



CITY OF BAINBRIDGE ISLAND

DESIGN REVIEW BOARD **Regularly Scheduled Meeting** **Monday, May 4, 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
March 2, 2015 Meeting, and
March 16, 2015 Meeting |
| 2:15 – 2:45 p.m. | Finalization of the City's Donation Program
Kathy Cook – Director of Planning & Community Development |
| 2:45 – 3:15 p.m. | Revision to the Ericksen Avenue Design Guidelines
Kathy Cook – Director of Planning & Community Development |
| 3:15 – 3:30 p.m. | Pleasant Beach Village Homes PLN13880DSPRA
Review with planner prior to client presentation.
Planner: Joshua Machen - Current Planning Manager |
| 3:30 – 4:30 p.m. | Pleasant Beach Village Homes PLN13880DSPRA
Review with client.
Location: Dotson Loop
Site plan review amendment to modify the building design for the duplex homes approved under previous site plan reviews. The proposed number of duplex homes will be increased by two units from 12 to 14. The footprint of the homes is modified with the addition of a 16' x 26' wing. |
| 4:30 – 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, March 2, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes – February 2, 2015 Meeting
Waterfront Park Rowing Center PLN50155 PRE Pre-Application
Pleasant Beach Resort PLN13880D SPR Site Plan Review
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Mark Levine called the meeting to order at 2:02 PM. Design Review Board Members in attendance were Adrian Sawyer, Alan Grainger, Jim McNett, Chuck Depew and Peter Perry. City Staff in attendance were Senior Planner Heather Beckmann, Capital Projects Manager Mark Epstein, and Planning Manager Joshua Machen. Administrative Specialist Jane Rasely monitored recording and prepared the minutes.

Approval of Minutes – February 2, 2015 Meeting

Alan Grainger moved to accept the February 2, 2015 meeting minutes. Peter Perry seconded the motion which was approved 5-0 with Chuck Depew abstaining since he did not attend that meeting.

Waterfront Park Rowing Center PLN50155 PRE Pre-application

Senior Planner Heather Beckmann gave an overview of the project highlighting the unique aspects including the timing of it with the Waterfront Park (WFP) Master Plan noting that it does not have an extra layer of specific guidelines as residential and commercial buildings do. She mentioned the developer is looking for design feedback like that given during the first two phases of Waterfront Park redevelopment and that the project will still be going through a major site plan review.

Alan asked why this was not a commercial building when the second floor is meeting space. Heather replied that it is more of a storage building and the applicant has not yet determined what the second story meeting space will be used for. It is possible that space will only be primarily used by the rowing team. Parking was also brought up based upon the status of the building. Since it is unknown how it will be used, the applicant will provide more information at the actual Site Plan Review and the parking will flow from the use. She stated the applicant has had conversations with both City Manager Doug Schulze and Planning Director Kathy Cook about parking and that this is one of those uses that the City does not have a set amount of parking the developer

must provide. She stated the developer's impression is that parking is not an issue because the demand for parking should not increase based upon their project.

Jim asked whether the City was going to allocate spaces for the building. Mark Epstein replied no, the City will not allocate parking spaces for it. He also explained that the Rowing Club is building the project, but handing the deed over to the City after the project is completed. Jim stated the only real issue about this building is the lack of parking.

Alan brought up that it will then be a public building with a private use. Mark stated that the developer and Director Kathy Cook had met and felt the current parking situation will be adequate.

Chuck brought up that really it is a public project, a City project and the City should be an applicant.

Jim brought up that the parking doesn't work now, so when you build this with the hope of increasing activity in the park, we will have even more parking issues.

Mark spoke about looking at the big picture overall at the City and not taking it in pieces. The last six months, the DRB has been talking about the problem of parking because individual projects add up to a larger parking issue than the individual pieces/projects provide. Heather replied there would be more discussion about parking as the project continues.

The applicant was invited in at 2:17 PM.

Bruce Anderson gave an overview of the project for the Rowing Club. He spoke about using the same footprint of the tennis court they are currently using for storage. The ground floor will be dedicated storage and the second floor will be locker rooms, office space and a multi-use room to serve primarily as a training room and meeting space. That space would be available for the public to use when the rowing schedule will accommodate it. The City has allocated this part of the park which was removed from the restrictions imposed by the State when the purchase of land for WFP was made.

Mark asked how many rowers there are: 120 junior rowers in the spring, 110 in the fall and 60-80 Masters. The number of rowers was a determinant for the size of the building. Eagle Harbor can only support about 120 rowers at one time. Discussion ensued about the size of potential regattas and how many rowers would be coming in and out. A model of the proposed building was displayed and spoken about.

Bruce spoke about creating an open gathering space to the east of the proposed building. There will be an ADA accessible route between Brien and Shannon. The grading may change as the project progresses. Currently planned for 18 inches below Brien but could go up by 3 feet to even out the 18" access. He also stated they are looking at "quiet" architecture to blend into the surrounding marine environment.

Jim asked whether there would be any way for an outsider to know this was a rowing building. Bruce replied when the doors were open, they would. The glassed in lobby would become a rowing statement with equipment displays. Chuck asked if there had been any thought to using Native American long house art. They had not.

Bruce spoke about having Olaf Ribeiro out to look at trees that would need to be removed. The subject of tree count came up and Heather said there is a formula to determine trees necessary for buildings like this.

Alan spoke about the possibility of switching the high roof around to help facilitate what could become a performing arts area in the outdoor common space. Jim felt either way the roof sat, it would still do that. The issue of storm water was then brought up and discussed. Mark Epstein stated they were still figuring out how that will work.

Alan asked about the time line in relation to the park. Bruce replied that they were going through the design and planning stages and then will fundraise to build. The City has given them a five year window of time to break ground on this project. Alan then brought up the issue of parking. Bruce responded that he looked at the current parking adjacent to WFP and potential this building. He spoke about the informal traffic study they conducted and trying to figure out what the parking need would be if the community center and the rowing center both held an evening event at the same time. Bruce felt the parking added up to more than what would be required and more than doubled what the City code required. He mentioned the rowing club has also been monitoring parking and traffic during drop off and pick up times. Jim asked Bruce if they could come up with a real number for parking spaces.

Mark asked Heather if there was any action they had to do. She said today was not a recommendation, just a preview, so there were not any actions necessary today.

Pleasant Beach Resort PLN13880D SPR Site Plan Review

Planning Manager Josh Machen gave an overview of the project calling it the donut hole in the master plan they would now be filling in with an inn/resort.

Chuck asked about the drawings being dated November 2014 and asked if anything had been changed. Josh confirmed these were the plans submitted with the application in November. Jim stated his only issue was that the handicap access is at the top of the facility and why was there not a lift in the main building even though there is a handicapped unit on the lower floor. Alan agreed and said that was his issue as well. Even though Pitt's Path had now been graded and is not as steep as it was once thought, the ADA access is still in an awkward place when there is a better location available.

Mark asked if Josh had any comments or things to talk about. Josh stated he did not. Mark asked if the developer had made any of the changes discussed at the pre-application meeting. Josh replied the developer did not make any changes. There was discussion of whether there were still 13 units and 15 parking spaces and whether that proposed parking would be adequate for guests and staff.

The developer was invited in at 3:35 PM. Charlie Wenzlau presented the site plan via the computer screen. The question of street grade was discussed and it was noted that the grade change from front to back was about 10-12 feet. He mentioned that since the pre-application meeting, they had fine tuned all the grading and only one cottage was not accessible now.

Alan mentioned that because the ADA parking space is not the closest to the building, it will not meet the ADA Act. Jim asked Charlie why he did not put a space up at the drop-off point. Charlie said they had changed it. Chuck brought up that the ramp is on the wrong side of the parking space as well. Charlie said he would look at that again. The parking facilities that will be in place once the pool is completed were displayed with a total excess of 10 parking spots from pool parking available for use by the Inn.

Peter asked about the major flow of humans as they arrive and where they go. Adrian asked about signage and where it would be displayed. Chuck asked if there would be signage offering the best way to get to check-in. Jim asked if there was not a lift in the lodge because of cost. Charlie replied that was the case at this point. Jim definitely felt there should be one handicapped spot by the drop-off. Alan had concerns about the ADA parking as well. Adrian like the project as did Chuck, but he thought the lodge would have been better at the bottom of the slope. Peter thought it was a great project as well with beautiful landscaping.

Chuck went through the Guideline Checklist to make sure the guidelines were met:

1. Façade – Yes
2. Modulate Buildings – Yes
3. Blank Walls – Yes
4. Visually Prominent Façade – Yes
5. Pedestrian Scale – Yes
6. Contiguous Frontages – Yes
7. Reduce Scale – Yes
8. Public Outdoor Spaces – Yes
9. Soften Impact – Yes
10. Compatibility with Neighborhood – Yes
11. Minimize Intrusive Signage – Yes
12. Pedestrian Routes – Yes, ADA Parking Spot
13. Provide Pedestrian Access – Yes, ADA Parking Spot
14. Weather Protection – Yes
15. Smaller Scale Commercial Building – Yes
16. Reduce Visual Impact of Parking – Yes

Lynwood Center Guidelines:

1. Adopted Lynwood Center Plan – Yes
2. Minimize Impact of Parking – Yes
3. Encourage Continuation of Existing Character – Yes
 - a. Alan stated Charlie's design while more Arts and Crafts, was very sympathetic to the neighborhood character. The variation in style was still complimentary to the Tudor character.

4. Encourage Multiple Use of Sidewalks – Yes

- a. Chuck disagrees that the same guidelines apply only on public streets feeling they do not designate a publically owned street. Chuck thinks it misses this guideline.

Discussion of trees ensued when Peter asked if there were any on the historic register which there were not.

Alan complimented the landscape plan as well thought out and extensive.

Chuck moved for final approval/Seconded by Adrian.

Jim recommended they look for one handicapped parking spot at the drop off point of the lodge.

Motion passed unanimously.

Old and New Business

Chuck mentioned that he will be out of town for the next meeting on 3/16/15. Mark asked if everyone else will be here to fulfill the quorum for that meeting.

Jim asked if anyone had questions about the historical marker information he sent out and spoke about markers for historical buildings. Fade out of laminated signs was discussed as well as the number of historical spots on the island. Mark asked about the input they gave when asked about memorial donations and no one knew what happened to that information. Jim said this was different because two other citizen groups were also interested in these historical signs (Historical Preservation and Road Ends Committees). Jim felt there could be a committee that meets twice a year to talk about verbiage and come up with a sign that goes through the DRB. Discussion continued of where funds would come from for the signs as well as recommendations the DRB would be making to the City.

Adjournment

The DRB meeting was adjourned at 4:36 PM.

Approved by:

Mark Levine

Jane Rasely, Administrative Specialist



CITY OF BAINBRIDGE ISLAND

DESIGN REVIEW BOARD

Regularly Scheduled Meeting Minutes

Monday, March 16, 2015 at 2:00 p.m.

City Council Conference Room

280 Madison Ave N

Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes – February 23, 2015 Meeting
Update on HPC Process for Reviewing Historical Markers
Creative Space PLN50177PRE Pre-Application
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Mark Levine called the meeting to order at 2:02 PM. Design Review Board members in attendance were Adrian Sawyer, Jim McNett and Peter Perry. City Staff present were Deputy City Manager Morgan Smith, Planning Director Kathy Cook and Senior Planner Heather Beckmann. Administrative Specialist Jane Rasely monitored recording and prepared the minutes.

Approval of Minutes – February 23, 2015 Meeting

Peter Perry moved to approve the minutes from the February 23, 2015 meeting. Adrian Sawyer seconded the motion and the minutes were unanimously approved.

Mark stated they received a letter from Susan Buckles wondering if they were interested in having Ethics training, but they deferred since they had participated in the training in the last few months. It was stated when they have their 7th member join, they will participate again. Morgan spoke to the new cycle of training happening in the 2nd quarter of the year.

Update on HPC Process for Reviewing Historical Markers

Morgan Smith gave an update on the historical marker project and which direction that has gone since two meetings ago when the DRB discussed signage design. She mentioned that the Historical Preservation Commission (HPC) seemed to be the logical place for this project to reside and which they are open to. HPC and Morgan are working together to revise a set of guidelines one of the HPC members brought forward to fit the needs of the City. They will start with 3 different potential markers to test the process and discover which pieces of the process they may have forgotten. She described the three different projects two of which were proposed by citizens and one that will be brought forward by City staff. Jim McNett asked how the projects will be funded. Morgan replied that at this time, the City will only receive proposals that come with the backing of funds because there are no funds available from the City at this time. Jim asked why it would not come out

of the City's budget. Morgan stated the staff proposed marker would be part of the Fletcher Bay Landing project. Adrian asked if the privately funded markers would have a logo/name of donating group on them. Morgan replied she didn't know because they would have to be accepted by the City. Peter asked about who the stakeholders were and then discussed having the signage keep up with technology, information, etc. He mentioned QR codes specifically. Jim mentioned that he had done a lot of background work with mock-ups, cost matrices, estimates, etc. While he forgot them at home, he stated he would scan and send them to Morgan. Mark mentioned that the DRB joined forces with the HPC and Road Ends Committee to come up with a group consensus. He asked Morgan what she needed from the DRB. Morgan stated that she was hoping for less "players" in the situation now. She discussed the possibility of piggy-backing onto the Historical Society's technology and information. The discussion turned to a mix of materials including the use of traditional materials (i.e., bronze signs, etc.) joined with QR codes or some other technology that could be embedded in the traditional signage. Jim mentioned that he felt it was part of the City's responsibility to have this in their budget and play catch up with what they have fallen behind on. Morgan felt there was a natural partnership between the City and the Historical Museum. She reiterated that the HPC was the natural lead on this project but the ultimate responsibility for determining the "type" of sign should fall on the Public Works Director because he had to balance the look, functionality, longevity, and upkeep, etc.

Creative Space PLN50177PRE Pre-Application

At 2:43 PM Senior Planner Heather Beckman gave an overview of the Creative Space project. The developer was invited in at 2:45 PM. Michael Wangen and Dave Christianson were present. Michael Wangen offered up an overview of the project saying it is intended to be its name, literally. The project will provide rental space for individuals who want to pursue creative activities that require a large amount of space. It is not intended to be a place of commerce, though there may be infrequent retail events to sell creative wares. The genesis of this project was to provide straight storage space with a higher number of units that were smaller, but there was not any passion for that project, so it evolved into providing space for people to work on things. Dave spoke about the impetus to create a space for artisans to work. He anticipates 10-15 users with 40'x48' units citing a lower impact and less intense space than other current projects. He mentioned that he was also the developer of Toad Holler and Moji Lane.

Jim asked about bathroom spaces. Dave stated they had not completely formulated plans for them yet but there may be one or two in each unit. He mentioned trying to keep space rental at \$.75 per square foot because he would like it to be affordable for people.

Peter asked how many times per year the City would allow retail events. Heather quoted BIMC saying it is limited by how many days in a row you hold a retail event, limited to what is manufactured onsite, subordinate to primary use. No signage is allowed and no additional parking is required. "Semi-annual sales to the public of items manufactured onsite is allowed provided the events last no more than two consecutive days.

Michael presented the idea of designing the units as duplexes so they have light on 3 sides as well as eliminating the need for fire sprinklers.

Mark asked about parking. Michael offered that there will be a total of 32 parking spaces for 16 units (2 per unit). Parking will be right outside the buildings. Mark mentioned that does not allow for people coming in. Michael mentioned there were a few floater/visitor spaces along the front as you come in to the development. Jim asked about handicapped parking. Michael responded saying there will be accessible parking as well as an ADA bathroom. He went on to describe the "piazza" or outdoor triangular room in the middle of the development. Mark mentioned he was worried about trucks being able to navigate through the space for deliveries, etc. The developer agreed that it was tight and spoke about an access road they are hoping to

develop. Peter asked about using a plastic parking grid to create impervious surfaces. Jim asked if they had shown this to the BIFD yet. Dave replied no, but he felt the BIFD would be amenable to what they have designed.

Jim asked again about how many living units you can have there. Heather stated they could have one living unit there, which they are doing. Peter asked how many trees will be cut down and the developer was not sure exactly how many stating the lot did not have a lot of trees on it. Peter specifically asked to know the number because he was concerned about the topsoil going away. Dave mentioned that the soil is sandy gravel. Adrian asked if there would be a keyed gate as well as gates at fire exits. Dave stated yes. Peter asked where the heavy runoff will go. It was stated that storm runoff will depend upon how parking ends up being developed.

Jim asked if they would be naturally ventilated. Dave stated there would be radiant heat in the floors. Jim asked about air conditioning and Dave stated he will not put air conditioning in. Jim and Dave spoke about solar power being used for heating the water for the in-floor radiant heat.

Jim then asked about palette of materials. Dave replied it will be metal exterior and look industrial much like his other projects. Discussion of vinyl versus casement windows occurred. Mark would like a common area and would like the parking situation to be looked at because he felt it would be too tight. Peter mentioned the wetlands and the worry about where the runoff went. Heather mentioned she would speak with a development engineer about that. Michael answered that question by saying there are three options: 1) Storm water system; 2) Runoff going down the drain will be treated through the septic system or 3) Possibly creating a pocket plant.

Light Industrial Checklist:

1. Site Design/View from Road – Yes
2. Maintain Wooded Character – Yes
3. Minimize Disruption to Visible Landscape – Yes
4. Maintain Island Landscape – Yes
5. Impact to Roads – Yes
6. Site Design Loading Docks – N/A
7. Agricultural Uses in Open Spaces – N/A
8. Link to Park Area – N/A; Possibly in Future
9. Site Design Shielded Lighting – Yes
10. Building Design Encouraging Different Shapes and Details – Yes
11. Building Design – Yes
12. Building Design Materials – Yes

Heather mentioned the public meeting for Creative Space would be held that night.

Mark brought up the parking committee report and asked Heather to communicate the request to have a parking committee begin again because he sees this problem coming to a head in the near future. Discussion of Lynwood Center in particular was mentioned. He stated we need to be mindful of the City's future. Jim mentioned there are a lot of traffic plans, but no parking plans. Heather mentioned that Planning Director Kathy Cook was liaison to the Parking Committee so she would start there and see where it led from there.

Peter brought up the trail Dave had mentioned and what can they do about great ideas like his. Jim mentioned Non-motorized Transportation Committee as a great venue to discuss these options and perhaps get them developed. Heather said she would route the plans to the Non-motorized Transportation Committee and bring it to their attention.

Old and New Business

Next Design Review Board meeting will be held April 6th.

Adjournment

Meeting was adjourned at 4:03 PM.

Approved by:

Mark Levine

Jane Rasely, Administrative Specialist

City of Bainbridge Island Donation Policy

The purpose of this policy is to establish guidelines, standards and procedures for the installation and care of donated public improvements, either as a result of a cash or physical property donation. These donations may include, but are not limited to, benches, bicycle racks, picnic tables, drinking fountains, and other types of public space accessories. This policy does not apply to buildings, land, or naming rights. The City desires to encourage donations, while at the same time, manage aesthetic impacts and mitigate on-going maintenance costs.

The City strongly encourages donations that improve the public space ability to meet the varied recreational, social, wellness, and educational needs of users.

Guidelines established by this policy will apply to all donations made after the effective date of this policy. Donations made prior to the adoption of this policy shall be subject to applicable sections of this policy.

