



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting
Monday, February 2, 2015 at 2:00 p.m.



Location:
Bainbridge Island City Hall
City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110

AGENDA

- 2:00 p.m. Call to Order (Attendance, Agenda, Ethics)**
- 2:00 – 2:15 p.m. Approval of Minutes (2 sets)**
December 1, 2014
December 15, 2014
- 2:15 – 2:30 p.m. The Roost PLN50076 PRE Preapplication**
Discussion with project manager prior to applicant review
Project Manager: Heather Beckmann
- 2:30 – 4:30 p.m. The Roost PLN50076 PRE Preapplication**
Review with applicant.
Site Address: 4559, 4565 and 4569 Point White Drive, and
7651, 7663 and 7675 Baker Hill Road
The project is to be constructed in three phases to include 5 detached, single-family residences and 5 detached accessory dwelling units in Phase 1. Phase 2 will include 2 detached single family residences and 6 townhouses w/roof decks in 2 buildings and 3 mixed-use buildings of 3 units each. These buildings will house a boutique inn/hotel, rooftop restaurant and bar, ground floor retail and 2nd floor office space.
- 4:30 – 5:00 p.m. Proposed Road End Signs**
Presented by Mary Dombrowski
- 5:00 p.m. Adjournment**

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



CITY OF BAINBRIDGE ISLAND

DESIGN REVIEW BOARD

Regularly Scheduled Meeting Minutes

Monday, December 1, 2014 at 2:00 p.m.

City Council Conference Room

280 Madison Avenue North

Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)

Approval of Minutes

Ravine Apartments PLN50039 Site Plan Review

Rosebud II PLN19288 Site Plan Review

Old and New Business

Adjournment

-
1. Meeting was called to order at 2:01 PM by DRB Chair Mark Levine. Design Review Board members present were: Adrian Sawyer, Alan Grainger, Chuck Depew and Jim McNett. City Staff in attendance were Associate Planner Heather Beckmann and Planner Kelly Tayara. Administrative Specialist Jane Rasely monitored recording of meeting and prepared the minutes.
 2. Minutes from November 17, 2014 meeting were unanimously approved with a reminder to Kathy about the statement to be included on all submittal paperwork regarding the DRB's role in the permitting review process. They would like to review it before it is added to paperwork.
 3. Mark welcomed citizens Peter and Dev Perry who were sitting in on the meeting.
 4. Discussion of Ravine project began amongst the DRB. Footprint and setbacks were discussed and the fact that they are putting in a two story building in place of the existing one story which entails digging out the foundation and putting a new foundation in to support the two story building. The developer is not rehabbing the existing building, but building a new one and is that acceptable within the City's guidelines. They are utilizing the footprint of the current building in an effort to stay compliant with City code. The view corridor through to the ravine was also discussed.
 5. Mark asked Kelly Tayara about her overall feeling on the project. She stated that when they came in for pre-application it was a very modern design which they chose not to bring forward to DRB because it did not meet the Ericksen Avenue Guidelines.
 6. Alan stated that he and Jim were wrestling with the building being right at the top of a slope and going from a single story building to a two story building that is within the 25 foot buffer from the top of the slope and within the 10 foot setback from the top of the buffer and it would block an open view from Ericksen Avenue to the ravine as well. He would like to understand the City's stand on staying within the footprint but building more than is there at the moment which results in at least half of the building being built in an area that, if there wasn't a building currently there, you couldn't build anything because of the buffer and the setback. Kelly responded by saying that generally one can build within the same footprint and increase the height as long as there is not a specialized foundation system (i.e., for a geological hazard, etc.) because that is considered an expansion of the footprint. Alan said his point is that they cannot build what they are proposing on the current foundation and that he doubts that the foundation that is there now is capable of meeting code for a new single story building. Kelly stated that Development Engineer

Janelle Hitch said you can replace like for like in the foundation. Chuck mentioned that they have expanded the footprint and they shouldn't get an exception to the code for building within the buffer and setback when they are not staying within the current footprint regardless of whether they are expanding the footprint outside the buffer and setback areas. Kelly stated there is a department interpretation that says expanding is permitted if you expand on the opposite side. Alan stated if they were expanding a single story building and not touching that side of the building he could understand that but they are not, they are removing the foundation and pouring a new one to support a two story building. Essentially, they are building a new building. Mark questioned Kelly further on the departmental interpretation and asked if they are not in the guidelines they have. Kelly responded with information about the critical areas regulations which speak to expansion of the structural footprint. Chris Wierzbicki worked on defining what a structural footprint is. The interpretation provides that builders are limited to the existing structural footprint within the required buffer. Because portions of the building are outside that buffer, those portions can be expanded. If the whole site were wholly in a landslide area, those limitations become pretty significant. The question was raised that since this is a whole new building, why is it not subjected to the current buffer and setback regulations? It is also a change of use for the building which usually automatically triggers compliance with current standards. Alan stated they cannot physically construct the building within the current footprint. Kelly suggested they look at the limited exemptions code together because in a lot of ways it is really hard to make sense of it. Mark and the rest of the DRB had not seen the Limited Exemptions Code, so they wanted to look at it and speak with Janelle Hitch.

7. Discussion ensued about the view from Ericksen with Jim McNett expressing his concern.
8. The question was asked while Kelly was out of the room whether the setback is in the purview or concern of the DRB. The answer was it is part of the Planning Commission's review but since the DRB is the first to see it, they should bring it up and make their concerns known to the Planning Commission. Chuck mentioned that they (DRB) assume that when the projects come into them, City staff has vetted them for following the code. Discussion continued with the landscape plans which were more detailed than the DRB has seen in a while which they appreciated.
9. Kelly re-entered the room with Janelle Hitch and the DRB was introduced to Janelle. Chuck stated they wanted to know why, when the developer is not staying within the existing footprint but is expanding the footprint and changing the use and density of the building, they are receiving exceptions. Janelle responded that if they stayed within the footprint, they are able to build. Janelle was shown the site plans and discussion of buffer and setback widths ensued. Winslow Ravine provided from that stream a reduction in the setback. Janelle spoke to the geotechnical data and there was extensive conversation about allowed setback and buffer limits for new versus existing structures on that site. Chuck's concern was that they are being given exceptions for a remodel when in reality they are tearing down a whole building and expanding the footprint. Kelly stated this code is about a structural alteration, not a remodel. The thing this code was trying to do was make a geotechnical review required in a situation like this as opposed to the old code which did not require that type of review. Discussion continued of the definition, or lack thereof in the City, of structural footprint. The question was asked if there is a history of this type of action in the last five years of the City. Alan brought up City Exception Code 16.20.024, Standards for Existing Development. It talks about what you can do to a structure that isn't in a geologically hazardous area. It can be offered if there is no change in the footprint of the building and there is no further encroachment into buffers required. Alan's question was why would the rules be more lenient in a hazardous area than they are for a non-hazardous area?
10. Mark stated that what they have brought forward today is there is a real problem with definitions, especially of footprint, structures in general and it would be great if a group of staff could get together and create the definitions so there is clarity for all groups that need to use these

definitions. Jim brought up the fact that they have designed something that will make it difficult to get the corridor view through to the ravine.

11. Developer was invited in at 2:55 PM and gave a general overview/concept of the project. Currently, small building in back being used for commercial purpose will be taken down and a 2 story apartment complex with 1 unit on main floor and 2 units on second floor. They will expand footprint on opposite side of ravine. There will be 5 condominiums that are leased as apartments. Currently there is an internal property line or change it around. Kelly stated the City Attorney and Surveyor are looking into what is legally appropriate. Essentially the applicant would like to proceed with the development and how the underlying land has to be configured will be resolved as they move forward. The question of parking was brought up and whether the property line must be dissolved to process it as mixed development. Developer has provided 9 spaces when only 8 are required.
12. Jim asked if they used the Ericksen Guidelines to develop the plans. The developer responded yes. Jim asked about view corridor and the developer said since he is not expanding the building either north or south, the existing view corridor stays intact.
13. Chuck stated the struggle the DRB was having is the developer is creating a new structure that would not be allowed under the code right now (Developer agreed) under an exception of staying within the existing footprint even though they are not staying within the existing footprint. Developer agreed he was extending the original footprint. So, Chuck stated if there was going to be flexibility accommodated, it would have been nice if they had looked at the design issues more, i.e., if they had looked at an L shaped building instead of staying within the maximum width to establish a view corridor which is really important to the design guidelines. The City was making accommodations, but there was not a lot of effort to follow the design guidelines to help make it easier to accommodate the exception.
14. Chuck also spoke about the handicapped parking spot and putting the striped area on the right side instead of the driver's side.
15. Mark spoke to the design aspect again and that it was disappointing since they have the ability to expand that they did not take the Ericksen Avenue Guidelines into account to create something that fit them better and especially accommodate a view corridor. Developer asked if they could move building three feet south to provide more of a view corridor, but that disturbs existing footprint and puts building into buffer area. Kelly said it was a risk because it may not pass through the hearing examiner. Conversation ensued regarding the Ericksen Avenue Guidelines and that the DRB feels they should take precedence.
16. Alan stated there are two issues relative to the existing building: The applicant is taking advantage of the existing one story building to allow development closer to the top of the slope than would be allowed if the building wasn't already there as well as saying the requirement of the Ericksen Guidelines do not have to be met because of the existing building. The subject of side yard setback was revisited.
17. At 3:23 PM DRB recommended the following using the Mixed Use Town Center Guidelines Checklist:
 - Parking lot – Yes
 - Open Outdoor Space – Yes
 - Pedestrian connections – Yes
 - Shielded Lighting – Yes
 - Screening Service Areas – Yes
 - Common Open Space – No
 - Concealed Garage Doors – Yes
 - Overall Form – Yes
 - Entrances – No
 - Mechanical Equipment Well – No

Structured parking – Non issue
Varied Details – Yes
Integration – Yes
Creativity – No
Awning Signs – No

18. Developer asked to talk about common open area again and what the DRB was looking for. DRB spoke about landscaped areas, Devin was concerned for privacy of tenants and Kelly spoke about the types of pervious areas that could be built as well as vegetation that would be allowable. Discussion progressed to creating a trail to a bench that could be placed for a common space.

Ericksen Guidelines:

Pre 1920's Look – Yes, can do better.
Modest Scale of Building – Yes
View Corridor - No
Reinforce Historic Pattern of Development – Yes
Reinforce Landscaped Front Yard – Yes
Signs – Not an Issue
Building Design Compatible with Historic Structures – Yes
Continue Historic Pattern – Yes
Site Access – Yes
Materials Design – Yes

19. DRB will not approve project until there is further information from the applicant. Kelly stated they will revisit the project at the next DRB meeting since it was not approved.
20. At 3:57 PM discussion of Rosebud project began with Heather Beckmann providing an overview of the project and reviewing their previous meeting and two items of concern: The blank wall façade and a planting area designed out of removing one parking area. DRB also asked for balconies to show on site plan.
21. Jim expressed concern about having the balconies extend out to property line. Discussion also ensued about the wall at the back of the parking area with holes with mesh screen. There was a fire hazard as well as a safety concern from burglars over this.
22. Developer was invited in at 4:15 PM and introductions made. The last meeting with developer was in July 2014. Mark opened with discussion about previous concerns and asked Heather about getting into design conversation. Steve provided a quick overview of project for Alan's benefit and gave an overview of their neighboring site which had already been developed with two buildings. He proposed developing the second lot exactly the same with the front building being a slightly different design than the first building in the front of the developed lot. The floor plans for both buildings are very similar. Steve reiterated that nothing had really changed since the last meeting except the applicant added balconies and moved retaining walls along the back of the building under the balconies.
23. Heather brought up the blank wall façade and it was stated that the blank wall will only be at the back side of the unit where it is not visible. Jim brought up that they had spoken about awnings over the openings, but Steve wanted to maintain consistency with neighboring building, especially since it opens right on to the sidewalk/street.
24. Heather reviewed landscaping. Discussion ensued about parking and that underground parking is not a possibility because there really is not a 6 foot grade and not enough slope to go down.
25. At 4:47 Mark asked Heather where the City stood. Heather asked for design suggestions. Jim recommended the City look at 3 walls with enough openings to keep the carport (2 walls) designation and thought the City should give a little more leeway.

26. Conversation continued with DRB and Heather.
27. Meeting adjourned at 5:06 PM.

Approved by:

Mark Levine, Chairperson

Jane Rasely, Administrative Specialist

DRAFT



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, December 15, 2014 at 2:00 p.m.

