

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – October 2, 2023
Nishi Gardens – Preliminary Short Plat ([PLN52001 DRB DG](#))
Perilstein Kallgren Short Plat ([PLN52299 DRB CON](#))
Deercliff Community ([PLN52629 DRB CON](#))
New/Old Business
 Pre-app conference attendees
 Design for Bainbridge Manual Update
 General Project Update
 Board Member Issues/Concerns
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Todd Thiel called the meeting to order at 2:00 PM. Committee Members in attendance were Elaine Liffgens, Bob Russell, and Vicki Clayton. Kari Anderson and Marc Aubin were absent and excused. City Council member Clarence Moriwaki was present. City Staff present were Interim Planning Manager, David Greetham, Senior Planner Kelly Tayara, and Administrative Specialist Renee Argetsinger who monitored recording and prepared minutes.

Review and Approval of Minutes – October 2, 2023

Motion: I move for approval of October 2 minutes
Clayton/Liffgens: Passed Unanimously

Nishi Gardens – Preliminary Short Plat ([PLN52001 DRB DG](#))
Project Manager: Kelly Tayara

#2 Design Guidance Review Meeting

The Design Review Board completed the 3-meeting process during this design guidance review. See *Design for Bainbridge Subdivision Worksheet FINAL - Nishi Garden Short Plat PLN52001 10162023.pdf*

Perilstein Kallgren Short Plat ([PLN52299 DRB CON](#))

Project Manager: Kelly Tayara

#1 Conceptual Proposal Review Meeting

The Design Review Board completed the 3-meeting process during this conceptual design review.

See *Design for Bainbridge Subdivision Worksheet FINAL - Perilstein Kallgren Subdivision PLN52299 10162023*

Deercliff Community ([PLN52629 DRB CON](#))

Project Manager: Kelly Tayara

#1 Conceptual Proposal Review Meeting

The Design Review Board expressed concern that this concept meeting was premature as there were no environmental studies completed that would have informed any level of a concept design. It was also suggested that perhaps the applicant should consider postponing a Public Participation Meeting with the Planning Commission until greater clarity related to the concept has been achieved. Applicant states this would be taken under advisement.

Discussion only

New/Old Business

- Pre-app Conference Attendees
- Design for Bainbridge Manual Updates
- General Project Update
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 5:08 PM.

Approved by:



Renee Argetsinger

Todd Thiel, Chair

Renee Argetsinger, Administrative Specialist

Attendee Report				
Report Generated:	10/17/2023 5:41			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Regular Meeting	868 7978 3856	10/16/2023 13:45	203	6
			Total Users	Max Concurrent Views
			15	4
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Elaine	elaine.liffgens@cobiccommittee.email	10/16/2023 13:56	10/16/2023 17:08	193
Adam Wheeler		10/16/2023 14:04	10/16/2023 15:29	85
Renee Argetsinger	rargetsinger@bainbridgewa.gov	10/16/2023 13:45	10/16/2023 17:08	203
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
12066045629		10/16/2023 14:03	10/16/2023 14:03	1
Adam Wheeler		10/16/2023 13:59	10/16/2023 14:01	3
Adam Wheeler		10/16/2023 14:02	10/16/2023 14:04	3
Adam Wheeler		10/16/2023 15:29	10/16/2023 15:30	2
Sarah B		10/16/2023 14:11	10/16/2023 15:02	52
Sarah B		10/16/2023 15:08	10/16/2023 15:23	16
Sarah B		10/16/2023 15:49	10/16/2023 15:49	0
Sarah B		10/16/2023 15:50	10/16/2023 16:02	13
Sarah B		10/16/2023 16:02	10/16/2023 17:08	67
Dilauer@comcast.net		10/16/2023 14:18	10/16/2023 15:15	57
Jennifer Sutton	jsutton@bainbridgewa.gov	10/16/2023 14:36	10/16/2023 16:44	128
Guest Guest		10/16/2023 14:45	10/16/2023 15:29	44



**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
October 16, 2023**

PLEASE PRINT

**Want to be
added to
Listserv?
(Provide Phone
AND Email)**

Name	Affiliation	Phone / Email	
Todd Thiel	DRB Chair		☐
Vicki Clayton	DRB Co-Chair		☐
Bob Russell	DRB		☐
(Elaine Liffgens joined via Zoom)	DRB		☐
David Greetham	City Interim Planning Manager		☐
Kelly Tayara	City Senior Planner		☐
Clarence Moriwaki	Council Liasion		☐



