



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Specially Scheduled Meeting
Monday, February 23, 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. Wyatt Cottages PLN50165 PRE Preapplication**
Discussion with project manager prior to applicant review
Project Manager: Joshua Machen
- 2:15 – 4:00 p.m. Wyatt Cottages PLN50165 PRE Preapplication**
Review with applicant.
Site Address: Northeast Corner of Wyatt Way and Madison Avenue
Development of approximately 32 detached and attached dwellings with associated parking, pedestrian circulation and landscape. Also, relocate the existing park from the interior of the project to the corner. The existing commercial structure is to be relocated closer to the street.
- 4:00 – 4:30 p.m. Old and New Business**
- 4:30 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
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

JAN - 8 2015

Dept. of Planning &
Community Development

DATE SUBMITTED 01/08/2015		PROJECT NUMBER PLN50165	SUFFIX PRE
PROJECT NAME WYATT COTTAGES			
PROJECT TYPE Preapplication Conference			
PROJECT ADDRESS or ACCESS STREET Madison Avenue and Wyatt Way			
TAX PARCEL NUMBER 262502-2-104-2006		TAX PARCEL NUMBER 262502-2-105-2005	
TAX PARCEL NUMBER 262502-2-129-2007		TAX PARCEL NUMBER	
TAX PARCEL NUMBER		TAX PARCEL NUMBER	
REVISION RECEIVED :			
FEE HISTORY		AMOUNT	PAID
Preapplication Conference		\$265.00	\$265.00

PROJECT DESCRIPTION

Development of approximately 32 detached and attached dwellings with associated parking, pedestrian circulation and landscape. Also, relocate the existing park from the interior of the project to the corner. The existing commercial structure to be relocated closer to the street.

Preapplication Conference: Tuesday, January 27, 2015 @ 10:00 a.m.

Design Review Board: date and time to be determined.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

JOSHUA MACHEN, PHONE: 206-780-3765 E-MAIL: jmachen@bainbridgewa.gov

OWNER

MICHAEL BURNS, Madison Avenue Development, 2923 Westlake Avenue North, Seattle, Washington 98109
PHONE: 206-660-0374 – Jim Laughlin

OWNER

CAROL KING AEXEL and JOHN AEXEL, Post Office Box 10749, Bainbridge Island, Washington 98110
PHONE: 206-842-5574

OWNER

B. I. METROPOLITAN PARK & RECREATION, Attn: Terry Landry, P. O. Box 10010, Bainbridge Island 98110
PHONE: 206-842-2306

CONTACT

JAMES LAUGHLIN, Madison Avenue Development, Post Office Box 10607, Bainbridge Island 98110
PHONE: 206-660-0374 E-MAIL: jimlaughlin32@gmail.com

CONTACT

BRUCE ANDERSON, Cutler Anderson Architects, 135 Parfitt Way SW, Bainbridge Island 98110
PHONE: 206-842-4710 E-MAIL: brucea@cutler-anderson.com

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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



DATE STAMP FOR CITY USE ONLY Bainbridge Island JAN - 8 2015 Dept. of Planning & Community Development	TO BE FILLED OUT BY APPLICANT PROJECT NAME: <u>Wyatt Cottages</u> TAX ASSESSOR'S NUMBER: <u>262502.2.104.2005</u> <u>262502.2.104.2006</u> <u>262502.2.104.2007</u> PROJECT STREET ADDRESS OR ACCESS STREET: <u>WYATT OR MARINA</u> ENVIRONMENTAL CHECKLIST SUBMITTED: ☐ YES ☒ NO FOR CITY USE ONLY FILE NUMBER: <u>PLN50165 PRE</u> PROJECT NUMBER: <u>PLN50165</u> DATE RECEIVED: <u>1.8.2015</u> APPLICATION FEE: <u>\$265.00</u> TREASURER'S RECEIPT NUMBER: <u>15-00015</u>
SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>six copies</i> (if an original is not applicable, <i>seven copies</i> must be provided).
FULL-SIZE DRAWINGS	<i>Seven copies</i> of the required drawings must be provided. Drawings <i>must be folded and 18" x 24"</i> in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Two copies (five if commercial)</i> of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Applicant Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.
FEES	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.
APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.	

CITY OF BAINBRIDGE ISLAND

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A. GENERAL INFORMATION

1. Name of property owner: Madison Avenue Development [Mike Burns]
Address: 2923 Westlake Avenue North, *Quattle 98109*
Phone: ~~206.660.0474~~ *206-660-0374* Fax: _____
E-mail: jimlaughlin32@gmail.com

Name of property owner: Carol King Aexel & John W Aexel
Address: PO Box 10749, Bainbridge Island, WA 98110
Phone: 206.842.3380 Fax: _____
E-mail: _____

Bainbridge Island Metropolitan Park & Recreation District [Terry
Name of property owner: Lande]
Address: 7666 NE High School Road, Bainbridge Island, WA 98110
Phone: 206. 842.2306 Fax: _____
E-mail: _____

*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: Jim Laughlin
Address: PO Box 10607, Bainbridge Island, WA 98110
Phone: 206.660.0474 Fax: _____
E-mail: jimlaughlin32@gmail.com

3. Name of land surveyor: Adam & Goldsworthy
Address: 1015 NE Hostmark, Poulsbo, WA 98370
Phone: 360.779.4299 Fax: _____
E-mail: gavin@agols.com

4. Planning department personnel familiar with site: _____

5. Description of proposal: Development of approximately 32 detached and attached
dwellings, with associated parking, pedestrian circulation and

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

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block to corner. Existing commercial structure to be relocated closer to street.

6. Driving directions to site: At corner of Madison and Wyatt.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
262502-2-104-2006	Carol K. & John W Aexel	17,860sf
262502-2-105-2005	BI Metropolitan Park & Rec Dist	18,730sf
262502-2-129-2007	Mike Burns	56,245sf
Use additional sheet if necessary	Total of all parcels:	94,835sf

** As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): See attached descriptions.

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 2005	MAD	MAD	NA	Park
Lot 2006	MAD	MAD	NA	Commercial
035, 037, 038	MAD	MAD	NA	Undeveloped
Lot				

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

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
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North	MAD	MAD	NA	Residential
South	CORE	CORE	NA	Mixed Use
East	MAD	MAD	NA	Residential
West	MAD	MAD	NA	Mixed Use

11. Common name of adjacent water area or wetlands area: NA12. 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: _____

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

If yes, please explain: No.

B. TECHNICAL INFORMATION

1. Name of water purveyor: City of Bainbridge Island

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: Unknown

5. Flood plain designation: ☐ X ☐ AE NA

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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	Madison Avenue	50'
collector	50 feet	Wyatt	40'
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet		

7. Sidewalks are adjacent to the parcel:

If yes, existing sidewalks are 5' feet wide.

Sidewalk installation is proposed as part of the development project:

Proposed sidewalks: ☐ adjacent to the parcel and are to be

☐ internal to the proposal and are to be

☒ yes

☐ no

☒ yes
5'

☐ no

feet wide.

See

Plan

feet wide.

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

Residential and park, with construction upon issuance of all permits.

9. Proposed floor area ratio (gross square feet contained in buildings excluding under-building parking/lot area): .33

10. Proposed lot coverage (total area of building footprint/lot area x 100%): 23.96%

11. Height of proposed buildings or structures: One and two story buildings.

12. Square footage of all spaces:

retail:

office:

storage:

residential:

other:

31,324sf

13. Number of stories proposed: One and two stories

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14. Proposed setbacks:

north:	<u>3'</u>	south:	<u>5'</u>
east:	<u>3'</u>	west:	<u>10' and 3'</u>

15. Number of parking stalls proposed: 32 on site, plus 7 or more new on street spaces.

16. Amount of square footage of proposed paved areas: Paving is proposed to be pervious 22,180sf

17. Percent of site to be covered by impervious surfaces: 24%

(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: NA %

19. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)

☐ yes ☒ no ☐ unknown

20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)

No.

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:

Site Plan and Design Review, Building Permits.

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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?
ONE ☒ 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.

James C. Laughlin
*Signature of owner or authorized agent

1/8/2015
Date

JAMES C. LAUGHLIN
Please Print

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

Tax Description

[Print](#)

Tax Account No.

262502-2-104-2006

Process No.

2316958

Situs Address

Multiple addresses on file

26252E

**LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-66 (SPT 06-28-96-1)
RECORDED UNDER AUDITOR'S FILE NOS. 3009294/9295. BEING A PORTION OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 26, TOWNSHIP 25
NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON. TOGETHER WITH
EASEMENTS AS DEPICTED ON THE SHORT PLAT.**

[close this window](#)

Tax Description

[Print](#)

Tax Account No.

262502-2-105-2005

Process No.

2316966

Situs Address

598 MADISON AVE N

26252E

**LOT B CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-66 (SPT 06-28-96-1)
RECORDED UNDER AUDITOR'S FILE NOS. 3009294/9295. BEING A PORTION OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 26, TOWNSHIP 25
NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON. TOGETHER WITH
EASEMENTS AS DEPICTED ON THE SHORT PLAT.**

[close this window](#)

Tax Description

[Print](#)

Tax Account No.

Process No.

Situs Address

262502-2-129-2007

2510220

Multiple addresses on file

26252E

RESULTANT SINGLE PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200805060345, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200805060344, IN VOLUME 70 OF SURVEYS, PAGE 186, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 2 EAST, IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG THE WESTERLY LIMITS OF SAID SUBDIVISION 120 FEET; THENCE EAST, PARALLEL WITH THE SOUTHERLY LIMITS OF SAID SUBDIVISION 200.6 FEET; THENCE NORTH, PARALLEL WITH SAID WESTERLY LIMITS 180 FEET; THENCE EAST, PARALLEL WITH SAID SOUTHERLY LIMITS 129.7 FEET; THENCE SOUTH, PARALLEL WITH SAID WESTERLY LIMITS 300 FEET TO A POINT ON SAID SOUTHERLY LIMITS; THENCE WEST ALONG SAID SOUTHERLY LIMITS 330 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT ANY PORTION LYING WITHIN MADISON AVENUE; AND EXCEPT ANY PORTION LYING WITHIN WYATT WAY.

[close this window](#)

Wyatt Cottages Vision Statement

Provide for a low scale, walkable neighborhood of mostly single-family homes. Each home will include private garden space, good solar orientation and loft interiors.

Pedestrian and vehicular circulation will co-exist under a canopy of trees with pervious paving, often called a “woonerf”, after first being implemented with regulations in the Netherlands. Storm water will be infiltrated for water quality treatment where possible.

Building roofs are oriented to maximize solar panel exposure. Buildings will be designed to exceed required energy performance standards.

Existing trees in the northeast corner of the parcel are preserved, with new native trees, shrubs and groundcovers planted in semi-public spaces. Owners will define their own private gardens.

The prime corner at Wyatt and Madison is proposed to be a relocated and more accessible Public park, relocating the existing Tot-lot.

Bainbridge Island

JAN 12 2015

Dept. of Planning &
Community Development

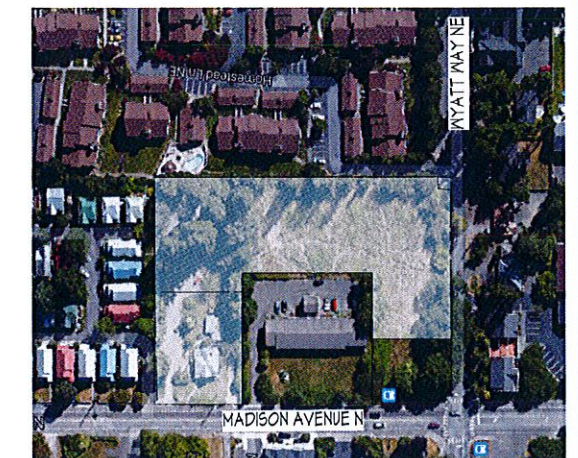


APPLICANT: JIM LAUGHLIN
P.O. BOX 10607, BAINBRIDGE ISLAND, WA 98110
ZONING: MADISON AVENUE DISTRICT
TOTAL SITE AREA: 2.13 ACRES
PROPOSED GROSS BUILDING AREA: 31,124 SQFT
PROPOSED BUILDING FOOTPRINT: 22,239 SQFT
PROPOSED LOT COVERAGE (BLDG FOOTPRINT): 23.96%
IMPERVIOUS SURFACE PERCENTAGE,
(NOT INCLUDING PERMEABLE PAVES FOR ROAD): 23.96%
OPEN SPACE PERCENTAGE (LESS BUILDING + PAVING FOOTPRINT): 47.86%
PERCENTAGE OF SITE LANDSCAPED: 50%
NUMBER OF UNITS PROVIDED: 32
PARKING PROVIDED: (32) 4X18' SPOTS (1) 8X24' SPOTS
BIKE PARKING: (4) GUEST & REMAINING LOCATED INSIDE OF COURTYARDS
EXISTING TREE COUNT: 96 T.U.
REQUIRED TREE UNITS (T.U.) PER BIMC SECTION 18.15.010:
40 X 2.13 ACRES = 86 T.U.
TOTAL TREE UNITS = 127 T.U.
BUILDING HEIGHT: VARIES 16' - 28'

