	WATER SUPPLY
SS	SANITARY SEWER
SD	STORM DRAIN
TL	TIGHT LINE
FD	PERF FOUNDATION DRAIN
F	FILTER FENCE
CL	CLEARING LIMITS
	FENCE
SD CB	CATCH BASIN

(E) EXISTING
(N) NEW
TREE

1 PARTIAL SITE PLAN

SEE SHT A-1.1 FOR OVERALL SITE PLAN AND SEPTIC DRAINFIELD & STORMWATER DRAINAGE SYSTEMS

0 4' 8' 16' 32'

N

DATE:	REVISIONS
	BLDG PERMIT SUBMITTAL

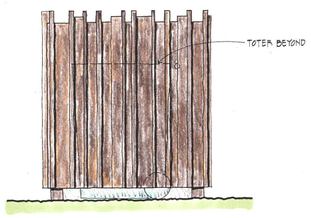
REGISTERED ARCHITECT
6486
RUSSELL S. HAMLET
STATE OF WASHINGTON

STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7353
www.studiohamlet.com

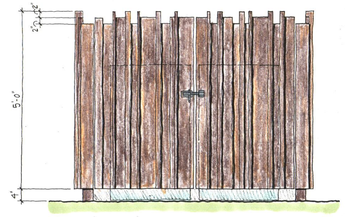
HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
BUILDING #5
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

PARTIAL SITE PLAN

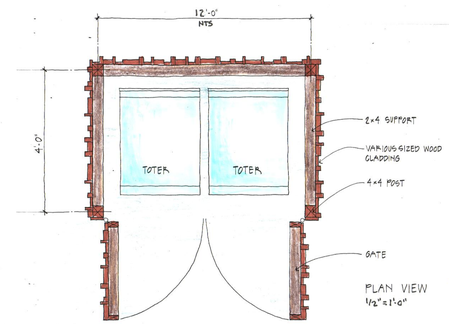
DATE:	JUNE 26, 2019
SCALE:	1/16"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-1.2



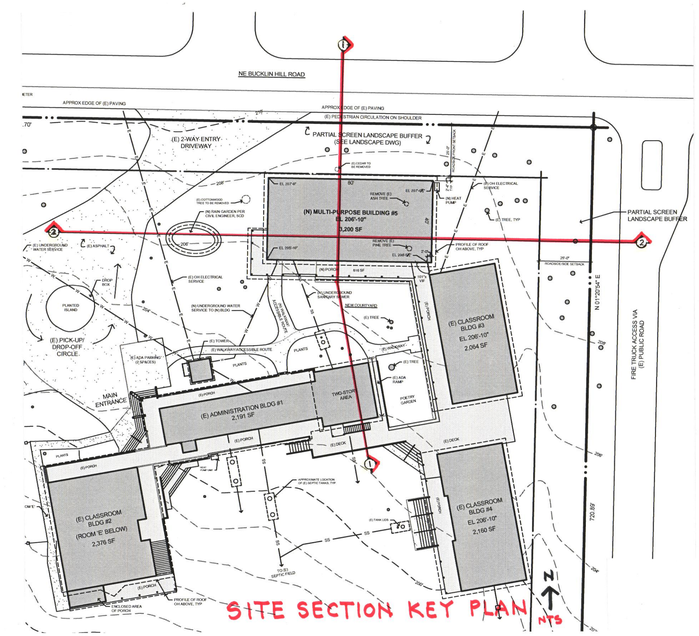
SIDE VIEW

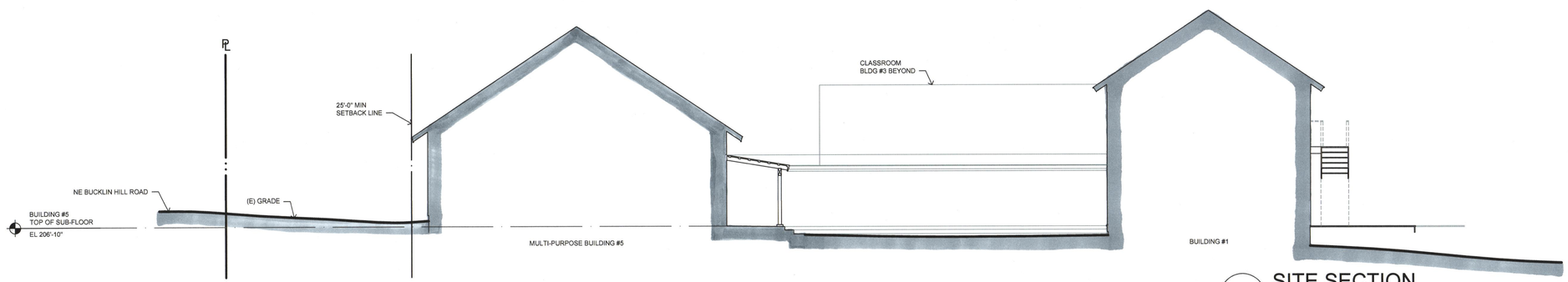


FRONT VIEW



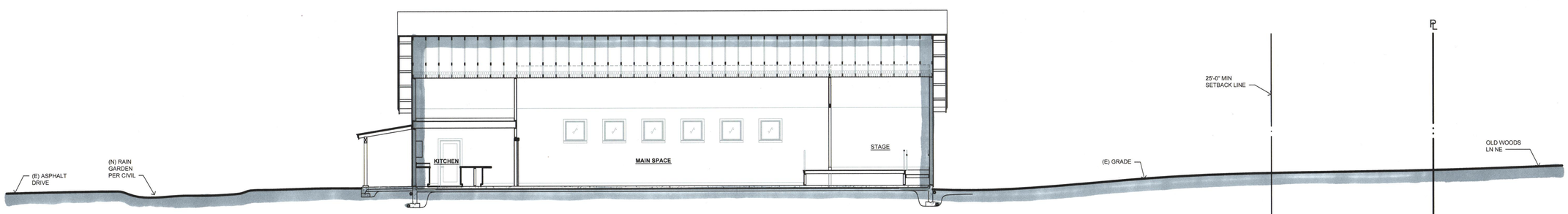
PLAN VIEW
1/2" = 1'-0"





1 SITE SECTION

0 2' 4' 8' 16'



2 SITE SECTION

0 2' 4' 8' 16'

DATE:	REVISIONS
2-5-19	PRE-APP SUBMITTAL

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HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
SITE PLAN REVIEW & CUP ADJUSTMENT

7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

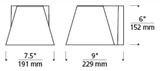
SITE SECTIONS

DATE:	FEBRUARY 5, 2019
SCALE:	1/8"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-1.3

W A L L C O L L E C T I O N

Bowman 6 Wall

DESCRIPTION
The soft silhouette of classic table lamp shades is referenced and transformed into a sleek LED wall sconce fixture suitable for both indoor and outdoor applications. The Bowmanâ€™s die-cast metal body houses a powerful LED light source for plentiful illumination on even the darkest of nights. Includes 35 watt, 2270 net lumen, 3000K LED module. Dimmable with low-voltage electronic dimmer. Mounts down only. Suitable for outdoor use.



INSTALLATION
This product can mount to either a 4" square electrical box with round plaster ring or an octagonal electrical box (not included).

WEIGHT
3.4lb / 1.54kg ±

black antique bronze silver white

ORDERING INFORMATION

700WSBOW6 FINISH

Z ANTIQUE BRONZE
B BLACK
I SILVER
W WHITE

LAMP

-LED830 LED 80 CRI 3000K 120V
-LED830-277 LED 80 CRI 3000K 277V

TECH LIGHTING®
7400 Linder Avenue T 847.410.4400
Skokie, Illinois 60077 F 847.410.4500

Tech Lighting, L.L.C.

700WSBOW6 ____ ____

FIXTURE TYPE: _____
JOB NAME: _____
NOTES: _____

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Tech Lighting reserves the right to change specifications for product improvements without notification.

3 TYPICAL BUILDING LIGHT FIXTURE

Dome 3000K LED Path Light BKT

15810BKT30R (Textured Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	15810BKT30R
Finish	Textured Black
Available Finishes	AZT, AZT, BBR, BBR, BKT, BKT

Dimensions

Weight	3.00 LBS

Photometrics

Color Rendering Index	80

Electrical

Voltage	12V
Operating Voltage Range	9-15V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
Number of Lights/LEDs	8
Lamp Type	LED

Dimensions

Height	22.00"
Length	8.25"
Width	8.25"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER.

2 TYPICAL LANDSCAPE LIGHT FIXTURE

1 SITE LIGHTING PLAN
1/16" = 1'-0"

DATE:	REVISIONS
2-5-19	PRE-APP SUBMITTAL

S T U D I O H A M L E T
A R C H I T E C T S
Russell Hamlet AIA
10583 Manitou Park N.E
Bainbridge Island, WA 98110
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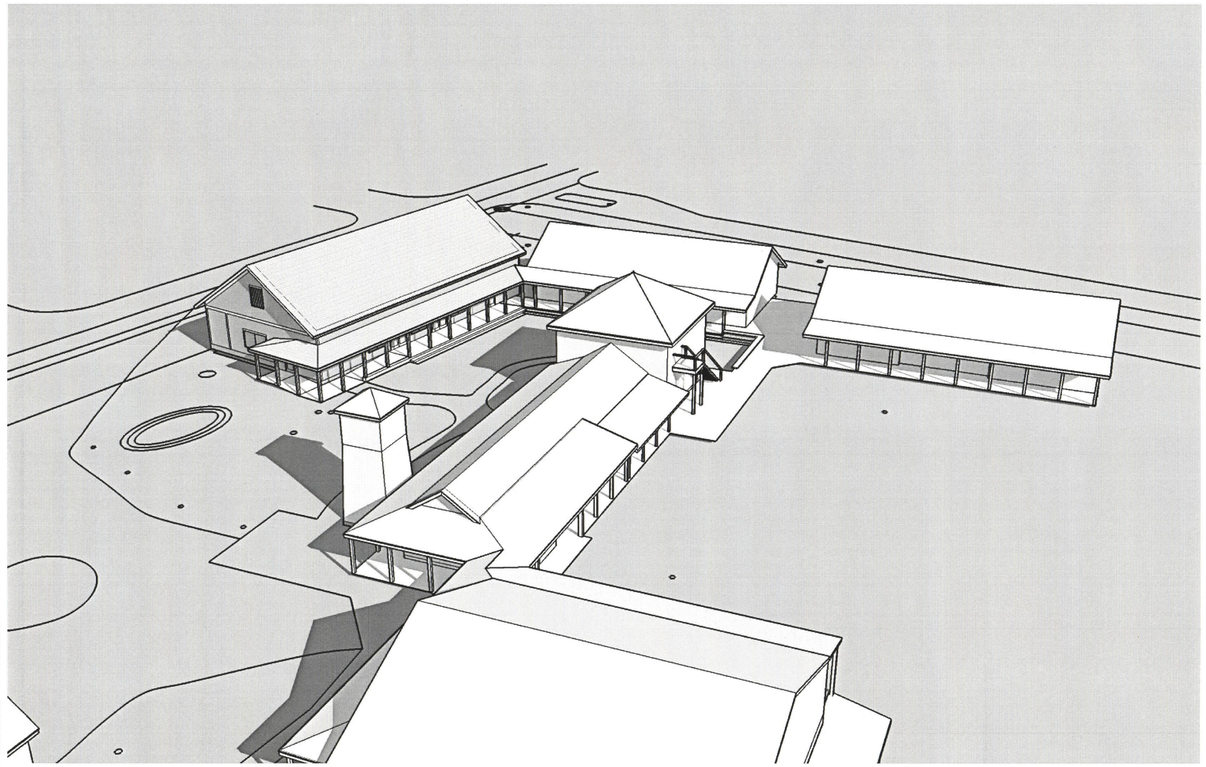
HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
SITE PLAN REVIEW &
MINOR CUP ADJUSTMENT
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

SITE LIGHTING PLAN

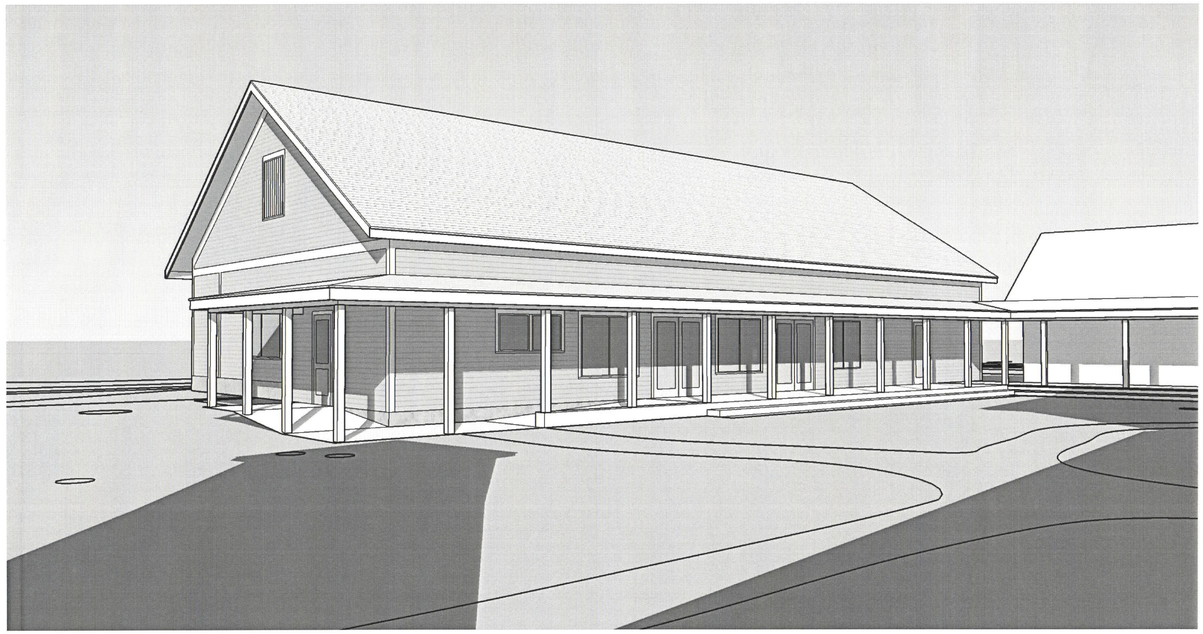
DATE: FEBRUARY 5, 2019
SCALE: 1/16" = 1'-0"
DRAWN: BH
JOB #: #1808
SHEET:

A-1.4

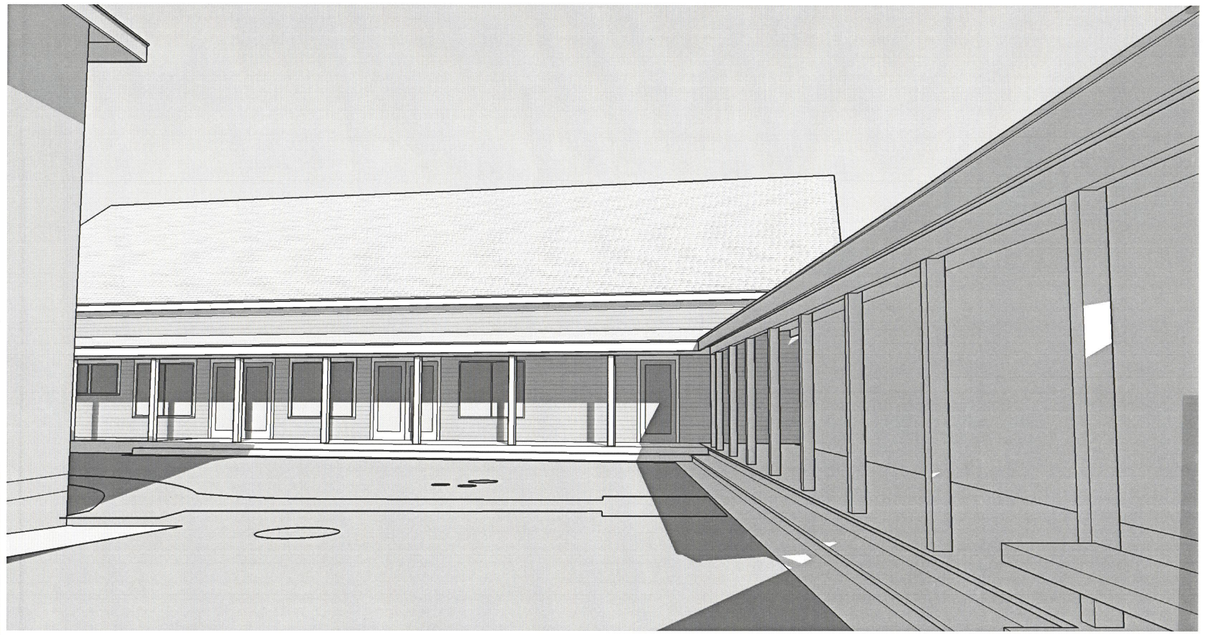


BIRD'S EYE VIEW

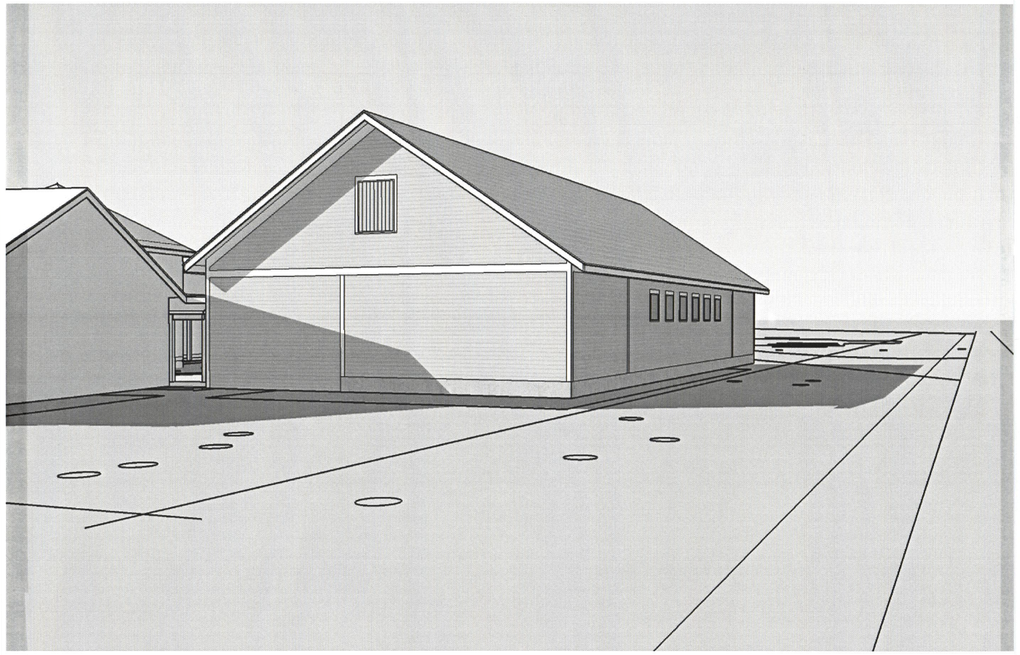
VIEW FROM STREET AT ENTRY DRIVE



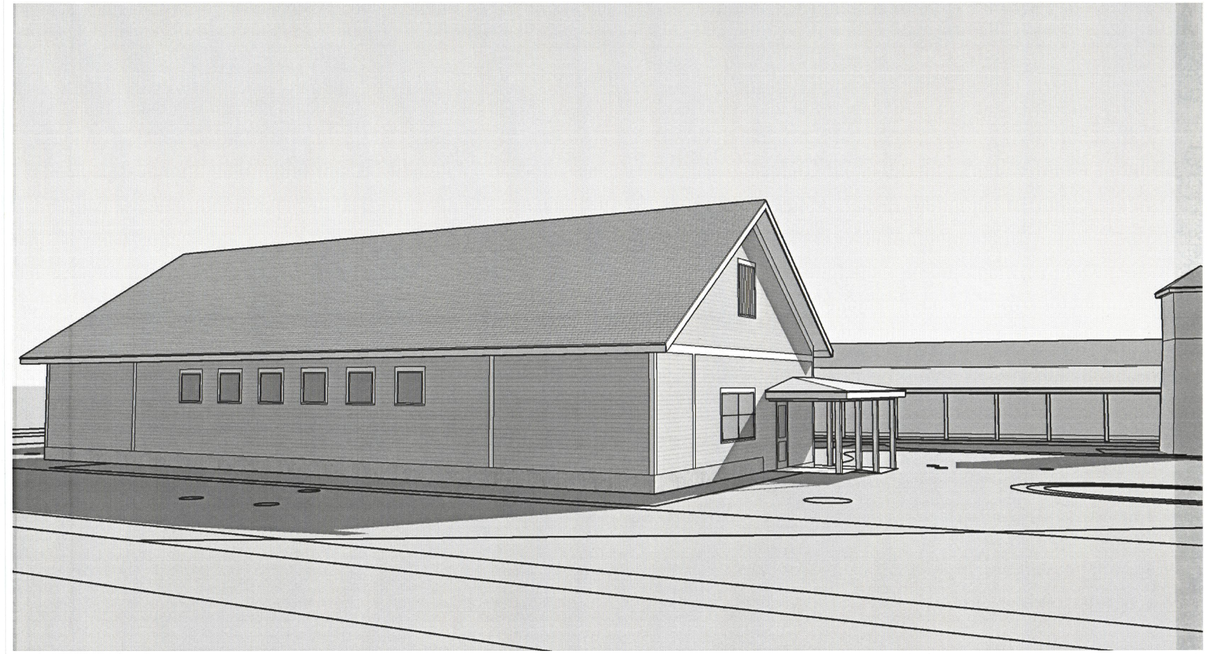
VIEW FROM ADMINISTRATION PORCH



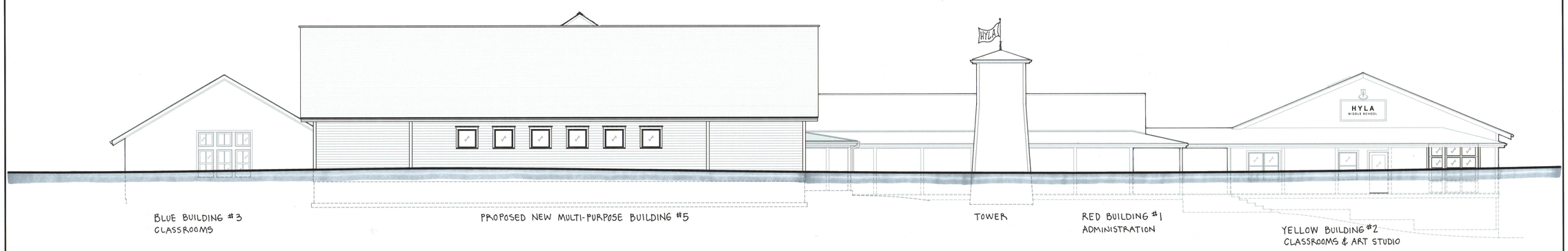
VIEW FROM POETRY GARDEN



APPROACH FROM EAST



VIEW FROM NORTHWEST



1 STREET ELEVATION

0 2' 4' 8' 16'

DATE:	REVISIONS
2-5-19	PRE-APP SUBMITTAL

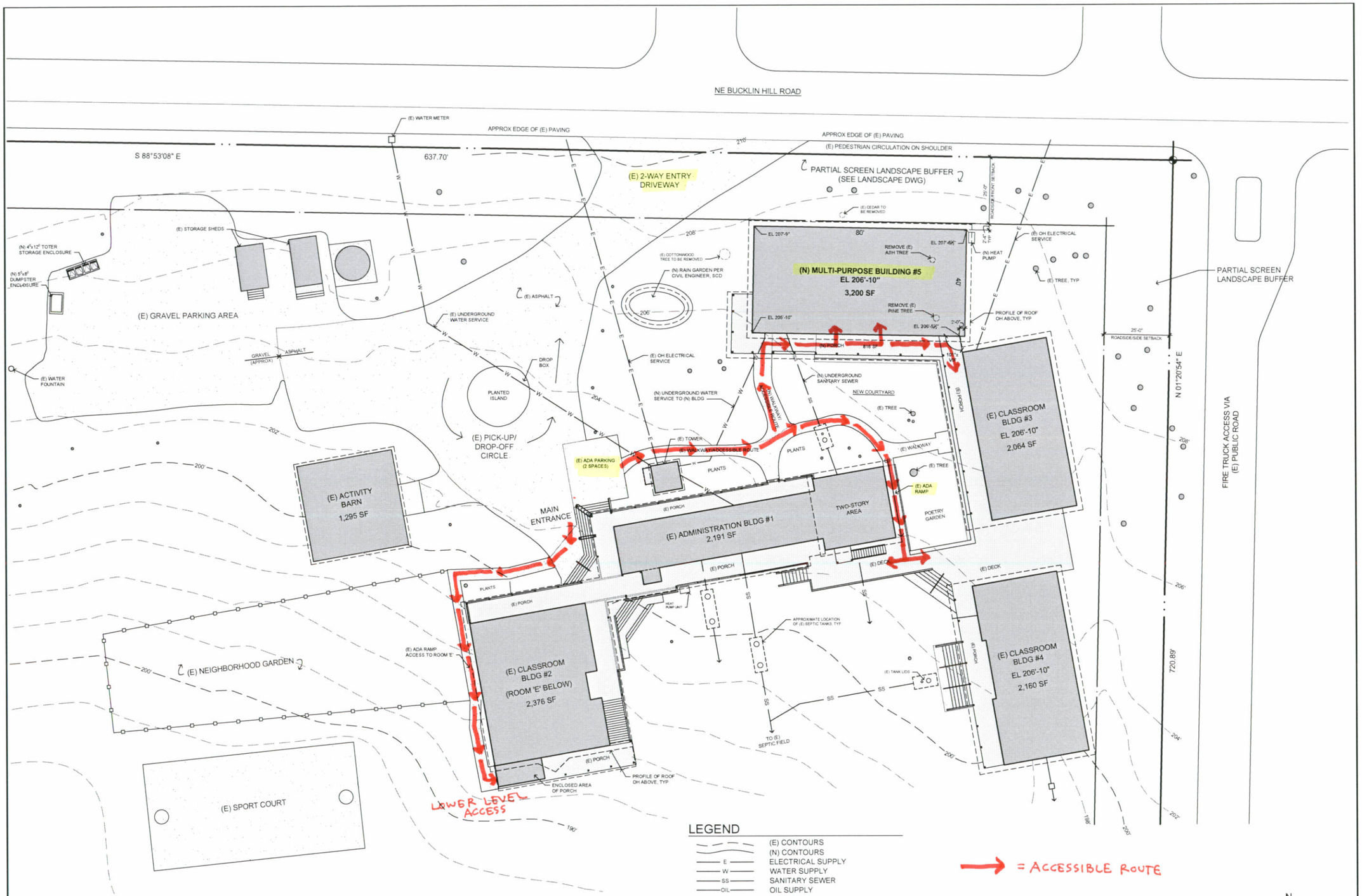
6486 REGISTERED ARCHITECT RUSSELL S. HAMLET STATE OF WASHINGTON

STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7355
www.studiohamlet.com

HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
SITE PLAN REVIEW & CUP ADJUSTMENT
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

STREET ELEVATION & PERSPECTIVE VIEWS FROM STREET

DATE:	MARCH 13, 2019
SCALE:	1/8"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-1.6



SITE PLAN BASED ON SURVEY INFORMATION FROM ADAM GOLDSWORTHY OAK DRAWING NUMBER 1069T1, DATED 6/25/98 WITH UPDATED INFORMATION PER DRAWING NUMBER , DATED AND INFORMATION FROM MAHLUM ARCHITECTS PROPERTY PLAN DRAWING A1.0, DATED 7/13/00 AS PART OF A PERMIT SUBMITTAL SET FOR BUILDINGS #3 & #4, HEALTH DISTRICT RECORDS AND CURRENT FIELD OBSERVATIONS BY STUDIO HAMLET ARCHITECTS.