City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)

Approval of Minutes - October 20, 2014 (approval of modified minutes), December 1, 2014

Rosebud II PLN19288 SPR Site Plan Review

Old and New Business

Adjournment

-
1. Meeting was brought to order at 2:03 PM. Minutes for October 20th were already approved and the minutes for the December 1st meeting were tabled until the next meeting.
 2. Heather passed out new site drawings and spoke to the carport definition being the carport had to have only 2 sides. Applicant opted for parallel sides and the north and south walls will be closed while east and west will be open sides. Jim made point that it is not a 50% code, but a 2 wall code. Alan brought up that they are not really 2 sided because the stairs, hot water heater, etc., are making a partial wall and this could set a precedence for future high density development. He felt the developer is trying to get around the code in order to have a higher density. Discussion of garage versus carport ensued with thoughts on precedence and impacts on future permits.
 3. Heather suggested the DRB go forward as though approving and she will discuss further with Director and Attorney. Mark mentioned that it really does set precedence, but the DRB needs more guidance from the City because they do not make rulings on Code. Heather spoke about grillwork and the creative use of it to stay "open" as a carport. Chuck asked if this still meets City Code and Heather stated they still had to go to Planning Commission and this was preliminary.
 4. Balconies were brought back from property line voluntarily even though Fire Department said the balconies were okay.
 5. Mark reiterated the City needs to clarify their code to the DRB so they have a greater understanding when projects are brought before them.
 6. Developer entered room at 2:19 PM. Stephen stated that he and Heather spent time on the phone talking about the carport issue. He brought larger, colored plans to show and spoke about the differences they made in the carport with ironwork, planting and wall showing to the public side which will not bother anyone viewing from the street.
 7. Heather mentioned the balconies being brought back in from the property line but still provide a six foot deck.
 8. Jim asked about the grill design and did it have 90% air. Stephen agreed that it would be about 90% air but he had not yet drawn/designed the actual grill.
 9. Chuck stated he liked what they came up with and that they wrapped the design around from the front of the building to create continuity in the whole building.
 10. Mark asked for a motion.

11. Jim McNett moved and Chuck DePew seconded the motion to accept the design. Motion passed 4-0, Alan abstained from voting.
12. Heather asked if there was anything else.
13. Mark asked if anyone had any issues with the pre-application statement Kathy provided. No one had any issues, so it was unanimously accepted.
14. Heather introduced the DRB to the “Roost” project coming down the line early next year. Jim asked who the architect was (Jeff Thornberg from Indigo Architects). Location is between Point White Dr. and Baker Hill Rd. Alan stated this was the type of situation they need a neighborhood overview for so they could see the big picture. Jim mentioned there is a big new park and children’s park being created in the same vicinity which reinforced the need for an overview shot of the area when they look at the project. Chuck spoke to the need for a traffic study that takes into account the ENTIRE neighborhood and not just the specific slice being developed. Mark asked specifically for a map and that the traffic study account for parking density as well.
15. Mark asked that the Planning Commission look at the bigger picture of parking in the area before approving all the different projects without taking into account the effects these projects have on each other, already established businesses and traffic in general. Jim asked Heather to have Roost developer coordinate with the BI Parks Department about how they are going to use the space.
16. There was no further business.
17. Meeting was adjourned at 2:41 PM.

Approved by:

Mark Levine, Chairperson

Jane Rasely, Administrative Specialist

Preapp for Site Plan



CITY OF BAINBRIDGE ISLAND
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov

APPLICATION – PAGE 1

DATE STAMP

Bainbridge Island

DEC 11 2014

Dept. of Planning &
Community Development

DATE SUBMITTED 12/11/2014		PROJECT NUMBER PLN50076	SUFFIX PRE
PROJECT NAME ROOST/BLUE MOON			
PROJECT TYPE Preapplication Conference			
PROJECT ADDRESS OR ACCESS STREET 4559, 4565 and 4569 Point White Drive, and 7651, 7663 and 7675 Baker Hill Road			
TAX PARCEL NUMBER 042402-1-046-2006		TAX PARCEL NUMBER 042402-1-059-2000	
TAX PARCEL NUMBER 042402-1-057-2002		TAX PARCEL NUMBER 042402-1-058-2001	
TAX PARCEL NUMBER 042402-1-056-2003		TAX PARCEL NUMBER	
REVISION RECEIVED :			
FEE HISTORY		AMOUNT	PAID
Preapplication Conference		\$265.00	\$265.00

PROJECT DESCRIPTION

Please note that this preapplication is for both a site plan review and a subdivision.

The project is to be constructed in three phases. Phases 1A and 1B are to be constructed concurrently. Phase 1 includes 5 detached single-family residences (+/- 2000 sf each) and 5 detached accessory dwelling units (800 sf each). Phase 1 will be divided into 5 parcels. Phase 2 will include 2 detached single family residences (+/- 1700 sf each) and 6 townhouses in 2 buildings of 3 units each (townhouses will include roof decks). Phase 2 will include 3 mixed-use buildings of 3 units each with concept program as follows: 1) a boutique inn/hotel; 2) rooftop restaurant and bar; 3) ground floor retail; and 4) second floor office space.

Preapplication Conference: Tuesday, January 13, 2015 @ 10:00 a.m.

Design Review Board: date and time to be determined.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

HEATHER BECKMANN — PHONE: 206-780-3754 E-MAIL: hbeckmann@bainbridgewa.gov

OWNER

BLUE MOON LAND COMPANY LLC, Post Office Box 10549, Bainbridge Island 98110

PHONE: 206-855-9399

E-MAIL: jebt@designindigo.com

OWNER

ROOST LAND COMPANY LLC, 172 Grow Avenue NW, Bainbridge Island, Washington 98110

PHONE 206-909-0865

E-MAIL ADDRESS Belinda@designindigo.com

CONTACT

JEREMY THORNBURG, 253 Winslow Way West, #102, Bainbridge Island 98110

PHONE 206-855-9399

E-MAIL ADDRESS jebt@designindigo.com

CITY OF BAINBRIDGE ISLAND

ROOST - NSC SITE PLAN

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



DATE STAMP FOR CITY USE ONLY BAINBRIDGE ISLAND DEC 11 2014 DEPT OF PLANNING & COMMUNITY DEVELOPMENT	<u>TO BE FILLED OUT BY APPLICANT</u> PROJECT NAME: Roost (phase 1B, phase 2) TAX ASSESSOR'S NUMBER: 042402-1-058-2001 042402-1-059-2000 042402-1-046-2006 PROJECT STREET ADDRESS OR ACCESS STREET: Pt. White Drive NE ENVIRONMENTAL CHECKLIST SUBMITTED: ☒ YES ☐ NO												
	<u>FOR CITY USE ONLY</u> FILE NUMBER: PLN50076 PRE PROJECT NUMBER: PLN50076 DATE RECEIVED: 12.11.2014 APPLICATION FEE: \$265.00 TREASURER'S RECEIPT NUMBER: 14-00798												
SUBMITTAL REQUIREMENTS <table border="1"><tr><td>APPLICATION</td><td><i>One original (which must contain an original signature) and six copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i></td></tr><tr><td>SUPPORTING DOCUMENTS</td><td><i>One original (which must contain an original signature), where applicable, and six copies (if an original is not applicable, seven copies must be provided).</i></td></tr><tr><td>FULL-SIZE DRAWINGS</td><td><i>Seven copies of the required drawings must be provided. Drawings must be folded and 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</i></td></tr><tr><td>REDUCED DRAWINGS</td><td><i>Two copies (five if commercial) of the drawings reduced to 11" x 17" must be provided.</i></td></tr><tr><td>SUBMITTING APPLICATIONS</td><td><i>Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Applicant Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.</i></td></tr><tr><td>FEES</td><td><i>Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.</i></td></tr></table>		APPLICATION	<i>One original (which must contain an original signature) and six copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>	SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature), where applicable, and six copies (if an original is not applicable, seven copies must be provided).</i>	FULL-SIZE DRAWINGS	<i>Seven copies of the required drawings must be provided. Drawings must be folded and 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</i>	REDUCED DRAWINGS	<i>Two copies (five if commercial) of the drawings reduced to 11" x 17" must be provided.</i>	SUBMITTING APPLICATIONS	<i>Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Applicant Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.</i>	FEES	<i>Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.</i>
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APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.													

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

December 2011

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PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



A. GENERAL INFORMATION

1. Name of property owner: **Roost Land Company, LLC (042402-1-057-2002)**
Address: **172 Grow Ave. NW, Bainbridge Island, WA 98110**
Phone: **206.909.0865** Fax: _____
E-mail: **Belinda@beingindigo.com**

Name of property owner: **Roost Land Company, LLC (042402-1-056-2003)**
Address: **172 Grow Ave. NW, Bainbridge Island, WA 98110**
Phone: **206.909.0865** Fax: _____
E-mail: **Belinda@beingindigo.com**

Name of property owner: **Blue Moon Land Company, LLC (042402-1-046-2006)**
Address: **P.O. Box 10549, Bainbridge Island, WA 98110**
Phone: **206.909.0865** Fax: _____
E-mail: **Belinda@beingindigo.com**

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Applicant/agent: **Jeb Thornburg (member Blue Moon Land Co. and Roost Land Co., LLC)**
Address: **253 Winslow Way Way, #102, Bainbridge Island, WA 98110**
Phone: **206.855.9399** Fax: _____
E-mail: **jebt@beingindigo.com**

3. Name of land surveyor: **Adam & Goldsworthy (Jim Goldsworthy)**
Address: **1015 NE Hostmark St. Ste. 103, Poulsbo, WA 98370**
Phone: **206.842.9598** Fax: _____
E-mail: **info@agols.com**

4. Planning department personnel familiar with site: **Heather Beckman**

CITY OF BAINBRIDGE ISLAND

ROOST - NSC SITE PLAN**PREAPPLICATION CONFERENCE REQUEST**

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



5. Description of proposal: see attached (Project Vision Summary)

6. Driving directions to site: located near the intersection of Pt. White Drive NE and Lynwood Center Rd.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
042402-1-058-2001	Roost Land Co., LLC	36,155 sf
042402-1-059-2000	Blue Moon Land Co., LLC	16,553 sf
042402-1-046-2006	Blue Moon Land Co., LLC	107,162 sf
Use additional sheet if necessary	Total of all parcels:	159,870 sf

** As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): see attached

9. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot 046-2006	OSR-2/NSC	R2/NSC	na	SFR
Lot 059-2000	NSC	NSC	na	SFR
Lot 058-2001	NSC	NSC	na	vacant
Lot				

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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December 2011

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ROOST - NSC SITE PLAN

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



10. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	OSR-1, OSR-2	R-1, R-2	na	vacant
South	NSC	NSC	na	multi-family
East	NSC/R12	NSC/R12	na	mixed use
West	OSR-1	R-1	na	vacant/SFR

11. Common name of adjacent water area or wetlands area: not applicable

12. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (*Bainbridge Island Municipal Code Chapter 16.20*)?

☐ yes ☒ no ☐ unknown

If yes, check as appropriate:

☐ wetland*	☐ geologically hazardous area**
☐ wetland buffer*	☐ zone of influence**
☐ stream*	☐ slope buffer**
☐ stream buffer*	☐ fish and wildlife habitat area

*If your site includes a wetland or wetland buffer, a wetland report may be necessary with your application.

**If your site includes a geologically hazardous area or is within the zone of influence as defined in *Bainbridge Island Municipal Code 16.20*, a geotechnical report may be necessary with your application.

13. Are there underlying/overlying agreements on the property? ☐ yes ☒ no ☐ unknown

If yes, check as appropriate and provide a copy of the decision document:

☐ CUP Conditional Use Permit	☐ SPR Site Plan Review
☐ MPD Master Planned Development	☐ SPT Short Plat
☐ PUD Planned Unit Development	☐ SSDP Shoreline Permit
☐ REZ Contract Rezone	☐ SUB Prior Subdivision
☐ RUE Reasonable Use Exception	☐ VAR Zoning Variance
	☐ Other: _____

Under which jurisdiction was the approval given?

