

Call to Order (Attendance, Agenda, Ethics)

Review and Approval of Minutes – August 19, 2019 & September 16, 2019

424 Winslow Way ([PLN51577](#))

261 Ericksen ([PLN51561](#))

New/Old Business

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Peter Perry, Jane Rein, Michael Loverich, Shawn Parks, and Laurel Wilson. Todd Theil was absent and excused. Planning Commissioners present were Don Doman and Jon Quitslund. City Council member Ron Peltier was present. City Staff present were Planning & Community Development Director Heather Wright, Interim Planning Manager David Greetham, Associate Planner Olivia Sontag, Planner Annie Hillier, Planner Ellen Fairleigh, Senior Planner Kelly Tayara and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed, and no conflicts were disclosed.

Review and Approval of Minutes – August 19, 2019

Peter Perry asked to add the following sentence, “The DRB asked the planner, City and applicant to review the irrigation technique provided by the architect.” to the minutes regarding the Bainbridge Historic Museum project. Ms. Lundgren will add the sentence to the 8/19/2019 minutes and present them to the DRB for approval at the next DRB meeting.

Review and Approval of Minutes – September 16, 2019

Motion: I move to approve.

Rein/Perry: Passed Unanimously

424 Winslow Way ([PLN51577](#)) – Conceptual Review Meeting

Presentation Only - The DRB discussed the need of a parking study to determine the number of parking stalls needed for a 40-room hotel. The applicant was asked to consider the need for parking for the staff needed to run the hotel and how that will affect the site. Chairman Joe Dunstan, stated that this project cannot be looked at as a separate project from the other three potential projects happening in the same area. Mr. Dunstan stated that the traffic studies from each project need to be looked at as a “whole” for the downtown area. The applicant stated they are looking into leasing private off-site parking stall to accommodate the number of rooms proposed. Peter Perry suggested moving the three proposed spots in front of the building and

adding landscaping as a nice buffer between the building and the street. Chair Mr. Dunstan requested that an agreement be made with private off-site parking owners prior to the third and final meeting with the DRB. Mr. Dunstan suggested a complete mapping of projected traffic patterns and trip generations be presented when the applicant returns for the Design Guidance Meeting. Mr. Dunstan also stated overall the DRB is okay with the concept but thinks the applicant may have some work to do in convincing the public. DRB member Michael Loverich suggested hiding the entrance to parking garage from the view on Winslow Way. DRB member Laurel Wilson suggested taking all parking off site and use space that is proposed for parking for a beautiful garden instead.

261 Ericksen (PLN51561) - Conceptual Review Meeting

Presentation Only - DRB member Peter Perry suggested creating more green space for each home. Chair Joe Dunstan inquired about the location of garbage. The applicant said at this point it is unclear where the garbage will be located.

New/Old Business

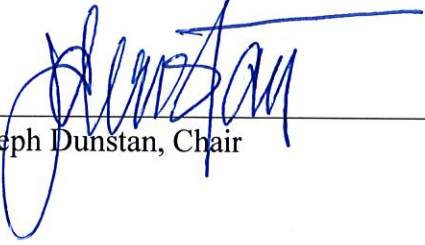
DRB member Jane Rein discussed the new sign ordinance and her intention to continue to support and follow the process and enforcement of the new sign ordinance on her own as a private citizen and not as a representative of the DRB. Interim Planning Manager David Greetham informed the DRB that the sign ordinance will be in front of the Planning Commission in December or January and the DRB will be invited to that meeting.

Planning Director Heather Wright addressed the structure and standard for meeting minutes per the municipal code. Ms. Wright explained that the code states the minutes are to be "action only" and a summary of a project and discussion points are not a standard per the code. The DRB members felt it was important to include a summary and discussion points of each project in the official file. The DRB agreed that a member of the committee would record a summary and discussion points after each project, read it aloud to the applicant for confirmation of understanding and submit the written record to Administrative Specialist Ms. Lundgren to upload to the official file.

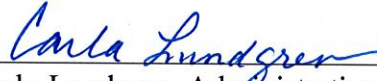
Adjourn

The meeting was adjourned at 4:45 PM

Approved by:



Joseph Dunstan, Chair



Carla Lundgren, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
October 7, 2019**

PLEASE PRINT

**Join
ListServ
Yes/No**

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
JOE DUNSTAN	CHAIR- DRB		
John Rein	DRB		
Dale Sperling	424 Winslow Hwy	206-295-5772	
Cameron Day	424 Winslow Way	425 765 2131	
RYAN LUKSINOWICZ	424 WINSLOW WY	206. 898. 8107	
MIKE WHALEN	"	206 321 6821	
JOHN DUNSMORE		(206) 855-9666	
PETER PERRY	DRB		
Michael Loveria	DRB		
SHAWN PARKS	DRB		
Annie Hillier	PCD		
Jon Quirkland	Planning Comm.		
CHARLES SCHMID	ABL		
Ellen Fairleigh	COBI		
Don Domash	Planning Com		
Kelly Taylor	COBI		
JONATHAN DAVIS	DSAD		
JOE THORNBURY	GEN. PUBLIC	JFT@BAINBRIDGEINGO140.COM	YES
Austin Wilt	COBI		



424 Winslow Way



Project Team

Project Description

- Restore & Preserve Four Historic Buildings
- Convert to Hotel Use
- Construct New 4-Story Addition behind



424 Winslow Way

Project Description

- Restore & Preserve Four Historic Buildings
- Convert to Hotel Use
- Construct New 4-Story Addition behind

Pre-application Objectives

- Feasibility Study
- CUP & Departure Evaluation
- Early identification of DRB, PC & HC concerns



Why save these buildings?



424 Winslow Way

Why propose a hotel at this site?



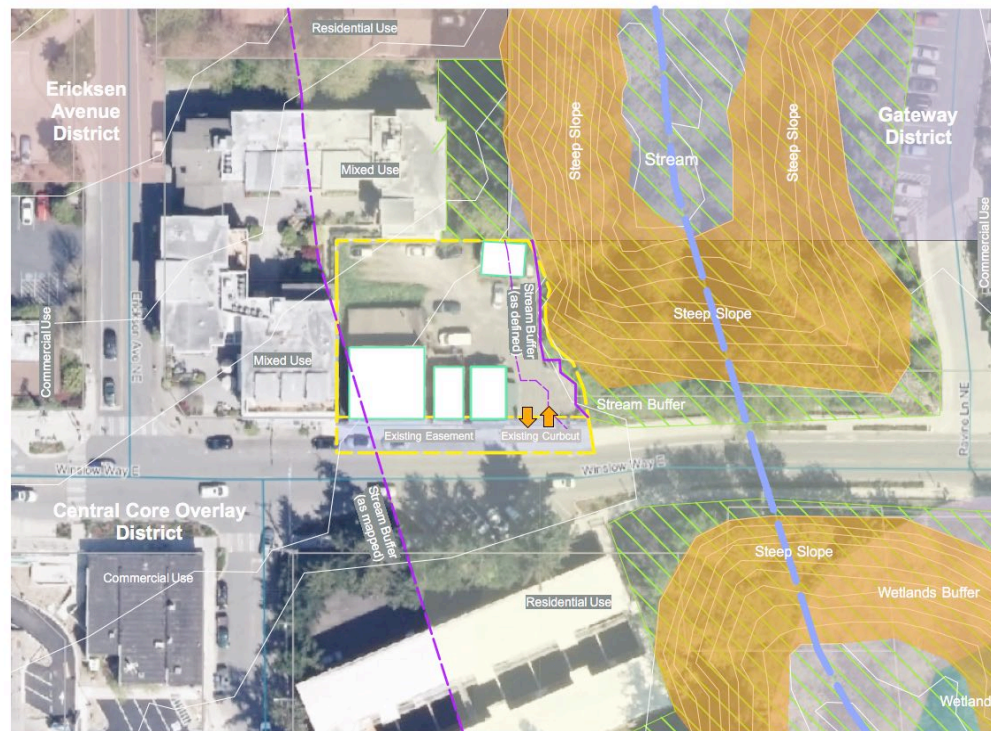
424 Winslow Way



Location



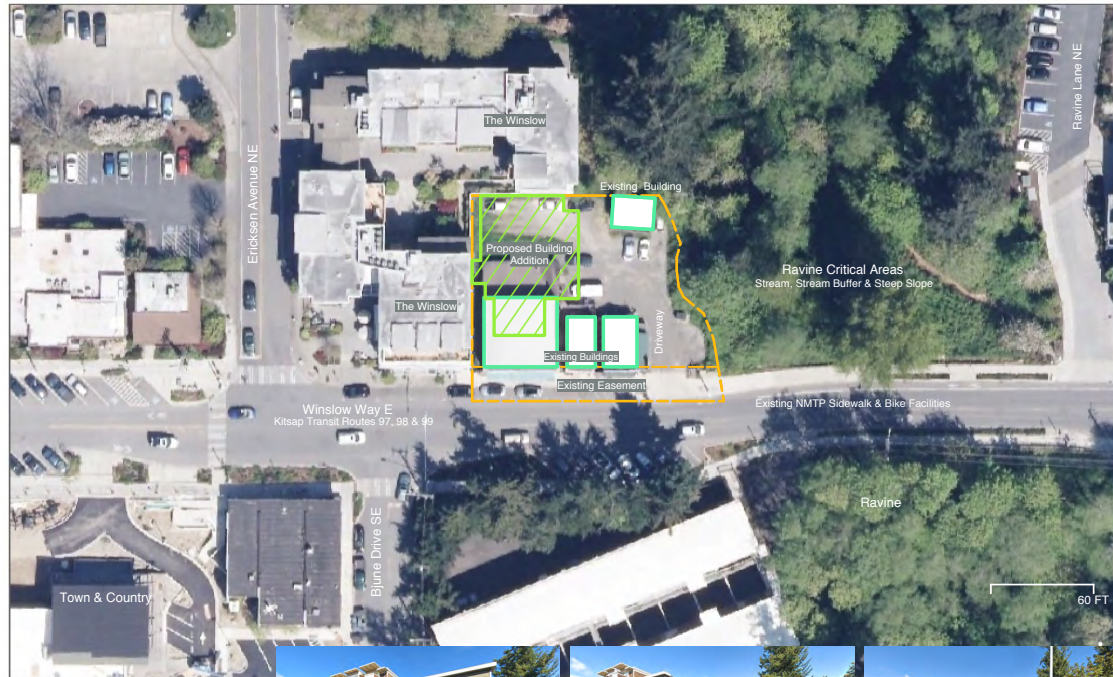
- Gateway District
- Erickson Avenue District
- Stream Buffer
- Steep Slope
- Historic Buildings
- Easement
- Property Line



424 Winslow Way E
Site Analysis

DRB Conceptual Meeting
October 7, 2019

Aerials2015



2015 April Vertical 6" imagery

424 Winslow Way E Context Map

DRB Conceptual Meeting
October 7, 2019



Streetscape Photos

C-1 Natural Systems

Water:
Site abuts Winslow Way Ravine and Ravine Creek. Stormwater currently discharged to Winslow Way stormwater system (downspouts, curtain drains) or through infiltration (gravel parking areas, etc.). Proposal would route all stormwater to City stormwater system.

