



CITY OF BAINBRIDGE ISLAND

DESIGN REVIEW BOARD **Regularly Scheduled Meeting** **Monday, March 16, 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 23, 2015 Meeting |
| 2:15 – 2:45 p.m. | Update on HPC Process for Reviewing Historical Markers
Morgan Smith – Deputy City Manager |
| 2:45 – 3:00 p.m. | Creative Space PLN50177 PRE Preapplication
Discussion with project manager prior to client review.
Project Manager: Heather Beckmann |
| 3:00 – 4:15 p.m. | Creative Space PLN50177 PRE Preapplication
Review with client.
Site: Day Road West (TA#042502-4-032-2005)
Construction of ten buildings on this currently undeveloped property. The proposed uses of the buildings are workshops, storage and display spaces to be leased by artists, artisans and trade persons. The site is 4.55 acres. |
| 4:15 – 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

DESIGN REVIEW BOARD

Regularly Scheduled Meeting Minutes

Monday, February 23, 2015 at 2:00 p.m.

City Council Conference Room

280 Madison Ave N

Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)

Wyatt Cottages PLN60165 PRE Preapplication

Old and New Business

Adjournment

1. Meeting was called to order at 2:04 PM by Chair Mark Levine. Also in attendance were Design Review Board Members Jim McNett, Alan Grainger, Chuck Depew and Peter Perry. Planning Manager Joshua Machen was present and Administrative Specialist Jane Rasely monitored recording of meeting and prepared minutes. Citizens Vanessa Cass, Marci Burkel, Elise Wright and Robert Dashiell were present.
2. There were not any minutes for approval. Jane stated the February 2nd minutes would be included in the March 2, 2015 agenda packet.
3. Planning Manager Joshua Machen briefed the Board on the Wyatt Cottages proposal. Two parcels were involved (one currently owned by BI Parks and Recreation District). Alan asked about a map of the parcel sites which was not provided to the DRB. There is a presumption that the Parks District has made a deal that moves the park from the property to the NE corner of the development. He discussed that the exchange of property not owned by the City is not within the purview of the DRB or the City.
4. All trees on site are proposed to remain on the property other than a couple trees that seem to be failing.
5. Discussion was started on the boundary lines of properties changing when the roundabout slated to occur in 2017 happens. Josh stated he had to assume the Parks District is fully aware of how the boundary lines will change.
6. Chuck asked about whether there has been communication from the Parks District that it is okay to approve an application for land that has not yet changed hands. Josh stated that if the park is re-developed, it will also have to go through site plan review.
7. Chuck moved to table discussion of the application until a park site plan had been produced. Josh replied that was not possible because the two developments are separate and will be permitted separately. He reminded the DRB that this meeting was required for the application and that the status of the park should have no effect on this meeting.
8. The question of density was raised and whether or not the developer has used the entire amount of land in the combined parcels to calculate the deepest density for development. Josh replied the applicant has the right to use all three parcels to calculate the density of their development regardless of whether part of the parcels will be used to create a park in the future.

9. Mr. McNett asked about the setback requirements. Mr. Machen responded that there is a five or zero foot setback for a side yard on Madison Avenue.
10. The developer (Jim Laughlin and Bruce Anderson) and Parks District representatives Dan Hamlin and Perry Barrett were invited in at 2:30 PM. Everyone introduced themselves.
11. An overview was given on the project beginning with a short history of the corner property and proposed property trade with the Parks District. It was mentioned that the Parks District is an applicant as well on this project. Mark asked if the proposed development was going to be condominiums. The answer was yes, though they will be detached.
12. Bruce continued the project overview presenting refined/updated site plans on the video screen. He spoke about moving the existing historical house forward on the lot as well as removing the garage and that most of the proposed roofs would have good solar exposure and would be able to produce enough energy to supply all of their electrical needs. Jim noticed they had reduced the dwelling number from the original site plan on the Wyatt side going from 4 to 3 condominiums.
13. The proposed roundabout was displayed with the site plan (new drawings not included in packet). He spoke about a common space for cars, bicycles and pedestrians as opposed to separating the thoroughfares. Bruce mentioned the thoroughfare did meet fire access codes as well as the City's parking code. Alan asked about the parking ratio and Bruce stated there would be one parking spot per dwelling.
14. A park diagram was displayed and spoken about by Dan Hamlin from the Parks District, however, the park had not been completely designed yet. They just wanted to present a generic design at this point.
15. Alan asked the Parks District if they would speak about the land deal/transaction. Dan stated the benefit of having the park move to the corner increasing exposure for citizens to know the park is there as well as eliminating a few problems incurred (one being commuters parking their cars there all day).
16. Chuck asked about the size difference in the proposed park area compared to the current tot lot. The Parks District stated the current **usable** foot print is 90 feet in length and they will receive a like amount of usable/functional space. The current lot is 18,000 square feet and the proposed park would be 9,000 square feet which would be equivalent to the current usable space.
17. Jim asked about the status of the historic house. Bruce stated they really want the frontage on Madison to be that house. Landscaping is planned to reflect the more formal nature of the house as opposed to the natural landscaping proposed around the new development. It was also stated that the outside of the house would not be altered, only repaired.
18. Emergency vehicle access will have a 14 foot width throughout the development though it is a 12 foot wide private access drive.
19. Alan brought up the concern of where all the garbage, recycling and future composting containers would stand on service day. Bruce stated they had not yet met with Bainbridge Disposal to discuss that issue.
20. **Public comment from Elise Wright:** Ms. Wright handed out a map given to her by one of the parcels' neighbors. She asked the Parks District representatives whether the Parks Board has voted on the issue of the land transfer. Dan Hamlin replied they are behind this and approve the move of the park. Ms. Wright felt it was not in the public's best interest to move the tot lot. She asked the developer if they could not move some of the buildings to the busier corner and save the tot lot. She asked about parking and the height of the units (25 feet at tallest point) in comparison to Madison Cottages.
21. Alan commented that on a day like today (clear and cold), a park with more solar access may actually prove conducive to using the park more than where it is now (shaded by trees).

22. **Public comment from Robert Dashiell:** Mr. Dashiell commented that visually, when you drive into the project there are no garages and you see the ends of cars instead and that small projects with small houses equal no storage. He encouraged strong covenants to prevent lawn mower/equipment storage in parking spaces and pointed out that the Wyatt sidewalk has issues that need to be ironed out. He mentioned the gardens are actually shade gardens and expressed concern that the willow next to the proposed tot lot may be a Lombardi willow. Mr. Dashiell went on to explain that Lombardi willows drops limbs and it would be dangerous to have one near the park.
23. **Public comment from Vanessa Cass:** Ms. Cass asked why they closed off the gardens resulting in more of a suburban gated community. Bruce stated it was actually more of an urban design with built in changes in texture and wall height to increase interest.
- 24. Mixed Use Town Center Guidelines:**
1. Parking Lot – Yes
 2. Outdoor Open Spaces – Yes
 3. Pedestrian Connections – Yes
 4. Shielded Lighting – Yes
 5. Screened Service Areas – Yes (would expect to see where the service pickup areas will be).
 6. Common Open Spaces – Yes
 - i. Concealed Garage Doors – Yes
 7. Overall Form – Yes
 8. Entrances – Yes
 9. Concealed Mechanical Equipment – Yes (final site plan will have clear marking)
 10. Structured Parking – N/A
 11. Encouraging Varied Details – Yes
 12. Signage – N/A
 13. Creativity – N/A
 14. Awnings – N/A
- 25. Madison Avenue Overlay Guidelines:**
1. Landscape Front Setbacks – Yes
 2. Intersections – No (request sculptural element that announces the park)
 3. Residential Roof Form – Yes
26. Mark asked for an overall approval of guidelines today. Alan asked Josh what they needed today and it was stated the developer needed feedback.
27. Mark reminded everyone there is a regularly scheduled meeting next Monday, March 2nd.
28. Josh mentioned two projects on the next agenda: The Rowing Club Structure and the Pleasant Beach Inn (back as a site plan review).
29. Mark also reminded everyone that the Design Review Board is short a member and to please look around for a new board member.
30. Chuck asked if the agenda for the March 2nd meeting had been published yet. It was stated the agenda would go out tonight or tomorrow morning.
31. Mr. Perry asked about the people who purchased the Madison Cottages and who advocates for them losing their green view when they will have to look at the new development (Wyatt Cottages)? Discussion ensued about this problem occurring while developing in an urban environment with high density.
32. Meeting was adjourned at 4:19 PM.