☐ City of Bainbridge Island ☐ Kitsap County

Approval date: _____

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812

PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

December 2011

PAGE 1 WILL BE GENERATED BY THE CITY AT TIME OF SUBMITTAL

Page 5 of 9

ROOST - NSC SITE PLAN

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



14. Is there any other information which is pertinent to this project? ☒ yes ☐ no

If yes, please explain: see attached

B. TECHNICAL INFORMATION

1. Name of water purveyor: South Bainbridge Water
If a private well, what class? _____
2. Type of sewage disposal: ☐ on-site septic ☐ off-site septic ☐ sewer
Sewer district: ☒ City of Bainbridge Island ☐ Sewer District 7
3. General description of the existing terrain: flat
4. Soil survey classification: +/- 6-12" sand silt topsoil over +/- 20'd of "granular old beach deposits" over 5' deep of "old tidal flat deposits" above very dense glacial soils
5. Flood plain designation: ☒ A ☐ AE

A small portion of the site directly along the southern property line along Point White Dr. lies within the FEMA defined 100-year flood plain. No building construction is proposed within the flood plain, only landscaping, sidewalks and street-side angled parking are proposed.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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PAGE 1 WILL BE GENERATED BY THE CITY AT TIME OF SUBMITTAL

Page 6 of 9

ROOST - NSC SITE PLAN

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	
secondary arterial	60 feet	Pt. White Dr., Baker Hill Road	60' each
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet		

7. Sidewalks are adjacent to the parcel:

☐ yes ☒ no

If yes, existing sidewalks are _____ feet wide.

Sidewalk installation is proposed as part of the development project:

☒ yes ☐ no

Proposed sidewalks:

☒ adjacent to the parcel and are to be

6' feet wide.

☒ internal to the proposal and are to be

4' feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:

Phase 1B: Residential/Commercial (construction start April 2015, occupancy Dec. 2015)

Phase 2: Mixed Use (2016)

see attached phasing plan

9. Proposed floor area ratio (gross square feet contained in buildings excluding under-building parking/lot area):

na

10. Proposed lot coverage (total area of building footprint/lot area x 100%):

see attached summary

11. Height of proposed buildings or structures:

35' max

12. Square footage of all spaces: **see attached summary**

storage: _____

retail: _____

residential: _____

office: _____

other: _____

13. Number of stories proposed: **3 stories**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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December 2011

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Page 7 of 9

ROOST - NSC SITE PLAN

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



14. Proposed setbacks:
- | | | | |
|--------|----------------------|--------|-------|
| north: | <u>see site plan</u> | south: | _____ |
| east: | _____ | west: | _____ |
15. Number of parking stalls proposed: see attached parking summary
16. Amount of square footage of proposed paved areas: see attached lot coverage summary
17. Percent of site to be covered by impervious surfaces: see attached lot coverage summary %
(If the proposal results in more than 1,000 square feet of additional impervious surface, a preliminary drainage plan shall be required.)
18. For light manufacturing proposals, percentage of site to remain as open space: _____ %
19. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)
CC&Rs and Condo Bylaws are in process ☒ yes ☐ no ☐ unknown
20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)
see attached phasing plan

21. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:
Right of Way permit - not yet applied for
Utility permit - not yet applied for, discussions underway with Brown Wheeler and COBI
NPDES permit - not yet applied for

ROOST - NSC SITE PLAN

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

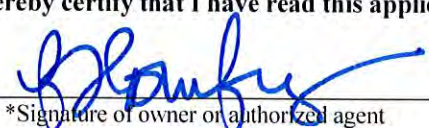
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



22. Will the completed project result in 800 or more square feet of impervious surface
(building footprint + driveways + parking)? ☒ yes ☐ no ☐ unknown
23. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?
☒ yes ☐ no ☐ unknown
24. Do storm water systems exist on the site? ☐ yes ☒ no ☐ unknown
If yes, were they constructed after 1982? ☐ yes ☐ no ☐ unknown
If yes, what type of storm water system exists on the site?
☐ infiltration ☐ open ditching ☐ closed conveyance ☐ detention
25. Will the completed project result in excavating of or filling in:
☐ less than 50 cubic yards. ☐ more than 50 cubic yards but less than 100 cubic yards. ☒ more than 100 cubic yards.
26. For reasonable use exception applications, proposed square footage of wetland and buffer to be disturbed: na

I hereby certify that I have read this application and know the same to be true and correct.


*Signature of owner or authorized agent

12.10.14
Date

Belinda Thornburg
Please Print

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.*

14. Pertinent Project Information (Phase 1B, Phase 2):

- The project consists of 3 existing parcels
- There is one parcel (westerly) that is split zoning, northern half R-2, southern half NSC.
 - The proposed platting will include subdivision of the split-zoned parcel, but the change in zoning line will remain as is.
- Project components on the NSC portions of the site will meet the NSC Zoning Criteria.
- Base Residential Zoning Density for NSC is R-2.
- The project will utilize the residential bonus density of R-5 for Mixed Use, AND connection to Public Water and Sewer Services.
- Total residential unit count in Phase 1B:
 - 6 townhouses w/commercial at ground level
 - 2 SFRs
- WATER: We are currently finalizing our water share needs with the South Bainbridge Water District (SBW).
 - Contracts for necessary shares are being drafted by SBW Counsel and are nearly complete.
 - We are working with Browne Wheeler Engineering on utility designs, and they are also in contact with SBW, and available to comment further on the specific water service utilities.
- SEWER: Browne Wheeler has been in contact with CoBI Public Works related to both storm sewer and sanitary sewer services already, and a copy of the correspondence is attached.
- GEOTECH: We are working with Coastal Solutions (Rob Cousins) on geotechnical design (see attached letter).

Tax Description

Print

Tax Account No.
042402-1-059-2000

Process No.
2207892

Situs Address
4569 POINT WHITE DR NE

04242E

LOT D CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-6 AS RECORDED IN VOLUME 10 PAGE 4 OF SHORT PLATS, AUDITOR'S FILE NO. 9310110094. THAT PORTION OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, TOGETHER WITH EASEMENTS AS DEPICTED ON THE SHORT PLAT.

close this window

Tax Description

[Print](#)

Tax Account No.
042402-1-058-2001

Process No.
2207884

Situs Address
7651 NE BAKER HILL RD

04242E

LOT C CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-6 AS RECORDED IN VOLUME 10 PAGE 4 OF SHORT PLATS, AUDITOR'S FILE NO. 9310110094. THAT PORTION OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, TOGETHER WITH EASEMENTS AS DEPICTED ON THE SHORT PLAT.

[close this window](#)

Tax Description

[Print](#)

Tax Account No.
042402-1-046-2006

Process No.
1929819

Situs Address
Multiple addresses on file

04242E

**TH PTN OF GOVT LOT 5 SEC 4 DAF BEG 15 FT S OF NW COR OF SD GOVT LOT 5 TH E
122.75FT TH S 875FT M/L TO N MGN OF THE CO RD TH WLY ALG SD N MGN OF CO RD
TO W LN OF SD GOVT LOT 5 TH N ALG THE W LN OF SD GOVT LOT 5 956.1FT M/L TO
TPOB EXC THE N 15FT THOF CNVYD TO KITSAP CO FOR RD BY DEED RECD UNDER
AUD NO 808875**

[close this window](#)

Preapp for Short Plat



CITY OF BAINBRIDGE ISLAND
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
Phone: 206-842-2552 Email: pcd@bainbridgewa.gov

APPLICATION – PAGE 1

DATE STAMP

Bainbridge Island

DEC 11 2014

Dept. of Planning &
Community Development

DATE SUBMITTED 12/11/2014		PROJECT NUMBER PLN50076	SUFFIX PRE
PROJECT NAME ROOST/BLUE MOON			
PROJECT TYPE Preapplication Conference			
PROJECT ADDRESS or ACCESS STREET 4559, 4565 and 4569 Point White Drive, and 7651, 7663 and 7675 Baker Hill Road			
TAX PARCEL NUMBER 042402-1-046-2006		TAX PARCEL NUMBER 042402-1-059-2000	
TAX PARCEL NUMBER 042402-1-057-2002		TAX PARCEL NUMBER 042402-1-058-2001	
TAX PARCEL NUMBER 042402-1-056-2003		TAX PARCEL NUMBER	
REVISION RECEIVED :			
FEE HISTORY		AMOUNT	PAID
Preapplication Conference		\$265.00	\$265.00

PROJECT DESCRIPTION

Please note that this preapplication is for both a site plan review and a subdivision.

The project is to be constructed in three phases. Phases 1A and 1B are to be constructed concurrently. Phase 1 includes 5 detached single-family residences (+/- 2000 sf each) and 5 detached accessory dwelling units (800 sf each). Phase 1 will be divided into 5 parcels. Phase 2 will include 2 detached single family residences (+/- 1700 sf each) and 6 townhouses in 2 buildings of 3 units each (townhouses will include roof decks). Phase 2 will include 3 mixed-use buildings of 3 units each with concept program as follows: 1) a boutique inn/hotel; 2) rooftop restaurant and bar; 3) ground floor retail; and 4) second floor office space.

Preapplication Conference: Tuesday, January 13, 2015 @ 10:00 a.m.

Design Review Board: date and time to be determined.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

HEATHER BECKMANN – PHONE: 206-780-3754 E-MAIL: hbeckmann@bainbridgewa.gov

OWNER

BLUE MOON LAND COMPANY LLC, Post Office Box 10549, Bainbridge Island 98110

PHONE: 206-855-9399

E-MAIL: jebt@designindigo.com

OWNER

ROOST LAND COMPANY LLC, 172 Grow Avenue NW, Bainbridge Island, Washington 98110

PHONE 206-909-0865

E-MAIL ADDRESS Belinda@designindigo.com

CONTACT

JEREMY THORNBURG, 253 Winslow Way West, #102, Bainbridge Island 98110

PHONE 206-855-9399

E-MAIL ADDRESS jebt@designindigo.com

TITLE 17 PREAPPLICATION CONFERENCE REQUEST
SHORT PLAT, SUBDIVISION, LARGE LOT SUBDIVISION


DATE STAMP FOR CITY USE ONLY BAINBRIDGE ISLAND DEC 11 2014 DEPT OF PLANNING & COMMUNITY DEVELOPMENT	TO BE FILLED OUT BY APPLICANT PROJECT NAME (if any): ROOST (PHASE 1A) TAX ASSESSOR'S NUMBER(S): <u>042402-1-057-2002</u> <u>042402-1-056-2003</u> <u>042402-1-046-2006</u> PROJECT STREET ADDRESS OR ACCESS STREET: <u>BAKER HILL ROAD</u> ENVIRONMENTAL CHECKLIST SUBMITTED : ☒ YES ☐ NO
FOR CITY USE ONLY FILE NUMBER: <u>PLN50076 PRE</u> PROJECT NUMBER: <u>PLN50076</u> DATE RECEIVED: <u>12.11.2014</u> APPLICATION FEE: <u>\$265.00</u> TREASURER'S RECEIPT NUMBER: <u>14-00798</u>	
SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature), where applicable, and six copies (if an original is not applicable, seven copies must be provided).</i>
FULL-SIZE DRAWINGS	<i>Seven copies of the required drawings must be provided. Drawings must be folded and must be 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</i>
REDUCED DRAWINGS	<i>Two copies of the drawings reduced to 11" x 17" must be provided.</i>
SUBMITTING APPLICATIONS	<i>Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Agent Agreement must accompany the application. Please call (206) 780-3762 to make an appointment to submit your application.</i>
FEES	<i>Please call the Department of Planning & Community Development for submittal fee information.</i>
ATTACHED SUBMITTAL CHECKLIST	<i>Please refer to attached Submittal Checklist for further information. Note: when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.</i>
APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.	

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
 PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov
www.ci.bainbridge-island.wa.us

**TITLE 17 PREAPPLICATION CONFERENCE REQUEST
SHORT PLAT, SUBDIVISION, LARGE LOT SUBDIVISION****A. GENERAL INFORMATION**

1. Name of property
owner:

Roost Land Company, LLC (042402-1-057-2002)

Address: 172 Grow Ave. NW, Bainbridge Island, WA 98110

Phone: 206.909.0865

Fax: _____

E-mail: Belinda@BeingIndigo.com

Name of property owner:

Roost Land Company, LLC (042402-1-056-2003)

Address: 172 Grow Ave. NW, Bainbridge Island, WA 98110

Phone: 206.909.0865

Fax: _____

E-mail: Belinda@BeingIndigo.com

Name of property owner:

Blue Moon Land Company, LLC (042402-1-046-2006)

Address: 172 Grow Ave. NW, Bainbridge Island, WA 98110

Phone: 206.909.0865

Fax: _____

E-mail: Belinda@BeingIndigo.com

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Applicant/agent:

Jeb Thornburg (member of Blue Moon Land. Co. and Roost Land Co., LLCs)

Address: 253 Winslow Way West. #102, Bainbridge Island, WA 98110

Phone: 206.855.9399

Fax: _____

E-mail: Jeht@BeingIndigo.com

3. Name of land
surveyor:

Adam & Goldsworthy (Jim Goldsworthy)

Address: 1015 NE Hostmark St., Ste. 103, Poulsbo, WA 98370

Phone: 206.842.9598

Fax: _____

E-mail: info@agols.com

4. Planning department personnel familiar with site: Heather Beckman

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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www.ci.bainbridge-island.wa.us

TITLE 17 PREAPPLICATION CONFERENCE REQUEST **SHORT PLAT, SUBDIVISION, LARGE LOT SUBDIVISION**



5. Description of proposal:

See attached (Project Vision Summary)

6. General location of site:

 Located near the intersection of NE Baker Hill Rd. and
 Lynwood Center Road

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
042402-1-056-2003	Roost Land Co., LLC	26,136 sf
042402-1-057-2002	Roost Land Co., LLC	26,136 sf
042402-1-046-2006	Blue Moon Land Co., LLC	107,162 sf
Use additional sheet if necessary		Total of all parcels: 159,434 sf

* As defined in Bainbridge Island Municipal Code 18.12.050

Your proposal is best described as:

- ☐ commercial, industrial or multi-family subdivision; or
☒ single family subdivision: ☐ clustering or ☒ open space (%)
- ☐ dividing one or more parcels into five-acre lots;
☐ dividing one parcel into no more than four lots;
☐ dividing one parcel into five or more lots; or
☒ dividing two or more parcels into no more than nine lots (additional 15% open space).

