



CITY OF BAINBRIDGE ISLAND

DESIGN REVIEW BOARD **Regularly Scheduled Meeting** **Monday, March 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**
February 2, 2015 Meeting
- 2:15 – 2:30 p.m. Waterfront Park Rowing Center PLN50155 PRE Preapplication**
Discussion with project manager prior to applicant review
Project Manager: Heather Beckmann
- 2:30 – 3:30 p.m. Waterfront Park Rowing Center PLN50155 PRE Preapplication**
Review with applicant.
Site Address: 301 Shannon Drive (Waterfront Park)
Construction of a 2-story building, with daylight basement, for boat storage on the ground floor and the second floor will include locker rooms, kitchen, multi-purpose room, offices and storage. Each floor has a total of 6,000 sf.
- 3:30 – 3:45 p.m. Pleasant Beach Resort PLN13880D SPR Site Plan Review**
Discussion with project manager prior to applicant review.
Project Manager: Joshua Machen
- 3:45 – 4:45 p.m. Pleasant Beach Resort PLN13880D SPR Site Plan Review**
Site Address: 7879 Pitts Path Lane
Construction of a 15-room inn consisting of a main lodge building with 6 rooms and 7 guest cottages. The project will require 15 parking spaces provided on the street and in a surface parking lot, both of which are directly adjacent to the project site. The proposed lot size shall be increased through the boundary line process.
- 4:45 – 5:00 p.m. Old and New Business**
- 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, February 2, 2015 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 (2 sets) - December 1, 2014, December 15, 2014

The Roost PLN50076 PRE Pre-application

Proposed Road End Signs - Presented by Mary Dombrowski

Adjournment

1. The meeting was called to order at 2:01PM by Design Review Board Chair Mark Levine. Design Review Board members also in attendance were Jim McNett, Adrian Sawyer, Alan Grainger and Peter Perry. City Staff present were Deputy City Manager Morgan Smith and Associate Planner Heather Beckmann. Administrative Specialist Jane Rasely monitored recording of meeting and prepared minutes.
2. Mark welcomed Peter Perry to the Design Review Board.
3. Minutes for the December 1st and 15th, 2014 meetings were discussed. Motion and second to approve both sets of minutes passed unanimously (Alan Grainger/Adrian Sawyer).
4. Mark introduced Morgan Smith who wanted to say a few things about Road End Signs. She spoke about the proposed South Beach sign up for discussion later in the meeting. Morgan shared her perspective on why it is important to hear from the DRB for this stand alone request. A citizen in the Fort Ward neighborhood proposed a historical marker to represent the significance of the area. The neighborhood would like input into how it looks, wording, size, etc., however since it is still City property, it matters what emerges from citizen discussions and how the sign looks in the end. Given the overall history of the island, there are other places like this that would benefit from having a marker and the City may be looking at this as a sort of pilot program. Size, shape, materials, i.e., "look" of the marker should be taken into consideration when thinking about a consistent look for island wide signage. The Historic Preservation Committee will be taking a look at and making recommendations as well.
5. Mark asked who will make the final decision once recommendations are made. Morgan said it could take a number of paths from their recommendation. She also stated it would be great to have a standard with perhaps a small, medium and large version to accommodate different types of road ends, trails, etc.
6. Alan raised concerns based on information contained in the Bainbridge Island Historical Museum's newsletter regarding the accuracy of the verbiage on the proposed sign.
7. Jim also had concerns regarding who will be responsible for vetting verbiage.
8. Mark asked if it would be helpful to have DRB, Historic Preservation and Road Ends Committees meet to hash out the details of what the signs would look like. Morgan agreed that would be very helpful.

9. Discussion ensued as to what the Road Ends Committee is looking for from the DRB. Mark stated they (DRB) really were not ready to make any recommendations because they needed to do more research and have time to come up with a consensus from the other two committees involved. Jim McNett volunteered to be the DRB liaison for an Ad Hoc Committee comprised of members from all three committees.
10. Associate Planner Heather Beckmann gave an overview of the Roost project highlighting areas she felt may not be very clear. She passed out an overview site map that showed the “big” picture and described the different parts of the development. Jim asked about the new park being developed by the Parks District. Heather stated the Parks District would like to see connectivity via trail to the park.
11. Adrian asked about the additional parking spaces he saw. Heather replied they may be part of a future iteration.
12. Mark asked about the inn/Gypsy wagon parking.
13. Peter brought up the City’s traffic study that is currently going on and asked whether parking would be taken into consideration. Heather stated yes. Mark made the point that it is very important for the DRB to look at the parking situation and make recommendations.
14. Alan brought up the design not meshing with the “style” of architecture at Lynwood Center.
15. It was decided that since Peter is the landscape architect for the Roost project, that he must not participate in discussion until the developer comes in and he may sit on the “other” side of the table. All agreed, including Peter.
16. Heather stated this was the time to bring up that the architectural style does not meet the Lynwood Center Guideline for tudor development. Single family residences will be contained on their own lot and therefore are not subjected to the Lynwood Center Guidelines, but the townhouses will be.
17. The Roost developer was invited in at 2:49 PM.
18. Side note for transmittal with list of attachments for DRB agenda packets.
19. Belinda Thornberg, David Jaffey, Laura Murphy, Jim Laughlin, Jeb Thornberg introduced themselves as owners and consultants of the Roost LLC. Mark asked them to talk a little about the project. An overview was given by Jeb speaking to the history of their purchase of the property and the ambition to design pedestrian friendly neighborhoods. Three defining attributes;
 - a. Enthusiasm for nature
 - b. Enthusiasm for art
 - c. Community commitment to knowing each other while working the land, i.e., farming for local consumption.
20. Jim asked about the building shapes and if they were just using block shapes to show placement or was this the actual shape of the buildings. It was inferred that they were place holders at this time.
21. The Lynwood Center Guidelines were brought into the conversation and whether they were meant to replicate the Tudor style current to the neighborhood or if they can be more loosely interpreted. Alan expressed concern regarding the “sameness” of the building designs as well as them not fitting the literal guideline.
22. Jeb spoke to that and didn’t disagree but also stated it is a “guideline” but ultimately discussed which buildings could be changed to meet the guideline better and that the SFR were not subject to that guideline.
23. Alan felt like they had done a good job minimizing the impacts of the parking lots, did a great job on the site plan development, but struggled with the Tudor style not being met.

He wondered if this design would overwhelm the current neighborhood design. He gave the example of new homes in old Seattle neighborhoods where new development stands out like a sore thumb because they do not try to maintain the character of the neighborhood.

24. Mark stated the elements being used are interesting, the project is marvelous, but his greatest concerns are parking and looking at the overall flavor or style of the neighborhood.
25. Jeb stated that they were themselves bumping up the parking spaces and trying to provide more than required.
26. Jeb reiterated what he felt the DRB was saying: Take a hard look at the design of the public areas (not including the SFRs) and that the townhouses especially need to meet the character of the neighborhood and that Alan wanted them to look at the way they use materials and not to use a single broad type. They might want to consider a sloped, pitched roof to match the neighboring buildings was also mentioned.
27. Jim asked about landscaping and Jeb spoke to the design of each home's backyard and Peter spoke to the number of trees.
28. Discussion ensued between Belinda, Alan and Mark about phasing the work and getting approval on three larger buildings later. No recommendation was required by the DRB at this time.
29. Adrian moved to continue Design Review Board Co-chairs with Alan and Mark continuing in the positions. The motion was seconded by Jim and unanimously approved.
30. Mark began a discussion of the Road Ends historical sign and whether or not they were in favor of an Ad Hoc Committee. Everyone was and Jim agreed to serve on the committee as well as take pictures of existing signs and/or plaques to use for reference.
31. At 4:41 PM Mary Dombrowski had not yet arrived.
32. At 4:46 PM Mark Levine adjourned the meeting since Mary Dombrowski was a no show.

Approved by:

Mark Levine

Jane Rasely, Administrative Specialist



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 23 2015

Dept. of Planning &
Community Development

DATE SUBMITTED 12/23/2014	PROJECT NUMBER PLN50155	SUFFIX PRE
PROJECT NAME WATERFRONT PARK ROWING CENTER		
PROJECT TYPE Preapplication Conference		
PROJECT ADDRESS or ACCESS STREET 301 Shannon Drive		
TAX PARCEL NUMBER 4114-002-001-0000	TAX PARCEL NUMBER	
TAX PARCEL NUMBER	TAX PARCEL NUMBER	
TAX PARCEL NUMBER	TAX PARCEL NUMBER	
REVISION RECEIVED		
FEE HISTORY	AMOUNT	PAID
Preapplication Conference	\$265.00	\$265.00

PROJECT DESCRIPTION

Construction of a 2-story building, with daylight basement, for boat storage on the ground floor and the second floor will include locker rooms, kitchen, multi-purpose room, offices and storage. Each floor has a total of 6,000 sf, for a total of 12,000 sf.

Preapplication Conference: Tuesday, January 27, 2015 @ 9:00 a.m.

Design Review Board: Monday, March 2, 2015 @ 2:00 p.m.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

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

OWNER

CITY OF BAINBRIDGE ISLAND, 280 Madison Avenue North, Bainbridge Island, Washington 98110

PHONE: 206-842-7633

CONTACT

BRUCE ANDERSON, Cutler-Anderson Architects, 135 Parfitt Way SW, Bainbridge Island 98110

PHONE 206-842-4710

E-MAIL ADDRESS 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 DEC 23 2014 Dept. of Planning and Community Development	TO BE FILLED OUT BY APPLICANT PROJECT NAME: <u>Waterfront Park Rowing Ctr</u> TAX ASSESSOR'S NUMBER: <u>4114-002-001-0000</u> PROJECT STREET ADDRESS <u>WATERFRONT PARK C</u> OR ACCESS STREET: <u>ELLEN OR SHANNON</u> ENVIRONMENTAL CHECKLIST SUBMITTED: ☒ YES ☒ NO FOR CITY USE ONLY FILE NUMBER: <u>PLN 50155 PRE</u> PROJECT NUMBER: <u>PLN50155</u> DATE RECEIVED: <u>12.23.2014</u> APPLICATION FEE: <u>\$265.00</u> TREASURER'S RECEIPT NUMBER: <u>14-00837</u>
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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

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



A. GENERAL INFORMATION

1. Name of property owner: CITY OF BAINBRIDGE ISLAND
Address: 280 MADISON AVE NORTH, BAINBRIDGE ISLAND, WA 98110
Phone: _____ Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ 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: BRUCE ANDERSON, AIA / WALTER ANDERSON ARCHTS
Address: 135 MARFITT WAY SW, BAINBRIDGE ISLAND
Phone: 206 842 4710 Fax: 206 842 4420
E-mail: BRUCE@WALTER-ANDERSON.COM

3. Name of land surveyor: ADAM & GOLDSWORTHY
Address: 1015 NE HOSTMARK, POUCECO, WA 98670
Phone: 360 779 4299 Fax: _____
E-mail: _____

4. Planning department personnel familiar with site: KATHY COOK

5. Description of proposal: ROWING CENTER IN WATERFRONT PARK,

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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CITY OF BAINBRIDGE ISLAND

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TWO STOREY BUILDING (WITH DAYLIGHT BASEMENT) FOR
BOAT STORAGE ON GROUND FLOOR AND SECOND FLOOR W/
LOCKER ROOMS, KITCHEN AND MULTI-PURPOSE ROOM, OFFICES AND
STORAGE. TOTAL SF EACH FLOOR 6000 FOR A TOTAL OF 12,000 SF

6. Driving directions to site: WEST EDGE OF WATERFRONT PARK AT
EXISTING WEST TENNIS COURT.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
4114-002-001-0000		
Use additional sheet if necessary	Total of all parcels:	

* As defined in Bainbridge Island Municipal Code 18.12.050

8. Legal description (or attach): SEE ATTACHED SURVEY

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	COKE	COKE	URBAN	PARK
Lot				
Lot				
Lot				

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

Property	Comp Plan	Zoning	Shoreline	Current Use
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	Designation	Designation	Designation	
North	(STREET)	CORIE	NA	
South	(STREET)	CORIE	URBAN	
East	(PARK)	CORIE	URBAN	
West	(HOUSING)	CORIE	URBAN	

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

EAGLE HARBOR

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

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

If yes, please explain:

LEASE OF PORTION OF PARK TO
BAINBRIDGE ISLAND ROWING (BIR)

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:

SLOPED AT BUIEN AND SHANNON,
WITH LEVEL BENCH IN BETWEEN

4. Soil survey classification:

UNK

5. Flood plain designation:



AE

NA

CITY OF BAINBRIDGE ISLAND

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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		
collector	50 feet		
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 _____ feet wide.☐ internal to the proposal and are to be _____ feet wide.☒ yes BRIEN ☒ no SHANOU☐ yes ☒ no

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

ROWING CENTER AS PART OF PARK.

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

12,000SF ON 15,776SF LEASE, PROPOSE TO USE SOME OF PARK UNUSED PARK 77% OF LEASE AREA

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

11. Height of proposed buildings or structures:

LESS THAN 35'

12. Square footage of all spaces:

retail: _____

office: _____

storage: 6,000

residential: _____

other: 6,000

13. Number of stories proposed:

2

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CITY OF BAINBRIDGE ISLAND

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14. Proposed setbacks:

north:

20'

south:

25'

east:

5'

west:

10' MINIMUM

15. Number of parking stalls proposed:

EXISTING, SEE ATTACHED

16. Amount of square footage of proposed paved areas:

APPROXIMATELY 600 SF

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

79.90

%

(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.)

DEVELOPMENT OF WATERFRONT PARK WILL COORDINATE WITH THIS PROJECT

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:

COBI SITE PLAN & DESIGN REVIEW, SHORELINE PERMIT, BUILDING PERMIT.

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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? ☐ 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

12.21.14

Date

BRUCE ANDERSON AIA

Please Print

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

STAFFORD'S ADDN TO WINSLOW

PTN BLKS 2 & 3 & 4 & 5 & 6 CNVYD BY AUD NO.1077094 & 95 DAF, LOT 1 THRU 6
& 9 BLK 2, LOTS 2 THRU 7 BLK 3, LOTS 1 THRU 3 & LOTS 13 THRU 15 BLK 4 & PTN
LOT 12 LY ELY OF FDL, BEG 14FT WLY OF SE COR TH NLY ALG LN PLT ELY LN
SD LOT 80FT TH NWLY IN STRT LN TO MOST WLY COR & TERM LN

A:\Volumes\MacServerProd\Projects\Bainbridge Island Rowing\01 CADD\ArchCAD\BIR Boat House.pln, 2/23/15, 9:37 AM



VICINITY MAP 1

APPLICANT: CITY OF BAINBRIDGE ISLAND

ZONING: CORE DISTRICT
TOTAL SITE AREA: .365 ACRES
PROPOSED GROSS BUILDING AREA: 12,000 SQFT
PROPOSED BUILDING FOOTPRINT: 6,000 SQFT
PROPOSED LOT COVERAGE (BLDG FOOTPRINT): 77%
IMPERVIOUS SURFACE PERCENTAGE: 79%
OPEN SPACE PERCENTAGE (LESS BUILDING): 21%
PERCENTAGE OF SITE LANDSCAPED: 21%
PARKING PROVIDED: EXISTING + 100 SPACES
BIKE PARKING: EXISTING + 4 NEW SPACES
EXISTING TREE COUNT: 94 T.U.
REQUIRED TREE UNITS (T.U.) PER BIMC SECTION 18.15.010:
40 X .365 ACRES = 14.6 T.U.
TOTAL TREE UNITS = 81.6 T.U.
BUILDING HEIGHT: 20'-0"

SHEET INDEX

- A1 VICINITY PLAN, & GENERAL NOTES
- A2 SITE PLAN
- A3 FLOOR PLANS
- A4 SECTION
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 LANDSCAPE PLAN
- A8 LIGHTING PLAN
- A9 UTILITY PLAN
- A10 SITE SURVEY

Bainbridge Island

FEB 23 2015

Dept. of Planning &
Community Development

2/23/15

3009 REGISTERED
ARCHITECT
JAMES L. CUTLER
State of Washington

REVISIONS
DATE
DESCRIPTION
BY
DATE

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

ROWING CENTER AT
WATERFRONT PARK
BAINBRIDGE IS, WA

© Cutler Anderson Architects

Context Plan

A.1

NOTE: Do not scale drawings

/Volumes/MacServerProd/Projects/Bainbridge Island Rowing/01 CADD/ArchCAD/BIR Boat House.pln, 2/23/15, 8:42 AM



2/23/15

3009 REGISTERED ARCHITECT
JAMES L. CUTLER
State of Washington

REVISIONS	DATE	DESCRIPTION
1	2/23/15	ISSUED FOR PERMITTING

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

ROWING CENTER AT
WATERFRONT PARK
BAINBRIDGE IS, WA

© Cutler Anderson Architects

Site Plan

A.2

SITE PLAN 1
SCALE: 1/16" = 1'-0"