Approved by:

Mark Levine

Jane Rasely, Administrative Specialist

DRAFT



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 28 2015

Dept. of Planning &
Community Development

DATE SUBMITTED 01/28/2015		PROJECT NUMBER PLN50177	SUFFIX PRE
PROJECT NAME CREATIVE SPACE			
PROJECT TYPE Preapplication Conference			
PROJECT ADDRESS or ACCESS STREET Day Road West			
TAX PARCEL NUMBER 042502-4-032-2005		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 10 buildings on currently undeveloped property. The proposed use of the buildings is workshops, storage and display spaces to be leased to artists, artisans and trade persons. The parcel is 4.55 acres.

Preapplication Conference: Tuesday, February 17, 2015 @ 11:00 a.m.

Design Review Board: Monday, February 23, 2015 @ 2:00 p.m.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

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

OWNERS

TSENG PROPERTIES LLC Attn: Dave Christianson

Post Office Box 11765, Bainbridge Island 98110

PHONE: 206-780-2516

E-MAIL: drcdesign@mac.com

CONTACT

MICHAEL WANGEN, Architect, 310 Madison Avenue South, Suite A, Bainbridge Island 98110

PHONE 206-403-8182

E-MAIL ADDRESS michaelwangen@gmail.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 28 2015 Dept. of Planning & Community Development	TO BE FILLED OUT BY APPLICANT PROJECT NAME: <u>CREATIVE SPACE</u> TAX ASSESSOR'S NUMBER: <u>042502-4-032-2005</u> PROJECT STREET ADDRESS OR ACCESS STREET: <u>NE DAY RD W</u> ENVIRONMENTAL CHECKLIST SUBMITTED: ☐ YES ☒ NO
FOR CITY USE ONLY FILE NUMBER: <u>PLAN 50177 PRE</u> PROJECT NUMBER: <u>50177</u> DATE RECEIVED: <u>1-28-2015</u> APPLICATION FEE: <u>\$265.00</u> TREASURER'S RECEIPT NUMBER: <u>15-00081</u>	
SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature), where applicable, and six copies (if an original is not applicable, seven copies must be provided).</i>
FULL-SIZE DRAWINGS	<i>Seven copies of the required drawings must be provided. Drawings must be folded and 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</i>
REDUCED DRAWINGS	<i>Two copies (five if commercial) of the drawings reduced to 11" x 17" must be provided.</i>
SUBMITTING APPLICATIONS	<i>Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Applicant Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.</i>
FEES	<i>Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.</i>
APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.	

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
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A. GENERAL INFORMATION

1. Name of property owner: TSENG PROPERTIES LLC C/O DAVE CHRISTIANSON
Address: PO BOX 11765 BAINBRIDGE ISLAND WA 98110
Phone: (206) 780-2516 Fax: _____
E-mail: drcdesign@mac.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: Michael Wangen, Architect
Address: 310 Madison Ave S Suite A Bainbridge Island WA 98110
Phone: (206) 403-8182 Fax: _____
E-mail: michaelwangen@gmail.com

3. Name of land surveyor: Adam & Goldsworthy
Address: 19062 Highway 305 N Poulsbo WA 98370
Phone: (360) 779-4299 Fax: _____
E-mail: jim@agols.com

4. Planning department personnel familiar with site: Heather Beckman

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5. Description of proposal: The proposal is for 10 buildings on currently undeveloped property. The proposed use of the buildings is workshop, storage and display space to be leased to artists, artisans and tradespersons.

6. Driving directions to site: North on SR 305, west on NE Day Rd W, north at entrance to Manzanita Park, north to project site on east side of road

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
042502-4-032-2005	TSENG PROPERTIES LLC	4.55 ACRES
Use additional sheet if necessary	Total of all parcels:	

** 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 C	B/I	B/I	no	none
Lot				
Lot				
Lot				

CITY OF BAINBRIDGE ISLAND

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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	B/I	B/I	None	
South	B/I	B/I	None	Office and shop
East	B/I	B/I	None	
West	Critical area	Critical area	None	Public park

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

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: _____

B. TECHNICAL INFORMATION

1. Name of water purveyor: North Bainbridge Water KPUD1
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: Gentle to moderate sloping to wetland areas with one knoll in the northeastern portion of the site and a mostly flat development area in the southeastern portion of the site.
4. Soil survey classification: unknown
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	NE Day Rd W	Unknown
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet		

7. Sidewalks are adjacent to the parcel:

☐ yes ☒ no

If yes, existing sidewalks are _____ feet wide.

Sidewalk installation is proposed as part of the development project:

☐ yes ☒ no

Proposed sidewalks:

☐ adjacent to the parcel and are to be _____ feet wide.☐ internal to the proposal and are to be _____ feet wide.

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

Over 50% of the land will remain as open space due to wetlands conditions. The proposed artist studio buildings will be built in one phase of construction beginning mid 2015.

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

16%

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

10%

11. Height of proposed buildings or structures:

22'

12. Square footage of all spaces:

storage: _____

retail: _____

residential: _____

office: _____

other: _____

31,206 (shop/artist space)

13. Number of stories proposed:

2

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14. Proposed setbacks:

north:

15'

south:

15'

east:

15'

west:

50'

15. Number of parking stalls proposed:

38

16. Amount of square footage of proposed paved areas:

18,400 SF

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

19

%

(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:

50

%

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:

None

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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: None

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

*Signature of owner or authorized agent

January 26, 2015

Date

Michael Wangen

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.

042502-4-032-2005

Process No.