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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TITLE 17 PREAPPLICATION CONFERENCE REQUEST **SHORT PLAT, SUBDIVISION, LARGE LOT SUBDIVISION**



8. Legal description (or attach): See attached

9. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot 046-2006	OSR-2/NSC	R2/NSC	na	SFR
Lot 057-2002	OSR-2	R2	na	vacant
Lot 056-2003	OSR-2	R2	na	vacant
Lot				

10. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	OSR-1	R-1	na	vacant
South	NSC	NSC	na	mixed use
East	NSC/R12	NSC/R12	na	mixed use
West	OSR-1	R-1	na	vacant/SFR

11. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (*Bainbridge Island Municipal Code Chapter 16.20*)?

☒ yes ☐ no ☐ unknown

If yes, check as appropriate:

☒ wetland*	☐ geologically hazardous area**
☒ wetland buffer*	☐ zone of influence**
☐ stream*	☐ slope buffer**
☐ stream buffer*	☐ fish and wildlife habitat area

* If your site includes a wetland or wetland buffer, a wetland report may be necessary with your application.

** If your site includes a geologically hazardous area or is within the zone of influence as defined in Bainbridge Island Municipal Code 16.20, a geotechnical report may be required with your application.

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TITLE 17 PREAPPLICATION CONFERENCE REQUEST **SHORT PLAT, SUBDIVISION, LARGE LOT SUBDIVISION**



12. Is construction planned within 200 feet of ordinary high water (usually where shoreline vegetation changes from salt tolerant to upland plants)? ☐ yes ☒ no ☐ unknown

13. Are there underlying/overlying agreements on the property? ☐ yes ☒ no ☐ unknown

If yes, check as appropriate and provide a copy of the decision document:

- | | |
|---|--|
| ☐ CUP Conditional Use Permit | ☐ SPR Site Plan Review |
| ☐ MPD Master Planned Development | ☐ SPT Short Plat |
| ☐ PUD Planned Unit Development | ☐ SSDP Shoreline Permit |
| ☐ REZ Contract Rezone | ☐ SUB Prior Subdivision |
| ☐ RUE Reasonable Use Exception | ☐ VAR Zoning Variance |
| | ☐ Other: _____ |

Under which jurisdiction was the approval given?

☐ City of Bainbridge Island ☐ Kitsap County

Approval date: _____

14. Is there any other information which is pertinent to this project? ☐ yes ☐ no

If yes, please explain: See attached

B. TECHNICAL INFORMATION

1. Name of water purveyor: South Bainbridge Water

If a private well, what class? _____

2. Type of sewage disposal: ☐ on-site septic ☐ off-site septic ☐ sewer

Sewer district: ☒ City of Bainbridge Island ☐ Sewer District 7

3. General description of the existing terrain: Flat

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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 PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov
www.ci.bainbridge-isl.wa.us

TITLE 17 PREAPPLICATION CONFERENCE REQUEST **SHORT PLAT, SUBDIVISION, LARGE LOT SUBDIVISION**



4. Soil survey classification: +/- 6-12" sand silt topsoil over +/- 20'd of "granular old beach deposits" over 5'd of "old tidal flat deposits" above very dense glacial soils

5. Flood plain designation: ☐A ☐AE na

6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	
secondary arterial	60 feet	Baker Hill Road	60'
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet		

7. Sidewalks are adjacent to the parcel: ☒ yes ☐ no

If yes, existing sidewalks are _____ feet wide.

Sidewalk installation is proposed as part of the development project: ☒ yes ☐ no

Proposed sidewalks: ☐ adjacent to the parcel and are to be _____ feet wide.
☒ internal to the proposal and are to be 4' feet wide.

8. Will the completed project result in 800 or more square feet of impervious surface (building footprint + driveways + parking)? ☒ yes ☐ no ☐ unknown

9. Will the project result in clearing more than six significant trees or 2,500 square feet of ground? ☒ yes ☐ no ☐ unknown

10. Do storm water systems exist on the site? ☐ yes ☒ no ☐ unknown

If yes, were they constructed after 1982? ☐ yes ☐ no ☐ unknown

If yes, what type of storm water system exists on the site?

☐ infiltration ☐ open ditching ☐ closed conveyance ☐ detention

11. Will the completed project result in excavating of or filling in:

☐ less than 50 cubic yards. ☐ more than 50 cubic yards but less than 100 cubic yards. ☒ more than 100 cubic yards.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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**TITLE 17 PREAPPLICATION CONFERENCE REQUEST
SHORT PLAT, SUBDIVISION, LARGE LOT SUBDIVISION**



I hereby certify that I have read this application and know the same to be true and correct.

[Handwritten signature]

*Signature of owner or authorized agent

12.10.14

Date

*Signature of owner or authorized agent

Date

*Signature of owner or authorized agent

Date

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.*

14. Pertinent Project Information (Phase 1A):

- The project consists of 3 existing parcels
- There is one parcel (westerly) that is split zoning, northern half R-2, southern half NSC.
 - The proposed platting will include subdivision of the split-zoned parcel, but the change in zoning line will remain as is.
- Total residential unit count:
 - 5 SFR's
 - 5 ADU's
- WATER: We are currently finalizing our water share needs with the South Bainbridge Water District (SBW).
 - Contracts for necessary shares are being drafted by SBW Counsel and are nearly complete.
 - We are working with Browne Wheeler Engineering on utility designs, and they are also in contact with SBW, and available to comment further on the specific water service utilities.
- SEWER: Browne Wheeler has been in contact with CoBI Public Works related to both storm sewer and sanitary sewer services already, and a copy of the correspondence is attached.
- GEOTECH: We are working with Coastal Solutions (Rob Cousins) on geotechnical design (see attached letter).
- WETLAND: We are working with Ecological Land Services (Joanne Bartlett) on wetland analysis (see attached report).

Tax Description

[Print](#)

Tax Account No.
042402-1-046-2006

Process No.
1929819

Situs Address
Multiple addresses on file

04242E

**TH PTN OF GOVT LOT 5 SEC 4 DAF BEG 15 FT S OF NW COR OF SD GOVT LOT 5 TH E
122.75FT TH S 875FT M/L TO N MGN OF THE CO RD TH WLY ALG SD N MGN OF CO RD
TO W LN OF SD GOVT LOT 5 TH N ALG THE W LN OF SD GOVT LOT 5 956.1FT M/L TO
TPOB EXC THE N 15FT THOF CNVYD TO KITSAP CO FOR RD BY DEED RECD UNDER
AUD NO 808875**

[close this window](#)

Tax Description

[Print](#)

Tax Account No.
042402-1-056-2003

Process No.
2207868

Situs Address
7675 NE BAKER HILL RD

04242E

LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-6 AS RECORDED IN VOLUME 10 PAGE 4 OF SHORT PLATS, AUDITOR'S FILE NO. 9310110094. THAT PORTION OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, TOGETHER WITH EASEMENTS AS DEPICTED ON THE SHORT PLAT.

[close this window](#)

Tax Description

[Print](#)

Tax Account No.
042402-1-057-2002

Process No.
2207876

Situs Address
7663 NE BAKER HILL RD

04242E

LOT B CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-6 AS RECORDED IN VOLUME 10 PAGE 4 OF SHORT PLATS, AUDITOR'S FILE NO. 9310110094. THAT PORTION OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, TOGETHER WITH EASEMENTS AS DEPICTED ON THE SHORT PLAT.

[close this window](#)

Design Review Board Design Guideline Checklist
 Lynwood Center Design Guidelines– BIMC 18.18.030

BAINBRIDGE ISLAND
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- ☒ "Pre-App" Meeting Checklist
- ☐ "Post-App" Meeting Checklist

Project Name/Case #: **Roost**

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

Site Plan Review

Project Description:

**Mixed-Use project with 2 sequential phases of work: Phase 1 = 6 Townhouses with Commercial below.
 Phase 2 = Retail/Office/Restaurant/Inn/Res. Condos**

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To ensure implementation of the adopted Lynwood Center Plan.	Any new proposals should be consistent with the adopted Lynwood Center plan.	See Narrative Memo and Submittal Drawings	
2.	To minimize the impact of parking lots.	Parking shall be placed behind buildings or in a single row along the street.	See Narrative Memo and Submittal Drawings	

Design Review Board Design Guideline Checklist
Lynwood Center Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3.	To encourage the continuance of the existing character of Lynwood Center.	The Tudor character should be retained with features such as pitched roofs, a mix of external materials, exposed timbering and small, mullioned windows. Restoration of the existing Tudor building is encouraged.	See Narrative Memo and Submittal Drawings	
4.	To encourage multiple uses of sidewalks.	7-10 foot wide sidewalks are encouraged, especially where sidewalk seating is anticipated.	See Narrative Memo and Submittal Drawings	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**

What the spreadsheets mean: Please collate each Word doc page to the back of each spreadsheet page. The Word doc provides an explanation of the matching spreadsheet.

PAGE TITLE - BUFFERS R2Portion

This page shows each buffer in the R2 portion by number and description and the part of the code that applies, including

1. Location number on the R2 landscaping plan
2. Dimensions of the various buffers
3. Extra buffer area available on the NE adjoining the road/open space buffer – If needed as an area for averaging buffers reduced elsewhere
4. Type of buffer – if filtered or full
5. Number of trees based on their distance apart – varies by buffer type
6. No of trees calculated as evergreen
7. No of trees calculated as deciduous
8. No of tree units generated by the code requirements
9. No of native trees required
10. No of shrubs required
11. The totals are summed at the bottom and the total area noted in sq. ft.