NOTE: Do not scale drawings

REVISIONS		DESCRIPTION
REV	DATE	
	XXXX/XX/XX	INITIALS AND NAME

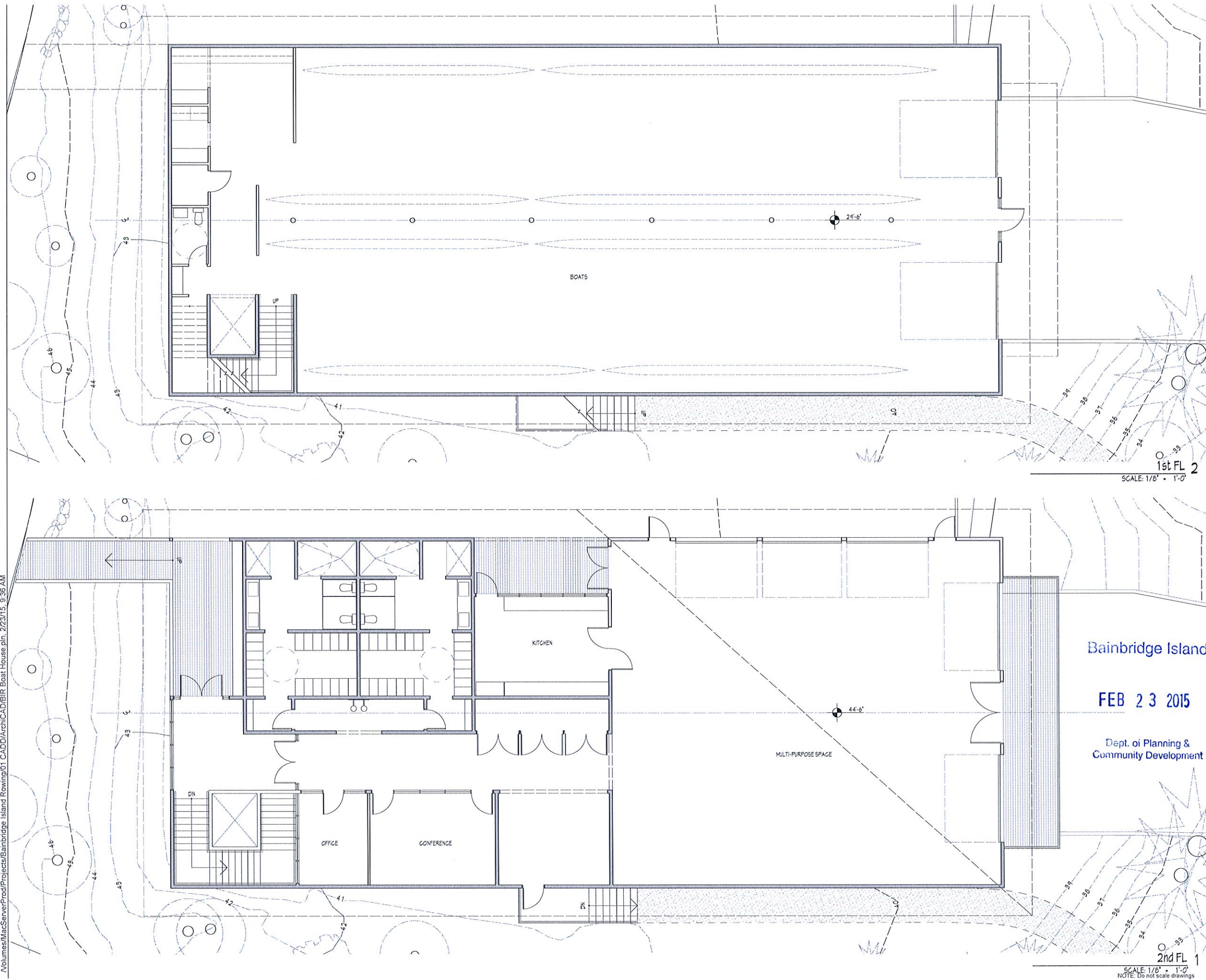
Cutler Anderson Architects
135 Parfitt Way SW, Bainbridge Island, WA 98110
P: 206.842.4710 F: 206.842.4420
Email: contact@cutler-anderson.com

ROWING CENTER AT
WATERFRONT PARK
BAINBRIDGE IS, WA

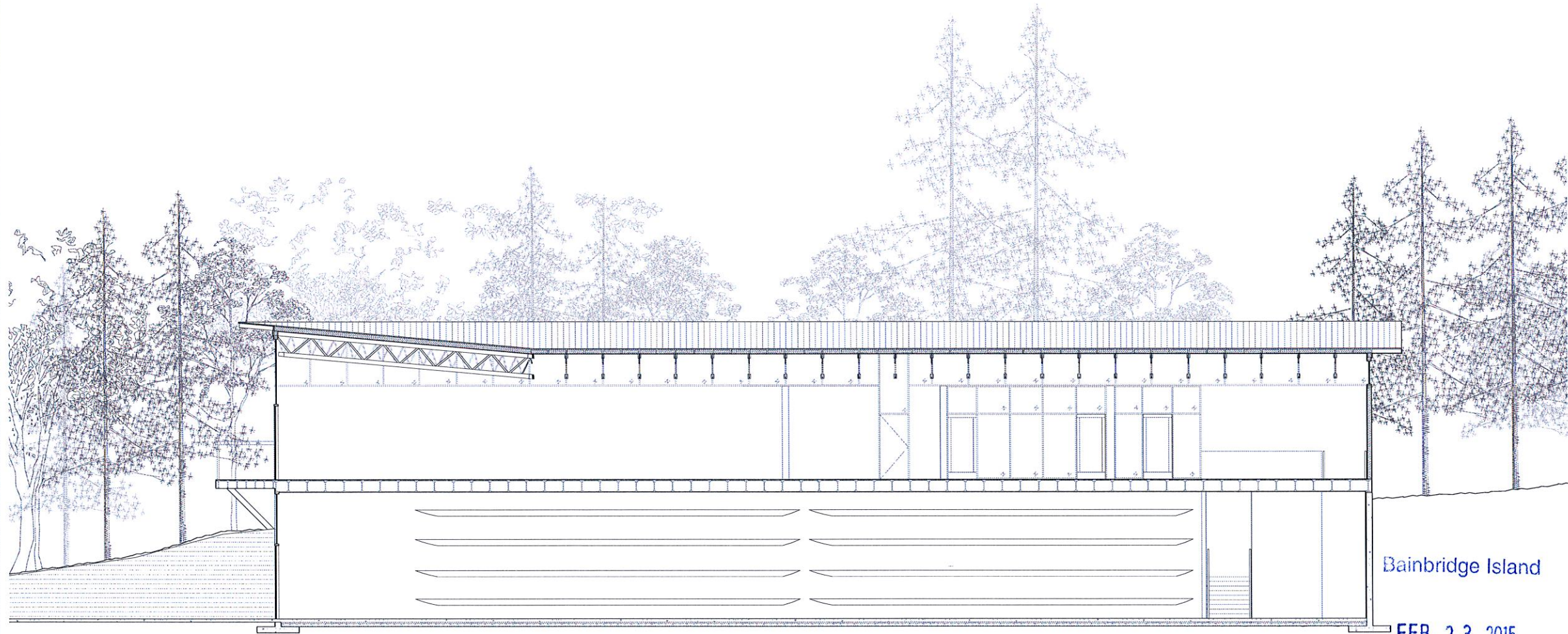
© Cutler Anderson Architects

Floor Plans

A.3



/Volumes/MacServerProd/Projects/Bainbridge Island Rowing01 CADD/ArchCAD/BIR Boat House.pln, 2/23/15, 9:43 AM



Bainbridge Island

FEB 23 2015

Dept. of Planning &
Community Development

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

NOTE: Do not scale drawings

2/23/15

3009 REGISTERED
ARCHITECT
JAMES L. CUTLER
State of Washington

REVISIONS	DATE	DESCRIPTION
1	2/23/15	PORT AND PARK

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

ROWING CENTER AT
WATERFRONT PARK
BAINBRIDGE IS, WA

© Cutler Anderson Architects

SECTION

A.4

[illegible]

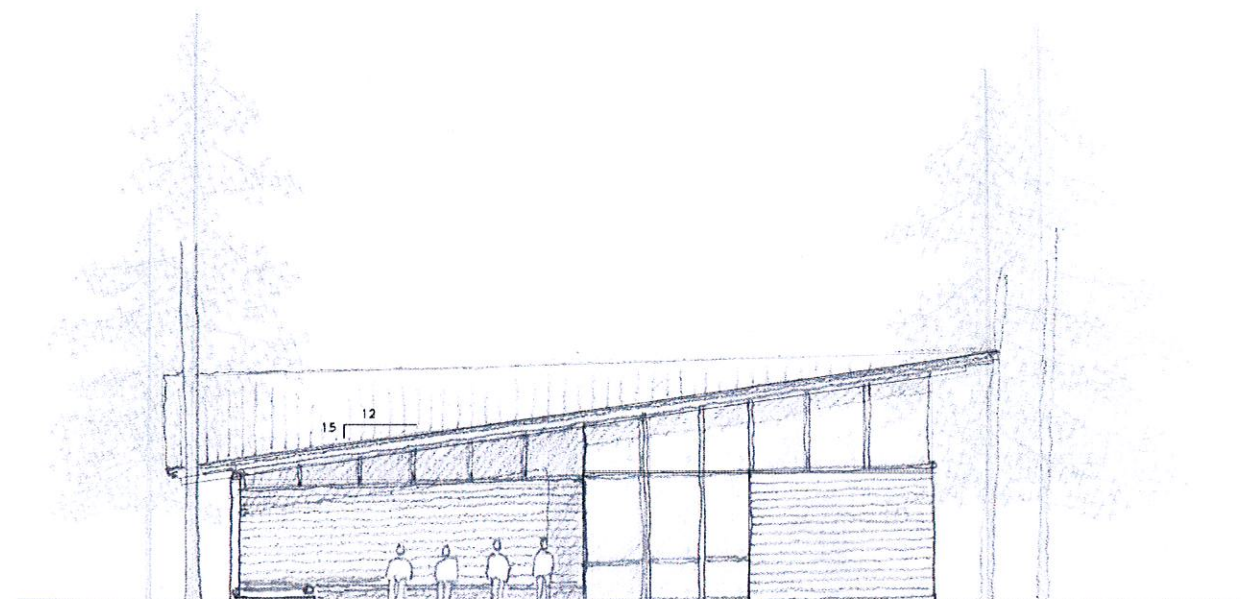
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WATERFRONT PARK
BAINBRIDGE IS, WA

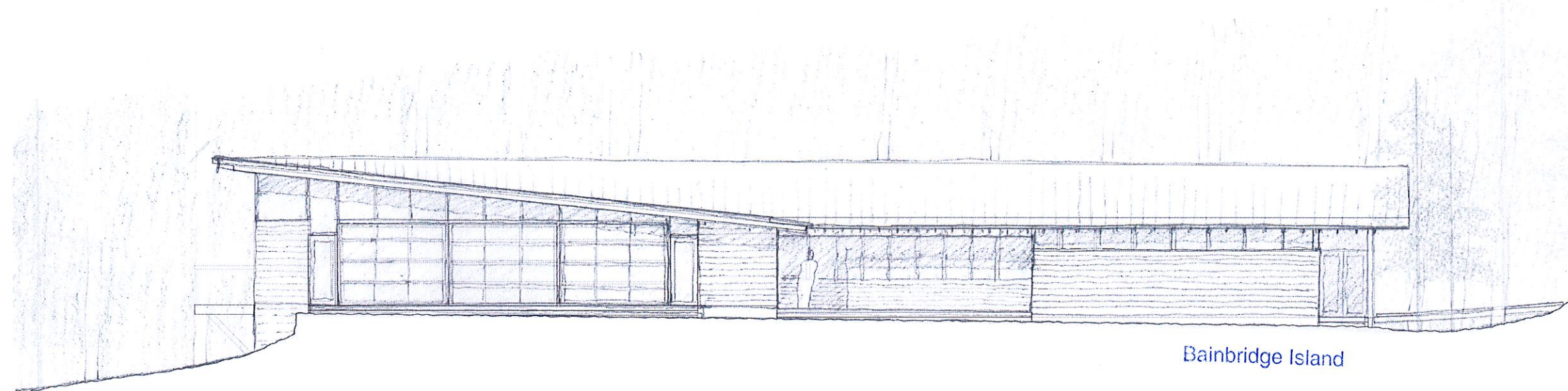
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ELEVATIONS

A.5



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



Bainbridge Island

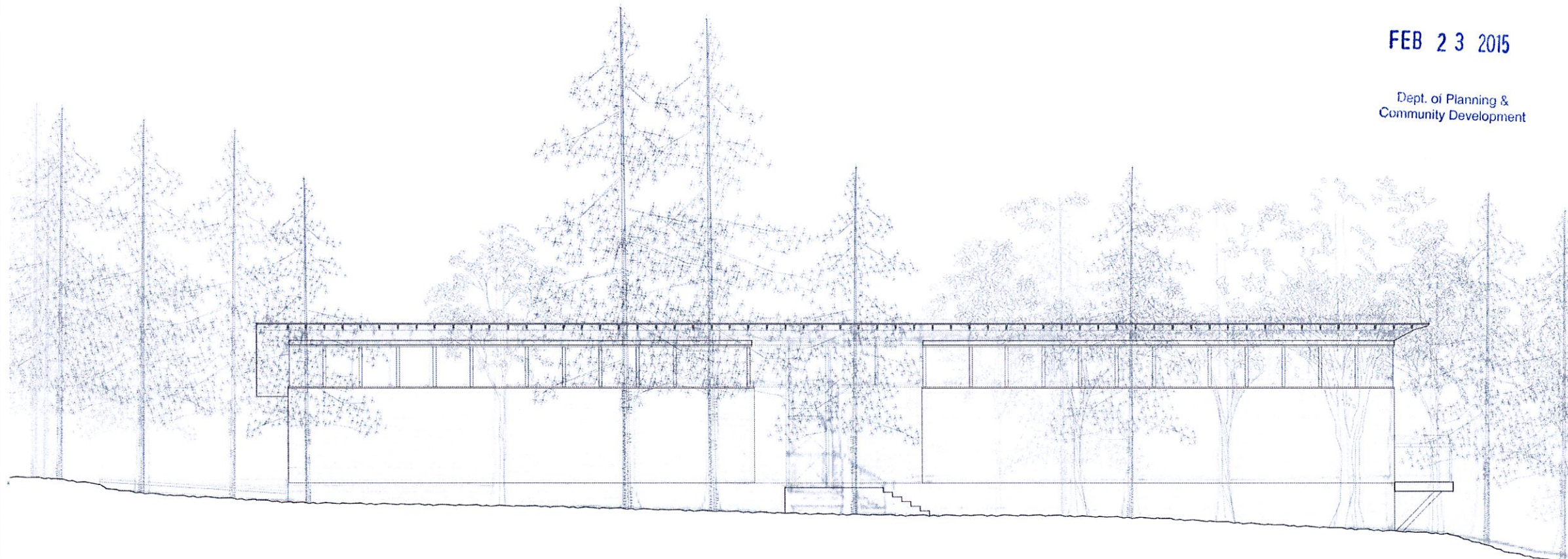
FEB 23 2015

Dept. of Planning &
Community Development

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

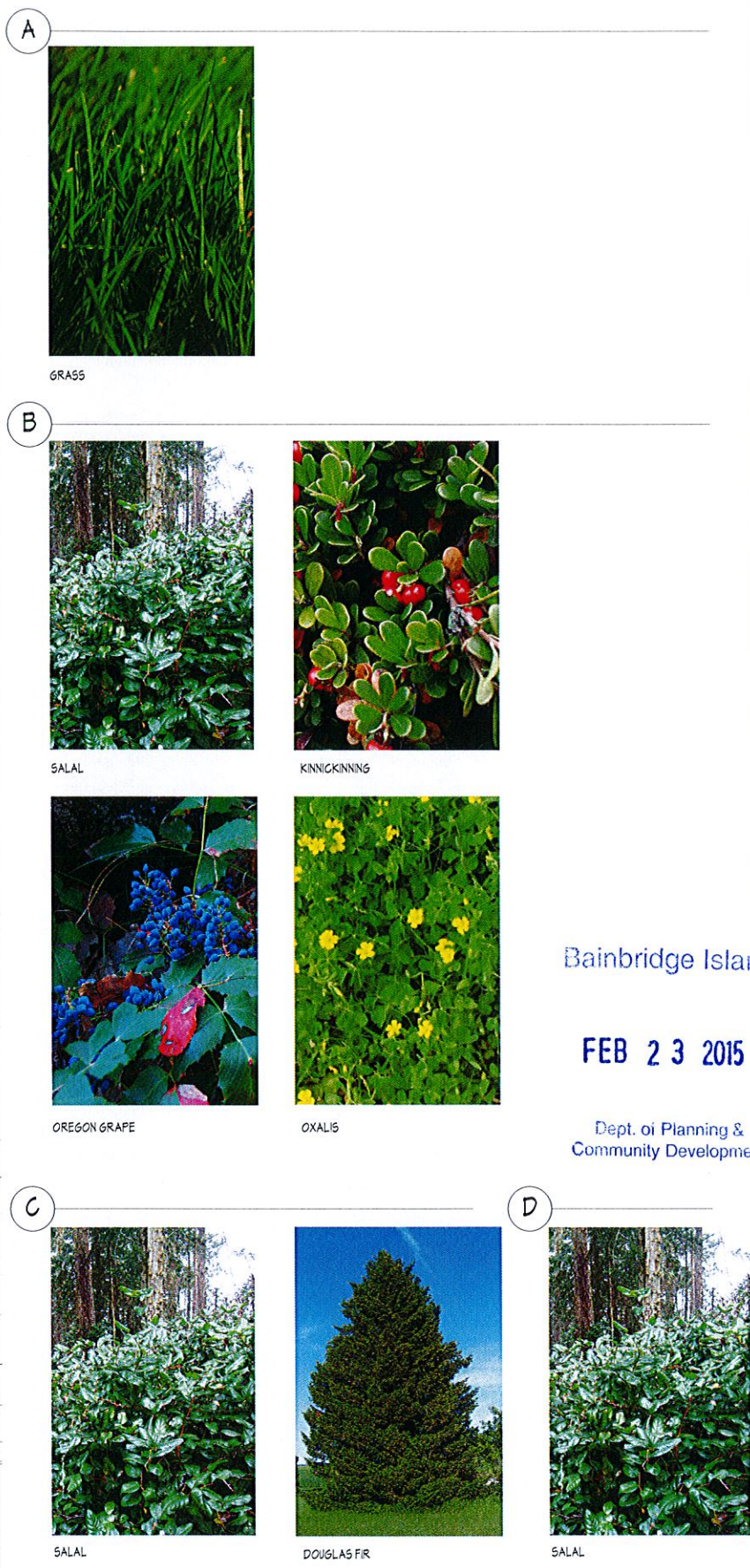
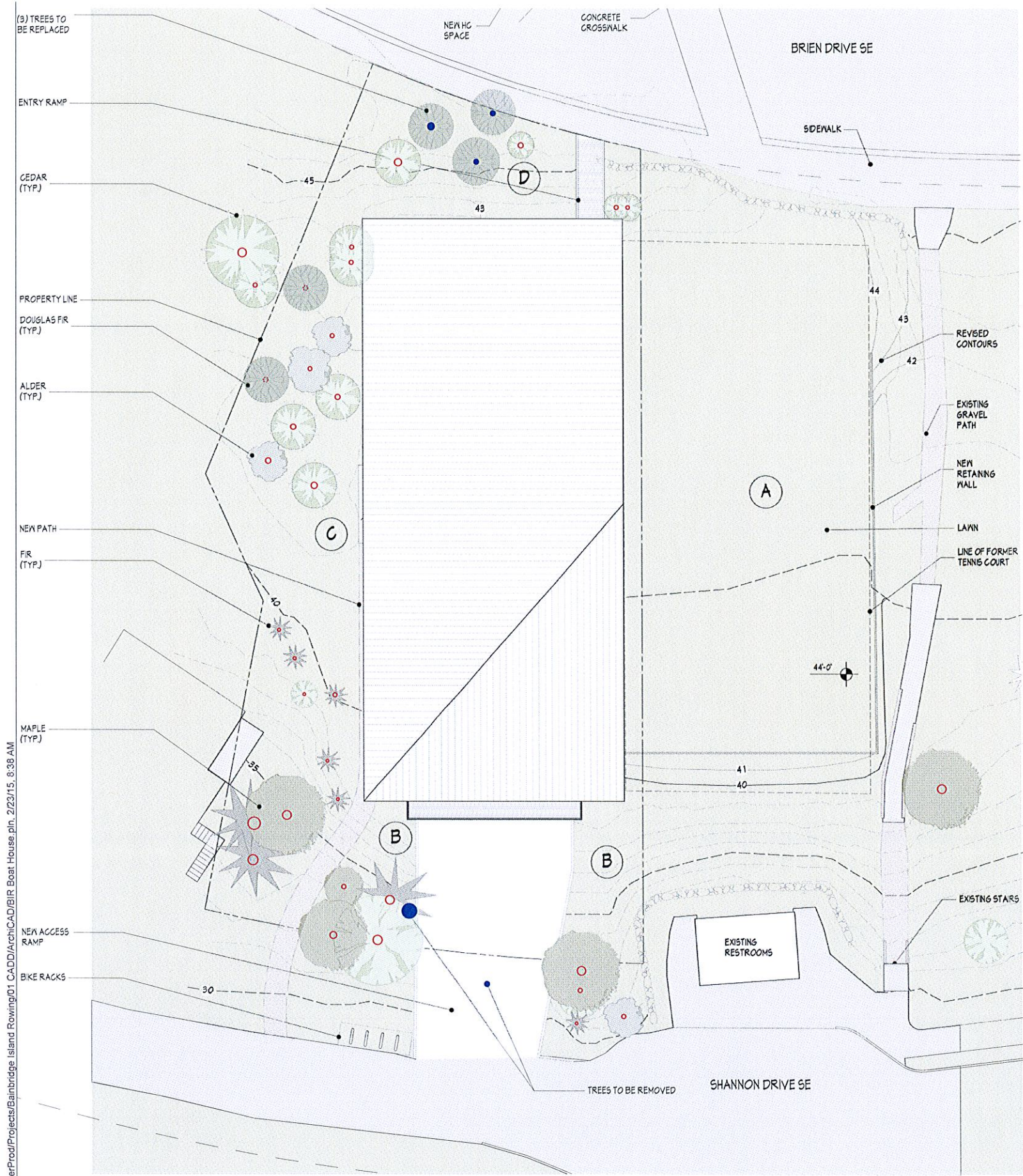
NOTE: Do not scale drawings

