CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, MAY 14, 2015
6:00 p.m.-9:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON

6:00 PM **CALL TO ORDER**
Call to Order, Agenda Review, Conflict Disclosure

6:05 PM **PUBLIC COMMENT**
Accept Public Comment on Off-agenda Items

6:10 PM **PLEASANT BEACH RESORT (PLN13880D SPR) - SITE PLAN & DESIGN REVIEW**
Recommendation

7:00 PM **ORDINANCE 2015-10, TENT CITY REGULATIONS**
Study Session

7:30 PM **2016 COMPREHENSIVE PLAN UPDATE**
Discuss Land Use Element Workshop Comments

8:55 PM **NEW/OLD BUSINESS**

9:00 PM **ADJOURN**

*****TIMES ARE ESTIMATES*****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110.

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

STAFF REPORT

City of Bainbridge Island
Department of Planning
and Community Development

Project:	Pleasant Beach Resort Site Plan and Design Review
File number:	SPR13880D
Date:	May 6, 2015
To:	Planning Commission
Project Manager:	Joshua Machen, AICP Planning Manager

I. INTRODUCTION

Applicant:	PBPBS LLC 5424 Sand Point Way NE, Seattle, WA 98105
Request:	The proposal is for the construction of a 15-room inn consisting of a main lodge building (6 rooms) and 7 guest cottages (1-2 rooms each).
Location:	7879 Pitts Path Lane Drive, Tax assessor number: 042402-1-005-2005.
Environmental Review:	A Mitigated Determination of Non-significance, in accordance with the State Environmental Policy Act (SEPA) WAC 197-11-355 will be issued by the SEPA Responsible Official with the decision on the underlying application.

RECOMMENDATION

Approval of the Pleasant Beach Resort Site Plan and Design with the following conditions:

SEPA Conditions:

1. Prior to any clearing, grading or building activities, the applicant shall submit a Temporary Erosion and Sedimentation Control Plan to the City Engineer for review and approval. The plan shall indicate location and type of proposed erosion control measures.
2. Any clearing and grading proposed outside of the dry season, April 1 to October 1, shall provide an erosion control plan that specifically identifies methods of erosion control for wet weather conditions, which shall be approved by the City Engineer prior to any activity.
3. Prior to any clearing or grading, a Grading/utility permit shall be submitted and approved by the City's Building Official, Planning Department and Public Works Department, in substantial conformance with the submitted Site Plans and Preliminary Utility Plans.
4. Work within this Phase shall continue to comply with the Construction Stormwater General Permit for stormwater discharge from the Department of Ecology (NPDES) for the Pleasant Beach Village Development.
5. All graded materials removed from the subject property shall be hauled to and deposited at City approved locations (Note: local regulations require that a grade/fill permit is obtained for any grading or filling of 50 cubic yards of material or more, and a SEPA Threshold Determination is required for any fill over 100 cubic yards).
6. To mitigate impacts on air quality during earth moving activities, contractors shall conform to Puget Sound Clean Air Agency Regulations, which insure that reasonable precautions are taken to avoid dust emissions. (Section 16.08.040, BIMC)
7. To mitigate the possible impact on adjacent properties from light and glare, all exterior lighting shall be hooded and shielded so that the bulb is not visible from adjacent properties. All landscape lighting shall be downcast and lighting within surface parking lots shall be no higher than 20 feet above grade. All exterior lighting shall comply with BIMC Chapter 15.34. An exterior lighting plan or detail shall be submitted with any building permit for this project.
8. Prior to building permit issuance, Sewered Building Clearance approval shall be obtained from the Kitsap Heath District for each tax lot that will house a sewage-producing structure.
9. Contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.

Project Conditions:

10. Prior to building permit issuance the eastern boundary line shall be adjusted through a recorded boundary line adjustment consistent with the proposed property lines shown in this application.
11. A 15 foot filtered landscape screen shall be planted along the common property line with the residentially zoned lot to the east.
12. The proposed development shall not contain more than 15 guest rooms consistent with the definition of an Inn.
13. Prior to building permit issuance a binding water availability letter shall be provided from South Bainbridge Water District.

Staff Analysis

II. FINDINGS OF FACT

A. Site Characteristics

1. ASSESSOR'S RECORD INFORMATION:
   a. Tax Lot Number: 042402-1-005-2005
   b. Owners of record: PBPBS LLC, Jim Laws
   c. Total site size: 038 (.42 after BLA) acres
   d. Land use: Single-family Residential

2. TERRAIN:
   The property is wooded and slopes from east to west offering views over Lynwood Center and Rich Passage.

3. SITE DEVELOPMENT:
   The site contains an existing single-family residence

4. ACCESS:
   Vehicular access to the site is from Lynwood Center Road and from Baker Hill Road on private roads, Woodson Lane and Pitts Path. Pedestrian and bicycle access on to the site will be provided from sidewalks and trails that are proposed along Lynwood Center Road, Baker Hill Road and throughout the site.

5. PUBLIC SERVICES:
   a. Police - Bainbridge Island Police Department
   b. Fire - Bainbridge Island Fire District
   c. Schools - Bainbridge Island School District
   d. Water-South Bainbridge Water District
   e. Sewer-Sewer District #7

6. ZONING:
   The subject property is in the Neighborhood Service Center Zone (NSC).

7. SURROUNDING ZONING:
   a. North: NSC, Neighborhood Service Center/R-5, Residential five units per acre
   b. East: R-5, Residential five units per acre

c. South: NSC, Neighborhood Service Center
d. West: NSC, Neighborhood Service Center

8. SURROUNDING USES:
   a. North: Pleasant Beach Pool
   b. East: Vacant
   c. South: Parking lot/Manor House
   d. West: Pleasant Beach Village Mixed use project

9. COMPREHENSIVE PLAN DESIGNATIONS:
   The subject property is designated NSC (neighborhood service center)

B. History

1. The original Blossom Hill project was issued a final decision on April 6, 2007
2. In July of 2008 the buildings along Lynwood Center Road were granted their approval.
3. An amendment to the original application for Site Plan and Design Review was approved on March 19, 2009.
4. A major adjustment to the approved site plan review was submitted on February 14, 2012, then approved on May 24, 2012
5. The Pleasant Beach Phase II Site Plan and Design Review Amendment and Conditional Use Permit for the pool and associated improvements was approved on July 2, 2014 then amended in September 2014.
6. On November 17, 2014, a public participation meeting was held regarding the resort (Attachment M)
7. The current application for Site Plan & Design Review for the remaining lot in the center of the development was submitted on November 25, 2014.
8. A Notice of Application was published on January 2, 2015. No written public comments were received.
9. The proposal was reviewed by the Design Review Board on March 2, 2015.

C. Comprehensive Plan Analysis

The subject property is located within the Neighborhood Service Center District, which has undergone the special planning area process (BIMC 2.16.210). Therefore, the Lynwood Center Subarea Plan also applies to this proposal.

General: The City of Bainbridge Island is designated as an urban growth area under the Washington State Growth Management Act. Therefore, the City needs to plan for anticipated population increases across the island. In order to preserve the character of the island, which includes forested areas, meadows, farms, and winding roads bordered by dense vegetation, the City has designated that Winslow receive 50% of the anticipated growth and that the Neighborhood Service Centers be developed at higher densities than the rest of the island to reinforce their roles as small-scale community centers.

Neighborhood Service Centers: The subject property is within the Lynwood Center neighborhood service center. The proposed resort is designed to provide visitor housing in this unique neighborhood on the island. The resort will complement the existing reception center, restaurants and businesses, creating a vibrant neighborhood center.

Lynwood Center Subarea Plan: The Lynwood Center Special Planning Area Final Recommendations are applicable to the subject parcel. The planned resort is consistent with the Lynwood center plan as it is a use that will support the local businesses and help to maintain vibrancy within the area. The design is also consistent with the Lynwood Center area, not replicating the design of the Lynwood Center Building, but being of similar flavor with pitched roofs, stucco and rock architectural elements.

D. Land Use Code Analysis

1. **BIMC Chapter 2.16.040 Site Plans and Design Review**
   The Pleasant Beach Resort was properly submitted as a major site plan and design review application.