LEGEND

	(E) CONTOURS
	(N) CONTOURS
E	ELECTRICAL SUPPLY
W	WATER SUPPLY
SS	SANITARY SEWER
OIL	OIL SUPPLY
SD	STORM DRAIN
TL	TIGHT LINE
FD	PERF FOUNDATION DRAIN
F	FILTER FENCE
CL	CLEARING LIMITS

(E) EXISTING
(N) NEW
● TREE

1 PARTIAL SITE PLAN

SEE SHT A-1.1 FOR OVERALL SITE PLAN

0 4' 8' 16' 32'

DATE	REVISIONS
2-5-19	PRE-APP SUBMITTAL

REGISTERED ARCHITECT 6486 RUSSELL S. HAMLET STATE OF WASHINGTON

STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7355
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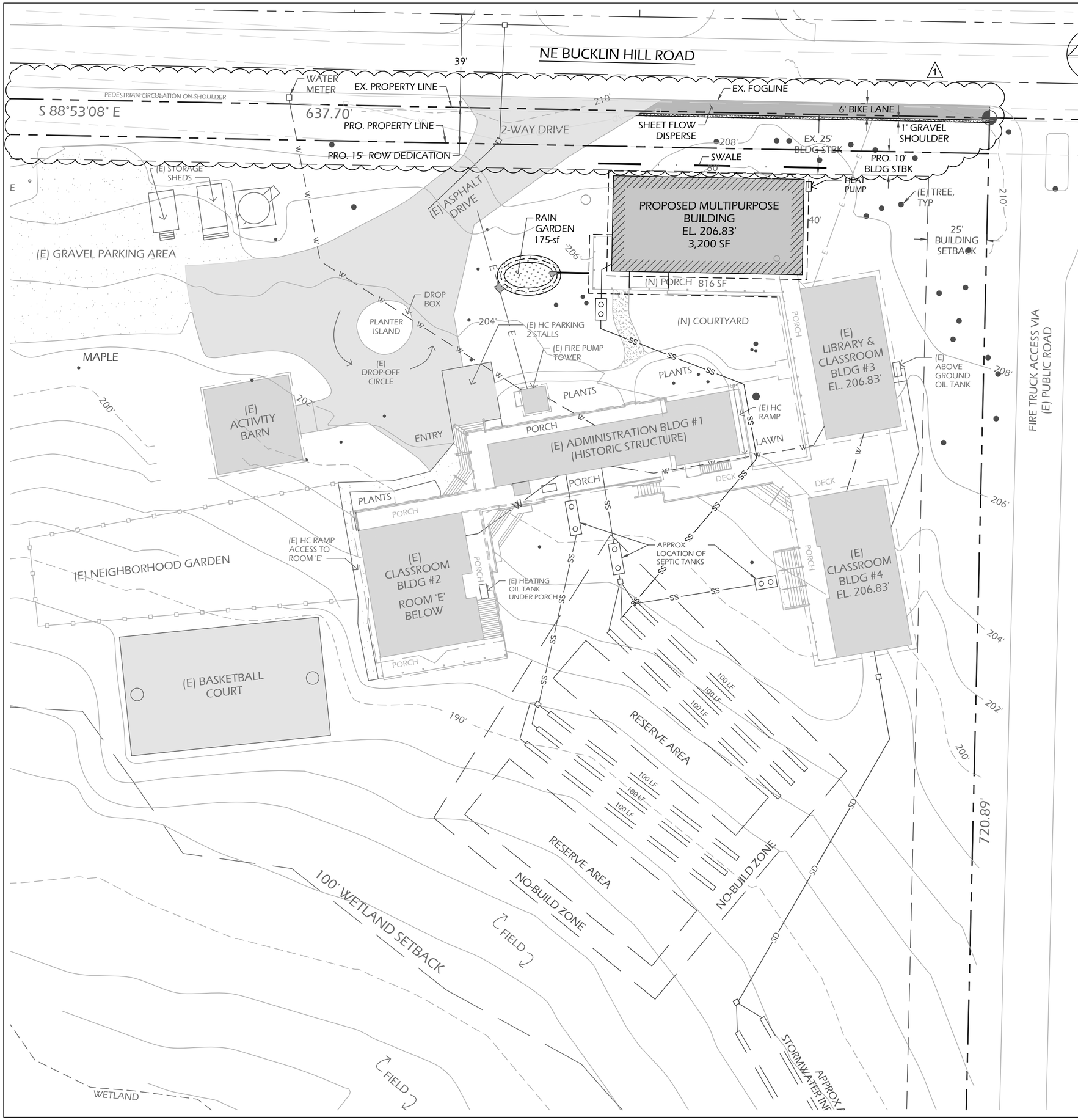
HYLA MIDDLE SCHOOL
SITE PLAN REVIEW & MINOR CUP ADJUSTMENT
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

PARTIAL SITE PLAN

DATE	FEBRUARY 5, 2019
SCALE	1/16"=1'-0"
DRAWN	RMB
JOB #	#1808
SHEET	A-1.2



SITE PLAN

SITE PLAN BASED ON STUDIO HAMLET ARCHITECTS PLAN DATED 3.11.2019, 2-FT CONTOURS.
DATUM: NAVD88
SCALE: 1" = 30'
0 15 30 60

LEGEND

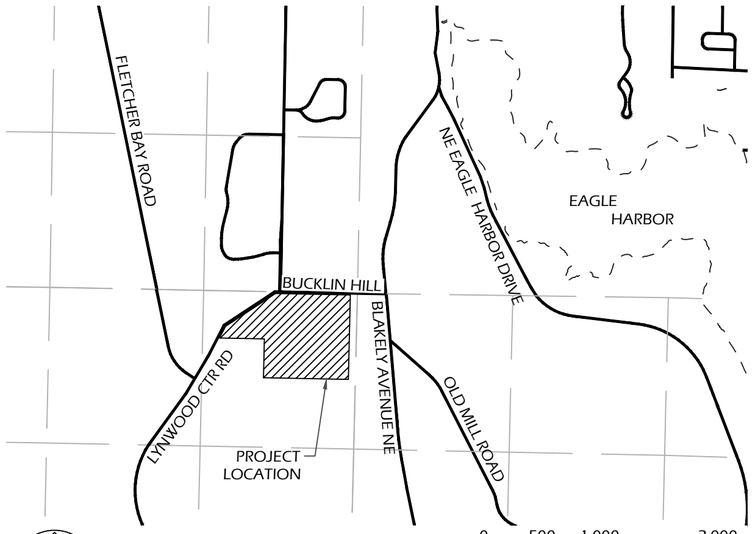
- EXISTING PROPERTY LINES
- EXISTING CENTERLINE
- EXISTING ROAD
- FUTURE CITY ROAD IMPR.
- SD — EXISTING STORM DRAIN
- SS — SS — EXISTING SANITARY SEWER
- W — EXISTING WATER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED ROOFLINE
- SD — PROPOSED STORM DRAIN

NOTES:

1. STORM DRAINAGE:
   - ROOFTOP STORMWATER RUNOFF WILL BE CONVEYED TO A NEW RAIN GARDEN FOR INFILTRATION ON-SITE.
   - STORMWATER FROM FRONTAGE IMPROVEMENTS & PATHWAY WILL DISPERSE INTO EXISTING AND REPLANTED NATIVE VEGETATION.
2. DETAILED EROSION & SEDIMENT CONTROL PLAN WILL BE DEVELOPED DURING FINAL DESIGN.

PARCEL INFORMATION

TAX ID: 332502-1-001-2003; 332502-1-033-2005; 332502-1-034-2004
AREA: 5.50-ACRES ; 3.14-ACRES; 5.01-ACRES = 13.56-ACRES
ZONING: 0.4
CRITICAL AREAS: WETLAND & STREAM ALONG SOUTHERN PORTION OF PROPERTY.



VICINITY MAP

TAX ID: 332502-1-001-2003; 332502-1-033-2005; 332502-1-034-2004
NE ¼ OF NE ¼ SECTION 33 TOWNSHIP 25 NORTH RANGE 2 EAST

DRAINAGE PLAN
HYLA MIDDLE SCHOOL ADDITION
S.P.R. & MINOR C.U.P. SUBMITTAL

6/25/2019
KELSEY E. LAUGHLIN
STATE OF WASHINGTON
48830
REGISTERED
PROFESSIONAL ENGINEER

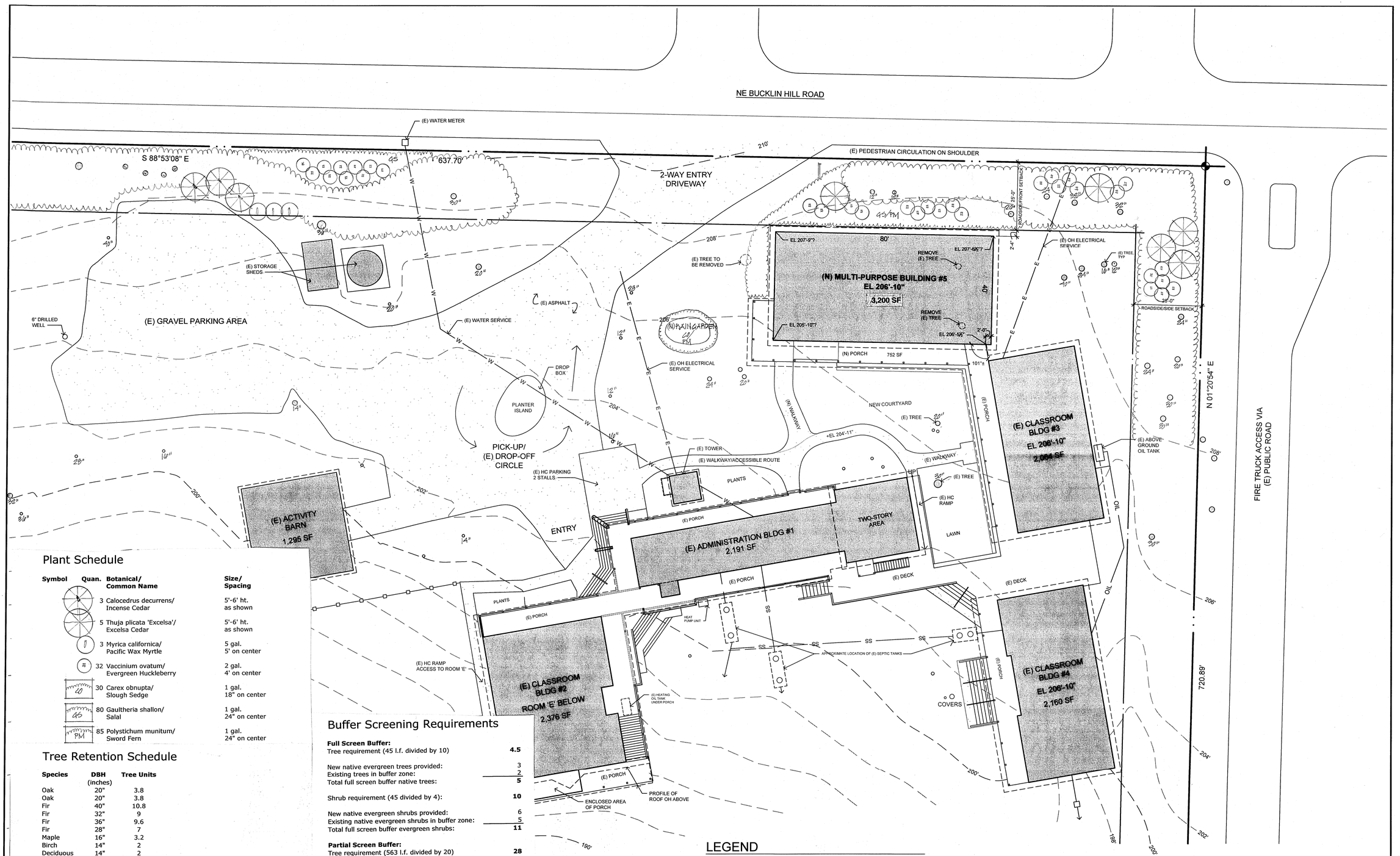
SEABOLD ENGINEERING LLC
PO Box 445 Indianola, WA 98342
360.930.4668 Engineer@SeaboldEng.com

1 6.25.2019 K.E.L. ADDRESSED COBI COMMENTS DATED 4.25.2019.

DATE:	~~3/12/2019~~
DESIGNED:	K. LAUGHLIN
DRAWN:	J. ADAM
CHECKED:	K. LAUGHLIN
JOB NO.:	HY10.10

HYLA MIDDLE SCHOOL
7861 BUCKLIN HILL ROAD
BAINBRIDGE ISLAND, WA 98110
c/o STUDIO HAMLET ARCHITECTS
206.842.7355 russ@studiohamlet.com

C1
1 OF 1



Plant Schedule

Symbol	Quan.	Botanical/ Common Name	Size/ Spacing
	3	Calocedrus decurrens/ Incense Cedar	5'-6' ht. as shown
	5	Thuja plicata 'Excelsa'/ Excelsa Cedar	5'-6' ht. as shown
	3	Myrica californica/ Pacific Wax Myrtle	5 gal. 5' on center
	32	Vaccinium ovatum/ Evergreen Huckleberry	2 gal. 4' on center
	30	Carex obnupta/ Slough Sedge	1 gal. 18" on center
	80	Gaultheria shallon/ Salal	1 gal. 24" on center
	85	Polystichum munitum/ Sword Fern	1 gal. 24" on center

Tree Retention Schedule

Species	DBH (inches)	Tree Units
Oak	20"	3.8
Oak	20"	3.8
Fir	40"	10.8
Fir	32"	9
Fir	36"	9.6
Fir	28"	7
Maple	16"	3.2
Birch	14"	2
Deciduous	14"	2
Deciduous	18"	3.2
Apple	6"	1.2
Apple	12"	1.4
Apple	12"	1.4
Oak	28"	7
Cypress	20"	3.8
Cypress	24"	6.2
Cottonwood	20"	3.8
Cottonwood	30"	8.4
Fir	36"	9.6
Fir	40"	10.8
Fir	24"	6.2
Fir	16"	3.2
Fir.	12"	1.4
Total: 23 trees		**118.8**

Required Tree Units: 110 **(Based on 2.75 acres x40 units per acre)**
Existing Tree Units: 118.8 **(On the 2.75 acres where project is located)**

Buffer Screening Requirements

Full Screen Buffer:
Tree requirement (45 l.f. divided by 10) **4.5**

New native evergreen trees provided: 3
Existing trees in buffer zone: 2
Total full screen buffer native trees: **5**

Shrub requirement (45 divided by 4): **10**

New native evergreen shrubs provided: 6
Existing native evergreen shrubs in buffer zone: 5
Total full screen buffer evergreen shrubs: **11**

Partial Screen Buffer:
Tree requirement (563 l.f. divided by 20) **28**

New native evergreen trees: 5
Existing evergreen trees in buffer zone: 35
Total partial screen buffer native trees: **40**

Shrub requirement (563 divided by 5) **112**

New native evergreen shrubs provided: **30**
Existing native evergreen shrubs: 100 minimum
Total partial screen buffer evergreen shrubs: **130 minimum**

HY OAK DRAWING NUMBER 1069T1,
RTY PLAN DRAWING A1.0, DATED
HEALTH DISTRICT RECORDS AND

Tree Retention Requirements

Total Site Acreage (in project area): 2.75 acres
Tree retention units required (2.75 times 40) **110**

Units retained (not including trees in buffer zones): **118.8**

LEGEND

	(E) CONTOURS
	(N) CONTOURS
E	ELECTRICAL SUPPLY
W	WATER SUPPLY
SS	SANITARY SEWER
OIL	OIL SUPPLY
SD	STORM DRAIN
TL	TIGHT LINE
FD	PERF FOUNDATION DRAIN
F	FILTER FENCE
CL	CLEARING LIMITS

(E) EXISTING
(N) NEW
TREE

1 PRELIMINARY LANDSCAPE PLAN

0 4' 8' 16' 32'

N

DATE:	REVISIONS

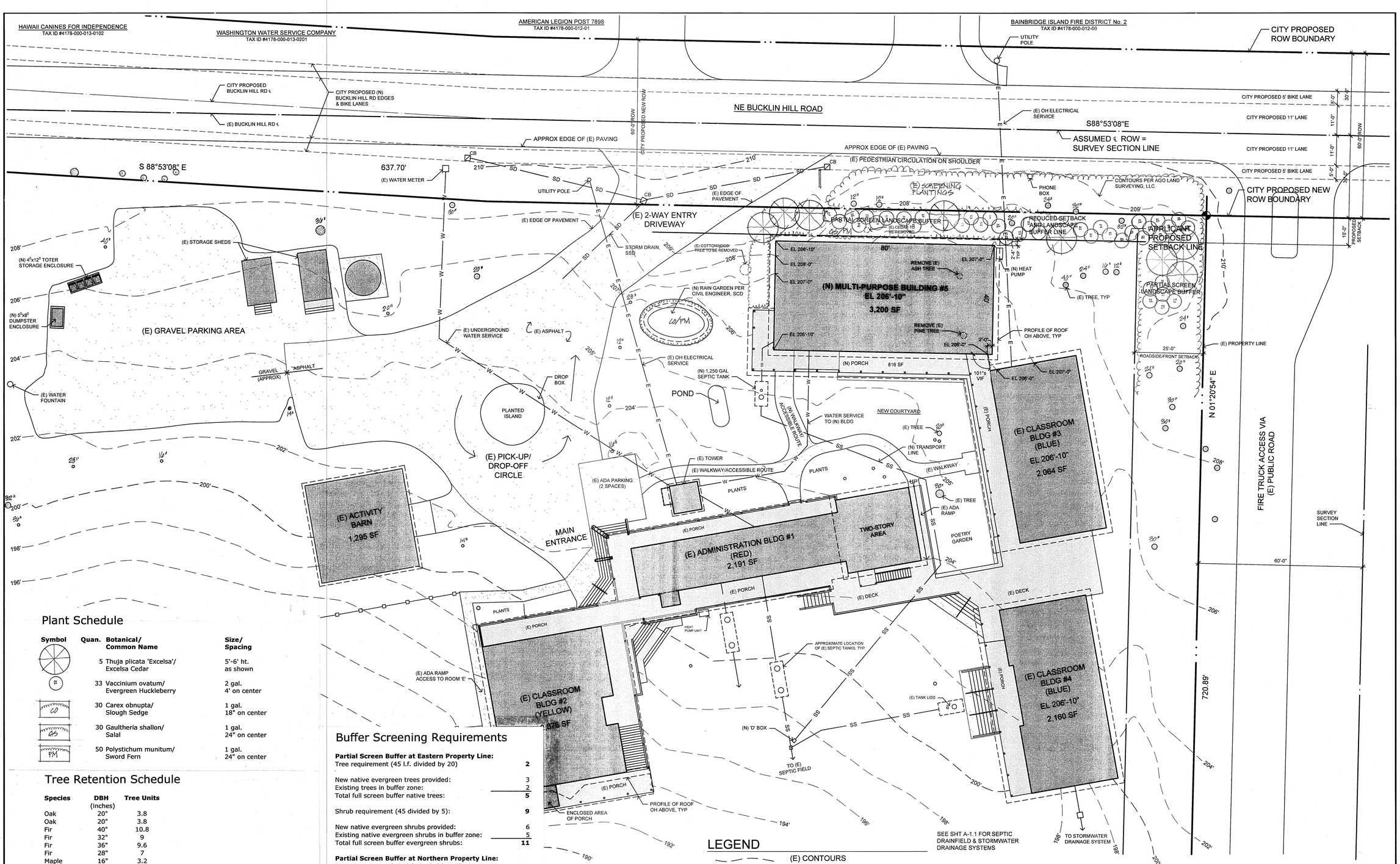
6486 REGISTERED ARCHITECT RUSSELL S. HAMLET STATE OF WASHINGTON

STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7355
www.studiohamlet.com

HYLA MIDDLE SCHOOL
SITE PLAN REVIEW & MINOR CUP SUBMITTAL
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

LANDSCAPE PLAN

DATE: MARCH 6, 2019
SCALE: 1/16"=1'-0"
DRAWN: CM
JOB #: #1808
SHEET: L-2



Plant Schedule

Symbol	Quan.	Botanical/ Common Name	Size/ Spacing
	5	Thuja plicata 'Excelsa'/ Excelsa Cedar	5'-6' ht. as shown
	33	Vaccinium ovatum/ Evergreen Huckleberry	2 gal. 4' on center
CD	30	Carex obnupta/ Slough Sedge	1 gal. 18" on center
GS	30	Gaultheria shallon/ Salal	1 gal. 24" on center
PM	50	Polystichum munitum/ Sword Fern	1 gal. 24" on center

Tree Retention Schedule

Species	DBH (inches)	Tree Units
Oak	20"	3.8
Oak	20"	3.8
Fir	40"	10.8
Fir	32"	9
Fir	36"	9.6
Fir	28"	7
Maple	16"	3.2
Birch	14"	2
Deciduous	14"	2
Deciduous	18"	3.2
Apple	16"	3.2
Apple	12"	1.4
Apple	12"	1.4
Oak	28"	7
Cottonwood	20"	3.8
Cottonwood	30"	8.4
Fir	36"	9.6
Fir	40"	10.8
Fir	24"	6.2
Fir	16"	3.2
Fir.	12"	1.4
Total: 21 trees		**110.8**

Required Tree Units: **110** **(Based on 2.75 acres x40 units per acre)**
Existing Tree Units: **110.8** **(On the 2.75 acres where project is located)**

Buffer Screening Requirements

Partial Screen Buffer at Eastern Property Line:

Tree requirement (45 l.f. divided by 20)	**2**
New native evergreen trees provided:	3
Existing trees in buffer zone:	2
Total full screen buffer native trees:	**5**
Shrub requirement (45 divided by 5):	**9**
New native evergreen shrubs provided:	6
Existing native evergreen shrubs in buffer zone:	5
Total full screen buffer evergreen shrubs:	**11**

Partial Screen Buffer at Northern Property Line:

Tree requirement (166 l.f. divided by 20)	**8**
New native evergreen trees:	5
Existing evergreen trees in buffer zone:	3
Total partial screen buffer native trees:	**8**
Shrub requirement (166 divided by 5)	**33**
New native evergreen shrubs provided:	33
Existing native evergreen shrubs in buffer zone	0
Total partial screen buffer evergreen shrubs:	**33**

Tree Retention Requirements

Total Site Acreage (in project area):	2.75 acres
Tree retention units required (2.75 times 40)	**110**
Units retained (not including trees in buffer zones):	**110.8**

Y OAK DRAWING NUMBER 1069T1,
AHLUM ARCHITECTS PROPERTY
T FOR BUILDINGS #3 & #4, CITY OF
STATION SURVEY BY ADAM
STRICT RECORDS AND FIELD

LEGEND

- (E) CONTOURS
- (N) CONTOURS
- E — ELECTRICAL SUPPLY
- W — WATER SUPPLY
- SS — SANITARY SEWER
- OIL — OIL SUPPLY
- SD — STORM DRAIN
- TL — TIGHT LINE
- FD — PERF FOUNDATION DRAIN
- F — FILTER FENCE
- CL — CLEARING LIMITS
- FENCE

(E) EXISTING
(N) NEW
TREE

1 CONCEPTUAL LANDSCAPE PLAN

SEE SHT A-1.1 FOR OVERALL SITE PLAN

0 4' 8' 16' 32'

N

DATE:	REVISIONS
2-6-19	PRE-APP SUBMITTAL
3-13-19	LAND USE SUBMITTAL
4-25-19	ACUP SUBMITTAL

6486 REGISTERED ARCHITECT
RUSSELL S. HAMLET
STATE OF WASHINGTON

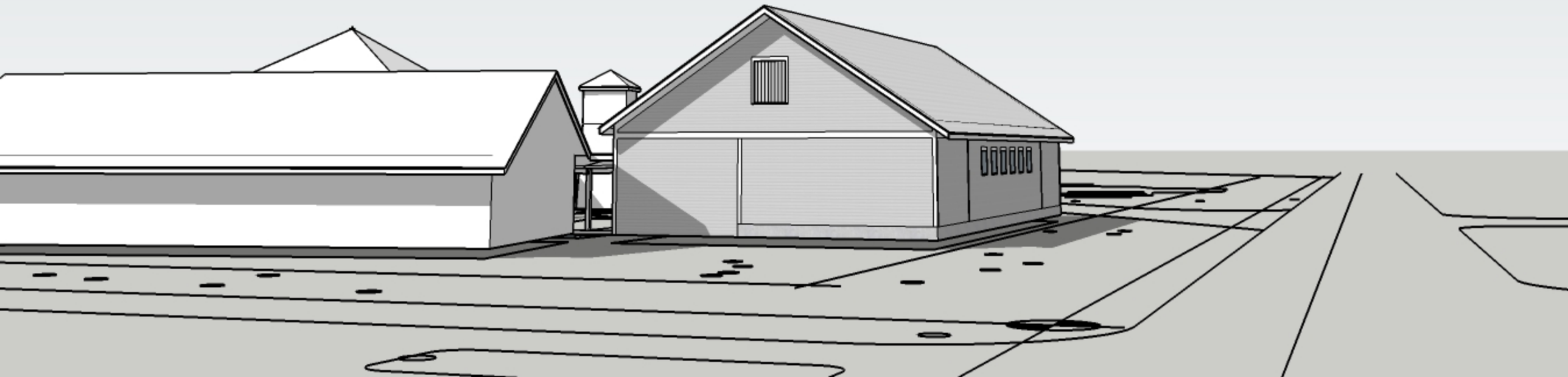
STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7355
www.studiohamlet.com

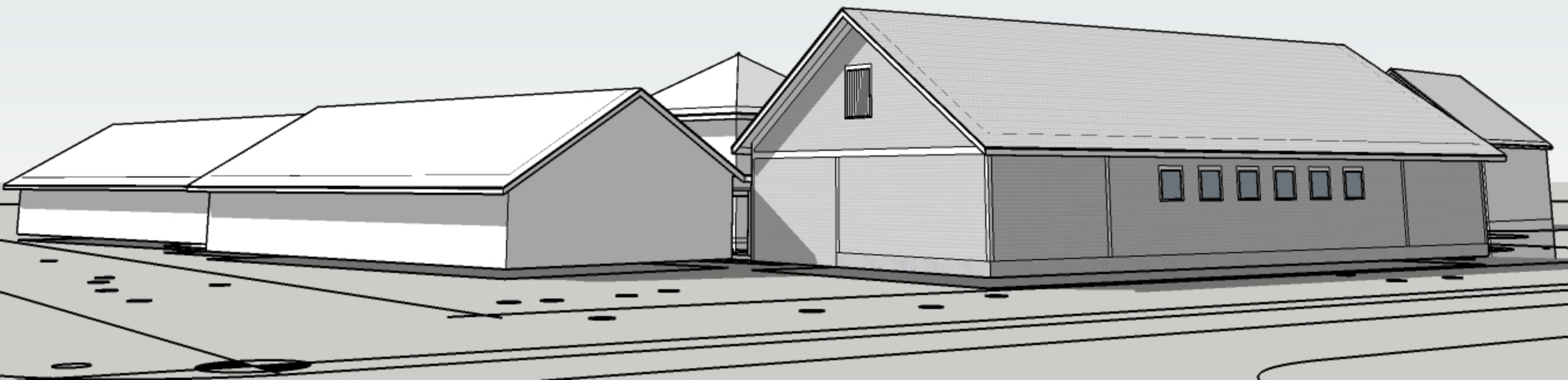
HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
SITE PLAN REVIEW & CUP ADJUSTMENT

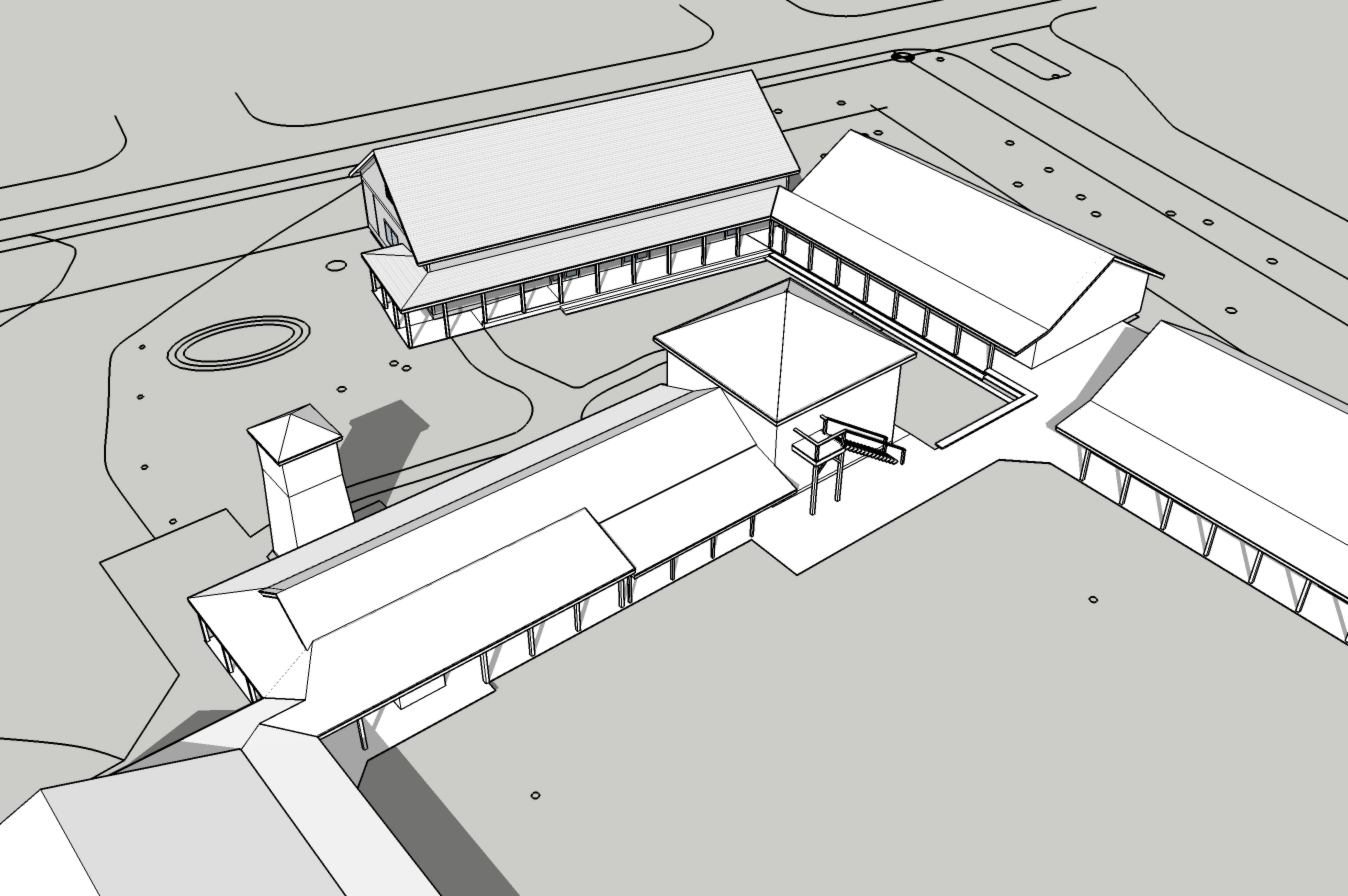
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