**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
October 16, 2023**

PLEASE PRINT

**Want to be
added to
Listserv?
(Provide Phone
AND Email)**

Name	Affiliation	Phone / Email	
Auburn Lovett	City Planner		☐
Charlie Wenzlau	Architect-Deercliff Community		☐
Jamie Smith	Developer		☐
David Lena	Land Dev Svcs		☐
Mindy Smart	John L Scott		☐
			☐



Design for Bainbridge Subdivision Worksheet

PROJECT: Nishi Gardens Subdivision

PROJECT ADDRESS or PARCEL: 022502-3-047-2002

DATE: 10/16/23

PROJECT PLANNER: Kelly Tayara

Design Review Board Meeting Dates: 07/06/21 DRB-CON; 10/16/23 DRB-DG

4-STEP DESIGN PROCESS

17.12.030 Four-step design process.  SHARE

The city's approach to planning for subdivisions requires a four-step process that gives the highest priority to identification and conservation of existing natural site features. This process reverses the conventional site planning approach, which typically begins by laying out the streets, lot lines and building footprints. Instead of first identifying the areas to be cleared for development, the design process begins by analyzing on-site resources and the site's relationship to surrounding properties, in order to identify what resources are most worthy of preservation and what areas can best accommodate development.

This design process is required for all residential subdivisions. The process is further defined in BMC [2.16.125.D](#); it consists of four steps: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines. (Ord. 2019-03 § 5 (Exh. A), 2019)

4-Step Design Process Complete:

Yes: ☒ No: ☐ Not Applicable: ☐



Design for Bainbridge Subdivision Worksheet

Chapter 3

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING 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

	Met	Does Not Meet	Not Applicable
C1	☒	☐	☐
C2	☒	☐	☐
C3	☒	☐	☐
C4	☒	☐	☐
C5	☒	☐	☐
C6	☒	☐	☐

If marked Does Not Meet, additional information required:



Design for Bainbridge Subdivision Worksheet

Chapter 5

STREET TYPES AND FRONTAGES

Street Types	Check all that apply
State Route	☐
Main Street	☐
Neighborhood Main Street	☐
Neighborhood Mixed Use	☐
Mixed Use Arterial	☐
Rural by Design	☐
Green Street	☒
Rural Green Street	☒
Frontage Types	Check all that apply
Linear / Storefront	☐
Landscape	☐
Plaza	☐
Forecourt	☐
Stoop / Terrace	☐
Vegetated Buffer	☒
Parking	☒

Applicant Response – Street Types and Frontages:

The subject parcel is bounded by two roads -- Sunrise Drive on the east and Knight Road on the south. Sunrise Drive is designated a collector. Knight Road is a short, dead-end road (for motor vehicles) serving only a few houses, and is designated as a local access. Both frontages are varied in character, and include the following, running counter-clockwise from the SW corner of the subject parcel: a line of small trees, a driveway/parking area, another line of trees, a driveway, a meadow with fruit trees, and dense mature woods and wetland. The interior private access will meet the rural green street requirements with vegetation on both sides of the street and a vegetated rain garden in the center of the turn around.

DRB Discussion – Street Types and Frontages:

DRB Findings – Street Types and Frontages:



Design for Bainbridge **Subdivision Worksheet**

	Met	Does Not Meet	Not Applicable
Street Types	☒	☐	☐
Frontages	☒	☐	☐



Chapter 6

SUBDIVISION GUIDELINES

ISLAND CHARACTER: PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response – Island Character:

The special character of Bainbridge is different for each person. That diversity is to be celebrated. Creating new homesites will allow families to add to our community in their unique way.

Due to the fact that the proposed homesites and their associated cleared areas will occupy such a small portion of the existing property (2.1 of 6.6 acres), the island character -- as viewed from both Sunrise Drive and Knight Road -- will be entirely preserved and maintained. Specific measures include the following:

- 1) On the south side of the project site, the frontage along Knight Road will remain largely as-is; the only exception will be a slight narrowing of the existing driveway and parking area.
- 2) Similarly, the entire eastern frontage of the property -- other than the existing driveway -- is formally designated as Natural Area, and will therefore remain as-is.
- 3) The entire western boundary of property is also preserved via a 25' natural area perimeter buffer to the west of the proposed new homesites, and via a natural area that spans the entire northern half of the property.