   Decision Criteria
   The director shall base her decision on site plan and design review applications on the following criteria:
   a. The site plan and design is in conformance with applicable code provisions and development standards of the applicable zoning district; **As summarized in this staff report and in the materials prepared by the applicant, the application, with conditions, is in conformance with the Bainbridge Island Municipal Code.**
   b. The locations of the buildings and structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient and in conformance with the non-motorized transportation plan; **The proposed resort will be served by existing and approved parking within the Pleasant Beach Village/pool development. The existing private roads, sidewalks, trails will provide safe and efficient access to the resort and from the resort to the adjacent pool, the Manor House reception center and to the restaurants and other businesses in the Lynwood Center area.**
   c. The Kitsap County Health District has determined that the site plan and design meets the following decision criteria:

i. The proposal conforms to current standards regarding domestic water supply and sewage disposal; or if the proposal is not to be served by public sewers, then the lot has sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system. **The Health District reviewed proposed resort and provided comment that a Sewered Building Clearance would be required prior to building permits issuance. The project is served by public sewer and water. A preliminary water availability letter was issued for the resort by South Bainbridge Water District (Attachment E). A binding water availability letter is required prior to the issuance building permits for the resort (Condition # 13).**

ii. If the health district recommends approval the application with respect to those items in subsection a, the health district shall so advise the director. **The Health District has reviewed the Site Plan adjustment and has approved application contingent upon receiving a sewered BSA prior to building permit issuance.**

iii. If the health district recommends disapproval of the application, it shall provide a written explanation to the director. **The Health District has not denied the application.**

d. The city engineer has determined that the site plan and design meets the following decision criteria:

i. The site plan and design conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and

ii. The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and

iii. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and

iv. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; and

v. If the site will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the site, and the applicable service(s) can be made available at the site; and

vi. The site plan and design conforms to the "City of Bainbridge Island Engineering Design and Development Standards Manual," unless the city engineer has approved a variation to the road standards in that document

based on his or her determination that the variation meets the purposes of BIMC Title 18.

The Development Engineer has reviewed the submitted revisions and has confirmed that the resort meets the engineering review decision criteria (Attachment N).

e. The site plan and design is consistent with all applicable design guidelines in BIMC Title 18, unless strict adherence to a guideline has been modified as a housing design demonstration project pursuant to BIMC 2.16.020.Q; **The proposed resort was reviewed using both the Commercial the Lynwood Center Design Guidelines. The Design Review Board gave a unanimous recommendation for approval (Attachment L).**

f. No harmful or unhealthful conditions are likely to result from the proposed site plan; **The proposed adjustments are consistent with the zoning, No harmful or unhealthful conditions are likely or foreseen.**

g. The site plan and design is in conformance with the comprehensive plan and other applicable adopted community plans; **The proposed resort provides for transient accommodations within the neighborhood service center.**

h. Any property subject to site plan and design review that contains a critical area or buffer, as defined in Chapter 16.20 BIMC, conforms to all requirements of that chapter; **No critical areas are identified on the subject property.**

i. Any property subject to site plan and design review that is within shoreline jurisdiction, as defined in Chapter 16.12 BIMC, conforms to all requirements of that chapter; **The subject property is not within the shoreline jurisdiction.**

j. If the applicant is providing privately owned open space and is requesting credit against dedications for park and recreation facilities required by BIMC 17.20.020.C, the requirements of BIMC 17.20.020.D have been met; **While the applicant is providing landscaping and there is open space provided within the larger Pleasant Beach Village development, it is privately owned open space, and they are not requesting credit against dedications for park or recreation facilities.**

k. The site plan and design has been prepared consistent with the purpose of the site design review process and open space goals; **The resort has been prepared consistent with the purpose of the site plan and design review process. All needed materials have been submitted that are applicable to this project.**

l. For applications in the B/I zoning district, the site plan and development proposal include means to integrate and re-use on-site storm water as site amenities. **The subject property is not in the B/I zoning district.**

2. **BIMC Chapter 18.06.050 Neighborhood Service Center**
Neighborhood Service Centers are intended to provide a mix of neighborhood-scale residential, commercial and service activity that is compatible with the scale, character and intensity of the surrounding residential neighborhood. Uses within this zone have to comply with multiple environmental performance standards. The proposed resort appears to comply with all the NSC performance standards.

3. **BIMC Chapter 18.09.020 Permitted Use Table**
The permitted use table lists Inn uses within the NSC as a permitted use. An Inn is defined as a building or group of buildings containing up to 15 guest rooms, where, for compensation, lodging is provided for transient visitors. The proposal contains a lodge with six rooms and seven guest cottages that contain 1-2 guest rooms. Only two of the cottages are allowed to have two separate guest rooms. As conditioned the complex shall not contain more than 15 total guest rooms (Condition #11) The applicants have properly applied for Site Plan and Design Review

4. **BIMC Chapter 18.12 Dimensional Standards**
The proposed development is within the neighborhood service center zone, therefore the maximum lot coverage is 35-percent. The proposed lot coverage for this development will meet the 35% lot coverage maximum after the proposed BLA is recorded. As conditioned the BLA must be approved and recorded prior to building permit issuance (Condition #10). The front setback is 0' minimum 20 foot maximum from any street or easement. The buildings that abut the roads within the proposed resort are between 5-15 feet from the edge of street easements. Side yards are 0' except when they abut lots in the R-5 zone. The lot to the east of the subject property is R-5 and a 15 foot setback is being provided. Building height limit for the NSC zone is 35 feet, the proposed buildings are well under the limitation, they are two story buildings with a average proposed height of 25 feet or less.

5. **BIMC Chapter 18.15.010 Landscaping, screening and tree retention, protection and replacement**
The proposed buildings are within the NSC zone, which requires a minimum of a 15-foot full screen when the property abuts residentially zoned properties. The property to the east is zoned R-5, therefore a 15 foot full screen buffer is required along the east property line (Condition #10). The subject property currently has 31 tree units, 40 tree units per acre are required. Since the subject property is just over 1/3 acre, 16.6 tree units are required. Due to the fact that many of the trees on the subject property are either unhealthy, ornamental or are in undesirable locations for preservation, the proposal will only retain 3.8 existing tree units, but will be providing

more than 12.8 new tree units to meet the minimum requirement (Attachment I).

6. **BIMC Chapter 18.15.020 Parking and Loading**
   The parking requirement for inns is one space per each sleeping room. The proposed inn will require 15 parking spaces, which are being provided on the street and in a surface parking lot, both of which are directly adjacent to the project site and are part of the master development plan for Pleasant Beach Village. A pull out is being provided near the entrance to the lodge, which contains the reception desk.

7. **BIMC Chapter 18.18 Design Guidelines**
   The proposed project is designed to be consistent with the intent of the design guidelines for commercial and mixed use projects and specifically those applicable to Lynwood Center. The proposed building design is consistent with the newly constructed buildings at Lynwood Center that are a northwest architecture with a mix of shingles and board and bat siding and complement the other Tudor style buildings at Lynwood Center. The Design Review Board reviewed this project on March 2, 2015 and recommended approval of the proposed project (Attachment L).

III. CONCLUSIONS

As conditioned, the proposed adjustment and conditional use permits are consistent with the Comprehensive Plan, the applicable sections of the Bainbridge Island Municipal Code including: BIMC 2.16.040 Site Plan and Design Review, 18.06.050 Neighborhood Service Center, 18.09.020 Permitted Use Table, 18.12 Dimensional Standards, 18.15.020 Parking and Loading, and 18.18 Design Guidelines. Appropriate notice of application was made and comments were considered. The application is properly before the Director.

IV. Attachments:

A. Site Plan and Design Review Application submitted November 24, 2014
B. The Resort at Pleasant Beach Village Project Description
C. The Resort at Pleasant Beach Village Project Vision Summary
D. The Resort at Pleasant Beach Village Drawings
   1. Cover Sheet
   2. Aerial View and Streetscape
   3. Master Plan
   4. Site Plan W/Lighting
   5. Site Section
   6. Lodge Building Floor Plans
   7. Guest Cottages Floor Plans
   8. Lodge Building Exterior Elevations
   9. Cottage Elevations Type A
   10. Cottage Elevations Type B
   11. Civil Site Plan

12. Grading and Drainage Plan
13. Sewer and Water Plan
14. Existing Conditions/ Site Survey
15. Tree Retention Plan
16. Illustrative Landscape Plan
17. Landscape Plan Schedule
18. Landscape Plan
19. Plant Images

E. Water Availability Commitment Letter South Bainbridge Water
F. Heath & Associates, Inc Traffic Assessment
G. Preliminary Drainage Report
H. Environmental Checklist
I. Tree Retention Analysis
J. Notice of Application
K. Design Review Board Design Guideline Checklists
L. Design Review Board March 2, 2015 Minutes
M. Summary of Community Meeting
N. Development Engineer Project Review

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

APPLICATION – PAGE 1

DATE STAMP

Bainbridge Island

NOV 24 2014

Dept. of Planning & Community Development

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

FEE HISTORY	AMOUNT	PAID
Site Plan Review	$8586.00	$8586.00

PROJECT DESCRIPTION

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

Design Review Board: date and time to be determined.