Standards for Donations

Definitions of New Donations: New donations are those made after the adoption date of this policy.

Acquisition or Purchase: The City and the community have an interest in ensuring that public space elements that are purchased and installed be of high quality related to style, appearance, durability and ease of maintenance. City staff will be responsible for coordinating purchases and installations of all public space elements, unless mutual agreement for alternative coordination has been reached.

Appearance and Aesthetics: The City and the community have an interest in ensuring the best appearance and aesthetic quality of their public facilities. Public space elements should reflect the character of the space or facility. All public space elements will be installed in such a manner that will not substantially change the character of a facility or its intended use.

Maintenance: Donated public space elements will become City property once installed and/or permanently placed in the mutually agreed upon location. Accordingly, the City has the duty to provide only routine maintenance and repair of the donation for up to five years post signed donation policy agreement. Within the five-year period, the City is not obligated to replace the gift or public space improvement if it is stolen, vandalized, worn out, irreparably damaged, destroyed or expires.

Repair: The community has an interest in ensuring that all public space elements remain in good repair. In addition, the community has an interest in ensuring that the short and long-term repair costs are reasonable. Repair parts and materials must be readily available. Donated public space elements must be of high quality to ensure longevity, be resistant to the elements, wear and tear, and acts of vandalism.

Cost: The City has an interest in ensuring that the donor covers the full-cost for the purchase, installation, and maintenance during the expected life cycle of donated public space elements. The City also has an interest in ensuring that on-going maintenance costs do not negatively impact the resources available for maintenance of other City facilities. Consequently, the City may assess, at the

time of purchase, a charge sufficient to cover anticipated on-going maintenance of donated public space elements during their anticipated life cycle.

Procedure for Making Donations

The City's Public Works Department will manage all donations located on City property.

The donor must contact the Public Works Director to determine whether a donation will be accepted and the conditions of acceptance. If the donation is accepted, the donor will work with City staff to complete Donation Agreement (appendix A).

Donations of benches, tables, bicycle racks, drinking fountains and similar amenities, which are not on the list of approved amenities (appendix B) will be reviewed by the Design Review Board prior to City Council acceptance of the donations.

Final approval will be granted by the City Council for the acceptance of all donations.

Criteria For Acceptance

To accept donation/s of a public space element for a specific facility, the donation must 1) meet a true need of the facility, 2) not interfere with the intended current or future use of the facility and 3) not require the relocation of other equipment or infrastructure to accommodate the donation. The City reserves the right to deem a space and/or facility fully developed and thus rejects the donation.

The City reserves the right to accept or deny any/all donations.

Below are general donation guidelines. These guidelines are intended to be general in nature and do not serve as formal acceptance criteria.

Guidelines:

All determinations will be based upon, but not limited to, the following guidelines:

1. Flowers, shrubs, bushes
 - a. Donated plants become the exclusive property and maintenance responsibility of the City.
 - b. Only those plantings that require a maintenance effort consistent with other plantings will be considered.
 - c. Site preparation, installation and site restoration will be the responsibility of the City.
 - d. Only perennial flowering plants will be permitted and incorporated in existing beds.
 - e. The placement of plants will be based on the variety, color, mature height, size etc. Compatibility with surrounding areas will be a strong consideration for planted materials and their location.
2. Trees
 - a. Donated trees become the exclusive property and maintenance responsibility of the City.
 - b. Site preparation, installation, and site restoration will be the responsibility of the City.

- c. Tree placement/location will be based upon variety of tree selected, mature height, size etc. Compatibility with surrounding areas will be a strong consideration for trees and their location.
- d. Accordingly, the size and specie of tree or trees donated shall be limited to those determined by the City.

3. Signage

- a. Interpretive signs may be installed at sites that are appropriate for describing the history, geology, environment, and flora and fauna of a particular area. Interpretive signs shall be of a size that is in keeping with the character of the site. Interpretive signs shall be of a design that meets requirements for access to the disabled. Interpretive signs shall be designed in such a manner that is consistent with other interpretive signs on the site. Interpretive signs shall be constructed of materials that are of high quality, vandal resistant, and able to withstand harsh environmental conditions.
- b. Donation Acknowledgements/Memorial Plaques: Donation acknowledgments will be determined by City staff.

4. Benches, Tables, Bicycle Racks, Drinking Fountains, and Other Amenities

- a. Donated benches become the exclusive property and maintenance responsibility of the City.
- b. Site preparation, installation, and site restoration will be the responsibility of the City.
- c. The amenity must be similar to or complement other amenities in the area.

5. Buildings, Structures, and Public Art

- a. Donated buildings, structures (including playgrounds) and public art are not considered as part of this policy.

Conditions

Installation: Installation of donated public space elements, including any donor acknowledgement, will be completed by City personnel, unless mutual agreement for other arrangements has been reached. The installation will be scheduled at a time and date as determined by Public Works Operations and Maintenance, so as not to unnecessarily interfere with routine maintenance activities.

Removal and/or Relocation: This section applies to both existing and new donations. The City reserves the right to remove and/or relocate donated public space elements and their associated signage, when they interfere with site safety, maintenance or construction activities.

Approved by the City Council on _____, 2014

APPENDIX A

Agreement Between City of Bainbridge Island and [Donors' Name] for donation

THIS AGREEMENT, entered into this ____ day of _____, 201_, is by and between the City of Bainbridge Island (the "City"), a municipal corporation, and Donors' Name, (the "Donor"), Donors' Address.

WHEREAS the Donor and the City recognize the importance of public facilities and amenities;

WHEREAS the Donor has offered to donate (specify item- planting, park amenity, etc.);

NOW, THEREFORE, the City and the Donor, for the consideration and under the described conditions and obligations, hereinafter set forth and agree as follows:

- Section 1. The donation, known as *name of item*, as described below, is donated in its entirety to the citizens of Bainbridge Island to be hereafter owned by the City of Bainbridge Island and managed on behalf of the citizens by the Department of Public Works.
- Section 2. Description and Location: The item is (describe).
Space or Facility:
Location:
Additional information: (does it have a plaque?)
- Section 3. The City reserves the right to move/remove and/or retire the said donation following cessation of a five year period. The five year period shall commence upon the date entered into and indicated above.
- Section 4. **Maintenance**
The City shall be responsible for maintenance of the item, including any reasonable repairs, and will have the discretion to not replace and/or repair the donation, if it is deemed damaged beyond reasonable repair and/or replacement, suffers repeated vandalism, and/or expires prior to cessation of the five year period. Maintenance or replacement of the item will be at the City's sole discretion.
- Section 5. **Term**
The initial term of this agreement shall be five years. Following cessation of the five year period, the City may treat the donation, as it would any other City property similar in nature.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officials:

IN WITNESS whereof the parties have executed this Agreement on the date set forth above.

City of Bainbridge Island
280 North Madison Avenue
Bainbridge Island, WA 98110

ATTEST:
City Clerk

City of Bainbridge Island

Approved as to form:

City Attorney's Office

Date_____, 201__

By,
Donor
Address

APPENDIX B

APPROVED BENCHES

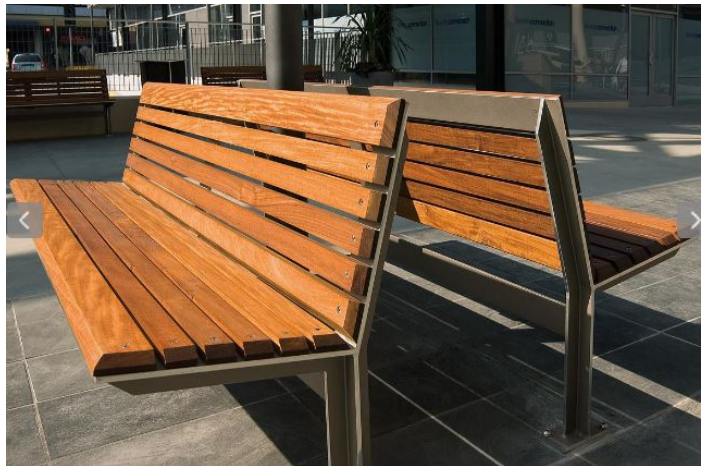
Name:			
Giverny Bench			
Vendor:	Thomas Baker	Website:	http://www.thosbaker.com
Description:	Adapted from the original found in Claude Monet's gardens, this bench has arching backs and deep seats. Made from premium teak timber, fairly harvested from plantation grown trees over 40 years old, this bench is tomorrow's heirloom.		
Cost:	\$995		
Notes:			

Name:			
Balustrade Bench			
Vendor:	Landscape Forms	Website:	http://www.landscapeforms.com/en-us/Pages/default.aspx
Description:	A Landscape Forms classic: handsome, durable and timely as ever. Offered in select woods and PolySite recycled plastic for indoor and outdoor applications.		
Cost:	Quote available by request		
Notes:			

Name:			
Gretchen Bench			
Vendor:	Landscape Forms	Website:	http://www.landscapeforms.com/en-us/Pages/default.aspx
Description:	A Landscape Forms classic: handsome, durable and timely as ever. Offered in select woods and PolySite recycled plastic for indoor and outdoor applications		
Cost:	Quote available by request		
Notes:			

Name:			
Plainwell Bench			
Vendor:	Landscape Forms	Website:	http://www.landscapeforms.com/en-us/Pages/default.aspx
Description:	Good design entices and endures. Plainwell combines exuberant gesture with a commanding posture and stance. The harmonic balance invites attention and transcends time. A master of versatility, Plainwell in wood expresses traditional values, while in aluminum it reveals a contemporary spirit.		
Cost:	Quote available by request		
Notes:			

Name:			
Classic Teak Garden Bench			
Vendor:	Allegro Classics	Website:	http://www.allegroclassics.com/
Description:	Stoutly built, classically styled bench features hand selected, premium teak frames. Precise mortis and tenon construction. Available in 4, 5 or 6 foot widths. Some assembly required.		
Cost:	\$1020.00		
Notes:			

Name:			
Knight Bench			
Vendor:	Forms + Surfaces	Website:	https://www.forms-surfaces.com/
Description:	Knight Benches blend understated refinement, high-performance green materials, and the simple forms of the rest of the Knight family.		
Cost:	Quote available by request		
Notes:			

Name: Madison Memorial Bench			
Vendor:	The Bench Factory	Website:	http://www.thebenchfactory.com/
Description:	Handsome recycled plastic boards with high-gloss inlay engraved lettering. Contoured seat & back provide hours of comfortable seating. No painting, rotting, peeling, rusting or cracking. Black powder-coated cast aluminum frame pre-drilled for surface mounting. Easy to assemble with included stainless steel hardware		
Cost:	\$815.91		
Notes:			

Name:			
Classic Memorial Bench with Color Inlay			
Vendor:	The Bench Factory	Website:	http://www.thebenchfactory.com/
Description:	50-year guarantee against breakage Letter height is 2" Font is Times New Roman Maximum characters (including spaces) per board is: 22 characters		
Cost:	\$527.25		
Notes:			

APPROVED TABLES

Name:			
Accessible Table with Benches			
Vendor:	TimberForm	Website:	http://www.columbia-cascade.com/
Description:	ADA Accessible. Black powder coated frame. Kiln dried Douglas fir slats.		
Cost:	Quote available by request		
Notes:			

Name:			
Gretchen Picnic Table			
Vendor:	Landscape Forms	Website:	http://www.landscapeforms.com/en-us/Pages/default.aspx
Description:	Handsome, practical and durable Gretchen picnic table features a built-in umbrella holder and clever angled supports to offer wheelchair access at either end; special ADA compliant style with longer table top also offered. To create a shady seat, just add Equinox umbrellas		
Cost:	Quote available by request		
Notes:			

APPROVED TRASH RECEPTACLES

Name:			
Big Belly Solar Trash Container			
Vendor:	Big Belly Solar	Website:	http://bigbelly.com/
Description:	Available in waste and recycling models		
Cost:	Quote available by request		
Notes:			

Name:			
Litter Container with Ash/Dome Top			
Vendor:	TimberForm	Website:	http://www.columbia-cascade.com/
Description:	Powder-coated recycled cast iron and key-locking steel top. Choose from ten standard colors.		
Cost:	Quote available by request		
Notes:			

Name:			
Gretchen Litter Ash Receptacle			
Vendor:	Landscape Forms	Website:	http://www.landscapeforms.com/en-us/Pages/default.aspx
Description:	A Landscape Forms classic: handsome, durable and timely as ever. Offered in select woods and PolySite recycled plastic for indoor and outdoor applications. Teams with Gretchen bench and picnic table for a coordinated look.		
Cost:	Quote available by request		
Notes:			

APPROVED BIKE RACKS

Name:			
Spokesman Bike Rack			
Vendor:	Spokesman Bike Racks	Website:	No website available
Description:	2 bike capacity.		
Cost:	Quote available by request		
Notes:	Local vendor; will discount 10% off price for donations to the City		

Name:			
Bicilinea Bike Rack			
Vendor:	Landscape Forms	Website:	http://www.landscapeforms.com/en-us/Pages/default.aspx
Description:	Urban utility and sweeping gesture come together in this robust polished stainless steel bike rack. Tubular arms mounted to a simple rectilinear support arc gracefully to the ground. Bicilinea is shipped as a complete 10-foot unit that holds up to 8 bikes or a 20-foot unit that holds up to 16.		
Cost:	Quote available by request		
Notes:			

Name:			
Tactil Bike Rack			
Vendor:	Landscape Forms	Website:	http://www.landscapeforms.com/en-us/Pages/default.aspx
Description:	A handy new bike rack for city cycles. Cheerful, uninhibited and very sturdy. Minimal, elegant in their simplicity, and beautifully resolved, they bring an international spirit to our collection of outdoor furnishings for creating a sense of place.		
Cost:	Quote available by request		
Notes:			

Name:			
Capitol Bike Rack			
Vendor:	Forms + Surfaces	Website:	https://www.forms-surfaces.com/
Description:	The Capitol Bike Rack’s clean, bold lines are perfect for cityscapes and contemporary architectural settings. Solid cast aluminum construction. Durable powdercoat finish. Varied configuration options for creating multiple locking points. High recycled content; fully recyclable.		
Cost:	Quote available by request		
Notes:			

APPROVED DRINKING FOUNTAINS

Name:		SEARCH / OUTDOOR FOUNTAIN 	
Elkay 4420			
Vendor:	Elkay	Website:	http://www.elkay.com/
Description:	Outdoor tubular pedestal fountain ideal for parks and recreational areas. Powder-coated exterior over a corrosion-resistant primary coating to provide protection from the elements.		
Cost:	\$4,264.00		
Notes:			

Name:			
Barrier Free Pedestal Model 3377FR			
Vendor:	Haws	Website:	http://www.hawesco.com/
Description:	Model 3377, barrier-free, pedestal drinking fountain with a satin finish stainless steel bowl and bracket, with 100% lead-free waterways, and galvanized steel green powder-coated finish pedestal.		
Cost:	Quote available by request		
Notes:			

APPROVED INTERPRETIVE SIGNAGE

Name: Waypoint Interpretive Sign			
Vendor:	Local Vendor	Website:	
Description:	Custom, locally crafted signage.		
Cost:	Quote available by request		
Notes:			

Name:			
Interpretive Sign			
Vendor:	Garth Edwards	Website:	
Description:	Custom, locally crafted signage.		
Cost:	Quote available by request		
Notes:			

Name:			
Interpretive Sign			
Vendor:	Garth Edwards	Website:	
Description:	Custom, locally crafted signage.		
Cost:	Quote available by request		
Notes:			

Name:			
Interpretive Sign			
Vendor:	Garth Edwards	Website:	
Description:	Custom, locally crafted signage.		
Cost:	Quote available by request		
Notes:			

APPROVED BUS SHELTERS

Name:			
Timber Bus Shelter			
Vendor:	Vermont Timber Works	Website:	http://www.vermonttimberworks.com/
Description:	Custom built timber bus shelters.		
Cost:	Quote available by request		
Notes:			

Name:			
Sierra Shelter			
Vendor:	Tolar Mfg	Website:	http://www.tolarmfg.com/
Description:	The Sierra Series line is one of Tolar's initial-and still most popular-transit shelter designs that was originally engineered for a project in San Diego in 1991. As styles and community expectations have evolved over the years, we have added even more choices to the line.		
Cost:	Quote available by request		
Notes:			

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Design Review Board

FROM: Kathy Cook
Planning Director

DATE: May 1, 2015

RE: Ericksen Avenue Design Guideline SD3

The Design Review Board agenda for May 4, 2015 includes a discussion of the Design Guidelines for the Ericksen Avenue Overlay District. The purpose of this memo is to provide background information for this discussion.

The City Council approved Ordinance 2013-07 on April 10, 2013, adopting revisions to the Design Guidelines for the Ericksen Avenue Overlay District. Recently, several property owners who have researched the legislative history of the adoption process have come forward, stating that the way the adopted guidelines were codified does not match the intent of the Council's adopting motion. The specific concern is Design Guideline SD3, which currently reads:

SD3. Ravine View Corridors: On the east side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under highway 305), the total of both side yard setbacks should be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences.

The concern that has been expressed is that the Council intended to provide more flexibility in this guideline, and that the codified version shown above is not correct. Staff has reviewed the minutes from the meeting and listened to the full transcript, and it appears that this may be correct, as indicated in the following sequence:

- 1) The original packet that went to the Council on April 10, 2013 had two "shalls," reading:

SD3. Ravine View Corridors: On the east side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under highway 305), the total of both side yard setbacks **shall** be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine **shall** remain unobstructed by buildings or fences.

2) After hearing public comment regarding the impacts of SD3 on property owners, the Council passed a motion that would have modified Guideline SD3 by changing the “shall” in the second sentence as follows:

SD3. Ravine View Corridors: On the east side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under highway 305), the total of both side yard setbacks shall be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine ~~shall~~ should remain unobstructed by buildings or fences.

3) However, the language that was codified changed the first “shall” to “should” and did not address the second sentence:

SD3. Ravine View Corridors: On the east side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under highway 305), the total of both side yard setbacks ~~shall~~ should be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences.

It is clear that the codified version does not reflect the Council’s motion (changing the second “shall” to “should.”) In addition, in listening to the transcript of the Council discussion, it appears that the Council’s intent may have been to add flexibility by changing both “shalls” to “shoulds.”

Mayor Blair has requested that staff brief the Council on this issue at an upcoming Council meeting, and ask whether the full Council supports amending the Department's work plan to include reviewing Guideline #SD3. This discussion is currently scheduled for the Council meeting on May 19, and staff wanted to make sure the DRB was informed of this beforehand.