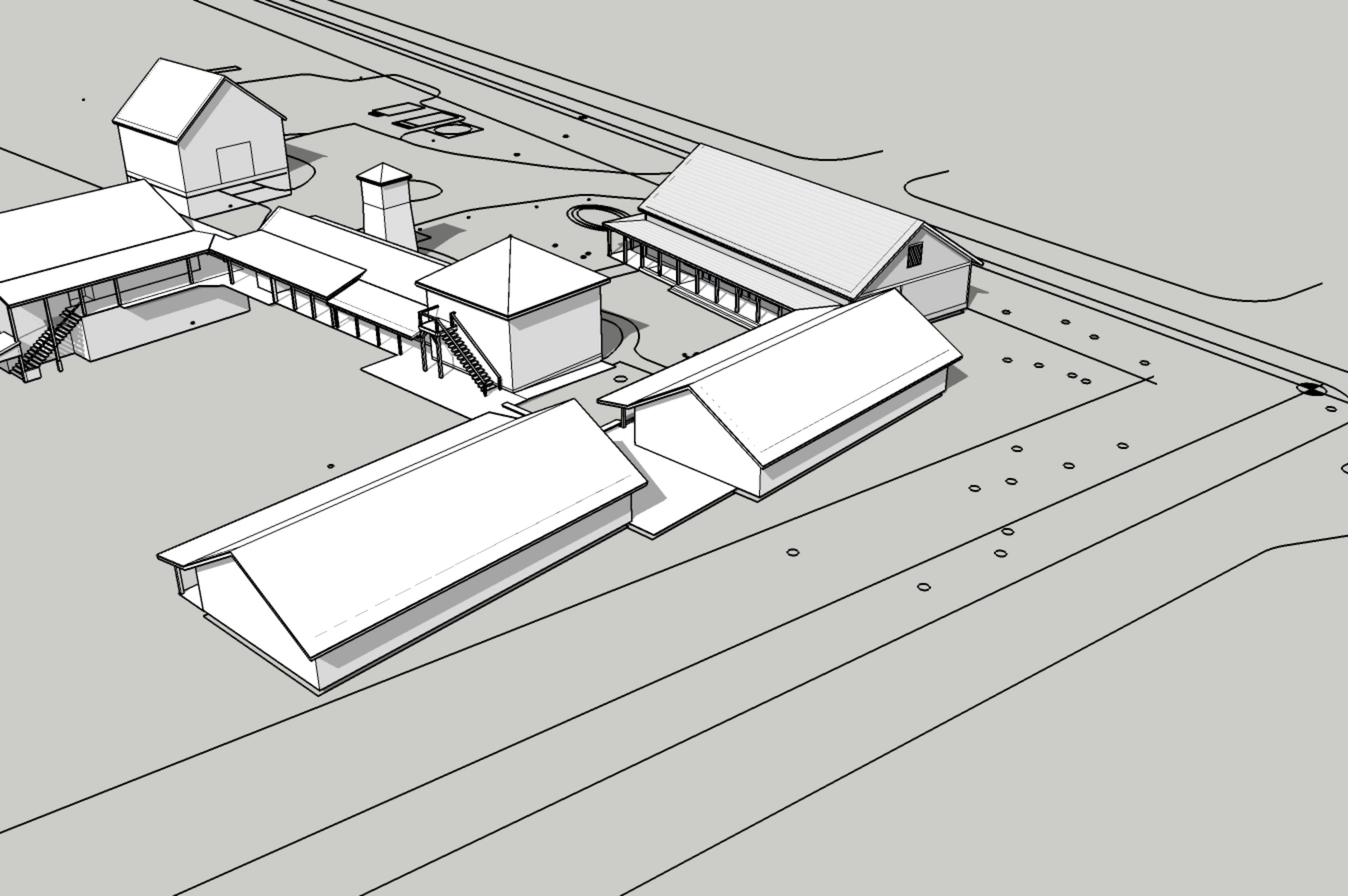
CONCEPTUAL LANDSCAPE PLAN

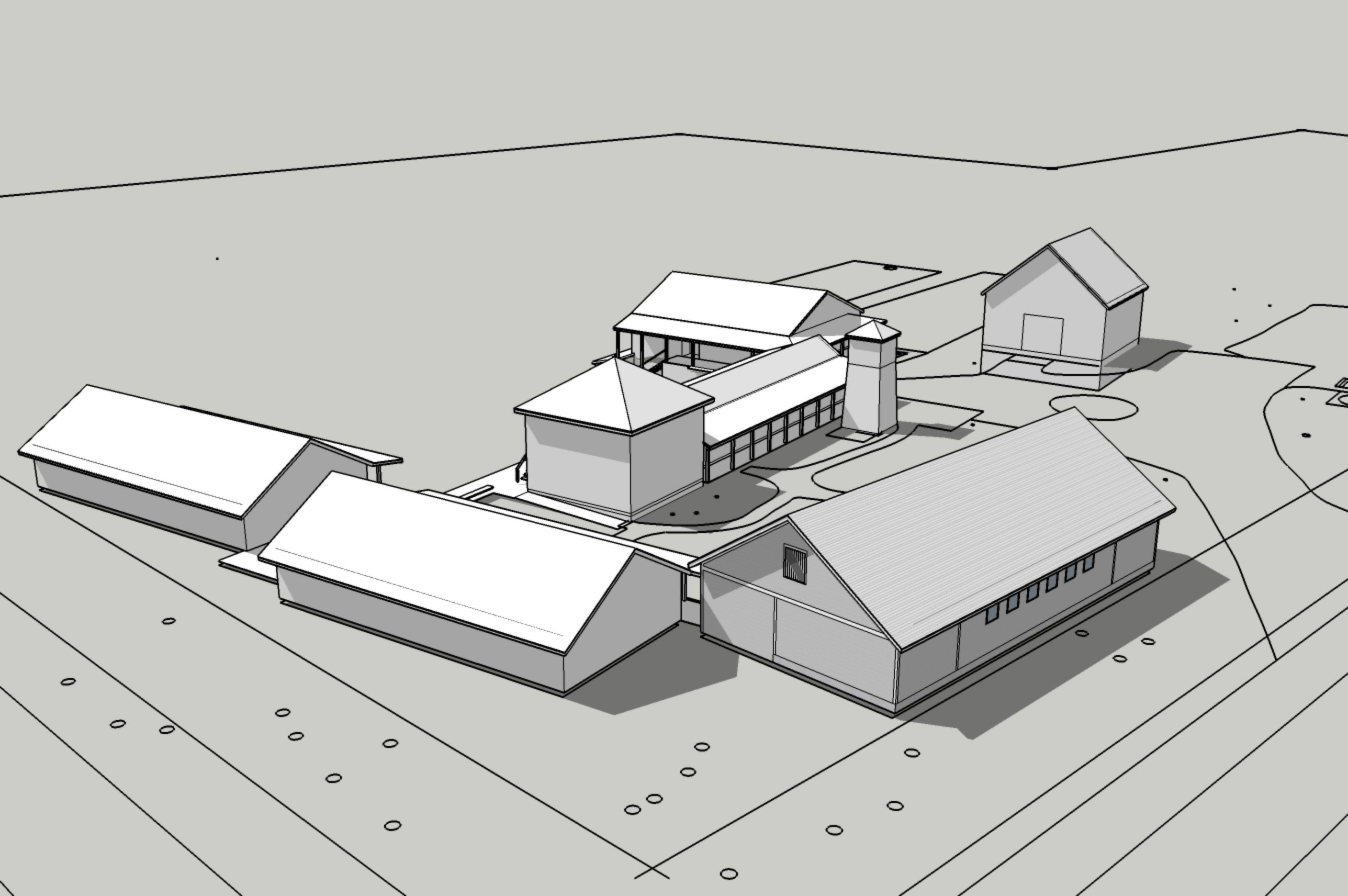
DATE: APRIL 25, 2019
SCALE: 1/16"=1'-0"
DRAWN: CM
JOB #: #1808
SHEET: L-1

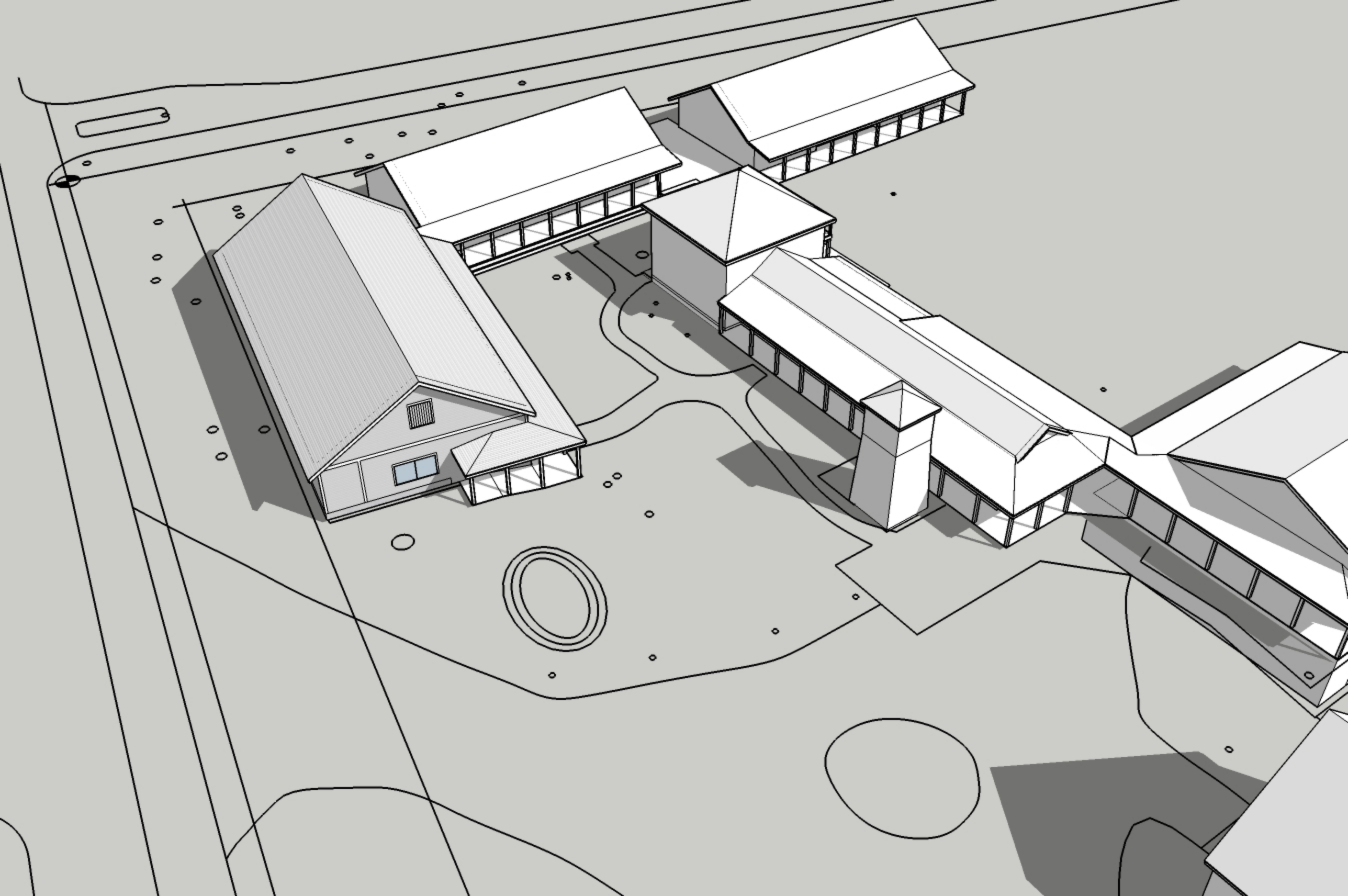


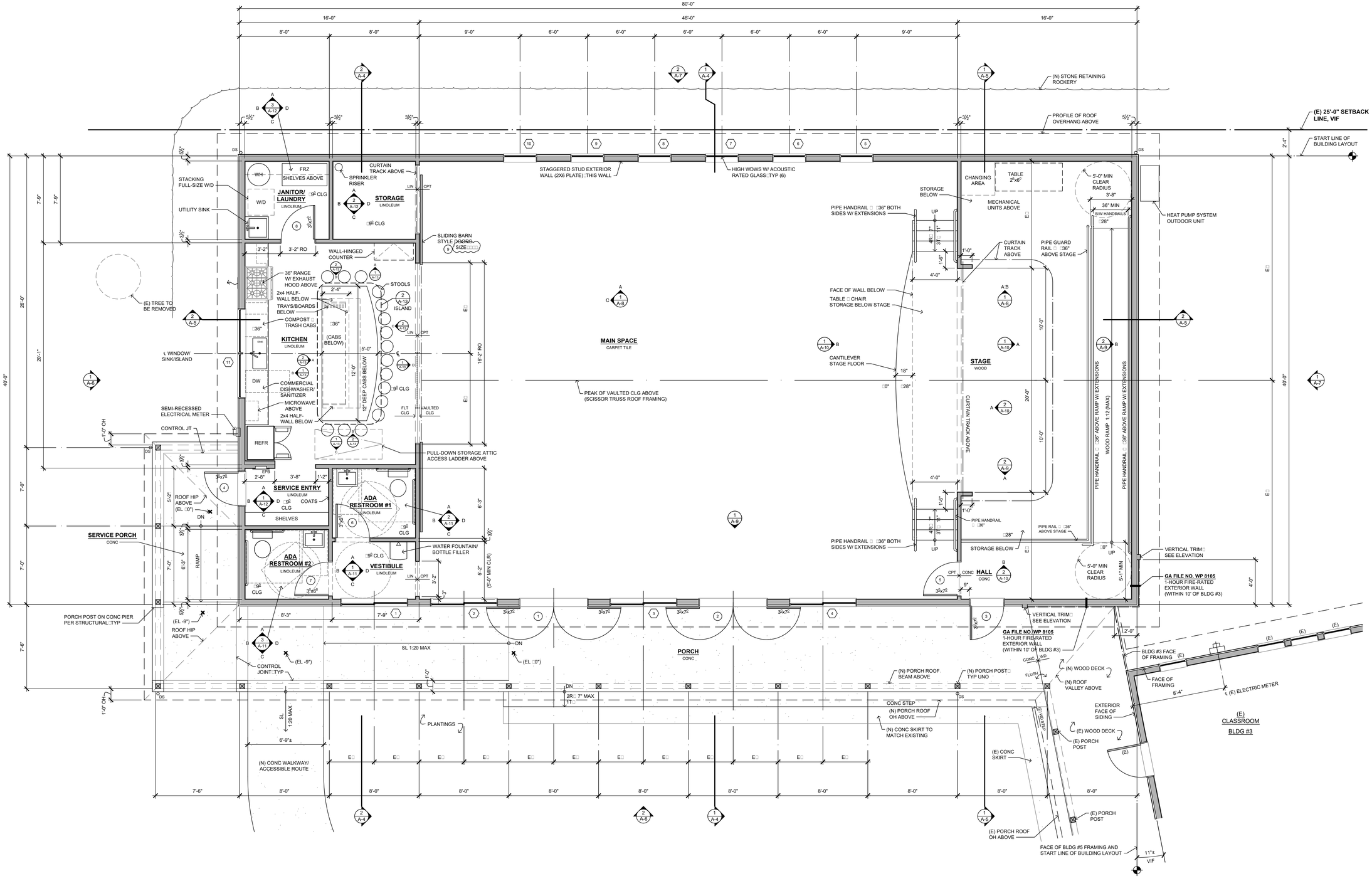












GA FILE NO. WP 8105 — 1 HOUR FIRE

GYPSUM WALLBOARD GYPSUM SHEATHING WOOD STUDS

EXTERIOR SIDE: O r 48" d ⅝" X 2x4 d d 24" 1 ¾" d r 4" r d 7" J J Ex r r dd d 6d d 1⅞" 0.0915" ¾" d 7" (LOAD-BEARING)

INTERIOR SIDE: O r ⅝" X rd r r-r rd r r r d d r r d 6d d 1⅞" 0.0915" ¾" d 7" (LOAD-BEARING)

1 FLOOR PLAN

0 1' 2' 4' 8'

DATE:	REVISIONS
	BLDG PERMIT SUBMITTAL

REGISTERED ARCHITECT
6486
RUSSELL S. HAMLET
STATE OF WASHINGTON

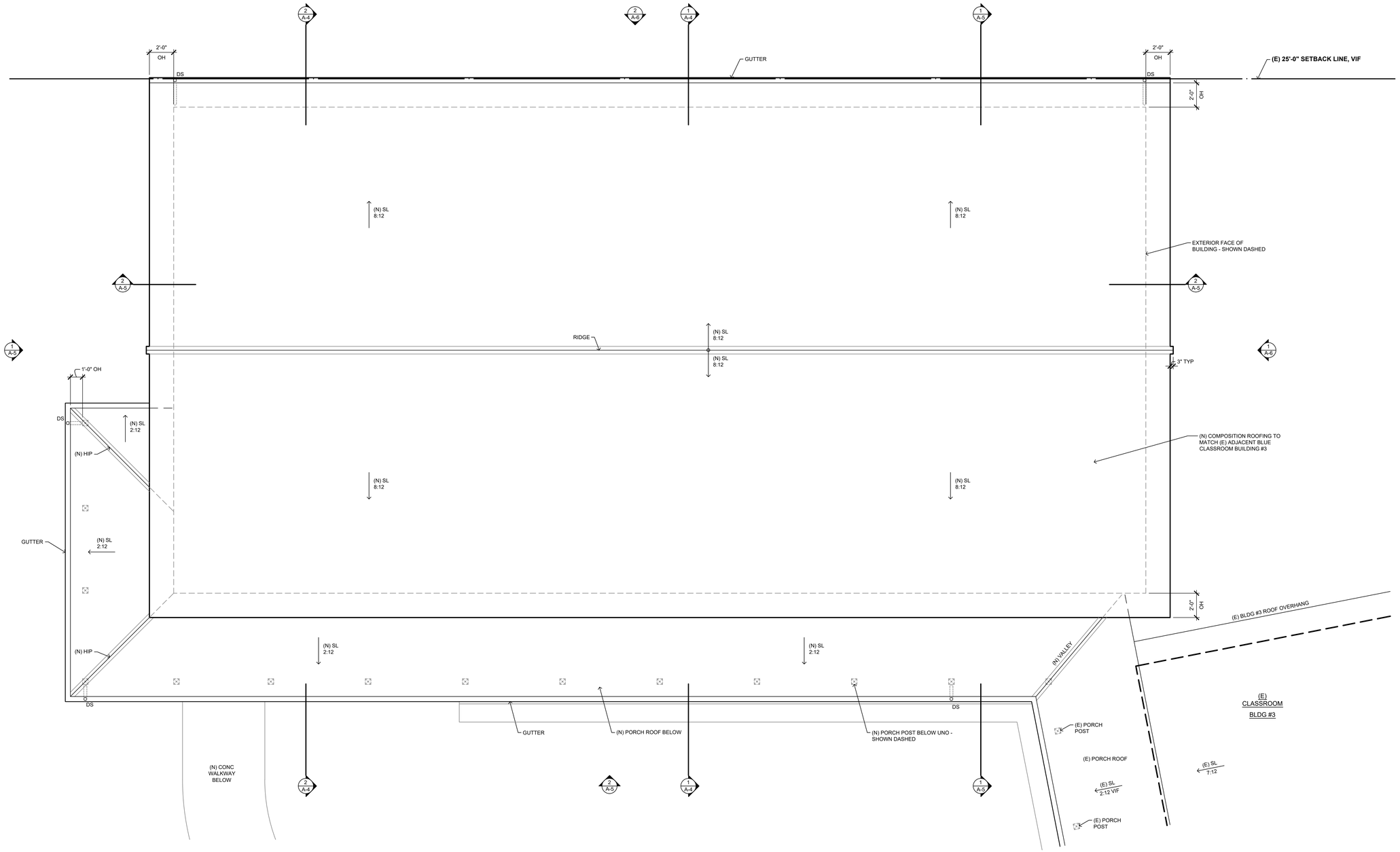
STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington 98110
(206) 351-3537
www.studiohamlet.com

HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
BUILDING #5
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

MULTI-PURPOSE BUILDING #5

FLOOR PLAN

DATE:	JUNE 26, 2019
SCALE:	¼"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-2.1



1 ROOF PLAN

0 1' 2' 4' 8'

PROJECT N

DATE:	REVISIONS
	BLDG PERMIT SUBMITTAL

REGISTERED ARCHITECT
6486
RUSSELL S. HAMLET
STATE OF WASHINGTON

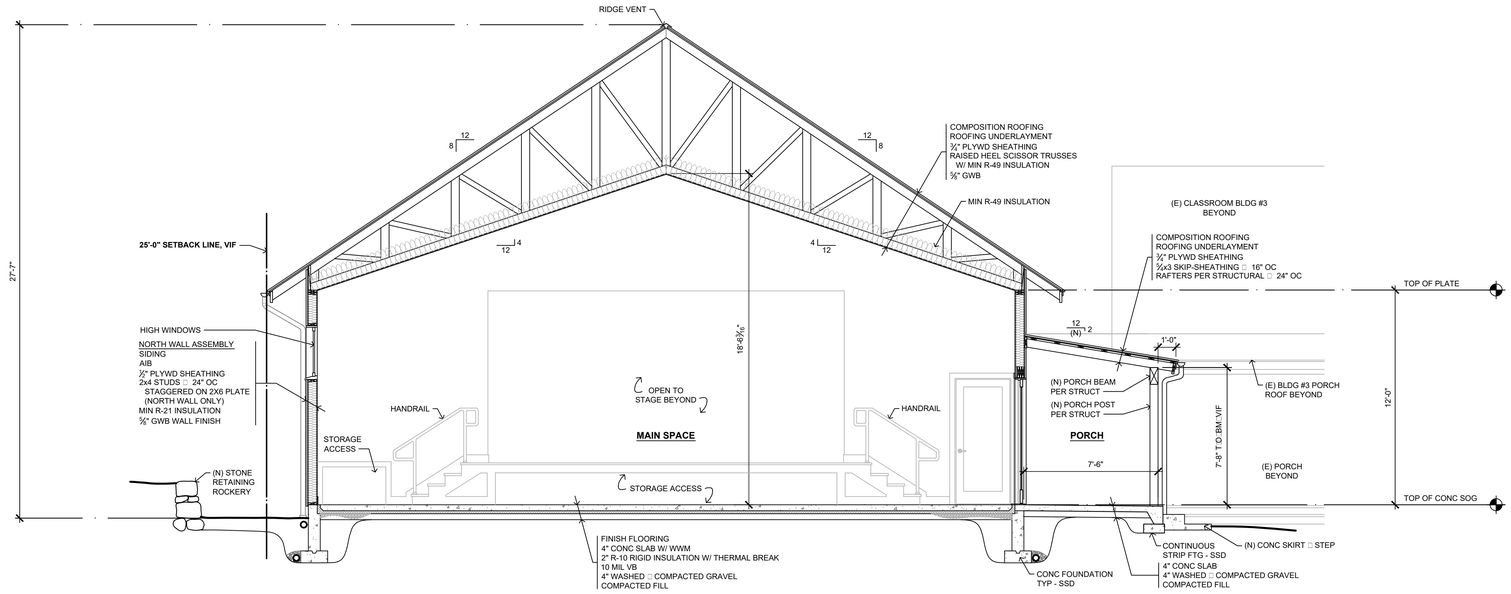
STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7353
www.studiohamlet.com

HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
BUILDING #5
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

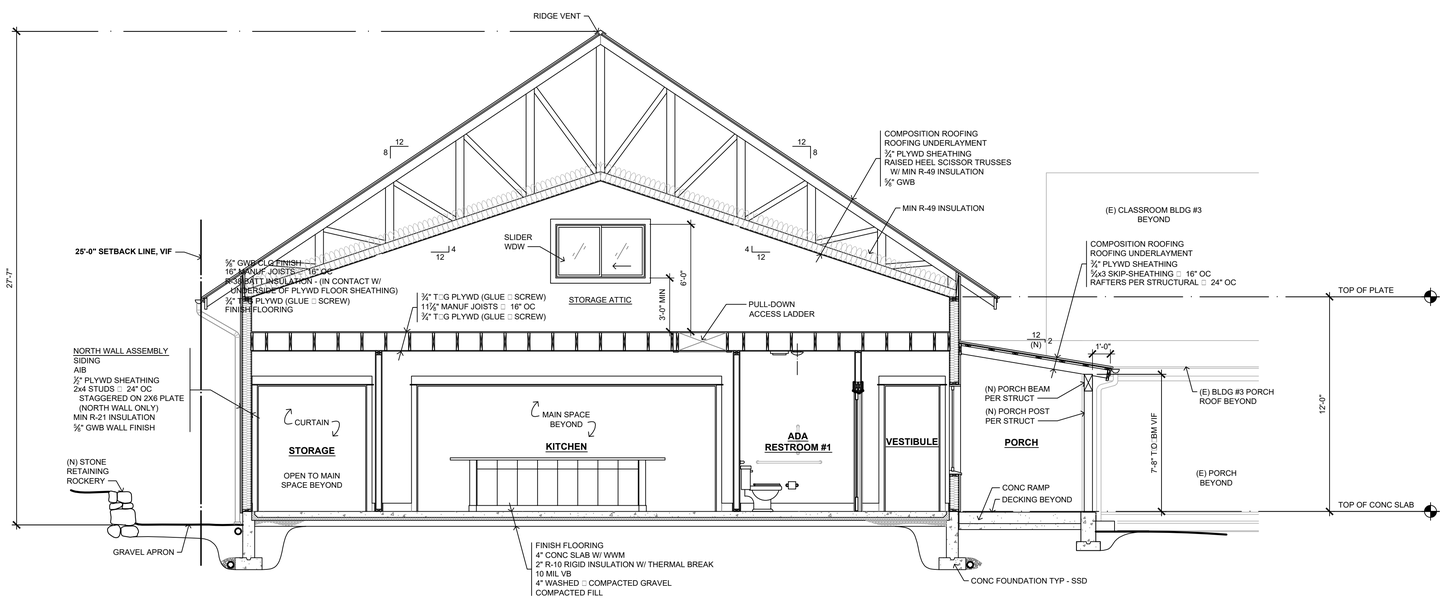
MULTI-PURPOSE BUILDING #5

ROOF PLAN

DATE:	JUNE 26, 2019
SCALE:	¼"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-3



1 BUILDING SECTION LOOKING EAST



2 BUILDING SECTION LOOKING EAST

0 1' 2' 4' 8'

DATE:	REVISIONS
	BLDG PERMIT SUBMITTAL

REGISTERED ARCHITECT
6486
RUSSELL S. HAMLET
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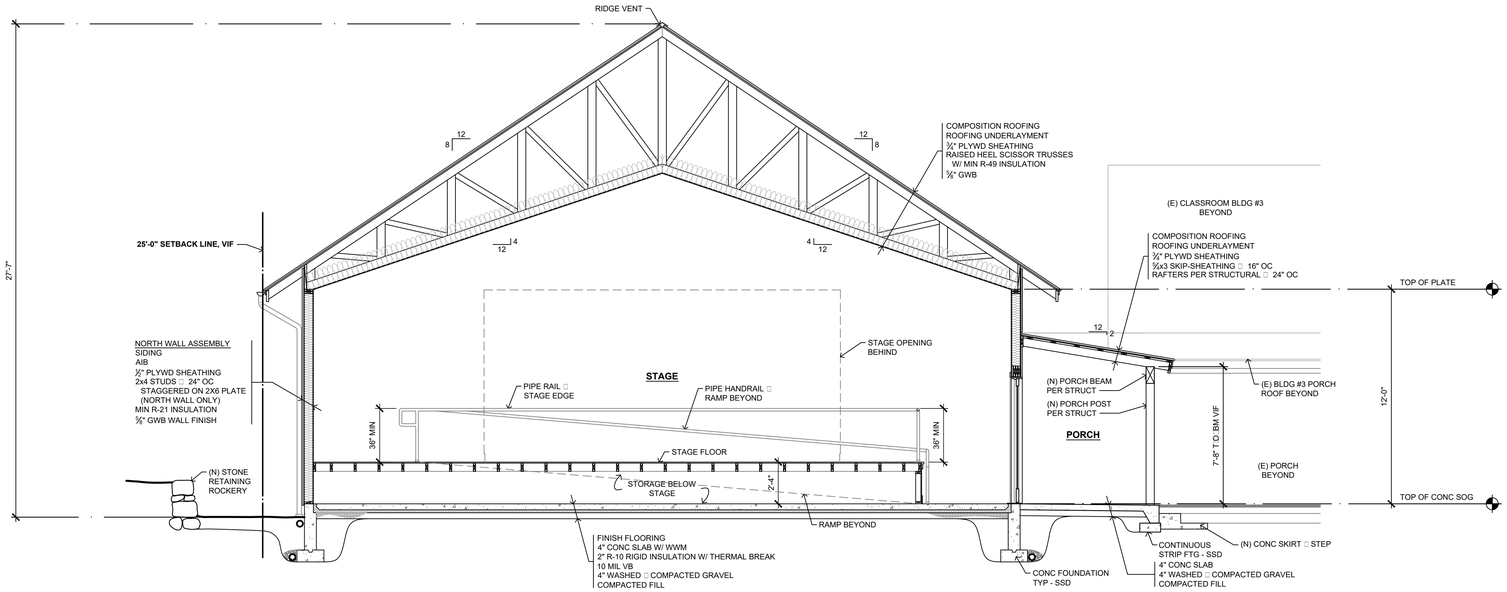
Bainbridge Island, WA 98110

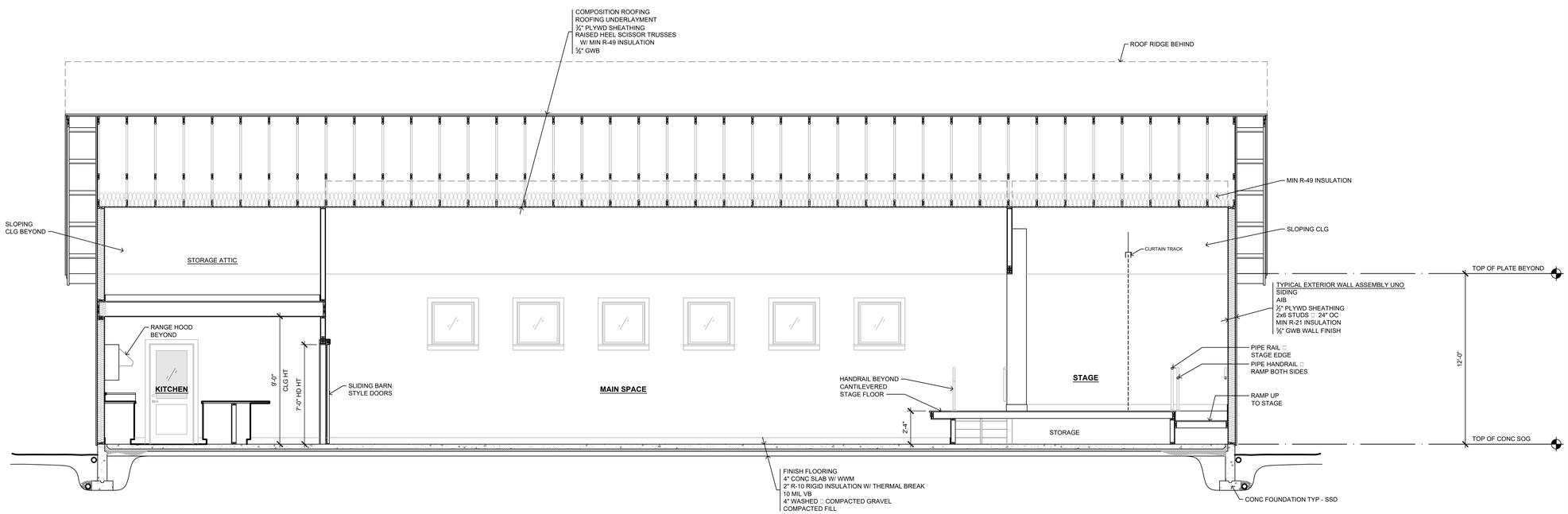
MULTI-PURPOSE BUILDING #5

BUILDING SECTIONS

DATE:	JUNE 26, 2019
SCALE:	¼"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-4



1 BUILDING SECTION LOOKING EAST



2 BUILDING SECTION LOOKING NORTH

0 1' 2' 4' 8'