DRB Discussion – Island Character:

The Design Review Board believes the existing historical Japanese landscaping substantially contributes to the character of this 4-lot short plat and appreciates and supports its preservation in the long term.

DRB Findings – Island Character:

Met	Does Not Meet	Not Applicable
-----	---------------	----------------



Design for Bainbridge **Subdivision Worksheet**





Design for Bainbridge Subdivision Worksheet

NEIGHBORHOOD CONTEXT: REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response – Neighborhood Context:

The reflection of the context provided by the existing roadway is described in "Island Character" section above.

In terms of the context provided by neighboring properties: The "context" at this particular location could be described as "mixed, but mostly forested", as follows:

1) Across Knight Road (to the south), the property is entirely forested. As mentioned earlier, the proposed project will preserve its southern frontage as-is, and could actually slightly increase the portion of the frontage that is occupied by trees or other foliage.

2) To the east of the project site, across Sunrise Drive, lie several single-family residences and the Brackenwoods subdivision. Other than Brackenwood Lane, the entire frontage there is densely vegetated, primarily by large trees and understory. The context of that neighboring property will be preserved -- or reflected -- via the proposed 75' and 200' buffers along the eastern boundary of the subject parcel; as mentioned earlier, the buffer will enable that frontage to remain as-is.

3) To the west of the project site is a single family residence and the Sunrise Meadows subdivision. The property is bordered by mature evergreen trees and the Sunrise Meadows open space.

4) To the north of the project site adjacent to the wetland is located vacant land.

The lot sizes and locations of the homesites is consistent with the existing neighborhood.

DRB Discussion – Neighborhood Context:



Design for Bainbridge **Subdivision Worksheet**

DRB Findings – Neighborhood Context:

Met

Does Not Meet

Not Applicable





Design for Bainbridge Subdivision Worksheet

NATURAL AREA: INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTEGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response – Natural Area:

In addition to the measures taken to incorporate forested and/or natural areas -- both along the adjacent roads and along the western and northern boundaries of the subject parcel, as described in the sections above -- the following measures were taken on the site design of the interior of the property:

- 1) In general, the delineated ARPA and Natural Areas preserve the existing streams, wetland and their buffers.
- 2) The delineated Natural Areas and other preserved, existing, forested and vegetated areas of the property are woven and interspersed between and among the proposed individual lots.

DRB Discussion – Natural Area:

The Design Review Board supports the intensive planning that has occurred to respect all of the necessary buffers.

DRB Findings – Natural Area:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

NATURAL SITE CONDITIONS: PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response – Natural Site Conditions:

In addition to the measures described in previous sections, the locations and configurations of the homesites were undertaken so as to provide as much open space around and between them as possible, while also preserving the existing natural features as much as possible. Because those areas currently vary in their character (trees, landscaping, open areas) their preservation will mean preservation and integration of the existing natural site patterns and features.

DRB Discussion – Natural Site Conditions:

DRB Findings – Natural Site Conditions:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

HISTORIC AND CULTURAL RESOURCES: PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response – Historical and Cultural Resources:

The existing lot does not provide important historic or cultural resources.

DRB Discussion – Historical and Cultural Resources:

DRB Findings – Historical and Cultural Resources:

Met

Does Not Meet

Not Applicable





Design for Bainbridge Subdivision Worksheet

STORMWATER: INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response – Stormwater:

As depicted on the Conceptual Utility Plan, the runoff from each of the four proposed lots will be managed by a set of rain gardens, some of which were installed at an earlier stage of the development of the property. The stormwater management facilities have been modeled to mimic the existing hydrology, resulting in the sizes as shown on the Plan.

DRB Discussion – Stormwater:

DRB Findings – Stormwater:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

SEPTIC SYSTEMS: MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response – Septic Systems:

Each new lot will have an on-site septic system including primary and reserve drainfields, located and designed by a professional septic system designer and in a manner aimed at minimizing the impact. These will be placed as far away from the wetland and the streams to further protect those resources. Additionally, the existing house will be served by a new on-site septic system.

DRB Discussion – Septic Systems:

DRB Findings – Septic Systems:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

WATER CONSERVATION: PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response – Water Conservation:

The overall design and configuration of the lots and the homesites within them is undertaken so as to preserve as much of the existing environment as possible; this assists in protecting groundwater resources by promoting infiltration rather than runoff. At this site, because the existing environment is heavily wooded on the northern half, the preservation of those trees -- in addition to the protection of the wetland and the stream within it -- will serve to continue the protection of the groundwater in the area.