PEOPLE ASSOCIATED WITH CASE

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

OWNER
PBPBS LLC, 5424 Sand Point Way NE, Seattle, Washington 98105
PHONE: 206-527-3801 E-MAIL: ggustafson@windermere.com

CONTACT
CHARLES WENZLAU, Wenzlau Architects, 490 Madison Avenue North, Suite 105, Bainbridge Island 98110
PHONE 206-780-6882 E-MAIL ADDRESS charlie@wenzlauarchitects.com

ATTACHMENT A

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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

DATE STAMP FOR CITY USE ONLY	TO BE FILLED OUT BY APPLICANT
Bainbridge Island NOV 25 2014 Dept. of Planning & Community Development	**PROJECT NAME:** PLEASANT BEACH RESORT **TAX ASSESSOR'S NUMBER:** 042402-1-005-2005 **PROJECT STREET ADDRESS OR ACCESS STREET:** 7879 PITTS PATH LANE **ENVIRONMENTAL CHECKLIST SUBMITTED:** ☒ YES ☐ NO
	FOR CITY USE ONLY **FILE NUMBER:** PLN13880C SPR **PROJECT NUMBER:** PLN13880 **DATE RECEIVED:** 11.25.2014 **APPLICATION FEE:** $8586.00 **TREASURER'S RECEIPT NUMBER:** 14-00755

SUBMITTAL REQUIREMENTS

APPLICATION	***One original (which must contain an original signature)*** *and* ***six copies*** must be provided. Whenever possible, originals must be ***signed in blue***. Please identify the original document.
SUPPORTING DOCUMENTS	***One original (which must contain an original signature),*** where applicable, and ***six copies*** (if an original is not applicable, ***seven copies*** must be provided).
FULL-SIZE DRAWINGS	***Seven copies*** of the required drawings must be provided. Drawings ***must be folded and 18" x 24"*** in size. ***No construction drawings or other sized drawings*** will be accepted unless specifically requested.
REDUCED DRAWINGS	***Five copies*** of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications ***must be submitted in person*** by either the owner or the owner's designated agent. Should an agent submit the application, a ***notarized Owner/Agent Agreement*** must accompany the application. Please call (206) 780-3762 to make an appointment to submit your application.
FEES	Please call the Department of Planning & Community Development for submittal fee information.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Checklist for further information. **NOTE**: when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.

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

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

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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

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

5. Description of proposal:

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

6. Driving directions to site:

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

7. Please give the following existing parcel information:

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

** As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): Attached

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

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot 005	NSC	NSC		Single Family Residence
Lot				
Lot				

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

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

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

12. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (*Bainbridge Island Municipal Code* Chapter 16.20)? ☐ yes ☒ no ☐ unknown

If yes, check as appropriate:

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

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

13. Are there underlying/overlying agreements on the property? ☒ yes ☐ no ☐ unknown
If yes, check as appropriate and provide a copy of the decision document:

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

Under which jurisdiction was the approval given?
☒ City of Bainbridge Island ☐ Kitsap County Approval date: 3-18-2009

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

    If yes, please explain: _____

B. TECHNICAL INFORMATION

1. Name of water purveyor: South Bainbridge Water

   If a private well, what class? _____

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

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

3. General description of the existing terrain: Site sloping from east to west, 10% slopes.

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

5. Flood plain designation: ☐X ☐AE

6. Access (street functional road classifications):

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

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

If yes, existing sidewalks are _____ feet wide.

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

Proposed sidewalks: ☒ adjacent to the parcel and are to be 5 feet wide.
☐ internal to the proposal and are to be 5 feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:
Project includes a 15 room Inn. Construction will commence in Summer 2015.

9. Floor area ratio: N/A

10. Dimensions of proposed structures: See proposed plans

11. Height of proposed buildings or structures: 25'

12. Square footage of all spaces:

retail: _____ storage: _____

office: _____ residential: _____

other: 8795sf Inn

13. Number of stories proposed: 2 Floors

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

15. Setback requirements: (Master Plan Project Site)
    north: 0′ south: 0′
    east: 0′ west: 0′

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

17. Number of parking stalls proposed: 15 spaces

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

19. Square footage of building area: 8795sf

20. Percent of site to be covered by impervious surfaces:
    53%
    (If the proposal results in more than 1,000 square feet of additional impervious surface, a drainage plan shall be required.)

21. Percentage of site to be covered by landscaping:
    47%

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

23. Percentage of site to remain undeveloped: 0%

24. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)
    ☐ yes ☒ no ☐ unknown

25. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:
    Permits will include BLA and building permit issued by City of Bainbridge Island. A variance may be required for the landscape buffer located along the eastern property line.

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

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

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

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

    If yes, what type of storm water system exists on the site?
    ☐ infiltration ☐ open ditching ☒ closed conveyance ☒ detention

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

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

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

Charles Wenzlau — 11-25-14

*Signature of owner or authorized agent — Date

Charles Wenzlau AIA

Please Print

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

Tax Description

Print

Tax Account No.	Process No.	Situs Address
042402-1-091-2000	**2511061**	**Multiple addresses on file**

04242E

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

close this window

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development

WENZLAU ARCHITECTS

Bainbridge Island

NOV 25 2014

Dept. of Planning &
Community Development

RE: The RESORT at PLEASANT BEACH VILLAGE

PROJECT DESCRIPTION

Date: November 25, 2014

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

ZONING

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

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

SITE PROGRAM

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

ATTACHMENT B

Bainbridge Island

NOV 25 2014

Dept. of Planning &
Community Development

RE: The RESORT at PLEASANT BEACH VILLAGE

PROJECT VISION SUMMARY

Date: November 25, 2014

ORIGINAL SITE MASTER PLAN

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

SITE CONCEPT

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

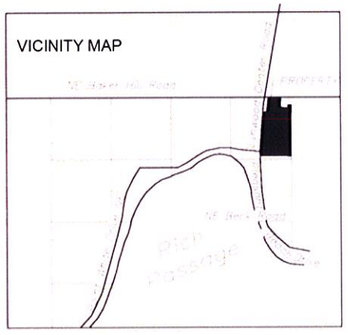
PARKING

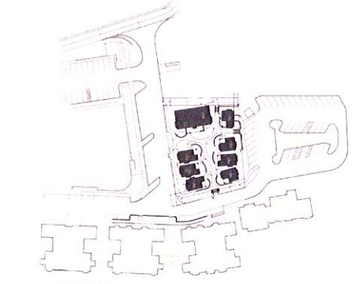
The master plan combines a variety of solutions to minimize the visual impact of parking including on street, under building and surface parking lots. Consistent with completed portions of the master plan, the Resort utilizes on-street and surface parking. The vehicle parking for the Resort is provided in two locations; along Pitts Path Lane (13 stalls) and in the Manor House Parking Lot (2 spaces including an accessible parking stall). The total parking provided within the master plan exceeds the code required parking for all existing and proposed Resort uses. The Lower Village parking provided equals 211 stalls, which is 25 stalls in excess of the approved uses. The Resort will utilize 15 of these stalls.

ATTACHMENT C

THE RESORT AT PLEASANT BEACH VILLAGE

VICINITY MAP





N KEY PLAN

PROJECT DATA

TAX LOT # 042402-1-005-2005

ZONING: NSC - R5

SITE AREA: 18,1325F (.42AC)

LOT COVERAGE: 35%

SETBACKS: 0

PARKING: 15 STALLS (1 SPACE / ROOM)

PROGRAM: 87,915 SF

DIRECTORY

OWNER	PBPBS, LLC 5424 SANDPOINT WAY NE SEATTLE, WA 981105 TEL: (206) 527.2301
ARCHITECT	WENZLAU ARCHITECTS 490 MADISON AVENUE NORTH #105 BAINBRIDGE ISLAND, WA 98110 TEL: (205)780.6882
LANDSCAPE ARCHITECT	FISCHER BOUMA 9141 SALMON RUN LANE BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.5651
CIVIL ENGINEER	MAP LTD 11309 CLEAR CREEK ROAD SILVERDALE WA 98383 (206) 682 5574
GEOTECH	ASPECT CONSULTING 350 MADISON AVENUE NORTH BAINBRIDGE ISLAND, WA 98371 (253) 770-1401

LIST OF DRAWINGS

ARCHITECTURAL

A0	COVER SHEET
A1	AERIAL VIEW AND STREETSCAPE
A2	MASTER PLAN
A3	SITE PLAN W/LIGHTING
A4	SITE SECTION
A5	LODGE BUILDING FLOOR PLANS
A6	GUEST COTTAGE FLOOR PLANS
A7	LODGE BUILDING EXTERIOR ELEVATIONS
A8	COTTAGE ELEVATIONS TYPE A
A9	COTTAGE ELEVATIONS TYPE B

CIVIL

C1	CIVIL SITE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	SEWER AND WATER PLAN
C4	EXISTING CONDITIONS / SITE SURVEY

LANDSCAPE

L 001	TREE RETENTION PLAN
L 002	ILLUSTRATIVE LANDSCAPE PLAN
L 003	LANDSCAPE PLAN SCHEDULE
L 004	LANDSCAPE PLAN
L 005	PLANT IMAGES

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ATTACHMENT D 1.