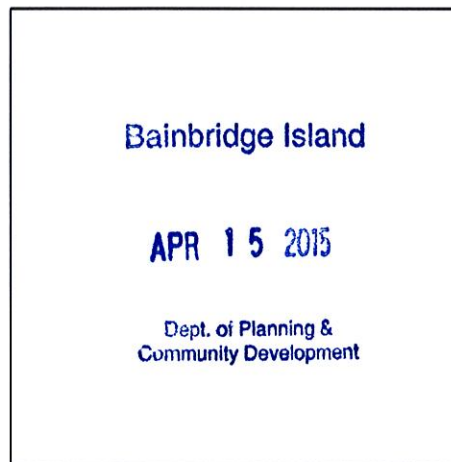
**CITY OF BAINBRIDGE ISLAND**

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.govWebsite: www.bainbridgewa.govPortal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>**APPLICATION - PAGE 1**

DATE STAMP



DATE SUBMITTED 04/15/2015		PROJECT NUMBER PLN13880DSPRA	SUFFIX SPRA
PROJECT NAME PLEASANT BEACH VILLAGE HOMES			
PROJECT TYPE Site Plan Review Amendment			
PROJECT ADDRESS OR ACCESS STREET Dotson Loop			
TAX PARCEL NUMBER 04240210042006		TAX PARCEL NUMBER 04240210552004	
TAX PARCEL NUMBER 04240210072003		TAX PARCEL NUMBER 04240210102008	
REVISIONS RECEIVED:			
FEE HISTORY		AMOUNT	PAID
Minor Adjustment		\$900.00	

PROJECT DESCRIPTION

Amendment to modify the building design for the duplex homes approved under site plan reviews submitted in April of 2007. The proposed number of duplex homes will be increased by two units from 12 to 14. The overall number of units proposed for the master plan is within the allowable density of 89 homes. The design of the duplex home is substantially similar with the original site plan review. The footprint is modified with the addition of a 16 x 26 wing. The proposed design does not modify civil design or landscape plans. A revised tree retention plan is included.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER JOSH MACHEN -- PHONE: 206-780-3765 E-MAIL: jmachen@bainbridgewa.gov	
OWNER LLC PBPBS, 5424 Sand Point Way NE, Seattle, WA 98105 Phone: 206-527-3801 E-MAIL: ggustafson@windermere.com	
CONTACT CHARLES WENZLAU, Wenzlau Architects, 490 Madison Avenue North, Suite 105, Bainbridge Island, WA 98110 Phone: 206-780-6882 E-MAIL: Charlie@wenzlauarchitects.com	

MINOR ADJUSTMENT APPLICATION

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



DATE STAMP FOR CITY USE ONLY Bainbridge Island APR 15 2015 Dept. of Planning & Community Development		<u>TO BE FILLED OUT BY APPLICANT</u> PROJECT NAME (if any): PLEASANT BEACH VILLAGE HOMES ORIGINAL PROJECT NUMBER: TAX ASSESSOR'S NUMBER(s): 042402-1-055-2004 042402-1-008-2002 042402-1-007-2003 042402-1-004-2006 042402-1-009-2001 042402-1-088-2005 042402-1-010-2008 042402-1-089-2004 PROJECT STREET ADDRESS OR ACCESS STREET: <u>FOR CITY USE ONLY</u> FILE NUMBER: PLN13880DSPRA PROJECT NUMBER: 13880 DATE RECEIVED: 4.15.2015 APPLICATION FEE: \$900.00 TREASURER'S RECEIPT NUMBER: 15-00.327
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>Four copies</i> of the required drawings must be provided. Drawings <i>must be folded</i> and <i>must be no greater than 18" x 24"</i> in size.	
REDUCED DRAWINGS	<i>Two copies</i> of the proposed drawings reduced to 11" x 17" must be provided (if full-size drawings are larger than 11" x 17") (if applicable).	
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.	
FEES	Please call the Department of Planning & Community Development at (206) 780-3770 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.	

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
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MINOR ADJUSTMENT APPLICATION

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APPLICATIONS WILL NOT BE ACCEPTED
unless these basic requirements are met and the submittal packet is deemed counter complete.

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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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5. Description of proposal: Pool building is modified as follows:
- The proposal shall modify the building design for the duplex homes approved under previous SPR application 4-6-07. The proposed number of duplex homes will be increased by 2 units. The overall number of units proposed for the master plan is within the allowable density of 89 homes. The design of the duplex home is substantially similar with the addition of a 16 x26 wing. The proposed design does not modify landscaping or civil design.

6. General location of site: Site is located along the lower portion of Dotson Loop
within Pleasant Beach Village project.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
042402-1-055-2004	PBPBS LLC	13.04 Ac
042402-1-008-2002	PBPBS LLC	.40 Ac
042402-1-007-2003	PBPBS LLC	.35 Ac
042402-1-004-2006	PBPBS LLC	2.10 Ac
042402-1-009-2001	PBPBS LLC	.65 Ac
042402-1-088-2005	PBPBS LLC	.31 Ac
042402-1-010-2008	PBPBS LLC	.34 Ac
042402-1-089-2004	PBPBS LLC	.28 Ac
Use additional sheet if necessary		Total of all parcels: 17.47

** As defined in Bainbridge Island Municipal Code 18.12.050*

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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 North	R5, R2			Single Family Residential
Lot South	NSC, R2			Vacant
Lot East	R5			Single Family Residential
Lot West	NSC			Mixed Use

10. 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**	☐ stream*
☐ wetland buffer*	☐ zone of influence**	☐ stream buffer*
☐ slope buffer**	☐ fish and wildlife habitat area	☐ fish and wildlife habitat area

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

11. Is construction planned within 200 feet of ordinary high water (usually where shoreline vegetation changes from salt tolerant to upland plants)?

☐ yes ☒ no ☐ unknown

12. 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

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CITY OF BAINBRIDGE ISLAND

MINOR ADJUSTMENT APPLICATION

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- ☐ PUD Planned Unit Development
☐ REZ Contract Rezone
☐ RUE Reasonable Use Exception

- ☐ SSDP Shoreline Permit
☐ SUB Prior Subdivision
☐ VAR Zoning Variance
☐ Other: _____

Under which jurisdiction was the approval given?

☒ City of Bainbridge Island ☐ Kitsap County

Approval date: 4-6-2007

13. Is there any other information which is pertinent to this project?

If yes, please explain: Additional projects approvals include Pool Facility (SPR/CUP) and Resort
(SPR in process).

B. TECHNICAL INFORMATION

1. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?

☒ yes ☐ no ☐ unknown

2. 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

3. 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

*Signature of owner or authorized agent

~~9-2-14~~

4/15/15

Date

Charles Wenzlau AIA

CHARLES WENZLAU

Please Print Name

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MINOR ADJUSTMENT APPLICATION

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Charles Wenzlau

*Signature of owner or authorized agent

4/9/15

Date

CHARLES WENZLAU

Please Print Name

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

SUBMITTAL DOCUMENTS

A complete application shall include the items listed below (unless waived in writing by the director or project manager):

- ☐ A completed application form provided by the city containing the original signatures of all property owners;
- ☐ A notarized Owner/Applicant agreement signed by all owners in the event the owners designate an agent to act in their stead;
- ☐ An original and six (6) copies of the application;
- ☐ Original and six copies of the approved site plan, landscaping plan, or open space plan, if the alteration affects features shown on those plans. Drawings must be folded, must be a maximum of 18" x 24" in size with a minimum scale of 1" = 100'. No construction drawings or other sized drawings will be accepted unless specifically requested by the planner;
- ☐ Original and six copies of the proposed site plan, landscaping plan, or open space plan, if the alteration affects features shown on those plans. Drawings must be folded, must be a maximum of 18" x 24" in size with a minimum scale of 1" = 100'. No construction drawings or other sized drawings will be accepted unless specifically requested by the planner;
- ☐ Original and three copies of a written analysis of how the change complies with decision criteria of the application used in the first instance;
- ☐ Two copies of each drawing, reduced to 11" x 17";
- ☐ An application fee in the amount of specified by the fee schedule, check made payable to the City of Bainbridge Island;
- ☐ An application fee in the amount specified by the Kitsap County Health District, check made payable to the Kitsap County Health District.
- ☐ Elevations, floor plan level 2, site plan (showing addition)

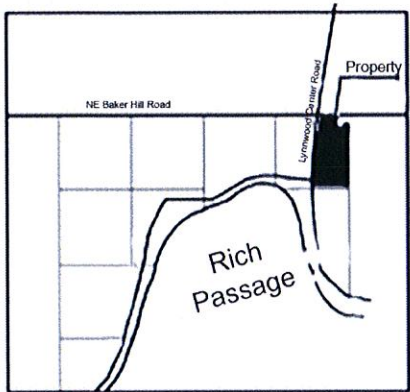
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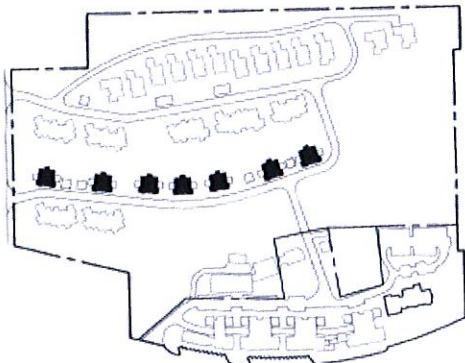
VILLAGE HOMES

PLEASANT BEACH VILLAGE

VICINITY MAP



KEY PLAN



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	PROPOSED MASTER SITEPLAN
A2	VILLAGE HOME PLANS OPTION A
A3	VILLAGE HOME PLANS OPTION B
A4	REAR AND SIDE ELEVATIONS
A5	FRONT ELEVATIONS
A3	EXISTING MASTER SITEPLAN
A18	DUPLEX ELEVATIONS
A19	DUPLEX FLOOR PLANS

Bainbridge Island

APR 15 2015

Dept. of Planning & Community Development

PBV - VILLAGE HOMES

BAINBRIDGE ISLAND, 98110

OWNER: PBPBS, LLC

SITE PLAN REVIEW

PROJECT	1336	
DATE	APR 14, 2015	
NO.	DESCRIPTION	DATE

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PBV PHASE 3
COVER SHEET

A0

Baker Hill Road

Lynnwood Center Road

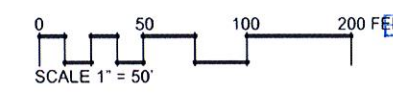
Dotson Loop

Pitts Path Lane

Woodson Lane

Water
Creek

- Future Residences
- Proposed Village Homes
- Community Pool
- Manor House Event Center
- Mixed Use Buildings (Completed)



APR 15 2015
Dept. of Planning &
Community Development

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
T. 206.780.688

PBV - VILLAGE HOMES

BAINBRIDGE ISLAND, 98110

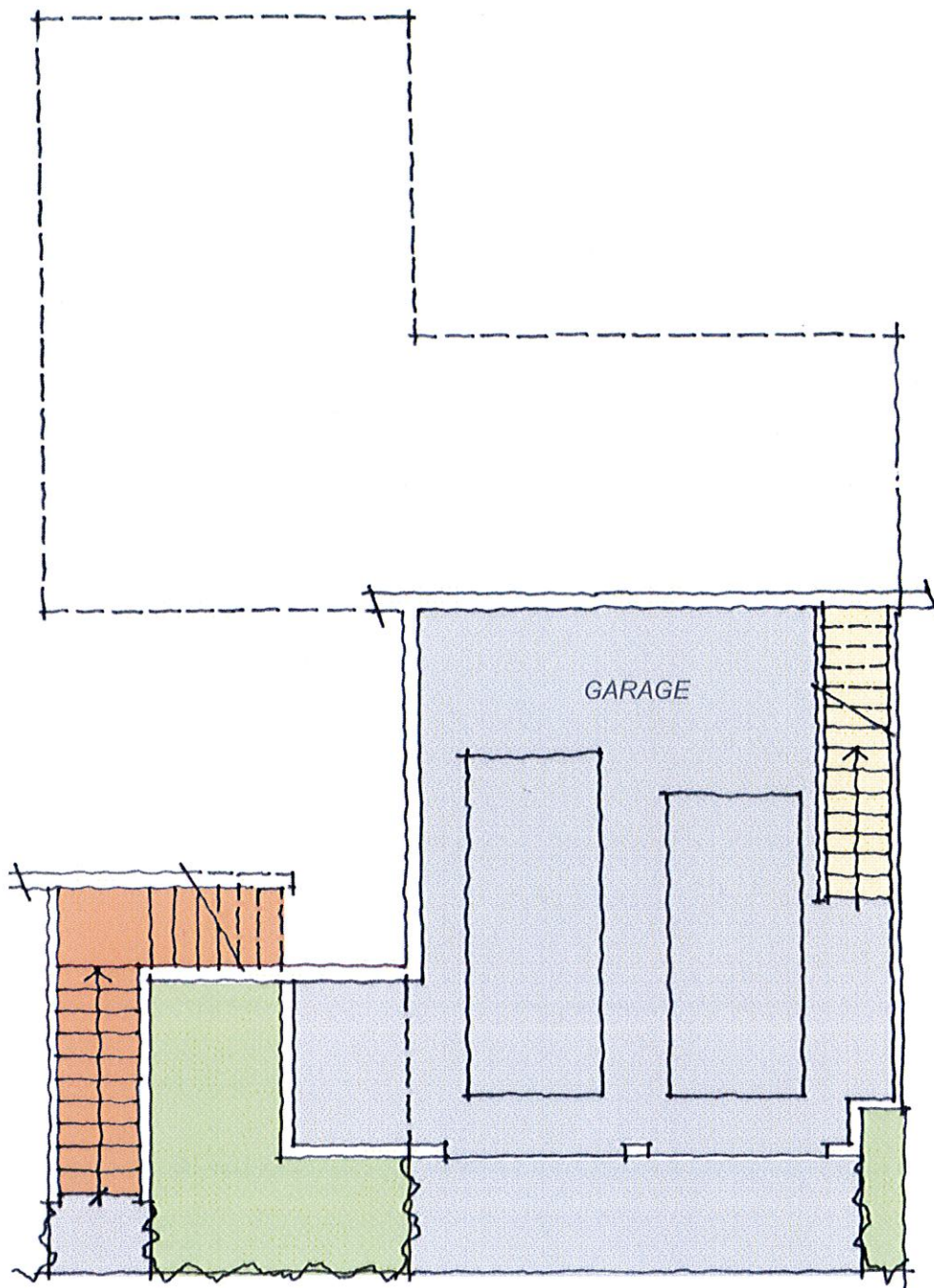
OWNER: PBPBS, LLC

SITE PLAN REVIEW			
PROJECT	1336		
DATE	APR 14, 2015		
NO.	DESCRIPTION	DATE	

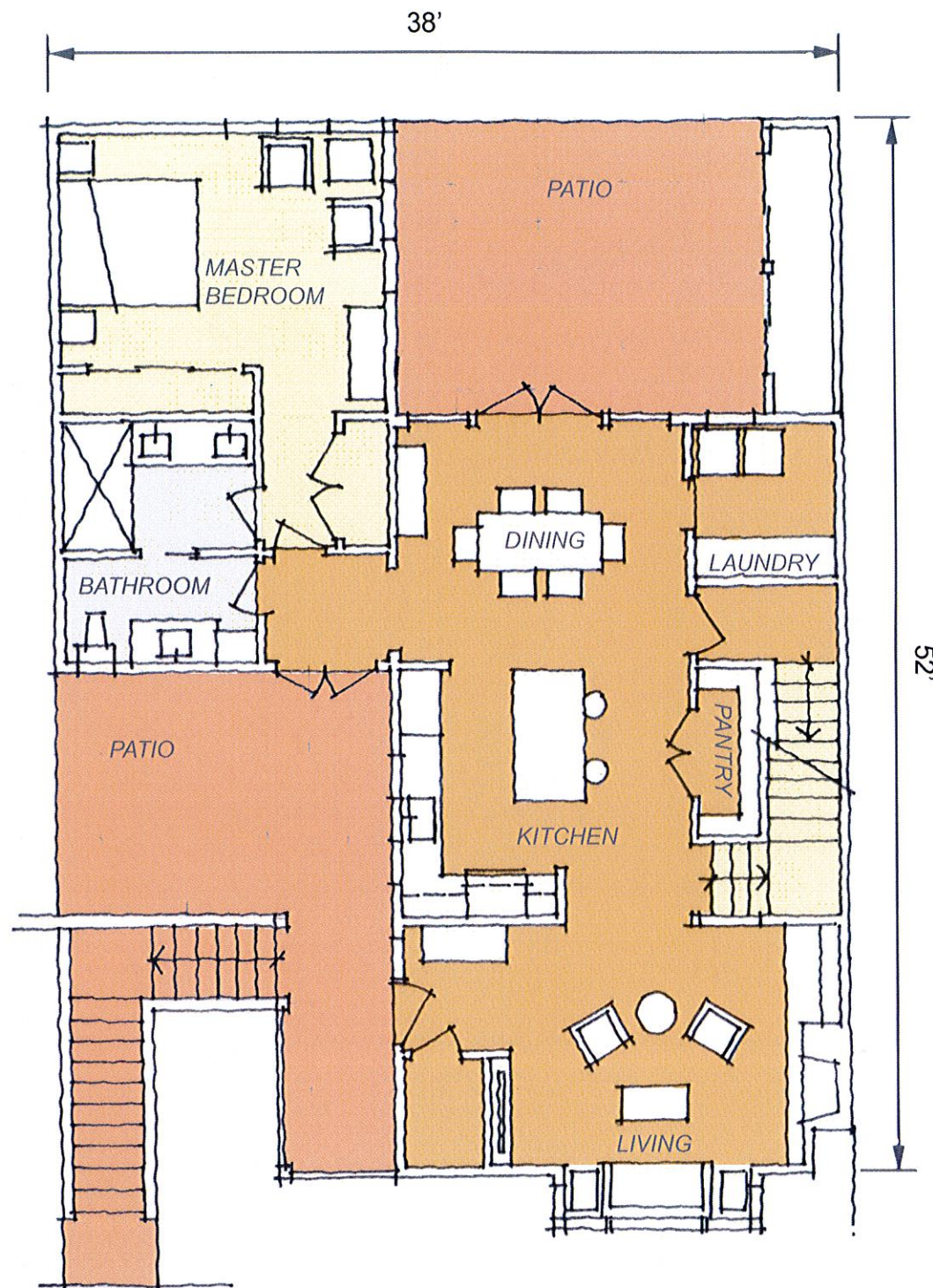
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PBV PHASE 3
PROPOSED
SITE MASTERPLAN