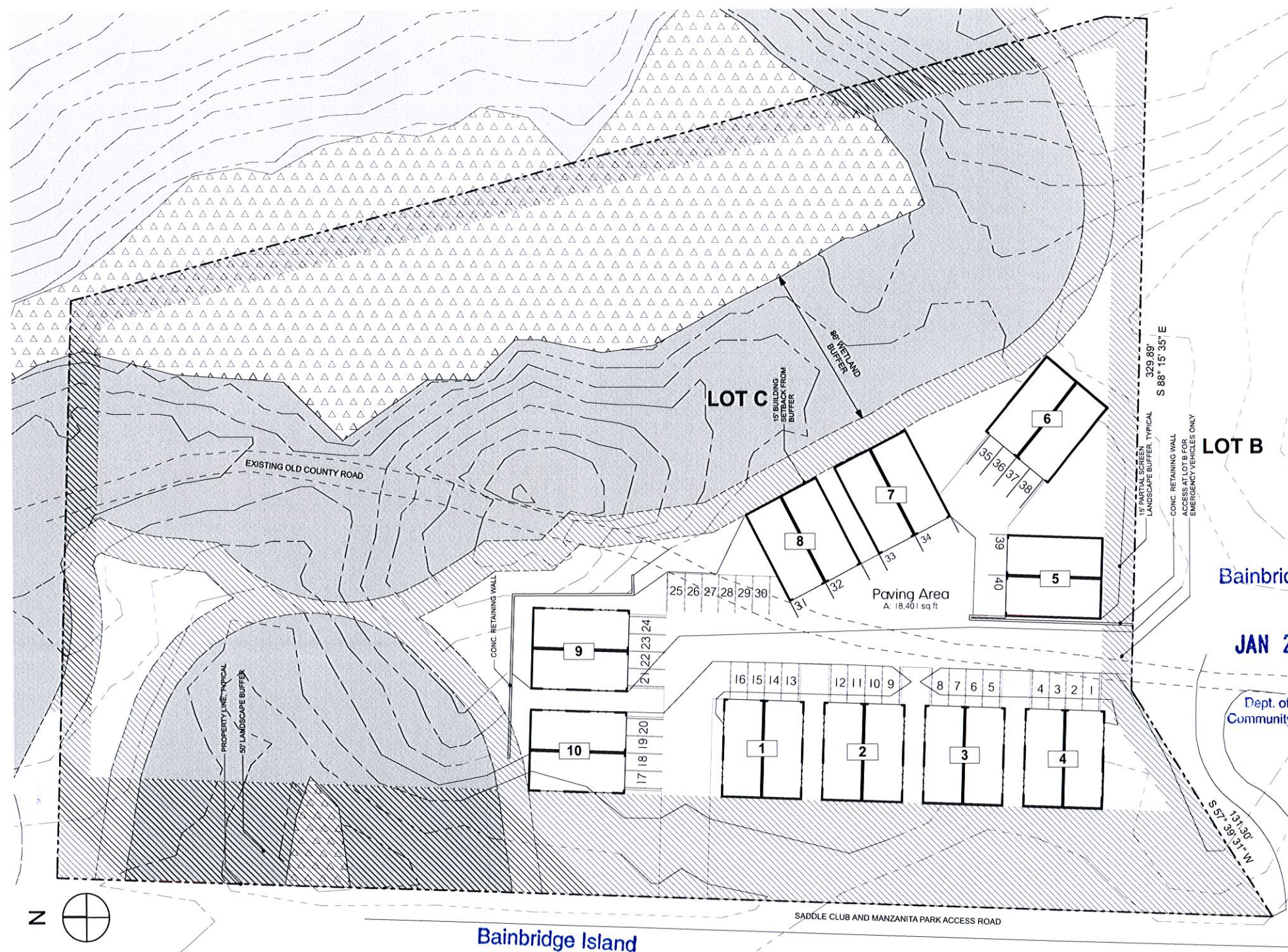
2537363

Situs Address

04252E

RESULTANT PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201104280205, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201104280204, IN VOLUME 75 OF SURVEYS, PAGE 104, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 88°18'29" WEST 563.04 FEET TO THE WEST LINE OF THE EAST 563.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG THE SAID WEST LINE, NORTH 02°21'06" EAST 30.00 FEET TO THE NORTHERLY RIGHT OF WAY OF NE DAY ROAD WEST; THENCE ALONG SAID RIGHT OF WAY, NORTH 88°18'29" WEST 88.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 85°40'09" WEST 215.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 02°21'06" EAST 329.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°21'06" EAST 20.62 FEET; THENCE NORTH 14°54'24" WEST 535.22 FEET; THENCE RUNNING PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, NORTH 88°15'36" WEST 283.16 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG SAID WEST LINE, SOUTH 01°57'49" WEST 606.98 FEET; THENCE LEAVING SAID WEST LINE, NORTH 57°39'31" EAST 131.30 FEET; THENCE SOUTH 88°15'35" EAST 329.89 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

[close this window](#)



Creative Space
Somewhere North of Day Road
Bainbridge Island WA 98110

Bainbridge Island

JAN 28 2015

Dept. of Planning &
Community Development

REVISIONS

SHEET NAME

Site Plan

ISSUE

Pre-App Meeting

DATE

January 28, 2015

SHEET NUMBER

A 1.10

Copyright 2013 Michael Wangen Architects

JAN 28 2015

Dept. of Planning &
Community Development

Site Plan - proposed

SCALE: 1" = 30'

1



Creative Space

Day Road West
Bainbridge Island WA

City of Bainbridge Island
Design Review Board
Pre-Application Site Plan Review

March 16, 2015

mw
Michael Wangen
Architects
drcdesign

*plans submitted for Design
Review Board meeting of 3/16/2015*

Project Information

Parcel Address: NE Day Road W
Parcel: 042502-4-032-2005
Jurisdiction: City of Bainbridge Island
Zoning: B/I Business Industrial District
Design Guidelines: Light Manufacturing Design Guidelines (CoBI)

Setbacks
Front: 50' Minimum along any public ROW
Side: 10' (50' from a residential district)
Rear: 15' (50' from a residential district)

Max Building Height
Base: 35'
Bonus 1: 45' (if parking under building)
Bonus 2: 45' (nonresidential with Major Conditional Use Permit)

Maximum FAR
Commercial: No maximum
Residential: R-2 standards
Mixed Use: No maximum

Min Lot Dimensions: 20,000 SF

Max Lot Coverage: 35%

Lot Area (acres): 4.55 198198

Unit Mix:								
Building #	Unit	Use	Lower Floor (gross)	Main Level (gross)	Mezz (gross)	Subtotal (gross)	Parking Required	
1	1	Light Manufacturing	F-1	1920	920	2840	2	
		Garage	U	1920		1920		
2	2	Residence	R-3	1920	920	2840	2	
		Garage	U	1920				
3	3A	Light Manufacturing	F-1	960	440	1400	2	
	3B	Light Manufacturing	F-1	960	440	1400	2	
4	4A	Light Manufacturing	F-1	960	440	1400	2	
	4B	Light Manufacturing	F-1	960	440	1400	2	
5	5A	Light Manufacturing	F-1	960	440	1400	2	
	5C	Light Manufacturing	F-1	960	440	1400	2	
6	6A	Light Manufacturing	F-1	960	440	1400	2	
	6B	Light Manufacturing	F-1	960	440	1400	2	
7	7A	Light Manufacturing	F-1	960	440	1400	2	
	7B	Light Manufacturing	F-1	960	440	1400	2	
8	8A	Light Manufacturing	F-1	960	440	1400	2	
	8B	Light Manufacturing	F-1	960	440	1400	2	
9	9A	Light Manufacturing	F-1	960	440	1400	2	
	9B	Light Manufacturing	F-1	960	440	1400	2	
10	10A	Light Manufacturing	F-1	960	440	1400	2	
	10B	Light Manufacturing	F-1	960	440	1400	2	
Totals:	18 Units		Footprint:	15360	Total SF:	22400	36	

FAR: 11% (no maximum)
Lot Coverage: 8% (no max)

Landscape Area
Total development area (SF): 65000
Total landscape area (remainder of site area)(SF): 133198 67%

Parking (per BIMC Table 18.1.020-1
Residential: 2 spaces for residential dwelling unit ia a B/I district larger than a 1 bedroom unit
Light manufacturing: 1 space for each employee plus 1 space for each 250 square feet of office space (no office space proposed)
Parking Required 36 (2 spaces per unit)
Parking Proposed 36

Sheet Index

	Cover Sheet
P. 1	Project Information
P. 2	Context
P. 3	Site Plan
P. 4	Landscape Plan
P. 5	Drainage Plan
P. 6	Floor Plans and Elevations Buildings 1 & 2
P. 7	Floor Plans & Elevations Buildings 3-10
P. 8	Perspective Views

Project Vision Summary

Project Summary

The intended use of the land is light industrial with one unit serving as a caretakers residence.

Water will be provided by KPUD, power by PSE and sewer by an on-site septic system. A 'pocket plant' type wastewater treatment system is being investigated as a solution to serve this project as well as the future development of adjacent parcels but no formal proposal has yet been made.

The goal for construction start is summer of 2015 and the project will be built out entirely as one phase of construction.

Project Vision

Creative Space is intended to be a community of artisans, artists, tradespersons, hobbyists, and other various, creative-minded makers. The site consists of 18 rental units in 10, residential-scale buildings organized tightly around a plaza. The urban and industrial character of this small activity hub is intended to create a rich, collaborative, campus-like environment set in contrast to the great natural beauty of the surrounding site, Manzanita Park and adjacent, undeveloped parcels.

Context

The site is served by the existing, unpaved Saddle Club and Manzanita Park access road. No improvements of this road are proposed due to the low intensity of use anticipated with the proposed facility. A very established landscape buffer already exists at the site edge along the access road.

The Buildings

Buildings 1 & 2 are proposed as two story over garage. With footprints measuring 40' x 48', these buildings are partially set into the adjacent hillside and the ground around their lower level garages, therefore, will be retained by cast in place concrete retaining walls. Both buildings on top of their foundation level garages will have high volume, column free, flexible spaces able to accommodate partial third floors.

Building 1, with its adjacency to the project entry, will contain a residence for the caretaker and manager of the facility. While a specific floor plan is to be determined, the volume and area of the building potentially accommodate more than one bedroom so two parking spaces, therefore, are dedicated to this unit in the garage level below.