A word doc matches this part of the spreadsheet with all the important code points copied from the code

NOTE:

1. Extra buffer area is available within the NE open space, adjoining the Baker Hill buffer – If needed can be used as an area for adding averaged buffers reduced elsewhere
2. The East Roost R2 to NSC already has a buffer on the NSC- No buffer is required. I included typical buffering numbers if you choose to add another buffer for averaging or cosmetic reasons

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ROOST

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Area Number per Plan	Location	Area sq ft	L'gth	W'th	Type	Number of trees required @ 1 tree every 10' for full or every 30' filtered	E'Green trees required at 70% for full buffer/ 50% @ 4' and 50% @ 6'	Deciduous trees required @30% if full buffer or 100% for filtered buffer. Trees are @ 2" caliper at 1 tree per 30' if filtered	Tree UNITS if 50% of evergreens are more than 40' or if only deciduous are used	Natives@ 20% both full and partial	Number of Shrubs. Full buffer- evergreens @ 21" x 3' center to 4' max, filtered buffer x 3' centers 3' high max	Number of Ground cover plants required after 3 years @16 sq ft each
2	BUFFERS R2 PORTION- Required plantings per code												
3	See Table 18.15.010-1 Landscape requirements by Zone - and - Table 18.15.010-3 Sizes and types of Screening												
4	1	NE Buffer on Baker.	2125	85	25	Full	9	6	3	6	2	28	133
5	2	NE Buffer on Baker. Remaining 25' of open space. May be planted as an option if required for averaging	2350	94	25	If Full	9	7	3	6	2	31	147
6	3	Buffer NW on Baker	16560	123.1	52	Wet land. Trees are retained							
7	4	Wetland Buffer				May be planted if permitted							
8	5	Our R2 to neighboring NSC on East . Buffer planting existing on NSC - Additional planting in this buffer Not Required. Totally optional	4060	406	10	Existing on neighbor NSC to the East			14	7		135	254

ROOST

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Area Number per Plan	Location	Area sq ft	L'gth	W'th	Type	Number of trees required @ 1 tree every 10' for full or every 30' filtered	E'Green trees required at 70% for full buffer/ 50% @ 4' and 50% @ 6'	Deciduous trees required @30% if full buffer or 100% for filtered buffer. Trees are @ 2" caliper at 1 tree per 30' if filtered	Tree UNITS if 50% of evergreens are more than 40' or if only deciduous are used	Natives@ 20% both full and partial	Number of Shrubs. Full buffer- evergreens @ 21" x 3' center to 4' max, filtered buffer x 3' centers 3' high max	Number of Ground cover plants required after 3 years @16 sq ft each
9	6	Buffer between our R2 to our NSC West of center access road.	1620	108	15	Full	11	8	3	7	2	36	101
10	7	Buffer between our R2 to our NSC East of center access road.	960	96	10	Full	10	7	3	6	2	32	60
11	8	R2 Street Parking 1 drive over tree grate per 4 cars plus end caps							5	3			
12	TOTAL R2 PORTION 100,576 38 27 30 35 8 263 695												
13	Tree units required per code- Same only as pre-construction												

What the spreadsheets mean:

PAGE TITLE- BUFFERS NSC PORTION- PROPERTY LINE BUFFERS

This page shows each buffer in the NSC portion by number and description and the part of the code that applies, including

1. Location number on the NSC landscaping plan
2. Dimensions of the various buffers
3. Type of buffer – if filtered or full
4. Number of trees based on their distance apart – varies by buffer type
5. No of trees calculated as evergreen
6. No of trees calculated as deciduous
7. No of tree units generated by the code requirements
8. No of native trees required
9. No of shrubs required
10. The totals are summed at the bottom and the total area noted in sq. ft.

NOTE:

1. Buffer area 1. This has not been decided yet- Ask for a ruling - Buffer West NSC to Mixed use R2/NSC TBD. We have not determined if this area is R2 or NSC, or both or a mix. Therefore the buffer requirement is calculated at 10' full for now but could either A. Be averaged elsewhere for the remaining 5' or B increased to 15 feet and recalculated accordingly - We **need a ruling on how to manage that.**
2. The Point White buffer is written as 10' with the ability to average to a minimum of 5' – **We need a ruling on how to manage that.**
3. In the NSC area the 40 tree unit per acre calculation applies. 103 are required. We meet that number by adhering to the buffer requirements and allowing

ROOST

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Area Number per Plan	Location	Area sq ft	L'gth	W'th	Type	Number of trees required @ 1 tree every 10' for full or every 30' filtered	E'Green trees required at 70% for full buffer/ 50% @ 4' and 50% @ 6'	Deciduous trees required @30% if full buffer or 100% for filtered buffer. Trees are @ 2" caliper at 1 tree per 30' if filtered	Tree UNITS if 50% of evergreens are more than 40' or if only deciduous are used	Natives@ 20% both full and partial	Number of Shrubs. Full buffer- evergreens @ 21" x 3' center to 4' max, filtered buffer x 3' centers 3' high max	Number of Ground cover plants required after 3 years @16 sq ft each
14	BUFFERS NSC PORTION - PROPERTY LINE BUFFERS - Required plantings per code												
15	See Table 18.15.010-1 Landscape requirements by Zone												
16	1	Buffer West NSC to Mixed use R2/NSC TBD. 15' full if R2, 10' filtered if NSC	4650	465	10	Min 10' Full used for now	47	33	14	31	9	155	291
17	1	Note that if buffer 1 is 10' we have to average the remaining 5'											
18	2	Buffer East NSC to neighbor NSC	4320	432	10	Filtered			14	7		144	270
19	3	Point Wt roadside parking 5 min to 10'. Trees redistributed by averaging? TBD	2130	213		Filtered			7.1	4		71	133
20	4	Point Wt roadside parking 5 min to 10'. Trees redistributed by averaging? TBD. Table 18.15.010-5	140	32		Filtered			1	1		11	9
21													
22	TOTAL NSC Buffer Plantings						47	33	36	43	9	381	703

What the spreadsheets mean:

TITLE PAGE - NSC PARKING

This spreadsheet identifies the various parking places and applies to code rules to determine the plantings required

Parking units are summed and the sum divided by the code rules of how many parking spaces per tree.

	A	B	C	D	E	F	G	H
1	NSC PARKING Right of way (ROW) and interior parking landscape							
2	See E1: Street Frontage Landscaping and F : Parking lot landscaping b. c. and d.							
3	Parking Spaces Location	Units	Number of trees r required at 1 per 4 parking places on ROW and 1 per 8 interior- Non ROW	Min 30% evergreen ROW or 100% deciduous elsewhere @4'	ROW deciduous 6' / Other locations 2"	Tree Units	In ROW 18" at planting and 3' centers, elsewhere total cover in 2 years. Based on 8'6' parking	Ground cover or secondary planting to fill extra 2 feet beyond 3' boxwood example. Averaged
4	R2 Parking	16	4		4	2		
5	Lot 10	6						
6	Lot 9	5						
7	Building B North	6						
8	Building B East	9						
9	Building B South	11						
10	Market Plaza	3						
11	Building A North	2						
12	Building B Far East possible drive over grate every 4 cars	18	7.5		7.5	3.75		
13	Point white	17	4	1	3	0.50		
14	Total Parking Landscaping Requirement	77	12	1	10.5	6	152	225

What the spreadsheets mean:

TITLE PAGE - END CAPS

This spreadsheet identifies the various end caps at the various parking places and applies “ to code rules to determine the plantings required

	A	B	C	D	E	F	G	H	I	J
1	How NSC PARKING END CAP LANDSCAPING meets Parking Requirement									
2	Location of end cap	Area					Units based on 1 deciduous tree at each end cap	Total tree units		
3	R2 Center may include drive over grates to increase tree coverage						2	1		
4	Lot 10						2	1		
5	Lot 9						2	1		
6	Building B North						2	1		
7	Building B East						2	1		
8	Building B Far East may include drive over grates to increase tree coverage						2	1		
9	Building B South						2	1		
10	Market Plaza						2	1		
11	Building A North						2	1		
12	Point white						2	1		
13	Total End Cap Landscaping						20	10		

What the spreadsheets mean:

TITLE -

PAGE ~~TOTAL~~ - SUMMARY NSC LANDSCAPING

This page shows all the plantings summed according to each spreadsheet page from above.

It is useful to compare the requirements from the code to the summed total of trees/ shrubs / groundcovers we offer to plant.

ROOST

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Area Number per Plan	Location	Area sq ft	L'gth	W'th	Type	Number of trees required @ 1 tree every 10' for full or every 30' filtered	E'Green trees required at 70% for full buffer/ 50% @ 4' and 50% @ 6'	Deciduous trees required @30% if full buffer or 100% for filtered buffer. Trees are @ 2" caliper at 1 tree per 30' if filtered	Tree UNITS if 50% of evergreens are more than 40' or if only deciduous are used	Natives@ 20% both full and partial	Number of Shrubs. Full buffer- evergreens @ 21" x 3' center to 4' max, filtered buffer x 3' centers 3' high max	Number of Ground cover plants required after 3 years @16 sq ft each
42	SUMMARY NSC LANDSCAPING Including trees, shrubs and groundcover per code												
43	See: G Total site tree unit requirements G2 and G4 a.2 NSC unit required 40 per acre; See Table 18.15.010-7												
44		TOTAL NSC Buffer Plantings					47	33	36	43	9	381	703
45		Total End Cap Landscaping							20	10			
46		Balance of Total Tree Units Retained/ Removed								25.8			
47		Tree units to be planted within NSC interior landscaping TBD								25			
48		TOTAL PROPOSED NSC LANDSCAPING	112,163				47	33	56	103	9	381	703
49		TOTAL REQUIRED Tree units / shrubs / ground covers per code based on buffers and total area	103				47	33	56	103	9	381	703
50		Combined R2 and NSC					85	59	86	139	17	644	1397

What the spreadsheets mean:

TITLE PAGE - BUFFER AVERAGING

This spreadsheet shows 3 potential areas where we may request buffer width averaging.

The spreadsheet shows the computed number of plantings that would have to be placed elsewhere if allowed to average.

Below on the same page it shows potential places where averaging could be made up from the areas above.

The averaging difference line shows what the difference would be between areas short of plants and areas where we could add plants to make up the difference. Any shortages can be made up within interior landscaping of parks etc.

ROOST

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Area Number per Plan	Location	Area sq ft	L'gth	W'th	Type	Number of trees required @ 1 tree every 10' for full or every 30' filtered	E'Green trees required at 70% for full buffer/ 50% @ 4' and 50% @ 6'	Deciduous trees required @30% if full buffer or 100% for filtered buffer. Trees are @ 2" caliper at 1 tree per 30' if filtered	Tree UNITS if 50% of evergreens are more than 40' or if only deciduous are used	Natives@ 20% both full and partial	Number of Shrubs. Full buffer- evergreens @ 21" x 3' center to 4' max, filtered buffer x 3' centers 3' high max	Number of Ground cover plants required after 3 years @16 sq ft each
51	BUFFER AVERAGING-Average balances to be considered where averaging is applied See 18.15.010 5 Standards f. Can be consolidated to provide vegetative character												
52	1	NSC Based on using minimum 10 full per plan	2325	465	5	Full						155	145
53	3	Point Wt roadside parking 5' min to 10'. Trees redistributed by averaging? TBD	2130	213		Filtered			7.1	4		71	133
54	4	Point Wt roadside parking 5' min to 10'. Trees redistributed by averaging? TBD	140	32		Filtered			1	1		11	9
55	Sub Total of averaging required to be replaced												
56									8	4		237	287
57	AREAS AVAILABLE for AVERAGING in R2 and NSC												
58	2	NE Buffer on Baker. Remaining 25 ' of open space. Totally optional if required for averaging	2350	94	25	If Full	9	7	3	6	2	31	147
59	5	Our R2 to neighboring NSC on East. Not required. Totally optional	4060	406	10	There is pre - existing buffer on neighbor NSC to the East			14	7		135	254
60	Sub Total of areas available for averaging												
							9	7	16	13	2	167	401

What the spreadsheets mean:

PAGE TITLE -TOTAL TREE UNITS - TREES RETAINED / TREES REMOVED

This spreadsheet identifies and numbers significant trees from the survey.

Trees unit values are calculated per the code table.

Trees remaining and their value are in black

Trees to be removed and their value are in red

ROOST

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Area Number per Plan	Location	Area sq ft	L'gth	W'th	Type	Number of trees required @ 1 tree every 10' for full or every 30' filtered	E'Green trees required at 70% for full buffer/ 50% @ 4' and 50% @ 6'	Deciduous trees required @30% if full buffer or 100% for filtered buffer. Trees are @ 2" caliper at 1 tree per 30' if filtered	Tree UNITS if 50% of evergreens are more than 40' or if only deciduous are used	Natives@ 20% both full and partial	Number of Shrubs. Full buffer- evergreens @ 21" x 3' center to 4' max, filtered buffer x 3' centers 3' high max	Number of Ground cover plants required after 3 years @16 sq ft each
23	TOTAL TREE UNITS - TREES RETAINED / TREES REMOVED												
24													
25		Location	Species		Caliper					Tree Unit Value			
26	1	1 North border NSC	Fir		36					8.2			
27	2		Fir		32					8.2			
28	3		Fir		26					6.2			
29	4		Maple		50					8.2			
30	5		Fir		24					6.2			
31	6		Fir		24					6.2			
32	7		Pine		26					6.2			
33	8		Pine		24					6.2			
34	9		Maple		16					-3.2			
35	10		Pine		24					-6.2			
36	11		Pine		26					-6.2			
37	12		Decid		18					-3.2			
38	13		Spruce		12					-1.4			
39	14		Pine		12					-1.4			
40	15		Maple		48					-8.2			
41	Balance of Total Tree Units Retained/ Removed										25.8		

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SHEET NAME

TOWNHOUSE ELEVATIONS

SCALE

AS NOTED

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4 NORTH ELEVATION
1/8" = 1'-0"

- NATURAL FINISH
SLATTED CEDAR SIDING
& SCREENING
- ROOF ACCESS
40'-0"
- PARAPET
35'-0"
- ROOF DECK
32'-0"
- CEMENTITIOUS PANEL
SIDING
- 3RD FLOOR
21'-0"
- FIBERGLASS CLAD
WINDOW SYSTEM (BLACK)
- 2ND FLOOR
11'-0"
- NATURAL PATINA FINISH
CORRUGATED METAL
SIDING
- 1ST FLOOR / GRADE
0'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