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THE RESORT AT PLEASANT BEACH

7879 PITTS PATH LANE
BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS,LLC

SPR APPLICATION

PROJECT	1418
DATE	NOV 25, 2014

NO.	DESCRIPTION	DATE

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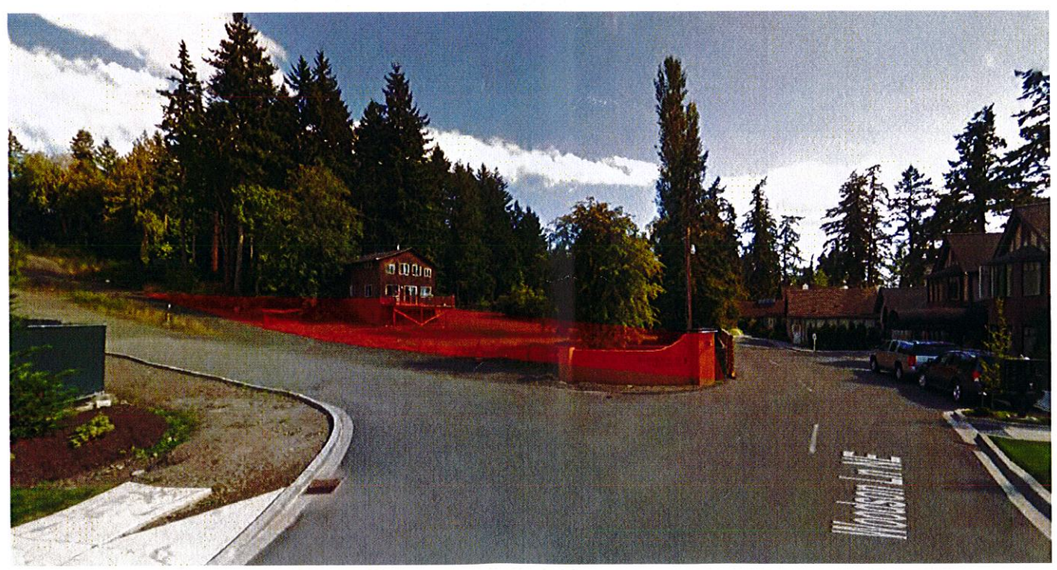
COVER SHEET

A0

1 AERIAL VIEW
N.T.S.



2 STREETSCAPE
N.T.S.

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ATTACHMENT D2.

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AERIAL VIEW
AND STREETSCAPE

A1

1 SITE MASTERPLAN

ATTACHMENT D 3.

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MASTERPLAN

A2

1 SITE PLAN WITH LIGHTING
1:20

N

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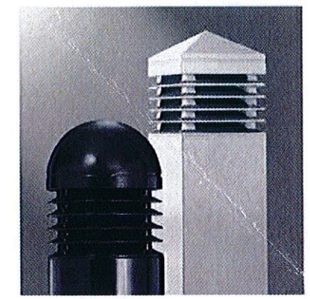

Pedestrian Pathway Lighting
McGraw-Edison-BSL/BRL Bollard Light

Porch Wall Mount Lighting
Rejuvenation - Bandon Exterior Lantern

ATTACHMENT D4.

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SITE PLAN W/LIGHTING

A3

1 SITE SECTION LOOKING NORTH

1/16" = 1' - 0"

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ATTACHMENT D5.

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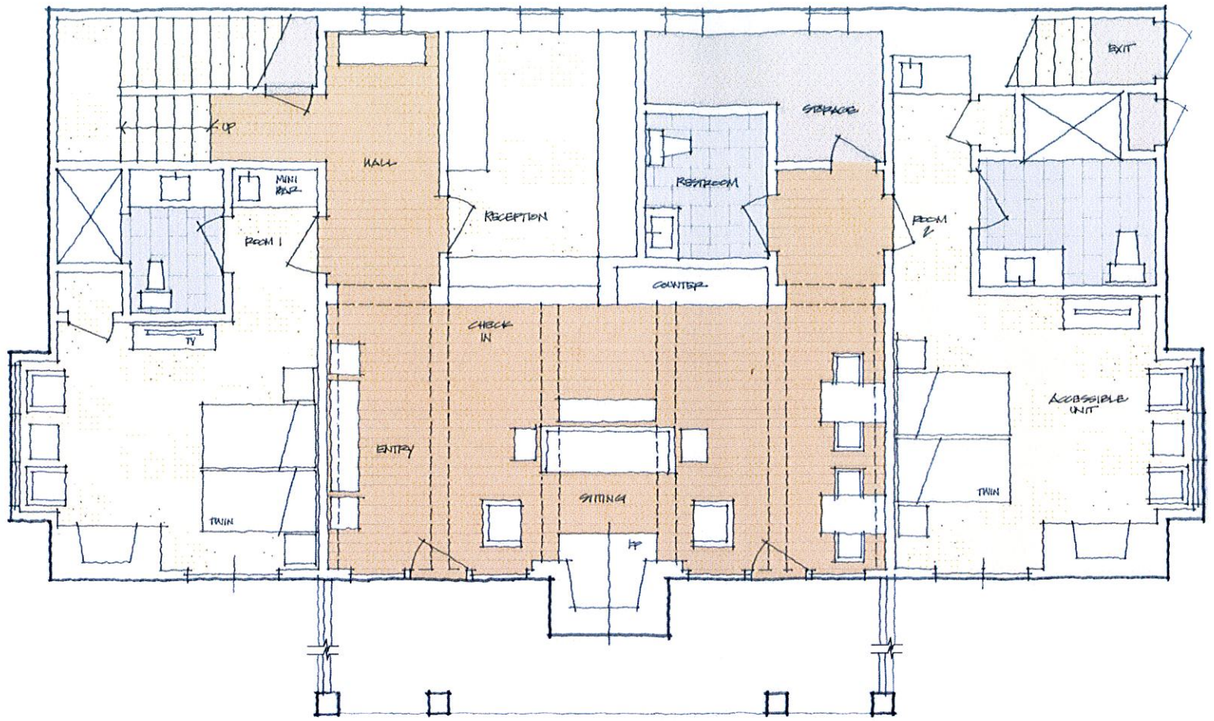
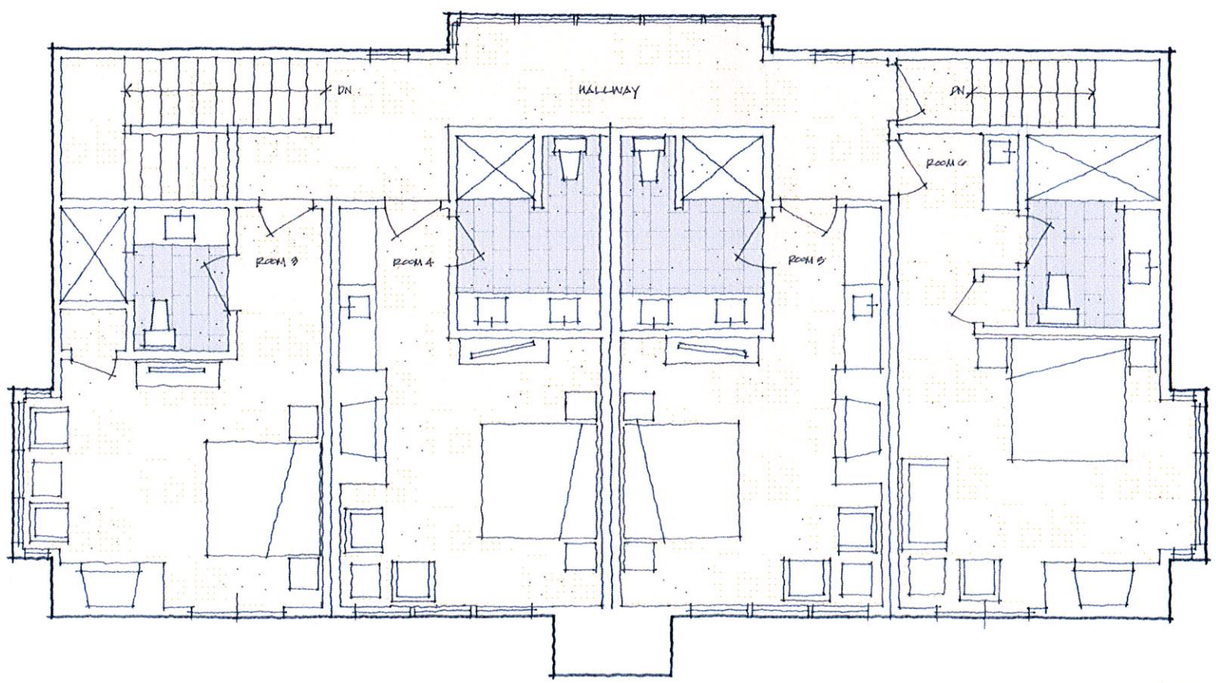
SITE SECTION