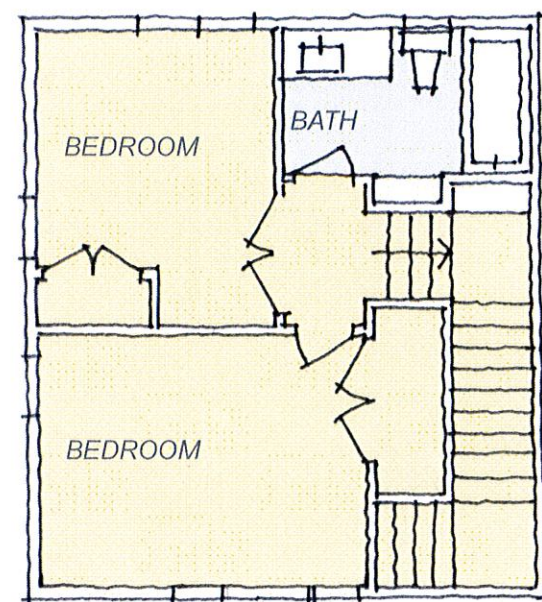
A1



GARAGE LEVEL



MAIN LEVEL



UPPER LEVEL

Bainbridge Island

APR 15 2015

Dept. of Planning &
Community Development

PBV - VILLAGE HOMES

BAINBRIDGE ISLAND, 98110

OWNER: PBPBS, LLC

SITE PLAN REVIEW

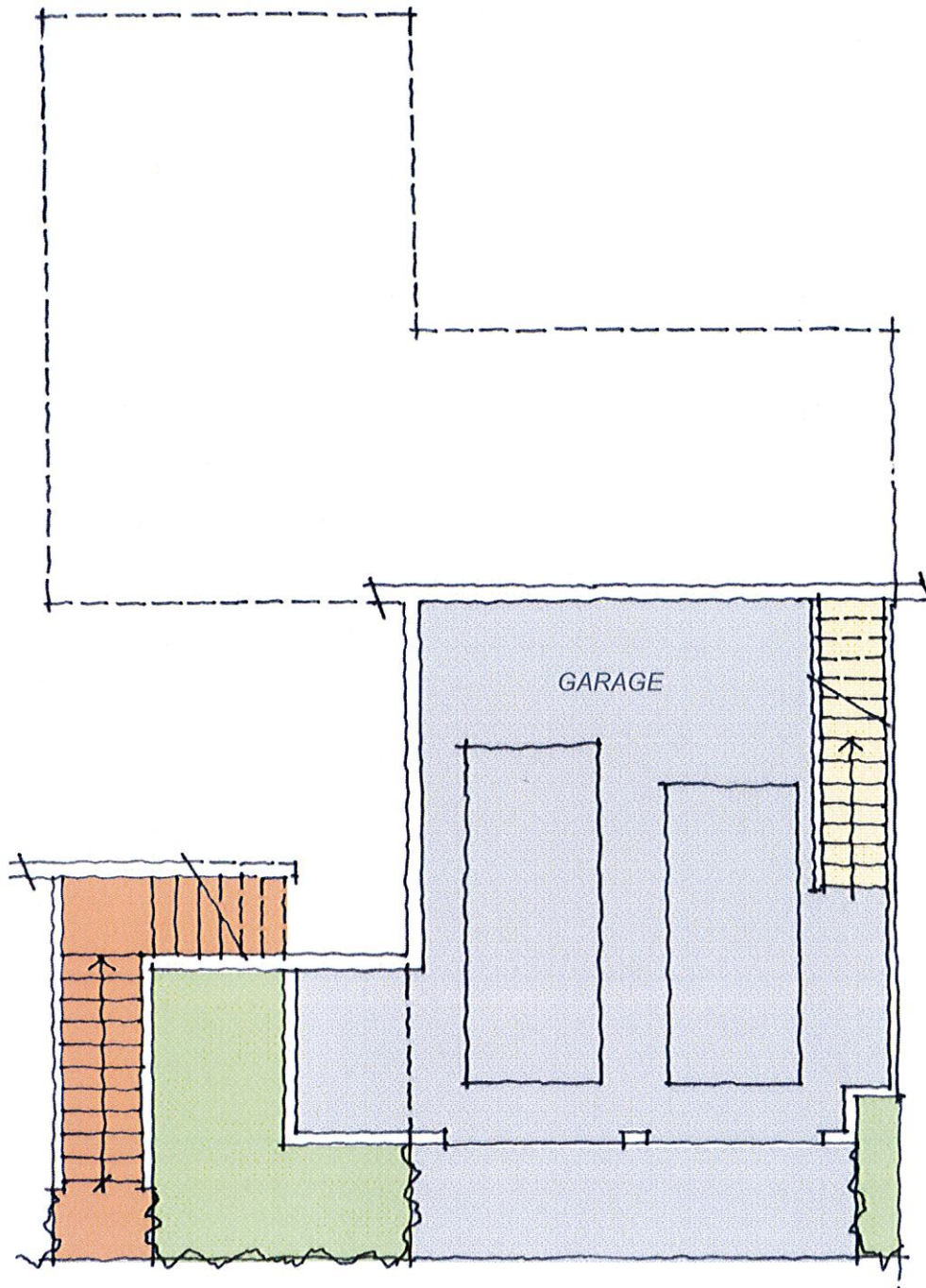
PROJECT	1336	
DATE	APR 14, 2015	
NO.	DESCRIPTION	DATE

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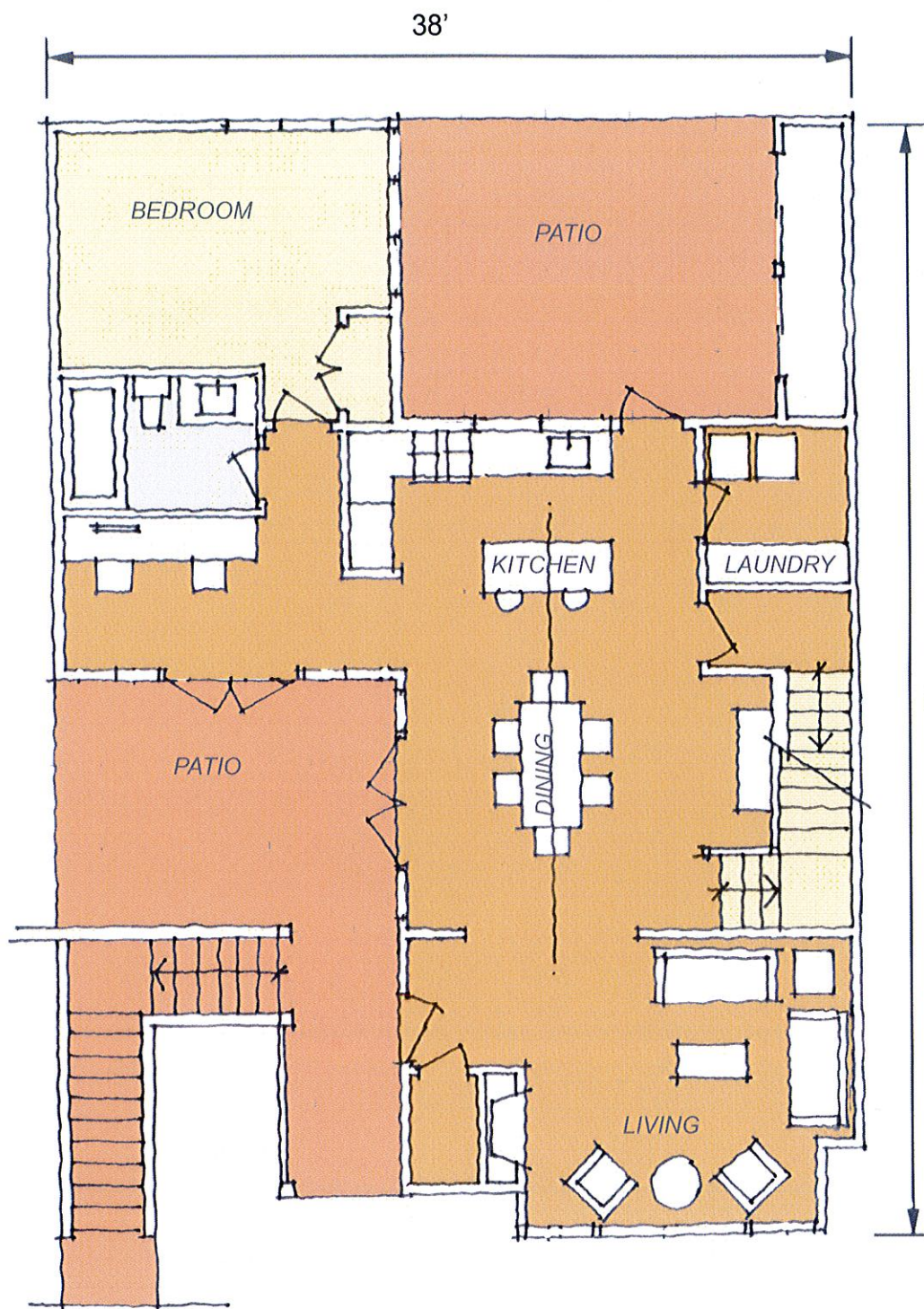
PBV PHASE 3

VILLAGE HOME PLANS
OPTION A

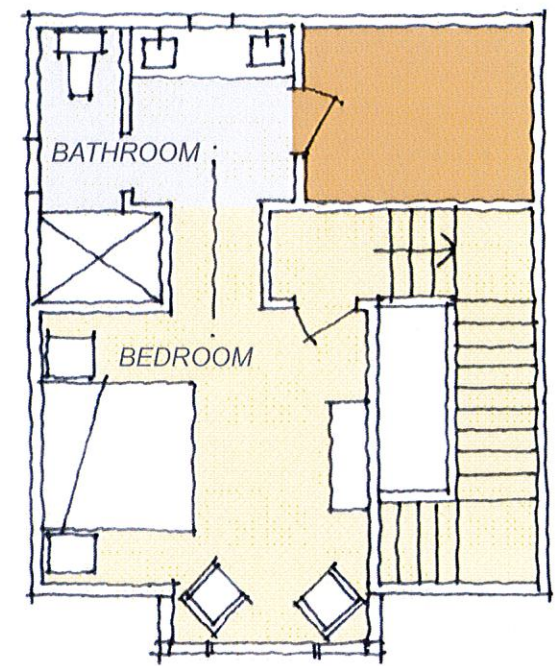
A2



GARAGE LEVEL



MAIN LEVEL



UPPER LEVEL

Bainbridge Island

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Dept. of Planning & Community Development

1 VILLAGE HOME PLANS - OPTION B - 1700 S/F

PBV - VILLAGE HOMES
BAINBRIDGE ISLAND, 98110
OWNER: PBPBS, LLC

SITE PLAN REVIEW

PROJECT	1336
DATE	APR 14, 2015
NO.	DESCRIPTION DATE

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PBV PHASE 3
VILLAGE HOME PLANS
OPTION B

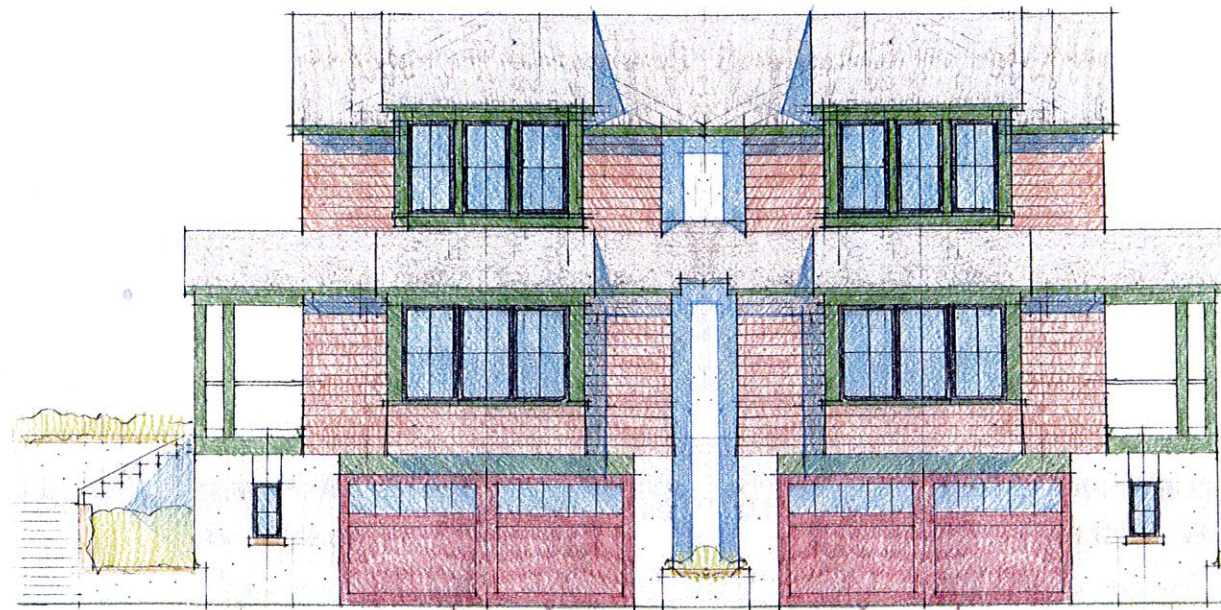
A3



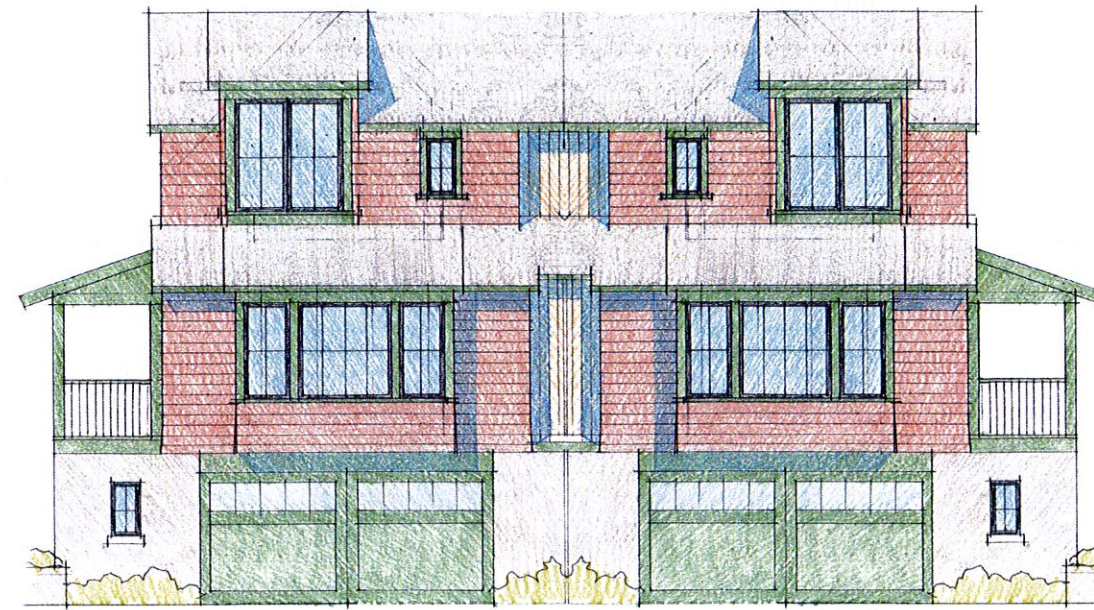
OPTION A



OPTION B



OPTION C



OPTION D

Bainbridge Island

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Dept. of Planning &
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1 VILLAGE HOME - FRONT ELEVATION CONCEPTS
SCALE: 3/32" = 1' 0"

PBV - VILLAGE HOMES
BAINBRIDGE ISLAND, 98110
OWNER: PBPBS, LLC

SITE PLAN REVIEW

PROJECT	1336	
DATE	APR 14, 2015	
NO.	DESCRIPTION	DATE

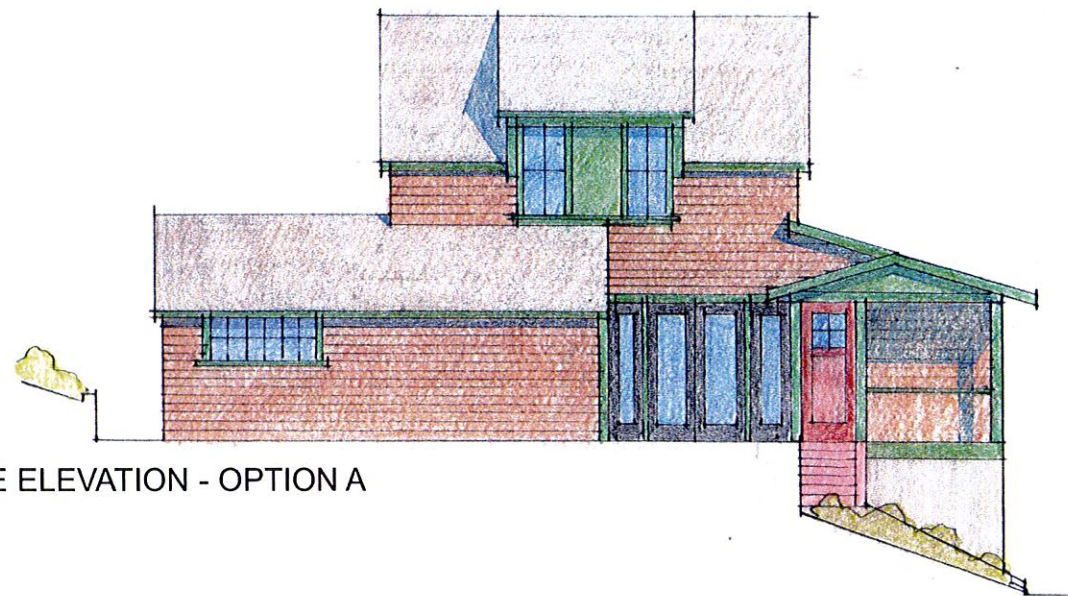
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PBV PHASE 3
VILLAGE HOME
FRONT ELEVATIONS

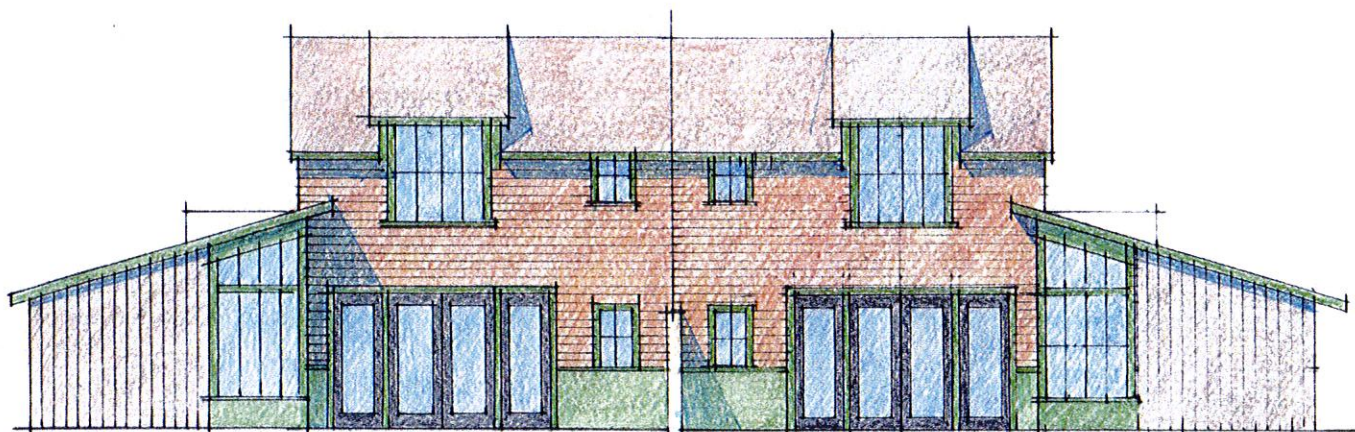
A4



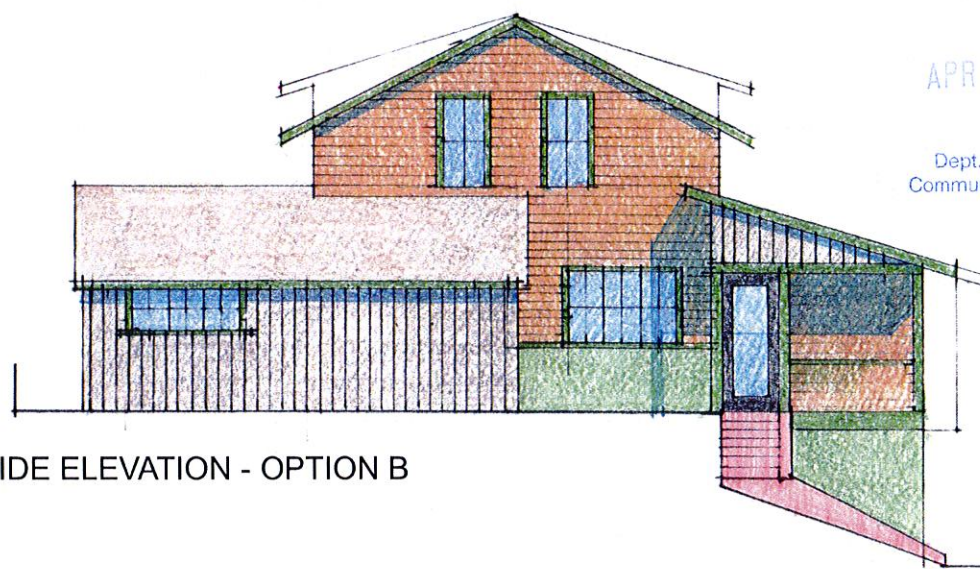
REAR ELEVATION - OPTION A



SIDE ELEVATION - OPTION A



REAR ELEVATION - OPTION B



SIDE ELEVATION - OPTION B

Bainbridge Island

APR 15 2015

Dept. of Planning &
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PBV - VILLAGE HOMES