UNIT TYPE SUMMARY			
BUILDING	SF	1BR	2BR
A	120 (FL 1) 120 (FL2) 1,440 TOTAL		5
B 1	576 (FL 1) 229 (FL2) 805 TOTAL	14	
B 2	576 (FL1) 389 (FL2) 965 TOTAL		10
C 1	1,044 TOTAL	2	
C 2	1,116 TOTAL		1
TOTAL	20,628 (FL 1) 10,696 (FL2)	16	16

SHEET INDEX

- A1 SITE PLAN, VICINITY PLAN, & GENERAL NOTES
- A2 LANDSCAPE PLAN
- A3 LANDSCAPE KEY
- A4 FIRE ROAD & NEW INTERIOR STREET
- A5 EXTERIOR LIGHTING PLAN
- A6 OVERALL FIRST FLOOR PLAN
- A7 OVERALL SECOND FLOOR PLAN
- A8 SITE SECTION
- A9 SITE SECTION
- A10 ENLARGED BUILDING A 1ST FLOOR PLAN
- A11 ENLARGED BUILDING A 2ND FLOOR PLAN
- A12 BUILDING A ELEVATIONS
- A13 BUILDING A ELEVATIONS
- A14 ENLARGED BUILDING B1 & B2 1ST FLOOR PLANS
- A15 ENLARGED BUILDING B1 & B2 2ND FLOOR PLANS
- A16 BUILDING B1 ELEVATIONS
- A17 BUILDING B1 ELEVATIONS
- A18 BUILDING B2 ELEVATIONS
- A19 BUILDING B2 ELEVATIONS
- A20 ENLARGED BUILDING C1 & C2 1ST FLOOR PLANS
- A21 BUILDING C1 ELEVATIONS
- A22 BUILDING C1 ELEVATIONS
- A23 BUILDING C2 ELEVATIONS
- A24 BUILDING C2 ELEVATIONS
- A25 STREETScape EXAMPLES
- C1 UTILITY PLAN



NOTE: Do not scale drawings

[illegible]

Cutler Anderson Architects
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Email: contact@cutler-anderson.com

WYATT MADISON
BAINBRIDGE ISLAND, WASHINGTON

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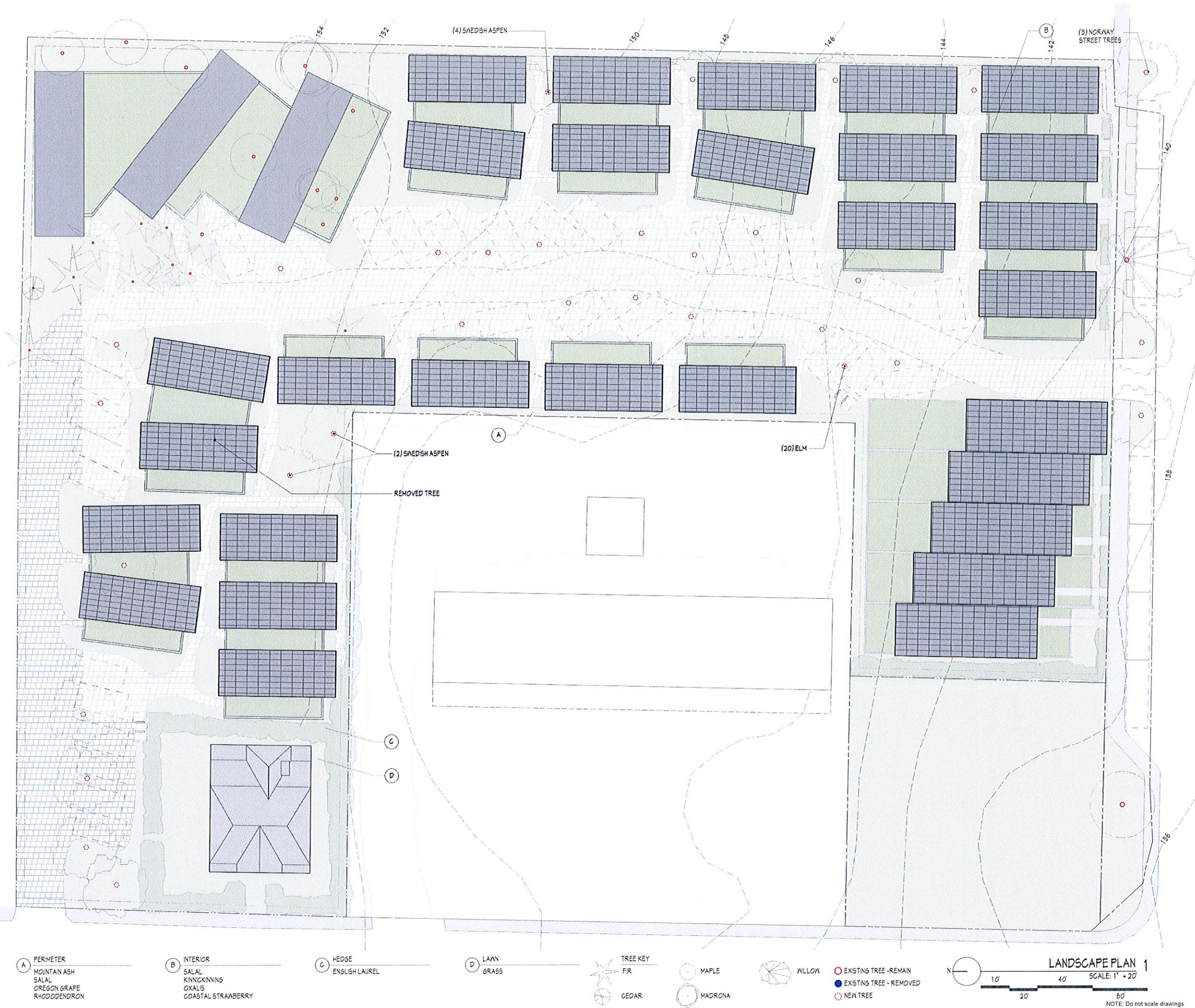
LANDSCAPE PLAN

Bainbridge Island

JAN - 8 2015

Dept. of Planning and
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A.2



\\Volumes\\MacServer\\Prod\\Projects\\Wyatt & Madison 2014\\01 CADD\\01_Arch\\CAD\\141222 Wyatt & Madison.pln, 1/7/15, 6:39 PM

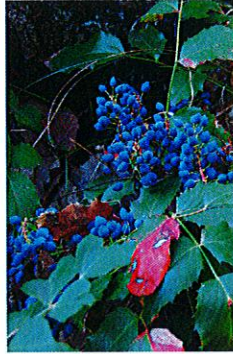
A PERIMETER



MOUNTAIN ASH



SALAL



OREGON GRAPE



RHODODENDRON

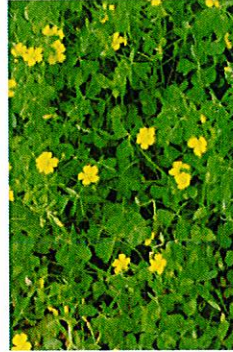
B INTERIOR



SALAL



KINNICKINNIK



OXALIS



COASTAL STRAWBERRY

C HEDGE



ENGLISH LAUREL

D LAWN



GRASS

D STREET SCAPES



SWEDISH ASPEN



NORWAY MAPLE



ELMS

1/7/15

3009

REGISTERED
ARCHITECT

JAMES L. CUTLER
State of Washington

REVISIONS	DATE	DESCRIPTION

Cutler Anderson Architects

135 Parfitt Way SW, Bainbridge Island, WA 98110

P:206 842 4710 F:206 842 4420

Email: contact@cutler-anderson.com

WYATT MADISON

BAINBRIDGE ISLAND, WASHINGTON

LANDSCAPE PLAN KEY

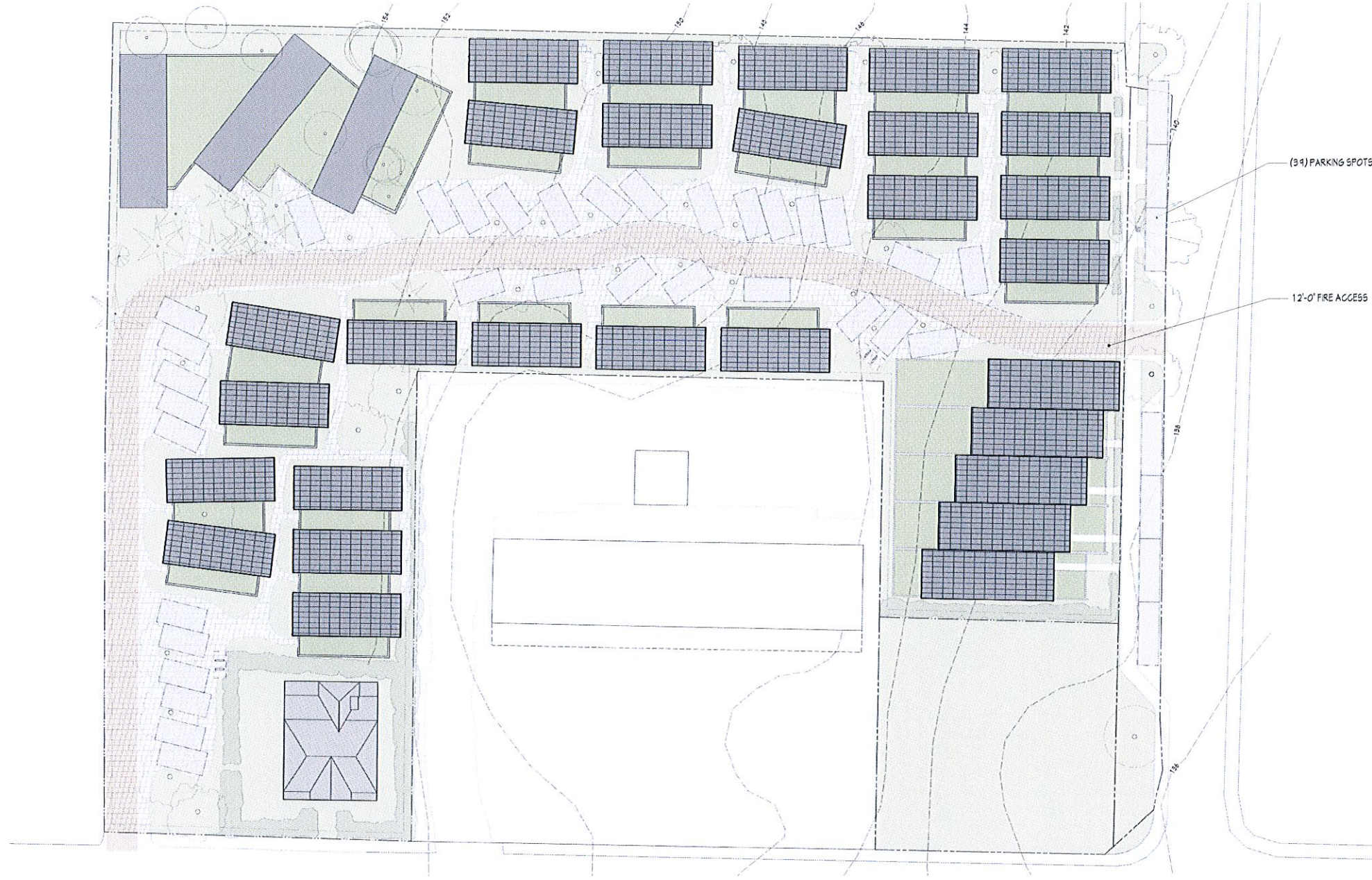
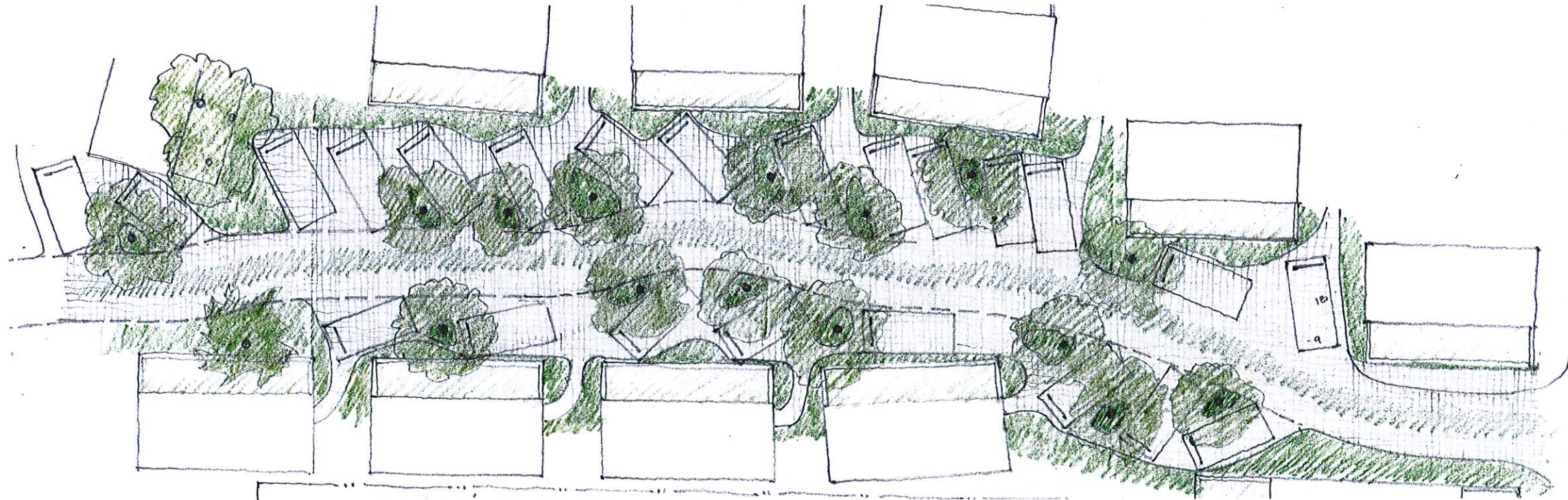
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A.3