A4



1 FIRST FLOOR PLAN

1/8" = 1' - 0"



2 SECOND FLOOR PLAN

1/8" = 1' - 0"

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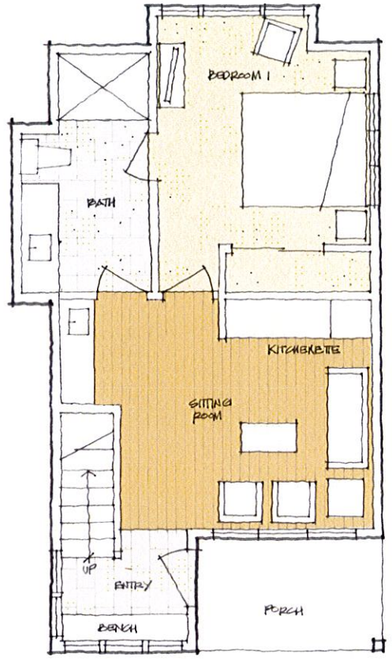
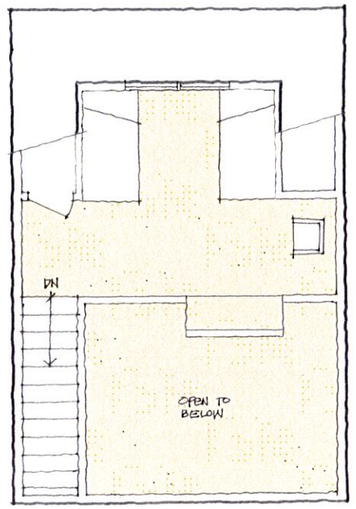
LODGE BUILDING FLOOR PLANS

A5



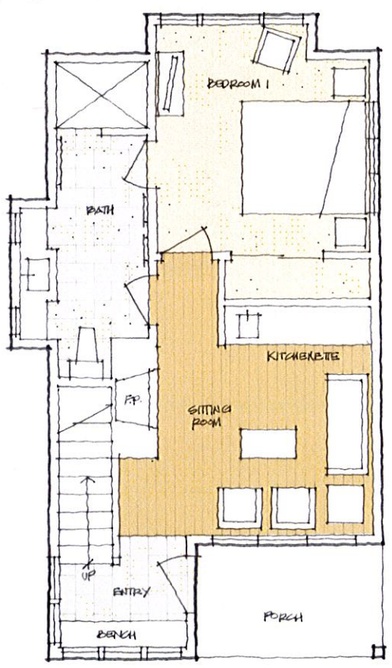
FIRST FLOOR PLAN



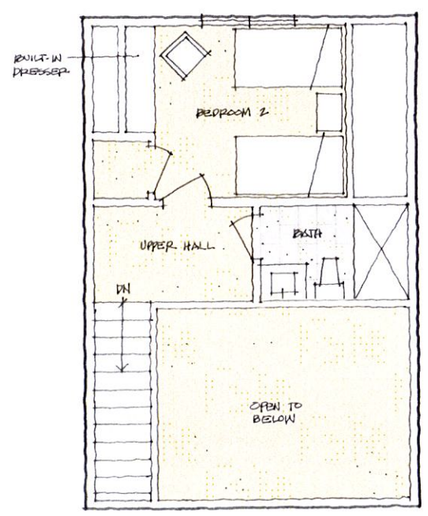
LOFT PLAN

1 COTTAGE TYPE B (1 ROOM W/ LOFT) - FLOOR PLANS

1/8" = 1'-0"



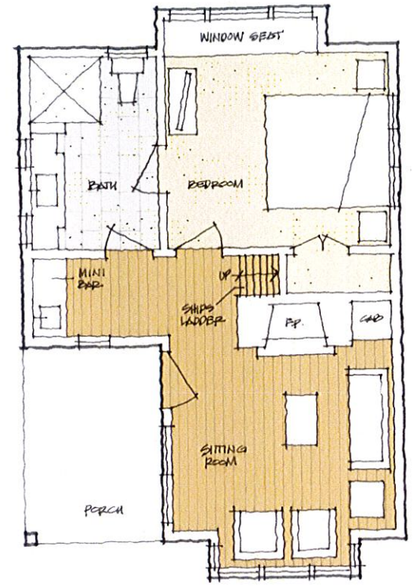
FIRST FLOOR PLAN



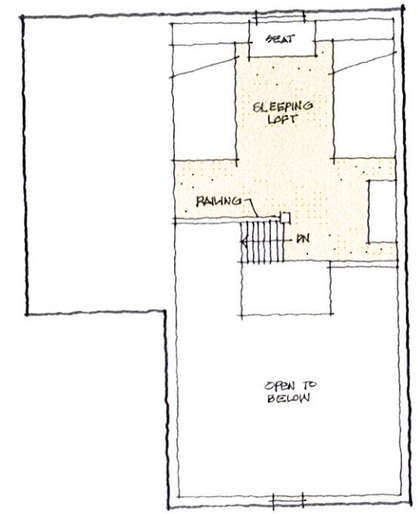
LOFT PLAN

2 COTTAGE TYPE B (2 ROOM) - FLOOR PLANS

1/8" = 1'-0"



FIRST FLOOR PLAN



LOFT PLAN

3 COTTAGE TYPE A (1 ROOM W/ LOFT) - FLOOR PLANS

1/8" =1'-0"

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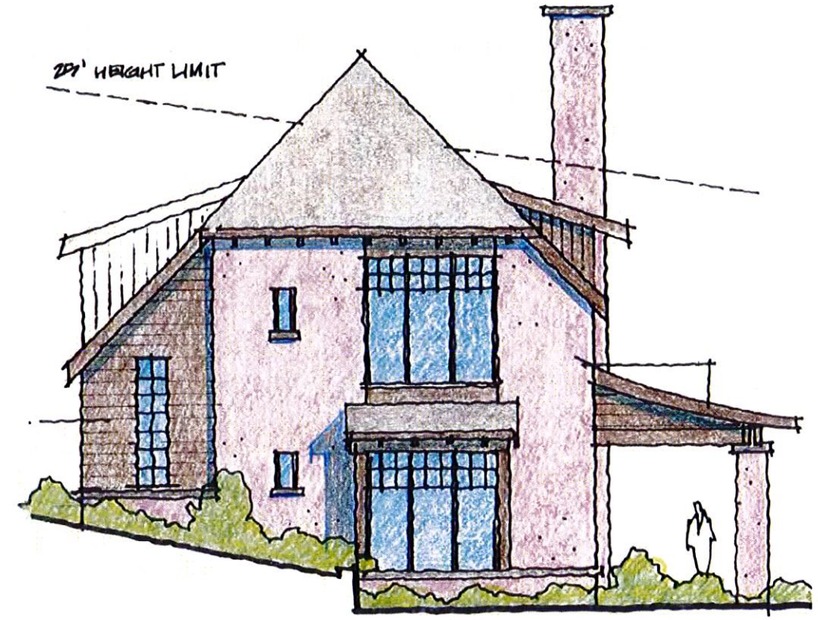
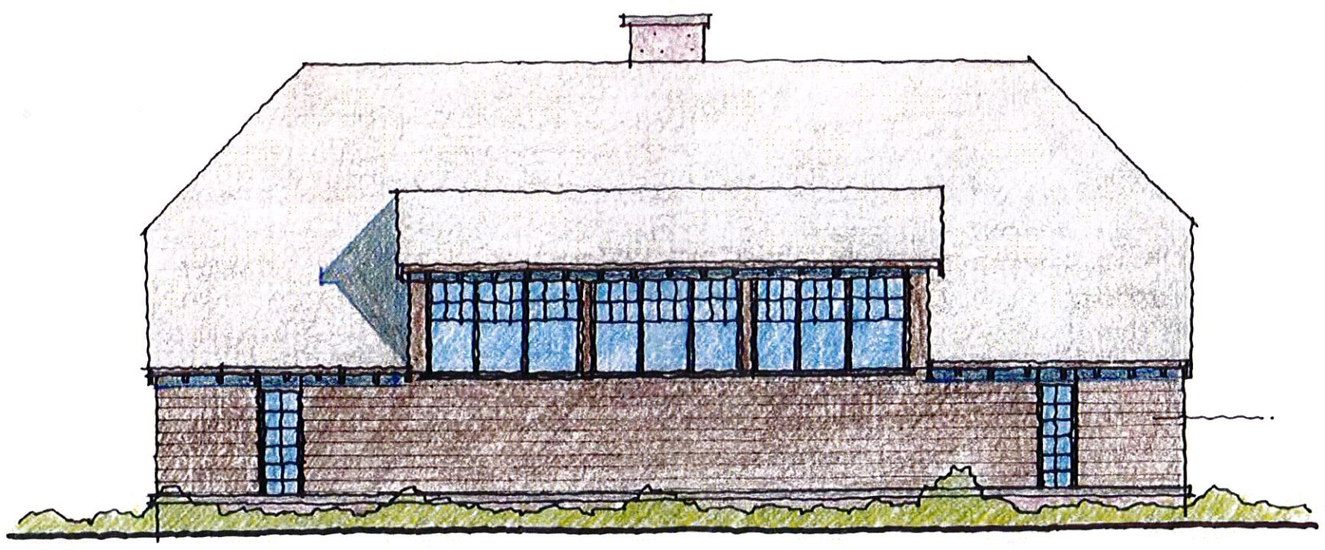
GUEST COTTAGE FLOOR PLANS