BAINBRIDGE ISLAND, 98110

OWNER: PBPBS, LLC

SITE PLAN REVIEW

PROJECT	1336	
DATE	APR 14, 2015	
NO.	DESCRIPTION	DATE

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PBV PHASE 3

VILLAGE HOMES
SIDE AND REAR ELEVATION

A5

Wenzlau Architects

900 WINSLOW WAY E.
SUITE 150
BAINBRIDGE ISLAND
WASHINGTON 98110
T 206.780.6882
F 206.780.9288

BLOSSOM HILL
LYNWOOD CENTER ROAD
BAINBRIDGE ISLAND, WASHINGTON
OWNER: RICH PASS LLC

SITE PLAN REVIEW

DATE: 8/18/06
REVISIONS:

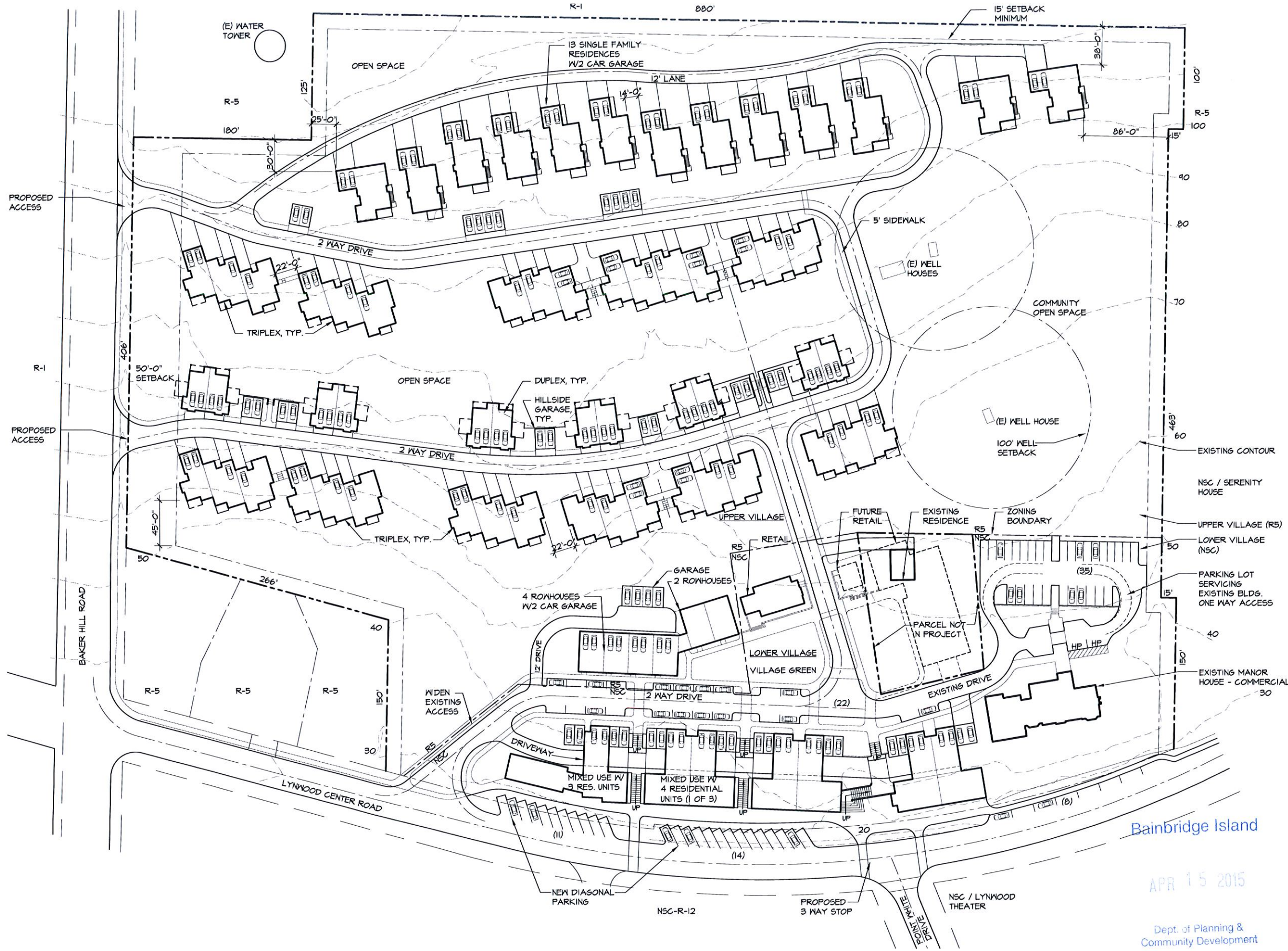
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SITE PLAN

A3



PROGRAM SUMMARY

COMMERCIAL (E)	5,492 SF
(N)	13,700 SF
RESIDENTIAL	189,498 SF
TOTAL	208,690 SF
GARAGES	43,000 SF

UNIT TYPES

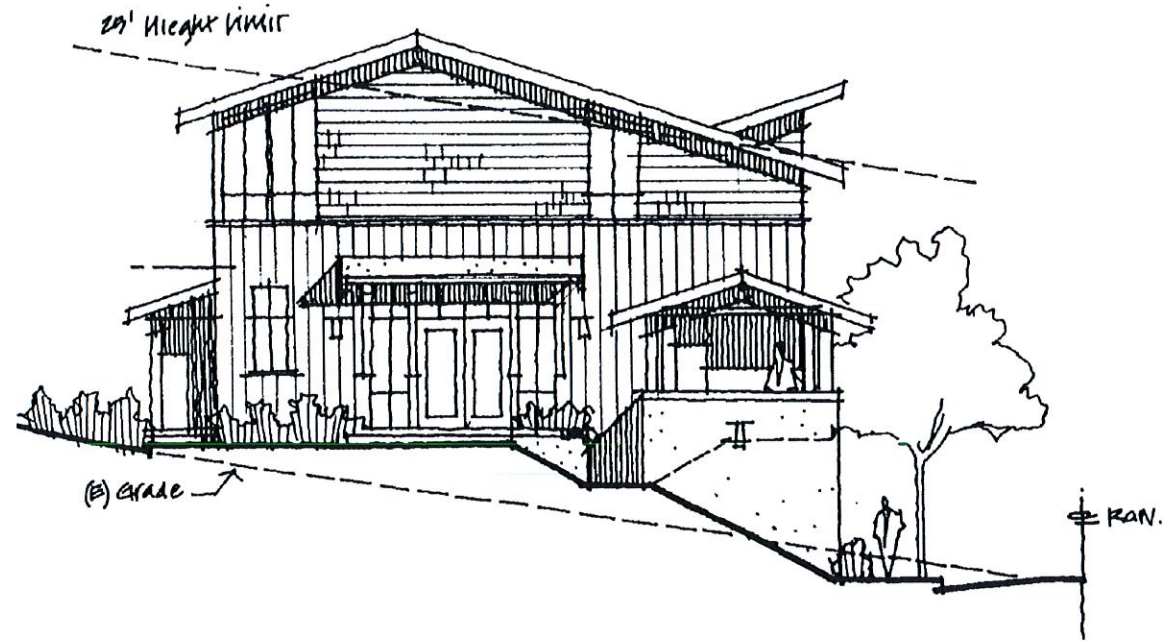
MIXED USE T.H.	15
ROWHOUSE	6
DUPLEX	12
TRIPLEX	34
SINGLE FAMILY	13
TOTAL	80 UNITS

PARKING SUMMARY

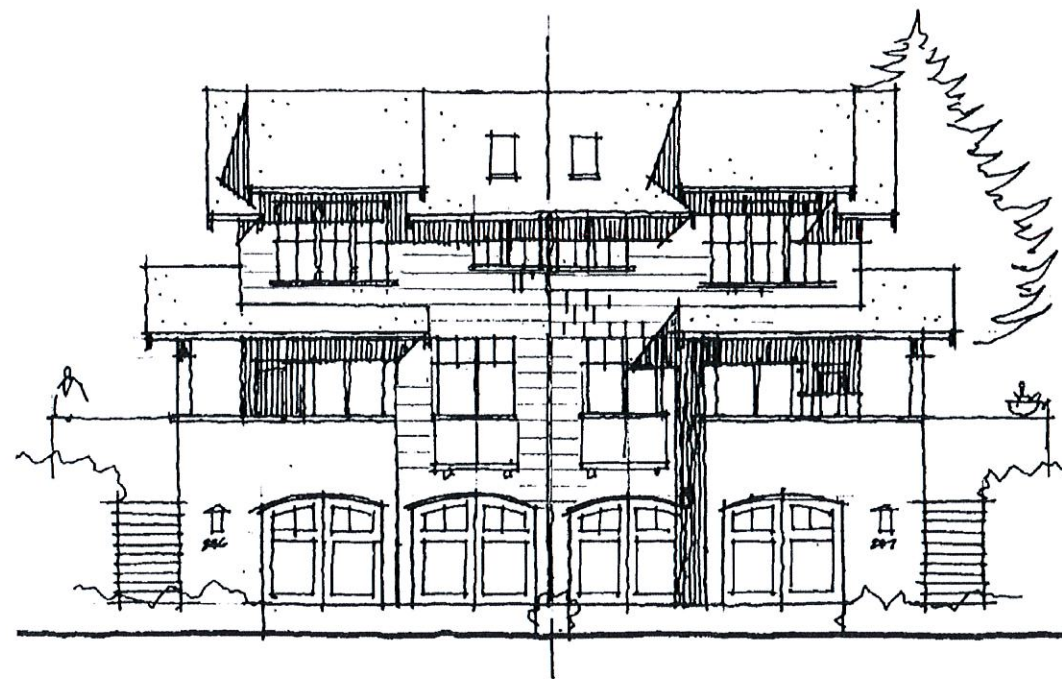
ON-STREET	55
SURFACE	35
ATTACHED GARAGE	108
UNDER BUILDING	30
DETACHED GARAGE	22
TOTAL	250 SPACES

NOTES

SEE LANDSCAPE AND CIVIL
DRAWINGS FOR
ADDITIONAL INFORMATION



DUPLEX - NORTH ELEVATION (SIDE)



DUPLEX - WEST ELEVATION (FRONT)



Bainbridge Island

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**Wenzlau
Architects**

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BLOSSOM HILL
LYNWOOD CENTER ROAD
BAINBRIDGE ISLAND, WASHINGTON
OWNER: RICH PASS LLC

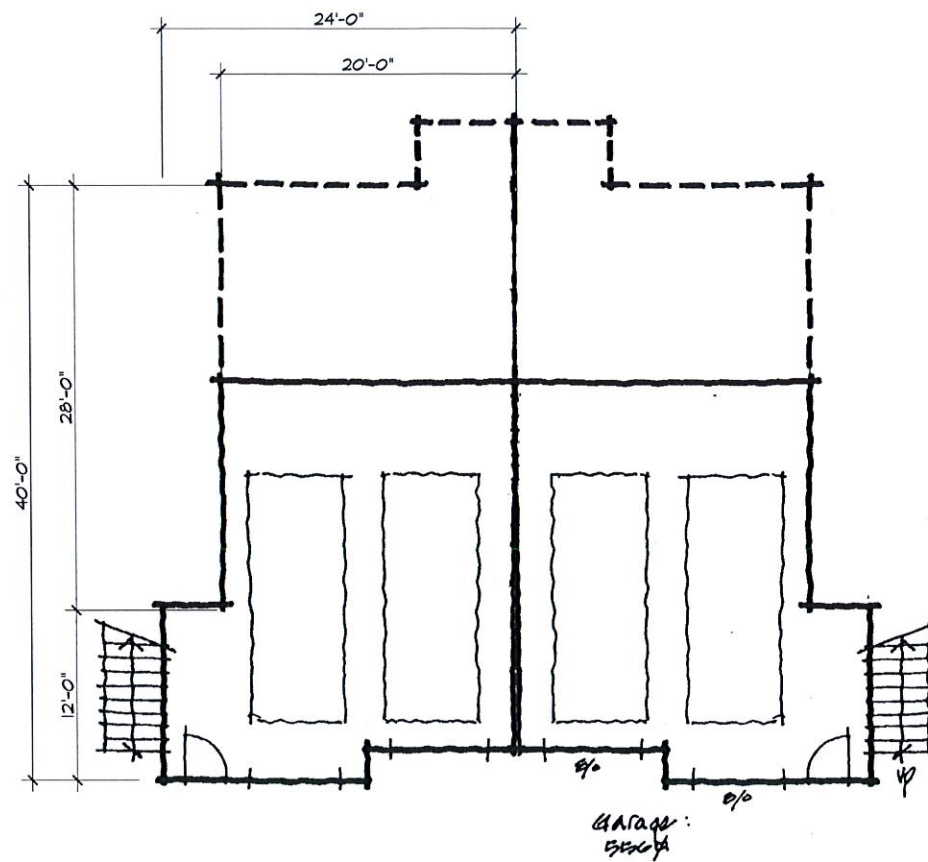
SITE PLAN REVIEW

DATE: 8/18/06
REVISIONS:

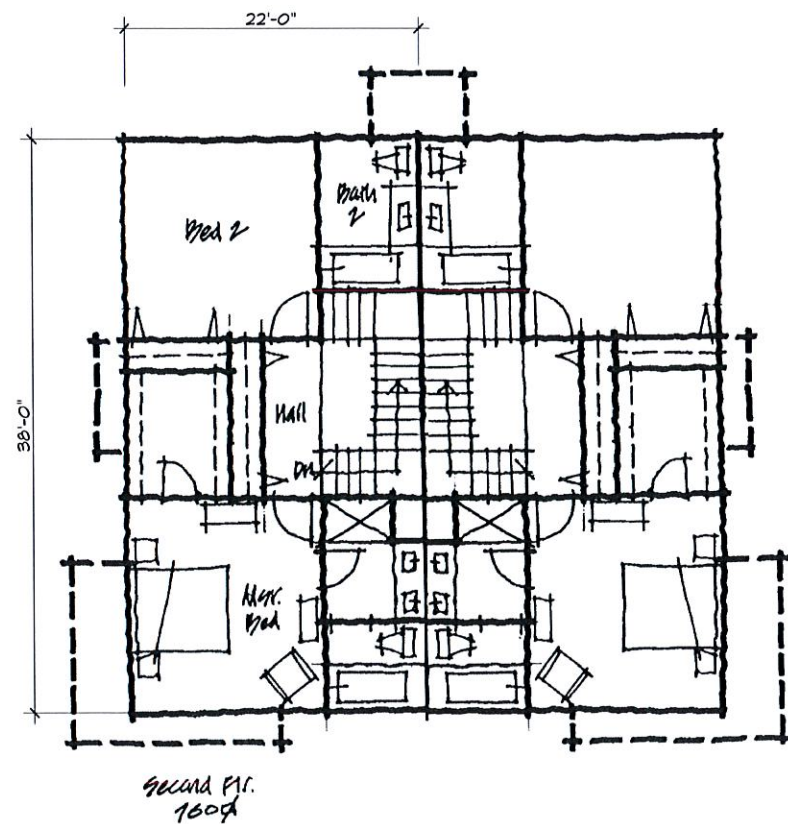
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ELEVATIONS