Dept. of Planning &
Community Development



NOTE: Do not scale drawings

A.6



Bainbridge Island
FEB 23 2015
 Dept. of Planning & Community Development

LANDSCAPE PLAN 1
 SCALE: 1/16" = 1'-0"
 NOTE: Do not scale drawings

2/23/15

3009 REGISTERED ARCHITECT
JAMES L. CUTLER
State of Washington

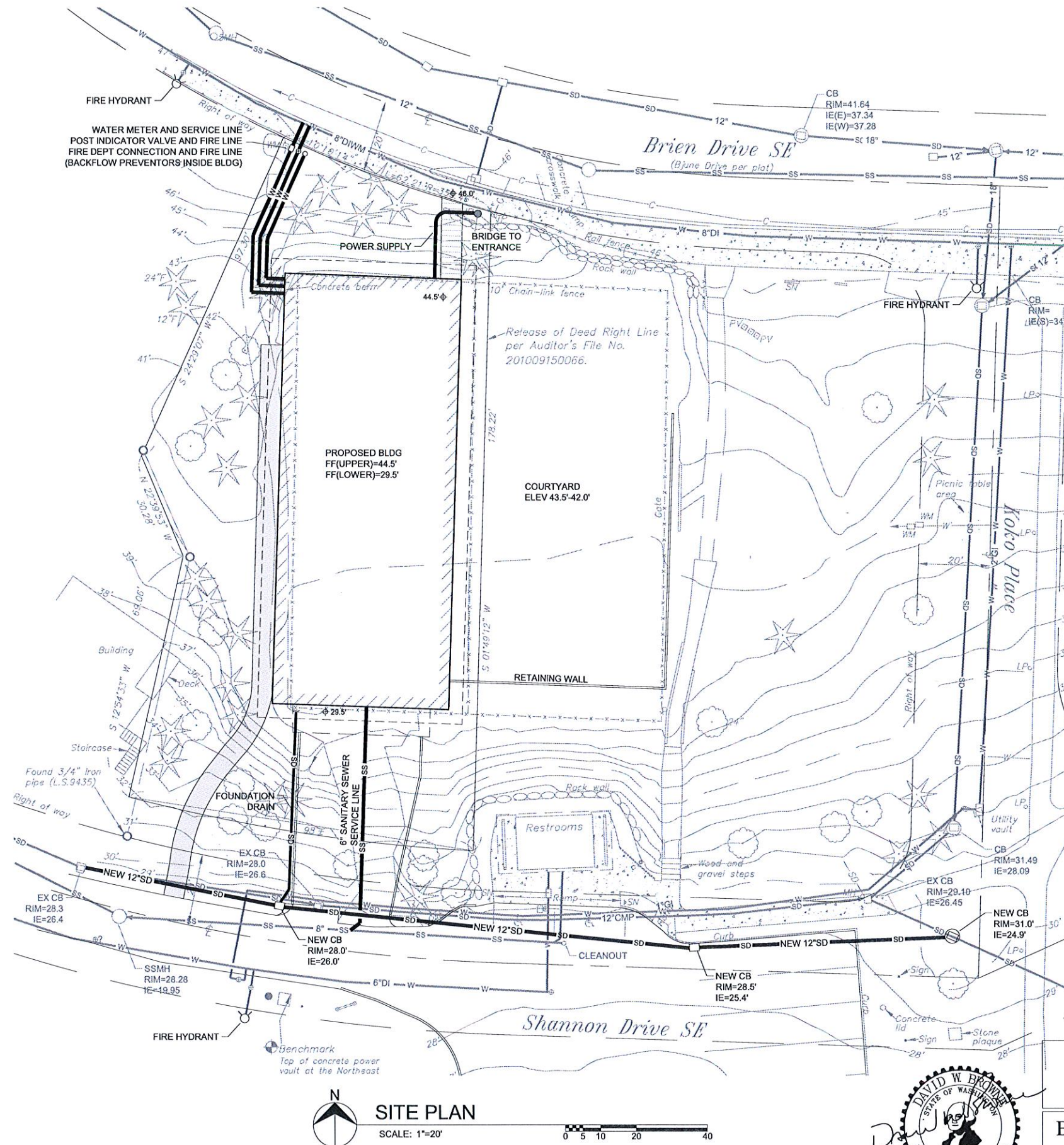
REVISIONS	DATE	DESCRIPTION

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ROWING CENTER AT WATERFRONT PARK
BAINBRIDGE IS, WA

Landscape Plan

A.7



UTILITY NOTES

WATER SUPPLY

WATER SUPPLY FOR DOMESTIC USE AND FIRE SPRINKLERS WILL BE DRAWN FROM THE EXISTING 8" WATER MAIN IN BRIEN DRIVE. FIRE HYDRANTS ARE LOCATED ON BRIEN DRIVE ON EITHER SIDE OF THE BUILDING AND ON SHANNON DRIVE ACROSS FROM THE BUILDING.

SEWER SERVICE

THE SEWER SERVICE LINE WILL CONNECT TO THE EXISTING SANITARY SEWER IN SHANNON DRIVE. THE CONNECTION WILL BE MADE EITHER TO THE 8" SEWER (AS SHOWN) OR TO THE 6" SERVICE LINE FOR THE RESTROOMS.

STORM DRAINAGE

1. MANAGEMENT OF STORMWATER RUNOFF FROM THE BUILDING ROOF WILL BE COORDINATED WITH THE CITY'S WATERFRONT PARK IMPROVEMENTS PROJECT. GOALS OF THE PROJECT EMPHASIZE LOW IMPACT DEVELOPMENT METHODS AND SURFACE EXPRESSION OF STORMWATER CONVEYANCE FOR ENVIRONMENTAL AND EDUCATIONAL PURPOSES.

2. THE EXISTING STORM DRAIN ALONG THE NORTH EDGE OF SHANNON DRIVE IS IN POOR CONDITION AND IS TOO SHALLOW TO PROVIDE ADEQUATE DRAINAGE OF THE BUILDING FOUNDATION. THE PLAN SHOWS A REPLACEMENT DRAINAGE SYSTEM CONNECTING TO THE EXISTING CITY DRAINAGE SYSTEM. THIS ELEMENT WILL ALSO BE COORDINATED WITH THE PARK PROJECT.

Utility Plan Rowing Center at Waterfront Park Design Review Board Submittal

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

Bainbridge Island Rowing
Bainbridge Island, Washington

DATE Feb 23, 2015
DESIGNED D Browne
DRAWN D Browne
CHECKED
PROJECT #_CH15

C1

1 of 1



Ribeiro Consultants

10744 NE Manitou Beach Drive, Bainbridge Island, WA 98110

Phone & Fax: 206-842-1157. e-mail: fungispore@comcast.net. website: www.ribeirotreeconsultants.com
Consultants to the Arboricultural & Horticultural Industries – Specializing in Plant Disease Diagnosis

Bainbridge Island

Report #: 14139
Date: November 6, 2014
Client: BI Rowing Club. Attn: Tim Dore
Your ref: Tree Health Evaluations
Plant spp.: Madrone; Cedar

FEB 23 2015

Dept. of Planning &
Community Development

Waterfront Park was visited in the company of Tim Dore on Monday November 3, 2014 to evaluate the trees that would be impacted by proposed construction. Trees evaluated are as follows:

Madrones at the bottom of the path from the boat storage area to Shannon Dr. (see attached Topo map).

There are two mature Madrone trees on either side of the path:

The tree to the east of the path is in a healthy condition (see Figs.1 & 1a, below). No signs of insects or fungus fruiting bodies were observed on the tree trunk. No signs of decay or cavities were noted in the tree trunk examined. Foliage appeared fairly healthy for a madrone tree in this area.

The tree on the west side of the path appears to be healthy (Figs.2& 2a) with new leaves produced this year. However, the tree trunk has a large decay cavity on the west side (see Fig.3). Although there is some callus formation, the decay is presently active and will eventually result in tree failure.

Recommendations:

1. Prior to construction activities in this area, boost the vigor of the east tree with a soil treatment of humic acids + mycorrhizae + beneficial microbes + sea kelp.
2. The west madrone is liable to fail at anytime due to extensive trunk decay. **Since the nearby path is in frequent use by rowers and pedestrians, immediate removal of this tree is highly recommended.** There is no chemical or biological cure for this type of decay.
3. Possible use of branches to frame door to new building or as an archway?
4. If feasible, move the proposed new path closer to the area where the west tree is slated for removal. This will give ample protection to the east madrone.



Fig.1: East madrone Healthy. Treat to increase vigor.



Fig.1a: Another view of east madrone. Retain



Fig. 3 East madrone showing extensive decay (arrows)

Cedars at the top of the boat shed near Brien Dr. SE (see attached topo map)

There are four cedar trees in this area, three of which will potentially be impacted by the proposed path to the rowing club shed from Brien Dr. All three cedars are growing close together and all have structural defects.

Tree #1 (see Fig. 4 below) is close to the pedestrian walkway. The roots of this tree will eventually cause upheaval of the pavement result in a hazard to pedestrians. Replacing the pavement will not solve the problem since the roots will continue to heave up the pavement as the tree continues to grow. This tree also have a wound in the trunk that has now callused over. However, the tree is structurally weak. Any soil disturbances in the dripline of this tree will further weaken it.

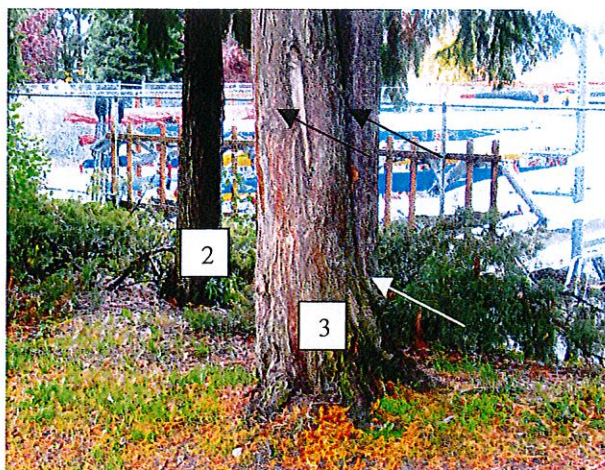


Fig.6: Close-up of Tree #3 to show defects (arrows)

The probability of tree failure and the recovery of trees treated as prescribed above are based on years of experience and current published information. However, it must be recognized that under adverse conditions, even an apparently healthy tree can fail without warning. It is not possible to detect every condition that could possibly lead to the structural failure of trees. Trees are living organisms that fail in ways that we do not fully understand. Conditions are often hidden within trees or below ground. A tree expert cannot predict that a tree will be healthy or safe under all circumstances, or for a specified period of time. Remedial treatments are based on best available science but cannot be guaranteed to work under all situations.

Olaf K. Ribeiro, Ph.D. CPAg

ARCPACS Certified Plant Pathologist/ Certified Arborist PN#6390A

References:

- Allen, E., Morrison, D., & Wallis, G. 1996. *Common Tree Diseases of British Columbia*. Canadian Forest Serv. 178 pp.
- Dunster, J. A. 2003. Preliminary Species Profiles for Tree Failure Assessment. Dunster & Assoc. Environmental Consultants Ltd.
- Erwin, D.C. & O.K. Ribeiro. 1996. *Phytophthora Diseases Worldwide*. APS Press. 550 pp.
- Helliwell, D. R. 1990. *Acceptable Level of Risk Associated with Trees*. Arboric. Jour. Vol. 14 No. 2:159-162.
- Harvey, R.D & Hessburg, P.F. 1992. *Long-Range Planning for Developed Sites in the Pacific Northwest: The Context of Hazard Tree Management*. USDA Forest Service. 120 pp.
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- Matheny, N. P. and J. R. Clark. 1994 (2nd ed.) *A Photographic Guide to the Evaluation of Hazard Trees*. ISA.
- Matheny, N. P. and J. R. Clark. 2007. *Managing Risk in the Urban Forest*. Arborist News. 16:12-18.
- Schwarze, F.W., Egels, J. & Mattheck, C. 1999. *Fungal Strategies of Wood Decay in Trees*. Springer. 185 pp.
- Roberts, John et al. 2006. *Tree roots in the Built Environment*. TSO, London. 486 pp.

Tree#2: (see Fig. 5 below). Sap flow is present in the tree trunk indicating that the tree is under stress possibly from root infections by fungus pathogens. The overall vigor of the tree is poor. It is not cost effective to treat this tree due to its location. Any soil disturbances in the dripline of this tree will further weaken it.

Tree#3: (see Fig 6): This tree has been previous injured. However, the tree has now appeared to have callused over the injury. However without doing a resistograph reading of the tree trunk it is not possible to know how much internal decay is present. This tree also has co-dominant stems with weak unions to the main trunk. To keep the tree from being a potential hazard, cobra cabling of the stems will be required. Since soil disturbances are being proposed in the vicinity of the dripline of this tree, this will further weaken the stability of this tree.

All four cedar threes in this area would require pruning to reduce present crowding of their canopies. Cabling and treatments would also be required to keep this tree from being a hazard in the near future. Best to remove – see below.

Recommendations:

1. **Tree#1-** It is best to consider removal of this tree as the most cost effective measure for the reasons stated above.
2. **Tree#2** - Best to consider removal and replace with another tree species in better location for the reasons stated above.
3. **Tree#3** - It is best to consider removal as the most cost effective measure rather than going to the expense of trying to save this tree.

Please call or e-mail should you have any further questions.

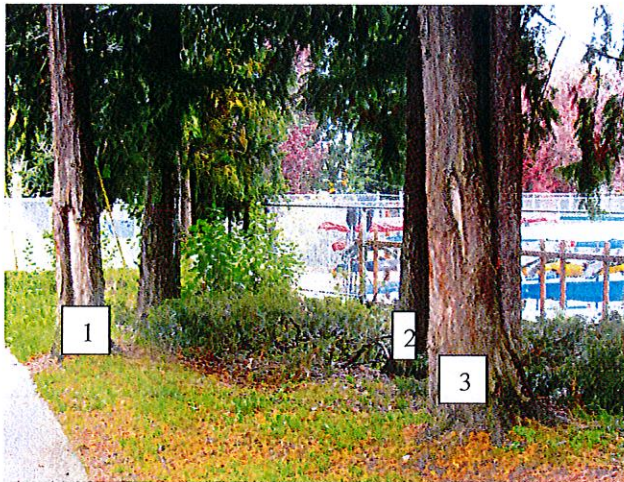


Fig.4: View of cedar trees near Brien Dr. SE



Fig. 5: Close-up of Tree #1 to show defects and proximity to pavement.