NOTE: Do not scale drawings



FIRE ACCESS & NEW
INTERNAL STREET

A.4

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WYATT MADISON
BAINBRIDGE ISLAND, WASHINGTON

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P:206.842.4710 F:206.842.4420
Email: contact@cutler-anderson.com

REVISED	DATE	DESCRIPTION

3009 REGISTERED
ARCHITECT
JAMES L. CUTLER
State of Washington

1/7/15

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Dept. of Planning and
Community Development

Volumes/MacServerProd/Projects/Wyatt & Madison 2014/01 CADD/01 ArchiCAD/141222 Wyatt & Madison.pln, 1/7/15, 6:25 PM



1/7/15

3009 REGISTERED ARCHITECT
JAMES L. CUTLER
State of Washington

REVISIONS	DATE	DESCRIPTION

Cutler Anderson Architects
135 Parfitt Way SW, Bainbridge Island, WA 98110
P:206.842.4710 F:206.842.4420
Email: contact@cutler-anderson.com

WYATT MADISON
BAINBRIDGE ISLAND, WASHINGTON

OVERALL FIRST FLOOR PLAN

A.6

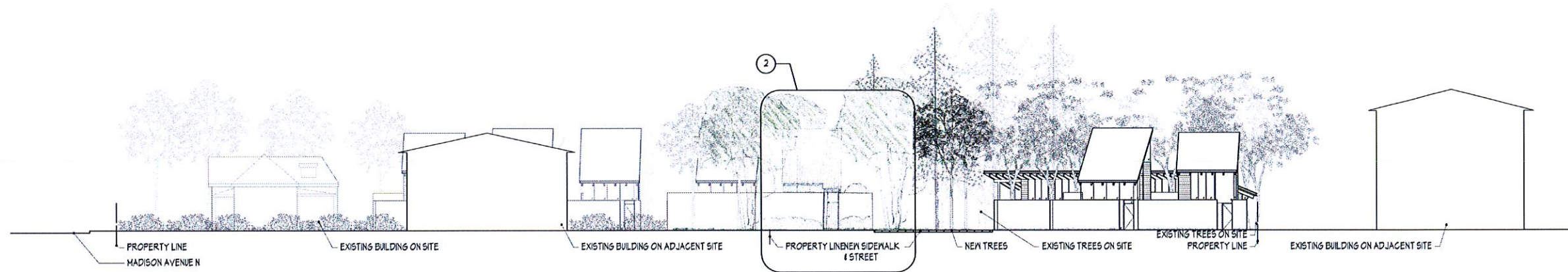
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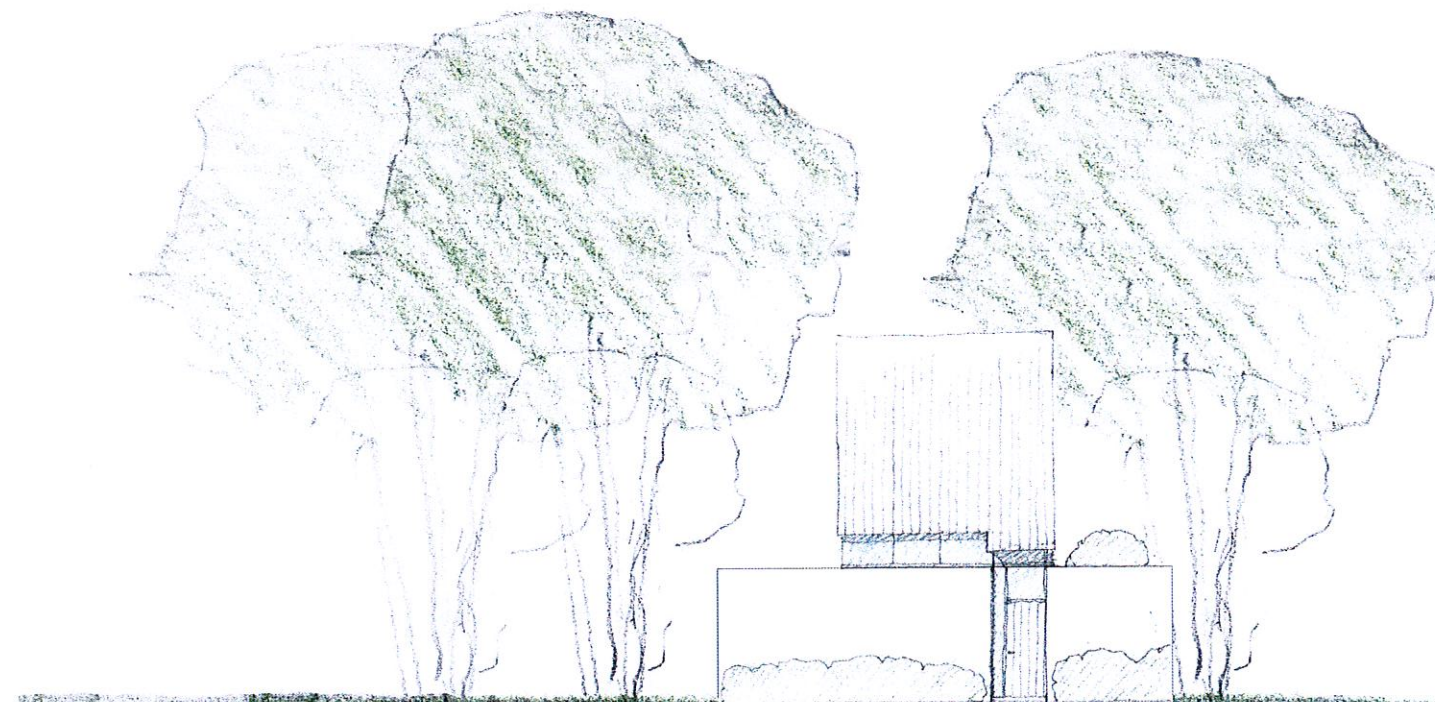
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NORTH SITE SECTION 1
SCALE: 1" = 20'



BUILDING B1 SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"

NOTE: Do not scale drawings

1/7/15

3009 REGISTERED ARCHITECT
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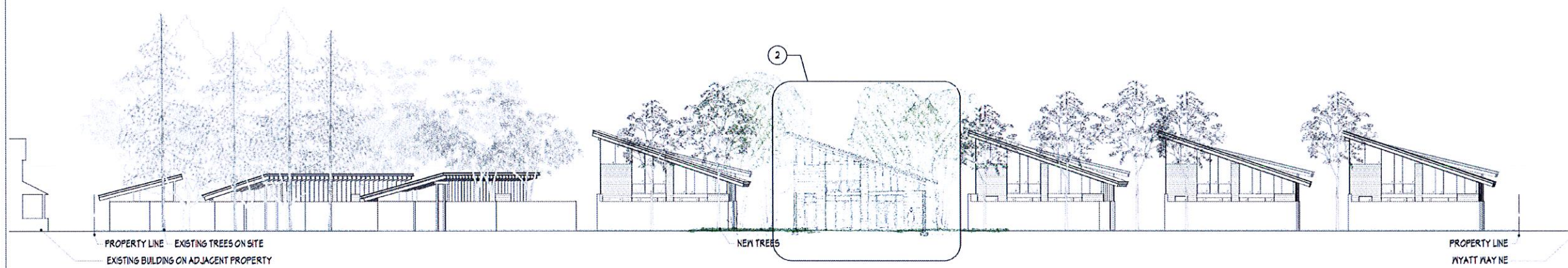
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SITE SECTIONS

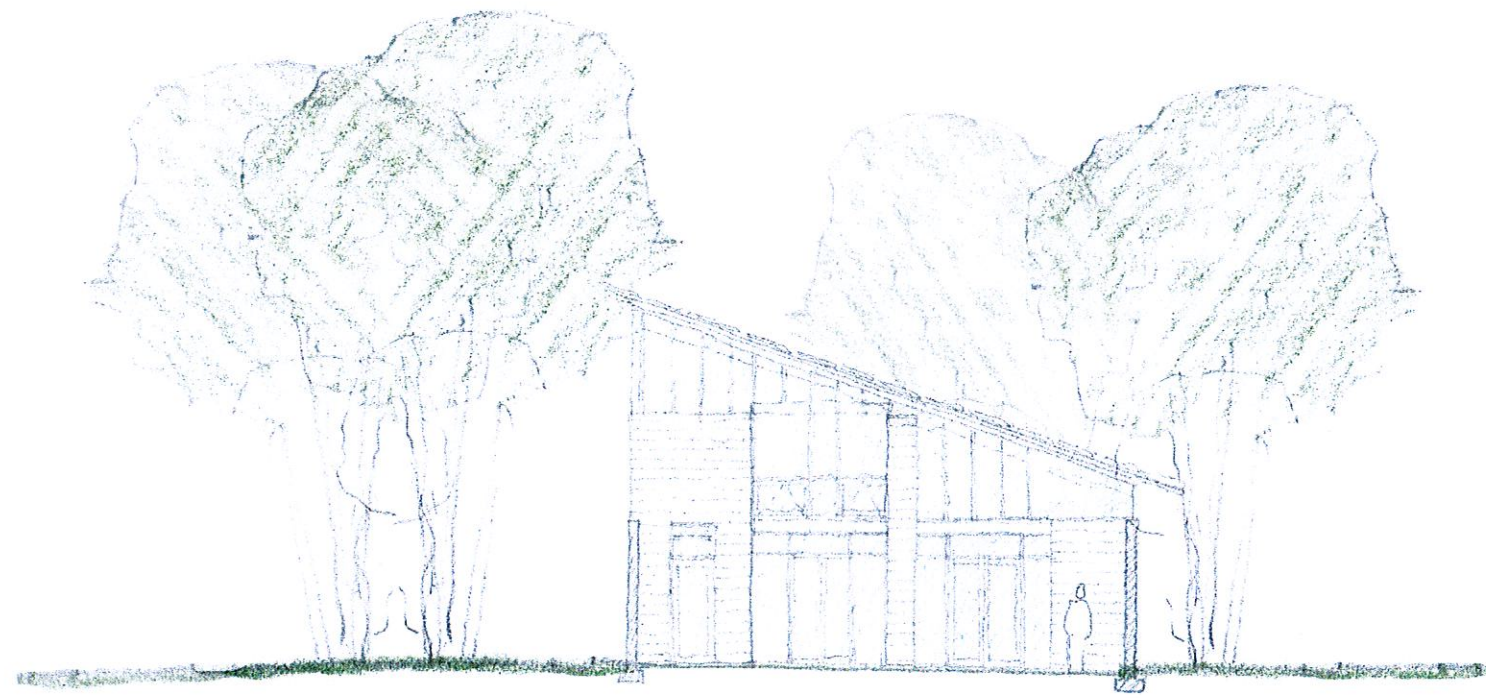
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A.8

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EAST SITE SECTION 1
SCALE: 1" = 20'



BUILDING B1 SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"

NOTE: Do not scale drawings

1/8/15
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SITE SECTION
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A.9

[illegible]