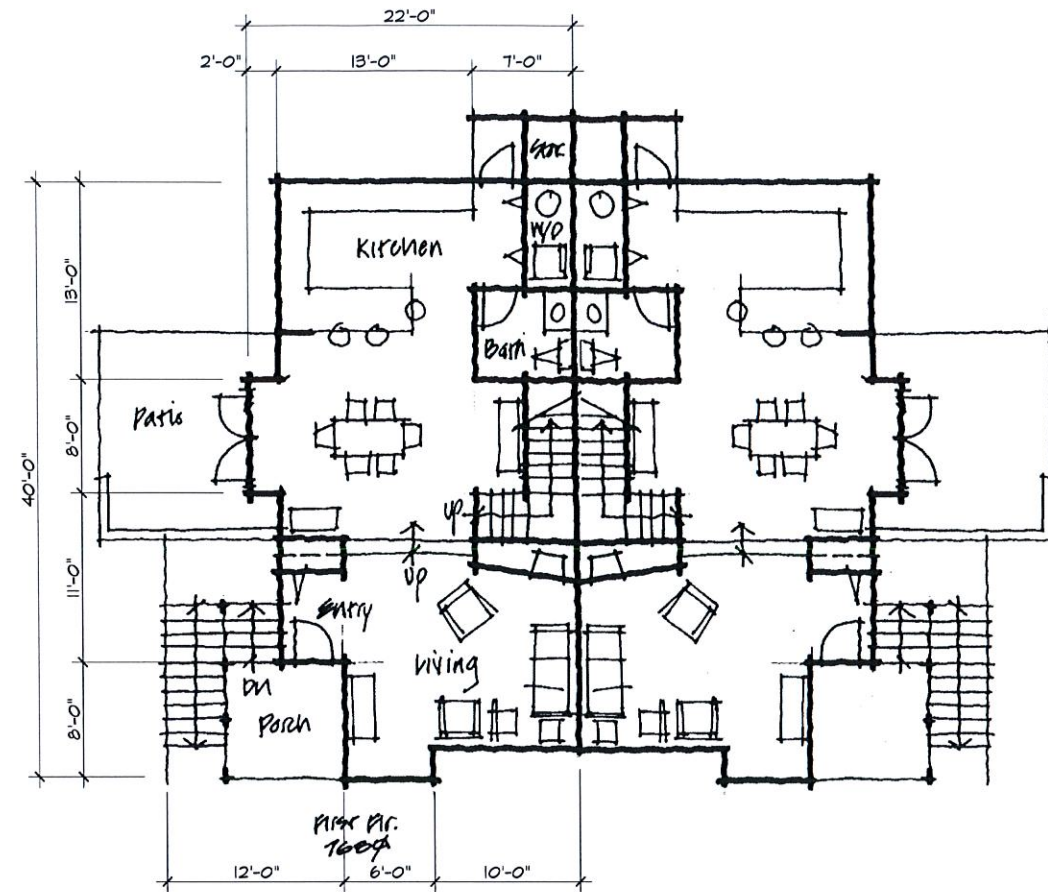
A18



DUPLEX - GARAGE LEVEL PLAN



DUPLEX - SECOND FLOOR PLAN



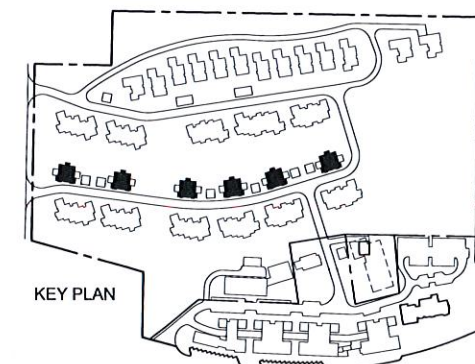
DUPLEX - FIRST FLOOR PLAN



Bainbridge Island

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KEY PLAN

**Wenzlau
Architects**

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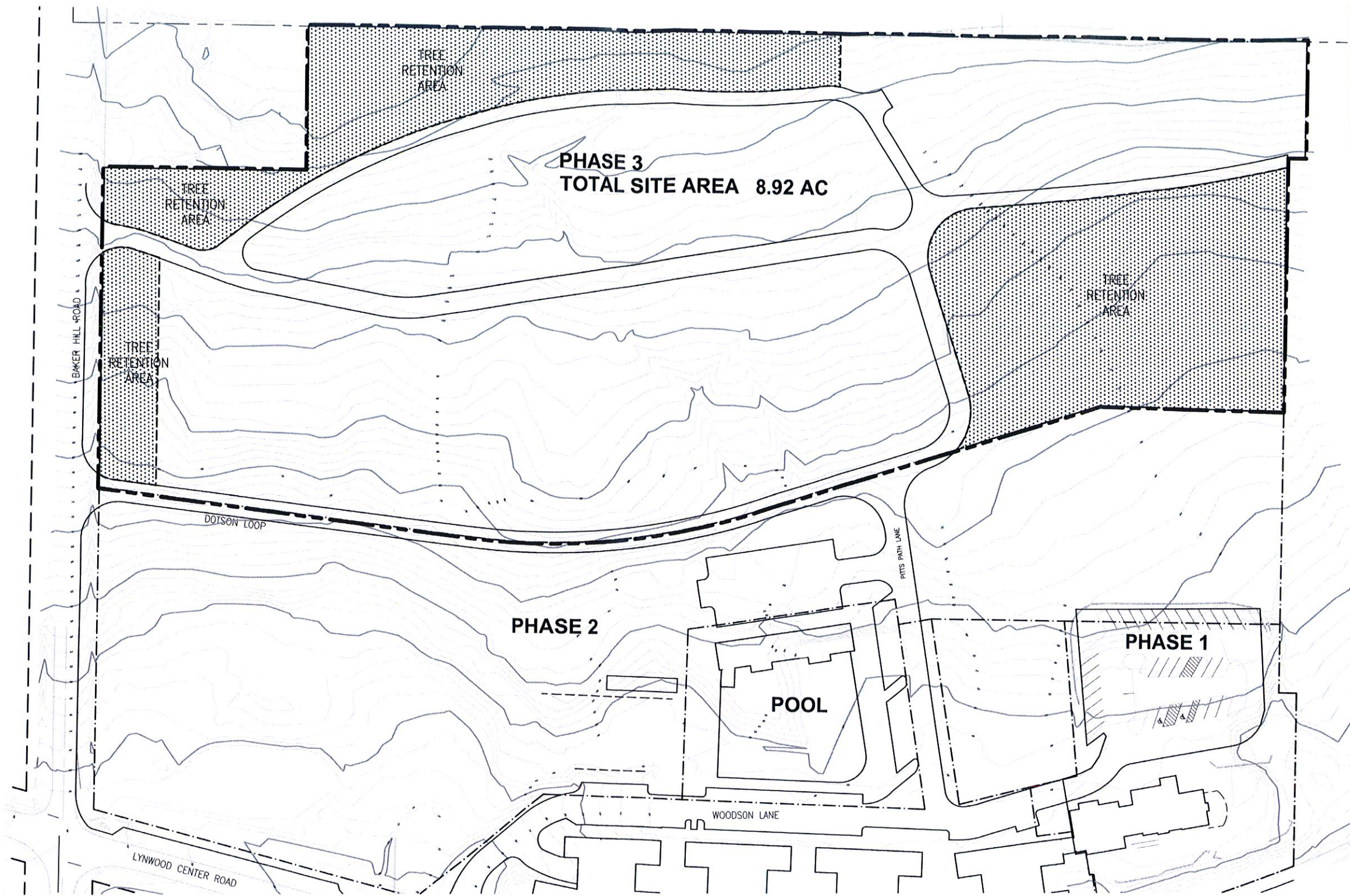
SITE PLAN REVIEW

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REVISIONS:

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FLOOR PLANS

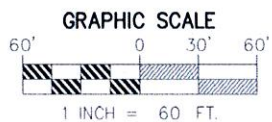
A19



LEGEND

- PHASE 3 PROJECT BOUNDARY
- - - TREE RETENTION BOUNDARY
- ▨ TREE RETENTION AREA

PLANTING PLANS HAVE YET TO BE DEVELOPED FOR NEW COMMON AREA LANDSCAPES.



NOTES

1. TREE INVENTORY PROVIDED BY FAIRBANK CONSTRUCTION IN SEPTEMBER 2014.
2. TREE UNITS REQUIRED TO BE RETAINED IS 356.8 SITE IS 8.92 AC x 40 TU PER ACRE AS [Bainbridge Island](#)
3. TREE RETENTION SURVEY, ANALYSIS, & TREE UNIT CALCULATIONS PER BAINBRIDGE ISLAND CITY CODE 18.15.010 SECTION C and G.
4. ZONES WITH TREES TO BE RETAINED & PROTECTED ARE SHOWN ON THIS TREE RETENTION PLAN
5. REFER TO THE APPENDIX FOR TREE UNIT REQUIREMENTS & CALCULATION DATA TABLES.
6. PROPOSED TREES HAVE NOT BEEN INCLUDED IN THE TREE UNIT CALCULATIONS BECAUSE RETENTION OF EXISTING TREES EXCEEDS THE MINIMUM TREE UNIT REQUIREMENTS FOR THE SITE.
7. TREE PROTECTION PER BAINBRIDGE ISLAND CITY CODE 18.15.010 SECTION C. TO BE PLACED AT CANOPY DRIPLINE/ROOTZONE OF TREE.

APR 15 2015

Dept. of Planning & Community Development



FISCHER-BOUMA
PARTNERSHIP
Landscape Architecture + Community Planning
9141 Salmon Run Lane
Bainbridge Island, WA 98110
(206) 780.5651
www.fbppartnership.com

PBV - PHASE 3
LYNWOOD CENTER ROAD
BAINBRIDGE ISLAND, WA 98110
OWNER: PBPBS, LLC.

CLEARING & GRADING PERMIT

PROJECT 2014-030
DATE OCTOBER 29, 2014

NO.	DESCRIPTION	DATE
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TREE RETENTION PLAN

L001



B



A

- A. MASTER SITE CONTEXT
AERIAL VIEW
- B. BIRD'S-EYE VIEW OF
IMMEDIATE SITE
- C. SITE AERIAL VIEW



C

1

VILLAGE HOME - AERIAL SITE PHOTOS

N.T.S.

PBV - VILLAGE HOMES

BAINBRIDGE ISLAND, 98110

OWNER: PBPBS, LLC

SITE PLAN REVIEW

PROJECT	1336	
DATE	MAY 01, 2015	
NO.	DESCRIPTION	DATE

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PBV PHASE 3

AERIAL SITE PHOTOS

A6

Tree Retention Analysis

Pleasant Beach Village Phase 3
10/29/2014

TREE UNITS REQUIRED, REMOVED, RETAINED

PHASE 3 PARCEL:	8.92 Acres	
TREE UNITS REQUIRED:	40.0 per Acre	per 18.15.010.G.4.a.ii
TOTAL TREE UNITS REQUIRED:	356.8 Tree Units	per 18.15.010.G.4.a.ii
TOTAL TREE UNITS ON SITE:	3,312.1 Tree Units	
TREE UNITS RETAINED:	1,394.4 Tree Units	Refer to plan for locations/zones of trees retained
TREE UNITS REMOVED:	1,917.7 Tree Units	

TREE UNIT DESIGNATIONS PER CODE

Table 18.15.010-7: Tree Unit Conversion Table for Preserved Trees

DBH	Tree Units
1-5	1.0
6-10	1.2
11-12	1.4
13-15	2.0
16-18	3.2
19-20	3.8
21-23	4.6
24-26	6.2
27-28	7.0
29-30	7.8
30+	8.2

KEY

	Trees to be retained
	Trees to be removed
	Dead trees not included in analysis

Bainbridge Island

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DATA

Notes:

1. Trees itemized below were inventoried September 2014 by Fairbank Construction. All vegetation with 2" diameter trunk or greater was inventoried.
2. Dead trees were inventoried and appear on the list below; however, tree units are not calculated as Retained or Removed for dead trees.