Buildings 3-10 each contain a potential of 2 units. The building footprints measure 40' x 48'. It is anticipated that these building will be divided into two spaces but the option will be available for one tenant to occupy the entire building with no interior walls structurally necessary. The high volume spaces allow for option storage lofts to be built within the units.

The Landscape

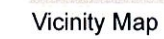
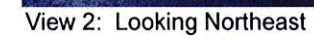
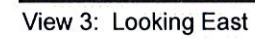
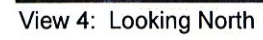
By tightly clustering the proposed buildings around a common circulation and activity space as closely as possible to the Saddle Club access road, the great majority of the site, over 65%, can be left untouched. Most of this untouched landscape is existing, forested canopy of evergreens. Very little clearing is necessary in the proposed area of construction as much of the zone is naturally clear of trees. No new plant material is proposed within the development area due to the flexibility of activity space desired for the central circulation area as well as the maneuvering space required by trucks and trailers.

Requirements for both the 50' full screen landscape buffer along the access road as well as the 15' partial screen landscape buffer along the south property edge are met by existing vegetation. Therefore, no new plant material is proposed in these buffer zones.

Anticipated Activities

The day to day activity level of the project is anticipated as low intensity. The individual workspaces will likely be occupied by only one person at a time and not on a full time basis. For the purpose of providing an ample amount of parking, it is assumed that every tenant might have up to one employee. Two parking spaces per unit are, therefore, provided but not assigned to the units.

Possible uses of the workspaces are boat and automobile restoration, woodworking and cabinet fabrication, and painting or sculpture studios. The workspaces are not intended to be used for office or retail but occasional events open to the public for the display and sales of products made on the site are anticipated and will comply with retail restrictions per the district standards set by the city.



Creative Space

Day Road West
Rainbridge Island WA

Revisions

et Name

Context

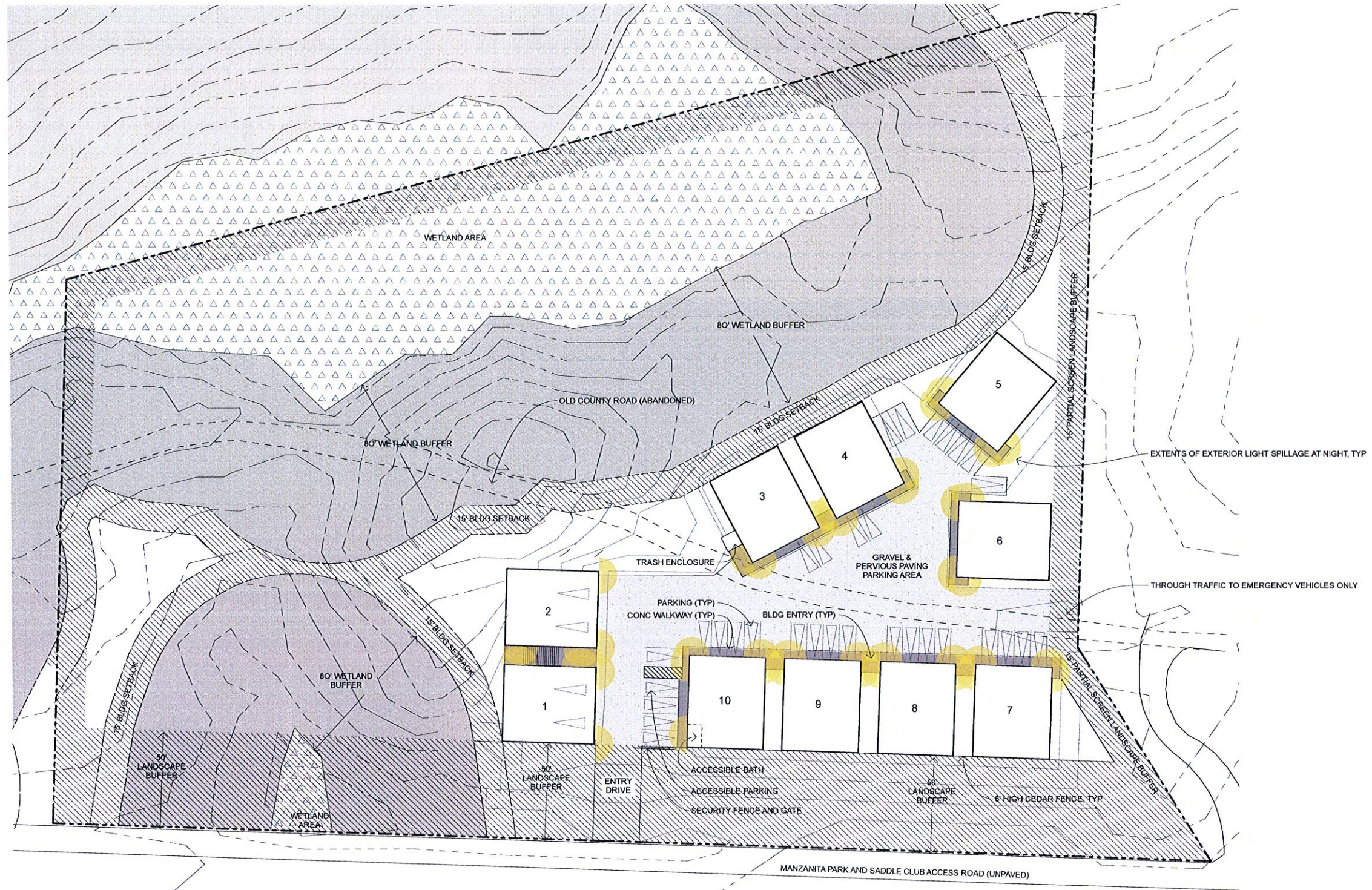
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March 16, 2015

Sheet Number



Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Site Plan

Issue

CoBI
DRB Pre-App SPR

Date

March 16, 2015

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P. 3





EXISTING FORESTED CANOPY TO REMAIN
(APPROXIMATELY 67% OF SITE AREA)

DASHED LINE DENOTES LIMITS OF CLEARING
CLEARED DEVELOPMENT AREA
REPRESENTS APPROXIMATELY 33% OF SITE
AREA (67% OF SITE REMAINS UNTOUCHED
EXISTING LANDSCAPE AREA)
MOST RETAINED LANDSCAPE AREA IS
FORESTED CANOPY

EXISTING CONDITIONS MEET
REQUIREMENTS OF BIMC 18.15.010-3
(SECTION D) FOR 15' PARTIAL SCREEN
LANDSCAPE BUFFER

EXISTING CONDITIONS MEET
REQUIREMENTS OF BIMC 18.15.010-5
(SECTION E) FOR 50' FULL SCREEN
LANDSCAPE BUFFER:
610 LF/10' = MIN 61 TREES
MIN 70% (42) EVERGREENS
MIN 30% (19) DECIDUOUS
FULL COVERAGE AT GROUND ALSO MET BY
EXISTING UNDERSTORY OF SALAL, SWORD
FERN AND SALMON BERRY BUSHES

Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Landscape Plan

Issue

CoBI
DRB Pre-App SPR

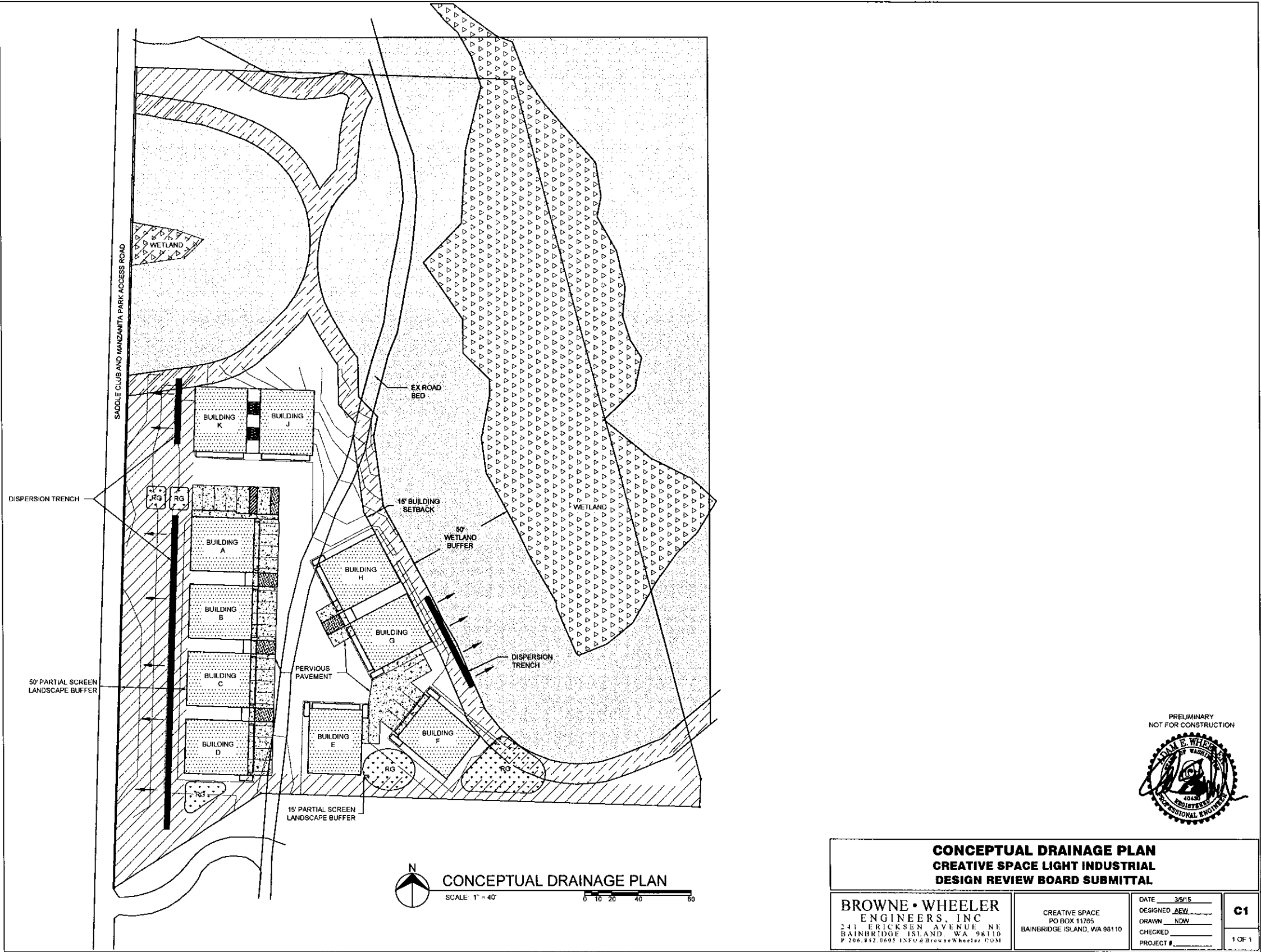
Date

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Creative Space

Day Road West
Bainbridge Island WA

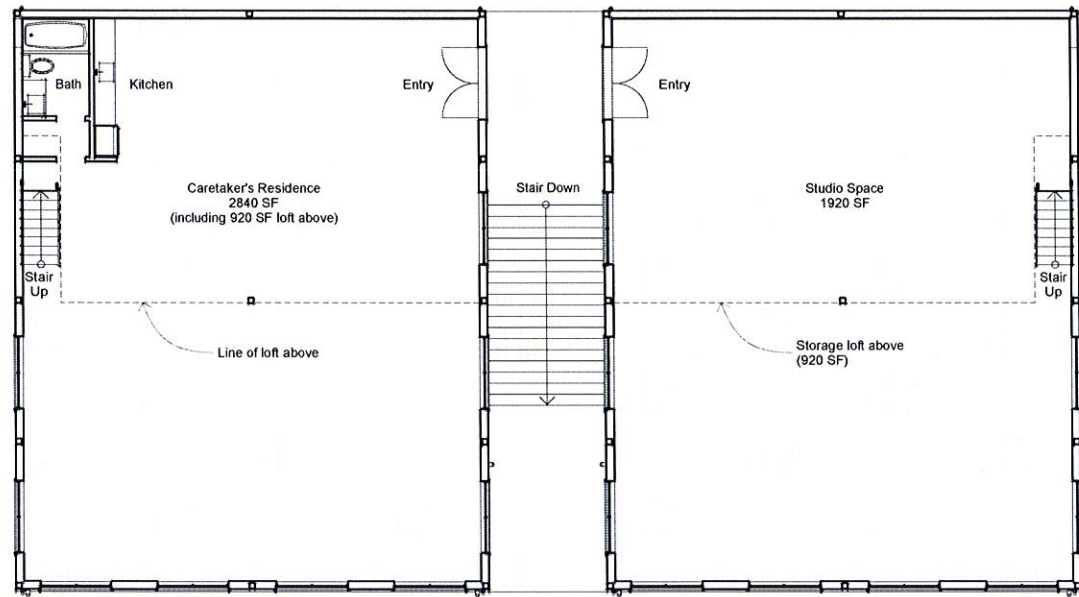
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Sheet Name
Drainage Plan

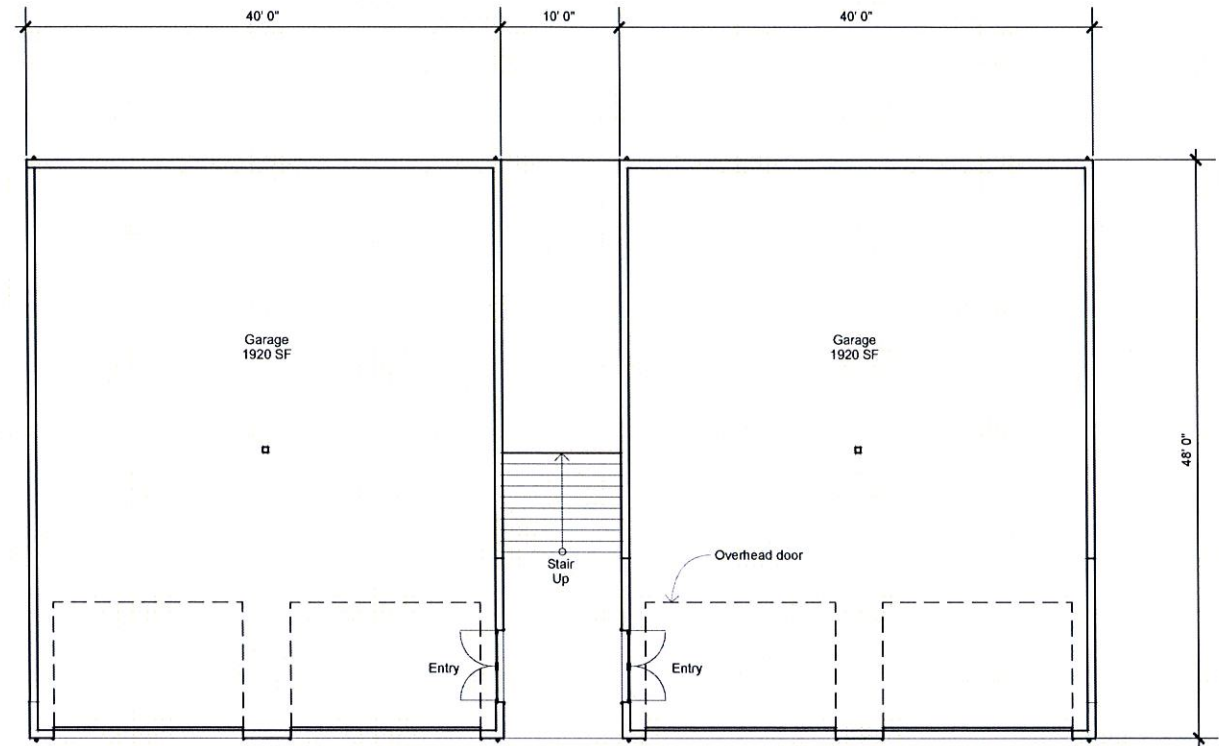
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DRB Pre-App SPR