A6

WEST ELEVATION



NORTH ELEVATION (SOUTH SIMILAR)



EAST ELEVATION

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

Bainbridge Island

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ATTACHMENT D

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THE RESORT AT PLEASANT BEACH
7879 PITTS PATH LANE
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OWNER: PBPBS,LLC

SPR APPLICATION

PROJECT 1418
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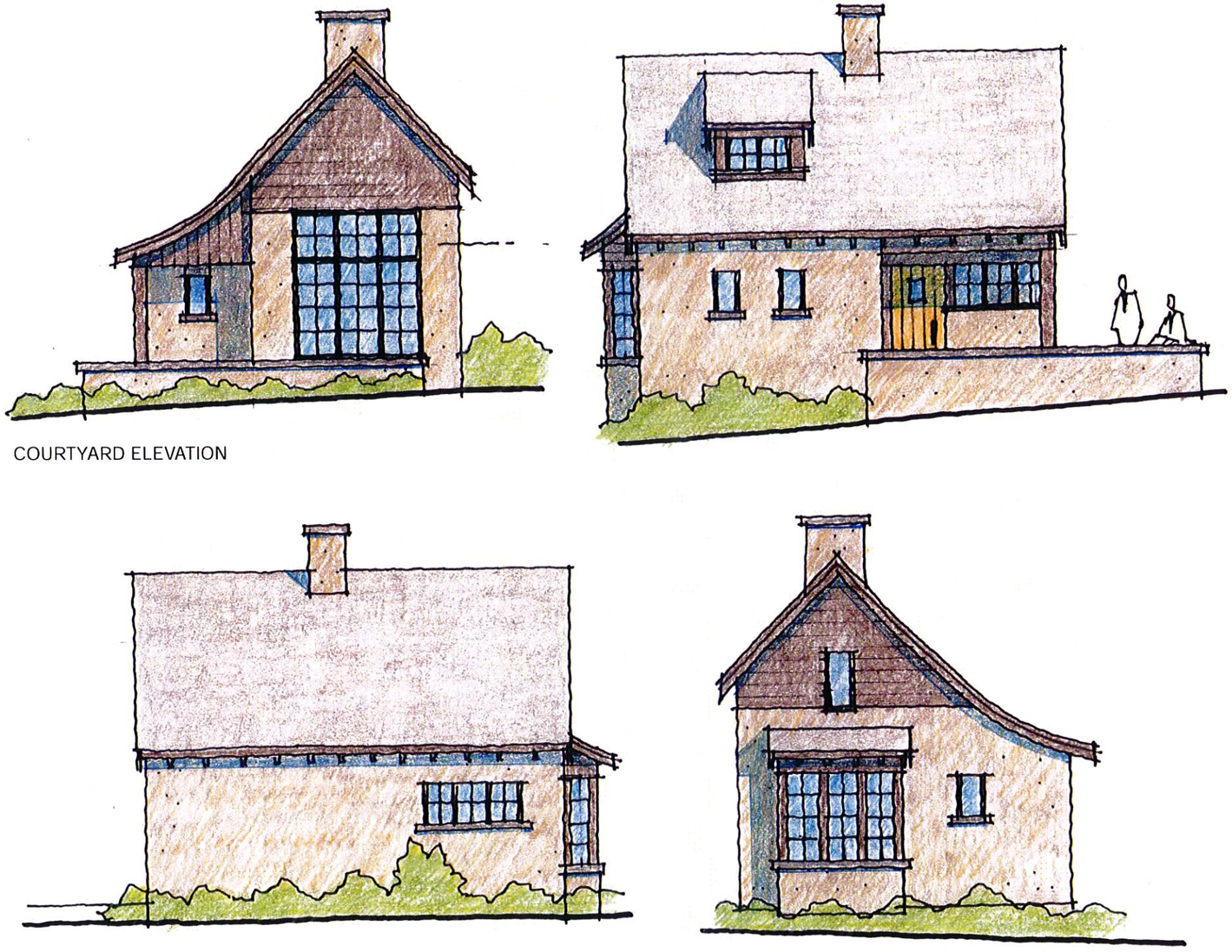
LODGE
EXTERIOR ELEVATIONS

A7



COURTYARD ELEVATION

1 COTTAGE TYPE A ELEVATIONS

1/8" = 1' - 0"

Bainbridge Island

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ATTACHMENT D 7.

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THE RESORT AT PLEASANT BEACH

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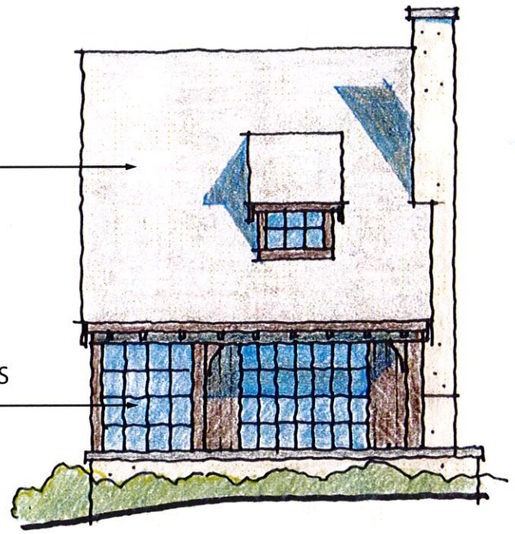
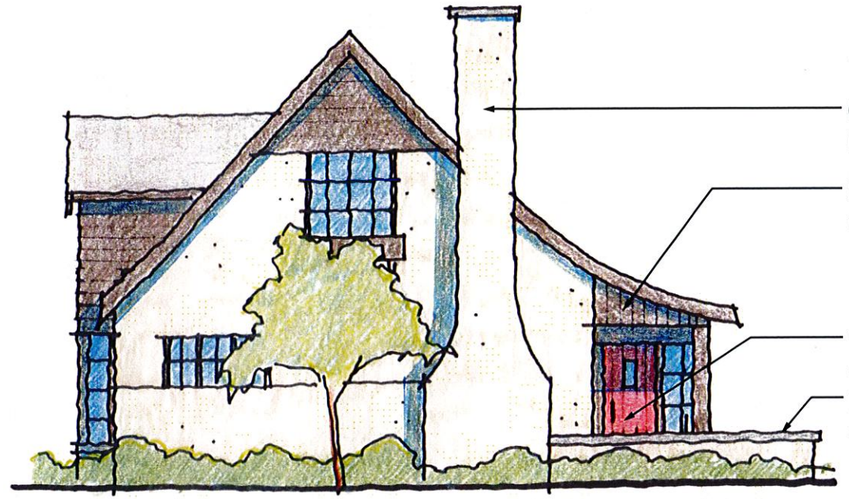
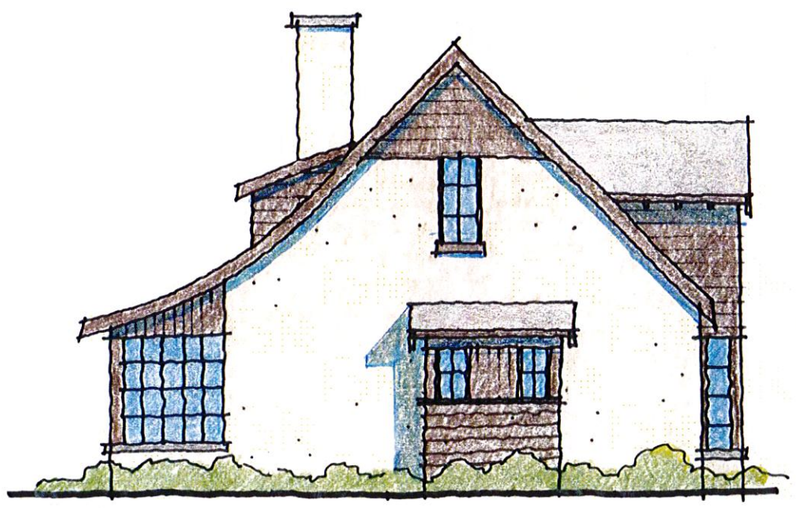
COTTAGE ELEVATIONS TYPE A