Soil:
Site abuts Steep Slope Critical Area (Winslow Ravine). Site soils mapped as Kapowsin variant gravelly clay loam (stable).

Vegetation:
Site is currently fully developed with no significant trees, forested areas or plant communities.

Solar Access:
Site has full solar access to the south (Winslow Way), with partial seasonal shading to the east (from Winslow Ravine tree canopy) and to the west (from neighboring building).

Wind:
Prevailing wind from the SW.

Resiliency:
Site is not at risk for flooding or tidal inundation, or unusual risk for heat vulnerability.

C-2 Wildlife Habitat & Corridors

Habitat:
Site is currently fully developed, with no identifiable intact habitat.

Connectivity:
Site abuts Winslow Ravine, presumably an established connection between existing habitat areas. Existing and proposed site improvements lie outside of Ravine area.

Shoreline:
Not applicable.

C-3 Unique & Prominent Features

Natural Features:
Site is currently fully developed, with no remaining significant trees, forested areas or other natural features.

Human-made Features:
Four historic commercial buildings (ca. 1910) and associated driveway and parking areas.

Historic Sites:
Historic buildings on site among the oldest surviving commercial buildings on the Island.

C-4 Built Environment

Massing:
Neighboring building (400 Winslow Way) is approximately 40' high (above average grade), and is built to the ROW line on Winslow Way and to the interior lot lines to the north and west of the subject site.

Siting:
Siting is largely pre-established by existing historic structures. Proposed new construction would be built to the north & west interior lot lines, and set back from the Winslow Ravine.

Scale:
Scale along Winslow Way largely established by existing historic structures. Proposed new construction to be setback from Winslow Way to reduce impact on streetscape. Height of proposed new construction similar to height of existing neighboring building (400 Winslow Way).

Uses:
Site is part of the Winslow Core Overlay District. Neighboring mixed-use buildings to the north & west have a combination of commercial and residential uses. Existing use on other side of Winslow Way is multi-family residential.

C-5 Public Realm

Building Frontages:
Building frontages on site are established by existing historic structures and are consistent with other buildings in the Winslow Core area.

Activities:
Site is part of the Winslow Core District, characterized by pedestrian oriented shops, restaurants & services.

Open Space:
Site abuts the Winslow Ravine and is within easy walking distance to Waterfront Park and Waypoint Park.

Landscape:
Site abuts heavily wooded Winslow Ravine and faces mature stand of conifers across Winslow Way.

Utilities:
Full range of utilities are present and underground at this location

C-6 Systems of Movement & Access

Streets:
Winslow Way is a Secondary Arterial with on-street parking on both sides of the right-of-way.

Sidewalks:
Existing sidewalk improved as part of the Winslow Way Streetscape Improvement program.

Transit:
Site is served by Kitsap Transit bus routes.

Bicycles:
Site is located in an area with existing NMTP bike improvements.

Access:
Both motorized and non-motorized access is from Winslow Way. Existing curbcut constructed as part of Winslow Way Streetscape Improvement program to remain.

424 Winslow Way E
Contextual Analysis

DRB Conceptual Meeting
October 7, 2019



Winslow Way Streetscape

Context



Existing frontage pattern

424 Winslow Way



Winslow Way Streetscape



Existing sidewalk & storefronts

Context

424 Winslow Way



Area of proposed addition



Edge of stream buffer

Context

424 Winslow Way



Existing curb cut & driveway



Back of existing buildings

Context

424 Winslow Way



Existing condition at second floor



Existing condition at second floor

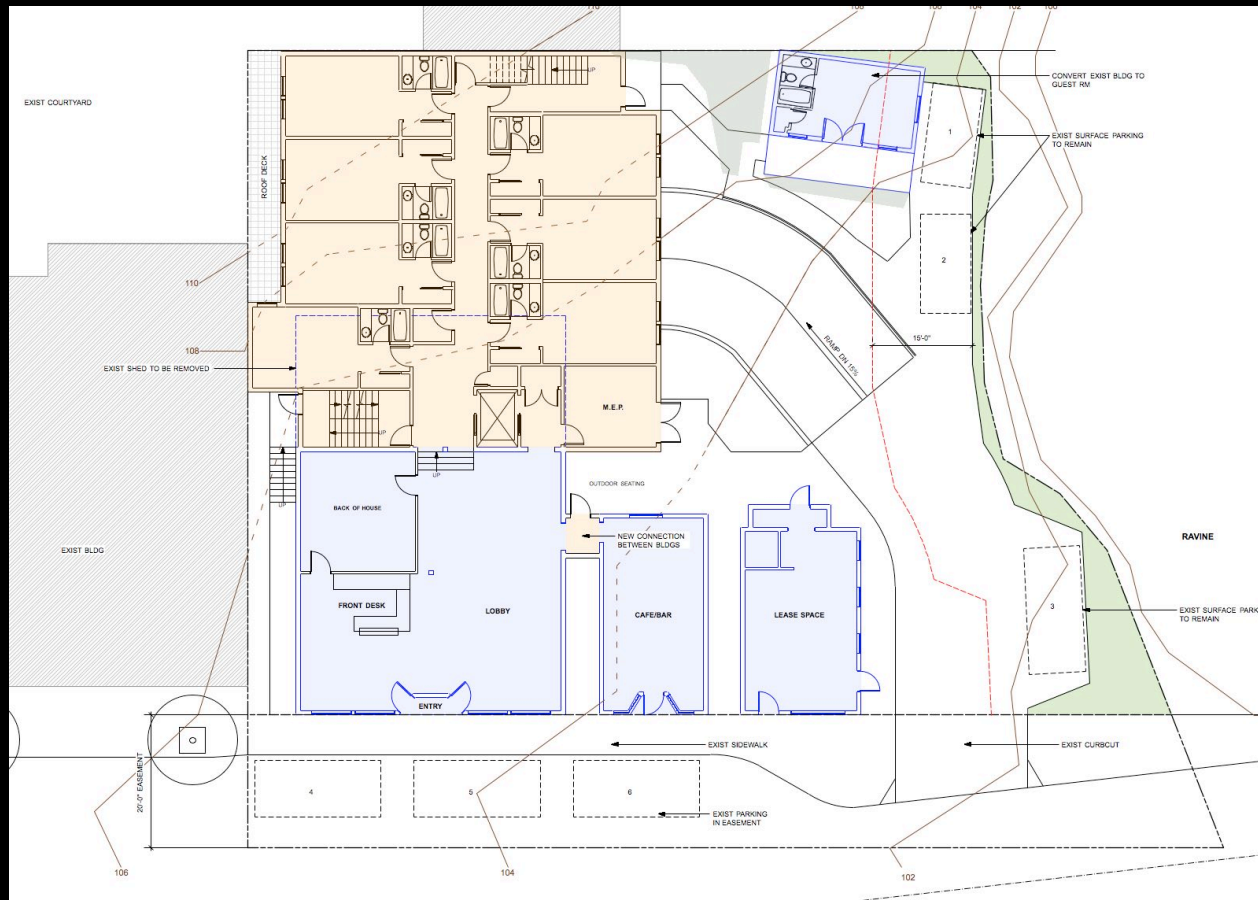
Context

424 Winslow Way

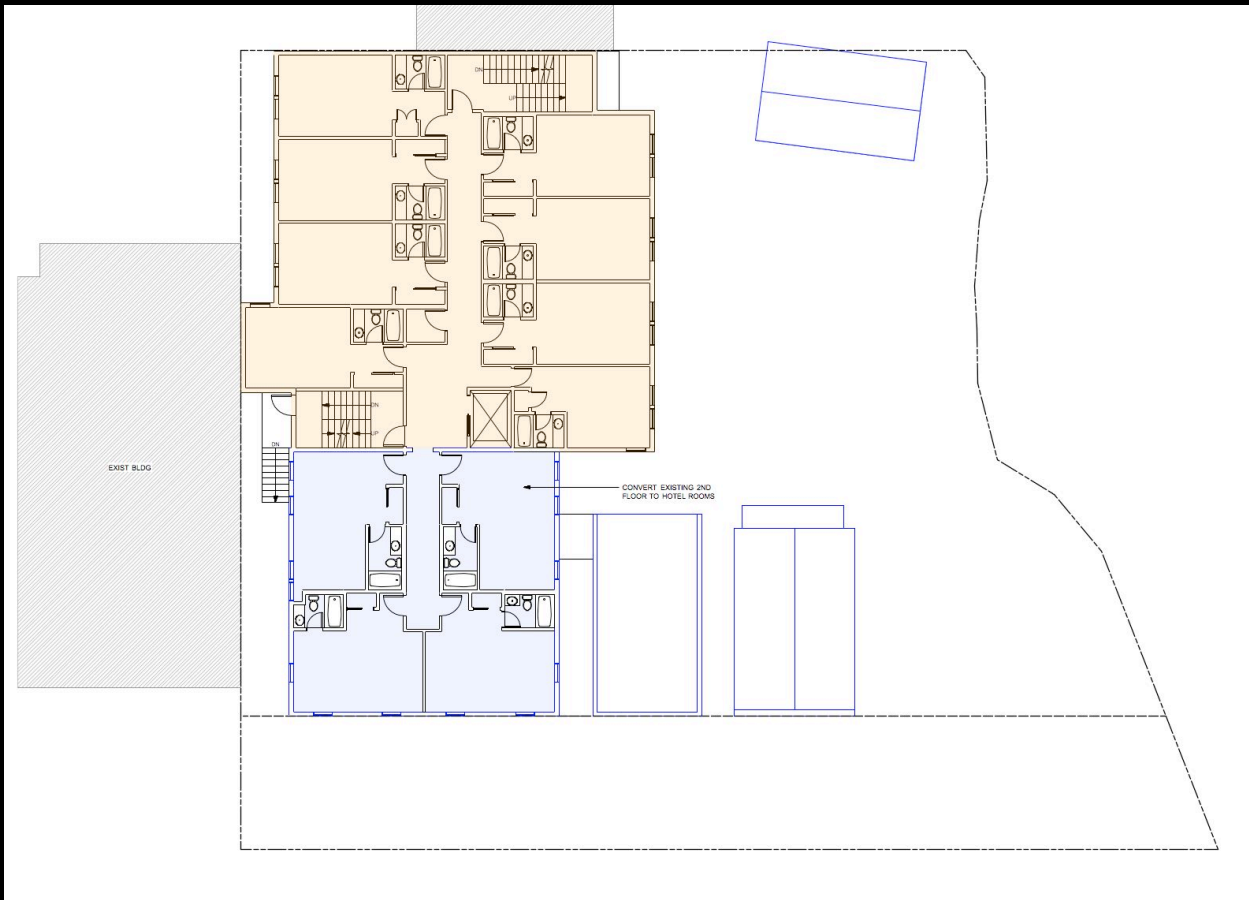
Proposed Development:

40 Room Boutique Hotel

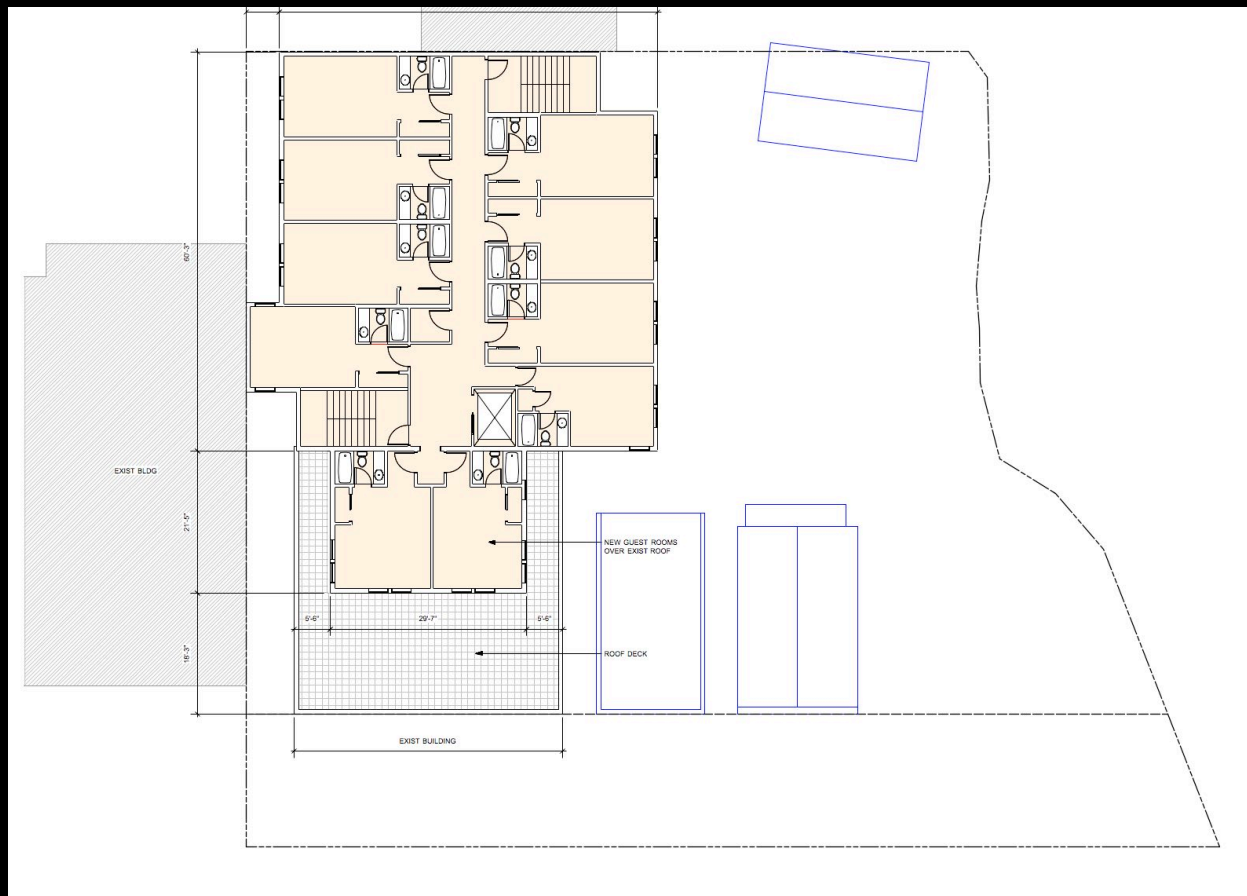
- Convert existing historic buildings to hotel use
- Construct new 4-story guest room addition on northwest portion of site
- Provide 1 level of below grade parking
- Provide +/- 14 on-site parking spaces
- Provide additional parking off-site
- Existing buildings to be nominated for landmark status on the city's Historic Registry
- Existing buildings to be preserved & restored: +/- 4,600 square feet
- New addition: +/- 14,900 square feet
- Maximum height of new addition: 45'



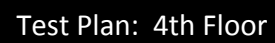
Test Plan: 1st Floor



Test Plan: 2nd Floor



Test Plan: 3rd Floor





View from Winslow Way (existing)

424 Winslow Way



Existing Buildings to Remain

View from Winslow Way (proposed massing)

424 Winslow Way



View from Winslow Way (conceptual)

424 Winslow Way

Conditions & Departures

- | | | |
|---------------------------------|--|-------------------|
| • Conditional Use Permit | Required for hotel use in Winslow Core | (Table 18.09.020) |
| • Parking Requirements | Departure for quantity requirements (on-site & off site) | (18.15.020,C,2) |
| • Parking Dimensional Standards | Departure for required aisle & driveway widths | (18.15.020,J) |
| • Stream Buffer Setback | Departure from 15' setback for hard surfaces | (16.20.110,E,7) |
| • FAR Calculations | Exempt basement areas from FAR calcs | (18.12.050) |



424 Winslow Way



424 Winslow Way

Project Narrative

Property

The property is an undeveloped 58' by 200' parcel at 261 Ericksen Ave. It is anticipated that there will be a 5' right-of-dedication on Ericksen, reducing the site to 195' long and 11,310 square feet.

Context

- To the north is the Ericksen Cottages development, with 12 free-standing cottages and as shared parking area with carports just to the north of the development parcel.
- There is a line of six landmark, mature, large cedar tress on the shared property line with the Cottages, a large maple tree about 12' from the property line. It is the intent of the project to preserve these trees.
- To the south of the project is a parcel with two older single story homes currently used as offices.
- To the west of the project is the Islander Mobile Home Community.

Zoning

The parcel is in the Mixed Use Town Center Zoning and is within the Ericksen Avenue Overlay District.

Development Intent

Develop four free-standing cottages (about 1,150sf each), as a Subdivision under the new Subdivision Ordinance, along with associated required parking and vehicle access.

The project will follow the new Design for Bainbridge Guidelines once they have been approved.

Stormwater

The site has a gentle slope to the southeast. This grade will be maintained across the parking area and driveway. Stormwater will be accommodated using the Bainbridge Low Impact Design Manual, treating and cleaning the water in a rain-garden in the southeast corner of the property prior to releasing it in the Bainbridge stormwater system.

Revision	Date

Subdivision Data

Property

11,310 square feet.

Natural Area

Required -
Provided -

- 5% of site = 565 sf
- 12.6% of site = 1,422 sf

Minimum width of Natural Area

- 5 feet min.

Community Space

Required -
Provided -

- 10% of site = 1,131 sf
- 10% of site = 1,131 sf

Homesite Size

Required -
Provided -

- 2,250 sf. maximum
- 968 sf to 1,624 sf

Homesite Separation

- 25 feet max.

Setbacks

Building to homesite boundary
Building outside of homesite to exterior plat boundary line (larger than 200 sf)
Homesite to exterior plat boundary line
Building, other than shared garage, to subdivision access road
Shared garage to subdivision access road

- 0 ft or 3 ft min, 10 ft total
- 5 ft
- 0 ft
- 5 ft
- 0 ft

FAR Calculation

Allowed - Maximum Residential FAR without bonus - 0.6
Proposed
Maximum building footprint allowed
Proposed