DATE:	REVISIONS
	BLDG PERMIT SUBMITTAL

6486 REGISTERED ARCHITECT
RUSSELL S. HAMLET
STATE OF WASHINGTON

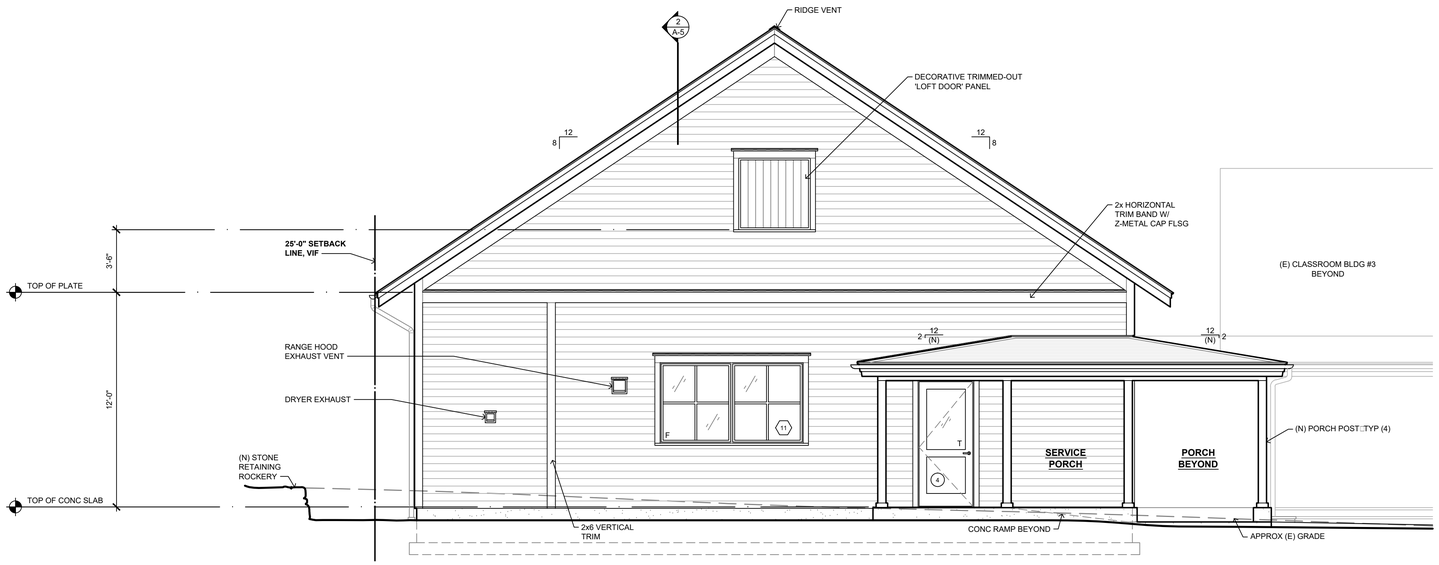
STUDIO HAMLET ARCHITECTS
Russell Hamlet AIA
10583 Manitou Park Blvd NE
Bainbridge Island, Washington
206.842.7353
www.studiohamlet.com

HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
BUILDING #5
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

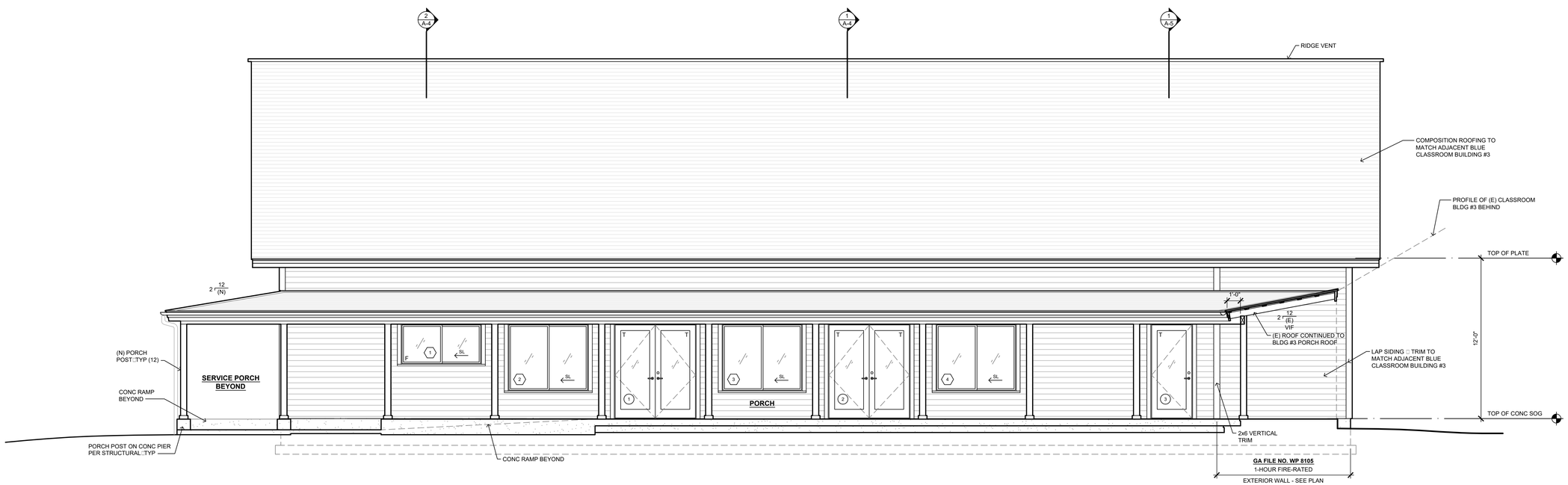
MULTI-PURPOSE BUILDING #5

BUILDING SECTIONS

DATE:	JUNE 26, 2019
SCALE:	¼"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-5



1 WEST ELEVATION



2 SOUTH ELEVATION

0 1' 2' 4' 8'

DATE:	REVISIONS
	BLDG PERMIT SUBMITTAL

REGISTERED ARCHITECT
6486
RUSSELL S. HAMLET
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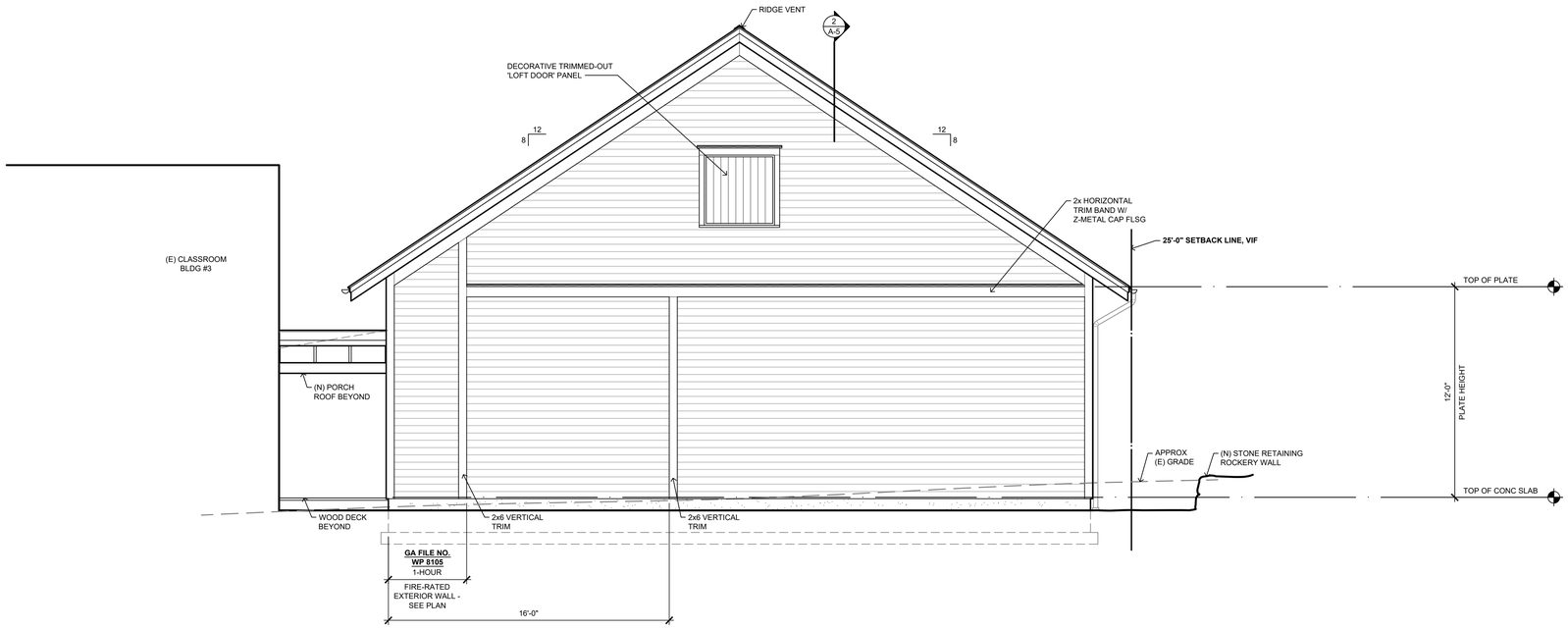
BUILDING #5
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

MULTI-PURPOSE BUILDING #5

WEST & SOUTH ELEVATIONS

DATE:	JUNE 26, 2019
SCALE:	¼"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-6



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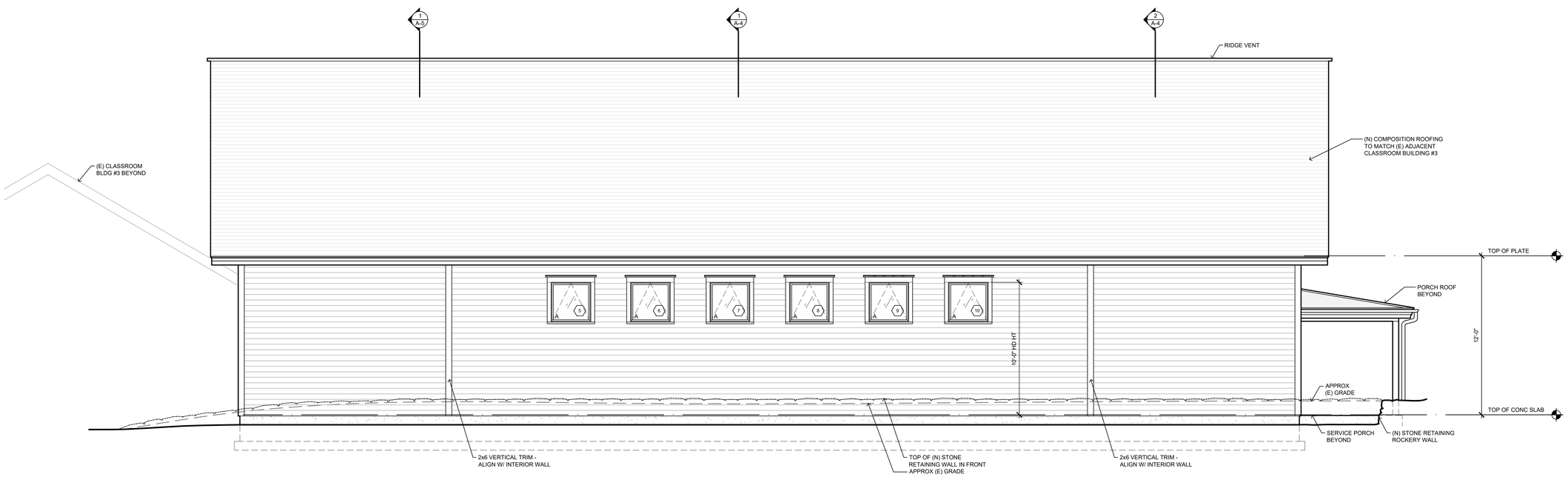

2 NORTH ELEVATION

0 1' 2' 4' 8'

DATE:	REVISIONS
	BLDG PERMIT SUBMITTAL

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STATE OF WASHINGTON

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HYLA MIDDLE SCHOOL
NEW MULTI-PURPOSE BUILDING
BUILDING #5
7841 NE Bucklin Hill Road
Bainbridge Island, WA 98110

MULTI-PURPOSE BUILDING #5

EAST & NORTH ELEVATIONS

DATE:	JUNE 26, 2019
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-7

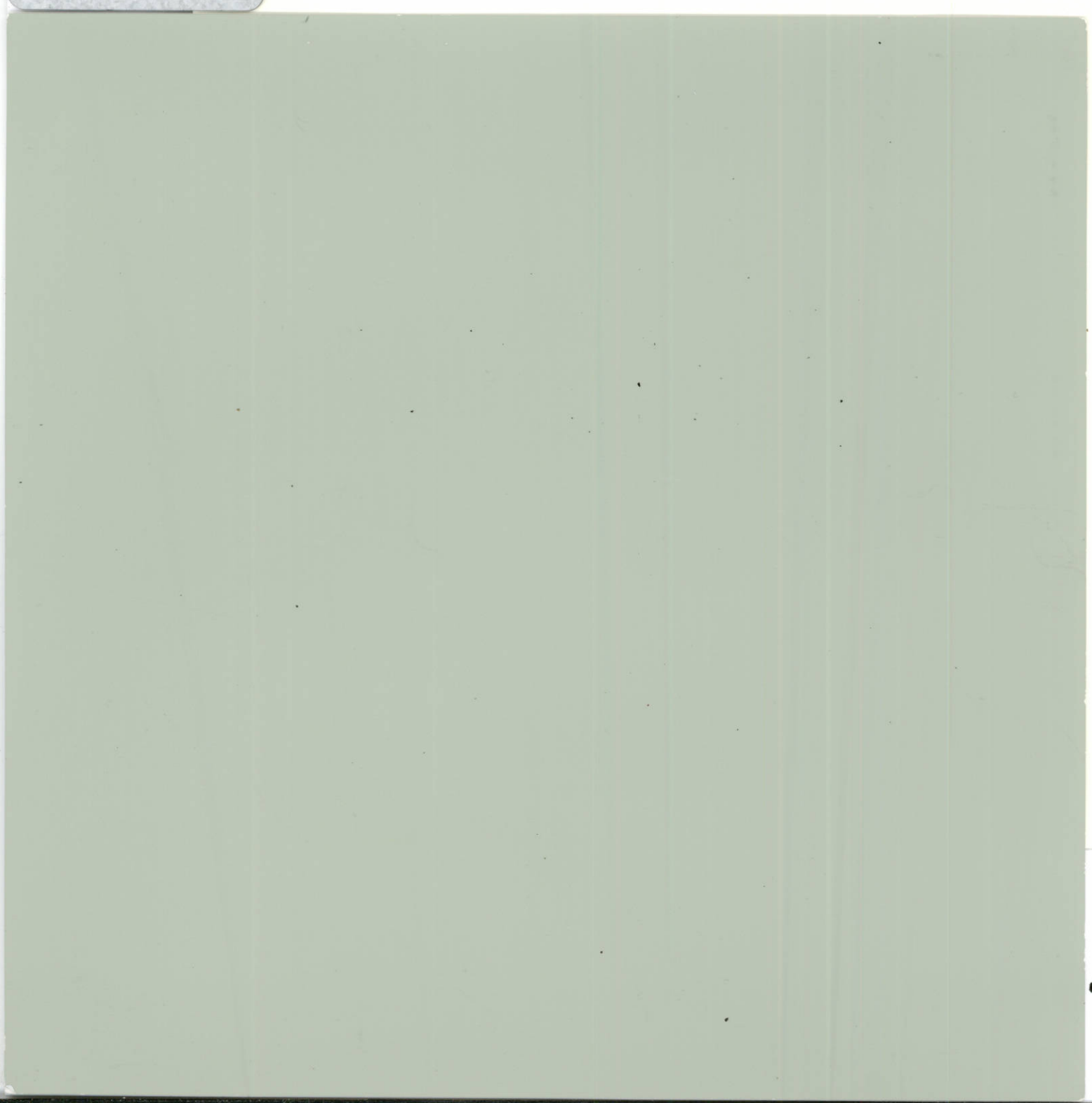
HYLA MATERIALS & COLORS

ROOFING (MATCHES EXISTING)

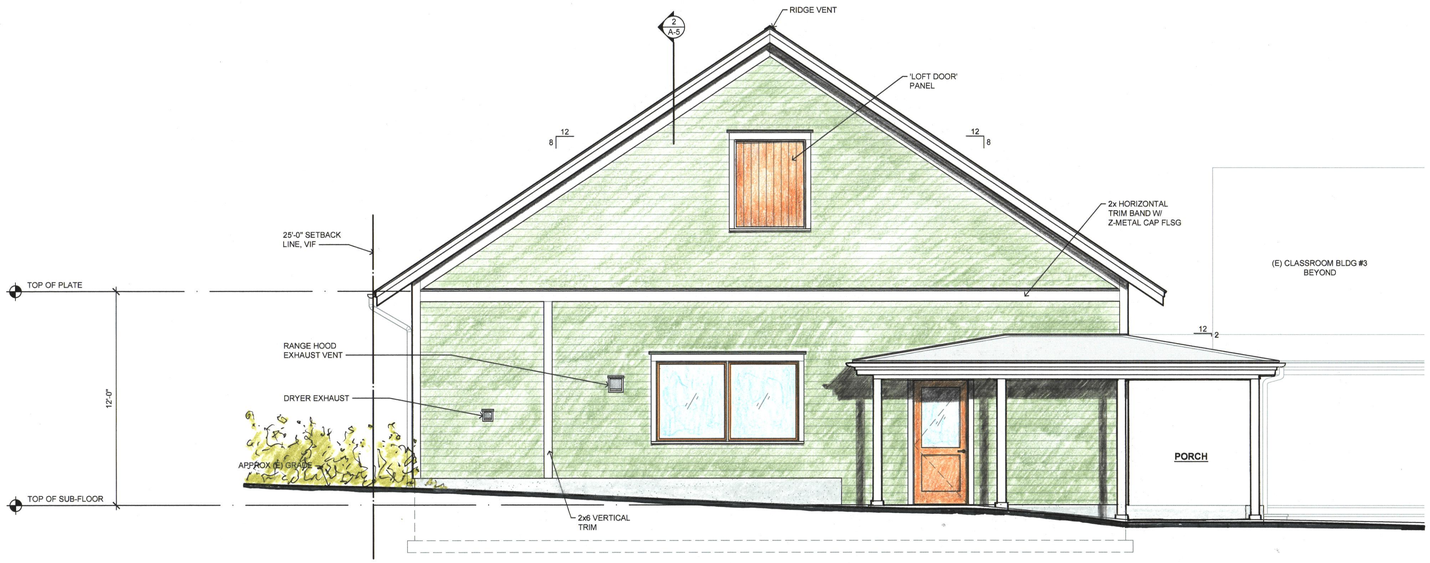
FLASHING & GUTTERS

TRIM COLOR

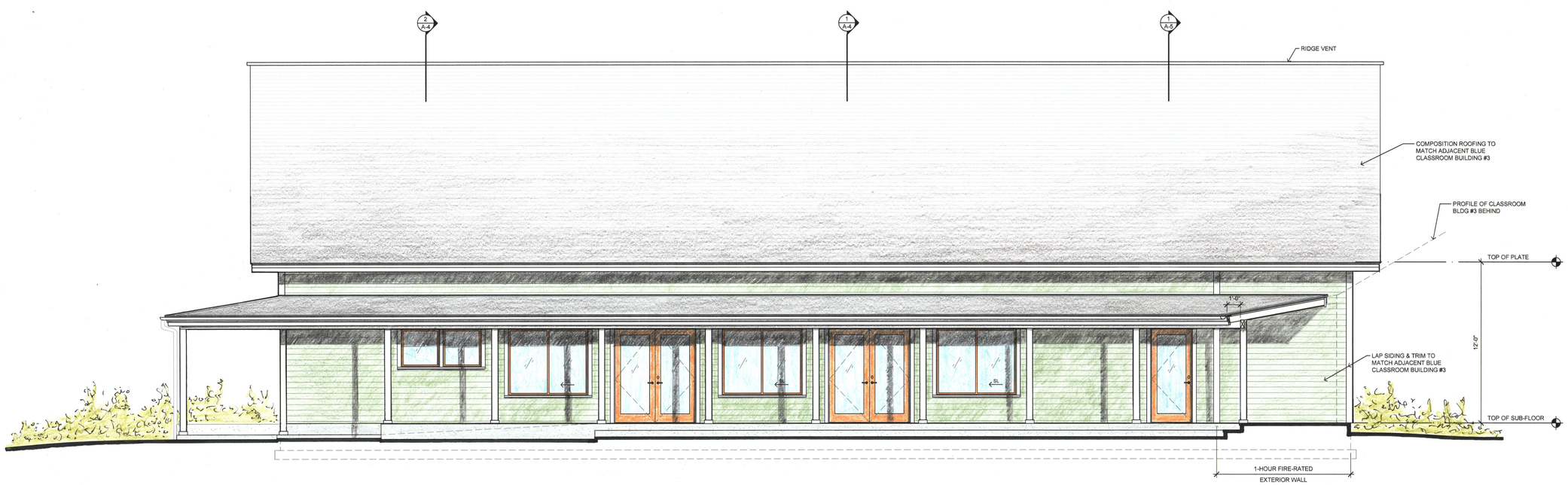
WINDOW & DOOR COLOR



← SIDING COLOR



1 WEST ELEVATION



2 SOUTH ELEVATION

0 1' 2' 4' 8'

DATE:	REVISIONS

6486 REGISTERED ARCHITECT RUSSELL S. HAMLET STATE OF WASHINGTON

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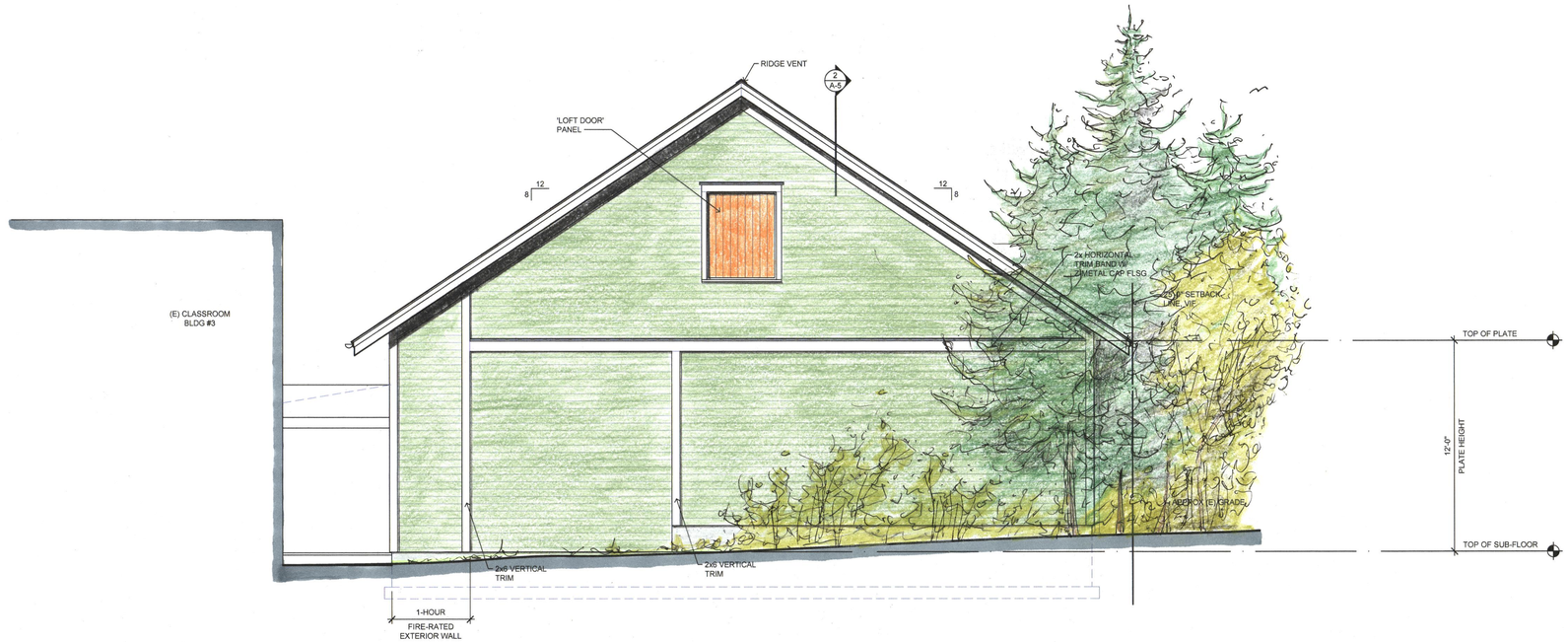
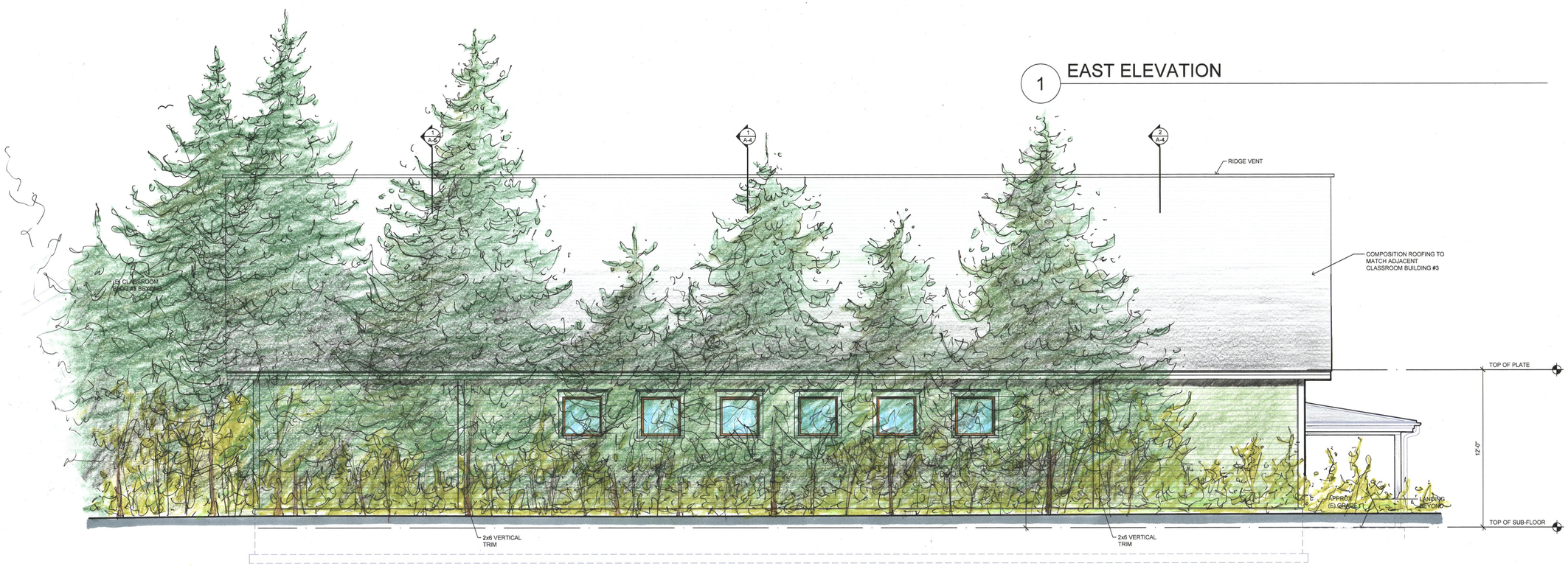
HYLA MIDDLE SCHOOL
NEW MULTIPURPOSE BUILDING
SITE PLAN REVIEW & CUP AMENDMENT
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

WEST & SOUTH ELEVATIONS

DATE:	JANUARY 30, 2019
SCALE:	¼"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-6



1 EAST ELEVATION



2 NORTH ELEVATION

0 1' 2' 4' 8'

DATE:	REVISIONS

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SITE PLAN REVIEW & CUP ADJUSTMENT
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

EAST & NORTH ELEVATIONS

DATE:	JANUARY 30, 2019
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-7

Design Review Board Design Guideline Checklist

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

☒ **"Pre-App" Meeting Checklist**

☐ **"Post-App" Meeting Checklist**

Project Name/Case #: **Hyla Middle School New Multi-Purpose Building**

Land Use Application (Pre-app, Site Plan Review etc.): **Pre-App, Site Plan Review, CUP Adjustment**

Project Description: **Construct a new multi-purpose building**

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.	**In keeping with the farm building campus theme we have incorporated surface textures, elements, siding and proportions that provide this variation. See building elevations.**	
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).	**By using a strong horizontal band on the gable ends and vertical trim and windows to break up the horizontal siding we have provided this modulation. Most of the roadside (north) elevation will be obscured with required buffer plantings.**	

Design Review Board Design Guideline Checklist

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

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.	**The only "blank" façade is located at the "back" of the proposed building, facing the street and screened by a required landscape buffer.**	
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.	**The proposed building is one-story. The design includes a "wrap-around" porch connected to existing adjacent building porch which enhances and facilitates pedestrian interaction and circulation.**	
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.	**See Design Guideline #1. Most of this façade will be obscured by required buffer plantings. For functional and safety reasons this face will not encourage interaction and entry.**	

Design Review Board Design Guideline Checklist

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

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.	**The proposed building's relationship to the site and other buildings is internal and not connected to the street, separated by a landscape screening buffer, and the street has no sidewalks.**	
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.	**The proposed single building is 80' long and a passage through the building is unnecessary.**	
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 new building location creates an outdoor court, similar to a campus quadrangle. Although this is a private school, visiting members of the public can enjoy this welcoming space.**	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	**The proposed building will be screened by existing and new vegetation.**	
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.	**The proposed building will share a similar aesthetic with the existing adjacent school buildings, including the historic farm house building.**	

Design Review Board Design Guideline Checklist

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

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.	**There is no signage proposed. The school has one existing sign near the street at the school entrance.** **Note, there is a plan to install a kiosk near the street to share historical information with the public about the property and its history.**	
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 is no drive-through proposed.**	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	**The design includes connected building porches and accessible site walkways.**	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	**The design includes a porch on the pedestrian accessible side(s) of the proposed 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 proposed building is only 3,200 square feet.**	

Design Review Board Design Guideline Checklist

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

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.	**There is no new parking proposed. Change or increase to parking is not applicable. The existing parking lot is separated by landscaping from other areas.**	

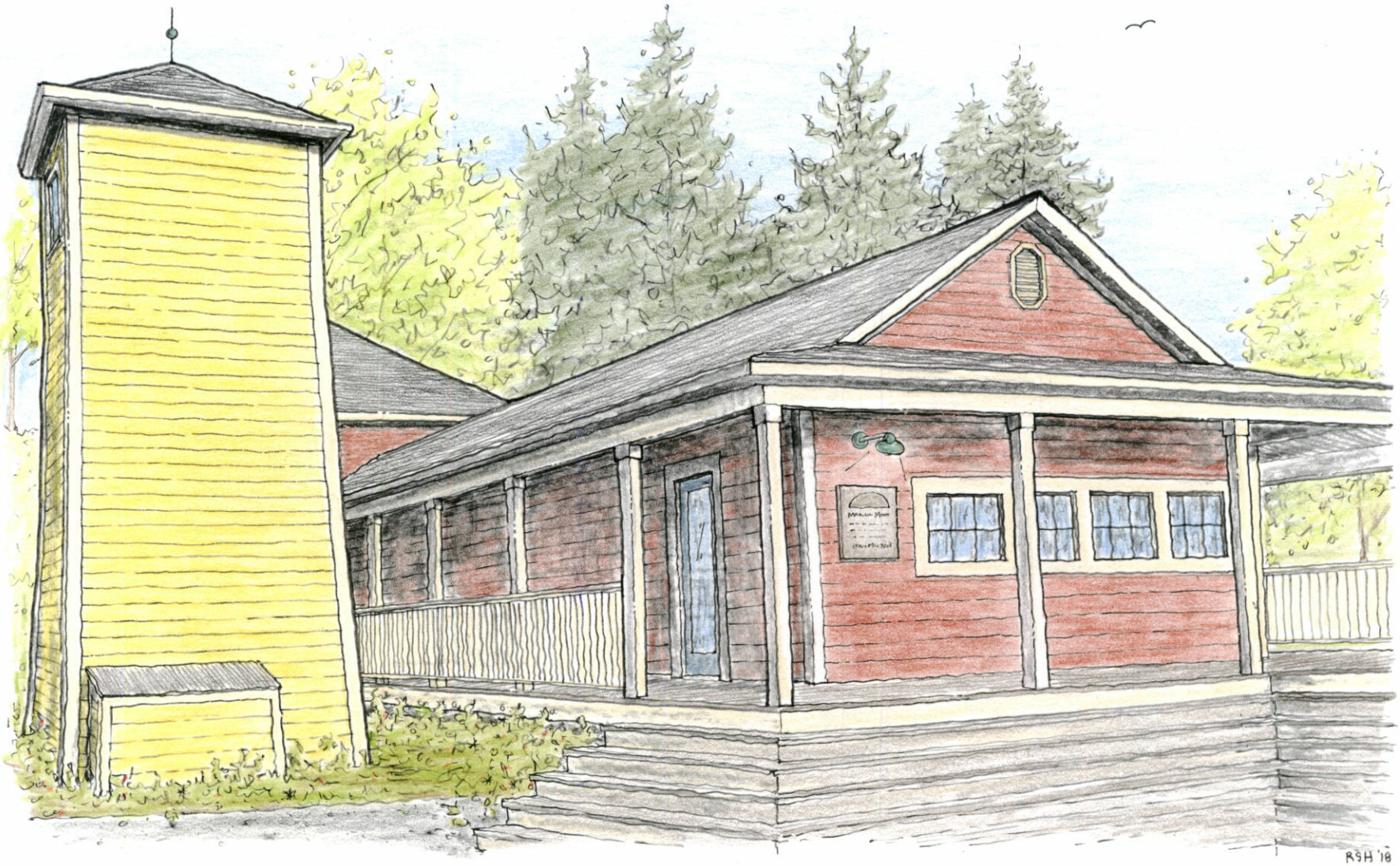
Guidelines Requiring Action per DRB: _____

DRB Summary Motion on Actions: _____

_____

_____

How ISSUE/QUESTION	RESPONSE FROM APPLICANT (or City as noted)
Is the elevation of the new building at the same elevation as the existing buildings?	The floor elevation is the same.
Will the building have sports capability?	It is meant for indoor PE purposes, not meant for a gym but for some indoor PE.
Will there be an increase in student population?	No



THANK YOU FROM HYLA MIDDLE SCHOOL

Public Meeting
This property is the subject of a
public participation meeting...