Parking Demand Waterfront Park

DRAFT FOR DISCUSSION 2.19.14

Activity	Parking Requirement	Day Use	Evening Use (likely demand)
Health Department 1,000sf	2-5 spaces/1000sf	Minimum of 2, maximum allowed is 10	0 spaces
Senior Center 2,500sf	2-5 spaces/1000sf	Minimum of 5, maximum allowed is 13	0 spaces
Commons 3,000sf	2-5 spaces/1000sf	Minimum of 6, maximum allowed is 15	25-50 spaces***
BIR - Rowing (10-11,000sf)*	2-5 spaces/1000sf*	Minimum of 20-22, maximum allowed is 52*	0 spaces
BIR - Meeting Space (1-2,000sf)**	2-5 spaces/1000sf	Minimum of 2-4, maximum allowed is 10	25-50 spaces***
The Park itself	47-52 spaces per history of park and IAC	47-52	0 spaces
	Total	82-84 minimum	50-100 spaces
	Available 9 at Commons, 100 on street	Parking available above minimum 16-18	Parking available above projections 9-59

*This should fall under Director's ability to adjust - obviously the boat storage doesn't generate much parking demand, and current activities can be measured to determine actual parking demand - I think this could be reduced.

**We've not been drawing the higher number, range likely falls between these two numbers

***Commons is advertised as seating 100 at tables - I'm saying same for BIR space. Code has language for one space per four fixed seats, using same ratio that yields 25 spaces/100 people each space. Conservative approach would be one space per two people attending a function - 50 spaces/100 people each space.



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

NOV 24 2014

Dept. of Planning &
Community Development

DATE SUBMITTED 11/25/2014		PROJECT NUMBER PLN13880D	SUFFIX SPR
PROJECT NAME PLEASANT BEACH RESORT			
PROJECT TYPE Site Plan Review			
PROJECT ADDRESS or ACCESS STREET 7879 Pitts Path Lane			
TAX PARCEL NUMBER 042402-1-005-2005		TAX PARCEL NUMBER	
TAX PARCEL NUMBER		TAX PARCEL NUMBER	
TAX PARCEL NUMBER		TAX PARCEL NUMBER	
REVISION RECEIVED :			
FEE HISTORY		AMOUNT	PAID
Site Plan Review		\$8586.00	\$8586.00

PROJECT DESCRIPTION

Construction of a 15-room inn consisting of a main lodge building (6 rooms) and 7 guest cottages. Project will require 15 parking spaces which are provided on the street and in a surface parking lot, both of which are directly adjacent to the project site. The site master plan has adequate parking to provide for the resort. Proposed lot size shall be increased through the boundary line adjustment process. .

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

PBPBS LLC, 5424 Sand Point Way NE, Seattle, Washington 98105

PHONE: 206-527-3801

E-MAIL: ggustafson@windermere.com

CONTACT

CHARLES WENZLAU, Wenzlau Architects, 490 Madison Avenue North, Suite 105, Bainbridge Island 98110

PHONE 206-780-6882

E-MAIL ADDRESS charlie@wenzlauarchitects.com

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



Original

DATE STAMP FOR CITY USE ONLY Bainbridge Island NOV 25 2014 Dept. of Planning & Community Development	TO BE FILLED OUT BY APPLICANT PROJECT NAME: PLEASANT BEACH RESORT TAX ASSESSOR'S NUMBER: 042402-1-005-2005 PROJECT STREET ADDRESS OR ACCESS STREET: 7879 PITTS PATH LANE ENVIRONMENTAL CHECKLIST SUBMITTED: ☒ YES ☐ NO FOR CITY USE ONLY FILE NUMBER: PLN13880D SPR PROJECT NUMBER: PLN13880 DATE RECEIVED: 11.25.2014 APPLICATION FEE: \$8586.00 TREASURER'S RECEIPT NUMBER:
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>Five copies</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/Agent Agreement</i> must accompany the application. Please call (206) 780-3762 to make an appointment to submit your application.
FEES	Please call the Department of Planning & Community Development for submittal fee information.
ATTACHED SUBMITTAL CHECKLIST	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.
APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.	

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

SITE PLAN AND DESIGN REVIEW APPLICATION

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A. GENERAL INFORMATION

1. Name of property owner: PBPBS LLC
Address: 5424 Sand Point Way NE Seattle WA 98105
Phone: (206) 527 3801 Fax: _____
E-mail: ggustafson@windermere.com

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ 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: Charles Wenzlau, Wenzlau Architects
Address: 490 Madison Avenue N., Suite 105, Bainbridge Island WA 98110
Phone: 206-780-6882 Fax: _____
E-mail: charlie@wenzlauarchitects.com

3. Name of land surveyor: MAP Ltd.
Address: 11309 Clear Creek Road, Silverdale WA 98383
Phone: 360-692-5525 Fax: _____
E-mail: patf@map-limited.com

4. Planning department personnel familiar with site: Josh Machen

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CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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5. Description of proposal:

Construct 15 room Inn consisting of main lodge building (6 rooms) and 7 guest cottages. Project will require 15 parking spaces which are provided on street and in surface parking lot, both of which are directly adjacent to projects site. Site master plan has adequate parking to provide for Resort. Proposed lot size shall be increased to 18,132 sf with BLA.

6. Driving directions to site:

Site is located at SW corner of Pitts Path Lane & Woodson Lane

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
042402-1-005-2005 (includes BLA area)	PBPBS LLC	0.38+0.04=0.42ac
Use additional sheet if necessary	Total of all parcels:	.42ac

** As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): 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 005	NSC	NSC		Single Family Residence
Lot				
Lot				

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

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North		NSC		Community Pool
South		NSC		Manor House
East		R5		Vacant
West		NSC		Mixed-use

11. Common name of adjacent water area or wetlands area: Rich Passage12. 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 is required 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.

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 CountyApproval date: 3-18-2009

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

If yes, please explain: _____

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: Site sloping from east to west, 10% slopes.

4. Soil survey classification: See geotechnical reports on file and addenda dated 3-4-13.

5. Flood plain designation: ☐X ☐AE

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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	Lynwood Center Road and Baker Hill Road	
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet		
	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

5 feet wide.

☐ internal to the proposal and are to be

5 feet wide.

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

Project includes a 15 room Inn. Construction will commence in Summer 2015.

9. Floor area ratio:

N/A

10. Dimensions of proposed structures:

See proposed plans

11. Height of proposed buildings or structures:

25'

12. Square footage of all spaces:

storage:

retail:

residential:

office:

other:

8795sf Inn

13. Number of stories proposed: 2 Floors

14. Square feet per story: (1) varies (2) varies (3)

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October 2012

PAGE 1 WILL BE GENERATED BY THE CITY AT TIME OF SUBMITTAL Page 7 of 9

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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15. Setback requirements: (Master Plan Project Site)

north:	<u>0'</u>	south:	<u>0'</u>
east:	<u>0'</u>	west:	<u>0'</u>

16. Number of parking stalls required: 15 spaces (1 per room)

17. Number of parking stalls proposed: 15 spaces

18. Amount of square footage of proposed paved areas: 195 sf @ Pitts Path Drop-off

19. Square footage of building area: 8795sf

20. Percent of site to be covered by impervious surfaces:

53%

(If the proposal results in more than 1,000 square feet of additional impervious surface, a drainage plan shall be required.)

21. Percentage of site to be covered by landscaping:

47%

22. Percentage of parking area to be covered by landscaping: N/A%

23. Percentage of site to remain undeveloped: 0%

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

☐ yes ☒ no ☐ unknown

25. 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:

Permits will include BLA and building permit issued by City of Bainbridge Island. A variance may be required for the landscape buffer located along the eastern property line.

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PENCIL WILL NOT BE ACCEPTED.



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

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

28. 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

29. 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.

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

Charles Wenzlau

11-25-14

*Signature of owner or authorized agent

Date

Charles Wenzlau AIA

Please Print

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

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

October 2012

PAGE 1 WILL BE GENERATED BY THE CITY AT TIME OF SUBMITTAL Page 9 of 9

Tax Description

[Print](#)

Tax Account No.
042402-1-091-2000

Process No.
2511061

Situs Address
Multiple addresses on file

04242E

RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201211150159, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201211150160, IN VOLUME 77 OF SURVEYS, PAGE 80, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, SOUTH 00°58'29" WEST 1089.22 FEET; THENCE NORTH 88°46'02" WEST 504.10 FEET; THENCE NORTH 00°58'29" EAST 207.03 FEET; THENCE SOUTH 85°35'59" WEST 135.16 FEET; THENCE NORTH 13°17'31" WEST 12.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 13°17'31" WEST 93.50 FEET; THENCE NORTH 81°58'59" EAST 162.73 FEET; THENCE NORTH 09°02'01" WEST 30.00 FEET; THENCE SOUTH 81°58'59" WEST 162.19 FEET; THENCE NORTH 02°17'52" EAST 336.65 FEET; THENCE NORTH 38°02'46" WEST 145.06 FEET TO A POINT ON THE EASTERLY MARGIN OF RIGHT-OF-WAY OF LYNWOOD CENTER ROAD; THENCE SOUTH 15°09'56" WEST ALONG SAID EASTERLY MARGIN OF RIGHT-OF-WAY 73.78 FEET TO THE POINT OF CURVATURE OF A 1115.92 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'21" FOR AN ARC DISTANCE OF 182.87 FEET; THENCE SOUTH 84°13'25" EAST 5.00 FEET; THENCE SOUTHERLY ALONG A 1110.92 FOOT RADIUS CURVE TO THE LEFT THE CENTER OF WHICH BEARS SOUTH 84°13'25" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°19'53" FOR AN ARC DISTANCE OF 355.43 FEET; THENCE NORTH 82°28'24" EAST 46.46 FEET; THENCE NORTH 09°38'51" WEST 3.93 FEET; THENCE NORTH 80°21'09" EAST 20.00 FEET; THENCE NORTH 09°38'51" WEST 9.15 FEET; THENCE NORTH 80°21'09" EAST 65.53 FEET TO THE TRUE POINT OF BEGINNING; SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

[close this window](#)

Bainbridge Island

NOV 25 2014

Dept. of Planning &
Community Development

Bainbridge Island

RE: The RESORT at PLEASANT BEACH VILLAGE

PROJECT VISION SUMMARY

NOV 25 2014

Date: November 25, 2014

Dept. of Planning &
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ORIGINAL SITE MASTER PLAN

The project site was planned into the Pleasant Beach Village (PBV) original master plan although the parcel itself was not included since it was owned by another party. The parcel sits within the Lower Village portion of the site adjacent to the PVB Pool (now under construction), the Manor House Event Center and the completed mixed use buildings. The project site is the last NSC zoned portion of the master plan which may contain commercial uses. The Resort will complete the development associated with the intersection of Pitts Path Lane and Woodson Avenue, helping define this as the heart of the hillside neighborhood.

SITE CONCEPT

The scale of the Resort is in keeping with the residential character of the Upper Village. The site concept utilizes a courtyard concept which is visually open to the existing mixed use buildings and associated pedestrian activity. The garden courtyard creates a west facing garden which all of the room face into since the views to the water are limited by adjacent existing buildings. The Resort will have a main Lodge Building set to the east with the open woodland as its backdrop. Due to the steeper grades at the rear of the site, the Inn will be set into the grade reducing its height when viewed from the open space. The detached guest cottages each have a covered porch and outdoor terrace for socializing. All ground floor rooms will be accessible from the private ROW (Woodson Lane). The character of the proposed buildings is intended to emulate the other new buildings within PBV.

PARKING

Consistent with earlier phases of the master plan, the Resort utilizes on-street parking to meet parking needs and to reduce the visual impact of surface spaces. The vehicle parking for the Resort is provided in two locations; along Pitts Path Lane (13 stalls) and in the Manor House Parking Lot (2 spaces including an accessible parking stall). The total parking provided within the master plan exceeds the code required parking for all existing and proposed Resort uses.

RE: The RESORT at PLEASANT BEACH VILLAGE

PROJECT DESCRIPTION

Date: November 25, 2014

NOV 25 2014

Dept. of Planning &
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The following summary describes the proposed improvements for the Resort at Pleasant Beach Village. The subject parcel occurs within the PBV master plan, but was not a part of the original site area.

ZONING

The zoning for the parcel is NSC and R-5. The Inn is a permitted use in NSC zone. The parking as proposed will occur off-site adjacent to the parcel. The approved master plan has sufficient excess parking stalls to accommodate the 15 stalls required for the Inn. The parking will be located on street along Pitts Path Lane (13 stalls) and adjacent parking lot to the south (2 stalls). Because of the multiple parking facilities and opportunities for shared parking, the parking will be maintained through a joint use agreement under a covenant which runs with the title for each parcel providing parking or sharing parking to ensure required parking is permanently available. A Parking Summary is included with this application.

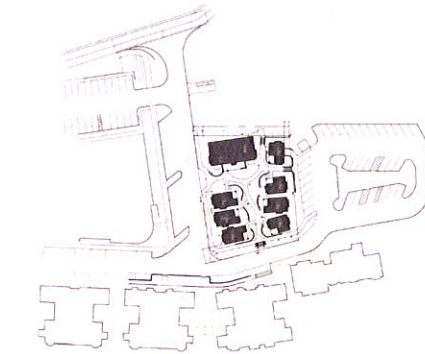
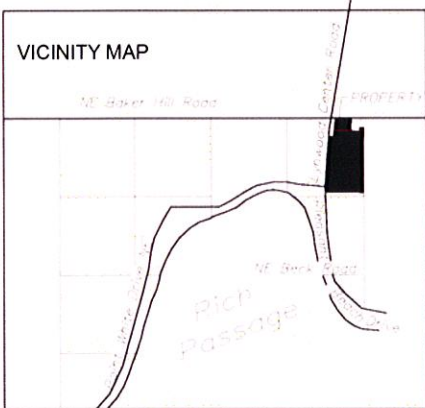
The proposed use is regulated under the commercial-mixed use guidelines since it is commercial in nature. The landscape requirements are limited to the significant tree requirements and landscape screen (to east) which are shown in the plans. A Landscape Planting Plan and Significant Tree Plan and Inventory are included with this application application. A BLA will be required to increase the lot area (500sf) to comply with 35% maximum lot coverage.

SITE PROGRAM

The Resort is centrally located within the master plan to benefit from its proximity to the proposed Community Pool (under construction) and the Manor House Event Center. The site plan for the proposed Resort includes (7) detached Guest Cottages and a Lodge Building with (6) rooms. The Lodge Building will be two floors with the administrative and common areas on the first floor facing the courtyard. The common areas will include check in and a sitting room. The Guest Cottages will have 1 -2 rooms and have small kitchenettes which are complaint with COBI regulations for Inns. The buildings are arranged around a central garden area with internal pathways connecting the Inn to adjacent uses on the site. The drop off for the Resort is located along Pitts Path Lane adjacent to the Main Lodge. The accessible parking is located at the SW corner of the site.



THE RESORT AT PLEASANT BEACH VILLAGE



N
KEY PLAN

PROJECT DATA

TAX LOT # 042402-1-005-2005
ZONING: NSC - R5
SITE AREA: 18,132SF (.42AC)
LOT COVERAGE: 35%
SETBACKS: 0
PARKING: 15 STALLS (1 SPACE / ROOM)
PROGRAM: 87,915 SF

DIRECTORY

OWNER	PBPBS, LLC 5424 SANDPOINT WAY NE SEATTLE, WA 981105 TEL: (206) 527.2301
ARCHITECT	WENZLAU ARCHITECTS 490 MADISON AVENUE NORTH #105 BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.6882
LANDSCAPE ARCHITECT	FISCHER BOUMA 9141 SALMON RUN LANE BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.5651
CIVIL ENGINEER	MAP LTD 11309 CLEAR CREEK ROAD SILVERDALE WA 98383 (206) 682 5574
GEOTECH	ASPECT CONSULTING 350 MADISON AVENUE NORTH BAINBRIDGE ISLAND, WA 98371 (253) 770-1401

LIST OF DRAWINGS

ARCHITECTURAL	
A0	COVER SHEET
A1	AERIAL VIEW AND STREETSCAPE
A2	MASTER PLAN
A3	SITE PLAN W/LIGHTING
A4	SITE SECTION
A5	LODGE BUILDING FLOOR PLANS
A6	GUEST COTTAGE FLOOR PLANS
A7	LODGE BUILDING EXTERIOR ELEVATIONS
A8	COTTAGE ELEVATIONS TYPE A
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CIVIL	
C1	CIVIL SITE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	SEWER AND WATER PLAN
C4	EXISTING CONDITIONS / SITE SURVEY
LANDSCAPE	
L 001	TREE RETENTION PLAN
L 002	ILLUSTRATIVE LANDSCAPE PLAN
L 003	LANDSCAPE PLAN SCHEDULE
L 004	LANDSCAPE PLAN
L 005	PLANT IMAGES

Bainbridge Island

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THE RESORT
AT PLEASANT BEACH
7879 PITTS PATH LANE
BAINBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC

SPR APPLICATION

PROJECT	1418	
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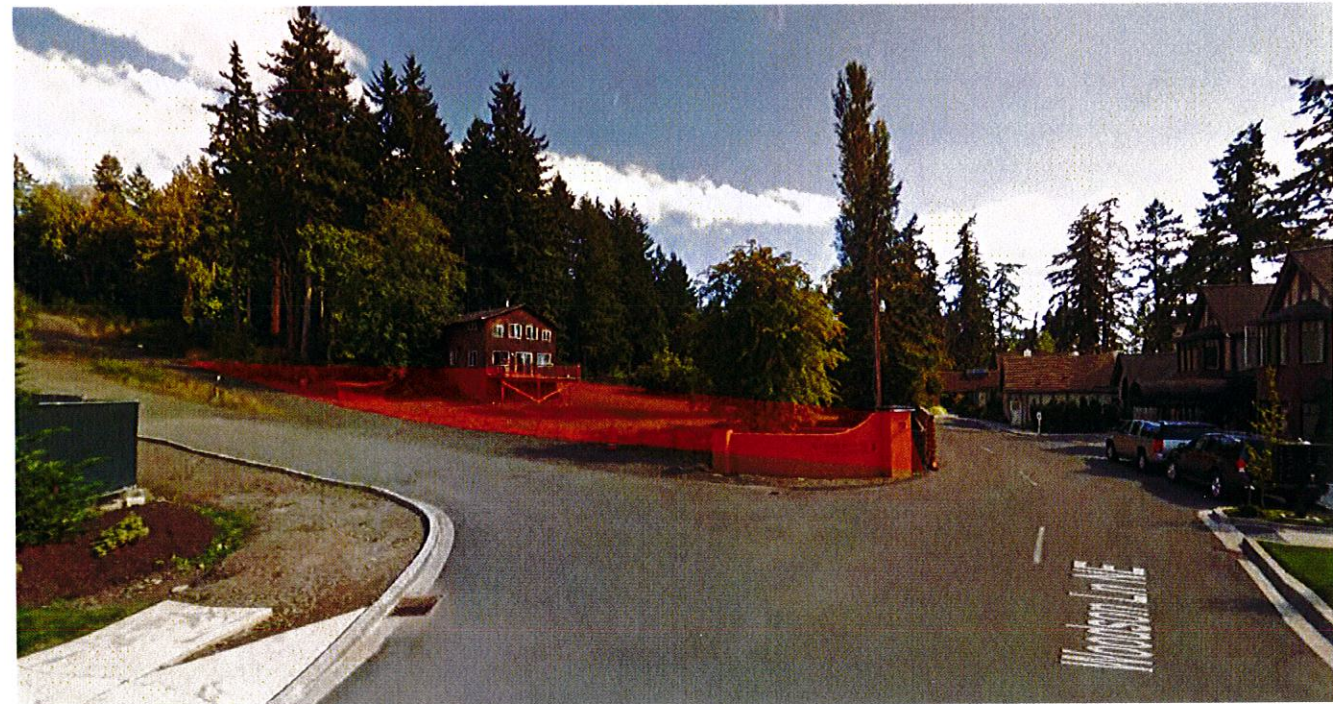
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COVER SHEET