- 6,786 sf
- 5,292 sf, including carport
- 2,500 sf
- 684 sf



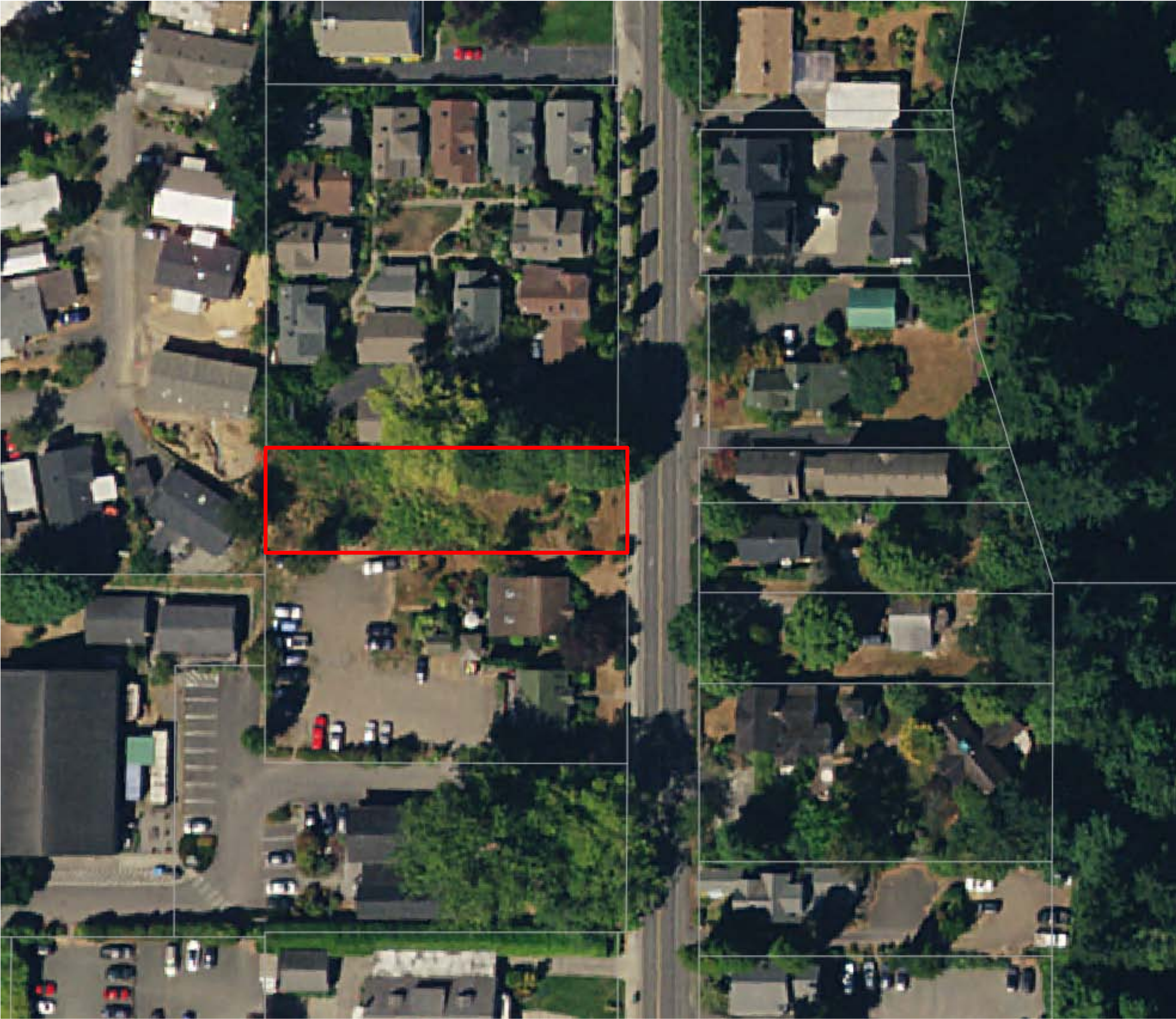
Revision	Date



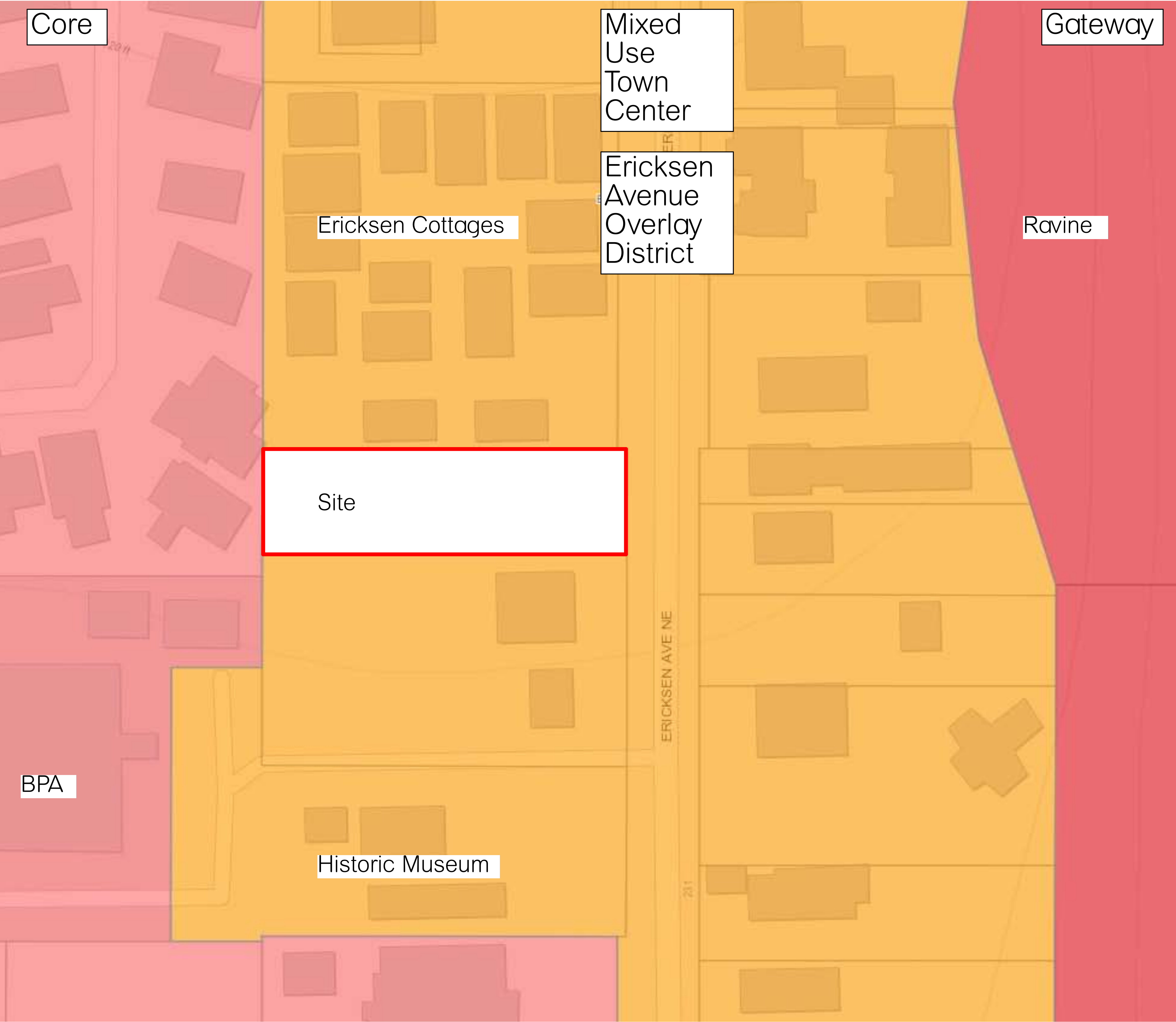
Revision	Date



Revision	Date



Revision	Date



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261 Ericksen
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261 Ericksen
Residential Cottages

Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Map - site
1" = 40' UNO
October 7, 2019