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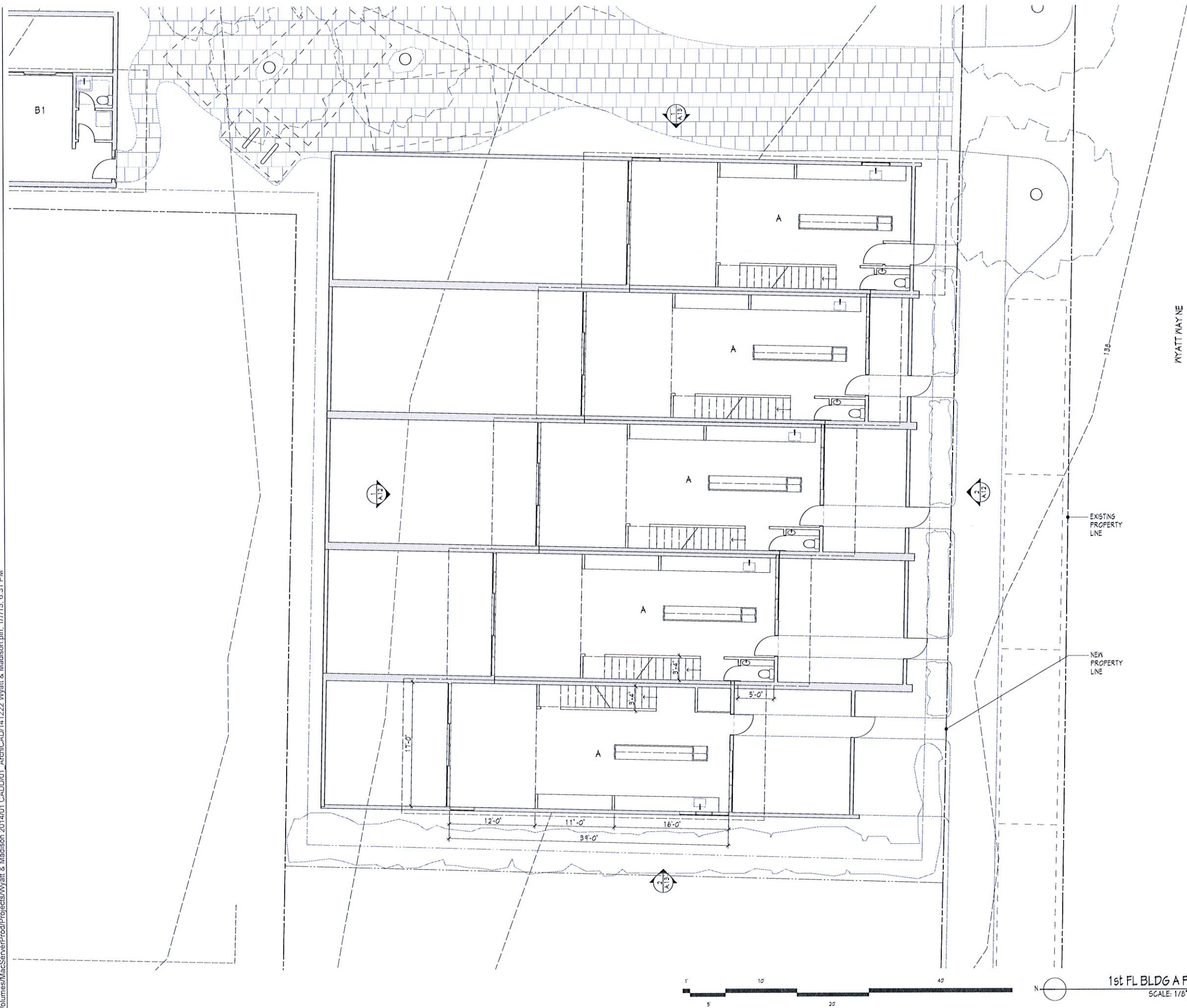
ENLARGED BLDG A 1ST
FL PLANS

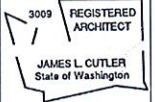
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A.10



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ENLARGED BLDG A
2ND FL PLANS

Amerson Architects

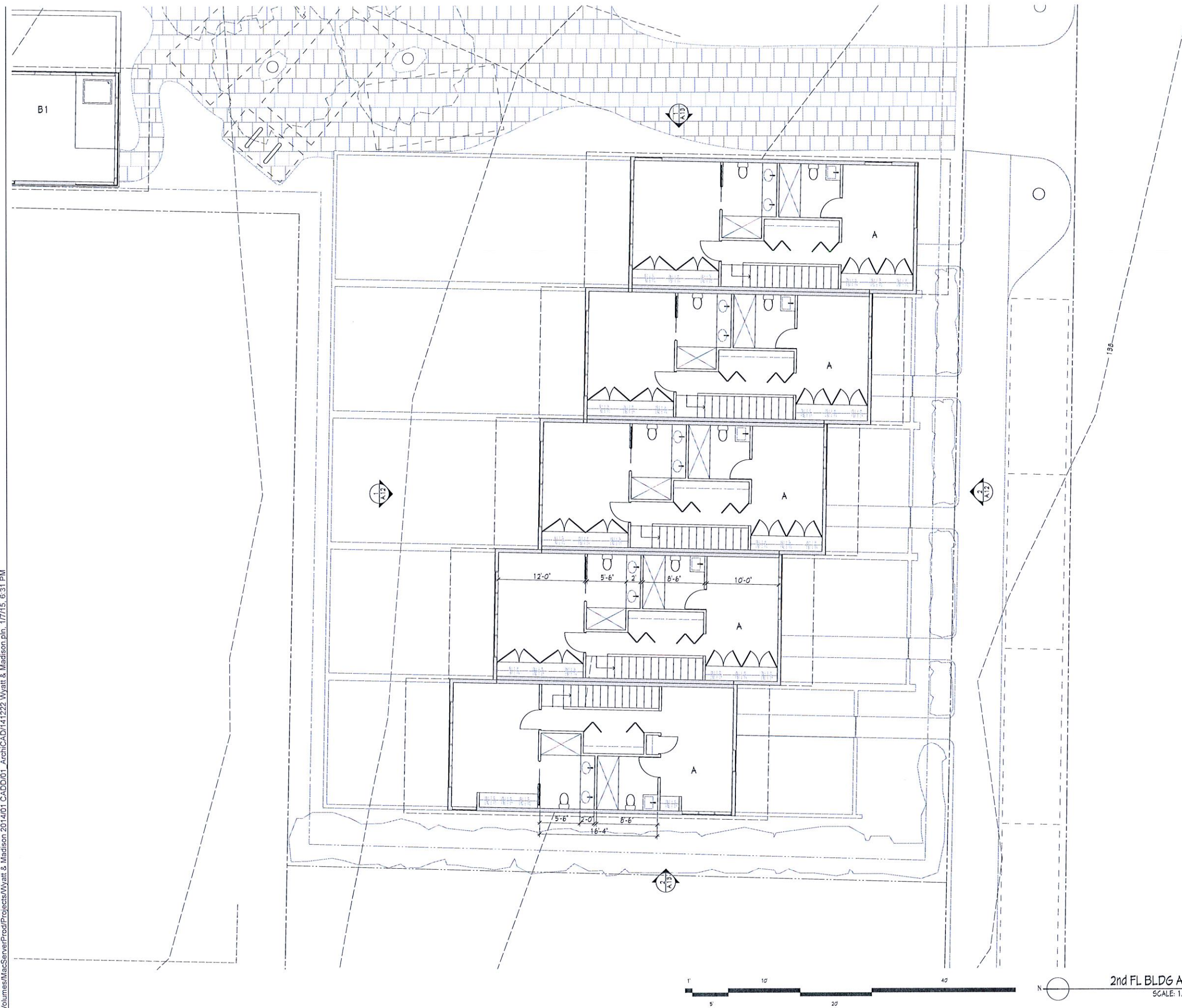
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L PLANS

A.11



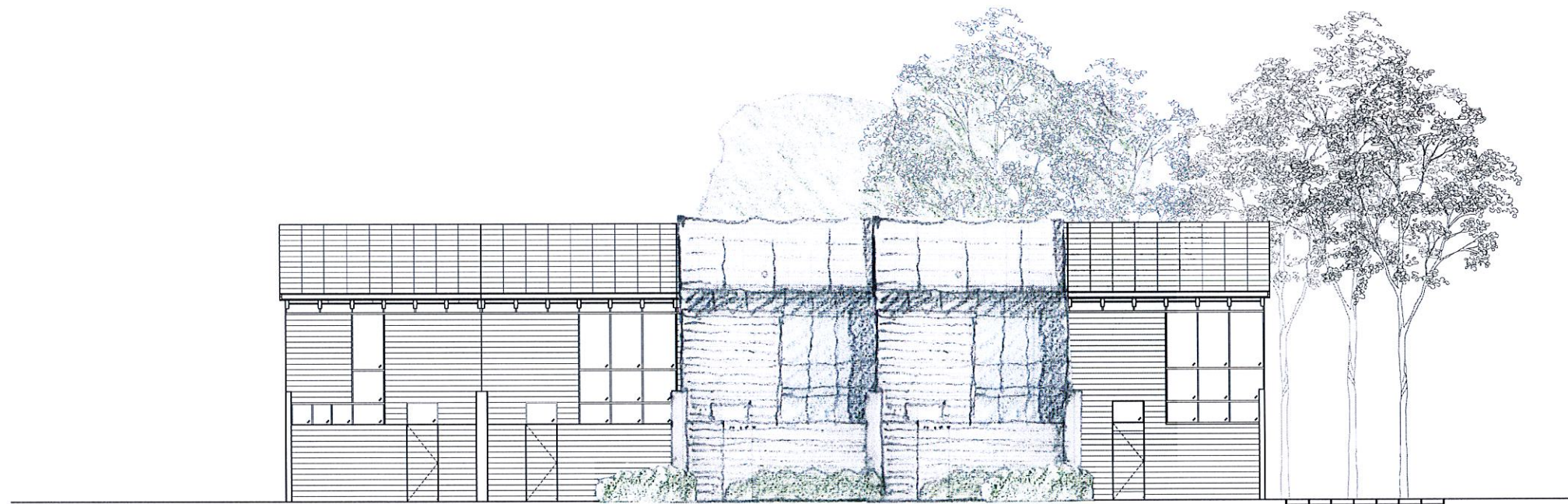
2nd FL BLDG A PLANS 1
SCALE: 1/8" = 1'-0"

NOTE: Do not scale drawings

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



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

NOTE: Do not scale drawings

1/7/15

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BLDG A ELEVATIONS

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A.12

A hand-drawn architectural sketch of a building elevation. The building features a low-pitched, gabled roof. A large, rectangular window is positioned on the left side of the facade. To the right of the window, there is a section of the building that appears to be partially obscured or in shadow. The sketch includes stylized trees on both sides of the building and a row of low-lying shrubs along the base. A small, illegible label is visible near the top left corner of the drawing.

NOTE: Do not scale drawings

A.13



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ENLARGED BLDG B1 &
B2 1ST FL PLANS

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A.14

1st FL BLDG B PLANS 1
SCALE: 1/8" = 1'-0"

NOTE: Do not scale drawings

[illegible]

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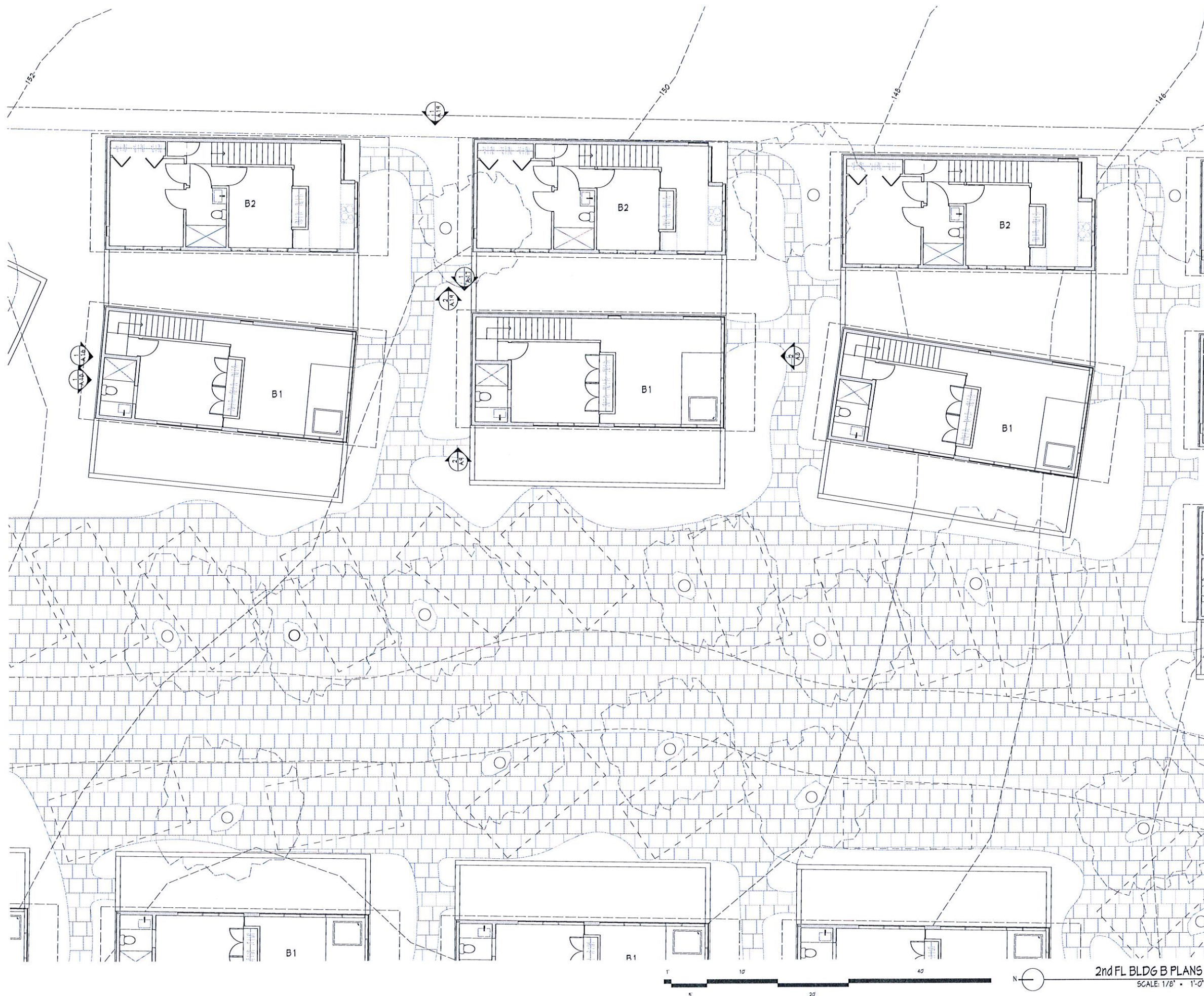
ENLARGED BLDG B1 &
B2 2ND FL PLANS