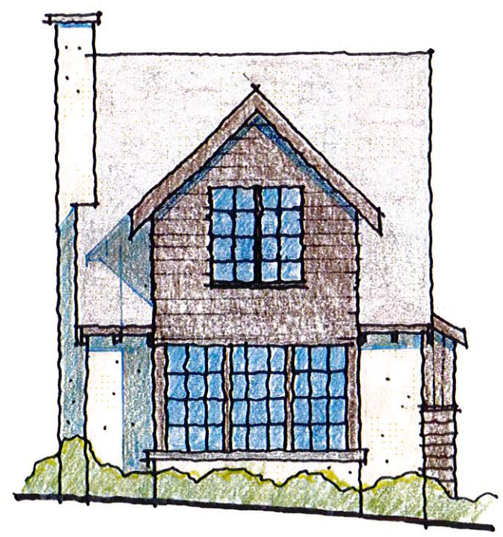
A8



COURTYARD ELEVATION







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

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

THE RESORT
AT PLEASANT BEACH

7879 PITTS PATH LANE
BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS,LLC

SPR APPLICATION

PROJECT	1418
DATE	NOV 25, 2014

NO.	DESCRIPTION	DATE

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COTTAGE ELEVATIONS
TYPE B

A9

PITTS PATH LANE

WOODSON LANE

POWER CONDUIT CROSSING

NON-ADA DROP OFF AREA TO BE PAVED WITH DEPRESSED CURB ALONG PITTS PATH PER WSDOT STD PLAN F-10.12-02

5' WIDE CEMENT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-01

TYPE A SINGLE DIRECTION CURB RAMP PER WSDOT STD. PLAN F-40.16-01

EX. RAMP

CROSSWALKS PER WSDOT STD. PLAN M-15.10-01.

PERPENDICULAR CURB RAMPS PER WSDOT STD. PLAN F-40.15-01

WATER EASEMENT (TYP.)

BUILDING 1
1,854 S.F.
MAIN LODGE

BUILDING 2
550 S.F.
COTTAGE

BUILDING 3
550 S.F.
COTTAGE

BUILDING 4
550 S.F.
COTTAGE

BUILDING 5
492 S.F.
COTTAGE

BUILDING 6
550 S.F.
COTTAGE

BUILDING 7
492 S.F.
COTTAGE

BUILDING 8
492 S.F.
COTTAGE

EXISTING BOUNDARY LINE

PROPOSED BOUNDARY LINE ADJUSTMENT

CONCRETE WALKWAY AND PATIOS SITE (TYPICAL)

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

FUTURE WALKWAY TO CAMP KELLY

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

BENCHMARK
SET MAG NAIL
ELEV=46.07

ADA ACCESSIBLE ROUTE TO PLEASANT BEACH VILLAGE RESORT

042402-1-090-2001
4611 WOODSON LANE
PBPBS, LLC
5424 SAND POINT WAY NE
SEATTLE, WA 98105

EXISTING ROCKWALL TO BE REMOVED AND AREA TO BE RE-GRADED WITH CONCRETE RETAINING WALLS WHERE SHOWN (DESIGN BY OTHERS)

PARALLEL CURB RAMP PER WSDOT STD. PLAN F-40.12-01

ADA PARKING STALL PER WSDOT STD. PLAN M-17.10-02

PARKING AREA TO BE RE-STRIPED TO ACCOMODATE PROPOSED ADA PARKING STALL

- REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DATA
- REFER TO LANDSCAPE PLAN FOR TREE RETENTION PLAN AND LANDSCAPING PROPOSED

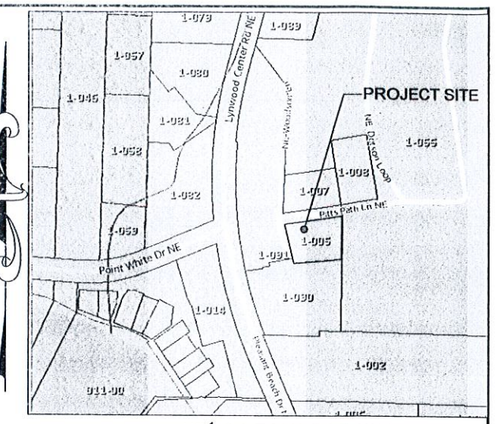
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

20

DATUM

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



NE $\frac{1}{4}$ S 4, T 24 N, R 2 E, W.M.
042402-1-005-2005

LEGEND

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

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development

ATTACHMENT D 11.

CITY OF BAINBRIDGE ISLAND APPLICATION NUMBER:_____

PLEASANT BEACH VILLAGE RESORT SITE PLAN REVIEW

PRELIMINARY CIVIL SITE PLAN

FOR
PBPBS III, LLC
4699 NE WOODSON LANE, SUITE 310A
BAINBRIDGE ISLAND, WA 98110

CONTACT
CHARLIE WENZLAU
WENZLAU ARCHITECTS
(206) 780-6882

11/25/14
KEANE P. TH PFEIFER
STATE OF WASHINGTON
29653
REGISTERED PROFESSIONAL ENGINEER

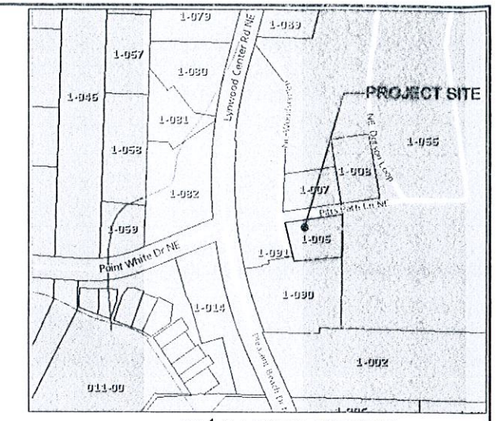
MAP LTD
P.O. Box 1210 • 13109 Clear Creek Road NW
Silverdale, Washington 98383
Silverdale 692-5525 • Seattle (206) 682-5514
Fax (360) 698-0546
ENGINEERING • SURVEYING
PLANNING

NO.	DATE	DESCRIPTION	BY

CALCULATED	DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
	SV/PF	SV	PF	11-24-14	1"=10' 20'	6151.02-02	1 OF 3

C-1

- PRELIMINARY GRADING PLAN PREPARED BY FISCHER BOUMA PARTNERSHIP LANDSCAPE ARCHITECTS.
- PRELIMINARY DRAINAGE PLAN BASED ON PRELIMINARY GRADES AND WILL BE ADJUSTED AT FINAL DESIGN.
- ALL ROOF DRAINS TO BE DIRECTED TO STORM CONVEYANCE SYSTEM.



NE ¼ S 4, T 24 N, R 2 E, W.M.
042402-1-005-2005

ATTACHMENT D 12.