Date
March 16, 2015

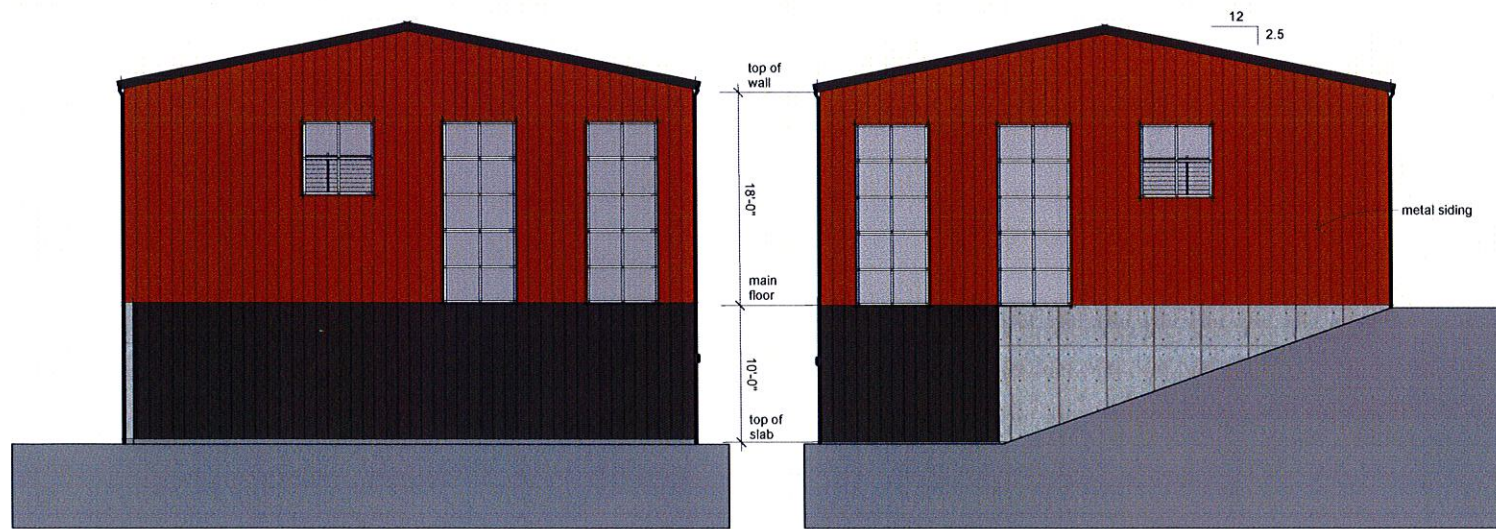
Sheet Number



5 Main Level Floor Plans - Buildings 1 & 2
1/8" = 1' - 0"



2 Lower Level Floor Plans - Buildings 1 & 2
1/8" = 1' - 0"



4 West Elevation - Building 1
1/8" = 1' - 0"

3 East Elevation - Building 2
1/8" = 1' - 0"



1 South Elevation - Buildings 1 & 2
1/8" = 1' - 0"

Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Buildings 1 & 2

Issue

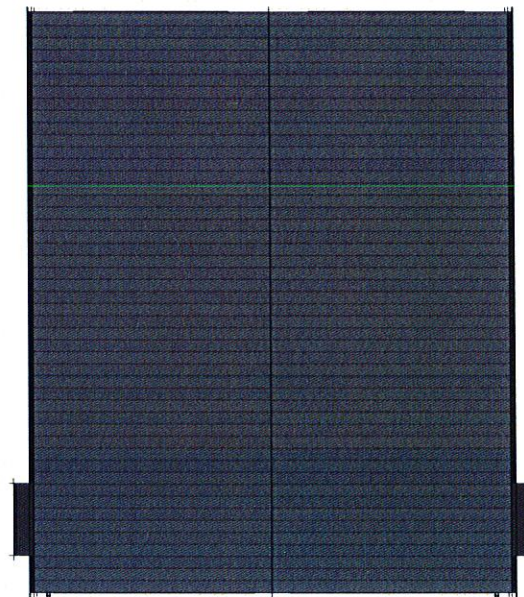
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DRB Pre-App SPR

Date

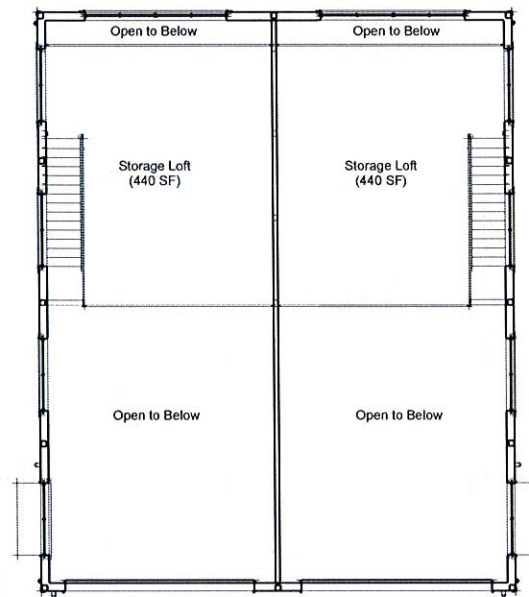
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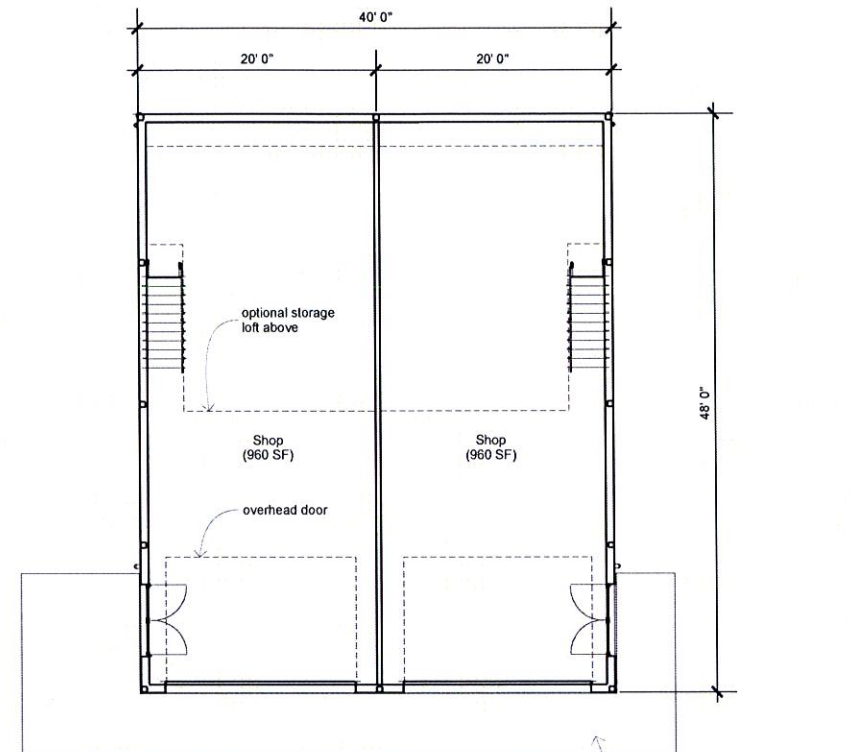
P. 6



6 Roof Plan - Typical Shop Building
1/8" = 1' - 0"



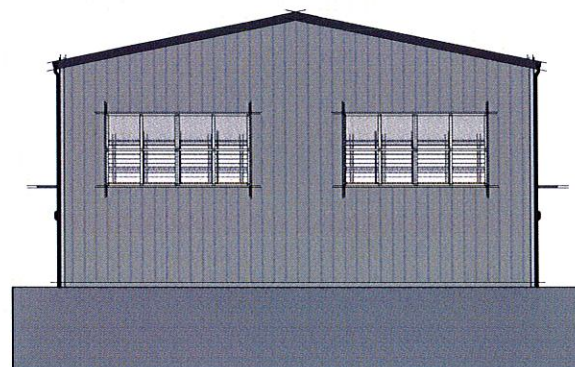
4 Loft Floor Plan - Typical Shop Building
1/8" = 1' - 0"