Bainbridge Island

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Community Development

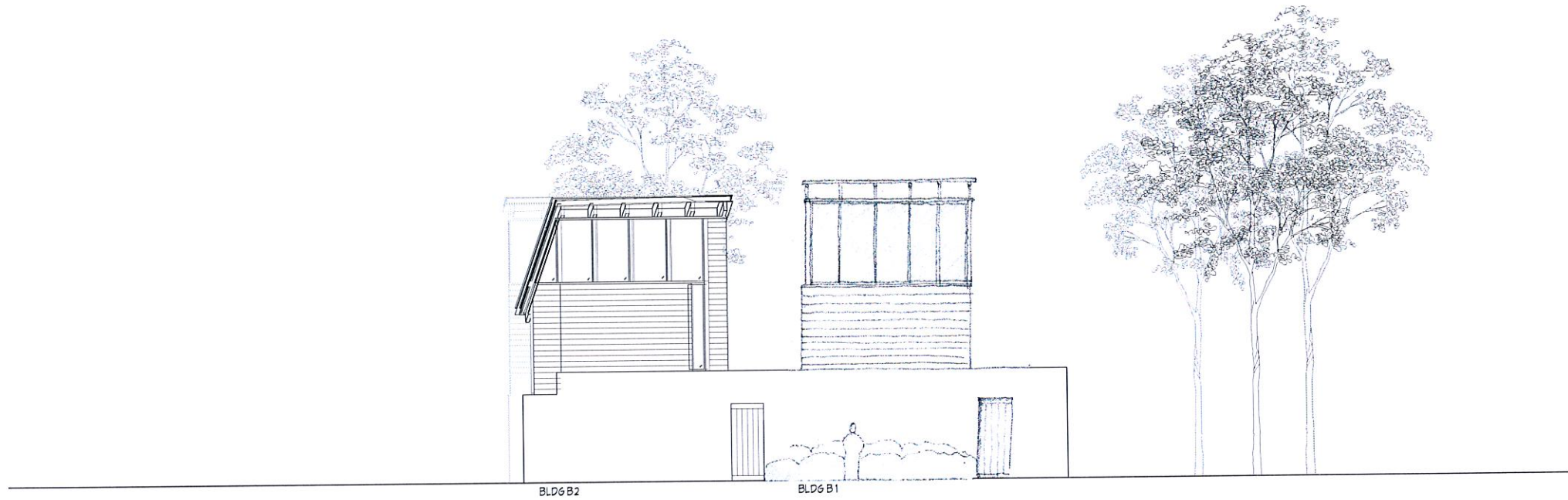
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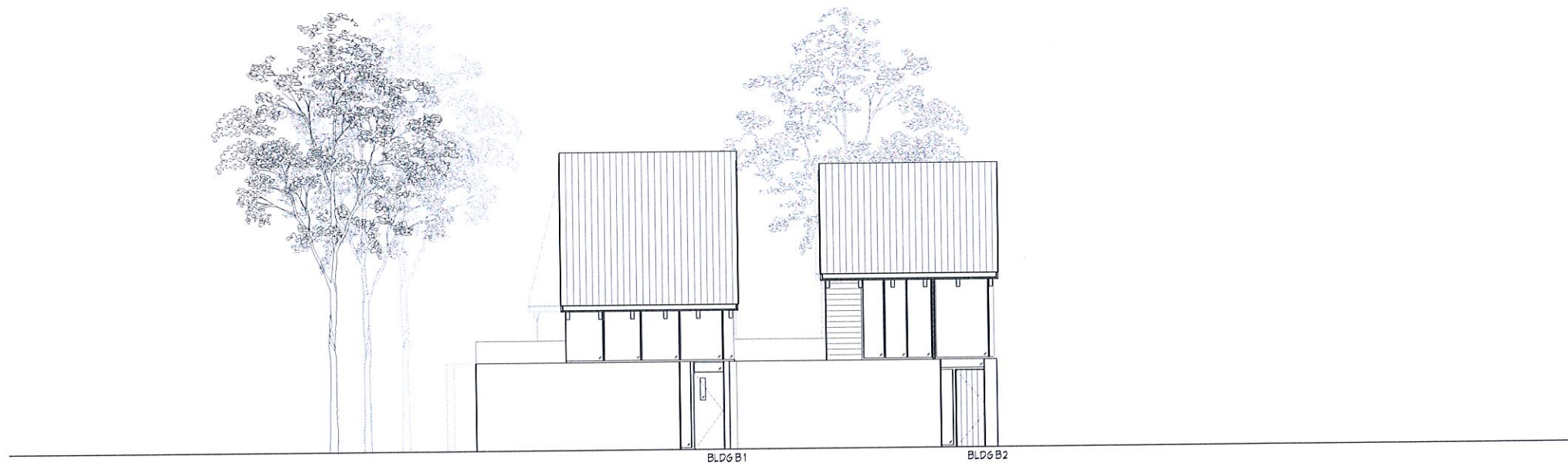
2nd FL BLDG B PLANS
SCALE: 1/8" = 1'-0"

NOTE: Do not scale drawings

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



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

NOTE: Do not scale drawings

1/7/15
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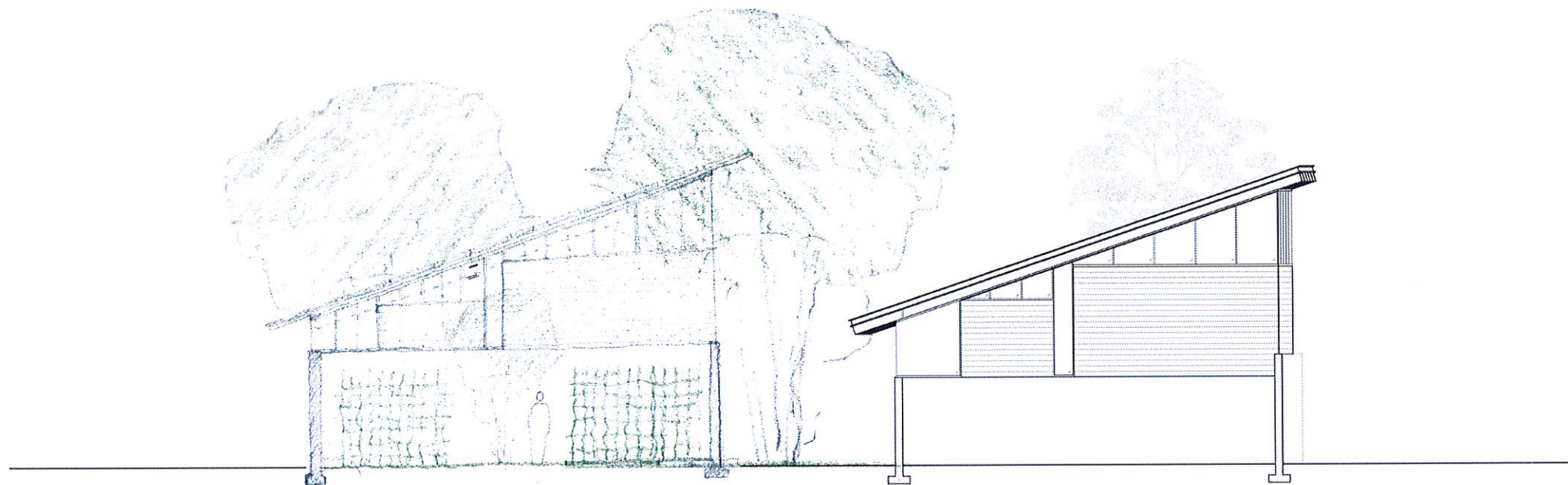
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A.16

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



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

NOTE: Do not scale drawings

1/8/15

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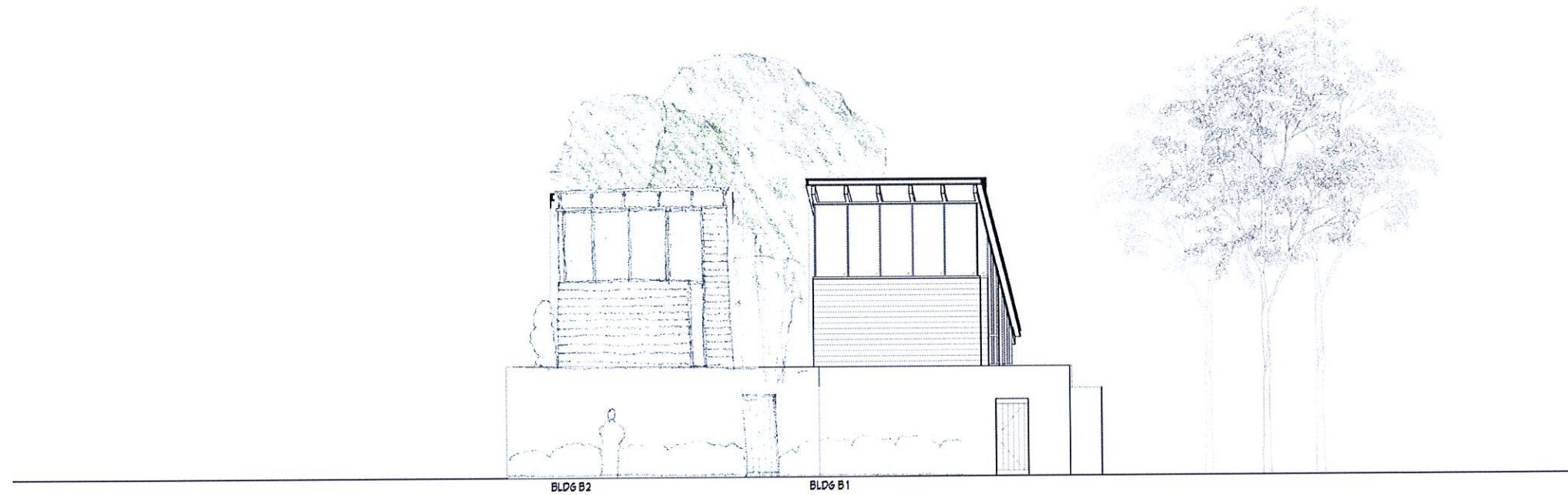
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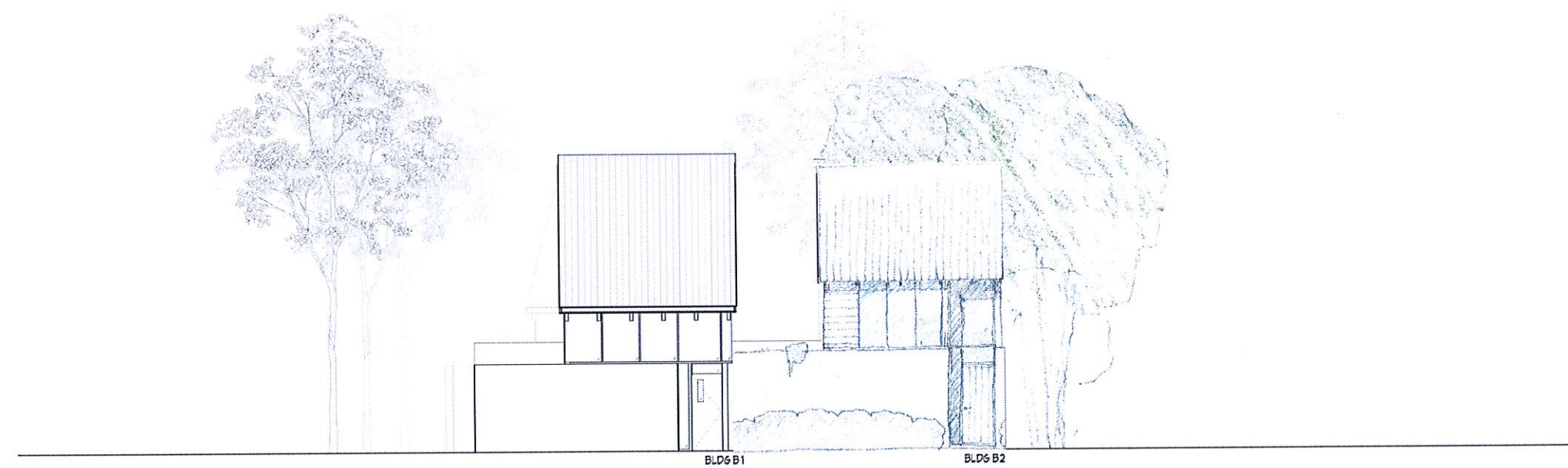
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A.17

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



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

NOTE: Do not scale drawings

1/7/15

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BLDG B2 ELEVATIONS

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A.18

An architectural sketch of a modern building with a sloped roof and large windows. The building is shown in two views: a side elevation on the left and a front elevation on the right. The side elevation shows a long, low profile with a series of windows and a small entrance. The front elevation shows a more detailed view of the building's facade, including a large window and a person standing near the entrance for scale. The sketch is rendered in blue lines on a white background, with some shading to indicate depth and form.