- GRAPHIC / ART PANELS
(SALVAGED)
- CEMENTITIOUS PANEL
SIDING
- ROOF ACCESS
40'-0"
- PARAPET
35'-0"
- ROOF DECK
32'-0"
- NATURAL FINISH
SLATTED CEDAR SIDING
& SCREENING
- 3RD FLOOR
21'-0"
- FIBERGLASS CLAD
WINDOW SYSTEM (BLACK)
- 2ND FLOOR
11'-0"
- NATURAL PATINA FINISH
CORRUGATED METAL
SIDING
- 1ST FLOOR / GRADE
0'-0"



1 EAST ELEVATION
1/8" = 1'-0"

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MEDIUM HOUSE
ELEVATIONS

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BAINBRIDGE ISLAND
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OPTIONAL PHOTOVOLTAIC PANELS

NATURAL PATINA FINISH CORRUGATED METAL SIDING

CEMENTITIOUS PANEL SIDING

MID-POINT OF ROOF
25'-0"

2ND FLOOR
10'-0"

NATURAL FINISH SLATTED CEDAR SIDING & SCREENING

GRAPHIC / ART PANELS (SALVAGED)

1ST FLOOR / GRADE
0'-0"

4 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



NATURAL PATINA FINISH CORRUGATED METAL SIDING

MID-POINT OF ROOF
25'-0"

FIBERGLASS CLAD WINDOW SYSTEM (BLACK)

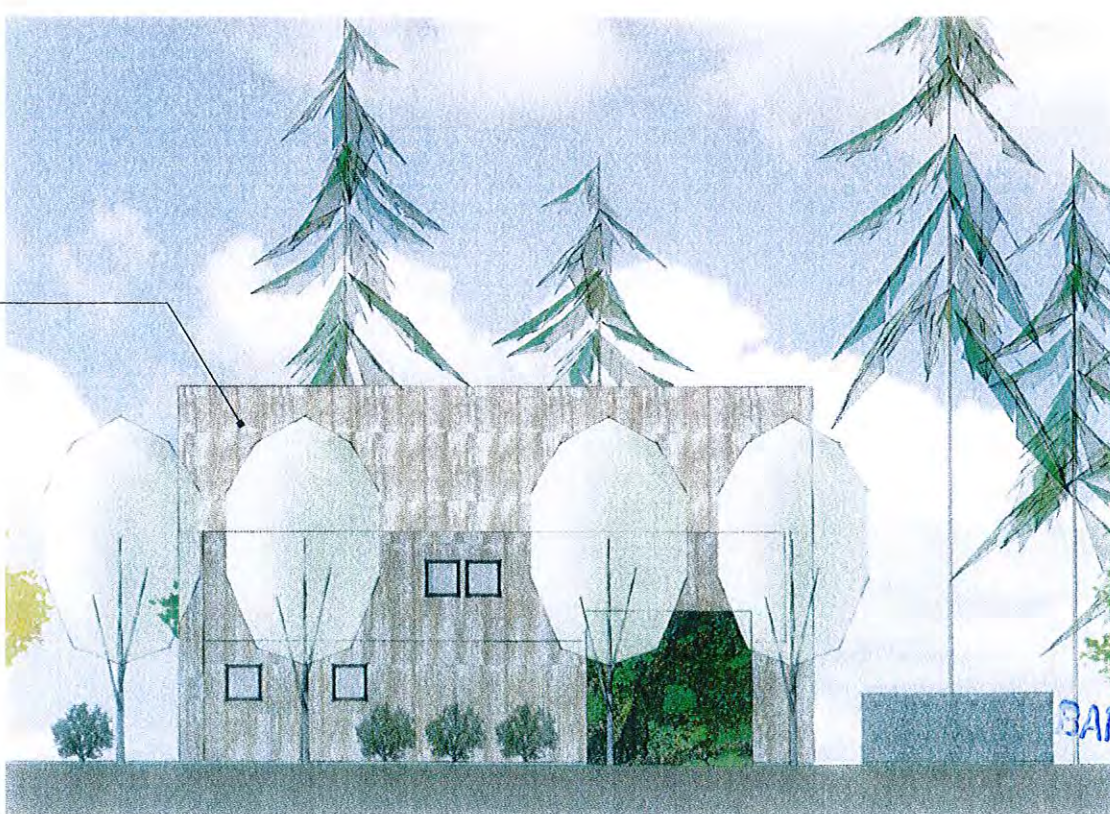
2ND FLOOR
10'-0"

CEMENTITIOUS PANEL SIDING

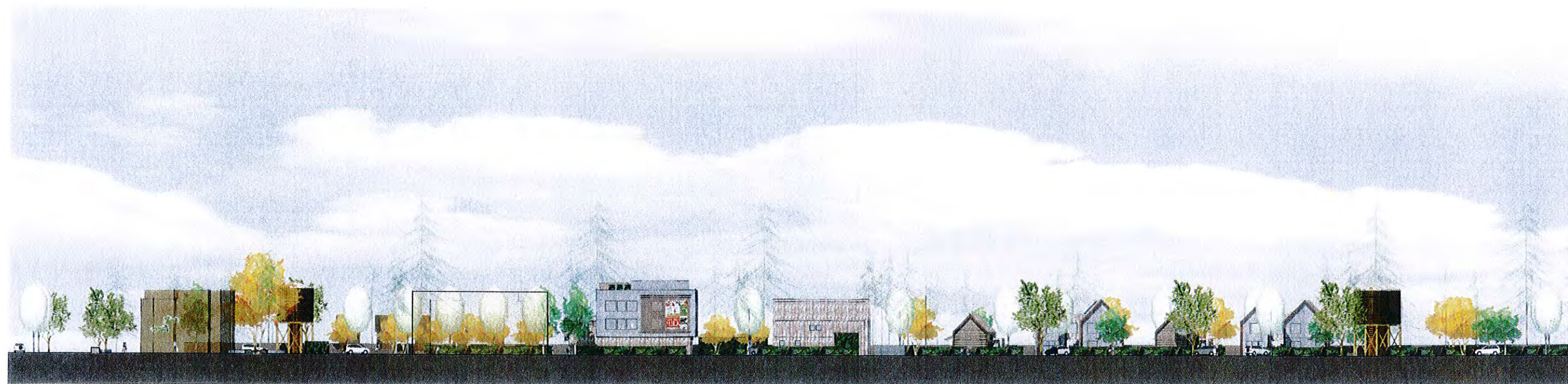
1ST FLOOR / GRADE
0'-0"

NATURAL FINISH SLATTED CEDAR SIDING & SCREENING

3 NORTH ELEVATION
1/8" = 1'-0"



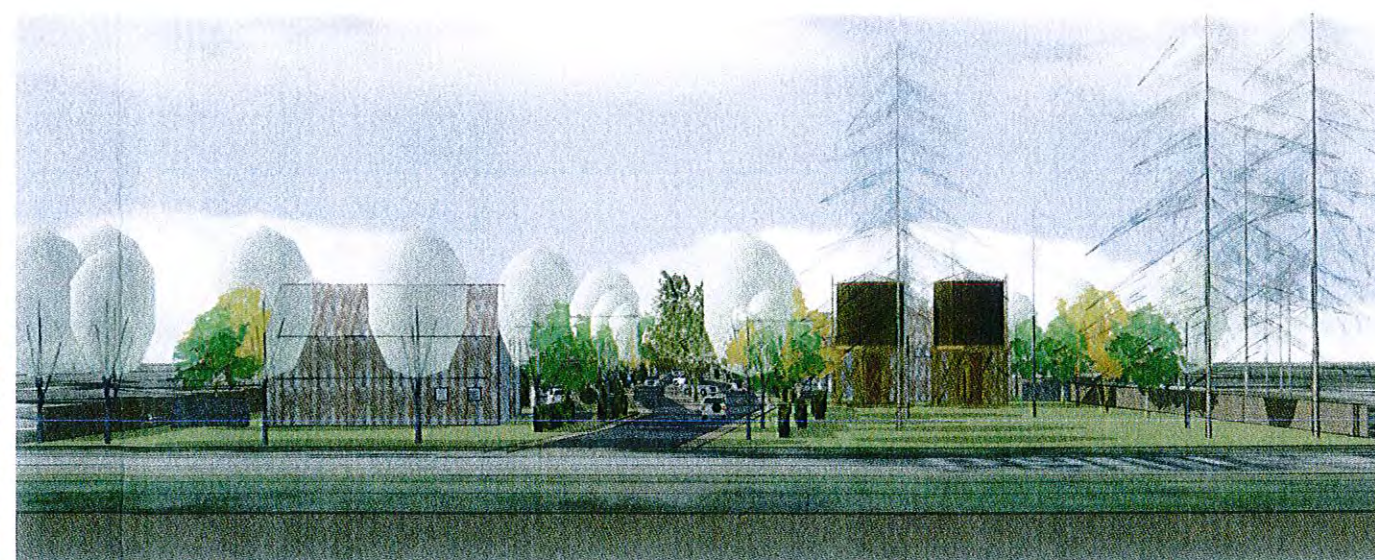
1 EAST ELEVATION
1/8" = 1'-0"



3 SITE SECTION LOOKING WEST
1" = 30'-0"



2 STREET VIEW @ POINT WHITE DR NE LOOKING NORTH
N.T.S.



1 STREET VIEW @ NE BAKER HILL RD LOOKING SOUTH
N.T.S.

ROOST
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SHEET NAME

SITE SECTIONS

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3D SITE PLAN

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1 SITE PLAN
1" = 40'-0"

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1 SE AERIAL VIEW
N.T.S.

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1 NE AERIAL VIEW
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4 PERSPECTIVE VIEW
N.T.S.



2 PERSPECTIVE VIEW
N.T.S.



3 PERSPECTIVE VIEW
N.T.S.



1 PERSPECTIVE VIEW
N.T.S.

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206.855.9399

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4 PERSPECTIVE VIEW
N.T.S.