Street View

5



Sidewalk

4



Cedar Trees

3



Ericksen - East Side

2



Ericksen - East Side

1

Revision	Date



Rear of Lot

SCALE: 1:7.29

3



Rear of Lot

SCALE: 1:7.29

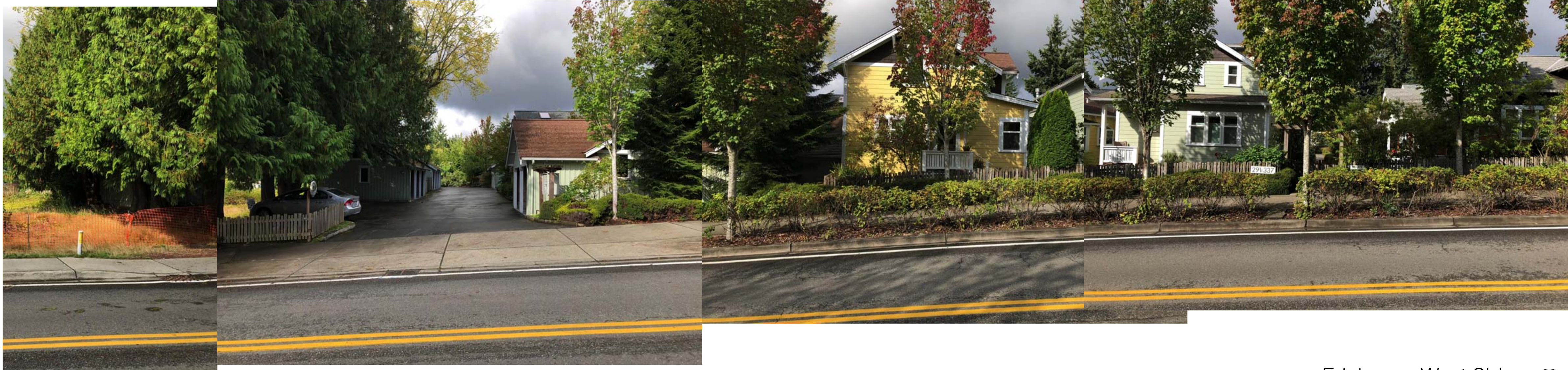
4



Rear of Lot

SCALE: 1:7.29

5



Ericksen - West Side

SCALE: 1:7.29

2

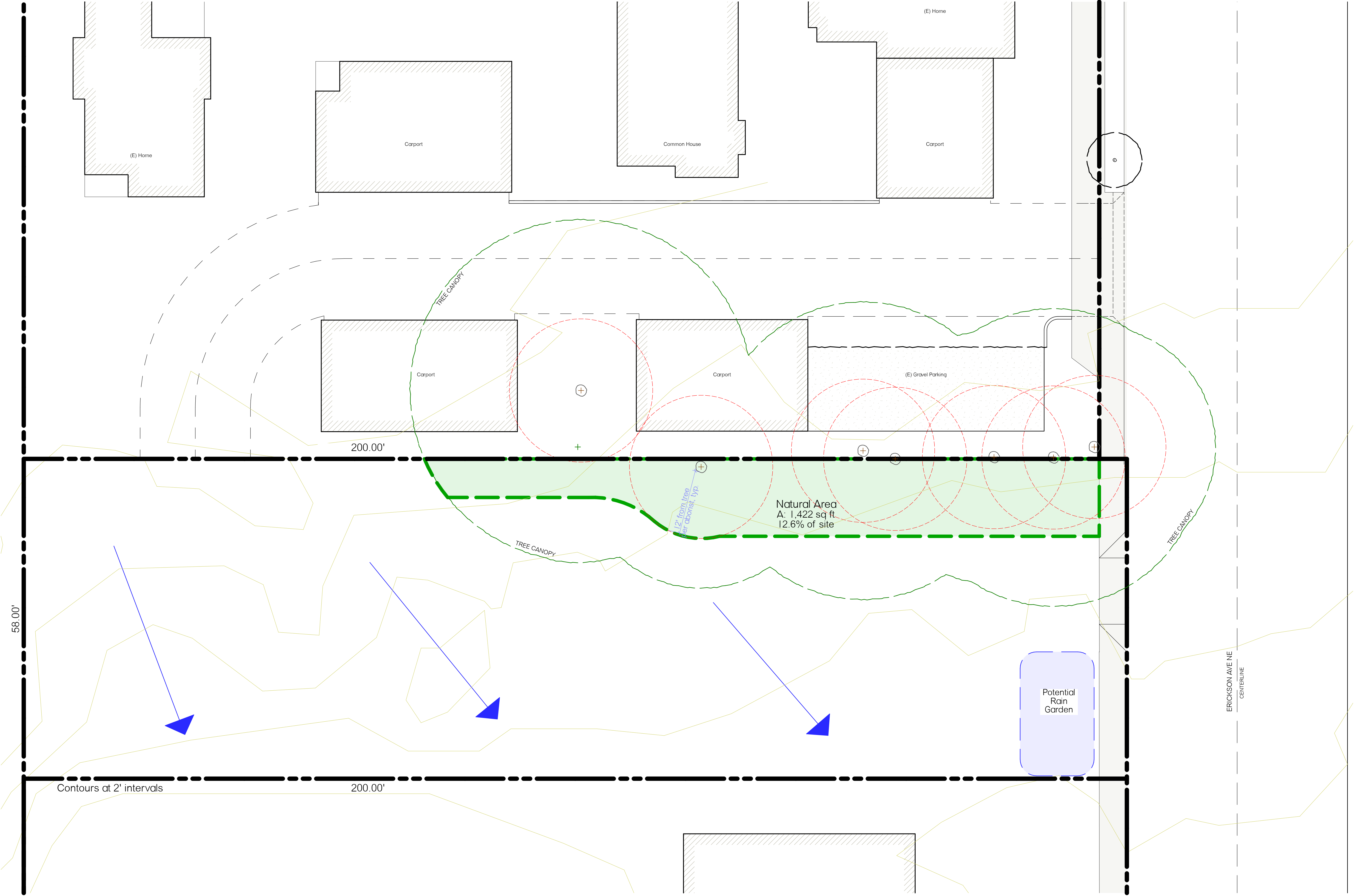


Ericksen - West Side

SCALE: 1:7.29

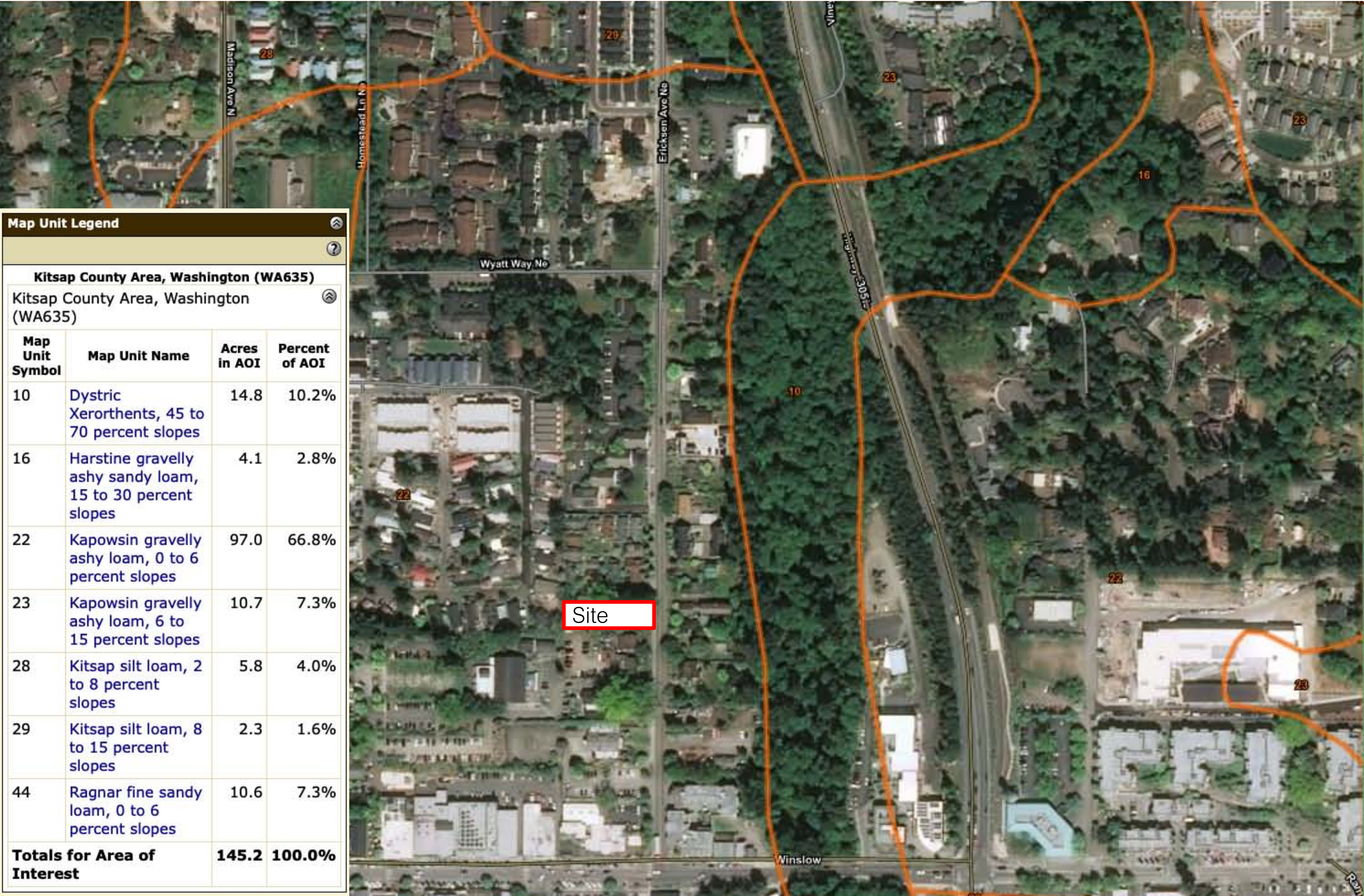
1

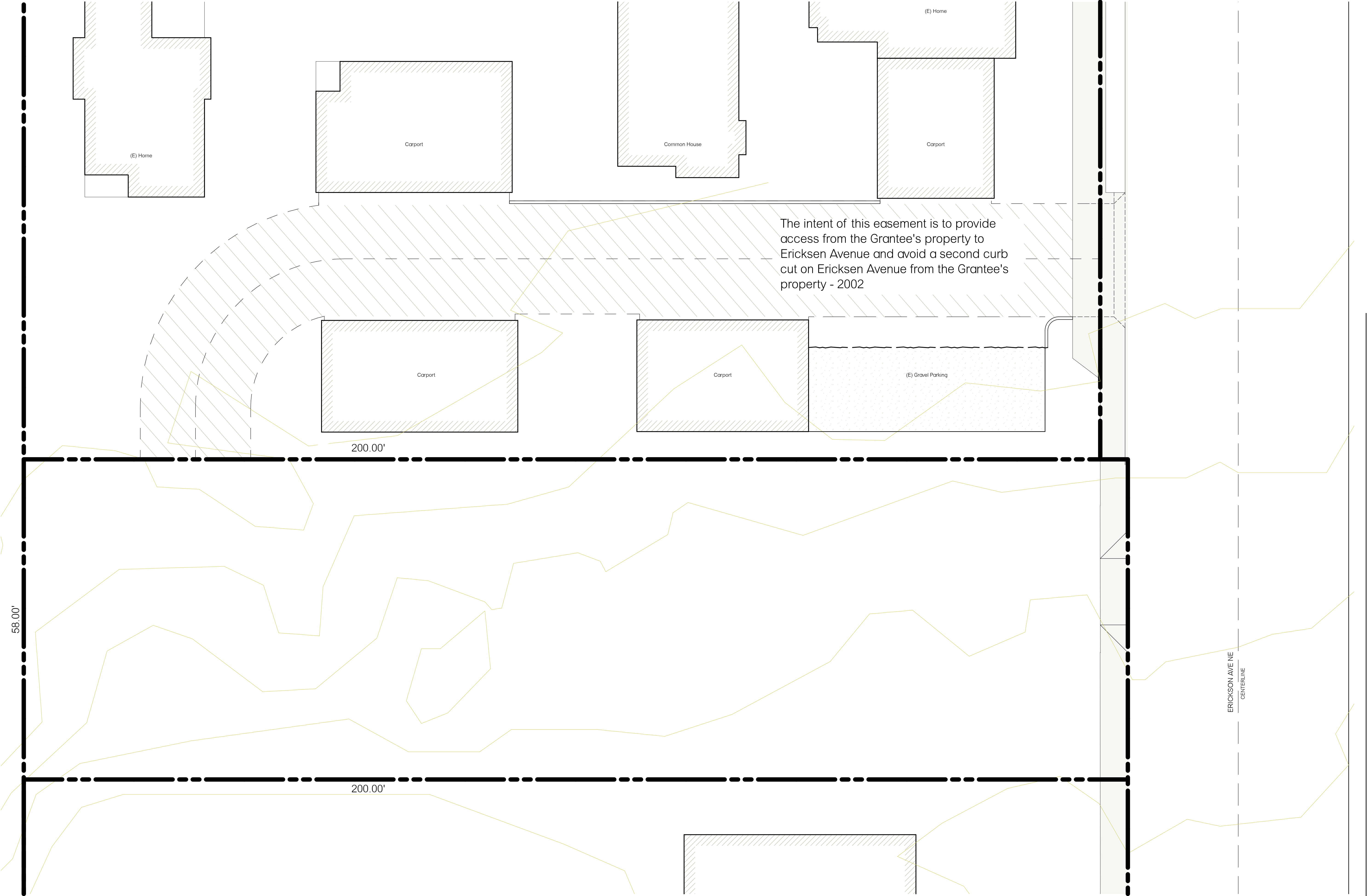
Revision	Date



Revision	Date

DRB Concept Meeting
Site Analysis
1" = 40' UNO
October 7, 2019





Site Plan - easement

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

261 Ericksen
Residential Cottages

Bainbridge Island, Washington

Revision	Date

DRB Concept Meeting
Easement
1" = 40' UNO
October 7, 2019

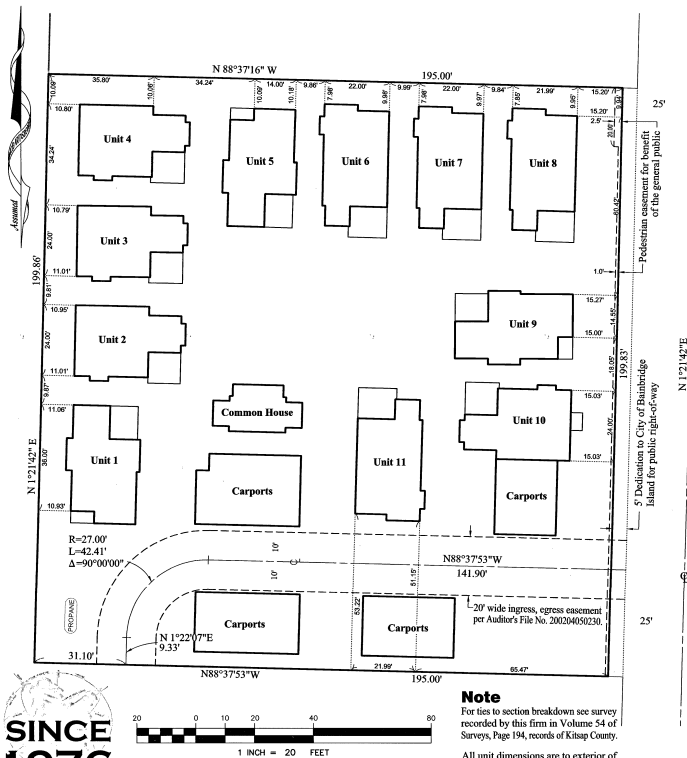
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Survey Map and Plans
SW 1/4, Section 26, Township 25 North, Range 2 East, W.M., Bainbridge Island, Kitsap County, Washington

Survey Map and Plans

SW 1/4, Section 26, Township 25 North, Range 2 East, W.M., Bainbridge Island, Kitsap County, Washington



Note

For ties to section breakdown see survey recorded by this firm in Volume 54 of Surveys, Page 194, records of Kitsap County.

All unit dimensions are to exterior of exterior framing.

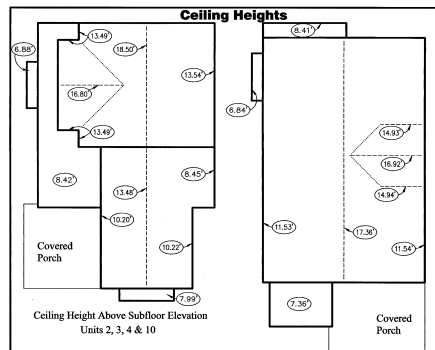
BERRY, Inc. Land Surveyors • Civil Engineers • Planners
 Cambridge Island, WA 98110 phone: (206) 842-5514 facsimile: (206) 780-2408

MACLEARNSBERRY, Inc. Land Surveyors • Civil Engineers • Planners

159 Wyatt Way NE Bainbridge Island, WA 98110

phone: (206) 842-5514

facsimile: (206) 780-2408



Ceiling Height Above Subfloor Elevation

Ceiling Height Above Subfloor Elevation
Units 6, 7, 8 & 11

Legend

- Level ceiling break line
(ridge, valley, gable, etc.)
- Sloping ceiling hip line
- (12.00') Height of level ceiling
- (12.00') Height of level breakline

Unit Data

(Exterior of exterior framing of main floor)