NOTE: Do not scale drawings

A.19

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[illegible]

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ENLARGED BLDG C1 &
C2 PLANS

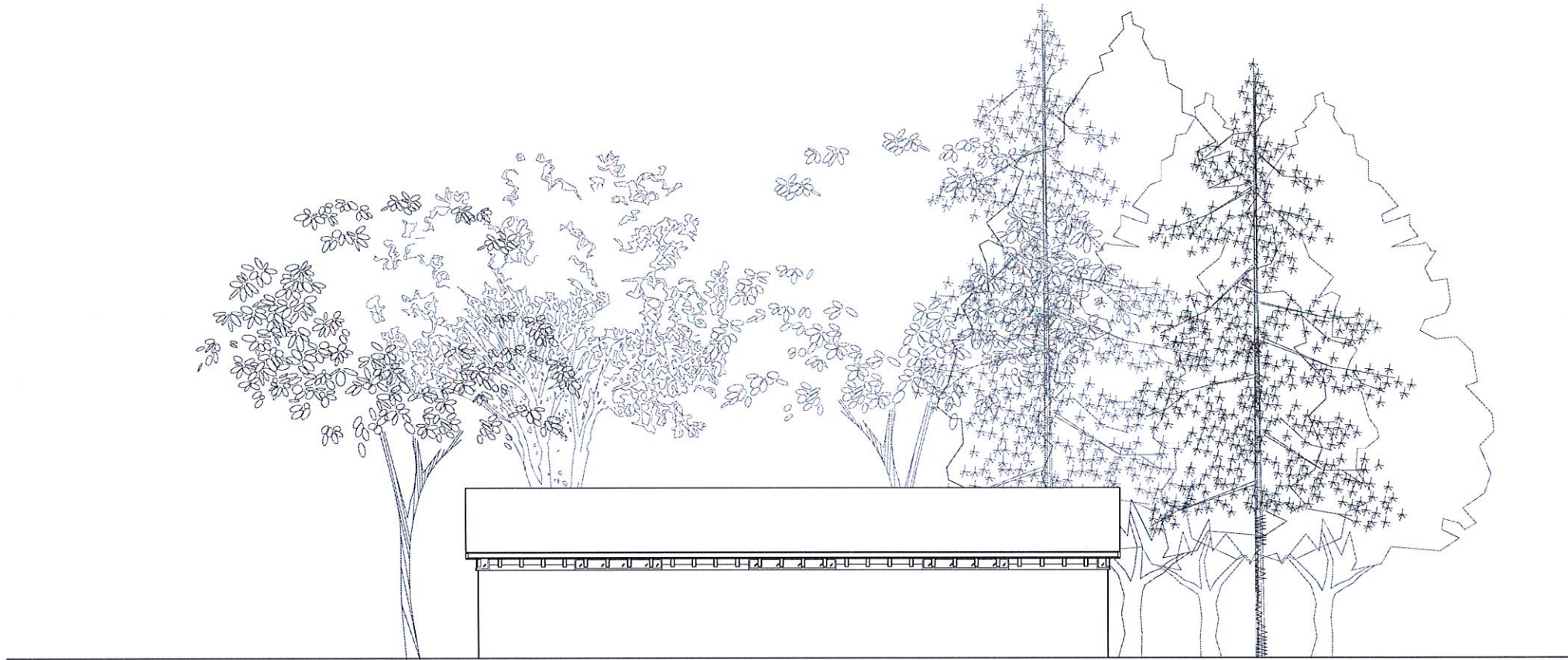
Bainbridge Island

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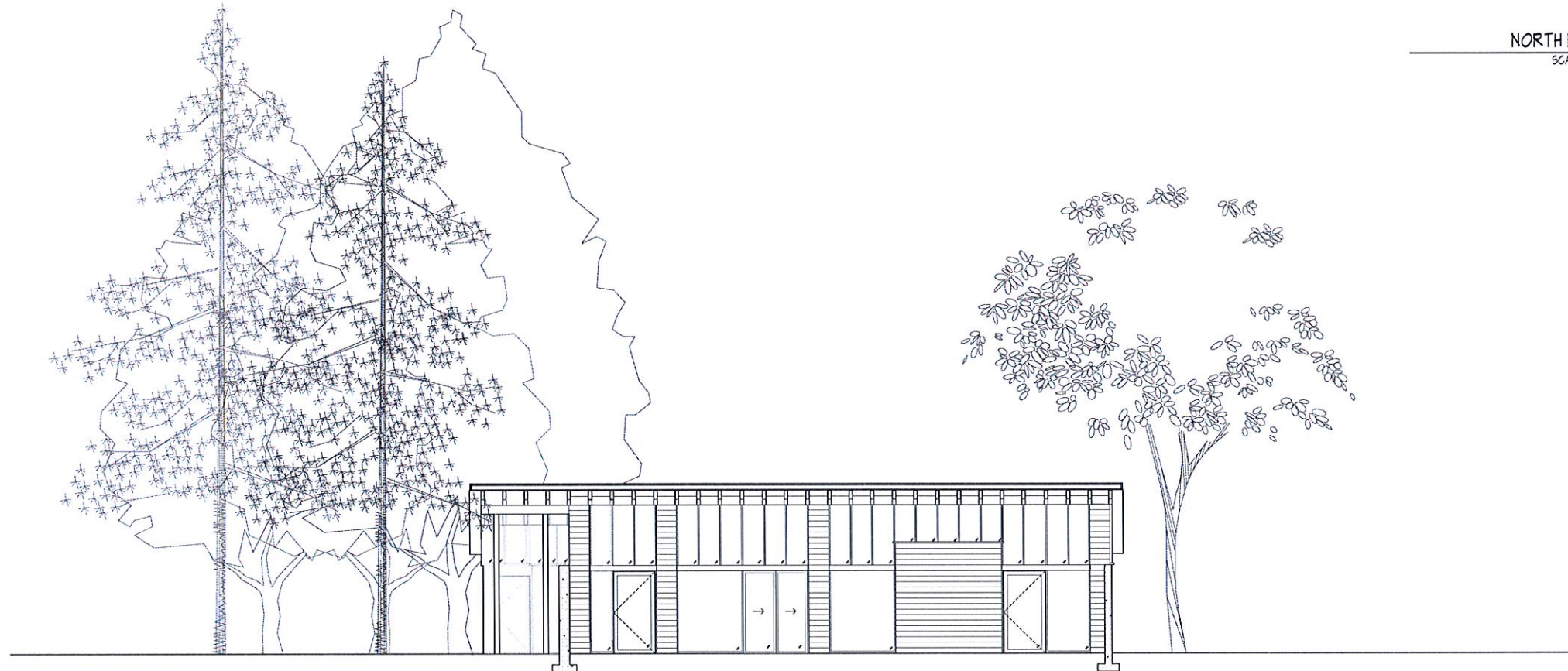
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A.20

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



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

NOTE: Do not scale drawings

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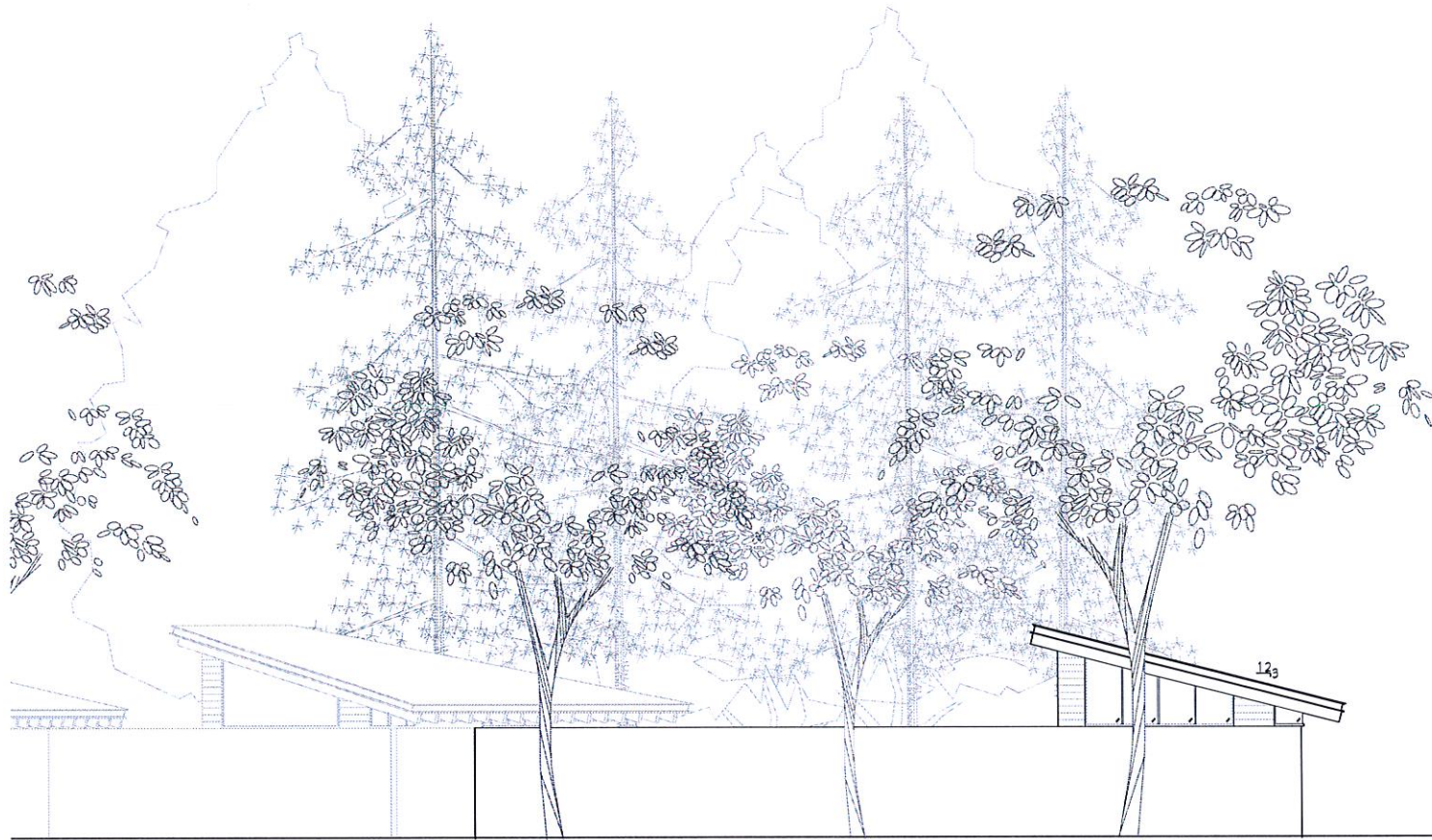
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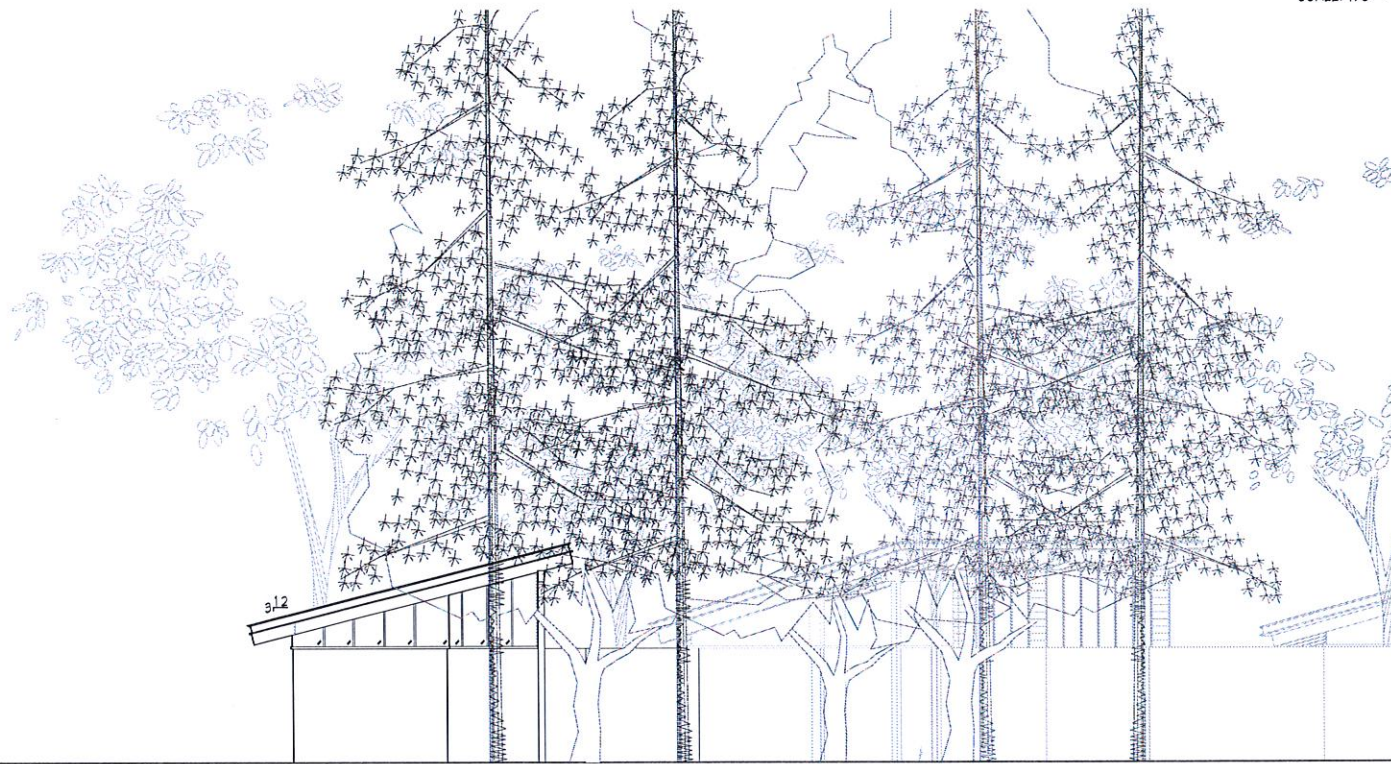
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A.21