5743

7861
HYLA
Middle School
Grades 6-7-8
HYLA
Middle School
Grades 6-7-8
Feb. 13 7-9 PM - Parent Ed talk
feat. author, RN, & educator Julie Metzger
Come visit us!
Ongoing private tours
Call 206.842.5988
www.hylamiddleschool.org
ACCEPTING APPLICATIONS

HYLA
Middle School
Grades 6-7-8
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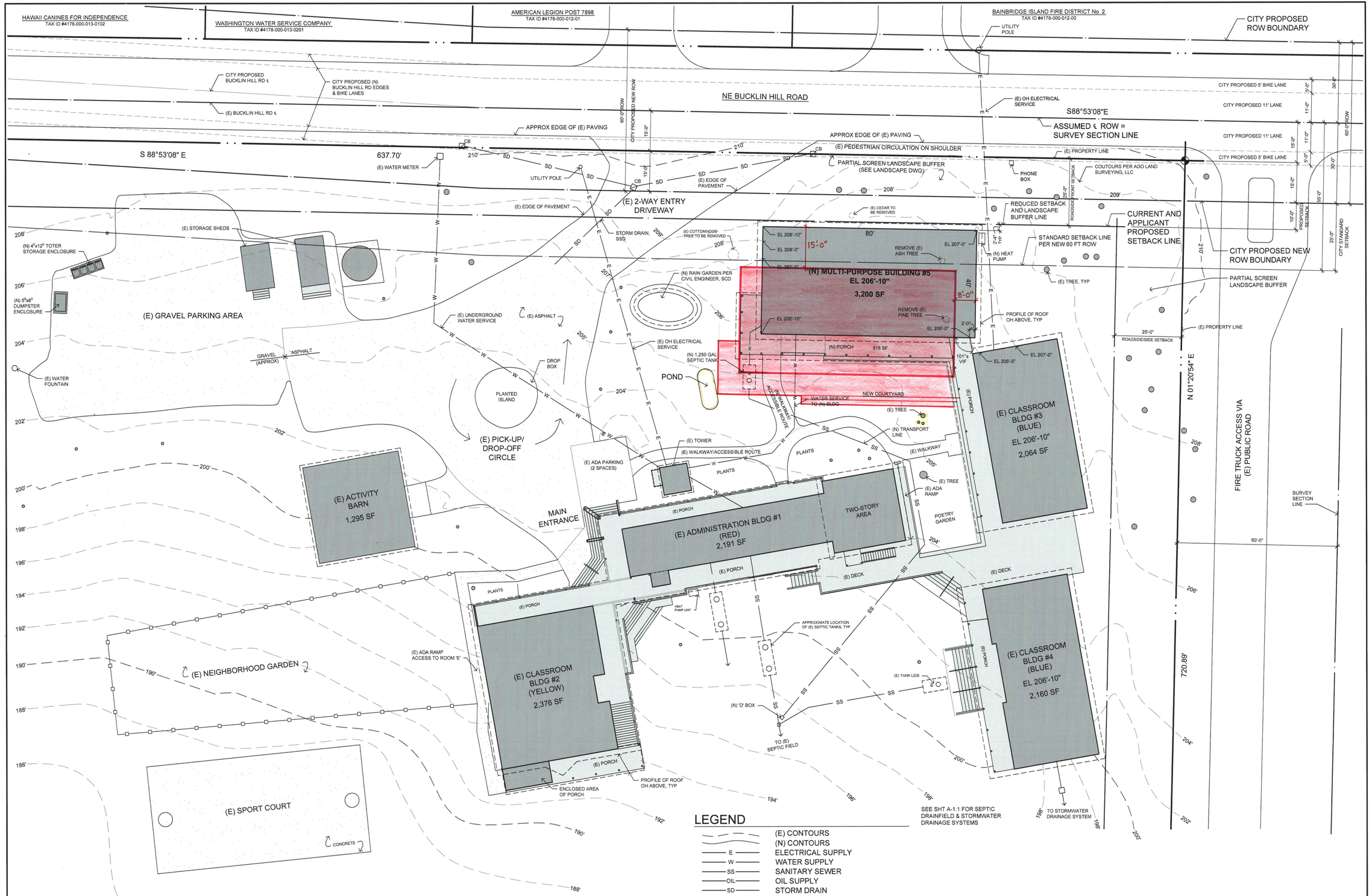
ACCEPTING APPLICATIONS



LEGEND

	(E) CONTOURS
	(N) CONTOURS
E	ELECTRICAL SUPPLY
W	WATER SUPPLY
SS	SANITARY SEWER
OIL	OIL SUPPLY
SD	STORM DRAIN
TL	TIGHT LINE
FD	PERF FOUNDATION DRAIN
F	FILTER FENCE
CL	CLEARING LIMITS
	FENCE

(E) EXISTING
(N) NEW
TREE

SITE PLAN BASED ON SURVEY INFORMATION FROM ADAM GOLDSWORTHY OAK DRAWING NUMBER 1069T1, DATED 6/25/98 WITH UPDATED INFORMATION AND INFORMATION FROM MAHLUM ARCHITECTS PROPERTY PLAN DRAWING A1.0, DATED 7/13/00 AS PART OF A PERMIT SUBMITTAL SET FOR BUILDINGS #3 & #4, CITY OF BAINBRIDGE PUBLIC WORKS RECORDS (30% PLANS, DATED 7/6/16), FIRE STATION SURVEY BY ADAM GOLDSWORTHY OAK DRAWING NUMBER 5826t, DATED 1/28/16, HEALTH DISTRICT RECORDS AND FIELD OBSERVATIONS BY STUDIO HAMLET ARCHITECTS.

1 PARTIAL SITE PLAN

SEE SHT A-1.1 FOR OVERALL SITE PLAN

0 4' 8' 16' 32'

N

DATE:	REVISIONS

REGISTERED ARCHITECT
6486
RUSSELL S. HAMLET
STATE OF WASHINGTON

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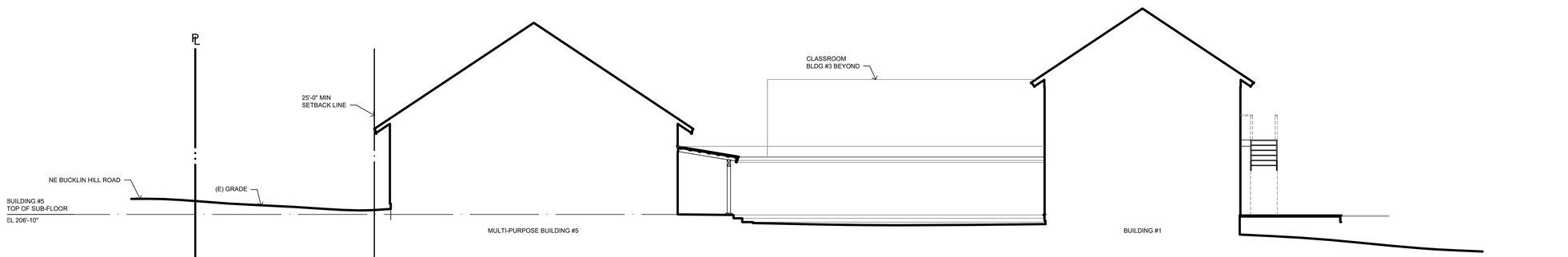
SITE PLAN REVIEW & CUP ADJUSTMENT
7861 NE Bucklin Hill Road
Bainbridge Island, WA 98110

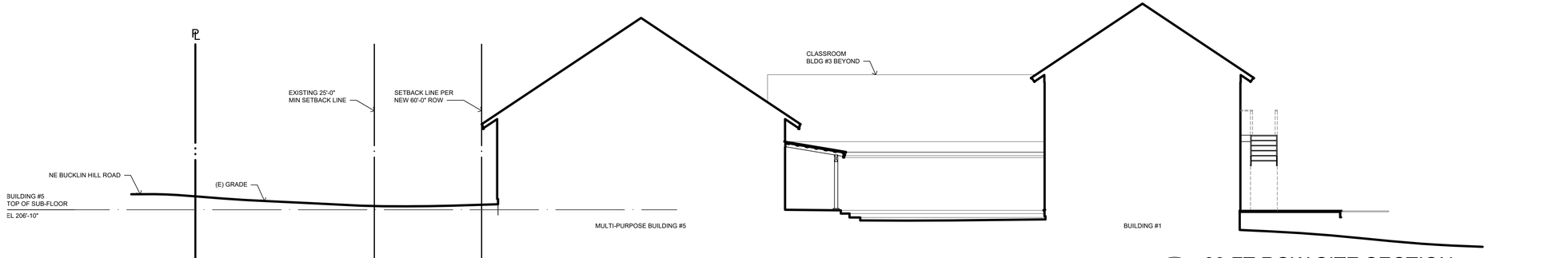
PARTIAL SITE PLAN

DATE:	MARCH 13, 2019
SCALE:	1/16"=1'-0"
DRAWN:	RMB
JOB #:	#1808
SHEET:	A-1.2



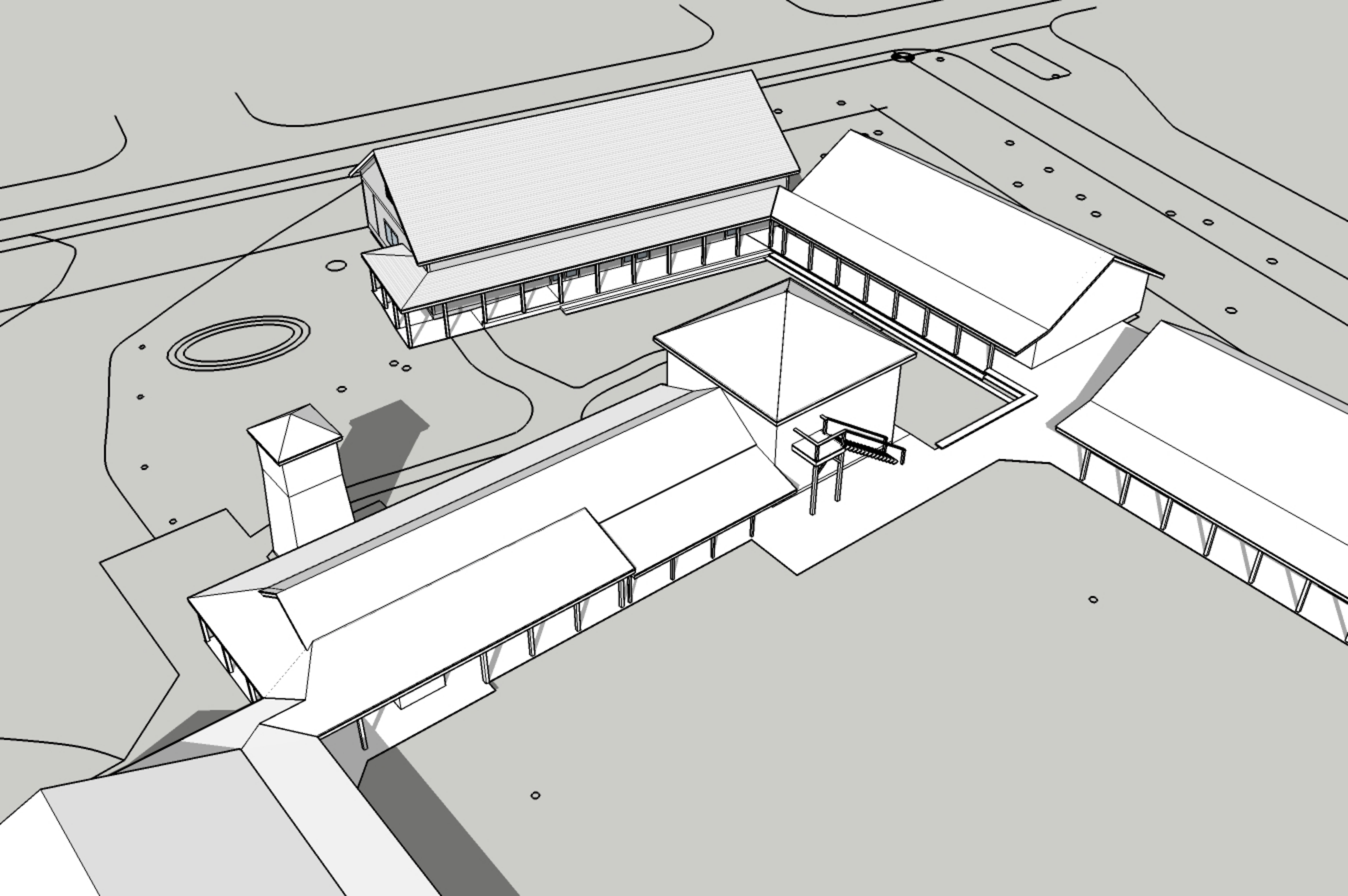
1 AS DESIGNED SITE SECTION

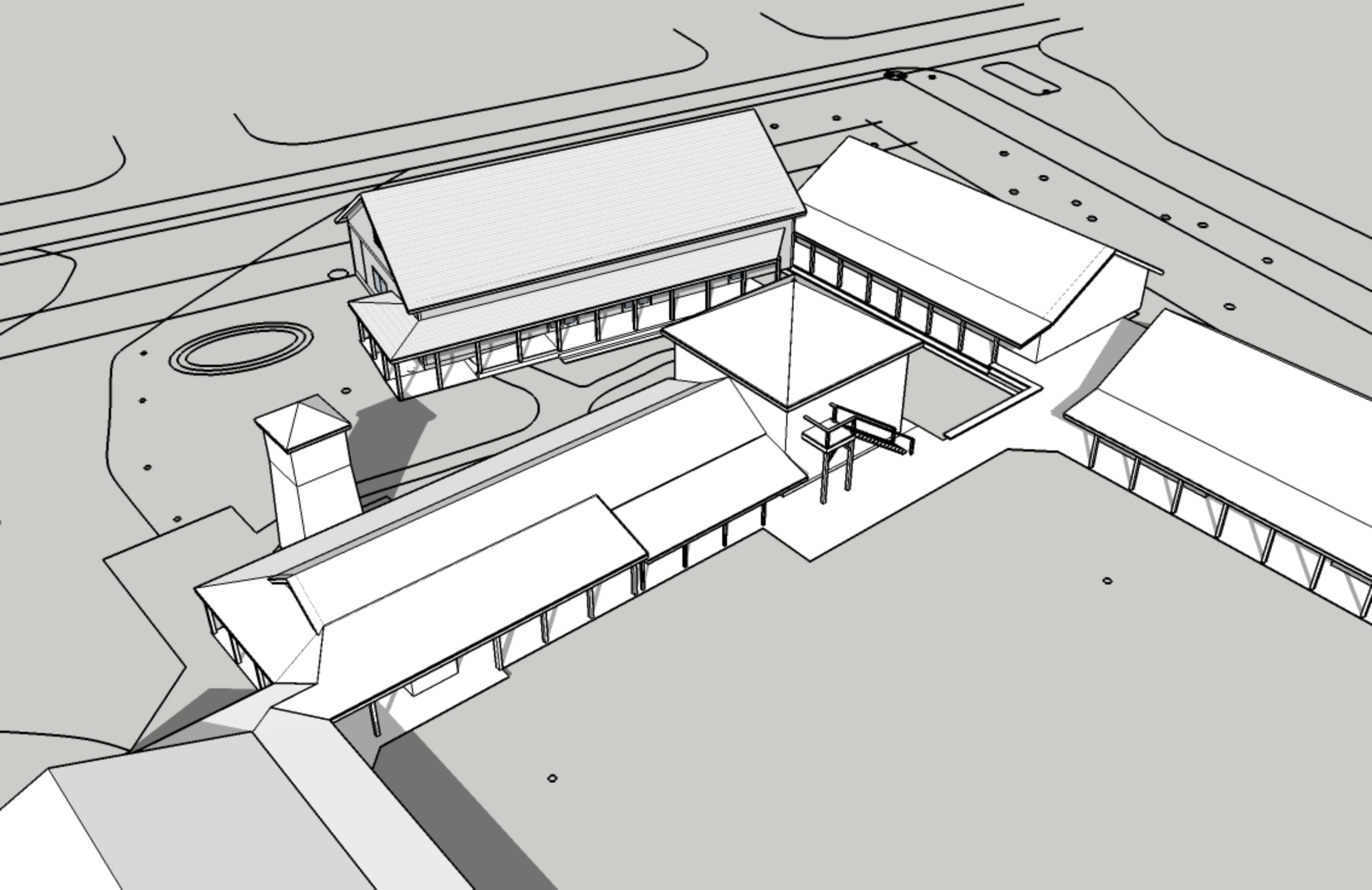
0 2' 4' 8' 16'

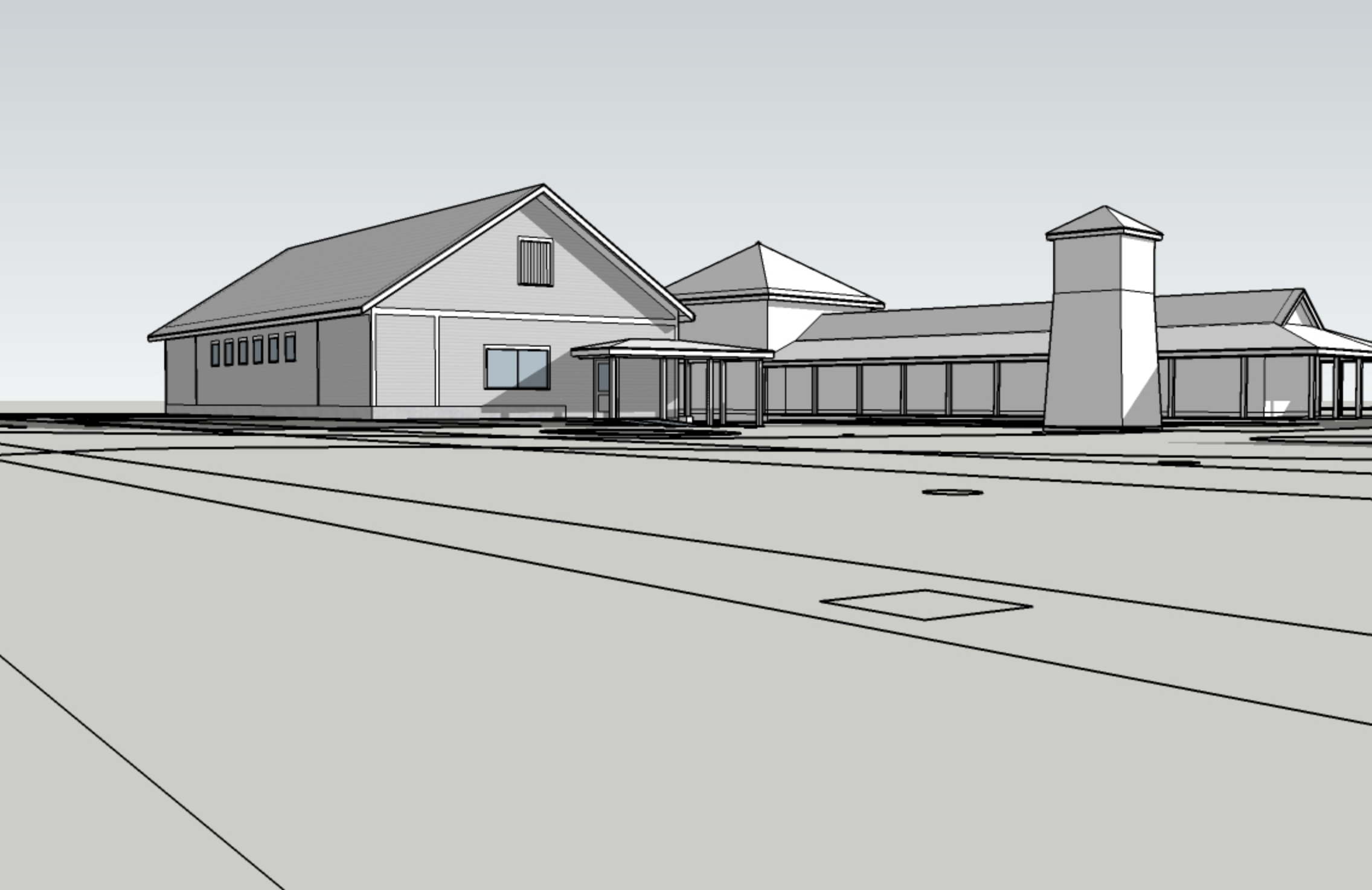


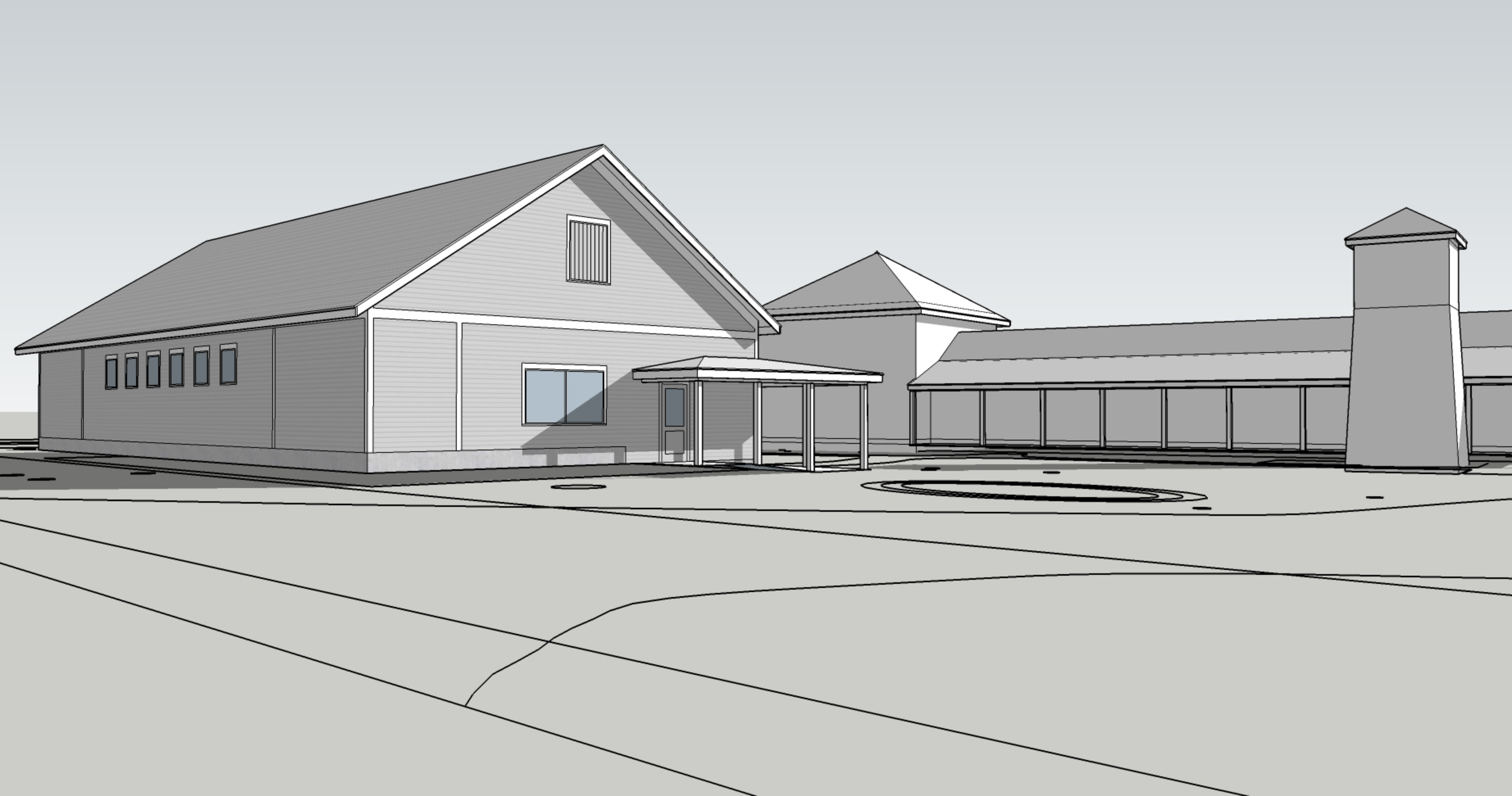
2 60 FT ROW SITE SECTION

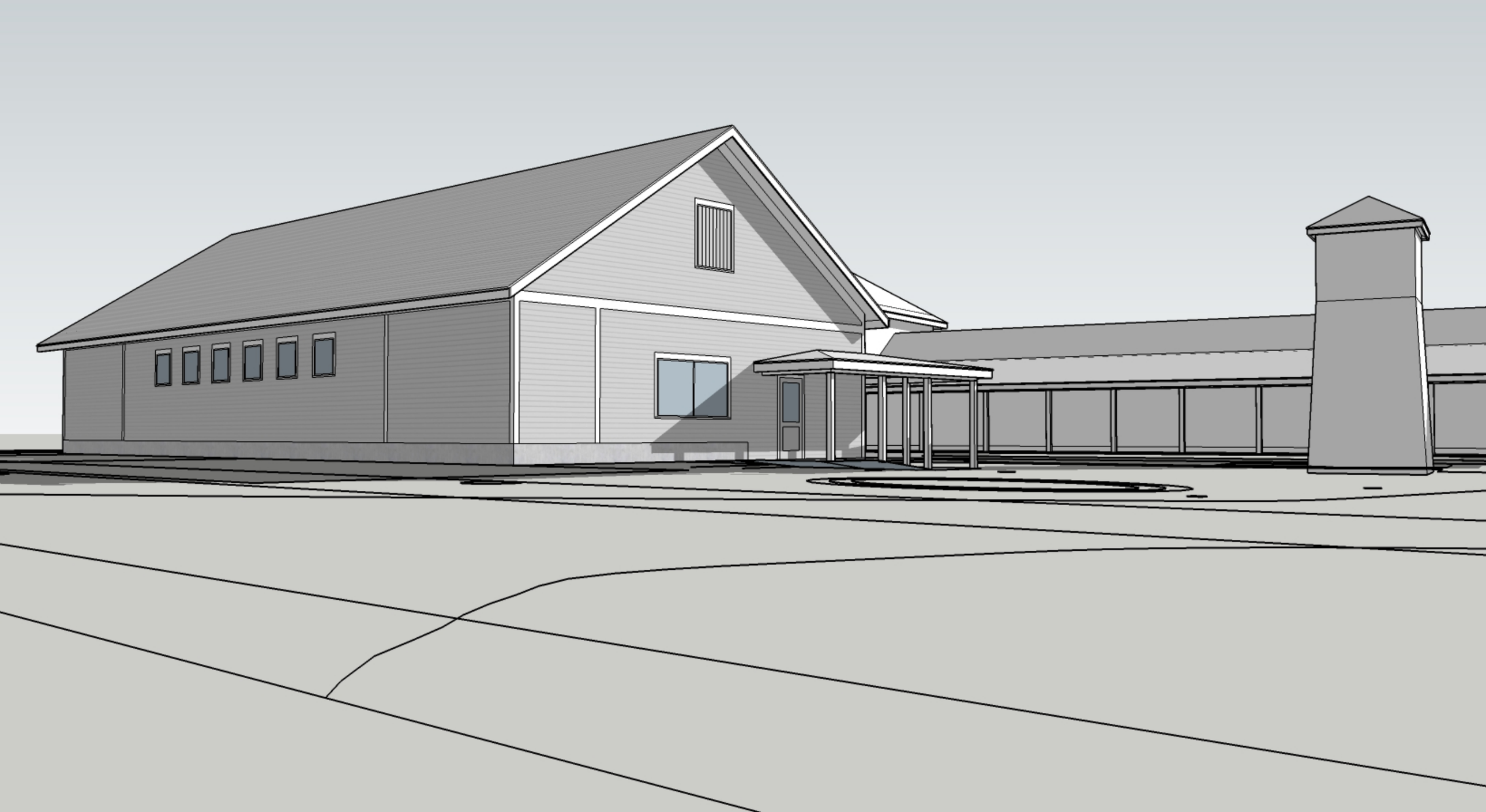
0 2' 4' 8' 16'