A0



1 AERIAL VIEW
N.T.S.



2 STREETSCAPE
N.T.S.

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**THE RESORT
AT PLEASANT BEACH**
7879 PITTS PATH LANE
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AERIAL VIEW
AND STREETSCAPE
A1

Baker Hill Road

Lynnwood Center Road

Dolson Loop

Woodson Lane

Pitts Path Lane



0 50 100 200 FEET
SCALE 1" = 50'

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development

Protected Open Spaces

Future Residences

Community Pool
(Under Construction)

Proposed
INN - Resort
(Shown in Red)

Manor House
Event Center

Mixed Use Buildings
(Completed)

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**THE RESORT
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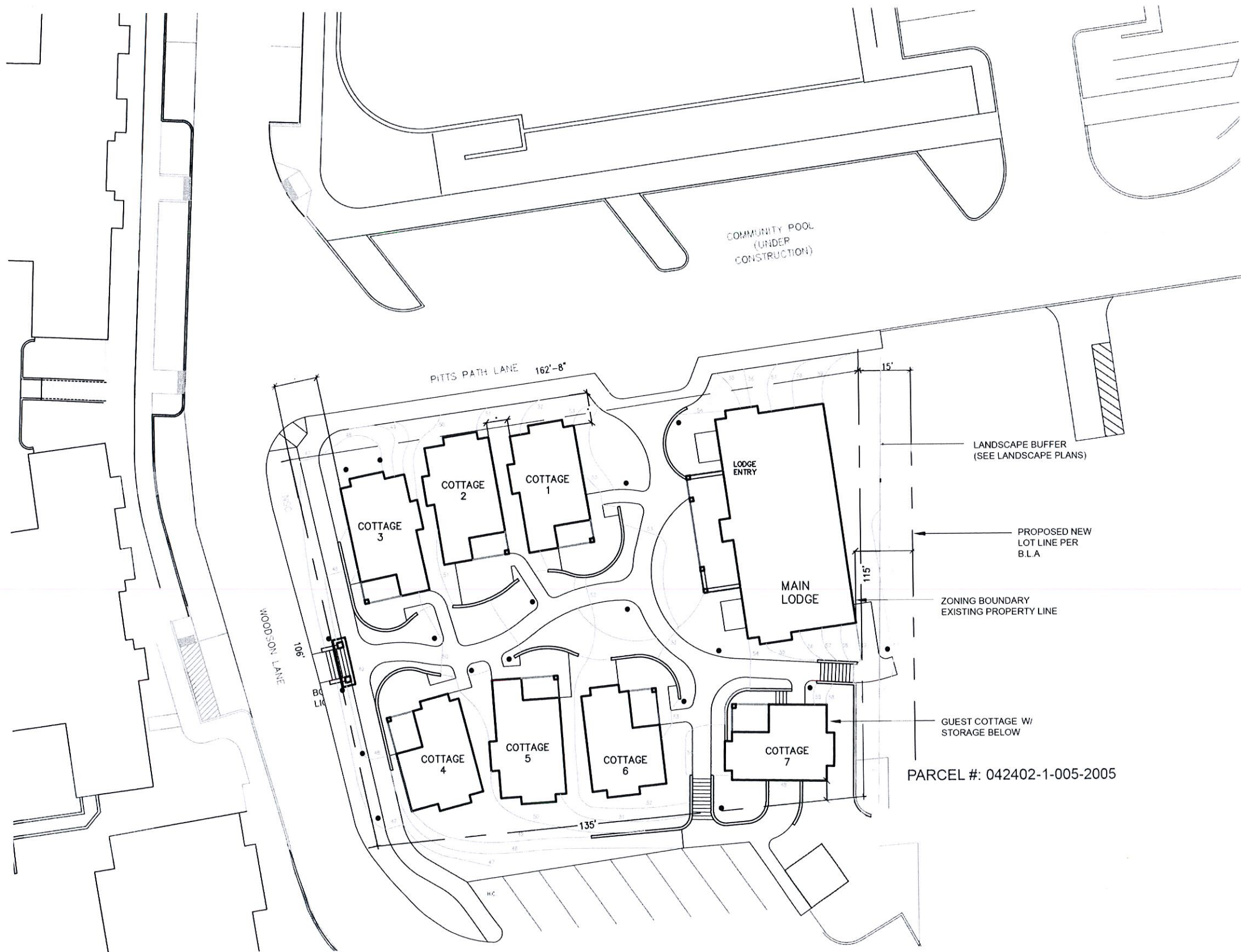
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MASTERPLAN

A2



1 SITE PLAN WITH LIGHTING
1:30



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SITE PLAN W/LIGHTING

A3



1 SITE SECTION LOOKING NORTH
1/16" = 1' - 0"

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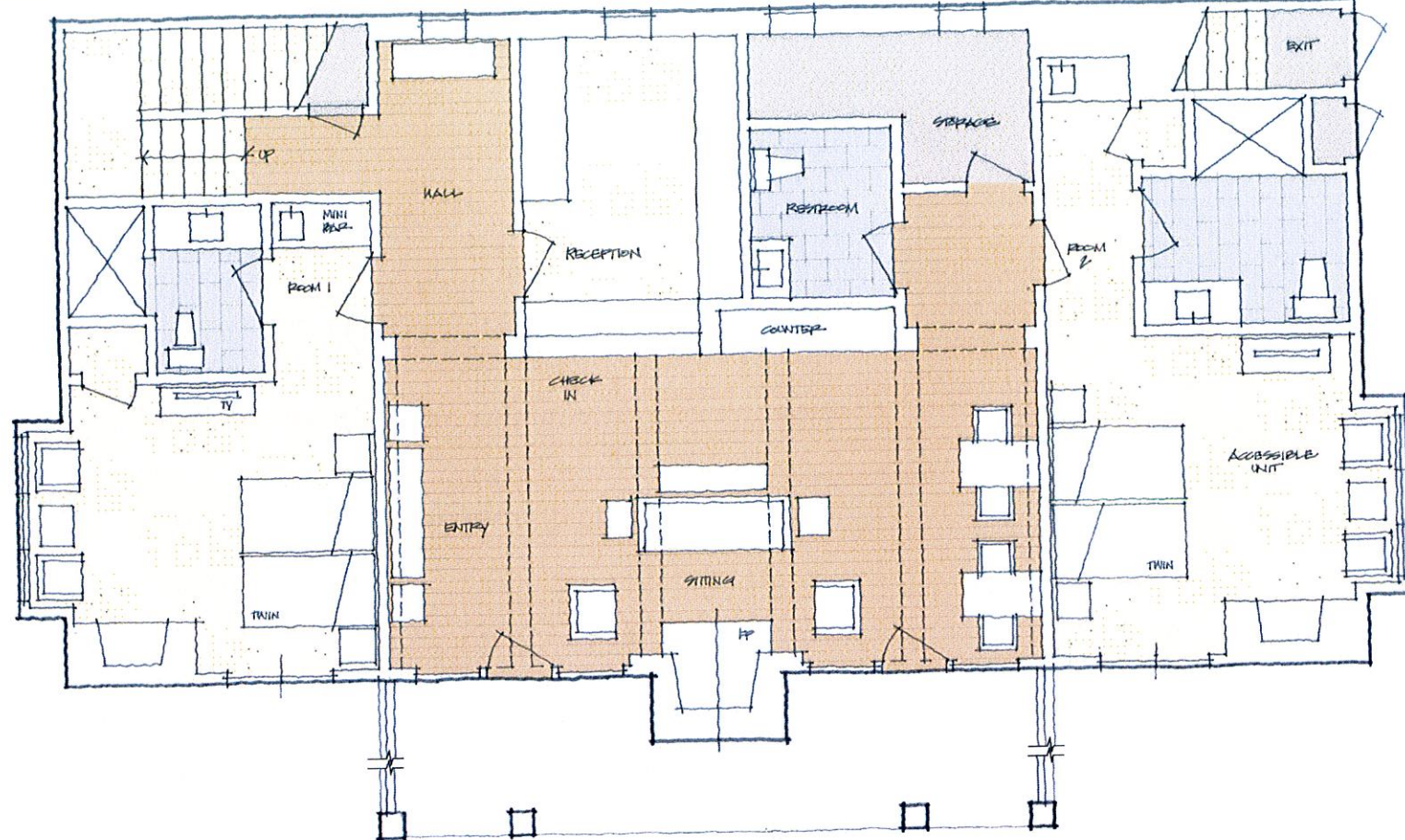
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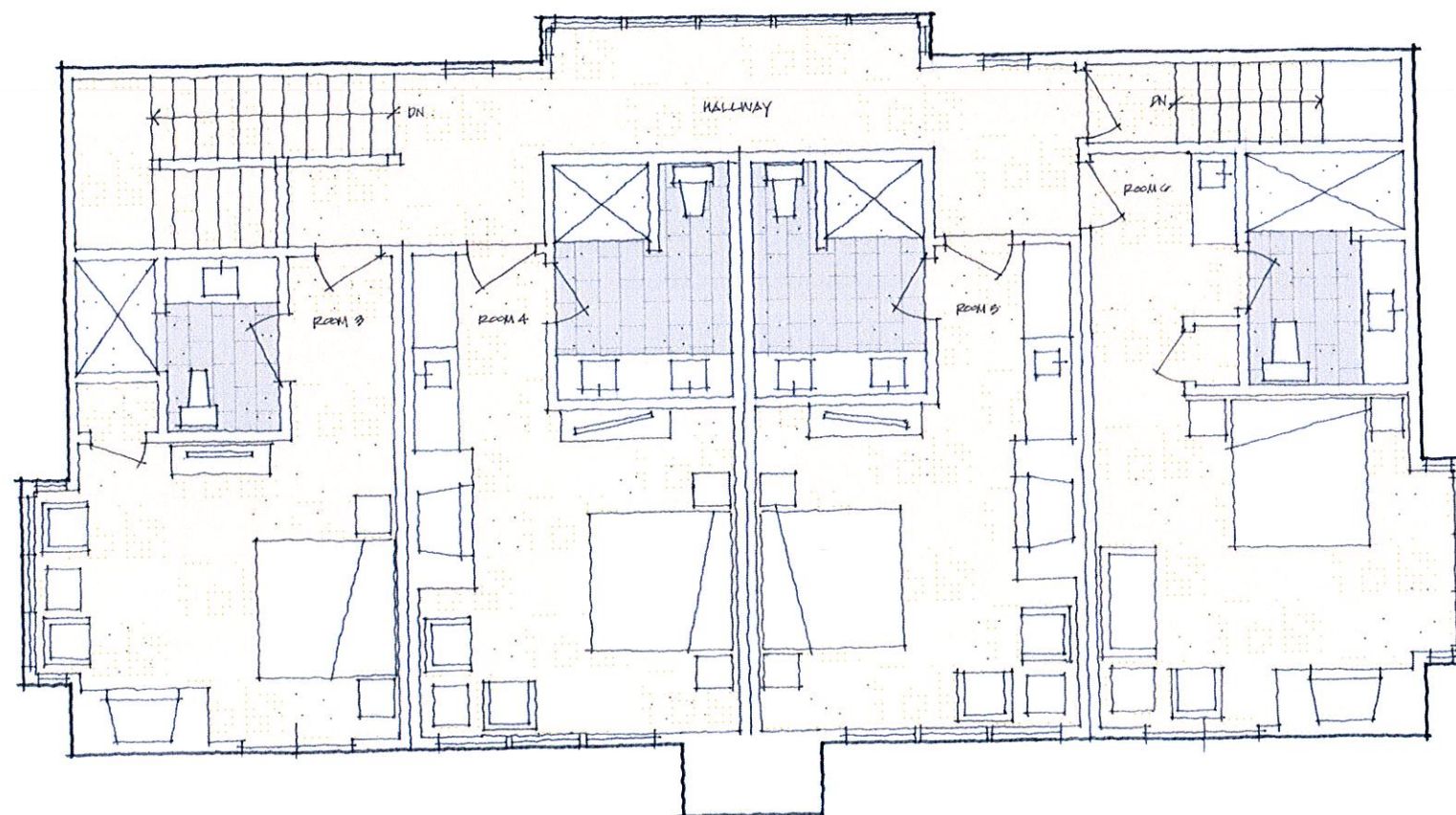
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SITE SECTION

A4



1 FIRST FLOOR PLAN
1/8" = 1' - 0"



2 SECOND FLOOR PLAN
1/8" = 1' - 0"

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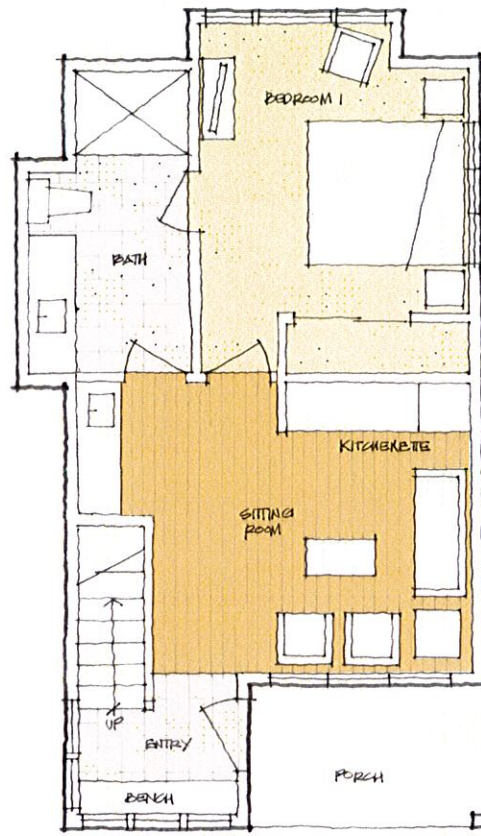
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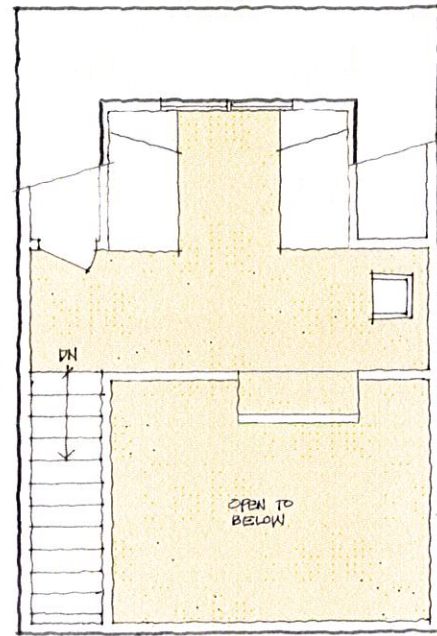
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LODGE BUILDING
FLOOR PLANS