DRB Discussion – Water Conservation:

DRB Findings – Water Conservation:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

COMMUNITY SPACE: PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response – Community Space:

Community space is not required on short plats that provide the maximum required natural area. This project provides the maximum area; therefore, formal community space is not required. However, it can certainly be imagined that the areas around the shared driveway could be used as informal community space.

DRB Discussion – Community Space:

DRB Findings – Community Space:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

CLUSTER HOMESITES: PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response – Cluster Homesites:

The homesites are configured such that -- if desired -- the houses on them could be designed and situated to foster interaction among the residents of the new houses. As described in previous sections, the location and configuration of the lots and the homesites within them have been undertaken so as to preserve as much of the existing trees as possible, to protect the wetland and streams, and to minimize disturbed areas and the introduction of impervious surfaces. Utilities for the western lot will be readily available from Knight Road; the three eastern lots are configured such that the utilities can continue to be routed along the shared driveway.

DRB Discussion – Cluster Homesites:

DRB Findings – Cluster Homesites:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

SOLAR ACCESS: PROVIDE SOLAR ACCESS FOR WELL BEING AND ENERGY PRODUCTION

Applicant Response – Solar Access:

While the preservation of trees -- in part to assist in maintaining the absorption of groundwater -- will minimize solar access on the site overall, each homesite has been carefully designed to provide as much solar access as possible to each future home while still preserving as much natural area as possible. It may well be feasible for solar power generating infrastructure to be situated in the area of the shared driveway; that receives abundant morning and mid-day sun.

DRB Discussion – Solar Access:

DRB Findings – Solar Access:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

ACCESS AND CIRCULATION: PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response – Access and Circulation:

Bicyclists at this location have access to a serviceable route (or a "network") to many desired destinations such as Winslow, and more. Winslow can be reached via trail, roads with full shoulders and/or low motor vehicle volumes (Knight Road to Kallgren to Valley to Hyla to Manitou to SR 305 or Moran to Ferncliff). Pedestrians have a relatively practical and pleasant walking route south on Kallgren Road to Rolling Bay. Regarding transit: Kitsap Transit bus service is available on Sunrise Drive during commute hours.

DRB Discussion – Access and Circulation:

DRB agrees with the city's recommendation as is appropriate to maintain the 2 separate driveway accesses.

DRB Findings – Access and Circulation:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

MOTOR VEHICLES: MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response – Motor Vehicles:

Although the proposed project will add three new residences, the site plan is such that there should be no additional prominence of motor vehicle storage -- i.e., parking. This is accomplished by the following:

- + Lot 1: The existing driveway and parking area will be diminished in size, and replaced, in part, by a garage.
- + Lot 2: Parking will be unchanged from the existing and shall remain completely obscured from view from the road by trees.
- + Lot 3 and Lot 4: The new driveways on these lots should be largely obscured from view from the road by trees, and both will have garages.

The convenient access to transit, bicycling and walking routes will avail residents of the opportunity to minimize the use of motor vehicles.

DRB Discussion – Motor Vehicles:

DRB Findings – Motor Vehicles:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

HOMESITE DESIGN: CONFIGURE BUILDING FOOTPRINTS AND ALLOWED USES EFFICIENTLY WITHIN A HOMESITE

Applicant Response – Homesite Design:

As described in earlier sections, the homesites are configured and situated with respect to the following considerations, in approximate order of priority: 1) wetland, stream, tree, or natural area preservation/ARPA 2) minimization of new impervious surface area (particularly, by continuing the use of the existing driveway from Knight Road and using a shared driveway for Lots 2, 3 and 4), while providing motor vehicle access, including emergency vehicle access 3) providing adequate area on each lot for adequate stormwater management 4) providing adequate area on each lot for septic infrastructure 5) providing the greatest efficiency possible for location of utilities 6) providing solar access and community area

DRB Discussion – Homesite Design:

DRB Findings – Homesite Design:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

DIVERSITY IN HOUSE DESIGN: PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response – Diversity in House Design:

At the time that building permits are applied for for Lots 1, 3 and 4, a range of home sizes and designs will be proposed.