2 Main Level Floor Plan - Typical Shop Building
1/8" = 1' - 0"

Creative Space

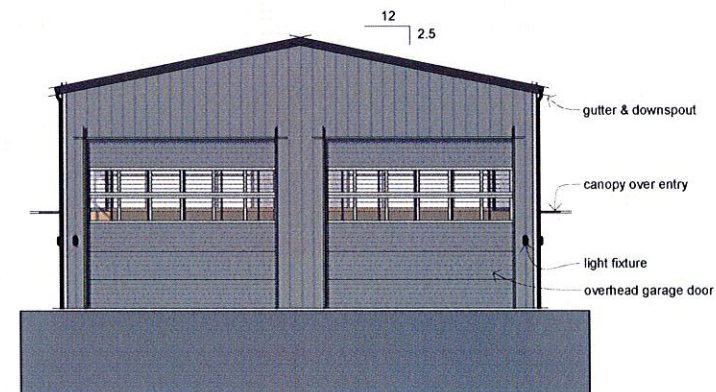
Day Road West
Bainbridge Island WA



5 Rear Elevation - Typical Shop Building
1/8" = 1' - 0"



3 Side Elevations - Typical Shop Building
1/8" = 1' - 0"



1 Front Elevation - Typical Shop Building
1/8" = 1' - 0"

Revisions

Sheet Name

Buildings 3-10

Issue

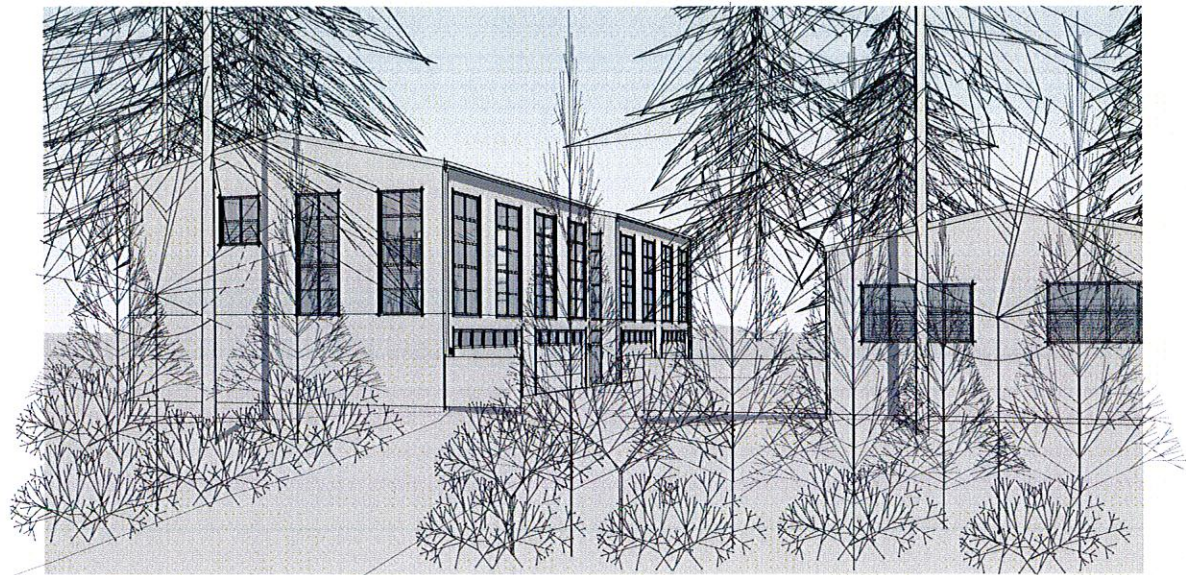
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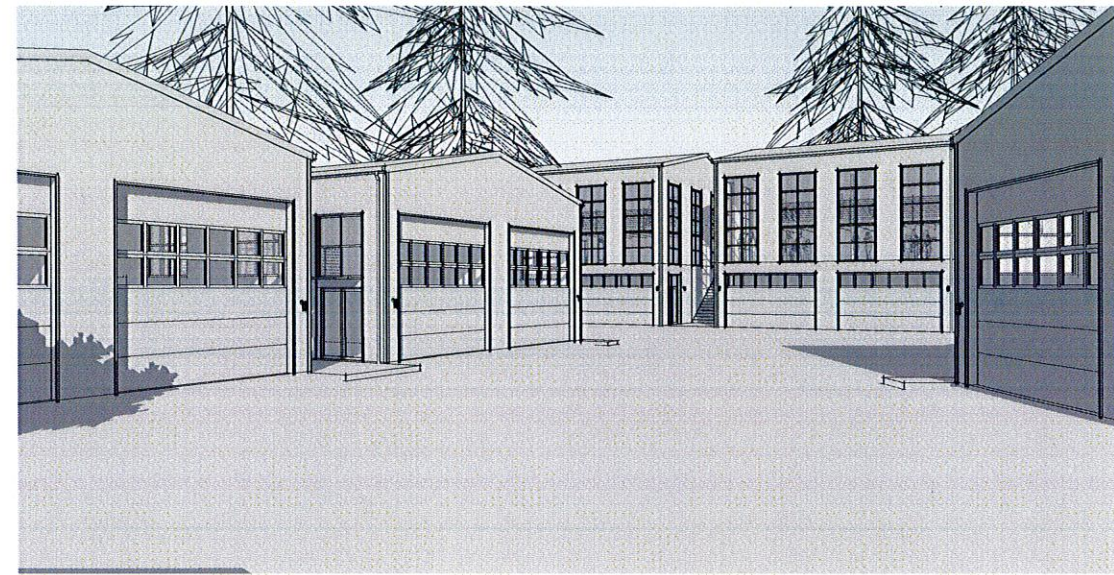
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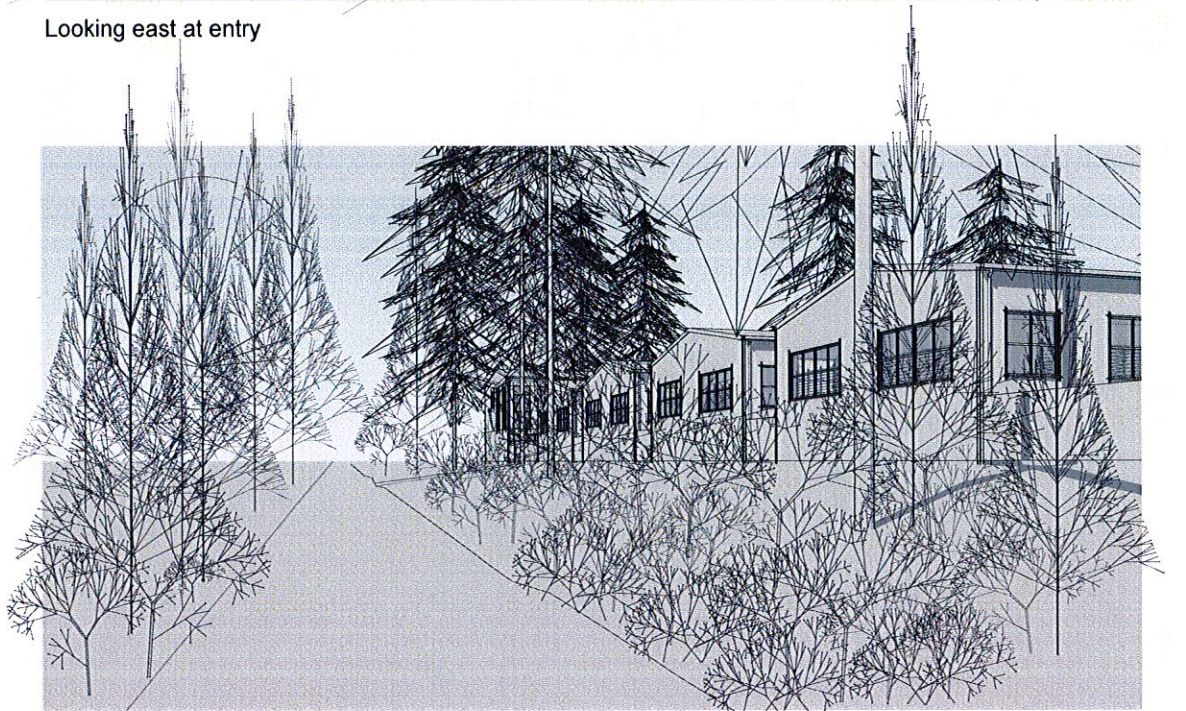
P. 7