3 PERSPECTIVE VIEW
N.T.S.



2 PERSPECTIVE VIEW
N.T.S.



1 PERSPECTIVE VIEW
N.T.S.

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SHEET NAME

SITE PLAN: KEY PLAN
ALL PHASES

SCALE

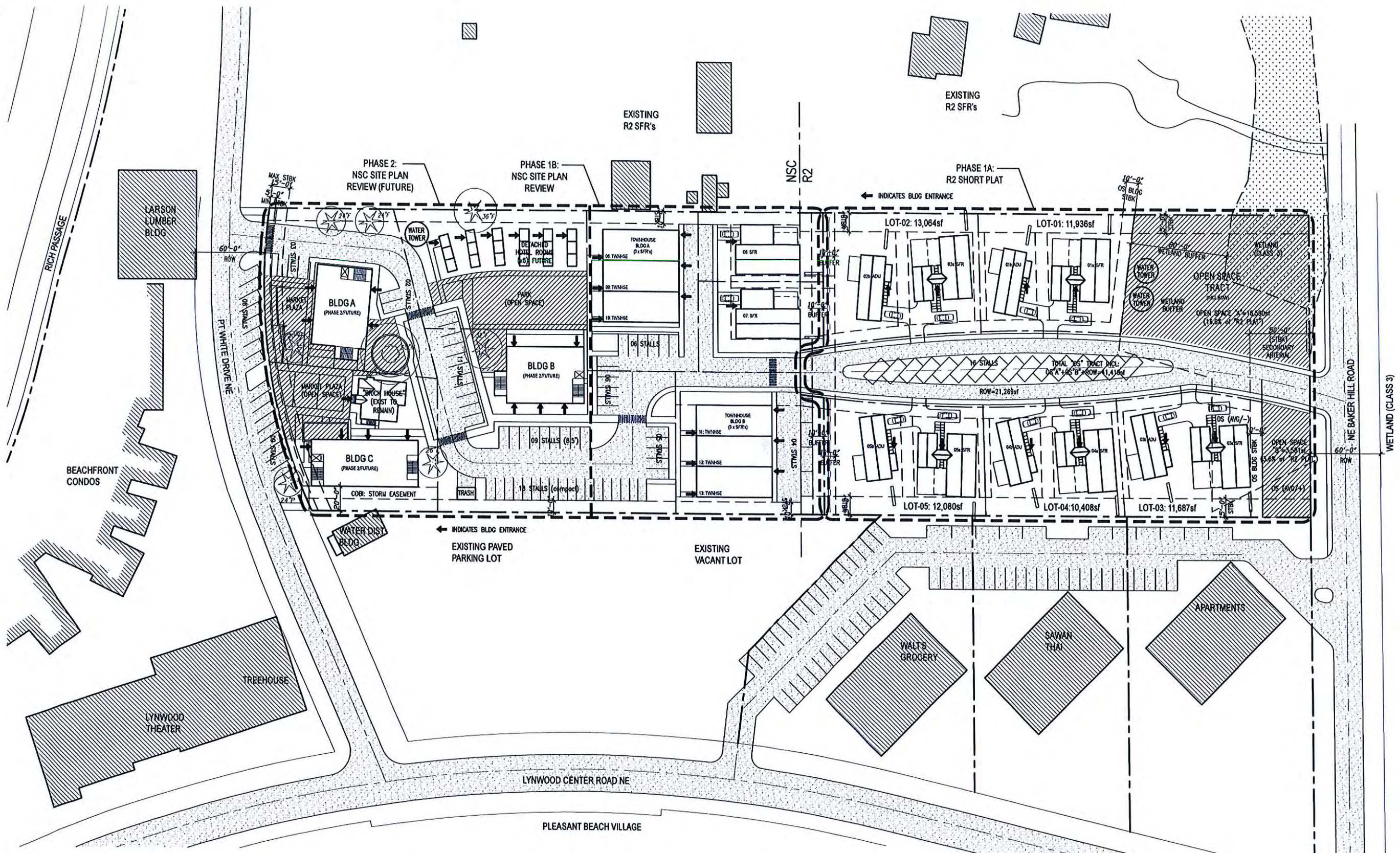
AS NOTED

ISSUE

PRE APP

A1.01

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ARCHITECTURE & INTERIORS

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ROOST
LYNWOOD CENTER
BAINBRIDGE ISLAND, WA

12 | 10 | 14

REVISIONS

SHEET NAME

SITE PLAN: KEY PLAN
PHASE 1B
NSC SITE PLAN REVIEW

SCALE

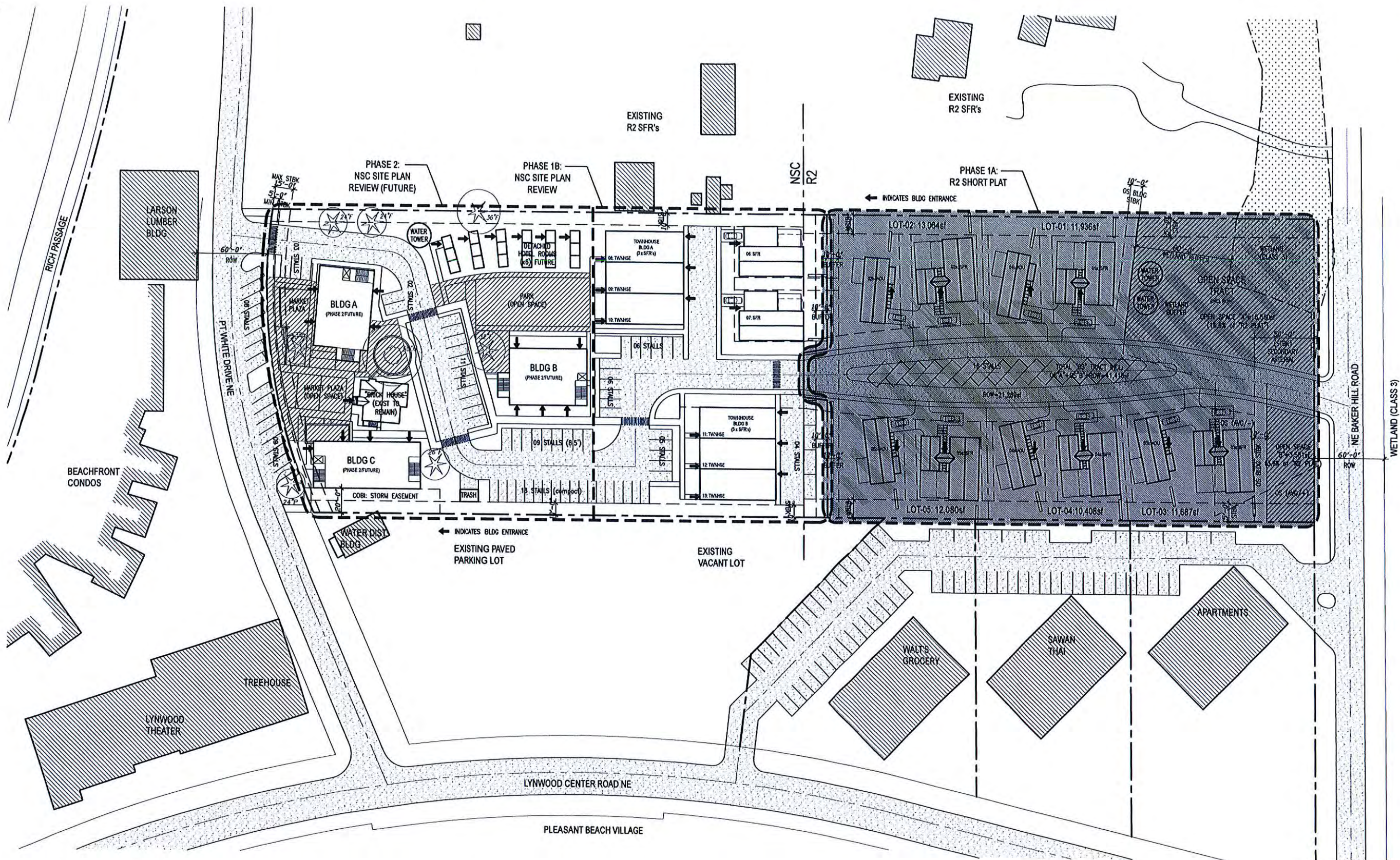
AS NOTED

ISSUE

PRE APP

A1.11

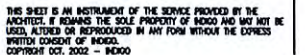
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SITE PLAN

BAINBRIDGE ISLAND
DEC 1 1 2014
DEPT OF PLANNING &
CITY DEVELOPMENT





NSC ROW PARKING LANDSCAPE

08 STALLS

09 STALLS

03 STALLS

26" P

02 STALLS

50" P

11 STALLS

32" F

INTERIOR PARKING
AND END CAPS

09 STALLS (85')

18 STALLS (compact)

06 STALLS

06 STALLS

06 STALLS

NSC BUFFER 2

NSC BUFFER 1

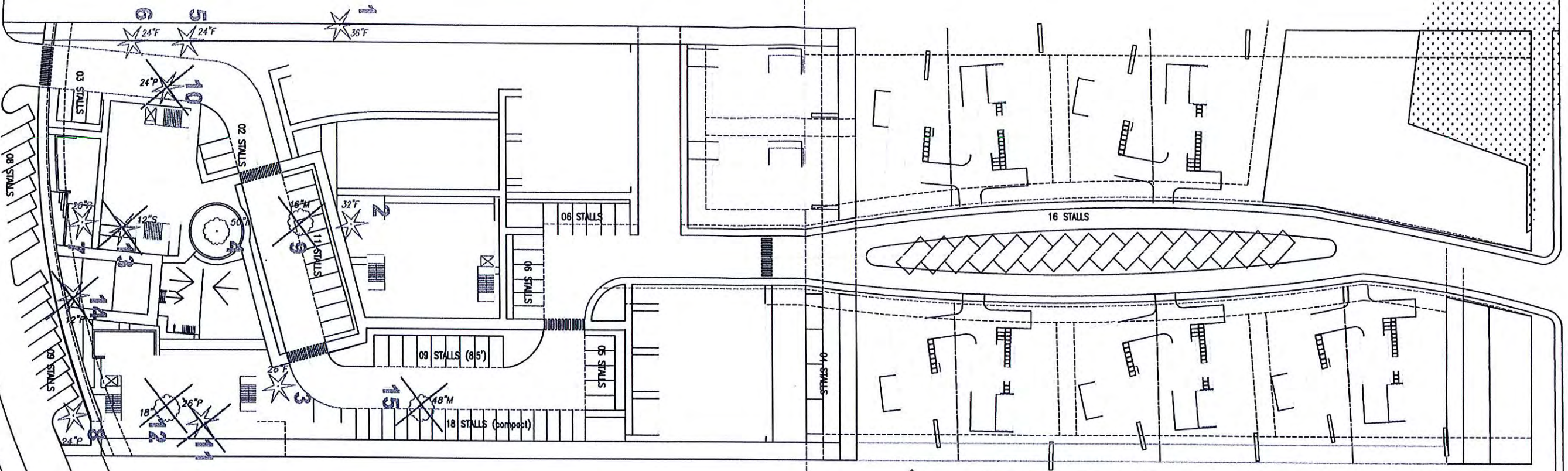
04 STALLS

- LEGEND NSC BUFFERS**
- CENTER PARKING AREA 8 (NOT SHOWN)
 - NSC BUFFER 1
 - NSC BUFFER 2
 - NSC ROW PARKING LANDSCAPE
 - INTERIOR PARKING AND END CAPS

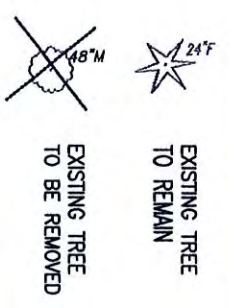
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LEGEND - TREE REMOVAL

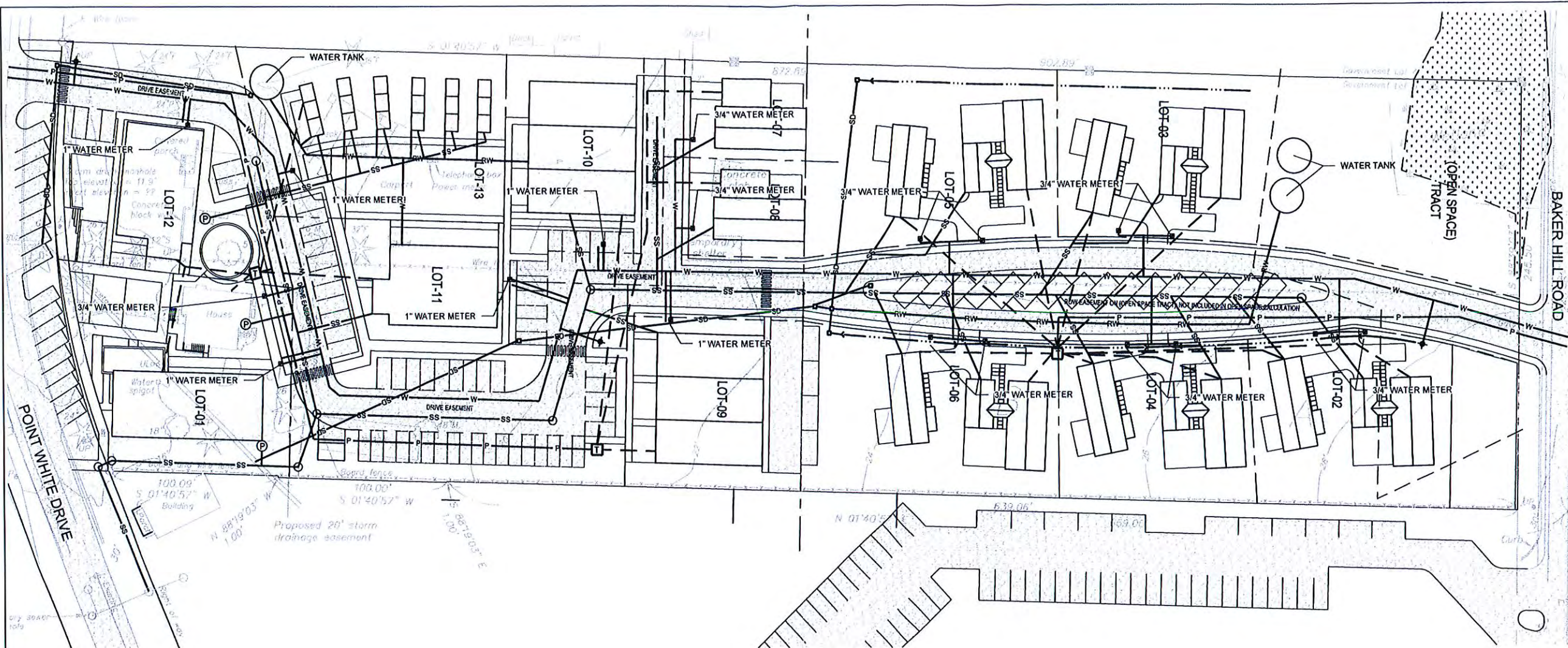


TREE SPECIES	CALIPER	UNIT VALUE
1 FIR	36"	8.2
2 FIR	32"	8.2
3 FIR	26"	6.2
4 MAPLE	50"	8.2
5 FIR	24"	6.2
6 FIR	24"	6.2
7 PINE	26"	6.2
8 PINE	24"	6.2
9 MAPLE	16"	<3.2>
10 PINE	24"	<6.2>
11 PINE	26"	<6.2>
12 DECID	18"	<3.2>
13 SPRUCE	12"	<1.4>
14 PINE	12"	<1.4>
15 MAPLE	48"	<8.2>