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



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

NOTE: Do not scale drawings

1/7/15

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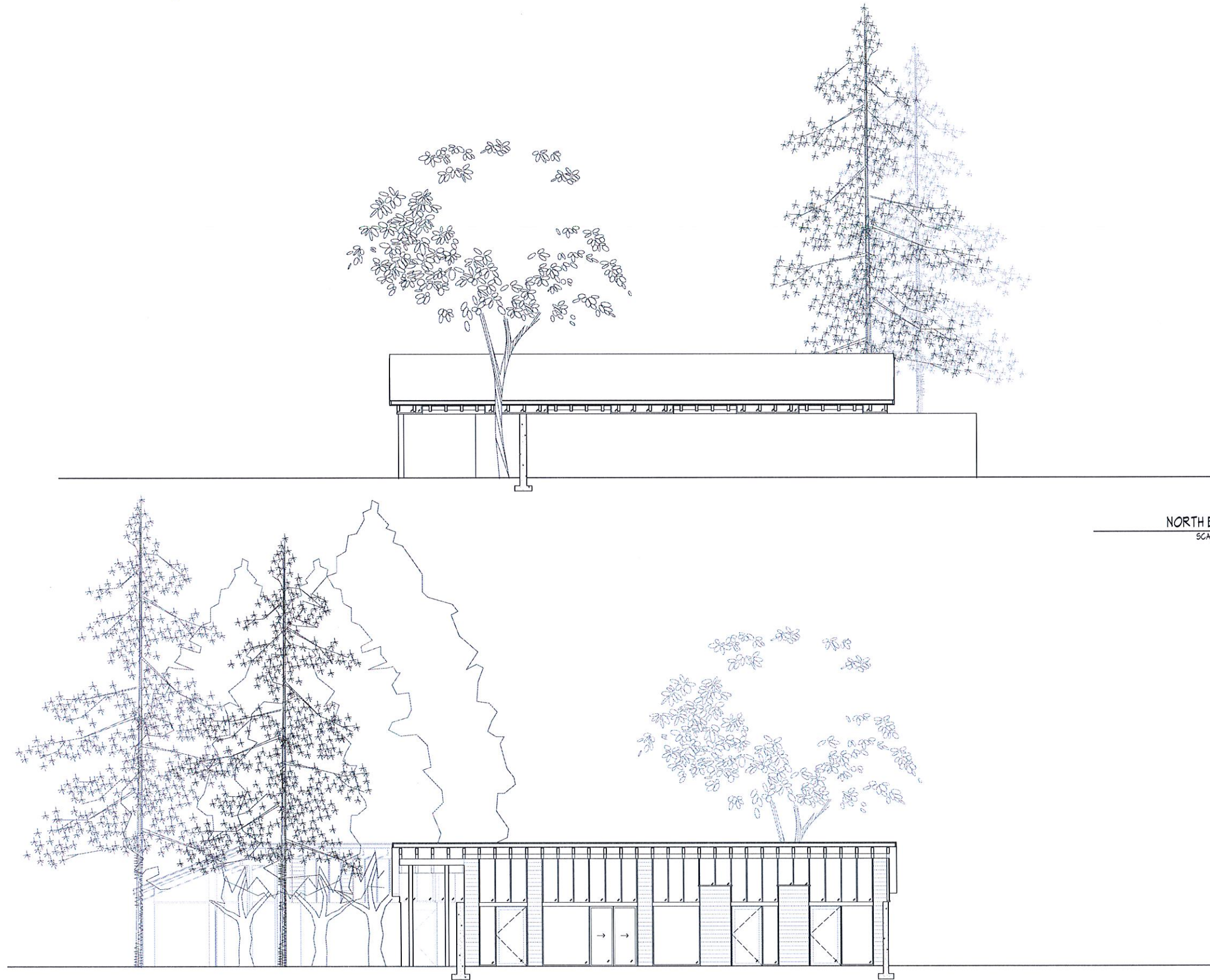
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A.22

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

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

NOTE: Do not scale drawings

1/7/15

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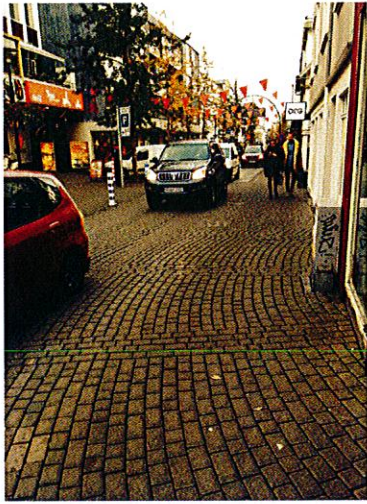
A.23

Architectural drawing showing a cross-section of a building with a sloped roof. The drawing includes detailed line work for the structure and surrounding trees. The trees are depicted with dense foliage and are positioned around the building. The drawing is a technical sketch, likely for a design or construction project.

NOTE: Do not scale drawings

A.24

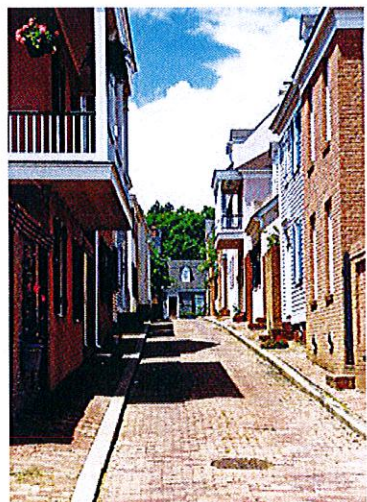
(A) REYKJAVIK, ICELAND



(B) MALMO, SWEDEN



(P) COTTON DISTRICT, MISSISSIPPI



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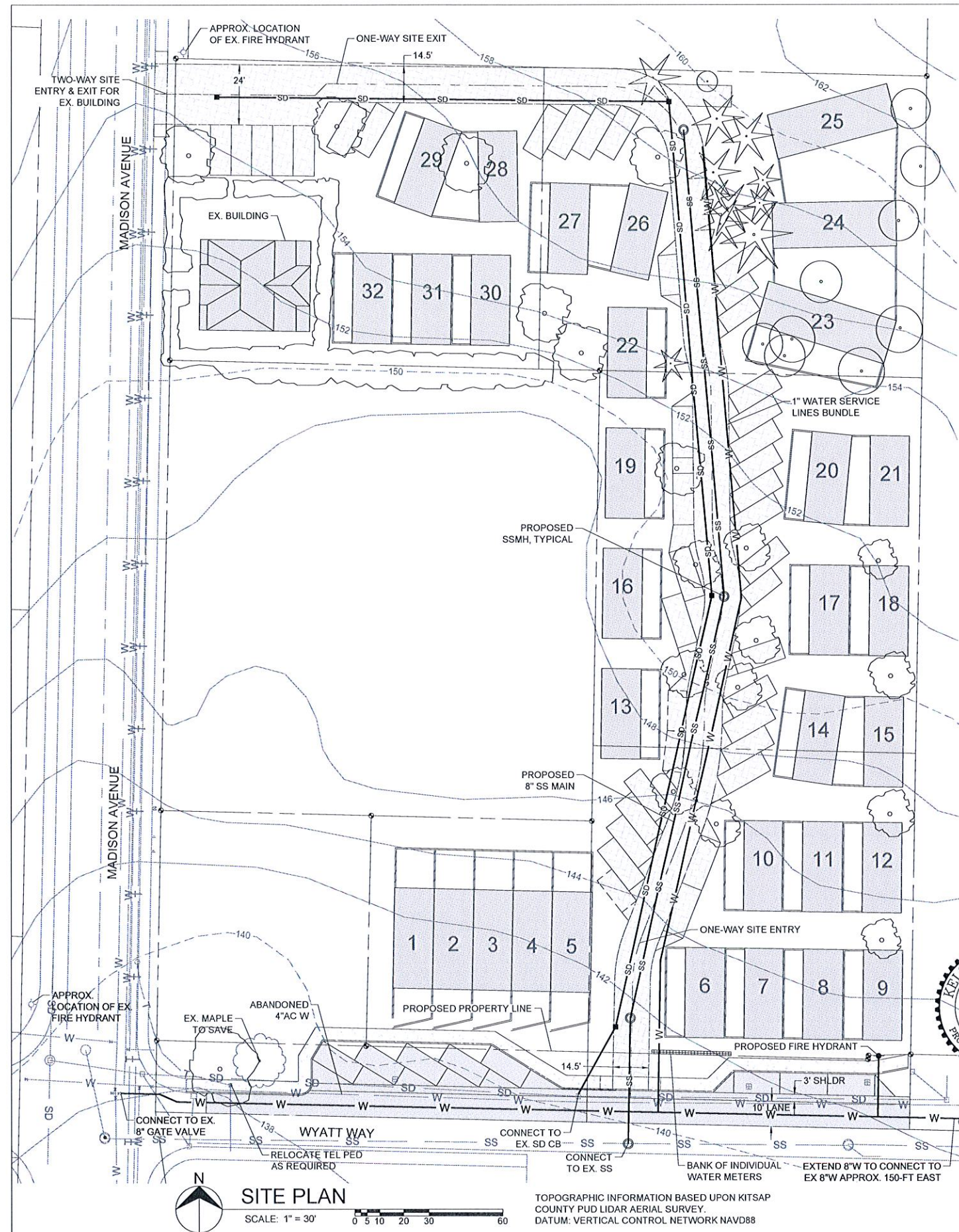
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STREETSCAPE EXAMPLES

A.25



1 OF 1

Design Review Board Design Guideline Checklist
Mixed Use Town Center/ Madison Avenue Overlay District- BIMC 18.18.030

JAN 12 2015

Dept. of Planning &
Community Development

☐ "Pre-App" Meeting Checklist

☐ "Post-App" Meeting Checklist

Project Name/Case #: Wyatt Cottages PLN50165

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

Pre-application Conference

Project Description: Project is 32 new single family detached and attached dwellings, and retention of existing small former residential structure used as offices.

Applicable Design Guidelines

Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1. Landscaped Front Setbacks	To reinforce the predominant visual image of abundant vegetation along this portion of Madison	For the portion of Madison Avenue situated within this overlay district, landscaped front setbacks are encouraged	Existing structure will be retained and located closer to the street, surrounded by a formal landscape hedge in character with the historic nature of the structure. Parking and access will be placed on the north side of the building, with the parking screened from the street by landscaping.	
2. Marking Intersections	To establish strong reference points at key intersections.	Visually prominent buildings should be encouraged at the intersections with east/west streets. This can be achieved by such elements as bold roof forms, color, decorative structures and details, porches and trellises	Intersection of Wyatt and Madison will not have buildings, instead the existing public park located deep within the parcel will be relocated to the corner to provide for public open space and activity.	
3. Residential Roof Forms	To create a predominant visual image that is residential in character	Buildings have pitched roof forms, with the pitch being at least 4:12 and no more than 12:12.	Roof pitches vary from less than 4:12 to 4:12. At street frontage on Madison existing residential (used now for offices) will be retained and maintain the character of the street frontage. New construction will be located behind this building. On Wyatt the street frontage is a combination of townhouses and single family structures with walled private gardens, using the modulation of the buildings to create a visual character that is residential in scale.	

Guidelines Requiring
Action per DRB:

DRB Summary Motion
on Actions:

JAN 12 2015

Dept. of Planning &
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Design Review Board Design Guideline Checklist
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

☐ "Pre-App" Meeting Checklist☐ "Post-App" Meeting ChecklistProject Name/Case #: Wyatt Cottages PLN50165Land Use Application
(Pre-app, Site Plan
Review etc.):Pre-Application ConferenceProject Description: Project is 32 new single family detached and attached dwellings, and retention of existing small former residential structure used as offices.