A5

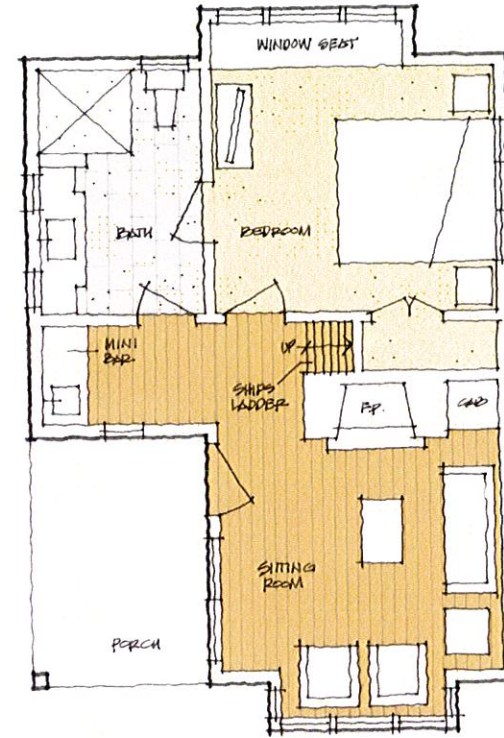


FIRST FLOOR PLAN

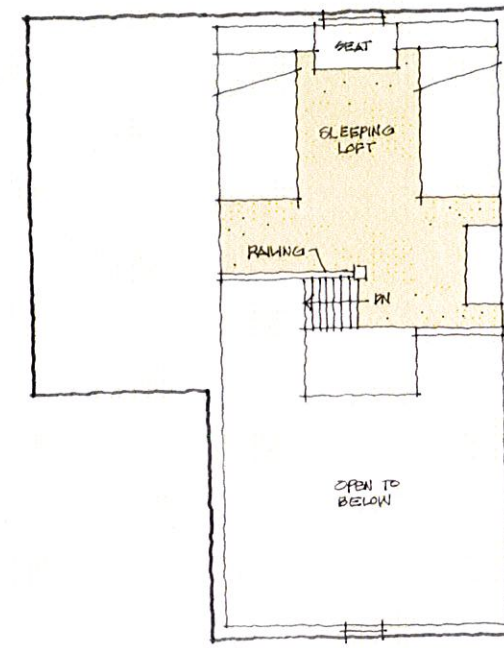


LOFT PLAN

1 COTTAGE TYPE B (1 ROOM W/ LOFT) - FLOOR PLANS
1/8" = 1'-0"

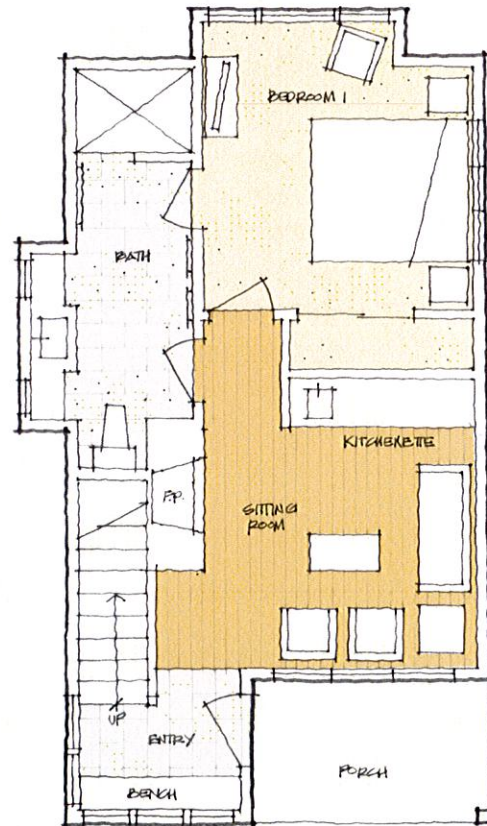


FIRST FLOOR PLAN

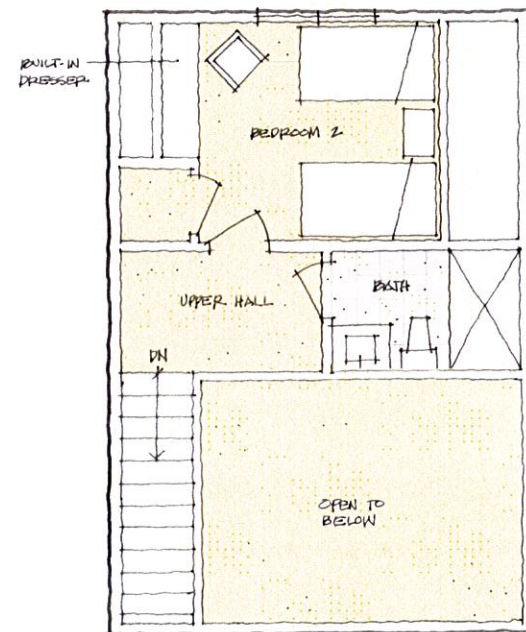


LOFT PLAN

3 COTTAGE TYPE A (1 ROOM W/ LOFT) - FLOOR PLANS
1/8" = 1'-0"



FIRST FLOOR PLAN



LOFT PLAN

2 COTTAGE TYPE B (2 ROOM) - FLOOR PLANS
1/8" = 1'-0"

**THE RESORT
AT PLEASANT BEACH**
7879 PITTS PATH LANE
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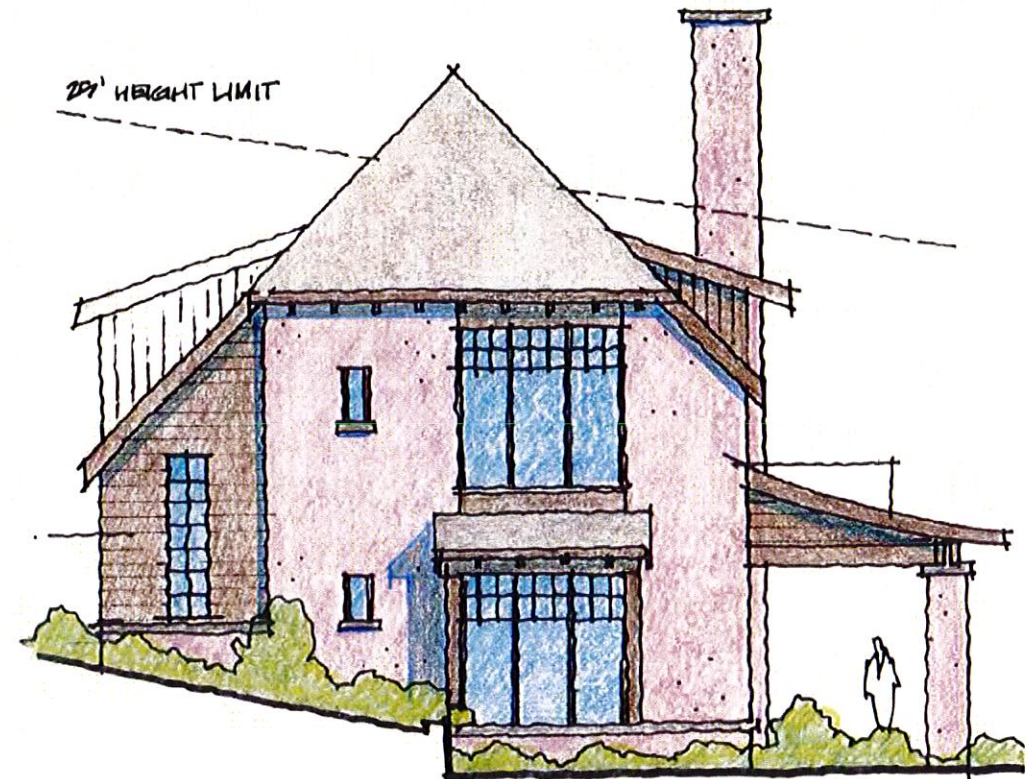
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GUEST COTTAGE
FLOOR PLANS

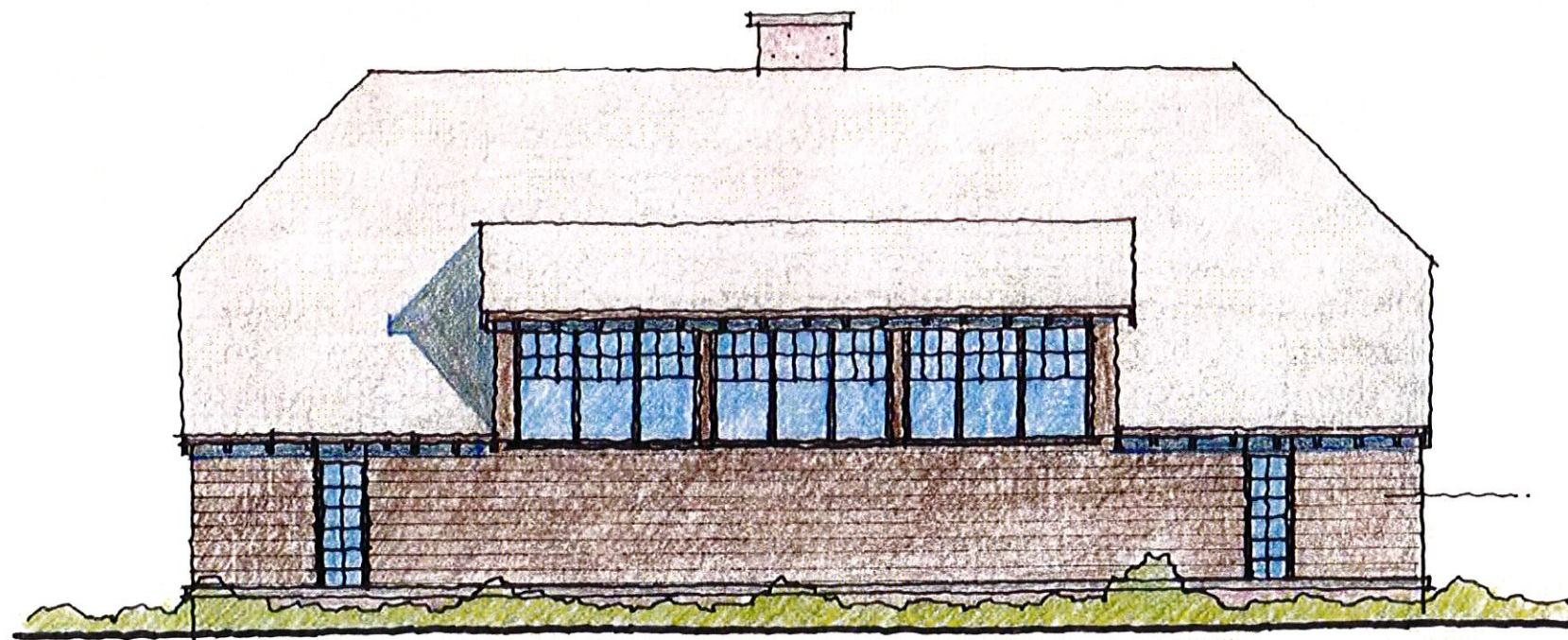
A6



WEST ELEVATION



NORTH ELEVATION (SOUTH SIMILAR)



EAST ELEVATION

1 LODGE EXTERIOR ELEVATIONS
1/8" = 1'-0"

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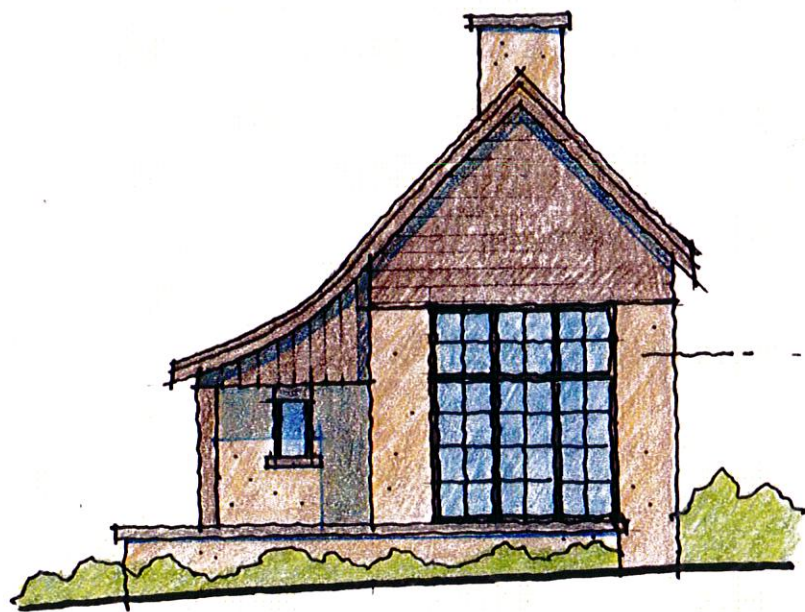
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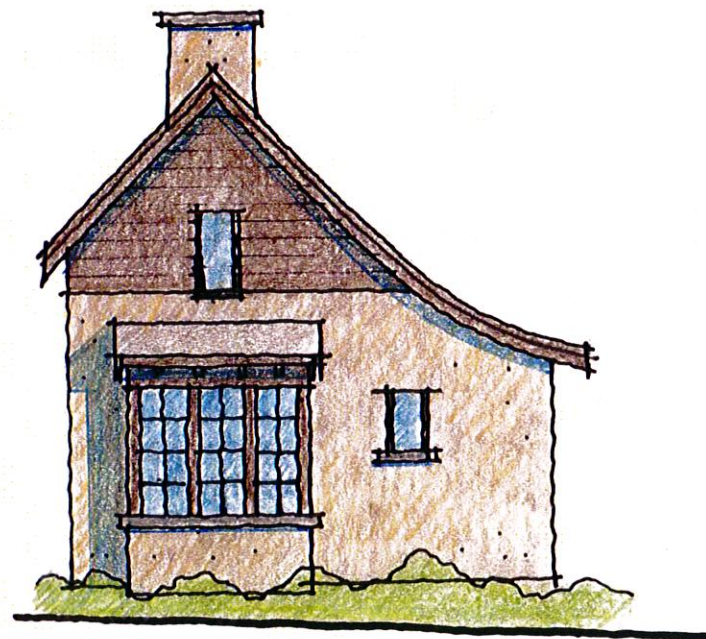
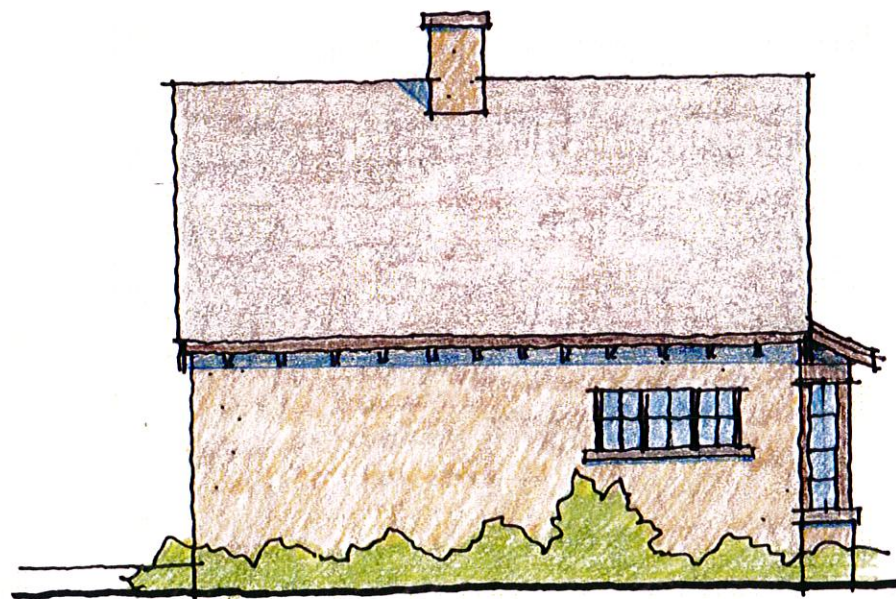
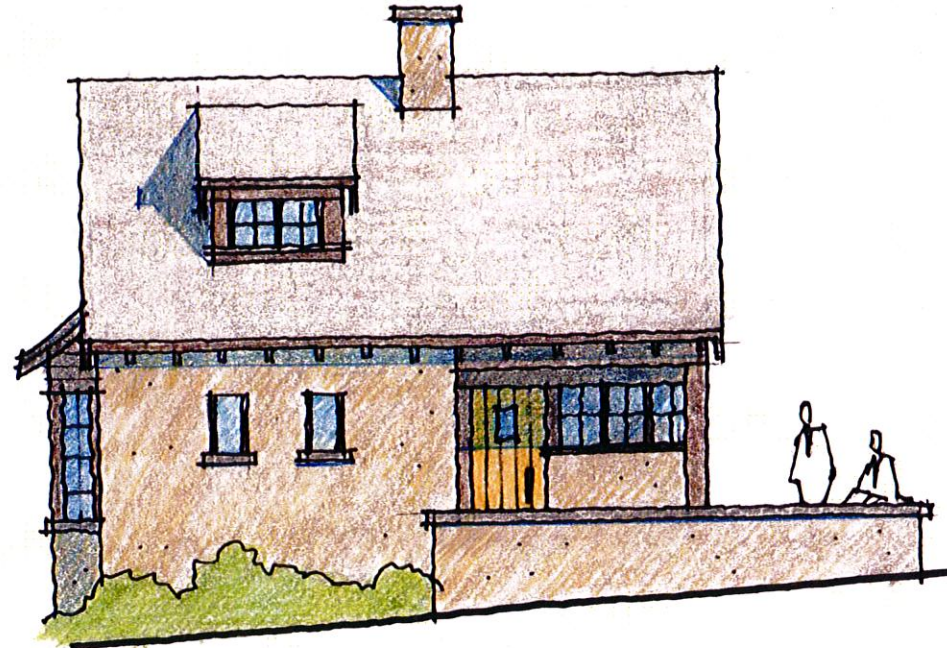
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LODGE
EXTERIOR ELEVATIONS

A7



COURTYARD ELEVATION



1 COTTAGE TYPE A ELEVATIONS
1/8" = 1' - 0"

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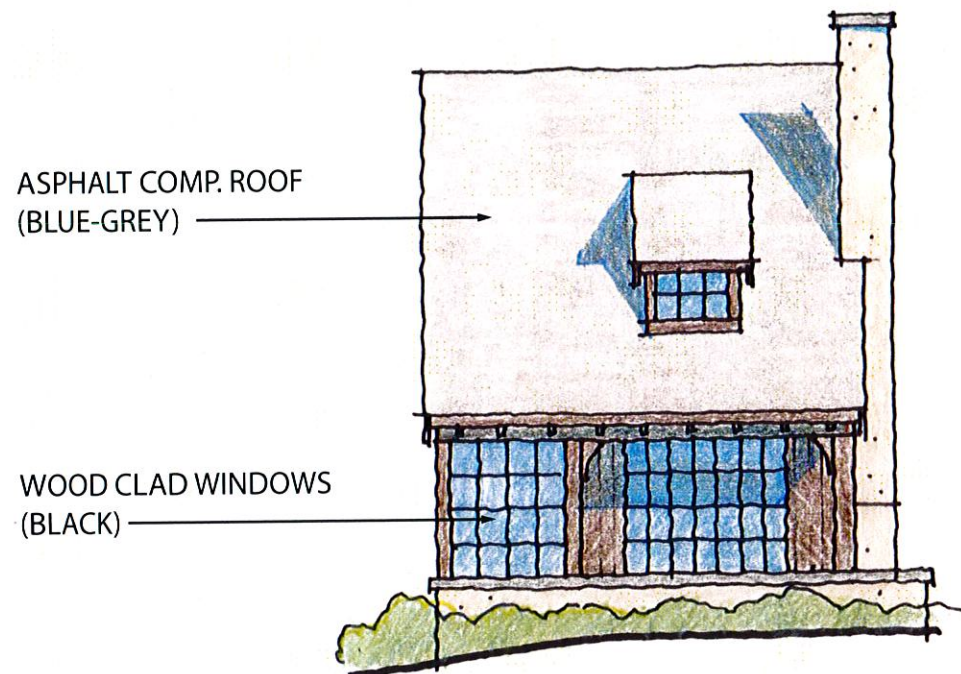
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COTTAGE ELEVATIONS
TYPE A