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
300	Alder Group	100	100.0	1.2	0.0	120.0	West	Healthy	N	Group
301	Alder	30	7.8	1	7.8	0.0	West	Distressed	Y	
302	Cedar	36	8.2	1	8.2	0.0	West	Distressed	Y	
303	Alder	18	3.2	1	3.2	0.0	West	Distressed	Y	
304	Alder Group	50	50.0	1.2	60.0	0.0	West	Healthy	Y	Group
305	Cedar	37	8.2	1	1.0	0.0	West	Healthy	Y	
306	Maple	28	7.0	1	7.0	0.0	West	Healthy	Y	
307	Cedar	31	8.2	1	8.2	0.0	West	Healthy	Y	
308	Maple	11	1.4	1	0.0	1.4	West	Distressed	N	
309	Alder	4	1.0	1	0.0	1.0	West	Healthy	N	
310	Cedar	15	2.0	1	2.0	0.0	West	Healthy	Y	
311	Fir	26	6.2	1	0.0	0.0	West	Dead	NA	
312	Cedar	12	1.4	1	1.4	0.0	West	Healthy	Y	
313	Cedar	16	3.2	1	0.0	3.2	West	Distressed	N	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
314	Cedar	16	3.2	1	0.0	3.2	West	Healthy	N	
315	Cedar	18	3.2	1	0.0	3.2	West	Healthy	N	
316	Fir	38	8.2	1	0.0	8.2	West	Healthy	N	
317	Cedar	22	4.6	1	0.0	4.6	West	Distressed	N	
318	Alder Group	70	70.0	1.2	0.0	84.0	West	Healthy	N	Group
319	Fir	23	4.6	1	0.0	4.6	West	Distressed	N	
320	Fir	31	8.2	1	0.0	8.2	West	Healthy	N	
321	Fir	20	3.8	1	0.0	3.8	West	Distressed	N	
322	Cedar	35	8.2	1	0.0	8.2	West	Distressed	N	
323	Fir	24	6.2	1	0.0	6.2	West	Distressed	N	
324	Fir	10	1.2	1	0.0	1.2	West	Distressed	N	
325	Madrona	11	1.4	1	0.0	1.4	West	Distressed	N	
326	Fir	32	8.2	1	0.0	8.2	West	Healthy	N	
327	Cedar	27	7.0	1	0.0	7.0	West	Healthy	N	
328	Cedar	7	1.2	1	0.0	1.2	West	Healthy	N	
329	Fir	9	1.2	1	0.0	1.2	West	Distressed	N	
330	Cedar	6	1.2	1	0.0	1.2	West	Distressed	N	
331	Alder Group	100	100.0	1.2	0.0	120.0	West	Healthy	N	Group
332	Cedar	28	7.0	1	0.0	7.0	West	Distressed	N	
333	Cedar	25	6.2	1	0.0	6.2	West	Distressed	N	
334	Fir	25	6.2	1	0.0	0.0	West	Dead	NA	
335	Cedar	19	3.8	1	0.0	3.8	West	Distressed	N	
336	Cedar	6	1.2	1	0.0	0.0	West	Dead	NA	
337	Cedar	11	1.4	1	0.0	1.4	West	Distressed	N	
338	Cedar	19	2.0	1	0.0	2.0	West	Healthy	N	
339	Alder	12	1.4	1	0.0	1.4	West	Distressed	N	
340	Maple	39	8.2	1	0.0	8.2	West	Healthy	N	
341	Cedar	18	3.2	1	0.0	3.2	West	Distressed	N	
342	Cedar	25	6.2	1	0.0	6.2	West	Distressed	N	
343	Cedar	21	4.6	1	0.0	4.6	West	Healthy	N	
344	no tag						West		N	
345	Cedar	21	4.6	1	0.0	4.6	West	Healthy	N	
346	Cedar	14	2.0	1	0.0	2.0	West	Healthy	N	
347	Cedar	17	3.2	1	0.0	3.2	West	Distressed	N	
348	Cedar	25	6.2	1	0.0	6.2	West	Distressed	N	
349	Alder Group	200	200.0	1.2	0.0	240.0	West	Healthy	N	Group
350	Cedar	27	7.0	1	0.0	7.0	West	Distressed	N	
351	Cedar Group	20	3.8	1	0.0	3.8	West	Healthy	N	Group
352	Cedar	39	8.2	1	0.0	8.2	West	Healthy	N	
353	Cedar	26	6.2	1	0.0	6.2	West	Healthy	N	
354	Cedar	38	8.2	1	0.0	8.2	West	Healthy	N	
355	Cedar	29	7.8	1	0.0	7.8	West	Distressed	N	
356	Alder	12	1.4	1	0.0	1.4	West	Distressed	N	
357	Cedar	25	6.2	1	0.0	6.2	West	Distressed	N	
358	Cedar	38	8.2	1	0.0	8.2	West	Distressed	N	
359	Cedar	45	8.2	1	0.0	8.2	West	Healthy	N	
360	Cedar	7	1.2	1	0.0	1.2	West	Healthy	N	
361	Cedar	11	1.4	1	0.0	1.4	West	Healthy	N	
362	Cedar	43	8.2	1	0.0	8.2	West	Healthy	N	
363	Cedar	27	7.0	1	0.0	7.0	West	Healthy	N	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
364	Fir Group	30	30.0	1.2	0.0	36.0	West	Healthy	N	Group
365	Cedar	34	8.2	1	0.0	8.2	West	Distressed	N	
366	Cedar	13	2.0	1	0.0	2.0	West	Healthy	N	
367	Cedar	11	1.4	1	0.0	1.4	West	Healthy	N	
368	Cedar	44	8.2	1	0.0	8.2	West	Healthy	N	
369	Cedar	8	1.2	1	0.0	1.2	West	Healthy	N	
370	Cedar	7	1.2	1	0.0	1.2	West	Healthy	N	
371	Cedar	11	1.4	1	0.0	1.4	West	Distressed	N	
372	Cedar	20	3.8	1	0.0	3.8	West	Healthy	N	
373	Cedar	25	6.2	1	0.0	6.2	West	Distressed	N	
374	Cedar	24	6.2	1	0.0	6.2	West	Distressed	N	
375	Cedar	30	7.8	1	0.0	7.8	West	Distressed	N	
376	Cedar	15	2.0	1	0.0	2.0	West	Healthy	N	
377	Maple	24	6.2	1	0.0	6.2	West	Distressed	N	
378	Cedar	5	1.0	1	0.0	1.0	West	Healthy	N	
379	Fir	25	6.2	1	0.0	6.2	West	Healthy	N	
380	Fir	27	7.0	1	0.0	7.0	West	Healthy	N	
381	Cedar	24	6.2	1	0.0	6.2	West	Healthy	N	
382	Fir	27	7.0	1	0.0	7.0	West	Healthy	N	
383	Cedar	29	7.8	1	0.0	7.8	West	Healthy	N	
384	Cedar	25	6.2	1	0.0	6.2	West	Healthy	N	
385	Cedar	11	1.4	1	0.0	1.4	West	Healthy	N	
386	Fir	16	3.2	1	0.0	3.2	West	Healthy	N	
387	Fir	20	3.8	1	0.0	3.8	West	Healthy	N	
388	Fir	23	4.6	1	0.0	4.6	West	Healthy	N	
389	Fir	22	4.6	1	0.0	4.6	West	Distressed	N	
390	Fir	27	7.0	1	0.0	7.0	West	Distressed	N	
391	Cedar	17	3.2	1	0.0	3.2	West	Distressed	N	
392	Cedar	19	3.8	1	0.0	3.8	West	Distressed	N	
393	Cedar	30	7.8	1	0.0	7.8	West	Healthy	N	
394	Cedar	31	8.2	1	0.0	8.2	West	Healthy	N	
395	Cedar	11	1.4	1	0.0	1.4	West	Distressed	N	
396	Cedar	15	2.0	1	2.0	0.0	East	Healthy	Y	Group
397	Cedar	24	6.2	1	6.2	0.0	East	Healthy	Y	
398	Fir	25	6.2	1	6.2	0.0	East	Healthy	Y	
399	Alder Group	100	100.0	1.2	120.0	0.0	East	Healthy	Y	
400	Cedar	21	4.6	1	4.6	0.0	East	Healthy	Y	
401	Maple	10	1.2	1	1.2	0.0	East	Healthy	Y	
402	Fir	9	1.2	1	1.2	0.0	East	Healthy	Y	
403	Fir	22	4.6	1	4.6	0.0	East	Healthy	Y	
404	Cedar	17	3.2	1	3.2	0.0	East	Healthy	Y	
405	Cedar	23	4.6	1	4.6	0.0	East	Healthy	Y	
406	Alder	7	1.2	1	0.0	0.0	East	Dead	NA	
407	Cedar	14	2.0	1	2.0	0.0	East	Healthy	Y	
408	Cedar	11	1.4	1	0.0	0.0	East	Dead	NA	
409	Maple	38	8.2	1	8.2	0.0	East	Healthy	Y	
410	Cedar	8	1.2	1	1.2	0.0	East	Distressed	Y	
411	Cedar	23	4.6	1	4.6	0.0	East	Healthy	Y	
412	Cedar	13	2.0	1	2.0	0.0	East	Healthy	Y	
413	Cedar	38	8.2	1	8.2	0.0	East	Healthy	Y	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
414	Fir	25	6.2	1	6.2	0.0	East	Healthy	Y	Group
415	Cedar Group	10	10.0	1.2	12.0	0.0	East	Healthy	Y	
416	Fir	13	2.0	1	2.0	0.0	East	Healthy	Y	
417	Fir	15	2.0	1	2.0	0.0	East	Healthy	Y	
418	Fir	21	4.6	1	4.6	0.0	East	Healthy	Y	
419	Alder	16	3.2	1	3.2	0.0	East	Healthy	Y	Group
420	Cedar	37	8.2	1	8.2	0.0	East	Healthy	Y	
421	Cedar	29	7.8	1	7.8	0.0	East	Distressed	Y	
422	Alder Group	200	200.0	1.2	240.0	0.0	East	Distressed	Y	
423	Maple	10	1.2	1	0.0	0.0	East	Dead	NA	
424	Maple	13	2.0	1	0.0	0.0	East	Dead	NA	Group
425	Cedar	27	7.0	1	7.0	0.0	East	Healthy	Y	
426	Cedar	25	6.2	1	6.2	0.0	East	Healthy	Y	
427	Cedar	28	7.0	1	7.0	0.0	East	Healthy	Y	
428	Cedar	18	3.2	1	3.2	0.0	East	Healthy	Y	
429	Cedar	10	1.2	1	1.2	0.0	East	Healthy	Y	Group
430	Fir	28	7.0	1	7.0	0.0	East	Healthy	Y	
431	Cedar	34	8.2	1	8.2	0.0	East	Distressed	Y	
432	Cedar	10	1.2	1	1.2	0.0	East	Distressed	Y	
433	no tag					0.0	East		Y	
434	Cedar	4	1.0	1	1.0	0.0	East	Healthy	Y	Group
435	Maple	35	8.2	1	0.0	0.0	East	Dead	NA	
436	Cedar	42	8.2	1	0.0	8.2	East	Distressed	N	
437	Cedar	27	7.0	1	0.0	7.0	East	Healthy	N	
438	Fir	22	4.6	1	0.0	4.6	East	Healthy	N	
439	Cedar	30	7.8	1	0.0	7.8	East	Healthy	N	Group
440	Fir	24	6.2	1	0.0	6.2	East	Healthy	N	
441	Cedar	23	4.6	1	0.0	4.6	East	Healthy	N	
442	Cedar	17	3.2	1	0.0	3.2	East	Healthy	N	
443	Alder Group	60	60.0	1.2	0.0	72.0	East	Healthy	N	
444	Cedar	34	8.2	1	0.0	8.2	East	Healthy	N	Group
445	Cedar	38	8.2	1	0.0	8.2	East	Distressed	N	
446	Fir	37	8.2	1	0.0	8.2	East	Healthy	N	
447	Cedar	5	1.0	1	0.0	1.0	East	Healthy	N	
448	Cedar	10	1.2	1	0.0	1.2	East	Healthy	N	
449	Cedar	17	3.2	1	0.0	3.2	East	Healthy	N	Group
450	Cedar	31	8.2	1	0.0	8.2	East	Healthy	N	
451	Fir Group	15	2.0	1	0.0	2.0	East	Healthy	N	
452	Cedar	11	1.4	1	0.0	1.4	East	Healthy	N	
453	Maple	13	2.0	1	0.0	2.0	East	Healthy	N	
454	Cedar	50	8.2	1	0.0	8.2	East	Healthy	N	Group
455	Cedar	16	3.2	1	0.0	3.2	East	Healthy	N	
456	Cedar	38	8.2	1	0.0	8.2	East	Healthy	N	
457	Fir	32	8.2	1	0.0	8.2	East	Healthy	N	
458	Fir	26	6.2	1	0.0	6.2	East	Healthy	N	
459	Alder Group	100	100.0	1.2	0.0	120.0	East	Healthy	N	Group
460	Cedar	40	8.2	1	0.0	8.2	East	Healthy	N	
461	Cedar	8	1.2	1	0.0	1.2	East	Healthy	N	
462	Cedar	14	2.0	1	0.0	2.0	East	Healthy	N	
463	Cedar	17	3.2	1	0.0	3.2	East	Distressed	N	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
464	Cedar	16	3.2	1	0.0	3.2	East	Healthy	N	
465	Maple	14	2.0	1	0.0	2.0	South East	Dead	N	
466	Cedar	25	6.2	1	0.0	6.2	South East	Distressed	N	
467	Cedar	17	3.2	1	0.0	3.2	South East	Distressed	N	
468	Cedar	7	1.2	1	0.0	1.2	South East	Distressed	N	
469	Cedar	11	1.4	1	0.0	1.4	South East	Distressed	N	
470	Fir	30	7.8	1	7.8	0.0	South East	Healthy	Y	
471	Alder	4	1.0	1	0.0	1.0	South East	Distressed	N	
472	Alder	15	2.0	1	0.0	0.0	South East	Dead	NA	
473	Alder	16	3.2	1	0.0	3.2	South East	Distressed	N	
474	Cedar	7	1.2	1	0.0	1.2	South East	Distressed	N	
475	Cedar	14	2.0	1	0.0	2.0	South East	Healthy	N	
476	Fir	27	7.0	1	0.0	7.0	South East	Healthy	N	
477	Fir	22	4.6	1	0.0	4.6	South East	Healthy	N	
478	Cedar	24	6.2	1	0.0	6.2	South East	Healthy	N	
479	Fir	7	1.2	1	0.0	1.2	South East	Distressed	N	
480	Fir	35	8.2	1	0.0	8.2	South East	Healthy	N	
481	Maple	5	1.0	1.2	0.0	1.2	South East	Healthy	N	
482	Cedar	4	1.0	1.2	0.0	1.2	South East	Distressed	N	
483	Cedar	6	1.0	1.2	0.0	1.2	South East	Distressed	N	
484	Maple	10	1.2	1.2	0.0	1.4	South East	Distressed	N	
485	Cedar	35	8.2	1	0.0	8.2	South East	Healthy	N	
486	Cedar	6	1.2	1	0.0	1.2	South East	Distressed	N	
487	Fir	14	2.0	1	0.0	2.0	South East	Distressed	N	
488	Cedar	4	1.0	1	0.0	1.0	South East	Healthy	N	
489	Cedar	6	1.2	1	0.0	1.2	South East	Healthy	N	
490	English Laurel	9	1.2	1	0.0	1.2	South East	Healthy	N	
491	Cedar	13	2.0	1	0.0	2.0	South East	Healthy	N	
492	Fir	22	4.6	1	0.0	4.6	South East	Healthy	N	
493	Fir	30	7.8	1	0.0	7.8	South East	Healthy	N	
494	Cedar	3	1.0	1	0.0	1.0	South East	Healthy	N	
495	Fir	9	1.2	1	0.0	1.2	South East	Distressed	N	
496	Cedar	6	1.2	1	0.0	1.2	South East	Healthy	N	
497	Cedar	10	1.2	1	0.0	1.2	South East	Healthy	N	
498	Cedar	6	1.2	1	0.0	1.2	South East	Healthy	N	
499	Fir	29	7.8	1	0.0	7.8	South East	Healthy	N	
500	Cedar	26	6.2	1	0.0	6.2	South East	Healthy	N	
501	Cedar	10	1.2	1	0.0	1.2	South East	Healthy	N	
502	Maple	60	8.2	1	0.0	8.2	South East	Healthy	N	
503	Fir	13	2.0	1	0.0	2.0	South East	Distressed	N	
504	Alder Group	10	10.0	1.2	0.0	12.0	South East	Healthy	N	Group
505	Fir	27	7.0	1	0.0	7.0	South East	Healthy	N	
506	Fir	30	7.8	1	0.0	7.8	South East	Healthy	N	
507	Fir	27	7.0	1	0.0	7.0	South East	Healthy	N	
508	Cedar	11	1.4	1	0.0	1.4	South East	Healthy	N	
509	Fir	21	4.6	1	0.0	4.6	South East	Healthy	N	
510	Fir	29	7.8	1	0.0	7.8	South East	Healthy	N	
511	Fir	29	7.8	1	0.0	7.8	South East	Healthy	N	
512	Cedar	4	1.0	1	0.0	1.0	South East	Healthy	N	
513	Cedar	6	1.0	1	0.0	1.0	South East	Distressed	N	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
514	Fir	15	2.0	1	0.0	2.0	South East	Distressed	N	
515	Cedar	7	1.2	1	0.0	1.2	South East	Distressed	N	
516	Fir	9	1.2	1	0.0	1.2	South East	Distressed	N	
517	Alder	18	3.2	1	0.0	3.2	South East	Distressed	N	
518	Cedar	33	8.2	1	0.0	8.2	South East	Healthy	N	
519	Hemlock	11	1.4	1	0.0	1.4	South East	Distressed	N	
520	Hemlock	16	3.2	1	3.2	0.0	South East	Healthy	Y	
521	Fir	35	8.2	1	0.0	8.2	South East	Healthy	N	
522	Cedar	16	3.2	1	0.0	3.2	South East	Healthy	N	
523	Fir	30	7.8	1	0.0	7.8	South East	Healthy	N	
524	Cedar	25	3.2	1	0.0	3.2	South East	Healthy	N	
525	Cedar	17	3.2	1	0.0	3.2	South East	Healthy	N	
526	Fir	15	2.0	1	0.0	2.0	South East	Healthy	N	
527	Cedar	35	8.2	1	8.2	0.0	South East	Healthy	Y	
528	Cedar	16	3.2	1	3.2	0.0	South East	Distressed	Y	
529	Fir	29	7.8	1	7.8	0.0	South East	Healthy	Y	
530	Fir	16	3.2	1	3.2	0.0	South East	Distressed	Y	
531	Maple	11	1.4	1	1.4	0.0	South East	Healthy	Y	
532	Maple	12	1.4	1	1.4	0.0	South East	Healthy	Y	
533	Fir	35	8.2	1	8.2	0.0	South East	Healthy	Y	
534	Cedar	15	2.0	1	2.0	0.0	South East	Healthy	Y	
535	Cedar	35	8.2	1	8.2	0.0	South East	Distressed	Y	
536	Madrona	3	1.0	1.2	1.2	0.0	South East	Healthy	Y	
537	Madrona	3	1.0	1.2	1.2	0.0	South East	Distressed	Y	
538	Madrona	4	1.0	1.2	1.2	0.0	South East	Healthy	Y	
539	Maple	25	6.2	1.2	7.4	0.0	South East	Healthy	Y	
540	Fir	30	7.8	1.2	9.4	0.0	South East	Healthy	Y	
541	Cedar	13	2.0	1.2	2.4	0.0	South East	Healthy	Y	
542	Cedar	27	7.0	1.2	8.4	0.0	South East	Healthy	Y	
543	Maple	37	8.2	1.2	0.0	9.8	South East	Healthy	N	
544	Cedar	7	1.2	1.2	0.0	1.4	South East	Healthy	N	
545	Fir	11	1.4	1.2	0.0	1.7	South East	Distressed	N	
546	Fir	10	1.2	1.2	0.0	1.4	South East	Distressed	N	
547	Fir	20	3.8	1.2	0.0	4.6	South East	Distressed	N	
548	Alder	13	2.0	1.2	0.0	2.4	South East	Healthy	N	
549	Alder	19	3.8	1.2	0.0	4.6	South East	Healthy	N	
550	Cedar	2	1.0	1.2	0.0	1.2	South East	Healthy	N	
551	Cedar	16	3.2	1.2	0.0	3.8	South East	Healthy	N	
552	Fir	24	6.2	1.2	0.0	7.4	South East	Healthy	N	
553	Cedar	7	1.2	1.2	0.0	1.4	South East	Healthy	N	
554	Cedar	11	1.4	1.2	0.0	1.7	South East	Healthy	N	
555	Cedar	23	4.6	1.2	0.0	5.5	South East	Healthy	N	
556	Maple	32	8.2	1.2	0.0	9.9	South East	Healthy	N	
557	Fir	31	8.2	1.2	0.0	9.8	South East	Distressed	N	
558	Fir	18	3.2	1.2	0.0	3.8	South East	Healthy	N	
559	Fir	17	3.2	1.2	0.0	3.8	South East	Distressed	N	
560	Maple	13	2.0	1	0.0	2.0	South East	Healthy	N	
561	Fir	31	8.2	1	0.0	8.2	South East	Healthy	N	
562	Cedar	11	1.4	1.2	0.0	1.7	South East	Distressed	N	
563	Fir	28	7.0	1	7.0	0.0	South East	Healthy	Y	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
564	Vine Maple	2	1.0	1.2	1.2	0.0	South East	Healthy	Y	
565	English Laurel Group	6	6.0	1.2	7.2	0.0	South East	Healthy	Y	Group
566	Vine Maple Group	25	25.0	1.2	30.0	0.0	South East	Healthy	Y	Group
567	Maple	60	8.2	1.2	9.8	0.0	South East	Healthy	Y	
568	Fir	8	1.2	1.2	1.4	0.0	South East	Distressed	Y	
569	Fir	29	7.8	1.2	9.4	0.0	South East	Healthy	Y	
570	Holly	7	1.2	1.2	1.4	0.0	South East	Healthy	Y	
571	Fir	27	7.0	1.2	8.4	0.0	South East	Healthy	Y	
572	Fir	27	7.0	1.2	8.4	0.0	South East	Distressed	Y	
573	Fir	30	7.8	1.2	9.4	0.0	South East	Distressed	Y	
574	Fir	21	4.6	1.2	5.5	0.0	South East	Healthy	Y	
575	Fir	22	4.6	1	4.6	0.0	South East	Healthy	Y	
576	Fir	26	6.2	1	6.2	0.0	South East	Healthy	Y	
577	Fir	22	4.6	1	4.6	0.0	South East	Healthy	Y	
578	Fir	23	4.6	1	4.6	0.0	South East	Healthy	Y	
579	Fir	16	3.2	1	3.2	0.0	South East	Distressed	Y	
580	Fir	19	3.8	1.2	4.6	0.0	South East	Distressed	Y	
581	Fir	15	2.0	1.2	2.4	0.0	South East	Distressed	Y	
582	Fir	15	2.0	1.2	2.4	0.0	South East	Distressed	Y	
583	Fir	21	4.6	1.2	5.5	0.0	South East	Distressed	Y	
584	Fir	27	7.0	1.2	8.4	0.0	South East	Distressed	Y	
585	Fir	28	7.0	1.2	8.4	0.0	South East	Distressed	Y	
586	Fir	30	7.8	1	7.8	0.0	South East	Healthy	Y	
587	Fir	21	4.6	1.2	5.5	0.0	South East	Distressed	Y	
588	Fir	9	1.2	1.2	1.4	0.0	South East	Distressed	Y	
589	Fir	16	3.2	1.2	3.8	0.0	South East	Distressed	Y	
590	Fir	18	3.2	1.2	3.8	0.0	South East	Distressed	Y	
591	Fir	34	8.2	1.2	9.8	0.0	South East	Healthy	Y	
592	Fir	11	1.4	1.2	1.7	0.0	South East	Distressed	Y	
593	Fir	18	3.2	1.2	3.8	0.0	South East	Distressed	Y	
594	Fir	14	2.0	1.2	2.4	0.0	South East	Healthy	Y	
595	Fir	10	1.2	1.2	1.4	0.0	South East	Distressed	Y	
596	Fir	11	1.4	1.2	1.7	0.0	South East	Distressed	Y	
597	Fir	19	3.8	1	3.8	0.0	South East	Healthy	Y	
598	Fir	10	1.2	1.2	1.4	0.0	South East	Distressed	Y	
599	Fir	24	6.2	1.2	7.4	0.0	South East	Healthy	Y	
600	Fir	24	6.2	1	6.2	0.0	South East	Healthy	Y	
601	Vine Maple Group	3	3.0	1.2	3.6	0.0	South East	Healthy	Y	Group
602	Maple	27	7.0	1.2	8.4	0.0	South East	Healthy	Y	
603	Maple	27	7.0	1.2	8.4	0.0	South East	Healthy	Y	
604	Cedar	22	4.6	1.2	5.5	0.0	South East	Healthy	Y	
605	Fir	16	3.2	1.2	0.0	3.8	South East	Healthy	N	
606	Fir	24	6.2	1.2	0.0	7.4	South East	Healthy	N	
607	Cedar	18	3.2	1.2	0.0	3.8	South East	Healthy	N	
608	Fir	30	7.8	1	0.0	7.8	South East	Healthy	N	
609	Cedar	10	1.2	1.2	0.0	1.4	South East	Distressed	N	
610	Maple	29	7.8	1.2	0.0	9.4	South East	Healthy	N	
611	Fir	33	8.2	1	0.0	8.2	South East	Healthy	N	
612	Fir	28	7.0	1	0.0	7.0	South East	Healthy	N	
613	Fir	17	3.2	1	0.0	3.2	South East	Healthy	N	