Applicable Design Guidelines

Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1. Parking Lot Location	To have parking lots be as visually unobtrusive as possible.	Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.	Parking is located to the side of the existing building on Madison (single loaded to reduce width) and behind the proposed structures on Wyatt.	
2. Outdoor Open Spaces and Amenities	To establish, over time, a variety of open spaces within the town center	New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.	Proposal relocates the existing public park from its internal location to the street corner of the parcel for more visibility and to create a strong presence. The internal circulation for pedestrians, bikes and cars is designed to mix these means of transportation into a small scale, slow paced space under a tree canopy.	
3. Pedestrian Connections	To create a network of safe, comfortable and attractive linkages for people on foot	New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles.	Dwellings along public streets have their front doors facing the sidewalks. A new sidewalk on Wyatt will add to the pedestrian network by completing this missing link. Note that the design provides for mixing modes of circulation to NOT create a dedicated zone for just vehicles.	
4. Shielded Lighting	To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.	Freestanding light fixtures should not exceed 14' in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.	Lighting is proposed to be placed on trees with fixtures pointed downwards in the core circulation areas, pathways receive ground based path lighting and building entries will have lighting associated with doors.	

Design Review Board Design Guideline Checklist
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
5. Screen Service Areas	To conceal loading, trash, and storage areas from view.	Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.	Trash locations will be placed in two locations internally and screened.	
6. Common Open Space	To ensure that open spaces within a development containing dwelling units are truly usable by all residents.	While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided.	Active open space activities will be served by the adjoining public park that includes play structures for children.	
6a. Conceal Garage Doors	To ensure that street frontages are not dominated by vehicular storage facilities.	Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.	Project contains no parking garages. Vehicular circulation is a one-way path with the entrance on Wyatt (the minor street) and exit on Madison. Currently this parcel has two driveways on Madison (one way in and one way out), the entrance being eliminated.	
7. Overall Form	To create visual continuity among buildings having potentially different styles.	Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct "base" as well as a "cap".	Buildings are designed as courtyard buildings with the lower floor expressing mass as a base, and the upper floor light framing and glass.	
8. Entrances	To make it apparent from the street where major entrances to buildings are located.	Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.	Entrances located along street frontage for buildings located along the street edge. Entrances are typically gates leading into private walled gardens.	
9. Conceal Mechanical Equipment	To ensure that larger pieces of mechanical equipment are visually unobtrusive.	Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.	No rooftop mechanical equipment is proposed. Instead, roofs will have PV panels except where shaded by existing retained trees.	
10. Structured Parking	To diminish the visual impact of parking as viewed from streets.	Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.	Parking is surface parking, located to the side or behind buildings. Where located to the side the parking is screened by landscaping.	
11. Encouraging Varied Details	To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.	Buildings containing residential dwellings should incorporate most, if not all, of the following elements: • Front porches or stoops • Bay windows or dormers • Visible trim around windows and building corners • Base articulation, such as a plinth or first floor raised above grade	See drawings, buildings have trimmed out windows, front walled garden spaces, a strong base with the building articulated differently above this base. Entries are not typically raised above grade to allow for accessibility.	

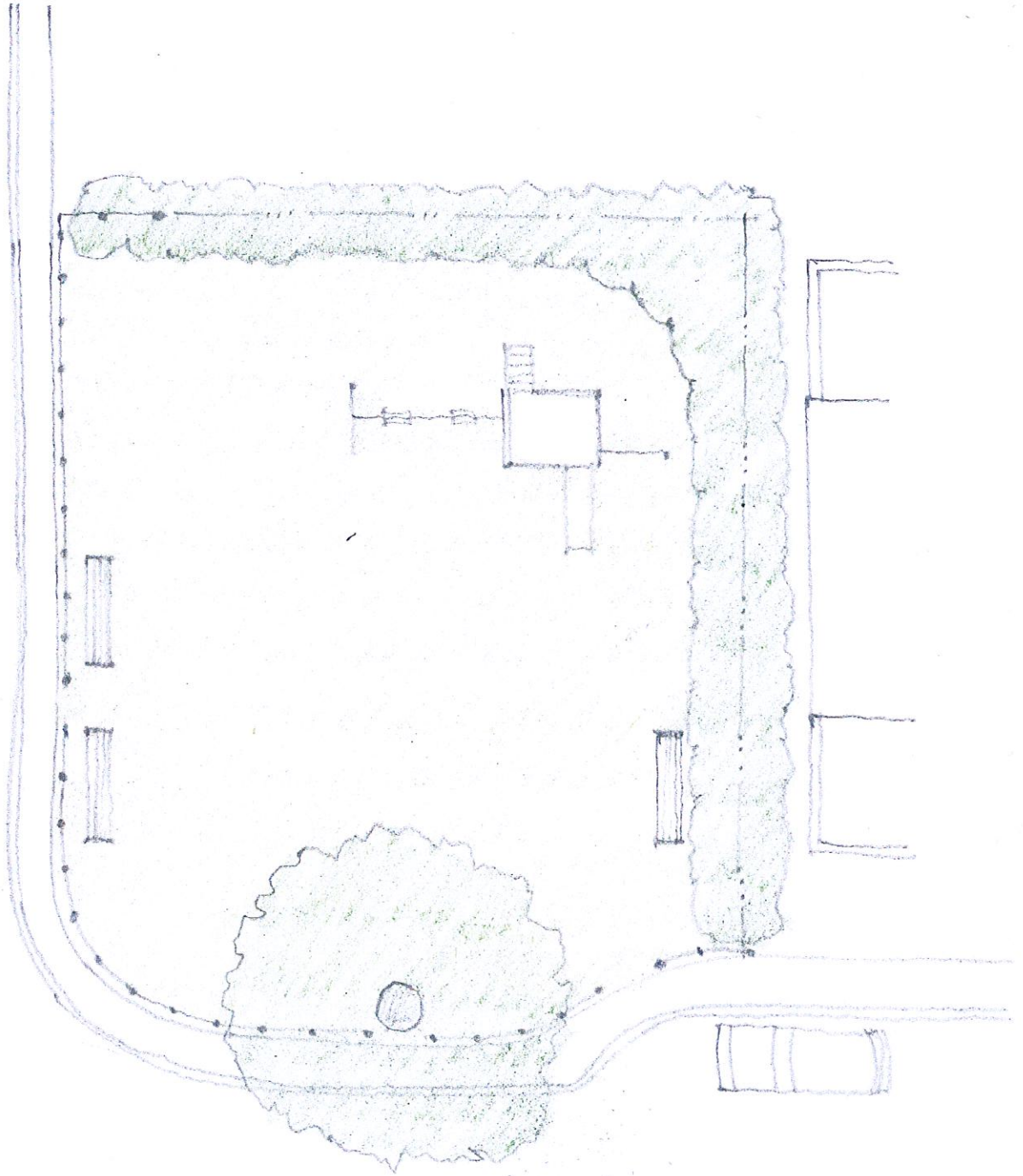
Design Review Board Design Guideline Checklist
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
12. Integration	To ensure that signage is a part of the overall design approach to a project and not an afterthought.	The design of signs should be integrated with the architecture and site design of a project.	No signage is proposed.	
13. Creativity	To encourage interesting and even unusual approaches to graphic design.	Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.	No signage is proposed.	
14. Awnning Signs	To produce a visual effect that emphasizes buildings and vegetation, not advertising.	Signs painted on awnings are allowed, but awnings should not be internally illuminated.	No signage is proposed.	

Guidelines Requiring
Action per DRB:

DRB Summary Motion
on Actions:

Drawing without round about -



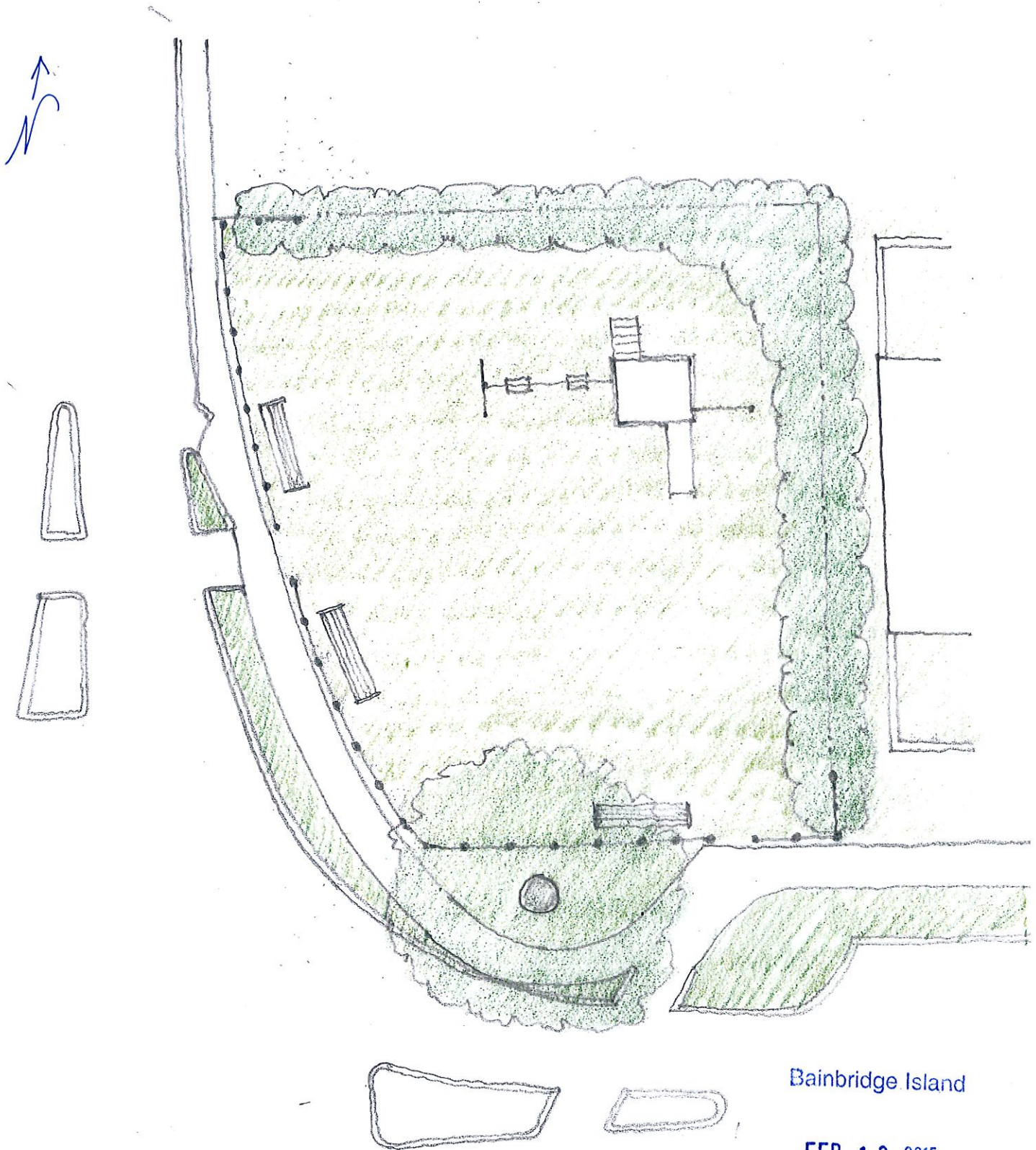
Bainbridge Island

FEB 13 2015

Dept. of Planning &
Community Development

Drawing showing proposed round about

Ryatt Cottages
PLAN 50165 PRE



Bainbridge Island

FEB 13 2015

Dept. of Planning &
Community Development

I am writing to express my concern over the proposal by a developer to move the Madison Ave. Tot Lot to the corner of Madison and Wyatt. The lot is currently set back from Madison and separated from the busy street by a residential property. This provides a buffer to street noise and traffic, creating an oasis in the midst of the busy Winslow core. The tall evergreens that surround this tiny park increase this feeling of seclusion and at the same time make it seem bigger than it actually is. The residential buffer also offers a degree of vehicular safety for the small children who frequent the park from the surrounding properties. Moving the park to the corner of one of the busiest intersections in Winslow would completely change the nature of this park and, I believe, degrade the quality of life in this section of the downtown core. The series of mid-block pathways and open spaces that run between Erikson and Madison provide a unique and wonderful exposure to the natural world in the heart of town, and this little park, in the short time of its existence, has become a gem in the series.

I consider myself a supporter of development in the Winslow core as a way to maintain open space elsewhere on the island, and I am happy to see the lot on the corner of Madison and Wyatt developed. I also understand the desire for a one-way thru drive for the development. Perhaps an alternative would be to negotiate a shared drive with the apartment complex to the south of the park. The Madison/Erickson, Wyatt/Knetchtel block must be one of the most densely populated blocks on the island and while increased development in this block will add to the vitality of the area, it will undoubtedly put added pressure on the Tot Lot as a relatively secluded oasis in the midst of the activity.

I ask the Design Review Board to consider the important qualities of this park, as well as the network of trails within the downtown core when reviewing future development of the area.

Thank you for your consideration,

Mary Anne Smith

644 Madison Ave., N