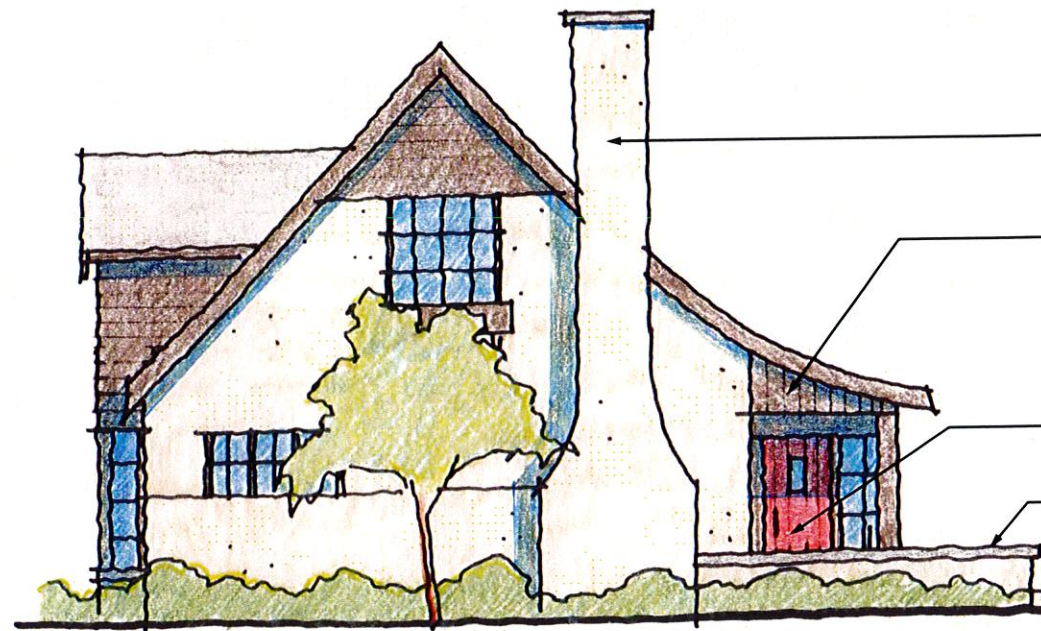
A8



ASPHALT COMP. ROOF
(BLUE-GREY)

WOOD CLAD WINDOWS
(BLACK)

COURTYARD ELEVATION

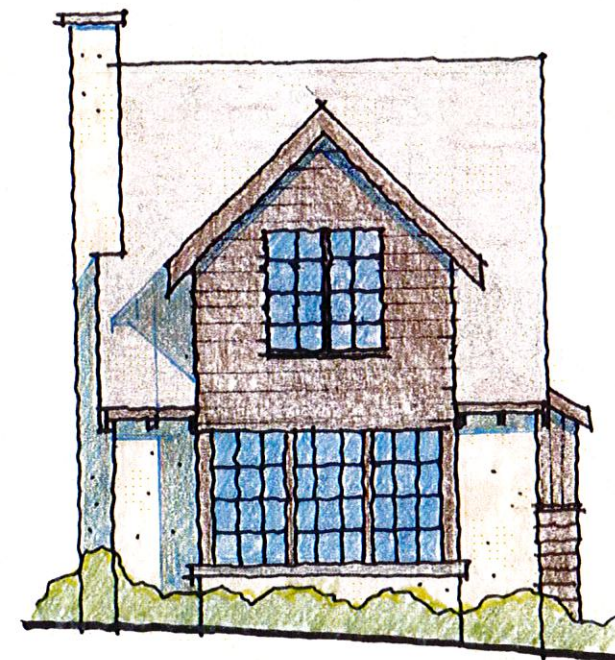
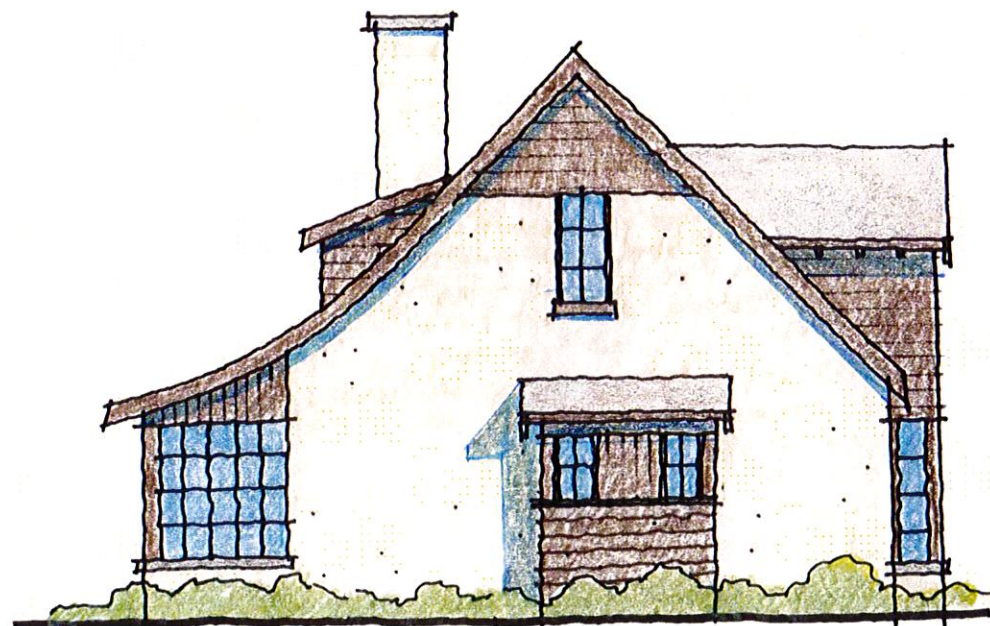


CEMENT PLASTER
(LIGHT CREAM)

STAINED WOOD BOARDS
(DARK BROWN)

WOOD PLANK DOOR
(ACCENT COLOR)

PRE-CAST COPING
(LIGHT GREY)



COTTAGE TYPE B ELEVATIONS

1/8" = 1'-0"

Bainbridge Island

NOV 25 2014

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THE RESORT AT PLEASANT BEACH

7879 PITTS PATH LANE
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OWNER: PBPBS, LLC

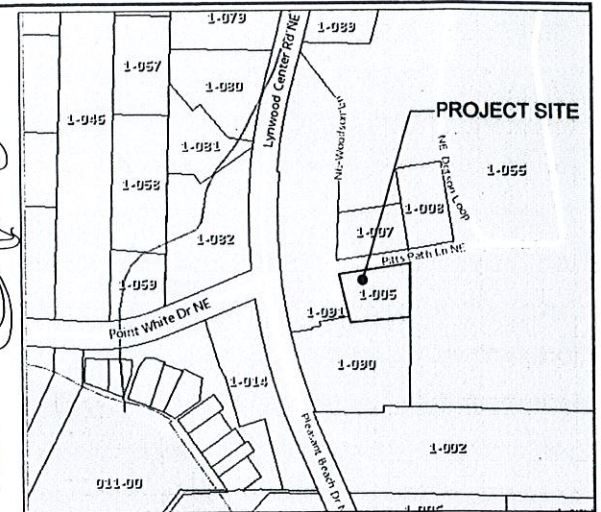
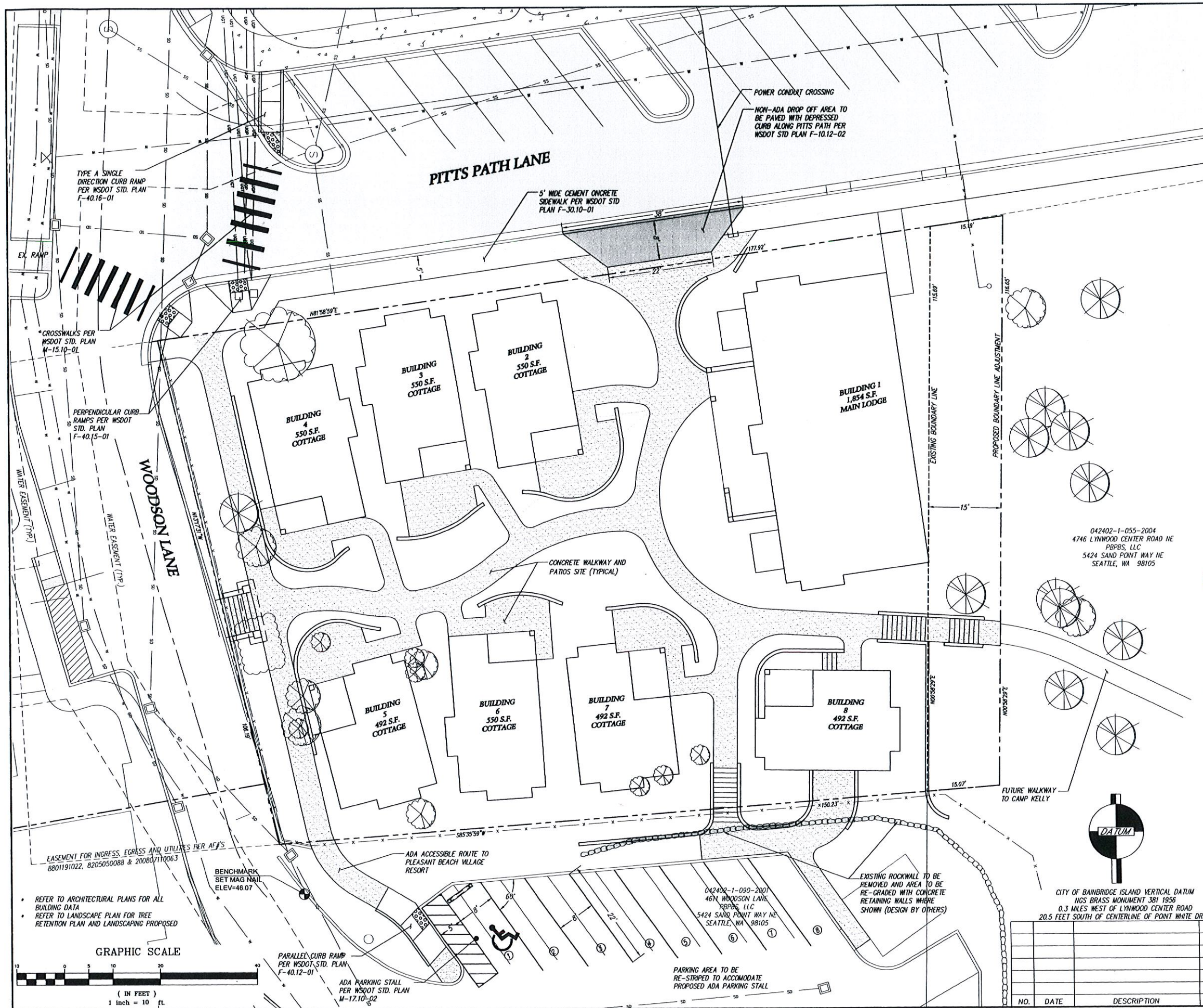
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COTTAGE ELEVATIONS
TYPE B

A9



NE 1/4 S 4, T 24 N, R 2 E, W.M.
042402-1-005-2005

LEGEND

- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- DRAINAGE MANHOLE
- STORM PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- LIGHT STANDARD
- POWER HAND-HOLE
- POWER VAULT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TRANSFORMER
- UTILITY POLE
- UTILITY POLE GUY ANCHOR
- 3-PHASE POWER LINE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND POWER
- UNDERGROUND POWER & TELEPHONE
- UNDERGROUND TELEPHONE
- CONIFEROUS TREE
- DECIDUOUS TREE

Bainbridge Island

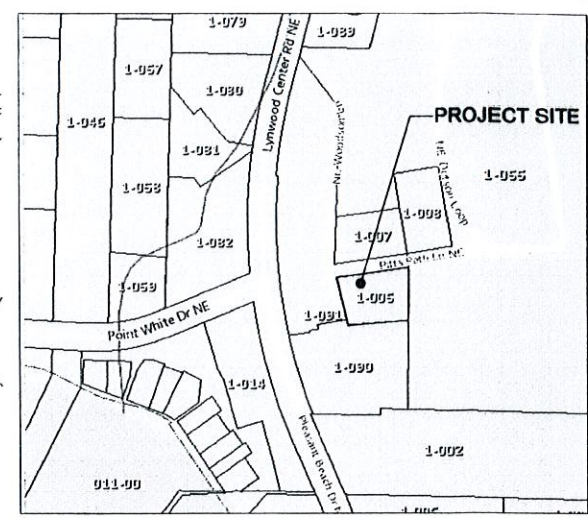
NOV 25 2014

Dept. of Planning &
Community Development

CITY OF BAINBRIDGE ISLAND APPLICATION
NUMBER: _____
**PLEASANT BEACH VILLAGE RESORT
SITE PLAN REVIEW**

**PRELIMINARY
CIVIL SITE PLAN**

FOR PBPBS III, LLC 4699 NE WOODSON LANE, SUITE 310A BAINBRIDGE ISLAND, WA 98110		CONTACT CHARLIE WENZLAU WENZLAU ARCHITECTS (206) 780-6882	
P.O. Box 730 • 1569 Clear Creek Road NW Silverdale, Washington 98383 Silverdale 632-5535 • Seattle (206) 682-5574 Fax (360) 638-6946		ENGINEERING • SURVEYING PLANNING	
CITY OF BAINBRIDGE ISLAND VERTICAL DATUM HIGS BRASS MONUMENT 381 1956 0.3 MILES WEST OF LYNWOOD CENTER ROAD 20.5 FEET SOUTH OF CENTERLINE OF POINT WHITE DRIVE		C-1	
CALCULATED	DESIGN	DRAWN	CHECKED
SV/PF	SV	PF	PF
DATE	11-24-14	SCALE	1"=10'-0"
JOB NO.	6151.02-02	SHEET	1 OF 3



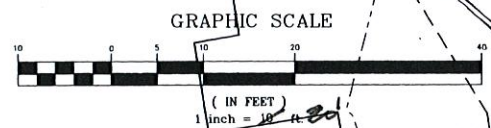
NE 1/4 S 4, T 24 N, R 2 E, W.M.
042402-1-005-2005

042402-1-055-2004
4746 LYNWOOD CENTER ROAD, NE
PBPBS, LLC
5424 SAND POINT WAY NE
SEATTLE, WA 98105

042402-1-090-2001
4674 WOODSON LANE
PBPBS, LLC
5424 SAND POINT WAY NE
SEATTLE, WA 98105

BENCHMARK
SET MAG NM
ELEV=46.07

EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER AFF'S
8801191022, 8205050088 & 200807110063



CITY OF BAINBRIDGE ISLAND VERTICAL DATUM
NGS BRASS MONUMENT 381 1956
0.3 MILES WEST OF LYNWOOD CENTER ROAD
20.5 FEET SOUTH OF CENTERLINE OF POINT WHITE DRIVE

Bainbridge Island

NOV 25 2014

Dept. of Planning &
Community Development

PLEASANT BEACH VILLAGE RESORT SITE PLAN REVIEW

EXISTING CONDITIONS

FOR PBPBS III, LLC 4699 NE WOODSON LANE, SUITE 310A BAINBRIDGE ISLAND, WA 98110		CONTACT CHARLIE WENZLAU WENZLAU ARCHITECTS (206) 780-6882	
11/29/14 		 P.O. Box 120 • 11309 Clear Creek Road NW Silverdale, Washington 98383 Silverdale 632-5575 • Seattle (206) 687-5514 Fax (360) 698-0546	
CALCULATED DESIGN SV/PF		ENGINEERING • SURVEYING PLANNING	
NO. DATE DESCRIPTION BY		C-4	
11-24-14		JOB NO. 6151.02-02 SHEET 4 OF 4	



PROJECT:
RESORT AT PLEASANT BEACH
7879 PITTS PATH LANE
BAINBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC

PROJECT NUMBER:
2014-030

SUBMITTAL DATE:
11/25/14

SUBMITTAL:
SPR APPLICATION

REVISIONS:		
NO.	DATE	DESCRIPTION

STAMP:

Bainbridge Island

NOV 25 2014

Dept. of Planning &
Community Development

PRINCIPAL IN CHARGE:
DRAWN BY: JB DATE: 11/17/2014
REVIEWED BY: SF DATE: 11/20/2014

SHEET TITLE:
TREE RETENTION PLAN

SCALE: 1" = 10'-0" ON 22 X 34
1" = 20'-0" ON 11 X 17
SHEET NUMBER:

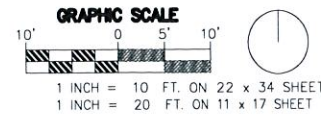
L001

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  TREE ID # - REFER TO DATA TABLE

NOTES

1. TREE INVENTORY PROVIDED BY MAP LTD FOR FAIRBANK CONSTRUCTION IN SEPTEMBER 2014.
2. CURRENT TREE UNITS ON 0.416 ACRE SITE ARE 31.0 TU. TU PROPOSED TO BE RETAINED IS 3.8 TU AND TU TO BE REPLACED WILL BE 12.8 TU FOR A TOTAL OF 16.6 TU (40 TU/AC).
3. TREE RETENTION SURVEY, ANALYSIS, & TREE UNIT CALCULATIONS PER BAINBRIDGE ISLAND CITY CODE 18.15.010 SECTION C AND G.
4. TREES TO BE RETAINED & PROTECTED ARE SHOWN ON THIS TREE RETENTION PLAN PER COBI ADMINISTRATIVE MANUAL (2012) PART 2.D.1.B.iii.
5. REFER TO THE APPENDIX FOR TREE UNIT REQUIREMENTS & CALCULATION DATA TABLES.
6. PROPOSED TREES ARE SHOWN ON THE LANDSCAPE PLAN (L004). TREE UNIT REQUIREMENT IS EXCEEDED (REQUIRED= 12.8 TU, OR APPROXIMATELY 26 TREES AT 0.5 TU/TREE FOR DECIDUOUS TREES OR 13 TREES AT 1.0 TU/TREE FOR CONIFEROUS TREES).
7. TREE PROTECTION PER BAINBRIDGE ISLAND CITY CODE 18.15.010 SECTION C. TO BE PLACED AT CANOPY DRIPLINE/ROOTZONE OF TREE.