Unit Number	Square footage
1	757 +/-
2	775 +/-
3	757 +/-
4	758 +/-
5	774 +/-
6	801 +/-
7	801 +/-
8	801 +/-
9	770 +/-
10	752 +/-
11	801 +/-

Ceiling Height Above Subfloor Elevation
Units 1, 5 & 9
(Unit 5 is mirrored)



NAVD88 1991
COBI BM No. 0435

DATE: 10/11/2002

Page 2 of 4

ESTATE TAX EXEMPT APR -5 2002

**Contingent Access Easement
(Ericksen Cottages, Inc.)**

This agreement is made and entered between Ericksen Cottages, Inc., a Washington corporation ("Grantor") and Patricia Alderman, a single woman ("Grantee").

Grantor hereby grants and conveys a nonexclusive easement for ingress and egress twenty (20) feet in width over the following described real property.

Beginning at a point marked by an iron post 3 feet long by 1¼ inches in diameter driven flush with the ground 600 feet North to a point 759 feet East of the southwest corner of northwest quarter of the southwest quarter of Section 26, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington; thence North 100 feet to a steel post 2½ feet long driven flush with the ground; thence continuing North 100 feet; thence East 200 feet; thence South 100 feet to a copper nail in the east side of a cedar post 9 inches in diameter; thence continuing South 100 feet to an iron post 2½ feet long by 1¼ inches in diameter driven flush with the ground; thence West 200 feet to the True Point of Beginning.

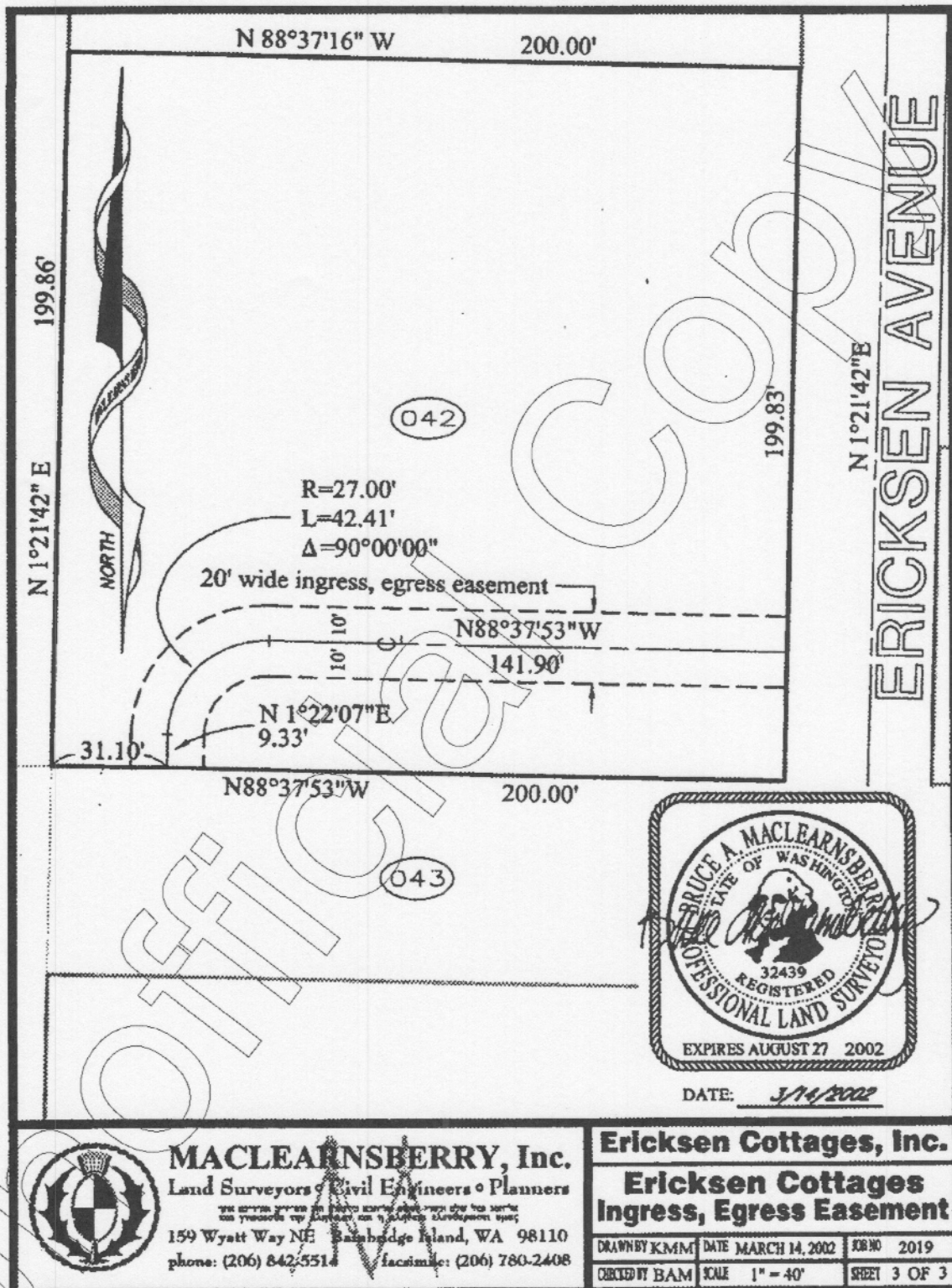
This easement shall benefit the following described property:

That portion of the northwest quarter of the southwest quarter of Section 26, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington, described as follows:

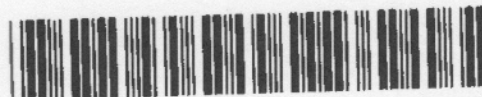
Beginning 46 rods east of the southwest corner of said subdivision; thence North 600 feet to the True Point of Beginning; thence East 200 feet; thence South 58 feet; thence West 200 feet; thence North 58 feet to the True Point of Beginning; EXCEPT any portion thereof lying within Ericksen Avenue.