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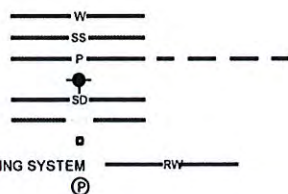
PLAN

SCALE: 1" = 40'

0 10 20 40 80

LEGEND

PROPOSED WATER
PROPOSED SEWER
PROPOSED POWER
PROPOSED HYDRANT
PROPOSED STORM DRAIN
PROPOSED DITCH
PROPOSED CB
PROPOSED RAINWATER HARVESTING SYSTEM
PROPOSED SEWAGE PUMP



BAINBRIDGE ISLAND

DEC 11 2014

DEPT OF PLANNING &
COMMUNITY DEVELOPMENT

PRELIMINARY
NOT FOR CONSTRUCTION



SCHEMATIC UTILITY PLAN ROOST PRE-APPLICATION SUBMITTAL

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

BLUE MOON LAND CO
14874 SIVERTSON ROAD NE
BAINBRIDGE ISLAND, WA 98110

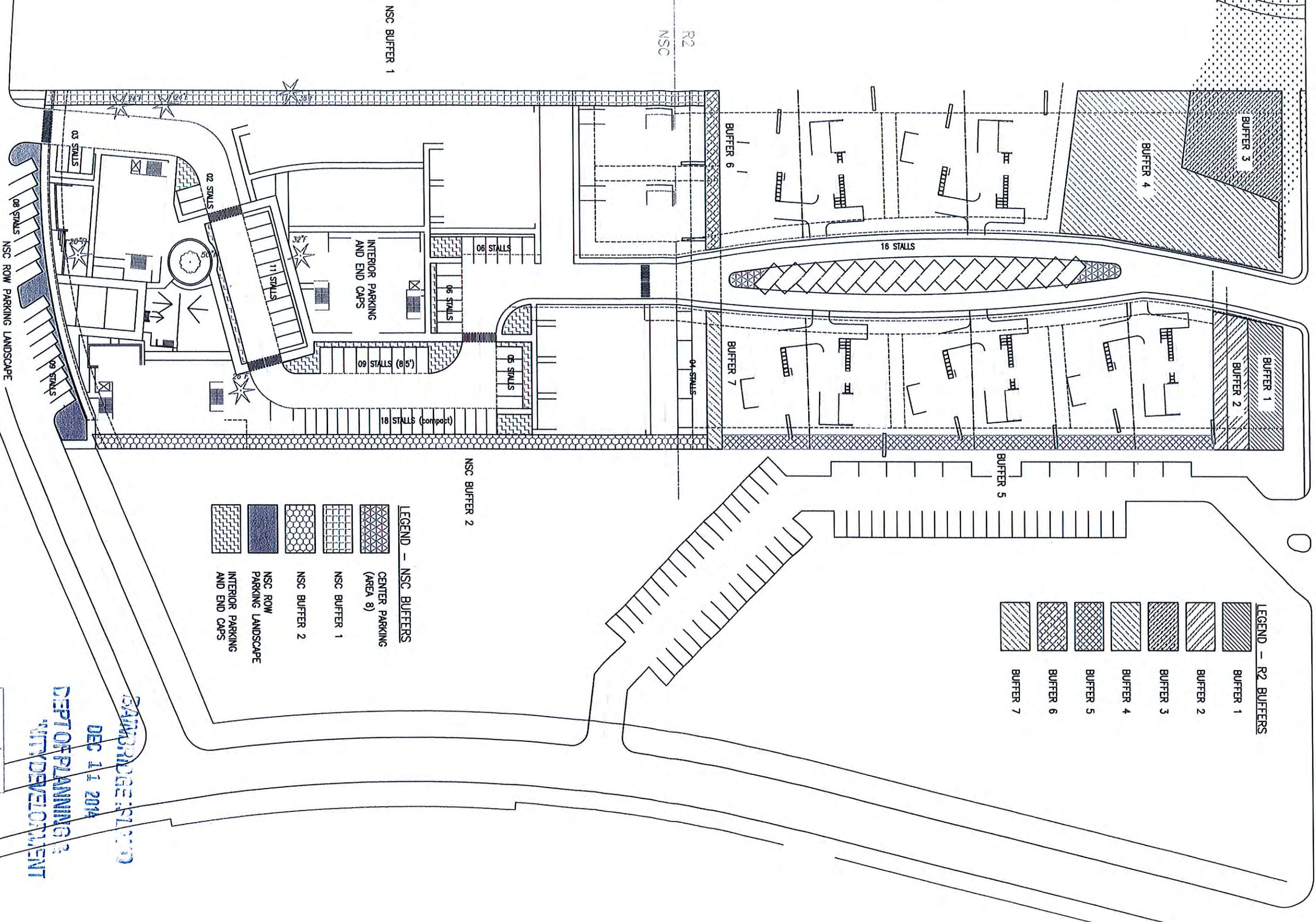
DATE 11/20/14
DESIGNED AEW
DRAWN NDW
CHECKED DWB
PROJECT # TH07-001

C1

1 OF 1

- LEGEND - R2 BUFFERS**
- BUFFER 1
 - BUFFER 2
 - BUFFER 3
 - BUFFER 4
 - BUFFER 5
 - BUFFER 6
 - BUFFER 7

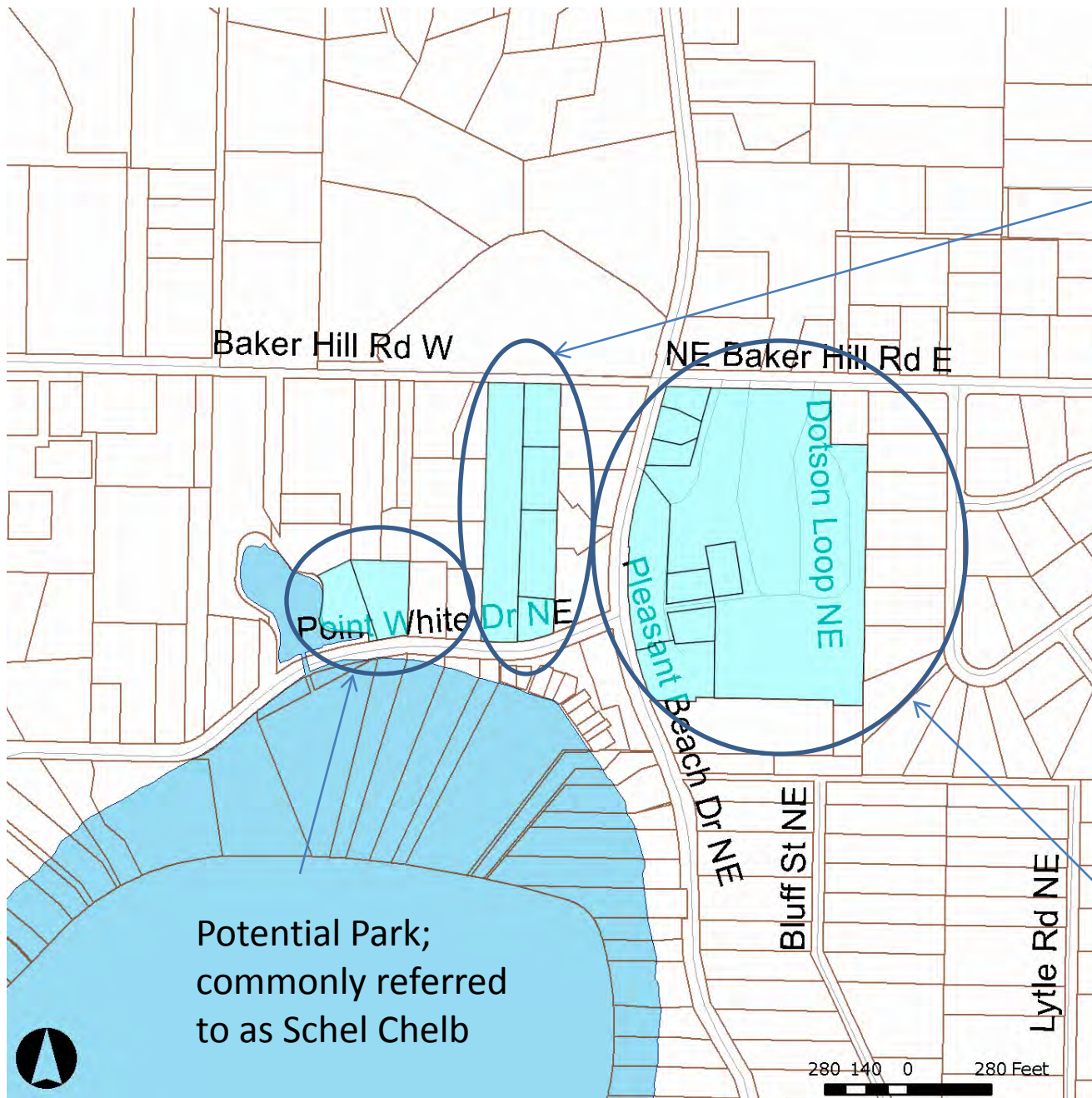
- LEGEND - NSC BUFFERS**
- CENTER PARKING (AREA 8)
 - NSC BUFFER 1
 - NSC BUFFER 2
 - NSC ROW PARKING LANDSCAPE
 - INTERIOR PARKING AND END CAPS



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BAINBRIDGE ISLAND
DEC 11 2014
DEPT OF PLANNING & CITY DEVELOPMENT





Proposed Roost Project

The first phase resulted in 12 apartments, an 8 room inn, new restaurant and event center.

2nd phase: 22 apartments, community pool with a clubhouse that may incorporate a gym facility.

3rd phase: 15 room Inn.





TEXT FOR PLAQUE AT ROAD END #24

British Captain George Vancouver reputedly dropped anchor offshore here during his trip around the world 1791-1795. The voyage yielded valuable coastal maps from north of San Francisco to Vancouver Island.

This road end also marks the SE corner of a perimeter fence the US Navy built in 1941 to secure Secret Station S (monitoring Imperial Japanese naval radio communications). The fence enclosed the former coast artillery station, plus newly acquired upland farmland, ending beyond Huntley Boat Launch in Fort Ward Park.

Upland Scandinavian homesteaders and farmers living within the newly fenced area were ordered to leave within 30 days. One William Peterson was offered a below-market \$9,000 for his thriving Sunny Hill Dairy. When he sought remedy in federal court (Sunny Hill Dairy vs. United States of America), the judge threatened to simply condemn the land and pay William \$1. After having been told the property would be preserved as-is, the Navy burned everything except the main house, and blew up the natural dam.

Annie Dahlstrom, a native American related to Chief Seattle, lost her access to the outside world through the Sunny Hill Dairy. She was rescued and finished her days at Western State Hospital.

The fence also cut off residents along South Beach from inland travel. Kitsap County spent its yearly road-building budget to cut through and provide access via Toe Jam Hill Road.

Plaque dedicated 2015 by the Fort Ward Neighborhood Association

Concept is for creation of bronze plaque similar to those already extant in Fort Ward Neighborhood. Placement will be on (imported) rock at location to be determined in concert with Design Review Committee and Classic Foundry. Rock will be set in cement for security and plaque affixed permanently to rock. Rock will not be as large as example at Huntley Boat Launch in Fort Ward Park

PLAQUES EXTANT ON FORT WARD PUBLIC LANDS



Bench in Fort Ward Park



Fort Ward Parade Grounds

PLAQUES EXTANT ON FORT WARD PUBLIC LANDS



Huntley Boat Launch
Fort Ward Park



SAMPLE OF WORK BY CLASSIC FOUNDRY



APPROVAL OF TEXT BY RICK CHANDLER, CURATOR BAINBRIDGE ISLAND HISTORICAL MUSEUM

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Plaque dedicated 2015 by the Fort Ward Neighborhood Association

OK 8 DEC 2014



RICK CHANDLER, CURATOR

BAINBRIDGE ISLAND
HISTORICAL MUSEUM

ROAD END #24