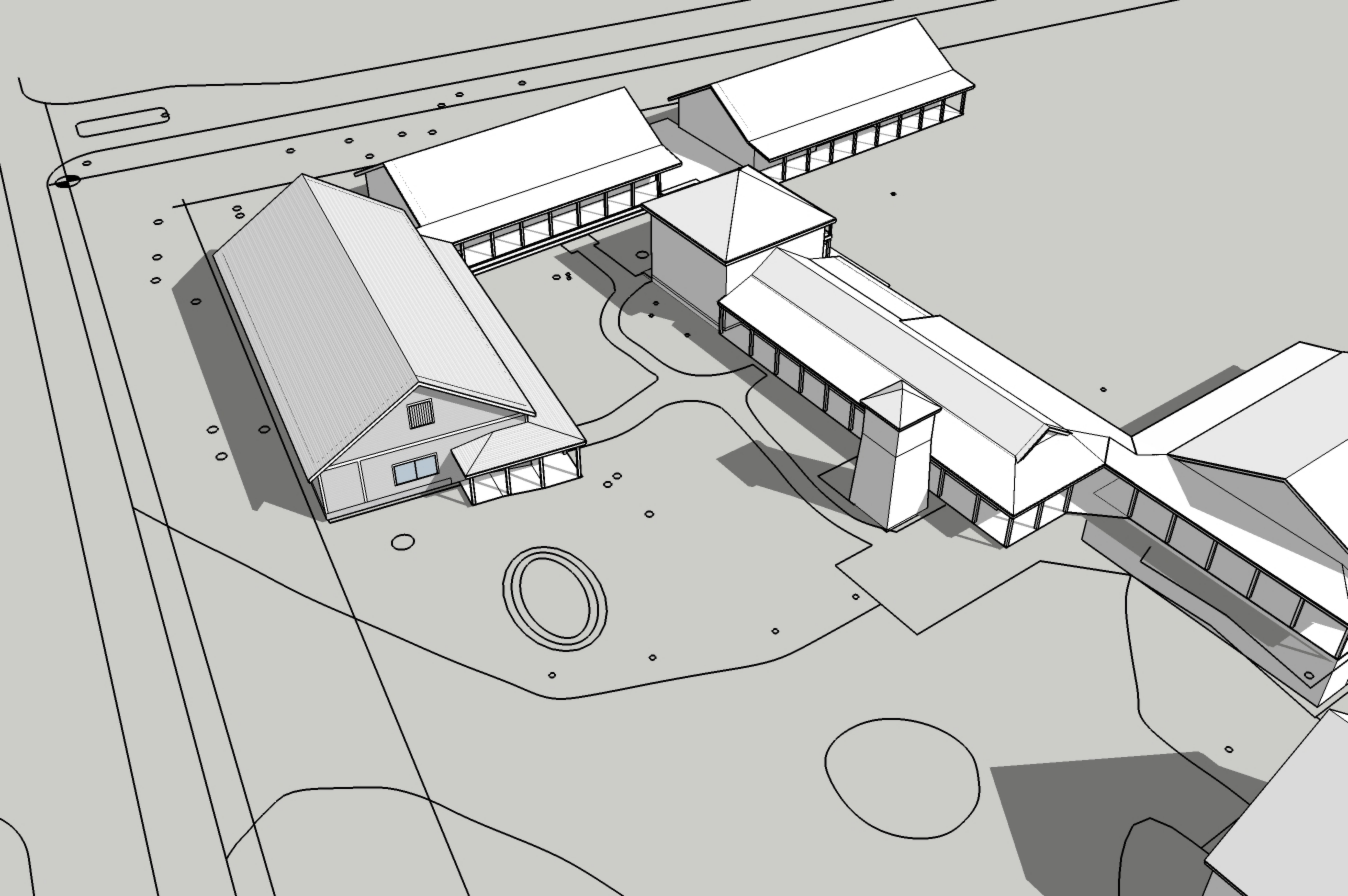


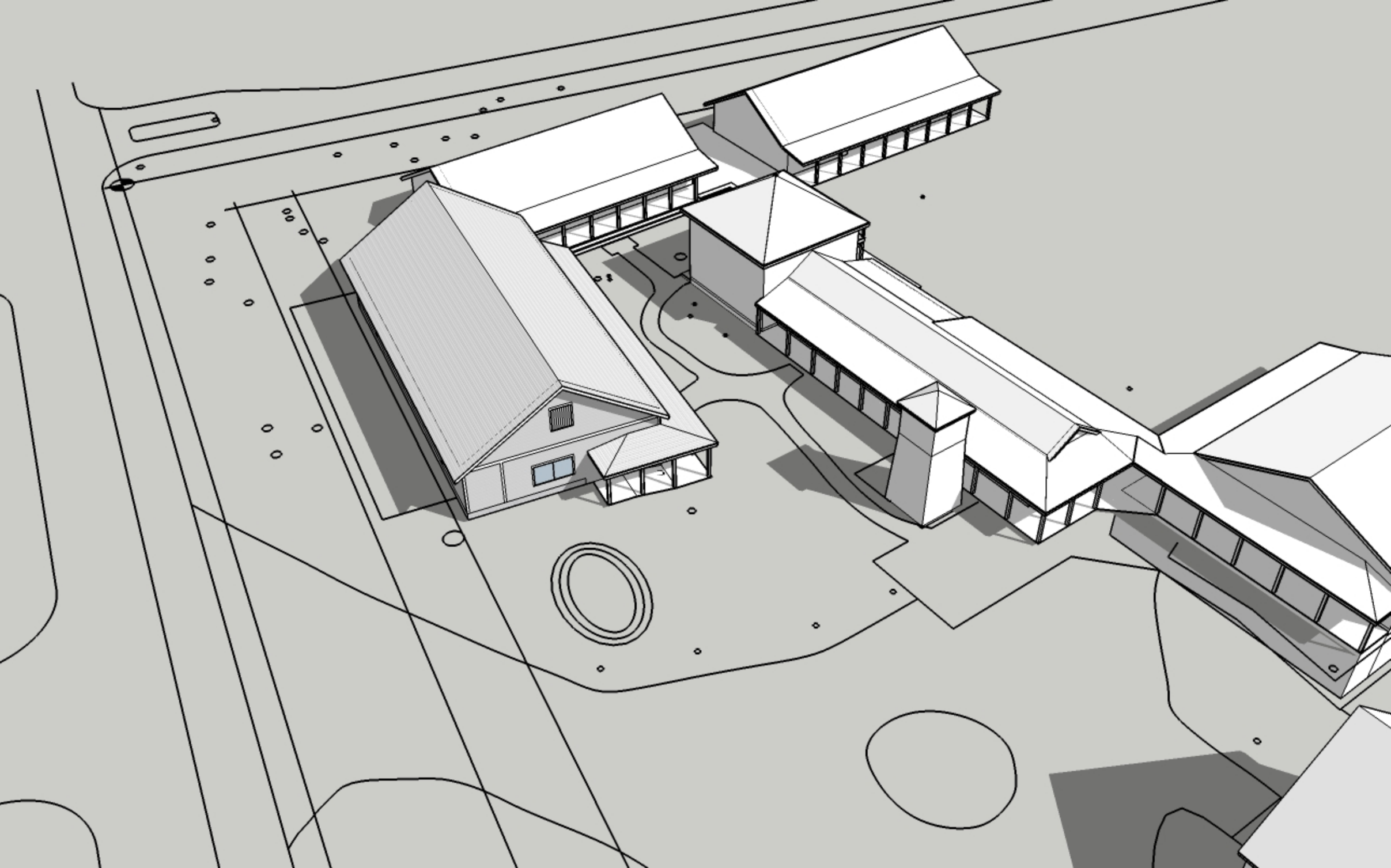


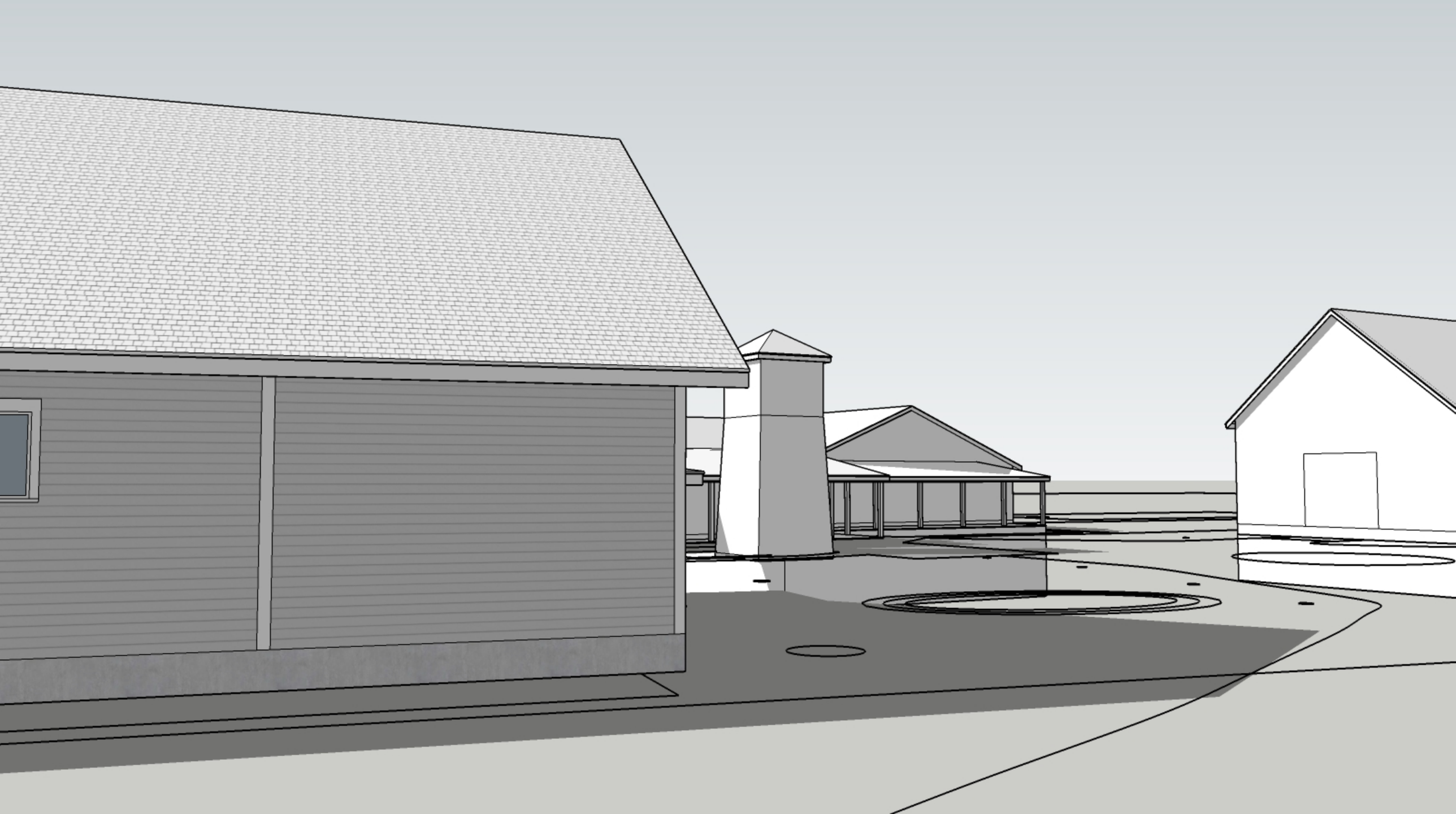


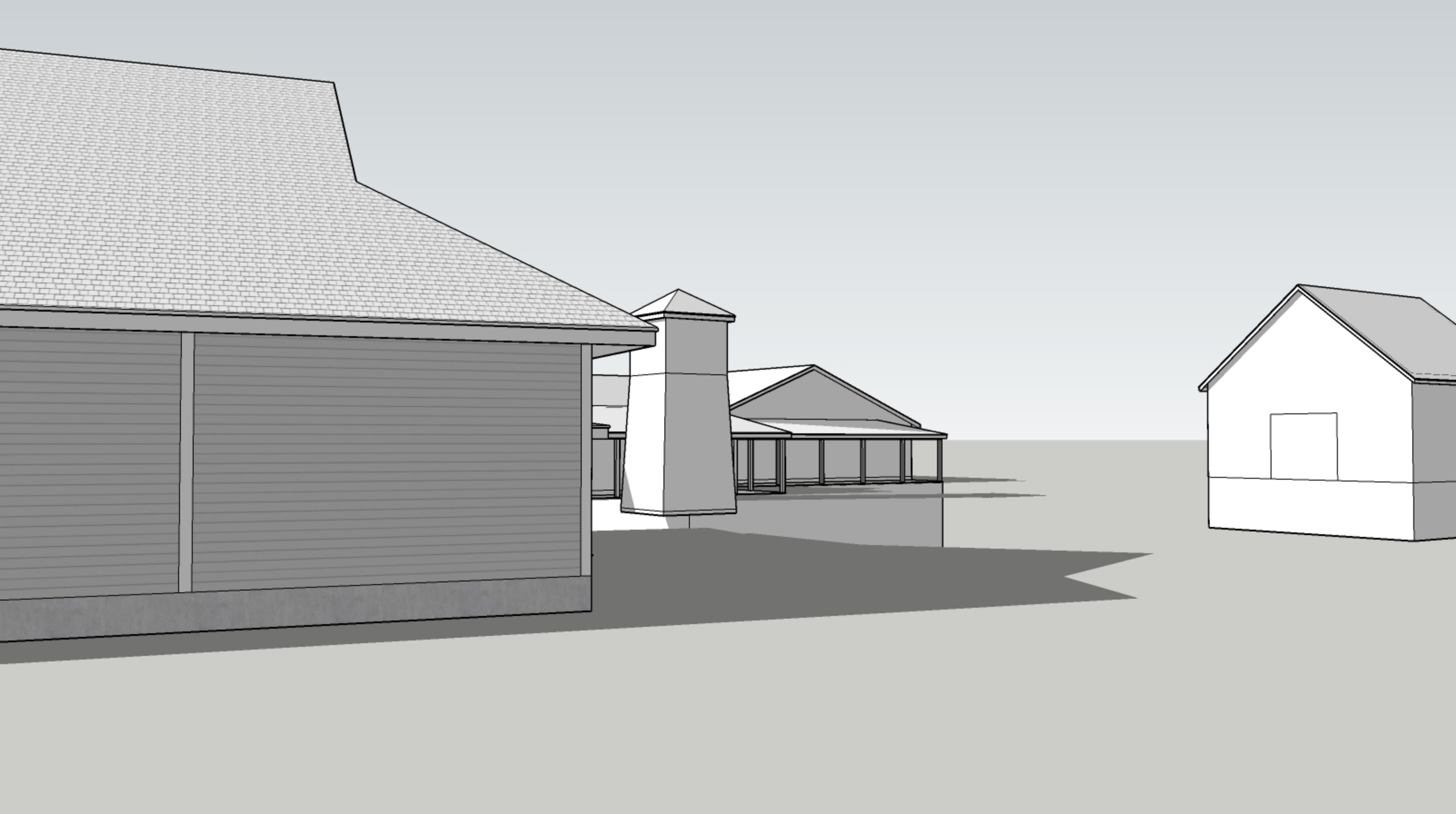


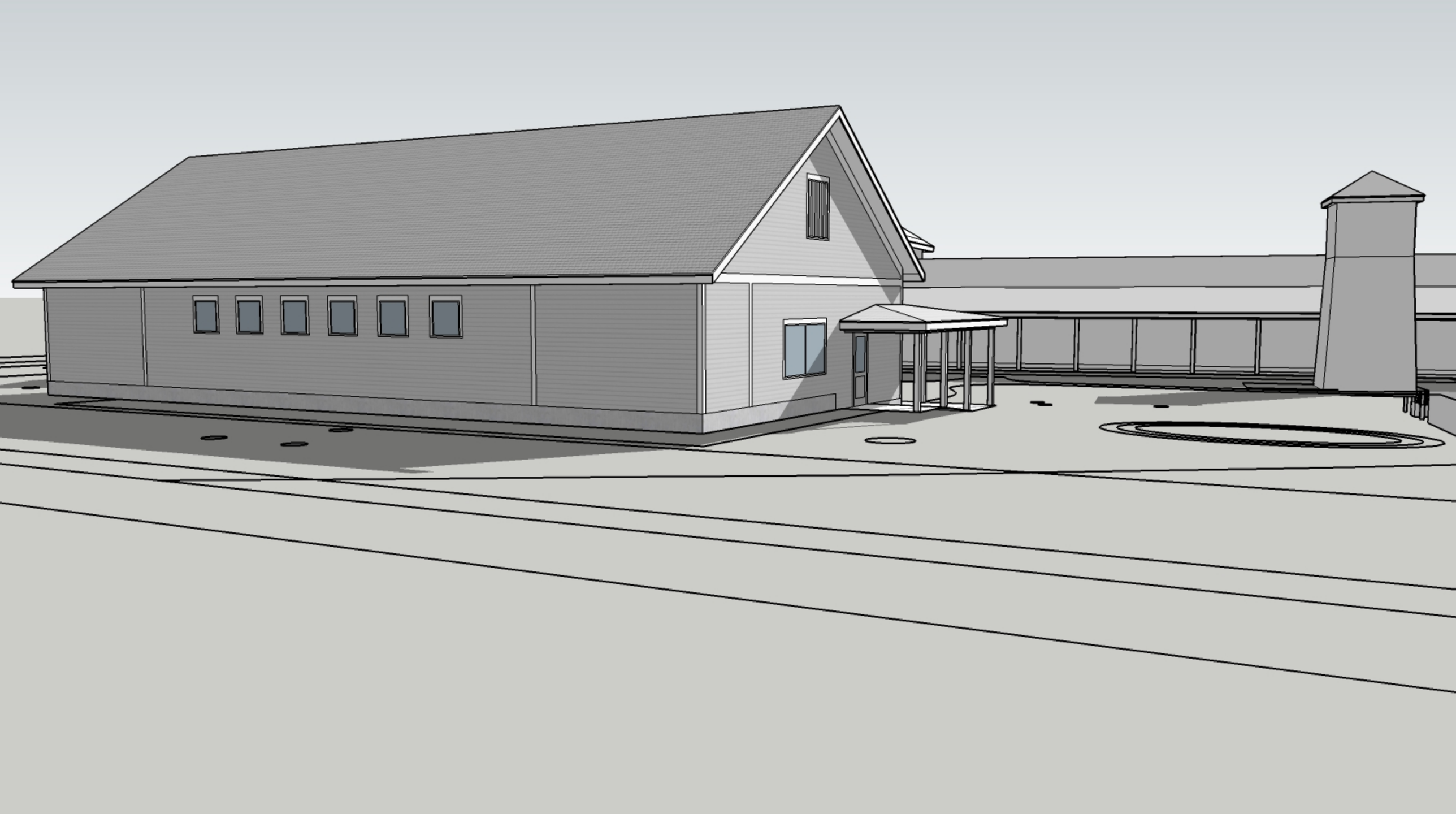


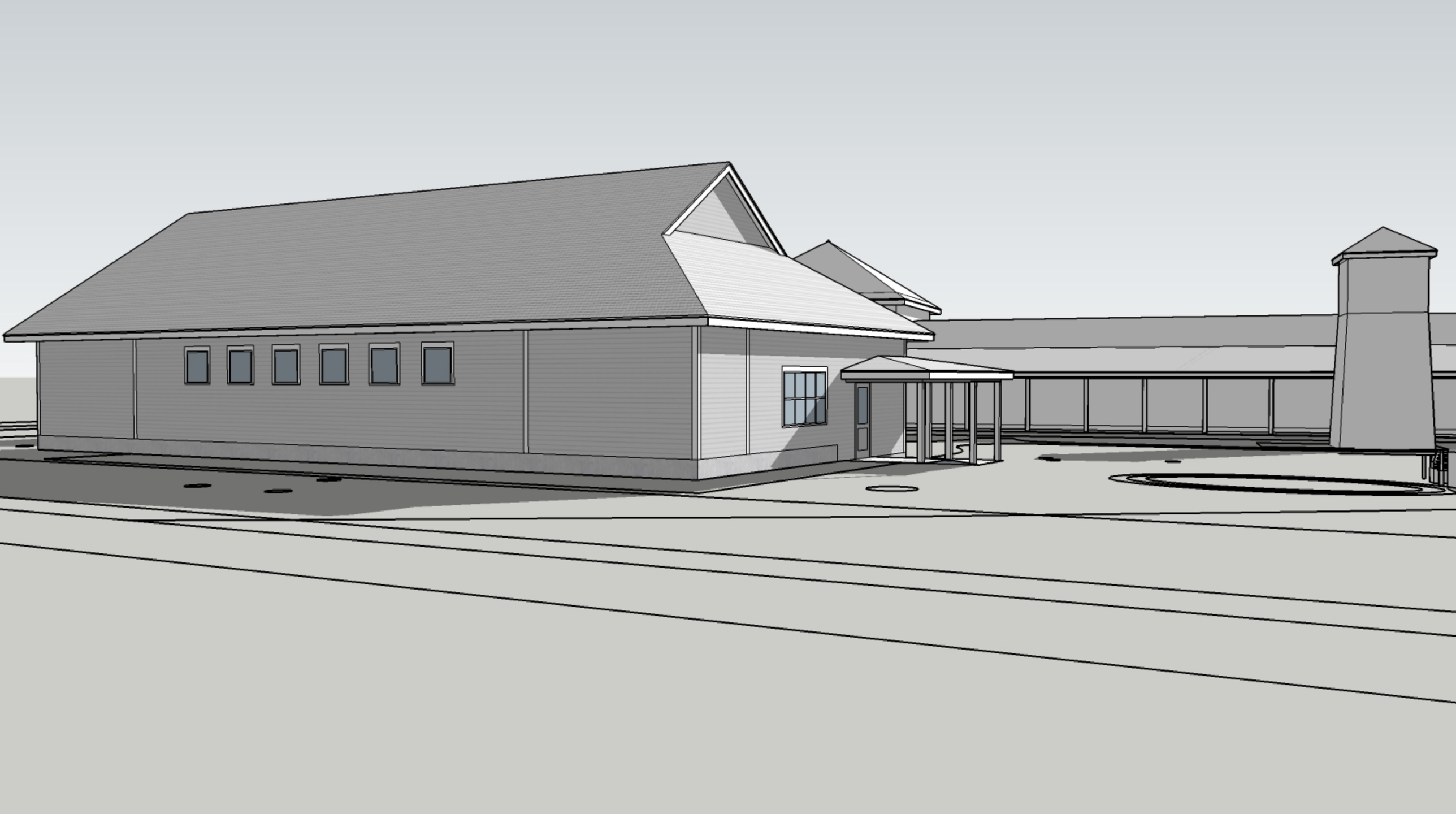


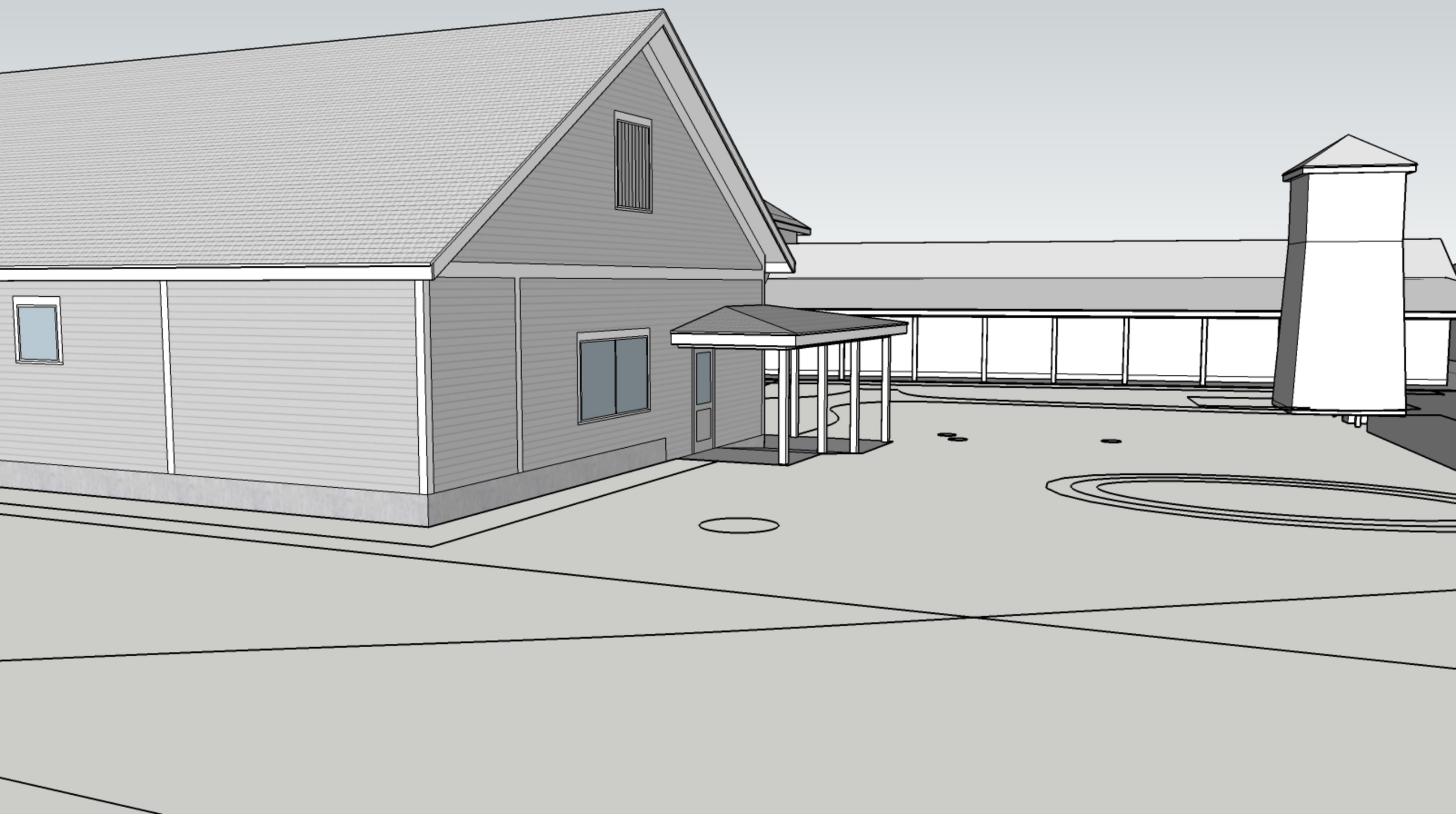


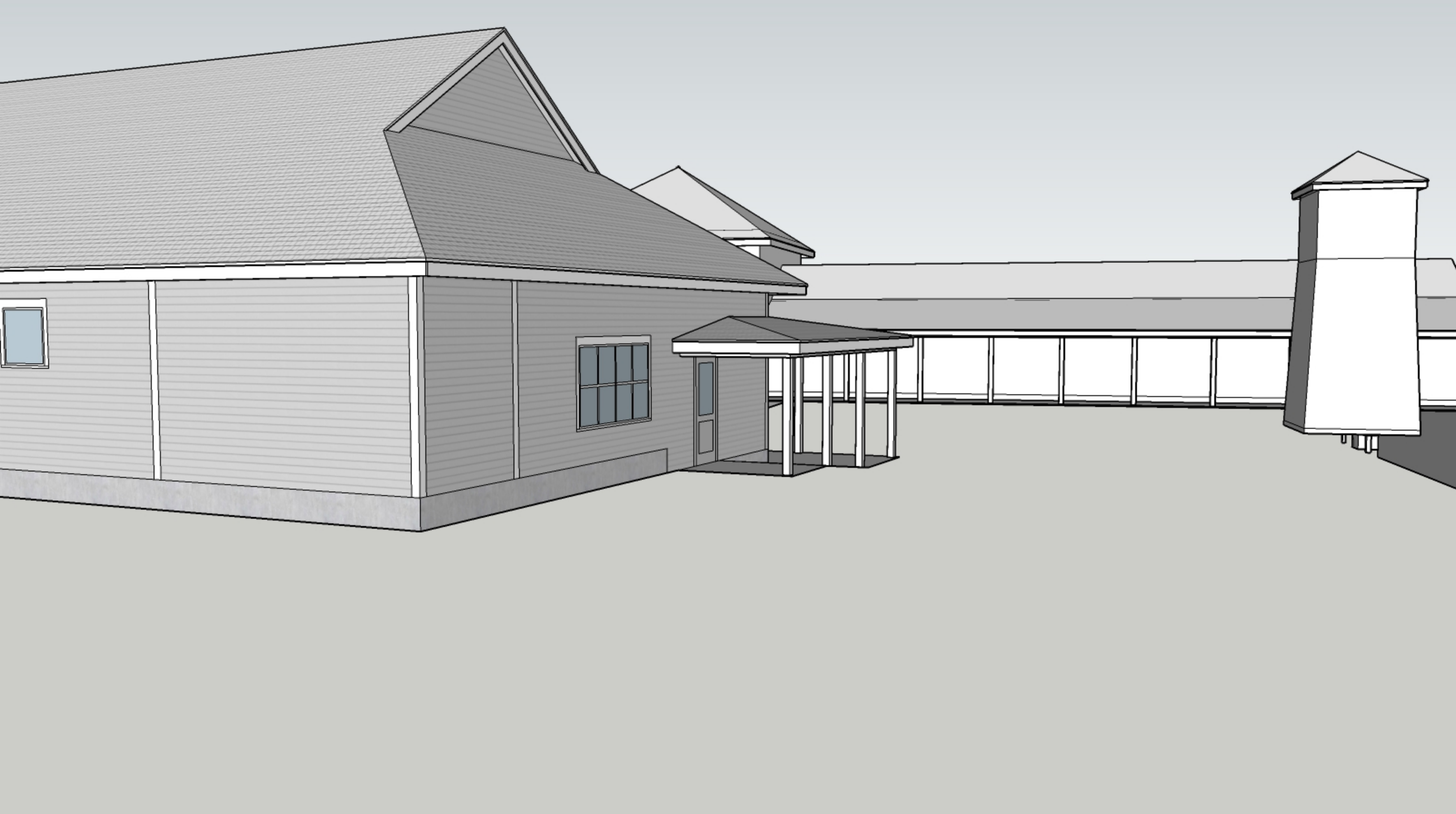


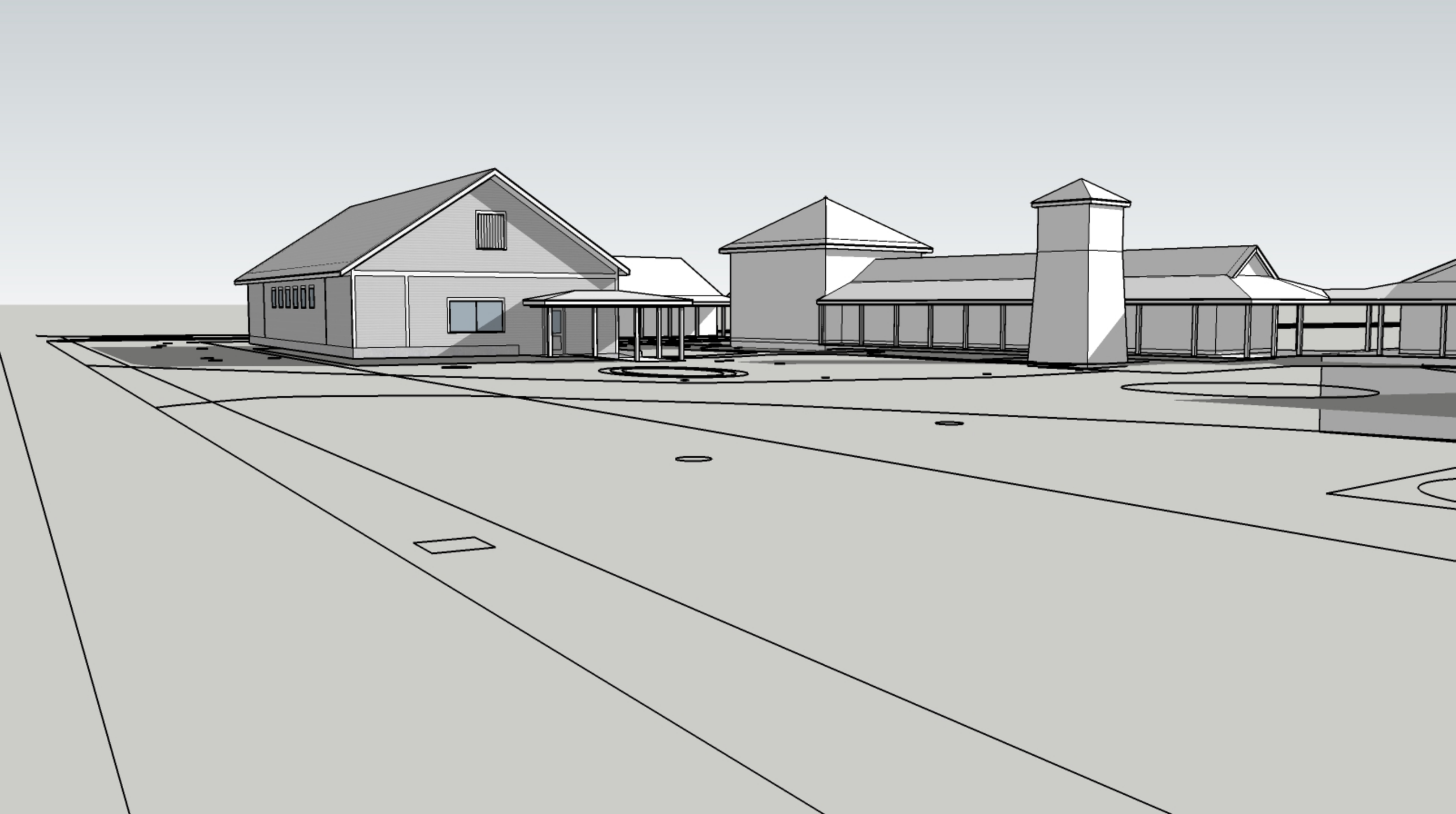












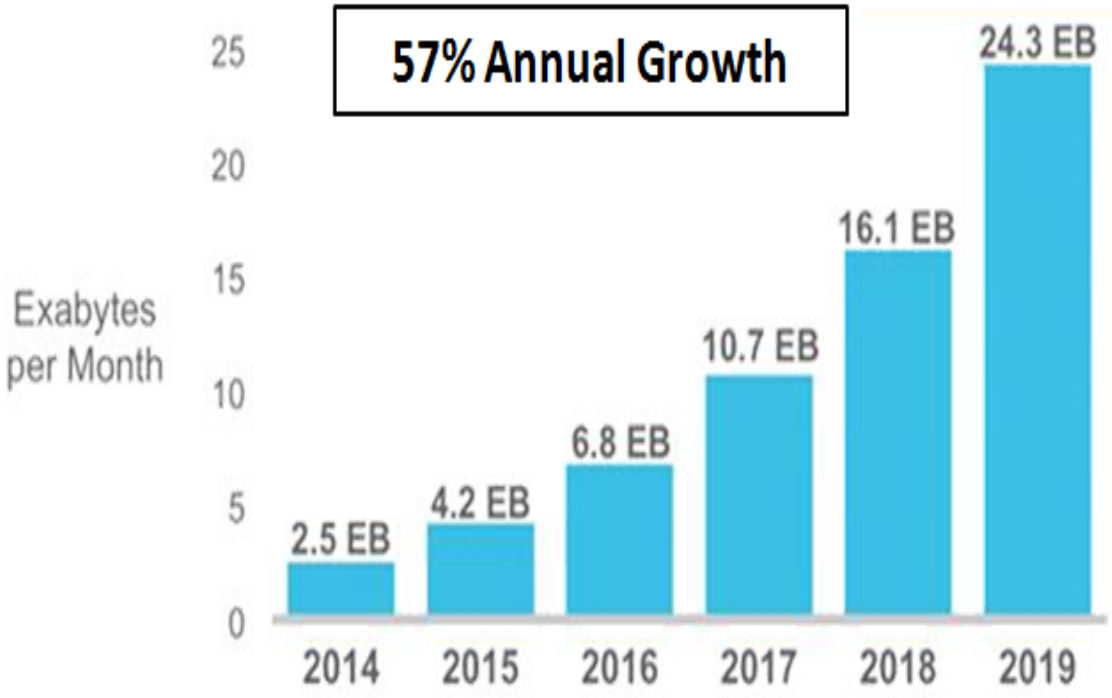
The Evolution of Cellular Technologies: From Towers to 5G Wireless Deployments

OMW

Daniel P. Kenny
dpkenny@omwlaw.com
(206) 447-7000

The "why" behind small cell.

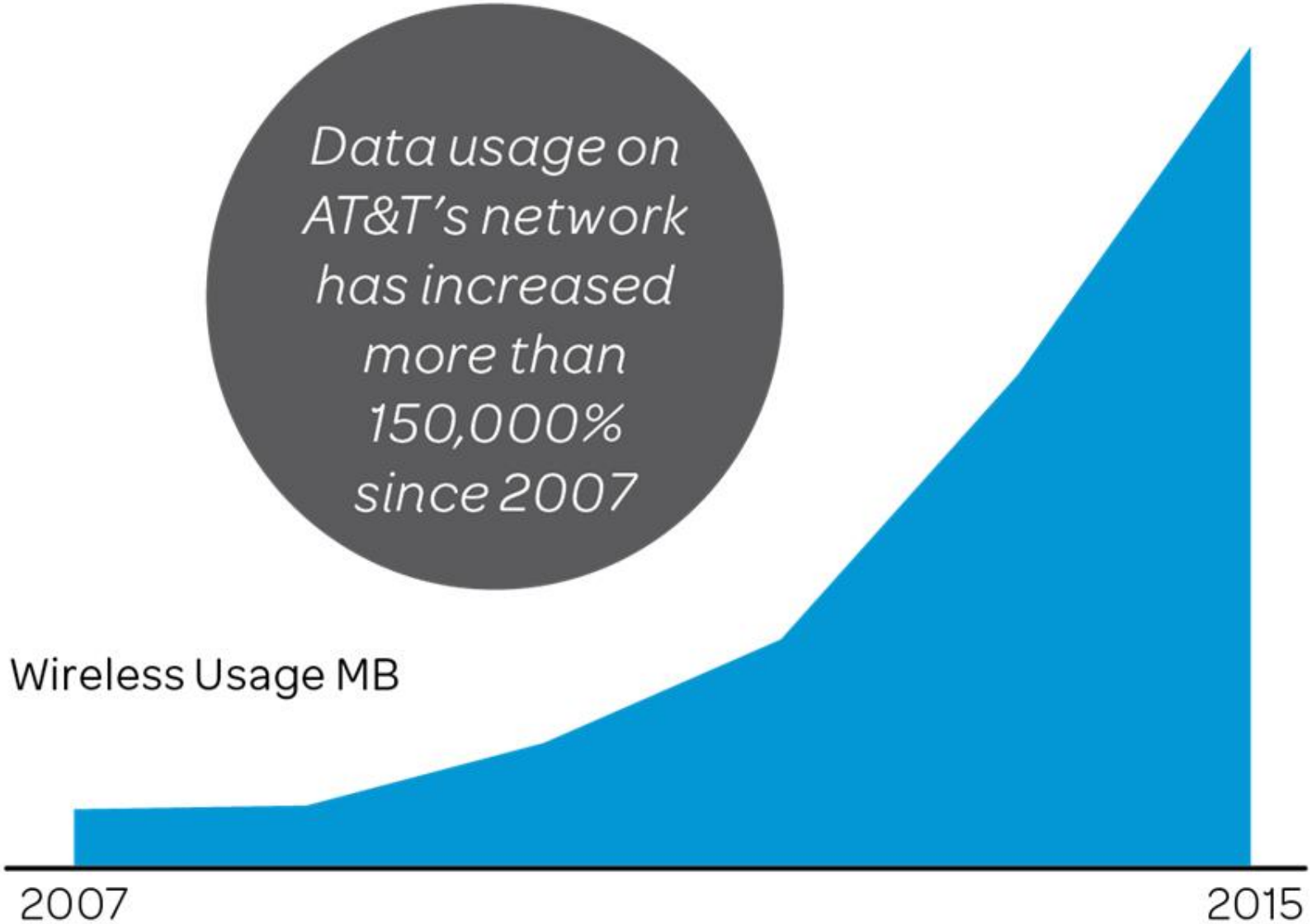
- ✓ Deploy Macro Cells
- ✓ Add Capacity to Existing Sites
- ✓ **Deploy Small Cells**



Global Mobile Data Traffic Projected Growth

Source: Cisco VNI Mobile, 2015

What the demand looks like on AT&T's network:



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Wireless Technology

is now one of the primary internet, telephone and entertainment connections for a majority of Americans

According to a recent Seattle survey:

- **47%** of people use a cellular plan as their source of home internet.
- This percentage rises to **52%** for homes with children.

Source of Home Internet	
Comcast cable internet	61%
Cellular data plan	52%
Century Link DSL or fiber internet	31%
Wave cable internet	6%
Free or public internet	3%
Provided by my building	1%
Don't know	0%
Share with a neighbor	0%