The easement is legally described on **Attachment A** hereto. This easement will begin at the location shown on the attached drawing (**Attachment B**) and will terminate at Ericksen Avenue. The intent of this easement is to provide access from the Grantee's property to Ericksen Avenue and avoid a second curbcut on Ericksen Avenue from the





ATTACHMENT B



PACIFIC NW TITLE

ESMT

\$14.00

200204050230

Page: 6 of 6

04/05/2002 02:00P

Kitsap Co, WA

C

CONTEXT ANALYSIS

Design for new development should go beyond consideration of individual buildings and t su ccessfully into Bainbridge Islands urban context. These requirements present an analytical framework to guide approaches to design that respect and enrich the facets of the built and natural environment that make Bainbridge B ainbridge.

C1

Analyze natural systems

C2

Identify the extent and value of wildlife habitat and corridors

C3

Assess unique and prominent features

C4

Consider the de ning attributes of the built environment

C5

Analyze systems of movement and access

C6

Study how the site relates to and can contribute to the public realm

C3

UNIQUE & PROMINENT FEATURES

Analyze

h
h
e h
views and view corridors, significant
civic or publicly significant buildings
h

C4

BUILT ENVIRONMENT

Analyze

h
h
context of the site, but to find ways

C5

PUBLIC REALM

Analyze

h
patterns of trees or other significant

C6

SYSTEMS OF MOVEMENT & ACCESS

Analyze

T
street classification, width, traffic
T T

L

LANDSCAPE STANDARDS

Landscape design is expected to t the building into its setting, contribute to a comfortable and welcoming pedestrian environment, and support natural systems with habitatfr iendly and sustainable features.

L1

Integrate the landscape concept to complement the architectural concepts

L2

Support the public realm with the landscape design

L3

Integrate sustainable features into the landscape and make them visible wherever possible

L4

Integrate and highlight green infrastructure practices

L5

Support healthy habitat in the landscape

L6

Preserve and enhance important views and view corridors

S

SITE DESIGN STANDARDS

Building on an understanding of the site and its context, site design de nes how a building relates to its context. The placement, orientation and massing of buildings should support broader patterns in Bainbridge Islands built and natural environment as well as livable neighborhoods and communities.

S1

Protect and repair natural systems

S2

Preserve and enrich wildlife habitat

S3

Respect and magnify unique aspects of site and context

S4

Complement and contribute to the built environment and local identity

S5

Fit the project into the systems of access and movement, prioritizing pedestrians and bicycles

S5

FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

Intent

i L L
v
b v i L b
L L L i
L L

GUIDELINES

b v b
b i v L
i v a L
L L L
v L b i
v b i i L v i
L i v
i b
i i a l i b
L L
L L b

with a frontage that fits well with the proportions of nearby

The San Juan Building on Ferncliff Avenue in Bainbridge

S4

COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

Intent

i i u
P
with a frontage that fits well with the proportions of nearby

GUIDELINES

B
B
Create or reinforce a well-defined rhythm of
i B i
if needed for to fit with neighborhood
i
i

The San Juan Building on Ferncliff Avenue in Bainbridge

B

BUILDING DESIGN STANDARDS

Bainbridge Islands diverse buildings types and architectural styles work together with the Islands unique natural setting to create a beloved character. New development should reinforce the character of Bainbridge with thoughtful, well designed, high quality buildings.

B1

Express a clear organizing architectural concept

B2

Use an architectural language appropriate to Bainbridge Island

B3

Create well composed fa ades at all scales

B4

Celebrate and prominently feature sustainable design

B5

Use high quality, sustainable materials and well crafted details

Date Published: Friday, October 4, 2019 9:41 AM File:/Users/UD/laptop/Dropbox/DSAD - Main/ERICKSEN - BI/ERICKSEN - ArchiCAD Files/261 Ericksen - BI.pln - Design for Bainbridge



The linear or storefront building frontage has no setback from the right-of-way. It is the primary building frontage for pedestrian-oriented retail streets and is appropriate for active ground floor uses as part of non-residential or mixed-used development.

SETBACK: 0 Feet

Building Frontages

Each street type is associated with a set of building frontages that would be permitted along streets of that type. Permitted frontage types for designated street typology, and the setbacks for each frontage type are shown in Table 1 below.

Each building frontage specifies an appropriate setback that applies across all street types. On designated streets these required setbacks will supersede setback requirements contained in the Bainbridge Island Municipal Code.

TABLE 1: PERMITTED FRONTAGES BY STREET TYPE & SETBACKS						
	LINEAR / STOREFRONT	LANDSCAPE	PLAZA	FORECOURT	STOOP / TERRACE	VEGETATED BUFFER
STATE ROUTE						☑
MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MIXED-USE	☑	☑	☑	☑	☑	
MIXED-USE ARTERIAL	☑	☑	☑	☑	☑	
RURAL BY DESIGN		☑				☑
SETBACK BY FRONTAGE	0 FT	10 FT - 20 FT	10 FT - 20 FT	0 FT	5 FT - 15 FT	25 FT - 50 FT

COURTYARD WIDTH: 10 FT - 30 FT
COURTYARD DEPTH: 10 FT - 30 FT



The landscape building frontage includes a landscaped setback between the building and the right-of-way. This frontage type is permitted on mixed-use and residential streets and is appropriate for office and residential uses particularly when on the ground floor.

SETBACK: 10 - 20 Feet



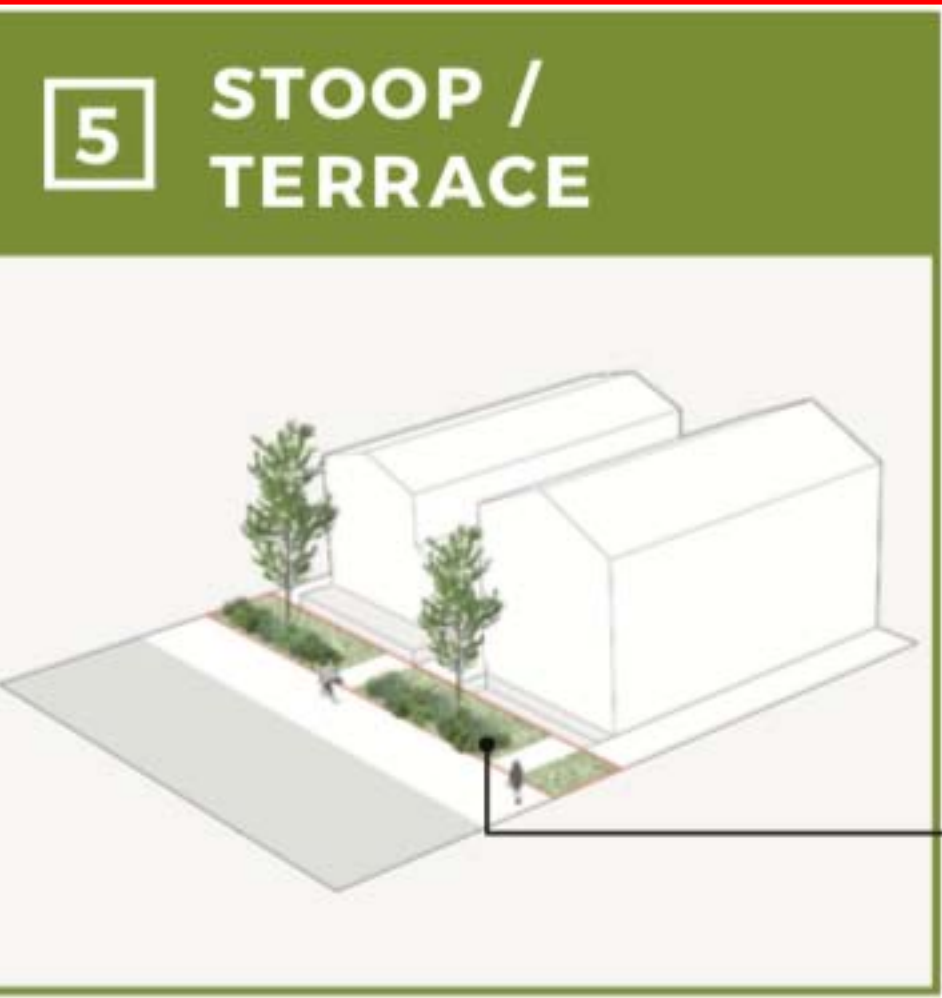
The forecourt building frontage has a defined open or public space at the entrance along the right-of-way. This frontage type is permitted along retail and mixed-use streets and is appropriate for a wide range of land uses and mixed-use development.

SETBACK: 0 Feet
COURTYARD: 10 - 30 Feet Depth
10 - 30 Feet Width
Must contain primary building entrances and open onto the primary public street



The plaza building frontage includes a pedestrian-oriented public space in the setback between the building and the right-of-way. This frontage type is permitted on retail and mixed-use streets and is appropriate for active uses such as retail, dining or civic and cultural uses. The plaza must contribute to and welcoming streetscape, and should support human activity, with amenities such as seating, outdoor dining and activation.

SETBACK: 10 - 20 Feet



The stoop / terrace building frontage includes a landscaped setback from the right-of-way that accommodates a porch, stoop or terrace at the building's primary entrance. This frontage type is permitted on mixed-use and residential streets and is appropriate for residential and non-retail commercial uses.

SETBACK: 5 - 15 Feet



CHARACTERISTICS

- a. Lower traffic volume
- b. Typically walkable/bikeable route to access the downtown and ferry
- c. Varied building frontage types
- d. Generally landscaped edges

GUIDELINES

- a. Infill or add to pedestrian and bike connections
- b. Provide a landscaped setback to buffer residential uses
- c. Enhance the varied character



Table 17.12.060-1: Homesite Clustering Requirements

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS I and II
HOMESITE CLUSTERING REQUIREMENT												
Short Subdivisions	n/a [1]		25 ft. maximum homesite separation									
2-4 lots with greater than 50% natural area and community space combined												
2-4 lots with less than 50% natural area and community space combined	No maximum homesite separation [1]		25 ft. maximum homesite separation									
	Site disturbance limited to 35% of site	n/a [1]										
Long Subdivisions	No maximum homesite separation [1] Site disturbance limited to 35% of site		25 ft. maximum homesite separation									
5-9 lots with maximum natural area requirement												
5-9 lots with less than maximum natural area requirement	50 ft. [2]	25 ft. [2]	25 ft. maximum homesite separation									
	Maximum homesite separation											
10+ lots	50 ft.	25 ft.	25 ft. maximum homesite separation									
	Maximum homesite separation											

- Homesite location needs to meet general requirements (BIMC 17.12.060.B).
- As an alternative to maximum homesite separation, limit site disturbance to 35 percent of site.
- Site disturbance includes land disturbing activity as defined in BIMC 15.20.020.22.