DRB Discussion – Diversity in House Design:

DRB Findings – Diversity in House Design:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

FACING PUBLIC STREETS: REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response – Facing Public Streets:

As is the case in many locations on Bainbridge Island, "neighborliness" is thought of, by residents, as the extent to which one's neighbors succeed at not impinging on their lives, especially their views and/or privacy. In other words, the most neighborly course of action will be the preservation of the trees. For this project, and as described earlier, this includes the trees facing the public streets (both Knight Road and Sunrise Drive), as well as maintaining the 25' perimeter buffer separating Lots 1, 2 and 3 from the properties to the west.

DRB Discussion – Facing Public Streets:

DRB Findings – Facing Public Streets:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

This project is recommended for:

Approval: ☒

The Design Review Board approves a waiver and/or deviation, if necessary, that will allow two driveway accesses to this short plat.

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE:

Todd Thiel

Chair, Design Review Board

DATE: 10/16/2023



Design for Bainbridge Subdivision Worksheet

PROJECT: Perilstein Kalgren Subdivision

PROJECT ADDRESS or PARCEL: 022502-3-070-2002

DATE: 10/16/2023

PROJECT PLANNER: Kelly Tayara

Design Review Board Meeting Dates: 10/16/23 DRB-CON

4-STEP DESIGN PROCESS

17.12.030 Four-step design process.  SHARE

The city's approach to planning for subdivisions requires a four-step process that gives the highest priority to identification and conservation of existing natural site features. This process reverses the conventional site planning approach, which typically begins by laying out the streets, lot lines and building footprints. Instead of first identifying the areas to be cleared for development, the design process begins by analyzing on-site resources and the site's relationship to surrounding properties, in order to identify what resources are most worthy of preservation and what areas can best accommodate development.

This design process is required for all residential subdivisions. The process is further defined in BMC [2.16.125.D](#); it consists of four steps: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines. (Ord. 2019-03 § 5 (Exh. A), 2019)

4-Step Design Process Complete:

Yes: ☒ No: ☐ Not Applicable: ☐



Design for Bainbridge Subdivision Worksheet

Chapter 3

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING 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

	Met	Does Not Meet	Not Applicable
C1	☒	☐	☐
C2	☒	☐	☐
C3	☒	☐	☐
C4	☒	☐	☐
C5	☒	☐	☐
C6	☒	☐	☐

If marked Does Not Meet, additional information required:



Design for Bainbridge Subdivision Worksheet

Chapter 5

STREET TYPES AND FRONTAGES

Street Types	Check all that apply
State Route	☐
Main Street	☐
Neighborhood Main Street	☐
Neighborhood Mixed Use	☐
Mixed Use Arterial	☐
Rural by Design	☐
Green Street	☐
Rural Green Street	☒
Frontage Types	Check all that apply
Linear / Storefront	☐
Landscape	☐
Plaza	☐
Forecourt	☐
Stoop / Terrace	☐
Vegetated Buffer	☒
Parking	☐

Applicant Response – Street Types and Frontages:

Kallgren Road NE is a very narrow, single-lane dirt road that dead ends (for motor vehicles) north of the project site. Frontage on the project site is dense woods, understory and other foliage. At present, the subject parcel is undeveloped.

DRB Discussion – Street Types and Frontages:

DRB Findings – Street Types and Frontages:

	Met	Does Not Meet	Not Applicable
Street Types	☒	☐	☐
Frontages	☒	☐	☐



Chapter 6

SUBDIVISION GUIDELINES

ISLAND CHARACTER: PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response – Island Character:

For all intents and purposes, the island character along Kallgren Road will be entirely preserved and maintained at the project site, and specifically by the following measures:

1) On the west side of the project site, the area between Kallgren Road and the existing ROW line (approximately 10') is now densely vegetated. This project will include widening Kallgren Road to meet the 12' driving lane requirement, and add a 6' shoulder. These requirements will result in removal of some of the vegetation on the eastern portion of the right-of-way.

2) The additional 25' buffer along the western boundary of the project -- also densely vegetated -- will further preserve and maintain the existing island character.

3) The one proposed new home near Kallgren Road will be further obscured from the road by a natural area that will nearly surround that home.

4) On the east side of the project site -- where the boundary is similarly fronted by dense foliage, the only change will be the proposed 12' driveway, which will be constructed so as to preserve as many of the adjacent trees as possible.

DRB Discussion – Island Character:

DRB Findings – Island Character:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

NEIGHBORHOOD CONTEXT: REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response – Neighborhood Context:

The reflection of the context provided by the existing roadway is described in "Island Character" section above.