Looking east at entry



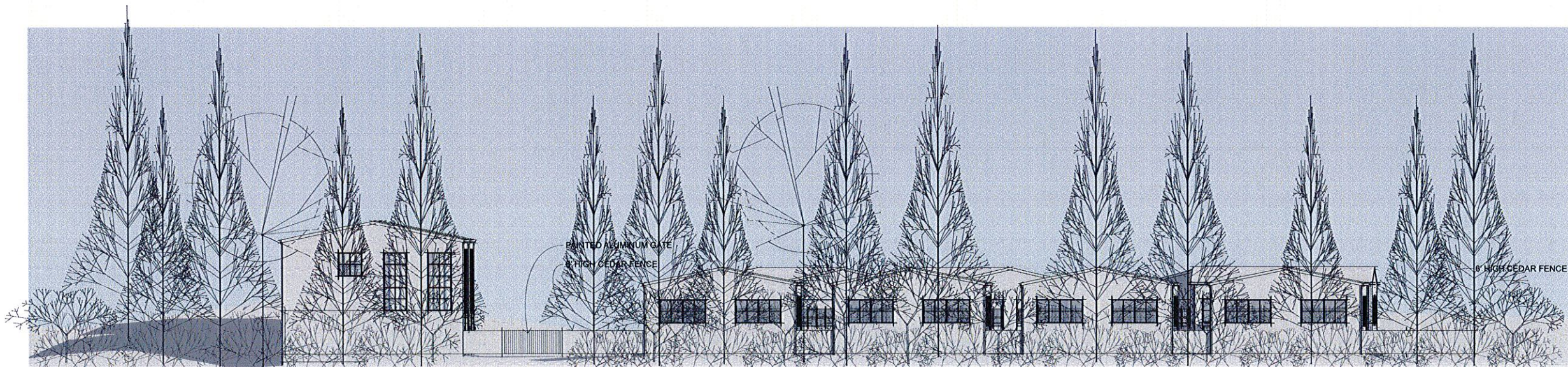
Looking northwest from the courtyard



Looking north up Saddle Club access road



Looking northwest from the courtyard



East elevation from Saddle Club access road

Creative Space

Day Road West
Bainbridge Island WA

Revisions

Sheet Name

Perspective Views

Issue

CoBI
DRB Pre-App SPR

Date

March 16, 2015

Sheet Number

P. 8

Design Review Board Design Guideline Checklist

Light Manufacturing Design Guidelines – BIMC 18.18.030

☒ "Pre-App" Meeting Checklist

☐ "Post-App" Meeting Checklist

Project Name/Case #: Creative Space

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

Design Review Board Pre-Application Site Plan Review

Project Description: 18 units in 10 buildings to be leased as light industrial workspaces. One residential unit is proposed as a caretaker's residence.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1. Site Design/View from the Road	Preserve vistas and viewpoints of pastoral scenes such as rolling hills, fields and forested ridges.	Where the terrain permits, hide the view of building, parking, and equipment, so that they cannot be seen from the road.	The tight cluster of residential-scale buildings in a natural clearing maximizes the amount of open space and undeveloped land on the site. All parking and equipment is screened from the road and internal to the arrangement of the structures.	
2. Site Design/Maintain Wooded Character	Use trees and shrubs to maintain or establish a visual screen of light manufacturing buildings and/or activities. Also use existing or newly planted trees and shrubs to soften the impact of new development within the interior of the site.	Preserve mature trees and shrubs and plant trees that can screen the view of buildings from the road or adjacent residential properties. Protect significant mature trees and stands of trees so that mature vegetation dominates within the screen.	Requirements of both the full and partial screen landscape buffers are met by existing vegetation to be preserved. All existing forested canopy outside of the proposed development area will be preserved.	

Design Review Board Design Guideline Checklist
Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3. Site Design/ Entrances	Minimize the disruption of the visible landscape.	To the greatest extent possible, road entrances should not draw attention to the light manufacturing facility. This should be accomplished by minimizing the width of the entrance, utilizing curves immediately inside the entrance, and by allowing the natural vegetation to grow to the edge of the drive.	The proposed location of the buildings on the site minimizes the amount of drive necessary and the length of drive at entry is no longer than necessary to penetrate the 50' full screen landscape buffer. The road entrance will be of minimal width to accommodate the light activity anticipated at the facility, set back fully to the 50' depth of the landscape buffer and all natural vegetation will be preserved to the edge of drive.	
4. Site Design/ No Chain Link Fences	Maintain the island landscape.	Chain link fences shall not be visible from roads and neighboring properties.	No chain link fences are proposed on the site. 6' high cedar fence segments are proposed between the buildings at the road edge and at the facility entrance.	
5. Site Design/ Internal Roads	Minimize the visual impact of the roads.	Build roads as narrow as possible. Create, whenever possible, a loop within the site with one-way narrow roads. Let vegetation grow to the edge of the road.	Amount of road for the facility is minimized in length and width by functioning as a cul-de-sac. Vegetation will grow to the edges of all roads.	
6. Site Design/ Loading Docks	Minimize the visual impact of loading docks from the road and adjacent residential properties.	Place loading docks on the site so they are fully screened from the road or adjacent residential properties.	No loading docks are proposed for the facility. All overhead doors allowing movement of large items in and out of buildings are located internal to the site.	
7. Site Design/ Agricultural Uses Within Open Space	Help sustain and encourage agriculture on the island.	Active agricultural uses such as pasture land and fruit and vegetable farms are encouraged within the open space.	While no active agricultural uses are proposed, approximately 67% of the site, mostly forested canopy, will be left undeveloped.	

Design Review Board Design Guideline Checklist
Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
8. Site Design/ Trails Within Open Space	Expand passive recreational use.	Trails are encouraged. Support future trail systems by initiating trails on the site or connecting to existing trails.	Opportunities exist to connect adjacent large parcels including Manzanita Park. While not included in this proposal, the Applicant is interested in pursuing them at a later time.	
9. Site Design/ Shielded Lighting	Ensure that the source of light for parking, services, and loading areas does not spill over to adjacent residential properties or the road.	Freestanding and building mounted light fixtures should not exceed 14 feet in height, including the base. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover. Use of motion sensors with long time delays are encouraged. Use of mercury vapor lamps are strongly discouraged.	Site lighting will be minimal and visually unobtrusive. Light fixtures on buildings will be at human level at building entrances and direct light to the ground surfaces.	
10. Building Design/ Encouraging Varied Shapes and Details	Include building details that create a sense of human scale and that visually reduce the bulk of larger buildings.	Buildings should incorporate most of the following elements: • A pitched or rounded roof • Varied rooflines and roof details such as monitors • A visually prominent principal entrance • Appropriately scaled windows with visible trim • Landscaping at the building edge • Surface treatment to break up scale	All roofs are gabled and pitched at 2.5:12. The residential scale of the multiple buildings provides modulation of roof forms. A large quantity of residential scale windows break up the building walls and provide much natural light into the work spaces. Landscaping will come to all building edges at the site's perimeter. A minimum of 4 surface treatments will include natural vegetation, gravel, impervious paving, and concrete slabs at building entry areas.	

Design Review Board Design Guideline Checklist

Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
11. Building Design/ Conceal Mechanical Equipment	Ensure that larger pieces of mechanical equipment are visually unobtrusive.	Conceal mechanical equipment within the roof, or behind buildings or other screening so it is not visible from the road or adjacent residential properties.	No large pieces of mechanical equipment are proposed or anticipated external to the buildings.	
12. Building Design/ Glare	Avoid glare onto adjacent properties or roads.	Avoid the use of reflective glass and exterior colors or building materials that produce a strong reflection of light.	The materials proposed include clear glass and medium to dark value, matte, painted metal roofing and siding colors to avoid glare.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**