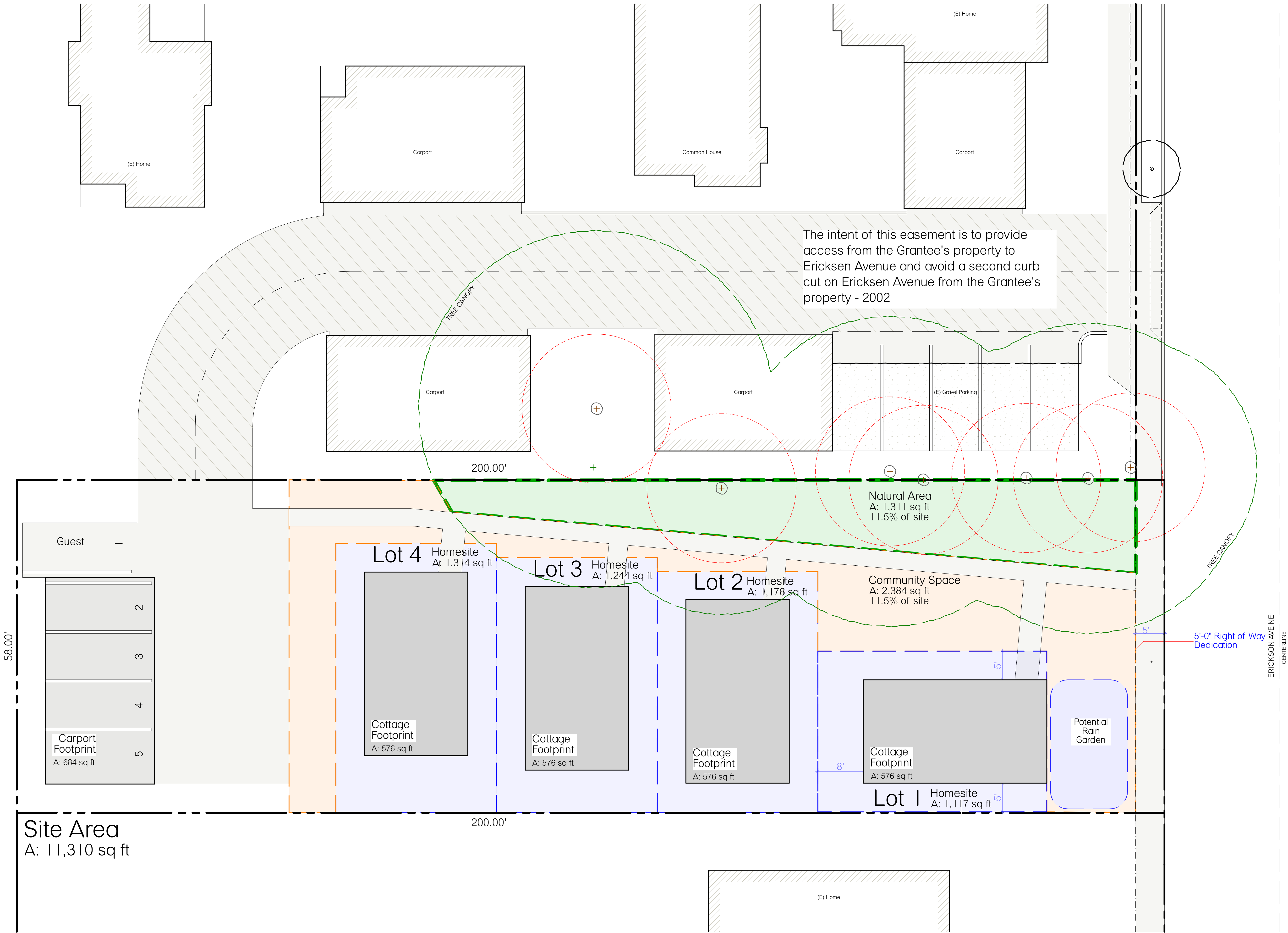
ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS I and II	
Minimum percentage of total site	5% [x][y]	7.5% [y]	10% [y]	15%						10%	15%	10%	
HOMESITE													
Note: Refer to definition of homesite and standards for homesites. [x] Refer to BIMC 16.12, Special Provisions for Point Monroe District – 1,400 sq. ft. maximum development area applies.													
Maximum size	0 to 12,500	0 to 12,500	6,500 sq. ft.	5,500 sq. ft.	4,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	N/A [x]	3,000 sq. ft.	2,250 sq. ft.	3,500 sq. ft.	2,250 sq. ft.	
HOME SIZE													
Note: Home size includes all floor area, excluding the garage, consistent with definitions in BIMC 18.12.050.F and 18.36.030.103.													
Maximum size	N/A								1,600 sq. ft.				
MAXIMUM LOT COVERAGE													
Short and Long Subdivision	Same as applied to the entire property that is the subject of the subdivision application, a portion of which shall be assigned to each lot at the time of preliminary plat approval.												
Large Lot Subdivision	10%	15%	20%	25%	25%	25%	25%	N/A	25%	40%	N/A	N/A	
MINIMUM SETBACKS													
Note: Additional setbacks may be required by: (a) Chapter 16.08 or 16.12 BIMC, or (b) Chapter 16.20 BIMC, Critical Areas, or (c) BIMC 18.09.030, Use-specific standards, or [x] Attached or zero lot line, or zero homesite boundary, is allowed in all districts if building is 1,600 sf or less [y] ADUs do not need to meet TOTAL building to homesite boundary setback – only minimum setback; must be located within homesite.													
Building to homesite boundary Net building size 1,600 sq. ft. or less Minimum/total [x] [y]	5 ft. min., 10 ft. total					3 ft. min., 10 ft. total							
Building to homesite boundary Net building size 1,601 sq. ft. or more Minimum/total [y]	15 ft. min., 50 ft. total	10 ft. min., 25 ft. total	10 ft. min., 20 ft. total				N/A	N/A		N/A			
Building outside homesite to exterior plat boundary line Net building size 200 sq. ft. or less	50 ft.	25 ft.		10 ft.		5 ft.							

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]												
ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS I and II
MINIMUM LOT AREA												
Short and Long Subdivision	If the site is not served by a public sewer system, the minimum individual lot area shall be determined by the Kitsap Public Health District in accordance with Section 15 of the Kitsap County Board of Health Ordinance 2008A-01, Amended June 7, 2011, <i>Onsite Sewage System and General Sewage Sanitation Regulations</i> , as amended. If the site is served by a public sewer system, there is no minimum lot area. Individual lots may contain portions of natural area, community space, and access easements.											
Large Lot Subdivision	5 ac or 1/128th of a section, whichever is smaller.	N/A										
BASE DENSITY The “base density” of a property means the density designated on the zoning map, exclusive of any density bonuses (see BIMC 18.12.050.A). Irregularly shaped lots and lots containing critical areas may not be permitted to achieve maximum density. Additional regulations on density may apply pursuant to BIMC 16.20.												
Short, Long and Large Lot Subdivisions	The maximum number of lots permitted shall be calculated by dividing the total lot area of the property (without deducting areas to be dedicated as public rights-of-way or areas to be encumbered by private road easements) by the square footage shown below as the zone-specific base density.											
Base Density	100,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft. [1]	15,000 sq. ft.	12,500 sq. ft.	10,000 sq. ft.	8,500 sq. ft.	7,260 sq. ft.	5,400 sq. ft.	3,100 sq. ft.	20,000 sq. ft. [2]	See FAR table
Base density pursuant to BIMC 18.12.030.A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,630 sq. ft.	2,074 sq. ft.	N/A	N/A
NATURAL AREA												
Minimum percentage of total site	55%	45%	30%	25%	25%	20%	15%	N/A	10%	5%	15%	5%
Minimum width	50 ft.			25 ft.				N/A	5 ft.			
COMMUNITY SPACE [x] Instead of providing the required 5% community space, that area may be added to the required natural area if it can be demonstrated that greater conservation area can be achieved. [y] Community space not required if maximum natural area is provided.												

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	NC	MUTC HS I and II	
Building outside homesite to exterior plat boundary line Net building size 200 sq. ft. or more	50 ft.	25 ft.		10 ft.		5 ft.						5 ft.	
Homesite to exterior plat boundary line	50 ft.	25 ft.	15 ft.	10 ft.		0 ft.							
Any building to SR 305 right-of-way	75 ft.	75 ft.	75 ft.	N/A	25 ft.	N/A	N/A	N/A	25 ft.	N/A	25 ft.	25 ft.	
Homesite to edge of arterial and collector right-of-way	25 ft.			10 ft.									
Building outside homesite to edge of arterial and collector right-of-way [3]	40 ft.			10 ft.									
Any building, other than shared garage, to subdivision access road				10 ft.			5 ft.						
Shoreline Jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC 16.12.040.1.3.h, Shoreline Structure Setbacks.												
SHARED GARAGE DIMENSIONAL STANDARDS													
Shared garage to subdivision access road						0 feet							
Shared garage to shared garage						10 feet							
Shared garage maximum size						60 feet long or 1440 square feet total							
MAXIMUM BUILDING HEIGHT													
Short, Long, and Large Lot Subdivisions	Height requirements for standard lots apply pursuant to BIMC Table 18.12.020-2.												

- [1] The base density for that parcel in the Lynwood Center special planning area designated as R-2 is one unit per 20,000 sq. ft. but may be increased up to 3 units per acre; provided, that a public access easement is granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage. The base density of some parcels in the Fort Ward historic overlay district may be increased as shown in BIMC 18.24.110.
- [2] In the NC district, single-family dwellings must be in accordance with zoning in the R-2 district except that bonus densities may be obtained pursuant to BIMC 18.12.030.D if applicable (see BIMC 18.09.030.B).
- [3] Transit shelters allowed in setback subject to City approval.



Site Area
A: 11,310 sq ft

The intent of this easement is to provide access from the Grantee's property to Ericksen Avenue and avoid a second curb cut on Ericksen Avenue from the Grantee's property - 2002

Revision	Date