In terms of the context provided by neighboring properties: The "context" at this particular location could be described as "mixed, but mostly forested", as follows:

- 1) Across Kallgreen Road to the west is a single-family residence with a frontage largely cleared and occupied by a large parking area, several structures and clear view of the home on the property. The subject project will enhance the shared context by preserving its frontage, as described above.
- 2) To the south of the project site are several homes with the same sort of dense foliage buffer along the shared boundary as the subject parcel. This buffer will be preserved and thus will reflect the context of those neighboring properties.
- 3) To the east of the project site is a single-family residence. The context of that neighboring property will be preserved -- or reflected -- via the proposed 25' buffer along the eastern boundary of the subject parcel.

DRB Discussion – Neighborhood Context:

DRB Findings – Neighborhood Context:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

NATURAL AREA: INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTEGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response – Natural Area:

In addition to the measures taken to incorporate forested and/or natural areas -- both along Kallgren Road and along the boundaries of the subject parcel, as described in both sections above -- the following measures were taken on the site design of the interior of the property:

- 1) In general, the delineated ARPA and Natural Areas preserve the existing wetland and its buffers
- 2) Natural areas both surround the property and are woven and interspersed between and among the proposed individual lots.

DRB Discussion – Natural Area:

DRB Findings – Natural Area:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

NATURAL SITE CONDITIONS: PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response – Natural Site Conditions:

In addition to the measures described in previous sections, the locations and configurations of the homesites were undertaken so as to provide as much open space around and between them as possible. Because those areas are currently forested with dense understory, their preservation will mean preservation and integration of the existing natural site patterns and features.

DRB Discussion – Natural Site Conditions:

DRB Findings – Natural Site Conditions:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

HISTORIC AND CULTURAL RESOURCES: PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response – Historical and Cultural Resources:

There are no known important historic or cultural resources on the site. All indications are that there has been no previous human occupancy or use of the site other than logging a long time ago.

DRB Discussion – Historical and Cultural Resources:

DRB Findings – Historical and Cultural Resources:

Met

Does Not Meet

Not Applicable





Design for Bainbridge Subdivision Worksheet

STORMWATER: INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response – Stormwater:

As depicted on the Conceptual Drainage Plan, the runoff from each of the four new proposed lots will be managed by a set of rain gardens and/or infiltration trenches. Runoff from the driveways will be managed by dispersion, by rain gardens, or by the use of pervious pavement. The stormwater management facilities have been modeled in WWHM, resulting in the sizes as shown on the Plan.

DRB Discussion – Stormwater:

DRB Findings – Stormwater:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

SEPTIC SYSTEMS: MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response – Septic Systems:

Each new lot will have an on-site septic system including primary and reserve drainfields, located and designed by a professional septic system designer and in a manner aimed at minimizing the impact. These will be placed as far away from the wetland and stream as practical to further protect those resources.

DRB Discussion – Septic Systems:

DRB Findings – Septic Systems:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

WATER CONSERVATION: PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response – Water Conservation:

The overall design and configuration of the lots and the homesites within them is undertaken so as to preserve as much of the existing environment as possible; this assists in protecting groundwater resources by promoting infiltration rather than runoff. At this site, because the existing environment is heavily wooded, the preservation of those trees -- in addition to the protection of the wetland -- will serve to continue the protection of the groundwater absorption in the area. Additionally, the preservation of the trees in close proximity to the proposed homes will provide shade, and thus minimize the need for watering. It should also be noted that the stormwater mitigation system will infiltrate runoff generated on the site, providing additional groundwater recharge.

DRB Discussion – Water Conservation:

DRB Findings – Water Conservation:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

COMMUNITY SPACE: PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response – Community Space:

Community space is not required on short plats that provide the maximum required natural area. This project provides the maximum area; therefore community space is not required. However, it can certainly be imagined that the areas between the future homes could be used as informal community space.

DRB Discussion – Community Space:

DRB Findings – Community Space:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

CLUSTER HOMESITES: PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response – Cluster Homesites:

The homesites are configured such that -- if desired -- the houses on them could be designed and situated to foster interaction among the residents of at least three of the new houses. As described in previous sections, the location and configuration of the lots and the homesites within them have been undertaken so as to preserve as much of the existing woods as possible, to protect the wetland, and to minimize disturbed areas and the introduction of impervious surfaces. Utilities for the western lot will be readily available from Kallgren Road; the three eastern lots are configured such that the routing of utilities can be in the easement to Sunrise Drive, along the shared driveway.