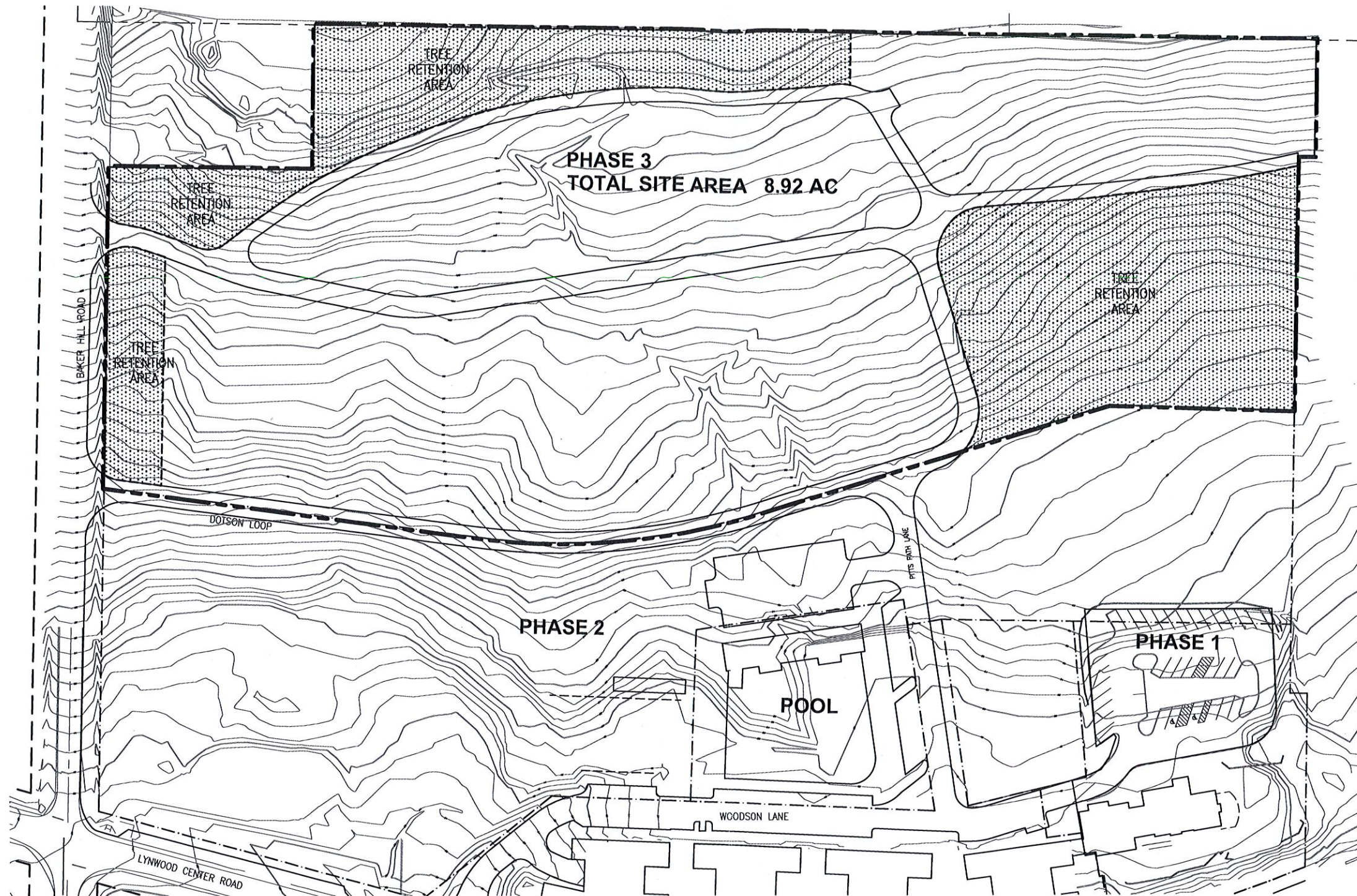
Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
614	Maple	24	6.2	1	0.0	0.0	South East	Dead	NA	
615	Fir	28	7.0	1	0.0	7.0	South East	Healthy	N	
616	Hemlock	18	3.2	1	0.0	3.2	South East	Healthy	N	
617	Alder Group	2	2.0	1.2	0.0	2.4	South East	Distressed	N	Group
618	Cedar	14	2.0	1.2	0.0	2.4	South East	Healthy	N	
619	Cedar	34	8.2	1.2	0.0	9.8	South East	Healthy	N	
620	Cedar	8	1.2	1.2	0.0	1.4	South East	Healthy	N	
621	Cedar	43	8.2	1.2	0.0	9.8	South East	Healthy	N	
622	Hazel	3	1.0	1.2	0.0	1.2	South East	Distressed	N	
623	Hazel	3	1.0	1.2	0.0	1.2	South East	Healthy	N	
624	Fir	28	7.0	1	0.0	7.0	South East	Healthy	N	
625	Fir	18	3.2	1.2	0.0	3.8	South East	Healthy	N	
626	Maple	7	1.2	1.2	0.0	1.4	South East	Healthy	N	
627	Laurel	6	1.2	1.2	0.0	1.4	South East	Healthy	N	
628	Hazel	6	1.2	1.2	0.0	1.4	South East	Distressed	N	
629	Hazel	4	1.0	1.2	0.0	1.2	South East	Healthy	N	
630	Hazel	4	1.0	1.2	0.0	1.2	South East	Healthy	N	
631	Hazel	4	1.0	1.2	0.0	1.2	South East	Healthy	N	
632	Fir	37	8.2	1	0.0	8.2	South East	Healthy	N	
633	Cedar	15	2.0	1	0.0	2.0	South East	Healthy	N	
634	Cedar	5	2.0	1	0.0	2.0	South East	Healthy	N	
635	Cedar	5	3.2	1	0.0	3.2	South East	Healthy	N	
636	Maple	18	3.2	1.2	0.0	3.8	South East	Healthy	N	
637	Laurel	3	1.0	1.2	0.0	1.2	South East	Healthy	N	
638	Cedar	4	1.0	1.2	0.0	1.2	South East	Healthy	N	
639	Cedar	4	1.0	1.2	0.0	1.2	South East	Distressed	N	
640	Cedar	4	1.0	1.2	0.0	1.2	South East	Healthy	N	
641	Cedar	4	1.0	1.2	0.0	1.2	South East	Healthy	N	
642	Maple	42	8.2	1.2	0.0	9.8	South East	Healthy	N	
643	Fir	32	8.2	1.2	0.0	9.8	South East	Healthy	N	
644	Cedar	4	1.0	1.2	1.2	0.0	South East	Healthy	Y	
645	Hemlock	5	1.0	1.2	1.2	0.0	South East	Healthy	Y	
646	Cedar Group	10	10.0	1.2	12.0	0.0	South East	Healthy	Y	Group
647	Cedar	16	3.2	1	3.2	0.0	South East	Healthy	Y	
648	Maple	12	1.4	1	1.4	0.0	South East	Healthy	Y	
649	Cedar	5	1.0	1	1.0	0.0	South East	Distressed	Y	
650	Fir	13	2.0	1.2	2.4	0.0	South East	Distressed	Y	
651	Fir	25	6.2	1.2	7.4	0.0	South East	Healthy	Y	
652	Fir	24	6.2	1.2	7.4	0.0	South East	Healthy	Y	
653	Fir	20	3.8	1	3.8	0.0	South East	Healthy	Y	
654	Laurel	4	1.0	1.2	1.2	0.0	South East	Healthy	Y	
655	Fir	14	2.0	1	2.0	0.0	South East	Distressed	Y	
656	Fir	25	6.2	1	6.2	0.0	South East	Distressed	Y	
657	Alder	18	3.2	1.2	3.8	0.0	South East	Healthy	Y	
658	Fir	22	4.2	1.2	5.0	0.0	South East	Healthy	Y	
659	Fir	16	3.2	1.2	3.8	0.0	South East	Distressed	Y	
660	Maple	19	3.8	1	3.8	0.0	South East	Healthy	Y	
661	Fir	29	7.8	1	7.8	0.0	South East	Healthy	Y	
662	Fir	17	3.2	1.2	3.8	0.0	South East	Healthy	Y	
663	Fir	21	4.6	1.2	5.5	0.0	South East	Healthy	Y	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
664	Maple	11	1.4	1	1.4	0.0	South East	Healthy	Y	
665	Laurel	4	1.0	1.2	1.2	0.0	South East	Healthy	Y	
666	Fir	28	7.0	1.2	8.4	0.0	South East	Healthy	Y	
667	Laurel	5	1.0	1.2	1.2	0.0	South East	Healthy	Y	
668	Maple	20	3.8	1.2	4.6	0.0	South East	Healthy	Y	
669	Fir	25	6.2	1	6.2	0.0	South East	Distressed	Y	
670	Fir	14	2.0	1.2	2.4	0.0	South East	Distressed	Y	
671	Maple	20	3.8	1.2	4.6	0.0	South East	Distressed	Y	
672	Fir	16	3.2	1.2	3.8	0.0	South East	Distressed	Y	
673	Laurel group	10	10.0	1.2	12.0	0.0	South East	Healthy	Y	Group
674	Maple	4	1.0	1	1.0	0.0	South East	Healthy	Y	
675	Maple	9	1.2	1.2	1.4	0.0	South East	Healthy	Y	
676	Alder	11	1.4	1.2	0.0	0.0	South East	Dead	NA	
677	Maple	8	1.2	1.2	1.4	0.0	South East	Healthy	Y	
678	Hemlock	8	1.2	1.2	1.4	0.0	South East	Distressed	Y	
679	Alder	11	1.2	1	0.0	0.0	South East	Dead	NA	
680	Fir	27	7.0	1	7.0	0.0	South East	Healthy	Y	
681	Maple	23	4.6	1.2	5.5	0.0	South East	Distressed	Y	
682	Maple	21	1.4	1.2	1.7	0.0	South East	Healthy	Y	
683	Maple	28	7.0	1.2	8.4	0.0	South East	Healthy	Y	
684	Maple	29	7.8	1.2	9.4	0.0	South East	Healthy	Y	
685	Maple	22	4.6	1.2	5.5	0.0	South East	Distressed	Y	
686	Cedar	13	2.0	1	0.0	2.0	South East	Healthy	N	
687	Cedar	7	1.2	1	0.0	1.2	South East	Healthy	N	
688	Maple	42	8.2	1	0.0	8.2	South East	Healthy	N	
689	Maple	12	1.4	1	0.0	0.0	South East	Dead	NA	
690	Cedar	22	4.6	1	0.0	4.6	South East	Healthy	N	
691	Alder	13	2.0	1	0.0	2.0	South East	Healthy	N	
692	Maple	8	1.2	1	0.0	1.2	South East	Healthy	N	
693	Cedar	6	1.2	1	0.0	1.2	South East	Healthy	N	
694	Alder	23	4.6	1	0.0	4.6	South East	Healthy	N	
695	Fir	10	1.2	1	0.0	1.2	South East	Healthy	N	
696	Cedar	13	2.0	1	0.0	2.0	South East	Healthy	N	
697	Maple	33	8.2	1	0.0	8.2	South East	Healthy	N	
698	Hazel	4	1.0	1	0.0	1.0	South East	Healthy	N	
699	Cedar	11	1.4	1	0.0	1.4	South East	Healthy	N	
700	Fir	7	1.2	1	0.0	1.2	South East	Distressed	N	
701	Fir	13	2.0	1	0.0	2.0	South East	Distressed	N	
702	Fir	13	2.0	1	0.0	2.0	South East	Healthy	N	
703	Cedar	16	3.2	1	0.0	3.2	South East	Healthy	N	
704	Cedar	13	2.0	1	0.0	2.0	South East	Healthy	N	
705	Cedar	15	2.0	1	0.0	2.0	South East	Healthy	N	
706	Fir	22	4.6	1	0.0	4.6	South East	Healthy	N	
707	Fir	27	7.0	1	0.0	7.0	South East	Healthy	N	
708	Fir	7	1.2	1	0.0	1.2	South East	Distressed	N	
709	Cedar	7	1.2	1	0.0	1.2	South East	Healthy	N	
710	Fir	11	1.4	1	0.0	1.4	South East	Healthy	N	
711	Fir	8	1.2	1	0.0	0.0	South East	Dead	NA	
712	Cedar	12	1.4	1	0.0	1.4	South East	Healthy	N	
713	Cedar	5	5.0	1	0.0	5.0	South East	Healthy	N	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
714	Maple	11	1.4	1	0.0	1.4	South East	Healthy	N	
715	Fir	17	3.2	1	0.0	3.2	South East	Healthy	N	
716	Fir	28	7.0	1	0.0	7.0	South East	Healthy	N	
717	Alder	29	7.8	1	0.0	7.8	South East	Healthy	N	
718	Fir	20	3.8	1	0.0	3.8	South East	Healthy	N	
719	Maple	4	1.0	1	0.0	1.0	South East	Healthy	N	
720	Cedar	5	1.0	1	0.0	1.0	South East	Healthy	N	
721	Cedar	4	1.0	1	1.0	0.0	South East	Healthy	Y	
722	Cedar	4	1.0	1	0.0	1.0	South East	Healthy	N	
723	Cedar	18	3.2	1	0.0	3.2	South East	Healthy	N	
724	Cedar	10	1.2	1	0.0	1.2	South East	Healthy	N	
725	Fir	7	1.2	1	0.0	0.0	South East	Dead	NA	
726	Cedar	8	1.2	1	0.0	1.2	South East	Healthy	N	
727	Cedar	4	1.0	1	0.0	1.0	South East	Healthy	N	
728	Cedar	19	3.8	1	0.0	3.8	South East	Healthy	N	
729	Cedar	3	1.0	1	0.0	1.0	South East	Healthy	N	
730	Cedar	5	1.0	1	0.0	1.0	South East	Healthy	N	
731	Hazel Group			1.2	0.0	0.0	South East	Healthy	N	Not Recorded
732	Fir	4	1.0	1	0.0	1.0	South East	Distressed	N	
733	Alder	16	3.2	1	0.0	3.2	South East	Healthy	N	
734	Alder	13	2.0	1	0.0	2.0	South East	Healthy	N	
735	Alder	25	6.2	1	0.0	6.2	South East	Healthy	N	
736	Cedar	8	1.2	1	0.0	1.2	South East	Healthy	N	
737	Fir	15	2.0	1	0.0	2.0	South East	Healthy	N	
738	Maple	13	2.0	1	0.0	2.0	South East	Healthy	N	
739	Cedar Group	10	10.0	1.2	0.0	12.0	South East	Healthy	N	Group
740	Fir	13	2.0	1	0.0	2.0	South East	Healthy	N	
741	Cedar	4	1.0	1	0.0	1.0	South East	Healthy	N	
742	Cedar Group	10	10.0	1	0.0	10.0	South East	Healthy	N	Group
743	Maple	38	8.2	1.2	9.8	0.0	South East	Healthy	Y	
744	Cedar	8	1.2	1.2	1.4	0.0	South East	Healthy	Y	
745	Fir	12	1.4	1	1.4	0.0	South East	Healthy	Y	
746	Cedar	6	1.2	1	1.2	0.0	South East	Healthy	Y	
747	Cedar	10	1.2	1	1.2	0.0	South East	Healthy	Y	
748	Cedar	10	1.2	1	1.2	0.0	South East	Healthy	Y	
749	Fir	13	2.0	1	2.0	0.0	South East	Healthy	Y	
750	Fir	11	1.4	1	1.4	0.0	South East	Healthy	Y	
751	Cedar	3	1.0	1	1.0	0.0	South East	Healthy	Y	
752	Fir	20	3.8	1	3.8	0.0	South East	Healthy	Y	
753	Fir	26	6.2	1	6.2	0.0	South East	Healthy	Y	
754	Fir	11	1.4	1	1.4	0.0	South East	Healthy	Y	
755	Fir	15	2.0	1	2.0	0.0	South East	Healthy	Y	
756	Fir	41	8.2	1	8.2	0.0	South East	Healthy	Y	
757	Cedar	6	1.2	1	1.2	0.0	South East	Healthy	Y	
758	Fir	11	1.4	1	1.4	0.0	South East	Healthy	Y	
759	Hemlock	3	1.0	1	1.0	0.0	South East	Distressed	Y	
760	Laurel	5	1.0	1.2	1.2	0.0	South East	Healthy	Y	
761	Laurel Group	30	30.0	1.2	36.0	0.0	South East	Healthy	Y	Group
762	Fir	15	2.0	1	2.0	0.0	South East	Healthy	Y	
763	Fir	9	1.2	1	1.2	0.0	South East	Distressed	Y	

Tree No.	Species	Size (DBH)	Tree Units	Stand Tree Factor	Tree Units Retained	Tree Units Removed	Area	Condition	Tree Retained?	Notes
764	Cedar	6	1.2	1	1.2	0.0	South East	Healthy	Y	
765	Fir	35	8.2	1	8.2	0.0	South East	Healthy	Y	
766	Cedar	8	1.2	1	1.2	0.0	South East	Healthy	Y	
767	Maple	17	3.2	1	3.2	0.0	South East	Healthy	Y	
768	Maple	21	4.6	1	4.6	0.0	South East	Healthy	Y	
769	Cedar	3	1.0	1	1.0	0.0	South East	Distressed	Y	
770	Cedar	3	1.0	1.2	1.2	0.0	South East	Healthy	Y	
771	Cedar	4	1.0	1.2	1.2	0.0	South East	Healthy	Y	
772	Cedar	5	1.0	1.2	1.2	0.0	South East	Healthy	Y	
773	Cedar	3	1.0	1.2	1.2	0.0	South East	Healthy	Y	
774	Fir	26	6.2	1	6.2	0.0	South East	Healthy	Y	
775	Fir	32	8.2	1	0.0	8.2	South East	Healthy	N	
776	Maple	39	8.2	1	8.2	0.0	South East	Healthy	Y	
777	Cedar	4	1.0	1	0.0	1.0	South East	Healthy	N	
778	Cedar	4	1.0	1	0.0	1.0	South East	Healthy	N	
779	Cedar	5	1.0	1	0.0	1.0	South East	Healthy	N	
780	Laurel	7	1.2	1	1.2	0.0	South East	Healthy	Y	
781	Holly	3	1.0	1	1.0	0.0	South East	Healthy	Y	
782	Laurel Group	100	100.0	1.2	120.0	0.0	South East	Healthy	Y	Group
783	Laurel	9	1.2	1.2	1.4	0.0	South East	Healthy	Y	
784	Laurel	3	1.0	1.2	1.2	0.0	South East	Healthy	Y	
785	Laurel	3	1.0	1.2	1.2	0.0	South East	Healthy	Y	
786	Laurel	6	1.2	1.2	1.4	0.0	South East	Healthy	Y	
787	Fir	6	1.2	1	1.2	0.0	South East	Healthy	Y	
788	Fir	14	2.0	1	2.0	0.0	South East	Distressed	Y	
789	Fir	23	4.6	1	4.6	0.0	South East	Healthy	Y	
790	Maple	24	6.2	1	6.2	0.0	South East	Healthy	Y	
791	Fir	30	7.8	1	7.8	0.0	South East	Distressed	Y	
792	Fir	18	3.2	1	3.2	0.0	South East	Distressed	Y	
793	Maple	3	1.0	1	1.0	0.0	South East	Healthy	Y	
794	Maple	3	1.0	1	1.0	0.0	South East	Healthy	Y	
795	Fir	4	1.0	1	1.0	0.0	South East	Healthy	Y	
796	Fir	8	1.2	1	1.2	0.0	South East	Distressed	Y	
797	Maple	13	2.0	1	2.0	0.0	South East	Distressed	Y	
798	Hemlock	6	1.2	1	1.2	0.0	South East	Distressed	Y	
799	Maple	7	1.2	1	1.2	0.0	South East	Healthy	Y	
800	Maple	11	1.4	1	0.0	0.0	South East	Dead	NA	

	TU RETAINED	TU REMOVED
	1394.4	1917.7
SE Zone TU	787.6	622.3
East Zone TU	508.0	329.0
West Zone TU	98.8	966.4



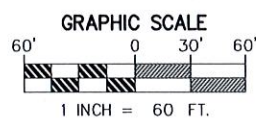
LEGEND

----- PHASE 3 PROJECT BOUNDARY

- - - - - TREE RETENTION BOUNDARY

■ TREE RETENTION AREA

PLANTING PLANS HAVE YET TO BE DEVELOPED
FOR NEW COMMON AREA LANDSCAPES.



NOTES

1. TREE INVENTORY PROVIDED BY FAIRBANK CONSTRUCTION IN SEPTEMBER 2014.
2. TREE UNITS REQUIRED TO BE RETAINED IS 356.8 SITE IS 8.92 AC x 40 TU PER ACRE AS REQUIRED BY BAINBRIDGE ISLAND CITY CODE 18.15.010 SECTION G.4.a.ii..
3. TREE RETENTION SURVEY, ANALYSIS, & TREE UNIT CALCULATIONS PER BAINBRIDGE ISLAND CITY CODE 18.15.010 SECTION C and G.
4. ZONES WITH 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 HAVE NOT BEEN INCLUDED IN THE TREE UNIT CALCULATIONS BECAUSE RETENTION OF EXISTING TREES EXCEEDS THE MINIMUM TREE UNIT REQUIREMENTS FOR THE SITE.
7. TREE PROTECTION PER BAINBRIDGE ISLAND CITY CODE 18.15.010 SECTION C. TO BE PLACED AT CANOPY DRIPLINE/ROOTZONE OF TREE.



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Bainbridge Island

APR 15 2015

Dept. of Planning &
Community Development

PBV - PHASE 3

LYNWOOD CENTER ROAD
BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS, LLC.

CLEARING & GRADING PERMIT

PROJECT 2014-030
DATE OCTOBER 29, 2014

NO.	DESCRIPTION	DATE
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TREE RETENTION PLAN

L001

Design Review Board Design Guideline Checklist

Lynwood Center Design Guidelines– BIMC 18.18.030

☐ "Pre-App" Meeting Checklist

Bainbridge Island

X "Post-App" Meeting Checklist

APR 15 2015

Project Name/Case #: PLEASANT BEACH RESORT VILLAGE HOMES

Dept. of Planning &
Community Development

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

Minor Site Plan Review Amendment

Project Description:

Project proposal is to modify original SPR master plans by adding (2) duplex units. Duplex units are also enlarged with master bedroom wing (16'x24'). Unit design and site plan is otherwise in substantial conformance with original SPR approval.

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 located below buildings per original SPR approval.	

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 proposed units will vary in character to add variety to neighborhood. Building massing and details will be consistent with other completed portions of project.	
4.	To encourage multiple uses of sidewalks.	7-10 foot wide sidewalks are encouraged, especially where sidewalk seating is anticipated.	New sidewalks shall be 5' in width. Wider sidewalks are provided in mixed use areas of project site and along Baker Hill path.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**