Don't access the internet where I live	2%
Other	1%
No Response	0%

Devices Used in Household	
Smartphone or mobile phone	98%
Laptop computer	91%
Tablet (including internet enabled e-readers)	83%
Desktop computer	53%
Gaming console that connects to the internet	49%
Voice-activated device (e.g. Echo, Alexa)	37%
No devices in household	0%

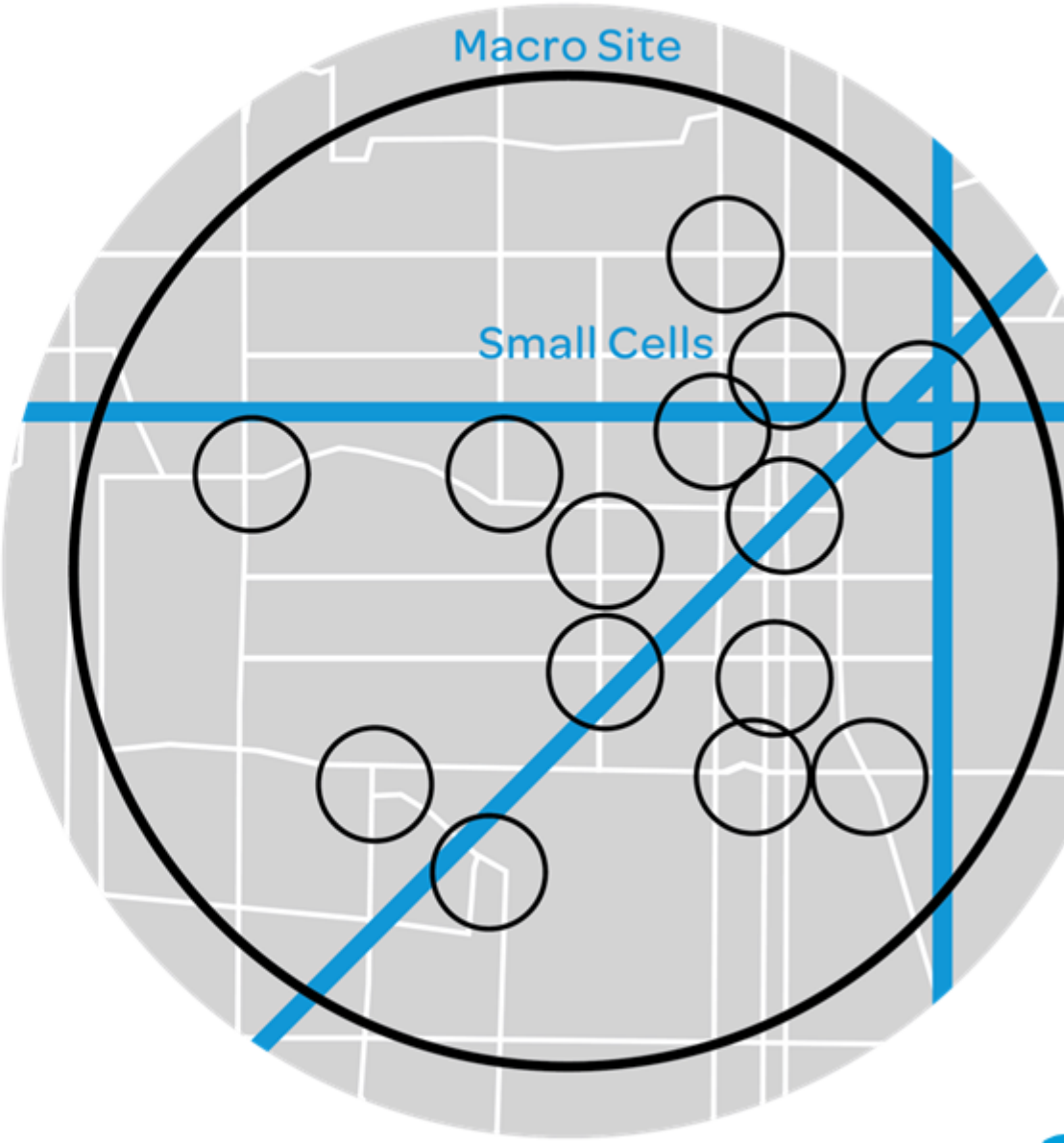
Places Households Access Internet	
Home	98%
Work	85%
Local business	68%
School / College/ University	64%
Friend's or relative's home	61%
Public or free internet area	59%
Library	32%
Community or recreaton center	13%
Non-profit, religious or cultural center	9%
Other	20%

The Seattle survey also found that:

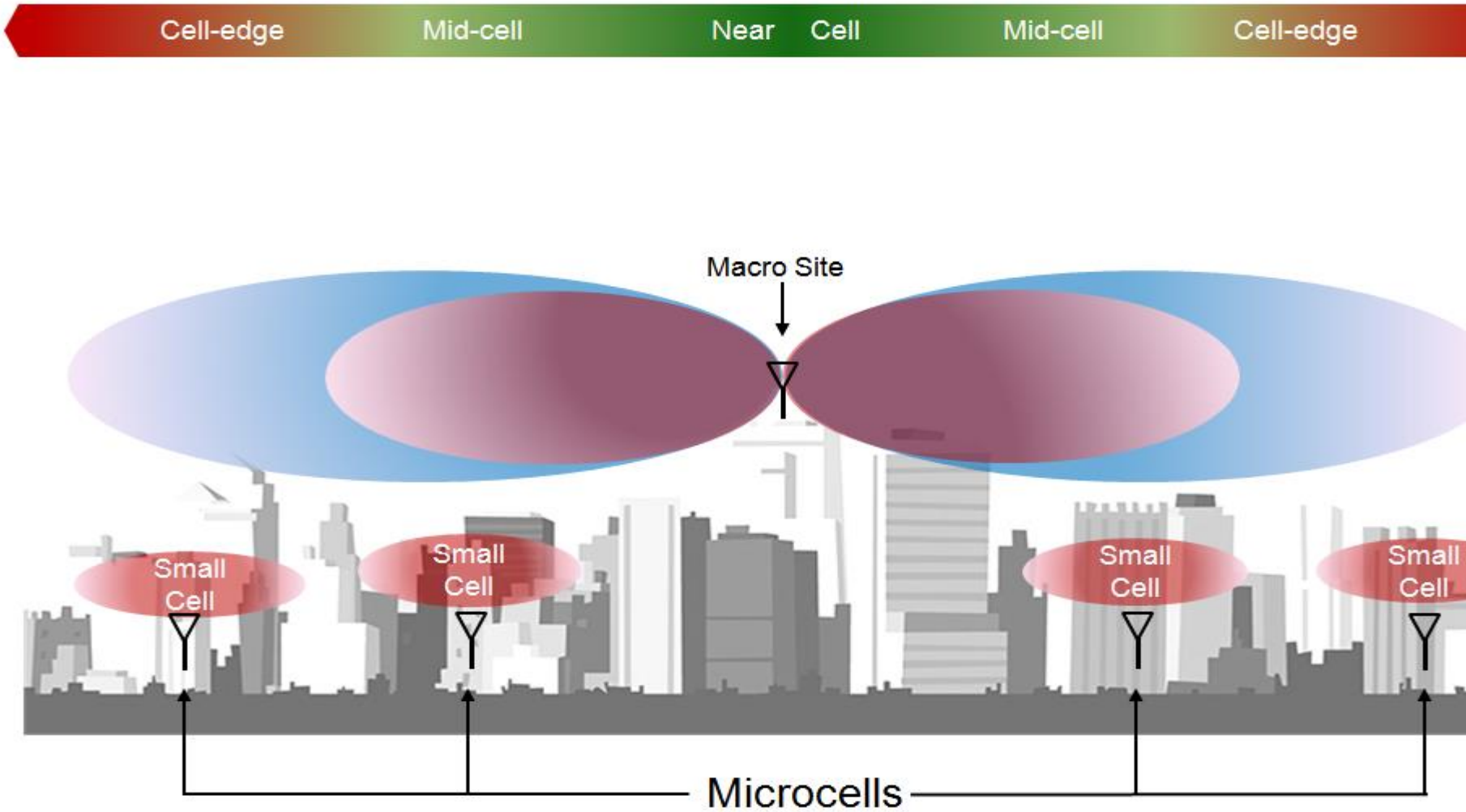
- **93%** of people use their smart phone in their home.
- This percentage goes up to **99%** for households with school aged kids.

These data points show how cellular phone usage in the home will drive the internet movement. Hence the connection between 5G and home internet and beyond (entertainment, etc.).

Small cells can densify our network to meet customer demand



Macro vs Small Cell



verizon

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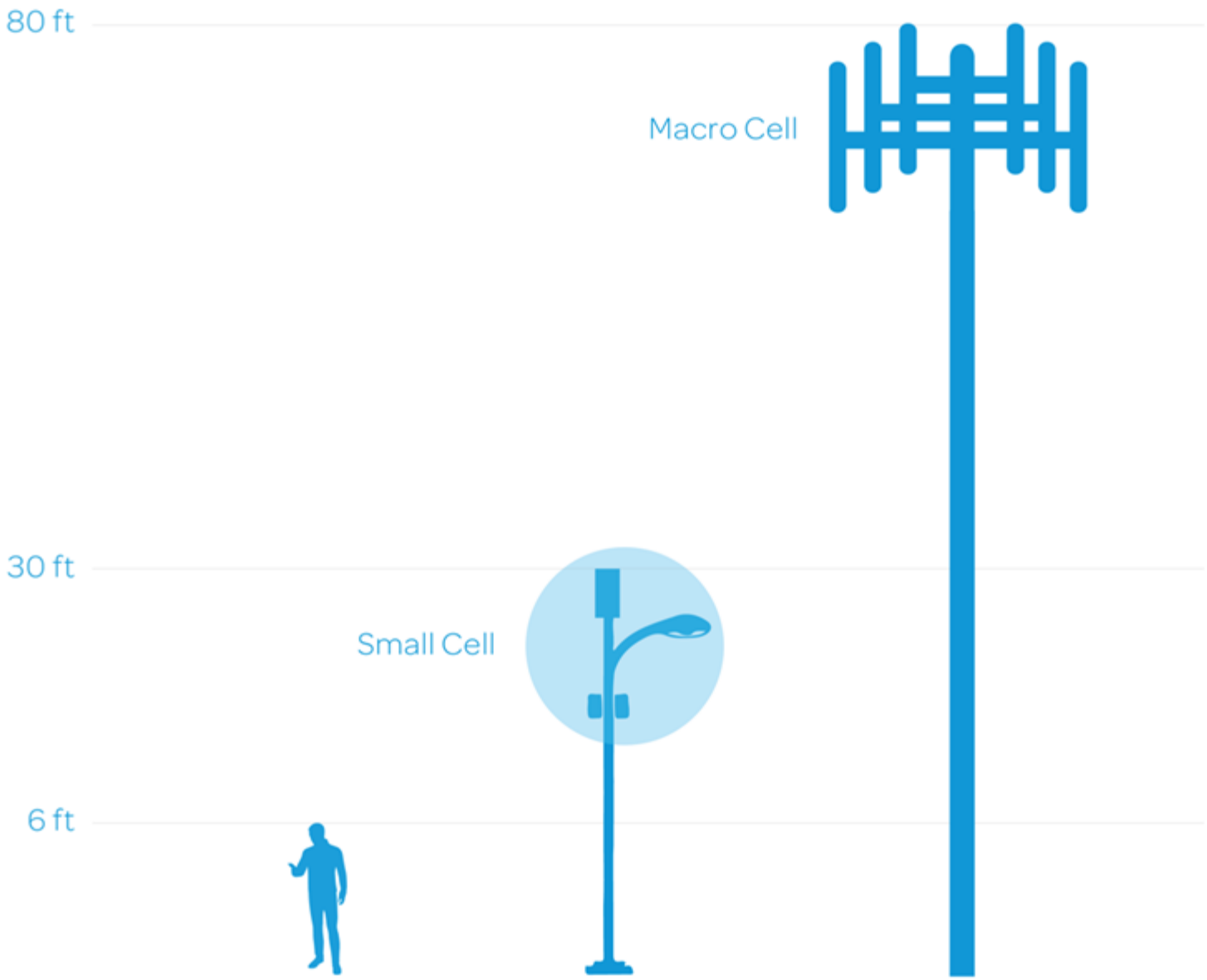
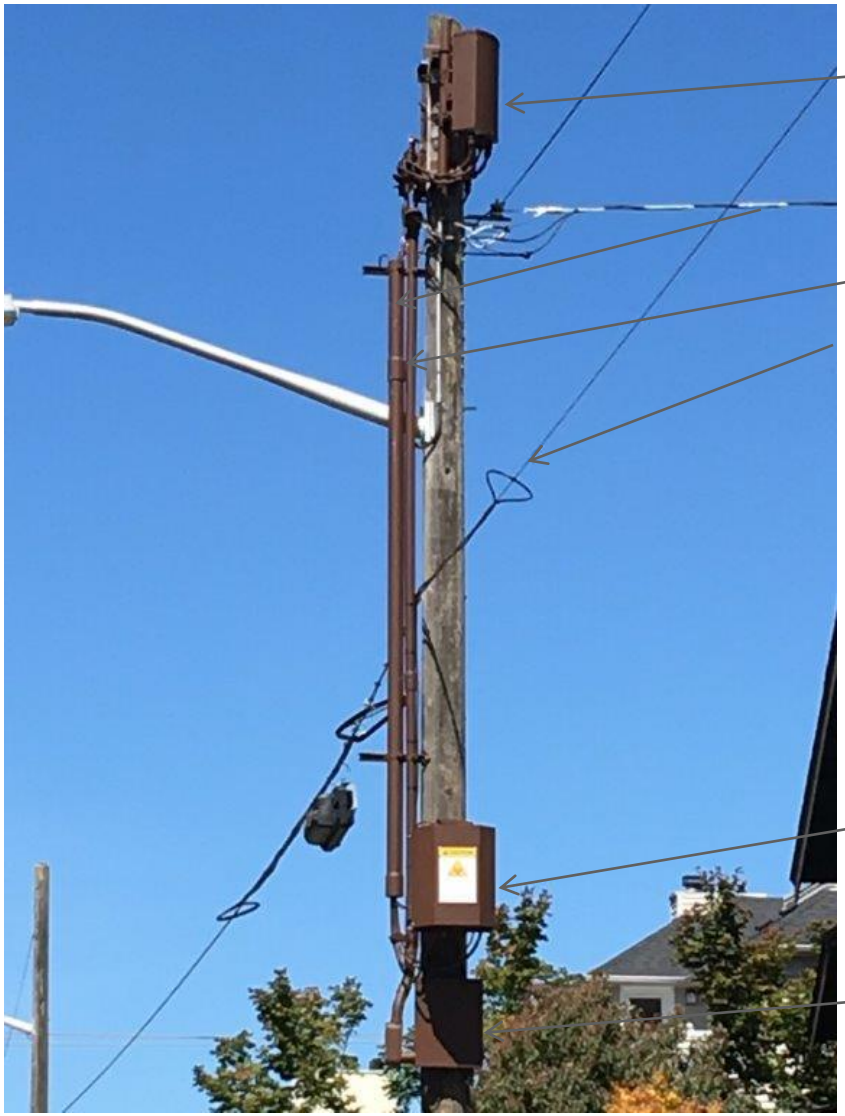
Different technology, different process

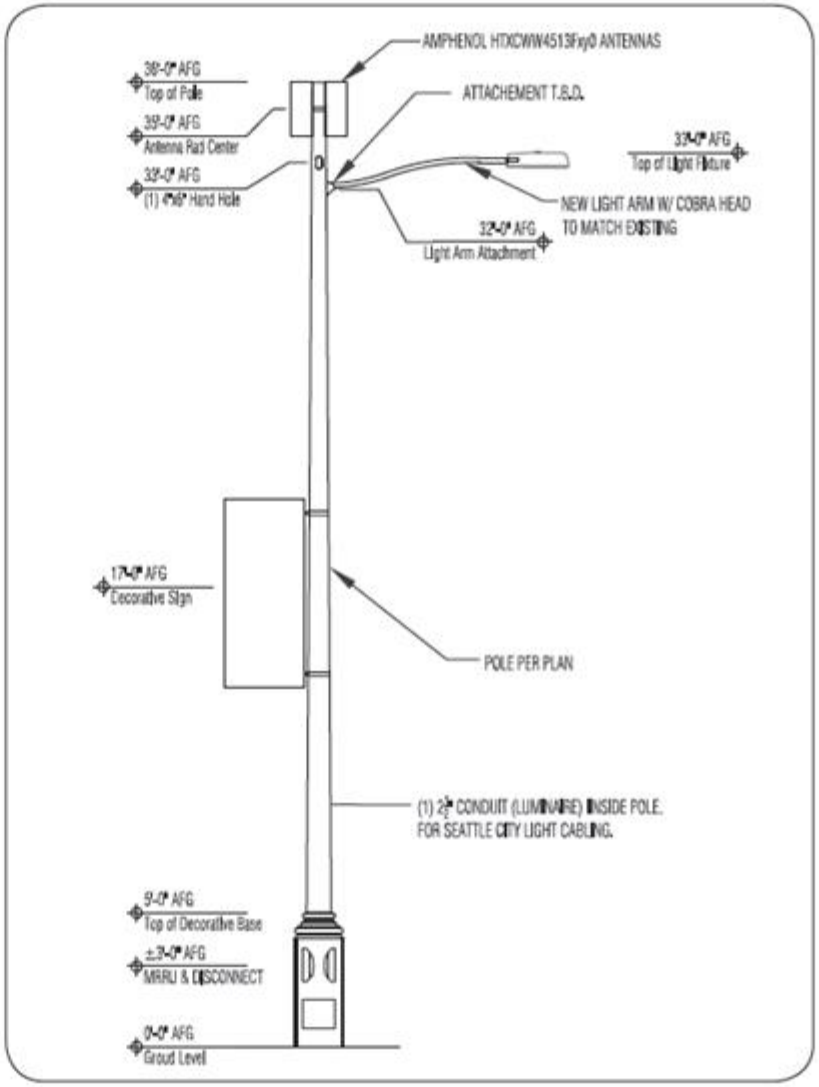


This slide depicts a graphical representation of small cells and macro cells. The actual equipment, site and design may vary.