DRB Discussion – Cluster Homesites:

DRB Findings – Cluster Homesites:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

SOLAR ACCESS: PROVIDE SOLAR ACCESS FOR WELL BEING AND ENERGY PRODUCTION

Applicant Response – Solar Access:

While the preservation of trees -- in part to assist in maintaining the absorption of groundwater -- will minimize solar access on the site overall, each homesite has been carefully designed to provide as much solar access as possible to each future home while still preserving as much natural area as possible. It may well be feasible for the eastern three proposed houses to implement rooftop solar power generation.

DRB Discussion – Solar Access:

DRB Findings – Solar Access:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

ACCESS AND CIRCULATION: PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response – Access and Circulation:

Bicyclists at this location have direct access to several serviceable routes (or a "network") to many desired destinations such as Winslow, and more. Specifically, Winslow can be reached via roads with full shoulders and/or low motor vehicle volumes (Day Road to Madison Ave to SR 305 or Moran to Ferncliff). Pedestrians have a relatively practical and pleasant walking route south on Kallgren Road to Rolling Bay. Regarding transit: There are two Kitsap Transit bus access points nearby, one at the intersection of Day Road and Sunrise Drive, and one at the intersection of Day Road and Madison Avenue. Both of these are about 1/4 mile from the project site. Residents of the proposed homes can certainly avail themselves of the opportunity to use truly "multi-modal" transportation by bicycling to a transit stop and using a bike rack on the bus. In addition, the project proposed to construct a 6' gravel shoulder along the Kallgren Road shoulder for use by bicyclists and pedestrians.

DRB Discussion – Access and Circulation:

DRB Findings – Access and Circulation:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge **Subdivision Worksheet**



Design for Bainbridge Subdivision Worksheet

MOTOR VEHICLES: MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response – Motor Vehicles:

The tree/planting buffers -- both along Kallgren Road and on the boundaries shared with other residences -- will obscure the view of parking ("storage") of motor vehicles from outside the subject parcel. The convenient access to both transit, bicycling and walking routes will avail residents of the opportunity to minimize the use of motor vehicles.

DRB Discussion – Motor Vehicles:

DRB Findings – Motor Vehicles:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

HOMESITE DESIGN: CONFIGURE BUILDING FOOTPRINTS AND ALLOWED USES
EFFICIENTLY WITHIN A HOMESITE

Applicant Response – Homesite Design:

As described in earlier sections, the homesites are configured with respect to the following considerations, in approximate order of priority: 1) wetland, tree or natural area preservation/ARPA 2) minimization of new impervious surface area while providing motor vehicle access, including emergency vehicle access 3) providing adequate area on each lot for proper stormwater management 4) providing adequate area on each lot for septic infrastructure 5) providing the greatest efficiency possible for location of utilities 6) providing solar access and community area

DRB Discussion – Homesite Design:

DRB Findings – Homesite Design:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

DIVERSITY IN HOUSE DESIGN: PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response – Diversity in House Design:

At the time that building permits are applied for for each lot, a range of home sizes and designs will be offered or available.

DRB Discussion – Diversity in House Design:

DRB Findings – Diversity in House Design:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

FACING PUBLIC STREETS: REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response – Facing Public Streets:

As is the case in many locations on Bainbridge Island, "neighborliness" is thought of, by residents, as the extent to which one's neighbors succeed at not impinging on their lives. In other words, the most neighborly course of action will be the preservation of the trees, and, as described earlier, this includes the trees facing the public street (Kallgren Road).

DRB Discussion – Facing Public Streets:

DRB Findings – Facing Public Streets:

Met	Does Not Meet	Not Applicable
☒	☐	☐



Design for Bainbridge Subdivision Worksheet

This project is recommended for:

Approval: ☒

The DRB approves a waiver and/or deviation, if necessary, that will allow two driveway accesses to this short plat.

The Design Review Board approves this project without conditions. We commend the applicant on their complete verbal presentation and supporting documentation. The DRB does not typically approve a short plat at the Concept meeting. However, the thoroughness of intent, clarity of presentation by the applicant and ensuing discussion justify this approval.

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE:

Todd Thiel

Chair, Design Review Board

DATE: 10/16/2023