PROJECT: RESORT AT PLEASANT BEACH
7879 PITTS PATH LANE
BAINBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC

PROJECT NUMBER: 2014-030

SUBMITTAL: SPR APPLICATION

SUBMITTAL DATE: 11/25/14

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP:

PRINCIPAL IN CHARGE:

DRAWN BY: JB DATE: 11/17/2014

REVIEWED BY: SF DATE: 11/20/2014

SHEET TITLE:

ILLUSTRATIVE
SITE PLAN

SCALE: 1" = 10'-0" ON 22 x 34
1" = 20'-0" ON 11 x 17

SHEET NUMBER:

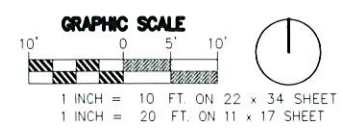
L002



Bainbridge Island

NOV 25 2014

Dept. of Planning &
Community Development



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ACE CIR	15	ACER CIRCINATUM	VINE MAPLE	B & B	2" CAL	NA
	ACE PAC	7	ACER CIRCINATUM 'PACIFIC FIRE'	VINE MAPLE	B & B	2" CAL	NA
	ACE TRU	5	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE	B & B	2" CAL	NA
	GLE SHA	10	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	NA
	MAG WAT	1	MAGNOLIA STELLATA 'WATERLILY'	STAR MAGNOLIA	15 GAL	NA	6' HT.
	MAG LEO	4	MAGNOLIA X LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	15 GAL	NA	6' HT.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	CRY ELE	14	CRYPTOMERIA JAPONICA 'ELEGANS'	JAPANESE CEDAR	15 GAL	NA	6' HT.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT
	ABE KAL	17	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	GLOSSY ABELIA	5 GAL	4' OC	4' HT.
	BUX SUF	17	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	TRUE DWARF BOXWOOD	2 GAL	2' OC	2' HT.
	DRI LAN	3	DRIMYS LANCEOLATA	PEPPER TREE	5 GAL	10" OC	8' HT.
	HAM MOL	7	HAMAMELIS MOLLIS	CHINESE WITCH HAZEL	5 GAL	8' OC	8' HT.
	HYD BOB	24	HYDRANGEA PANICULATA 'BOBO'	HARDY DWARF HYDRANGEA	2 GAL	3' OC	3' HT.
	KAL KEE	17	KALMIA LATIFOLIA 'KEEPSAKE'	MOUNTAIN LAUREL	5 GAL	4' OC	4' HT.
	PIE JAP	17	PIERIS JAPONICA 'LITTLE HEATH'	LILY OF THE VALLEY BUSH	2 GAL	3' OC	2' HT.
	PRU LAU	14	PRUNUS LAUROCERASUS 'NANA'	ENGLISH LAUREL	2 GAL	4' OC	3' HT.
	RHA UMB	13	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORNE STANDARD	5 GAL	5' OC	5' HT.
	RHO GEO	10	RHODODENDRON X LODERI 'KING GEORGE'	RHODODENDRON	5 GAL	6' OC	6' HT.
	RHO DRE	37	RHODODENDRON X 'DREAMLAND'	RHODODENDRON	5 GAL	4' OC	4' HT.
	RHO KEN	35	RHODODENDRON YAKUSIMANUM 'KEN JANEK'	PINK YAKU RHODODENDRON	5 GAL	5' OC	5' HT.
	VIB SPI	29	VIBURNUM TINUS 'SPIRIT'	ARROWWOOD	5 GAL	4' OC	4' HT.
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT
	ALL GLO	29	ALLIUM X 'GLOBEMASTER'	HYBRID STAR OF PERSIA	BULB	18" OC	2' HT.
	HEL CHE	139	HELLEBORUS X 'CHERRY BLOSSOM'	HYBRID HELLEBORE	1 GAL	18" OC	18" HT.
	IRI SIB	23	IRIS SIBIRICA 'FLIGHT OF BUTTERFLIES'	SIBERIAN IRIS	BULB	2' OC	18" HT.
	NAR MOU	136	NARCISSUS X 'MOUNT HOOD'	MOUNT HOOD DAFFODIL	BULB	18" OC	18" HT.
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT
	WIS ROS	2	WISTERIA FLORIBUNDA 'ROSEA'	PINK JAPANESE WISTERIA	2 GAL	NA	

GENERAL NOTES

1. PROTECT AND PRESERVE EXISTING TREES AS SHOWN ON L001 TREE RETENTION PLAN.
2. REFER TO CIVIL DRAWINGS FOR LANDSCAPE GRADING AND DRAINAGE.
3. REFER TO ARCHITECTURAL & CIVIL DRAWINGS FOR SITE HARDSCAPE INFORMATION.

LANDSCAPE CONCEPT NARRATIVE

THE LANDSCAPE CONCEPT RESPONDS TO THE COTTAGE ARCHITECTURE, SURROUNDING USES AND CHARACTER AND THE EXISTING STREETSCAPE.

STREETSCAPE
PLANTING OF THORNLESS HONEY LOCUST AS STREET TREES IN GRASS CONTINUES THE EXISTING PLEASANT BEACH VILLAGE STREETSCAPE VOCABULARY. IN THIS LOCATION THE SLOPE FROM THE SIDEWALK TO THE CURB IS 3:1. BECAUSE SLOPES WILL BE DIFFICULT TO MOW, LILY TURF WAS SUBSTITUTED FOR TURF GRASS. THE FINER-GRAIN PLANTING NEAR THE NORTH PEDESTRIAN ENTRANCE USES DETAILS AND SPECIES SIMILAR TO THE LANDSCAPE AT THE POOL COMPLEX ACROSS THE STREET. A BOXWOOD HEDGE ENCLOSSES A PLANTING OF PERENNIALS AND BULBS AND WISTERIA IS PLANTED ON THE ARBOR AT THE WEST ENTRANCE ACROSS FROM THE EXISTING INN AT PLEASANT BEACH.

COTTAGE GARDEN
THE INTERIOR COURTYARD IS DEVELOPED AS A COTTAGE GARDEN USING A VARIETY TRADITIONAL ORNAMENTAL TREE AND SHRUB SPECIES- MAGNOLIA, VIBURNUM, RHODODENDRON, PIERIS, ABELIA AND HYDRANGEA. A MIX OF DWARF EVERGREEN AND DECIDUOUS SHRUBS ARE USED TO DEFINE THE PEDESTRIAN CORRIDOR AND PROVIDE SEASONAL INTEREST NEAR THE PATIOS. CULTIVARS OF NATIVE RHODODENDRON AND VINE MAPLES PROVIDE A TRANSITION TO RUSTIC CAMP KELLY, LOCATED IN THE FOREST TO THE EAST. LARGE SCENTED RHODODENDRONS WILL CLOSE OFF THE CORRIDORS BETWEEN THE COTTAGES AND PROVIDE AN ATTRACTIVE VISUAL BUFFER BETWEEN PATIOS. EACH PATIO HAS SMALL PERENNIAL GARDEN OF IRIS, PERENNIAL GERANIUMS AND ALLIUM. THE SPINE OF THE CORRIDOR IS PLANTED WITH VINCA, A LOW EVERGREEN GROUNDCOVER. A FIELD OF WHITE DAFFODILS IN THE LAVENDER FLOWERING VINCA WILL CELEBRATE SPRING. TWO VARIETIES OF MAGNOLIAS ARE USED NEAR PATIOS. PACIFIC SUNSET MAPLES WILL PROVIDE SUMMER SHADE AND STRIKING AUTUMN COLOR. THE COLOR PALETTE IS PREDOMINATELY GREENS, PINKS, REDS, WHITES WITH ACCENTS OF PURPLE AND LAVENDERS.

FOREST EDGE
THE FOREST EDGE IS PLANTED WITH NATIVE VINE MAPLES TO CONTRAST WITH EXISTING DOUGLAS FIR. THESE PLANTINGS ARE UNDER PLANTED WITH WITCH HAZEL AND RHODODENDRONS FOR WINTER, SPRING AND AUTUMN INTEREST. THE GROUND PLANE NEAR THE BUILDING IS PLANTED WITH A MATRIX OF EVERGREEN GROUNDCOVERS INCLUDING NATIVE FERNS, SALAL AND MAHONIA.

PERIMETER
THE OUTSIDE PERIMETER OF THE COTTAGES (STREET AND HILLSIDE) WILL BE TREATED AS A STYLIZED FOREST EDGE. SEVERAL OF THE FOREST EDGE PLANTS WILL BE PLANTED INFORMALLY ALONG THE STREET AND ON THE HILLSIDE. THE SPECIES WILL INCLUDE MOSTLY NATIVES INCLUDING VINE MAPLES, RHODODENDRONS, EPIMEDIUMS, FERNS, AND MAHONIA BUT ALSO ORNAMENTAL SPECIES SUCH AS JAPANESE CEDAR, KALMIA AND DWARF ENGLISH LAUREL. THE SMALLER EVERGREEN JAPANESE CEDAR ARE USED ON THE HILLSIDE TO SCREEN VIEWS OF THE PARKING LOT. IN THE SUMMER, 'PACIFIC FIRE' VINE MAPLE WILL PROVIDE SHADE AND ADDITIONAL BUFFERING, SHEDDING LEAVES IN WINTER TO ALLOW FOR MORE LIGHT AND SHOW OFF RED BARK.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING
	EPI MAR	147	EPIMEDIUM SEMPERVIRENS 'MARS'	MARS BARRENWORT	4" POT	12" HT.	18" o.c.
	EPI WHI	164	EPIMEDIUM SEMPERVIRENS 'WHITE PURITY'	WHITE PURITY BARRENWORT	4" POT	12" HT.	18" o.c.
	GER GER	185	GERANIUM X 'GERWAT' ROZEANNE	HYBRID CRANESBILL	4" POT	6" HT.	12" o.c.
	LIR SPI	1,041	LIRIOPE SPICATA	CREeping LILY TURF	4" POT	6" HT.	12" o.c.
	SOD	1,008 SF	SOD LAWN SOD	60% PERENNIAL RYE / 40% FESCUE	SOD	NA	
	VIN MIN	494	VINCA MINOR 'BOWLES' VARIETY'	BOWLES' COMMON PERIWINKLE	4" POT	6" HT.	18" o.c.

RESTORATION GROUNDCOVER MIX	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING
	GND MIX	3,864 SF	GROUNDCOVER NATIVE SPECIES MIX	SEE LIST BELOW	1 GAL	VARIES	
	25%	232	GUALTHERIA SHALON	SALAL	1 GAL	2' HT.	24" OC
	25%	232	CREeping MAHONIA	MAHONIA REPENS	1 GAL	18" HT.	24" OC
	25%	232	BLECHUM SPICANT	DEER FERN	1 GAL	18" HT.	24" OC
	25%	232	POLYSTICUM MUNITUM	SWORD FERN	1 GAL	3. HT.	24" OC

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development



FISCHER-BOUMA
PARTNERSHIP

Landscape Architecture + Community Planning
310 Madison Ave South, Suite A
Bainbridge Island, WA 98110
(206) 782-5651
www.fbppartnership.com

PROJECT:
RESORT AT PLEASANT BEACH
7879 PITTS PATH LANE
BAINBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC

PROJECT NUMBER:
2014-030

SUBMITTAL:
SPR APPLICATION

SUBMITTAL DATE:
11/25/14

REVISIONS:		
NO.	DATE	DESCRIPTION

STAMP:	

PRINCIPAL IN CHARGE:	
DRAWN BY: JB	DATE: 11/17/2014
REVIEWED BY: SF	DATE: 11/20/2014

SHEET TITLE:
LANDSCAPE PLAN
SCHEDULE

SCALE: NA

SHEET NUMBER:
L003



PROJECT:
RESORT AT PLEASANT BEACH
7879 PITTS PATH LANE
BAIRNBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC

PROJECT NUMBER:
2014-030

SUBMITTAL DATE:
11/25/14

SUBMITTAL-
SPR APPLICATION[illegible]

STAMP:

PRINCIPAL IN CHARGE:

DRAWN BY: JB

DATE: 11/17/2014

REVIEWED BY:

DATE: 11/20/2014

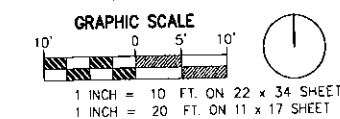
SHEET TITLE:

LANDSCAPE PLAN

SCALE: SEE SCALE BAR

SHEET NUMBER:

L004





PROJECT:
RESORT AT PLEASANT BEACH
7879 PITTS PATH LANE
BAINBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC

PROJECT NUMBER
2014-030

SUBMITTAL DATE:
11/25/14

SUBMITTAL:
SPR APPLICATION

REVISIONS:		
NO.	DATE	DESCRIPTION

STAMP:
Bainbridge Island

NOV 25 2014

Dept. of Planning &
Community Development

PRINCIPAL IN CHARGE:

DRAWN BY: JB

DATE: 11/17/2014

REVIEWED BY: SF

DATE: 11/20/2014

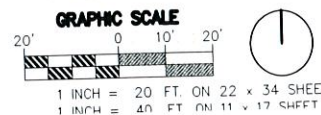
SHEET TITLE:

PLANT IMAGES

SCALE: SEE SCALE BAR

SHEET NUMBER:

L005





1 SITE PLAN WITH LIGHTING
1:20



Bainbridge Island
DEC 11 2014
Dept. of Planning and
Community Development



● Pedestrian Pathway Lighting
McGraw-Edison-BSL/BRL Bollard Light



■ Porch Wall Mount Lighting
Rejuvenation - Bandon Exterior Lantern

THE RESORT AT PLEASANT BEACH

7879 PITTS PATH LANE
BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS.LLC

SPR APPLICATION

PROJECT	1418	
DATE	NOV 25, 2014	
NO.	DESCRIPTION	DATE

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SITE PLAN W/LIGHTING

A3

WENZLAU ARCHITECTS
490 MADISON AVE N, SUITE 105
BAINBRIDGE ISLAND, WA 98110
T 206.780.6882 P 206.780.9288
WWW.WENZLAUARCHITECTS.COM

ISSUE/QUESTION	RESPONSE/COMMENTS FROM APPLICANT OR CITY
What is the parking requirement for a hotel?	1 space per room; same as an inn.
Will the proposal include golf or tennis at a later date?	No plans at this time.
Are any of the proposed condos set up as one story living?	Yes, and a single story living unit ranges from 1,800 to 2,400 square feet
Is there a difference in parking spaces between a condo and a single family home?	No, residential use has the same requirement
Is the objective to separate Blakely Heights from Pleasant Beach Resort area?	I haven't heard that as a topic of discussion-no physical connections.
What is a landscape screen?	The Code has three different screen types that dictate the amount and type of landscaping materials per linear foot.
What about the possibilities of landslides due to the slope?	The original approval addressed slopes and slope stability.
How is the site accessed?	The road in now goes to the parking lot. The new road extends up and stops. There will be ingress for the inn.
What is the vegetated area above the Inn?	It is owned by South Bainbridge water and has two well heads, with a 3 rd not yet developed. Development is prohibited in this area for water protection purposes.
What is the schedule for the proposed roads?	1 st Pitts Path will be constructed, then Datsun Loop with Upper Lane in the spring. Road construction is anticipated to take 4 to 6 months.
How does the parking for the inn relate to the other uses?	Every use has to meet its own parking standard for that use. However, there will be shared parking amongst the uses.
How many spaces are you proposing for the inn?	13 on-street with 2 for accessibility.
Will the rooms have a kitchen?	No, a mini-bar with a sink
Can you look into private street parking for the inn 's use?	It's structured for shared parking, not designated for the inn
Would you consider valet parking?	That's an idea we would listen to.
Will the rooms have a water view?	If there's a view, maybe from the lodge
Can the inn guests use the pool?	Yes they can.
What is the floor area of the inn?	Approximately 1/3 rd of an acre, with the cottages 5-600 square feet/each.
Will the cottage units have elevators?	No.
Will the bathrooms have bathtubs?	Anticipate showers only, but not sure.
Will there be room for a fountain to welcome guests?	Sure, there's room for a fountain

What will the fireplaces be made of?	In the lodge it will be of masonry, in the rooms, there will be zero-clearance sealed units.
When do you want site work to begin?	We cannot start on the project until the end of September.

Design Review Board Design Guideline Checklist

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

Bainbridge Island

"Pre-App" Meeting Checklist



"Post-App" Meeting Checklist

NOV 25 2014

Project Name/Case #: PLEASANT BEACH RESORT

Dept. of Planning &
Community Development

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

PRE-APPLICATION CONFERENCE

Project Description: Project proposal is to construct a 15 room inn with off-site parking.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	All buildings include a variety of exterior finishes including stucco, shingles, horizontal siding, and natural stone.	
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	All buildings are modulated to satisfy guideline.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	No blank walls are proposed.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors . Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	Proposed buildings are not retail in nature.	
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	Proposed buildings are not commercial in nature. Cottages will have pattern of bays and or windows.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	Not applicable.	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	Not applicable.	
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	Not applicable.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	See comment 7.	
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	All proposed buildings are designed to emulate character of nearby Tudor styled buildings.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	Not applicable.	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	Not applicable.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	Not applicable.	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	Main entry shall have overhead weather protection.	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	Not applicable.	

Design Review Board Design Guideline Checklist

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

Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	No new parking lots are proposed.	

Guidelines Requiring
Action per DRB:

DRB Summary Motion
on Actions:

Design Review Board Design Guideline Checklist

Lynwood Center Design Guidelines– BIMC 18.18.030

“Pre-App” Meeting Checklist



“Post-App” Meeting Checklist

Project Name/Case #: PLEASANT BEACH RESORT

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

Project Description: Project proposal is to construct a 15 room inn with off-site parking.

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.	Proposed design will conform to Lynwood Center Plan.	
2.	To minimize the impact of parking lots.	Parking shall be placed behind buildings or in a single row along the street.	No new parking lots are proposed. Parking shall be in a single row along street or within existing parking lot.	

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.	The proposed buildings are not visible from the Lynwood Center ROW. The Inn will retain aspects of phase one buildings with steep roof pitches and mullioned windows but will have distinct complementary character to maintain variety.	
4.	To encourage multiple uses of sidewalks.	7-10 foot wide sidewalks are encouraged, especially where sidewalk seating is anticipated.	Project sidewalks along ROW will not have seating or retail frontages. New sidewalks shall be 5' in width.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**