Small Cell - Is more than a Small Antenna Box



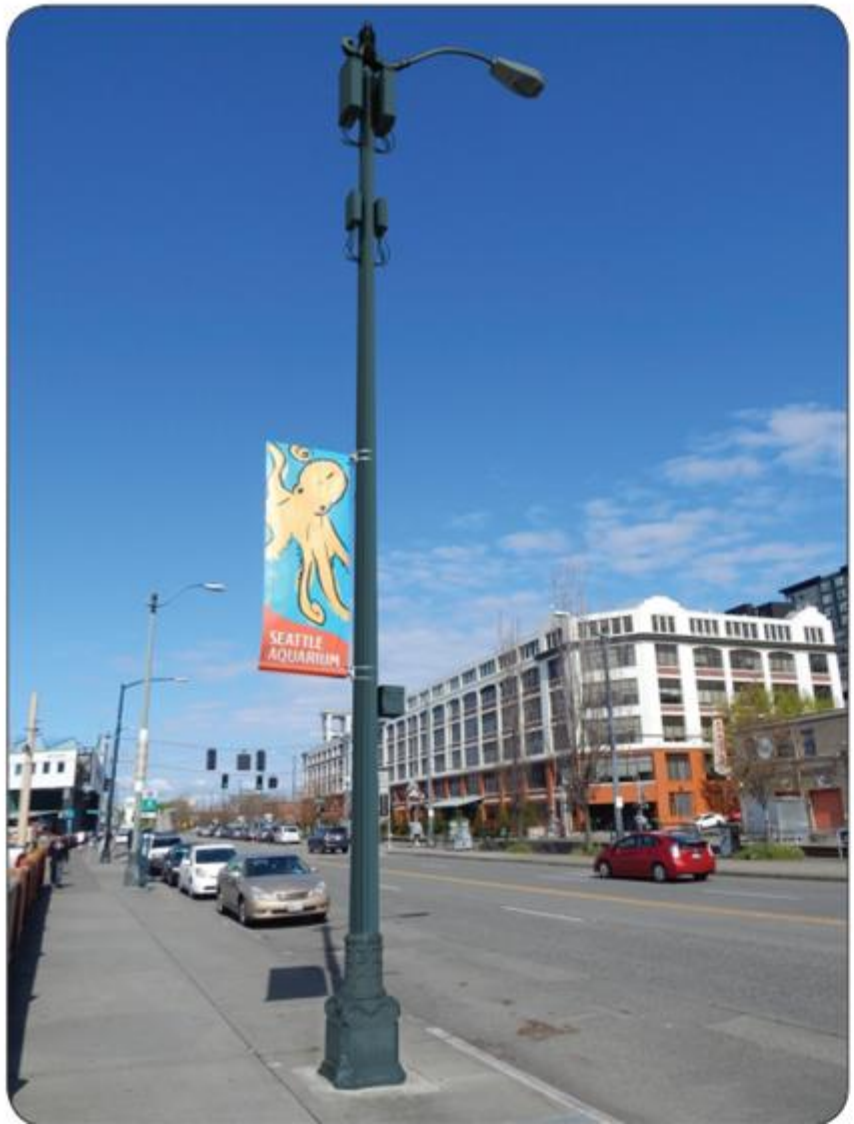
Small Cell Deployment: Simulation for Seattle (equipment in base)

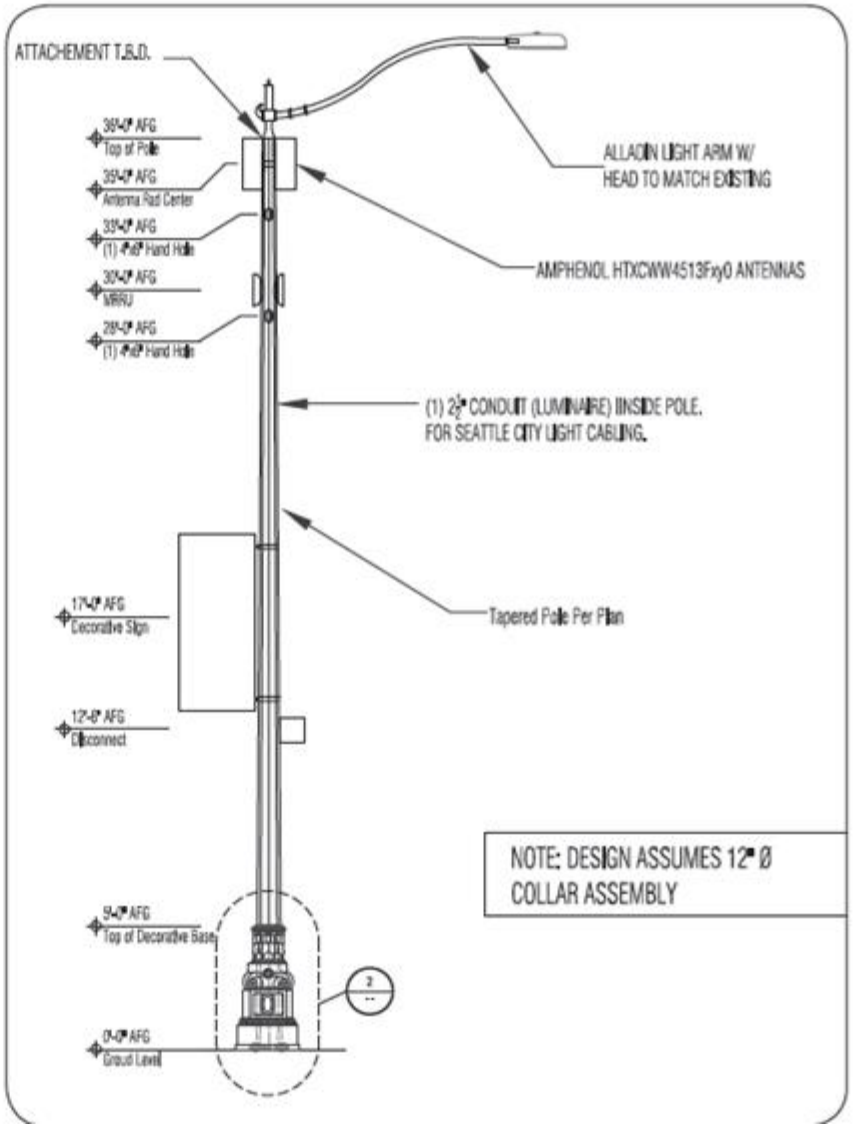


Additional non-wooden pole installations

Actual installations in Southern California

Small Cell Deployment: Simulation for Seattle (pole mounted)





What happened?

- Industry requests to install Small Cells - 2016
- Cities preparing for Small Cell deployment
- FCC Issued Declaratory Rule & Third Report and Order
  - Effective Date: January 14, 2019
  - Pending appeals consolidated in the 9th Circuit Court of Appeals
  - Request for stay was denied both by the FCC and the court

Definition of Small Cell

(l) ***Small wireless facilities***, consistent with section 1.1312(e)(2), are facilities that meet each of the following conditions:

(1) The facilities—

(i) are mounted on structures 50 feet or less in height including their antennas as defined in section 1.1320(d), **or**

(ii) are mounted on structures no more than 10 percent taller than other adjacent structures, **or**

(iii) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;

(2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in section 1.1320(d)), is no more than three cubic feet in volume;

(3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than **28 cubic feet in volume**;

Aesthetic Requirements

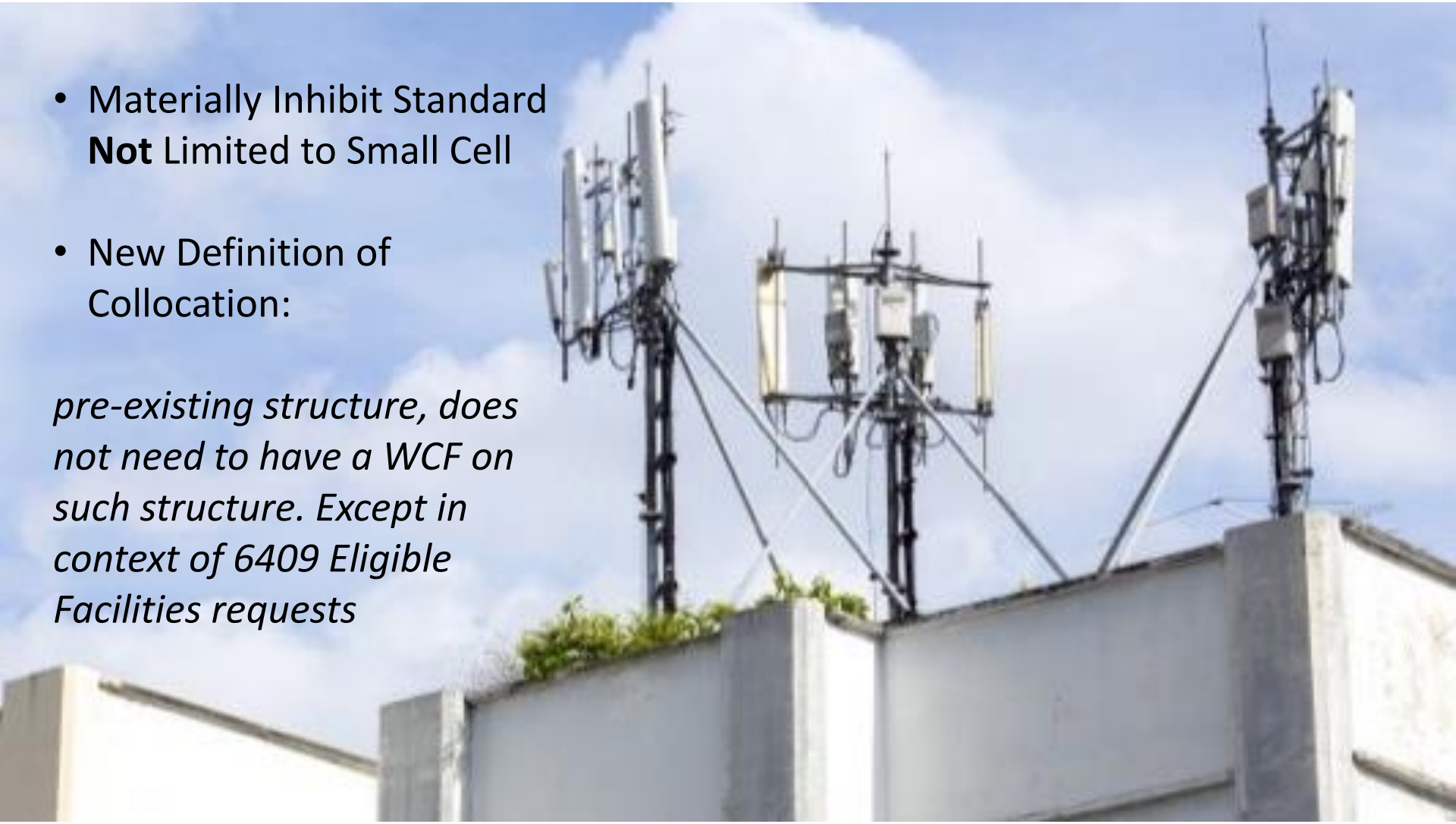
- Reasonable
- No more burdensome than those applied to other types of infrastructure deployments
- Objective
- Published in Advance

VS

Effective Prohibition – 332 & 253

"materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."
- *California Payphone (1997 – FCC Case)*

Application to Macro Cells & Collocation



- Materially Inhibit Standard **Not** Limited to Small Cell

- New Definition of Collocation:

pre-existing structure, does not need to have a WCF on such structure. Except in context of 6409 Eligible Facilities requests

What do shot clocks apply to?

Any approval that a local jurisdiction or siting authority must issue under applicable law prior to deployment of facility.

Franchise/Master Permit, small wireless permits, CUPs, etc.

New Shot Clocks for Small Wireless Facilities

- 60 Days to review an application to collocate on an existing structure
- 90 Days to review an application to locate on a new structure

Where does the City stand?

The Bainbridge Island City Council passed Ordinance No. 2019-15 which established interim regulations in a new **BIMC 18.10A** for the deployment of small wireless facilities on the island. This became effective on May 14, 2019.

Also, Council adopted **BIMC 19.10**, which outlines the permit process for small wireless facilities, as permanent regulations.

Key Elements of the Interim Code

- Established "Small Wireless Facilities" as a permitted use in all zones within the City. *See* BIMC 18.09.020

- Small wireless facilities are prohibited on property containing a residential use in a residential zone (except when located in the right-of-way). *See* BIMC 18.09.030.B.5 and 18.10A.050(E)(10).

- The City established 4 design zones which means that an applicant must first establish that they cannot locate outside that zone and, if they meet that burden, they then must comply with a concealment element design. This is basically a more detailed set of design guidelines.

  - Mixed Use Town Center
  - Neighborhood Service Centers
  - HS Road Zoning Districts
  - In the ROW of State Highway 305 from Harborview Drive SE to High School Road.

Design and concealment standards. *See* 18.10A.050

- Existing or replacement **non-wooden** light poles or utility poles in the ROW, or non-wooden light poles of utility poles outside of the ROW. *See* (A).

  - Antennas and equipment boxes
    - Minimize to the extent possible the space, and it shall be the smallest amount of enclosure possible to fit the necessary equipment.
    - Can be placed:
      - Completely concealed within the pole.
      - On the pole and camouflaged to appear as integral to the pole or flush mounted; Minimum size necessary for the intended purpose.
      - Underground in a utility vault.
      - On Private property with property owner permission.

  - All conduit and cable must be routed internally

  - An antenna on top of an existing pole may not extend more than 6 feet above the height of the existing pole.

  - Any replacement pole shall substantially conform to the design of the pole it is replacing or the neighboring pole design standards within the contiguous right-of-way.

Design and concealment standards. *See* 18.10A.050

- Small wireless facilities located on **wooden poles**. *See* (B)
  - *Replacement* shall no exceed 10 feet taller than the existing pole, unless they can establish that the additional height is necessary for separation or clearance.
  - Pole extender may be used to extend up to 10 feet.
  - Must match the approximate color and material of the replaced pole or shall be the standard new wooden pole used by the pole owner in the City.
  - Antennas should be placed in an effort to minimize visual clutter and obtrusiveness.
  - Equipment shall be attached to the pole or underground. If on the pole it must be the smallest enclosure possible, not to exceed 28 cf.

Design and concealment standards. *See* 18.10A.050

- Small wireless facilities located on **existing buildings**. *See* (C).
  - May be attached to side of building if it does not interrupt the building's architectural theme.
  - Colored, painted, and textured to match the adjacent building structures.
  - Must meet height requirements of the underlying zoning district.
  - Equipment should be within the building, or on the roof of the building.

Design and concealment *General Standards*. *See* 18.10A.050(E)

- Ground mounted equipment is prohibited unless placed in a vault.
- Poles must be constructed ADA compliant.
- Signs not allowed, unless required.
- Preferred location is the location with the lease visible impact.
- Antennas and equipment shall not dominate the structure.
- Except for locations in the ROW, facilities are prohibited on any property containing a residential use in a residential zone.
- City can consider the cumulative visual effects of facilities but shall not be used to limit the number of permits when no alternative site are reasonably available.

Small Wireless Facilities on New Poles and Installations in a Design Zone. *See* 18.10A.060

- **New Poles** are allowed if:
  - Establish the facility cannot be placed on an existing pole, tower or outside the ROW.
  - Complies with design and concealment standards of .050.
  - Concealment element design is approved.
  - Complies with all relevant law (SEPA, Shoreline Management Act, etc.)
  - No new poles shall be located in a critical area or buffer.
- New pole applications are reviewed and approved by the director.

Small Wireless Facilities on New Poles and Installations in a Design Zone. *See* 18.10A.060

- **Concealment element design**
  - Seeks to minimize the visual obtrusiveness of the facility.
  - Similar designs to neighboring poles, including similar height.
  - If a concealment element design has been approved for the same ROW or pole, then the applicant must utilize a substantially similar concealment element design.
  - The director can determine that a new pole is a superior alternative based on the impact to the City.

Eligible Facilities Requests. *See* 18.11

- Requests to modify any existing tower or base station that does not *substantially change* the physical dimensions of that tower or base station involving.
- *Substantial change* is defined and provides the limitation on what can be done.
- There is a quick 60 day turn around for these types of applications.
- Deemed granted if no action taken.
- This is all prescribed by law.

Don't forget BIMC 19.10!

- BIMC 19.10 is not interim, so not part of your process right now.
- **BUT** it is an important part of the overall process.

- 19.10 Prescribes the application process and requirements for small wireless facilities.
  - Site specific locational information.
  - Detailed schematics and visual renderings.
  - Construction drawings.
  - Compliance with the aesthetic standards of 18.10A.050.
  - Pole owner permission and pole related structural confirmations.
  - Sworn affidavit from an RF engineer confirming the facilities will be compliant with FCC and other governmental regulations related to human exposure to radio frequency emissions for all frequencies the facilities will operate at.
  - Proof of all other necessary approvals (FAA, FCC…)
  - Professional engineer certification of construction plans and structure foundation.

Key Areas for your review

- **Design zones**
  - Are the correct zones included?
  - More/less/changed zones?

- **New poles**
  - Does the City have an interest in encouraging more or less new poles? Note, cannot avoid new poles in many instances.

- **Equipment preferences**
  - Ground Mounted Equipment or all equipment on the pole?
  - Right now equipment is either on the wooden pole, or underground.

- **Private Drives**
  - How to handle siting down private drives that are not right-of-way.
  - Most of these locations will involve siting on a residential property with a residential use.
  - Cannot prohibit siting and service to these homes.

- **Industry Comments**
  - Review and consider requested revisions received by the telecom industry. These will be sent to you around Sept. 23, 2019 with staff responses.

Where do we go from here?

September 12, 2019 (TODAY): Topic introduction and overview of interim code.

September 16, 2019: Industry comments on current interim code due to staff.

September 23, 2019: Industry Comments provided to Planning Commission with staff responses as necessary.

October 10, 2019: Planning Commission second touch. We anticipate this will be the deep dive into the code and any potential revisions, including those provided by industry.

October 24, 2019: Public Hearing with the Planning Commission.

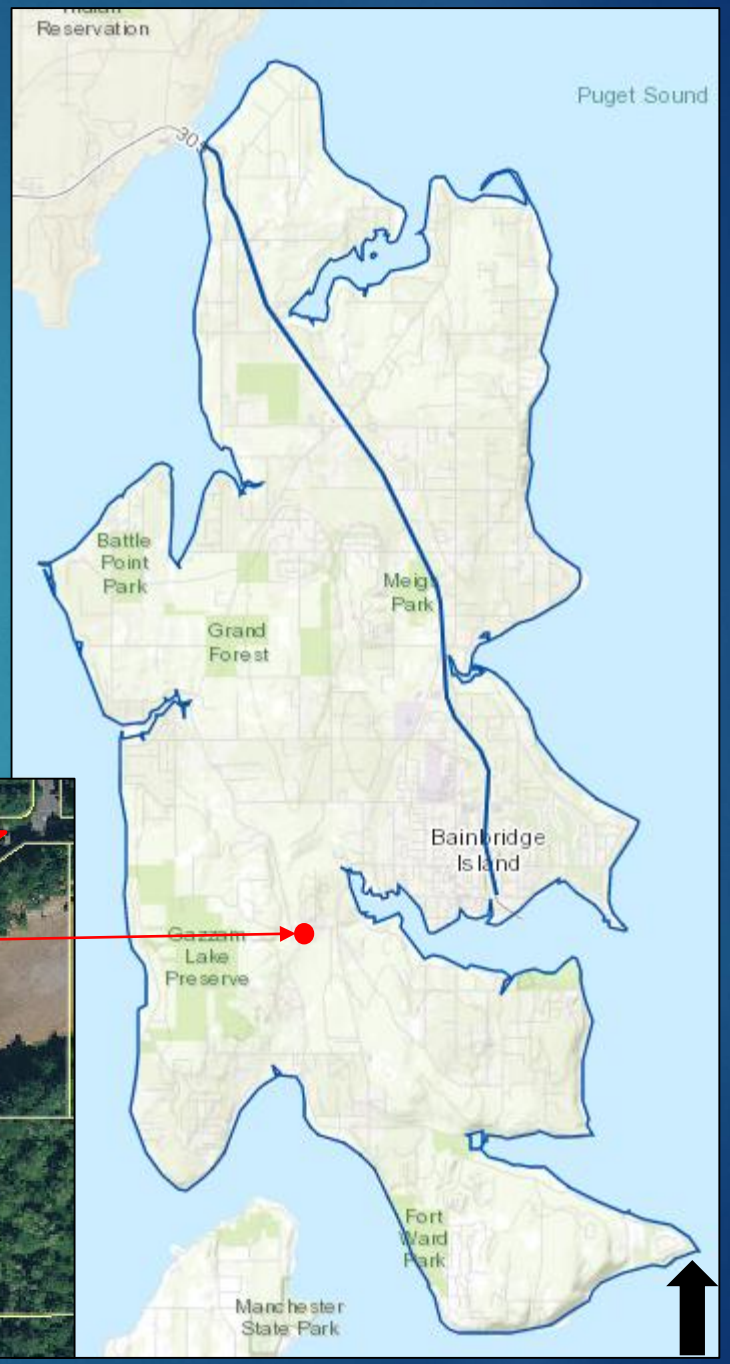
Aveterra Compost Facility

LEGISLATIVE REVIEW OF LAND USE REGULATIONS

SEPTEMBER 12, 2019

Overview

- Applicant's request
- About Aveterra
- Definition of Waste Transfer Facility
- Planning Commission considerations
  - Code amendment options

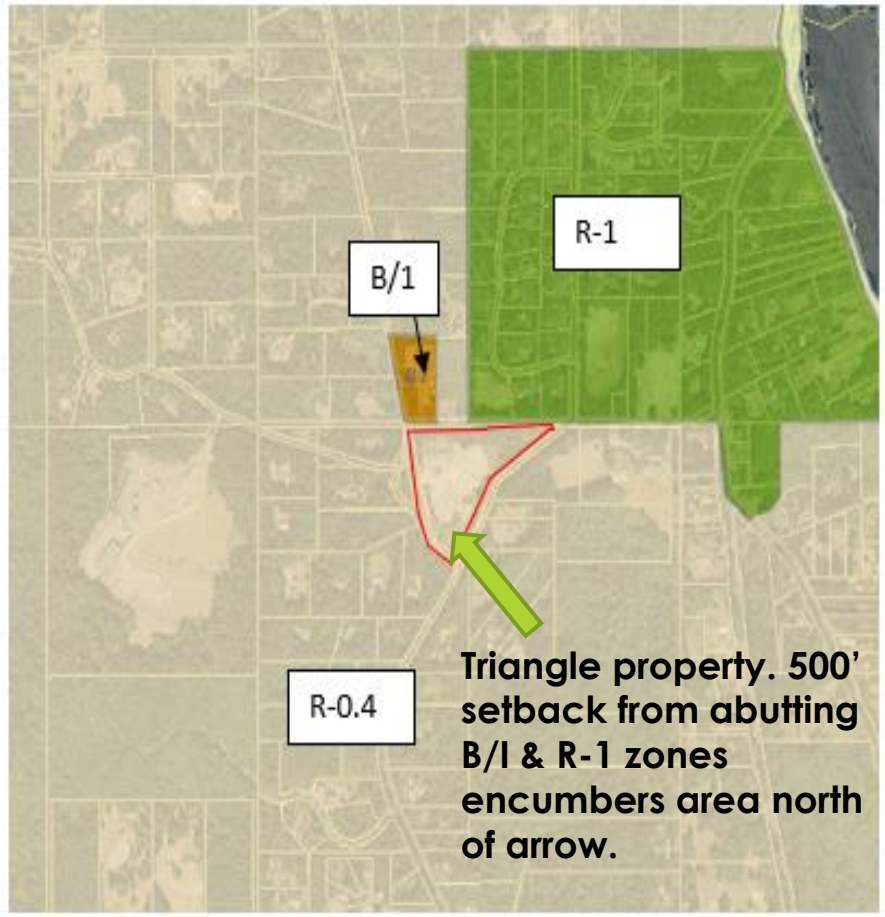


Applicant's Request

The applicant requests a legislative review of land use regulations (aka "code amendment") to:

- exclude the triangle property from a 500' setback that applies to waste transfer facilities, and
- to increase the allowed lot coverage from 10%

Example of input storage and environmental covering for processing and storage pads. Pads and walls will be sealed and a drainage system will capture all leachate.



About Aveterra:

what

Aveterra is a community-based compost facility that will remove organic waste from the waste stream and creates island-specific soil products

- **Phase I**: Up to 12,00 tons annually, based largely on stable waste and green waste. (1-2 years)
- **Phase II**: 16,000 tons annually, selection of clean waste streams to augment existing recipes. E.g. pre-consumer food waste. (1-2 years)
- **Phase III**: 20,000 tons annually, selection of more general waste steams. E.g. Potential to service the digestate of an anaerobic digestor

Our mission is to improve the quality of our waterways, soil, plants and food by taking in organic waste and creating high-quality Certified Organic soil products.

About Aveterra:

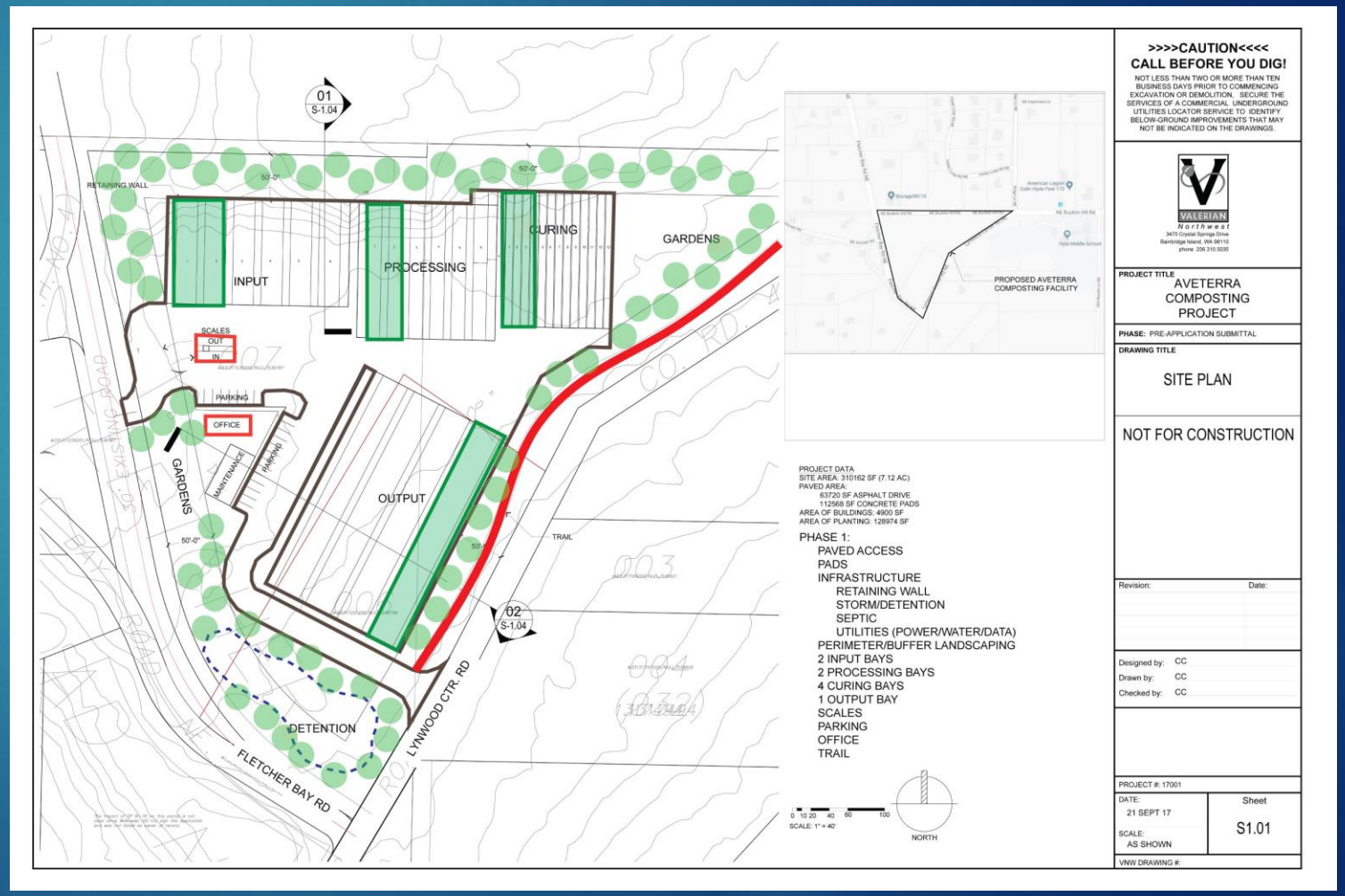
how

1. Organic waste brought to the site, examined and placed on input pad before loading into system.

2. Auger based system works the material for 21-28 days.

3. Material is moved to the curing pad for final process. There it is prepared for sale – mixed, screened, bagged.

**green area on image indicates pad size used for Phase 1 of operation.*



About Aveterra:

impacts

- Leachate (runoff with a high nutrient content that can support algae blooms in waterways, and is hazardous if not treated property or prevented)
  - All organic material contained via pads on the ground and roofing
  - Runoff from the site collected per DOE, Kitsap Health, and City requirements
- Noise
  - Motors run 3-4 times per day for 20-40 minutes
  - Motors do not generate noise that would be discernable off property
  - Truck traffic for the most part already exists on the surrounding roads
  - No more noise than existing conditions
- Odor
  - The auger-based system, aeration, containment, and proper processing, recipe, and mixing prevents odors

About Aveterra:

why the triangle property

- Used as industrial sand mine since 1970's
- Close proximity to the transfer station (~400 yards)
- On the existing truck routes to and from transfer station
- Surrounding properties include: fire station, power sub station, storage facility
- Property is for lease/sale
- Requires no tree clearing

Definition of Waste Transfer Facility:

"waste transfer facility" means establishments that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material.

Planning Commission Considerations:

code amendment options

	Waste-transfer facilities	Compost facilities	Waste-transfer facilities on triangle lot	Compost facilities on triangle lot
The 500' setback should be waived for…	n/a – This goes beyond the scope of the applicant's request and the staff analysis.	e.g. No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district, *except for facilities or uses that manufacture or produce goods or energy from the composting of organic material*.	e.g. No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district *except on parcel number [xxx]*.	e.g. No waste transfer facility operation shall be conducted within 500 feet of a property located in any zone district other than the R-0.4 zone district, *except for facilities or uses that manufacture or produce goods or energy from the composting of organic material located on parcel number [xxx]*.
This language could amend BIMC 18.09.030.G.3.a, the use-specific standards for waste transfer facilities.				
An increase in lot coverage should be allowed for…	e.g. *For waste-transfer facilities lot coverage shall have a maximum of [30%].*	e.g. *For facilities or uses that manufacture or produce goods or energy from the composting of organic material lot coverage shall have a maximum of [30%]*.	e.g. *For waste-transfer facilities located on parcel number [xxx], lot coverage shall have a maximum of [30%]*.	e.g. *For facilities or uses that manufacture or produce goods or energy from the composting of organic material located on parcel number [xxx], lot coverage shall have a maximum of [30%]*.
This language could be a new footnote added to Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts.				

Aquifer Information

- Code does not distinguish between different aquifer recharge areas
- Site contributes to shallow aquifer recharge
- More susceptible to groundwater contamination

- Options:
  - Require hydrogeologic assessment (BIMC 16.20.100.B.3.b) to evaluate impacts to water quantity and quality
  - Require aquifer recharge mitigation plan if adverse impacts identified