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development

CITY OF BAINBRIDGE ISLAND APPLICATION NUMBER:_____

PLEASANT BEACH VILLAGE RESORT SITE PLAN REVIEW

PRELIMINARY GRADING and DRAINAGE PLAN

FOR
PBPBS III, LLC
4699 NE WOODSON LANE, SUITE 310A
BAINBRIDGE ISLAND, WA 98110

CONTACT
CHARLIE WENZLAU
WENZLAU ARCHITECTS
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11/24/14
KENNETH P. FISHER
STATE OF WASHINGTON
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Silverdale 692-8635 • Seattle (206) 682-5514
Fax (360) 698-8545
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PLANNING

C-2

NO.	DATE	DESCRIPTION	BY

CALCULATED	DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
	SV/PF	SV	PF	11-24-14	1"=10'	6151.02-02	2 OF 3

20

20'

PITTS PATH LANE

WOODSON LANE

POWER CONDUIT CROSSING

8" WATER MAIN FOR HYDRANT AND DOMESTIC WATER METER CONNECTIONS

6" WATER MAIN EXTENSION FOR HYDRANT ASSEMBLY TO BE LOCATED WITHIN 50' OF FDC

4" WATER MAIN FOR FIRE SERVICE CONNECTION TO MAIN LODGE

2" MANIFOLD FOR 3 EA DOMESTIC WATER METERS (¾")

2" BLOW-OFF ASSEMBLY AT END OF 6" WATER MAIN EXTENSION

4" DETECTOR CHECK BACKFLOW PREVENTER ASSEMBLY W/PIV & FDC

1" DOMESTIC WATER METER FOR MAIN LODGE

FIRE SPRINKLER CONNECTION TO BUILDING

2" MANIFOLD FOR 4 EA DOMESTIC WATER METERS (¾")

BUILDING 1 1,854 S.F. MAIN LODGE

BUILDING 2 550 S.F. COTTAGE

BUILDING 3 550 S.F. COTTAGE

BUILDING 4 550 S.F. COTTAGE

BUILDING 5 492 S.F. COTTAGE

BUILDING 6 550 S.F. COTTAGE

BUILDING 7 492 S.F. COTTAGE

BUILDING 8 492 S.F. COTTAGE

RESORT SSMH #2 RIM=46.50 I.E. IN=40.83 I.E. OUT=40.73

RESORT SSMH #1 RIM=49.20 I.E. IN=37.74 I.E. OUT=37.64

COTTAGE 1 SSCO RIM=49.50 I.E. OUT=43.83

COTTAGE 2 SSCO RIM=51.00 I.E. OUT=44.13

COTTAGE 3 SSCO RIM=52.50 I.E. OUT=48.00

MAIN LODGE SSCO RIM=53.85 I.E. OUT=48.35

RESORT SSCO#1 RIM=53.50 I.E. OUT=47.83

RESORT SSMH #3 RIM=48.80 I.E. IN=42.13 I.E. OUT=42.03

COTTAGE 4 SSCO RIM=48.26 I.E. OUT=43.54

COTTAGE 5 SSCO RIM=50.50 I.E. OUT=44.26

COTTAGE 6 SSCO RIM=53.00 I.E. OUT=46.50

COTTAGE 7 SSCO RIM=51.04 I.E. OUT=50.02

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

WATER EASEMENT (TYP.)

BENCHMARK SET MAG NAIL ELEV=46.07

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

20

042402-1-025-2004
4746 LYNWOOD CENTER ROAD NE
PBPBS, LLC
5424 SAND POINT WAY NE
SEATTLE, WA 98105

042402-1-020-2001
4511 WOODSON LANE
PBPBS, LLC
5424 SAND POINT WAY NE
SEATTLE, WA 98105

Bainbridge Island

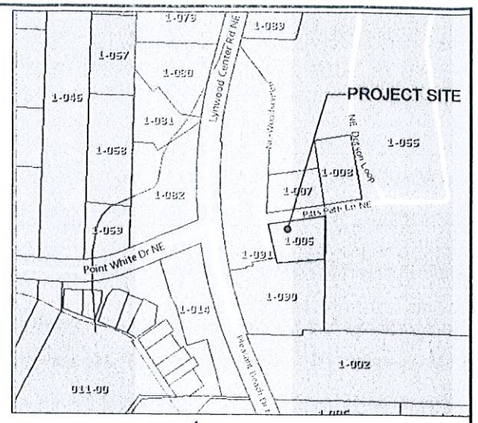
RECEIVED 2014

Dept. of Planning & Community Development

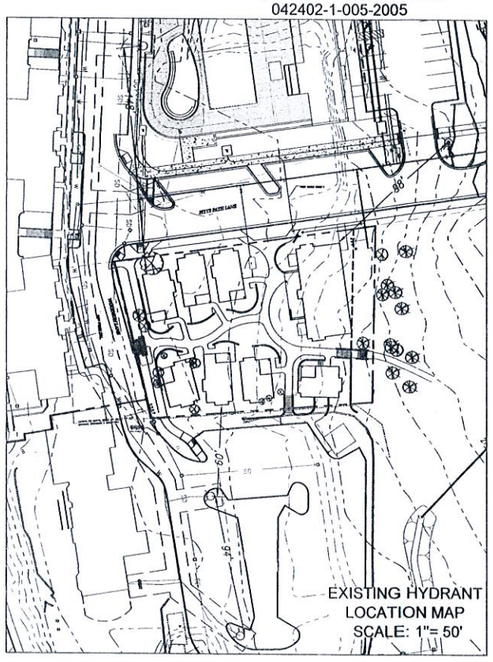
DATUM

CITY OF BAINBRIDGE ISLAND VERTICAL DATUM
NGS BRASS MONUMENT 381 1956
0.3 MILES WEST OF LYNWOOD CENTER ROAD

ATTACHMENT D13.



NE ¼ S 4, T 24 N, R 2 E, W.M.
042402-1-005-2005



CITY OF BAINBRIDGE ISLAND APPLICATION NUMBER:_____

PLEASANT BEACH VILLAGE RESORT SITE PLAN REVIEW

PRELIMINARY SANITARY SEWER and WATER PLAN

FOR:
PBPBS III, LLC
4699 NE WOODSON LANE, SUITE 310A
BAINBRIDGE ISLAND, WA 98110

CONTACT:
CHARLIE WENZLAU
WENZLAU ARCHITECTS
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11/24/14
KENNETH P. FAIRHEAD
STATE OF WASHINGTON
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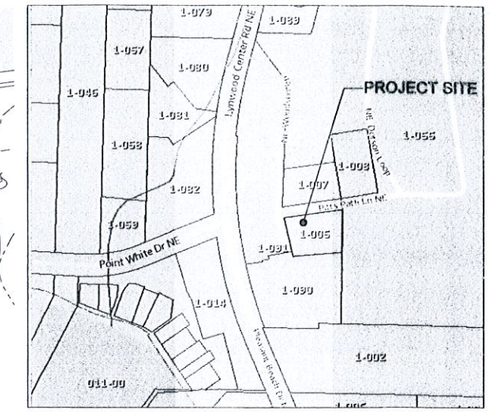
ENGINEERING • SURVEYING PLANNING

C-3

BY	CALCULATED	DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
		SV/PF	SV	PF	11-24-14	1"=10'	6151.02-02	3 OF 3

20'



NE $\frac{1}{4}$ S 4, T 24 N, R 2 E, W.M.
042402-1-005-2005

Attachment D 14.

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development

PLEASANT BEACH VILLAGE RESORT
SITE PLAN REVIEW

EXISTING CONDITIONS

FOR
PBPBS III, LLC
4699 NE WOODSON LANE, SUITE 310A
BAINBRIDGE ISLAND, WA 98110

CONTACT
CHARLIE WENZLAU
WENZLAU ARCHITECTS
(206) 780-6882

11/24/14

KENNETH P. FULLER
STATE OF WASHINGTON
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REGISTERED PROFESSIONAL ENGINEER

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Silverdale 692-5625 • Seattle (206) 682-5514
Fax (360) 698-0546
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PLANNING

NO.	DATE	DESCRIPTION	BY

C-4

CALCULATED	DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
	SV/PF	SV	PF	11-24-14	1"=10'	6151.02-02	4 OF 4

20'

LEGEND

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

GRAPHIC SCALE

10' 0 5' 10'

1 INCH = 10 FT. ON 22 x 34 SHEET
1 INCH = 20 FT. ON 11 x 17 SHEET

NOTES

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

FISCHER·BOUMA PARTNERSHIP
Landscape Architecture + Community Planning
310 Madison Ave South, Suite A
Bainbridge Island, WA 98110
(206) 780.5651
www.fbpartnership.com

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

PROJECT NUMBER:
2014-030

SUBMITTAL:
SPR APPLICATION

SUBMITTAL DATE:
11/25/14

REVISIONS:

NO.	DATE	DESCRIPTION

Bainbridge Island
STAMP:
NOV 25 2014
Dept. of Planning & Community Development

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

SHEET TITLE:
TREE RETENTION PLAN

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

SHEET NUMBER:
L001

GRAPHIC SCALE

10' 0 5' 10'

1 INCH = 10 FT. ON 22 x 34 SHEET
1 INCH = 20 FT. ON 11 x 17 SHEET

ATTACHMENT D 16.

FISCHER·BOUMA
PARTNERSHIP

Landscape Architecture + Community Planning
310 Madison Ave South, Suite A
Bainbridge Island, WA 98110
(206) 780.5651
www.fbpartnership.com

SUBMITTAL DATE:
11/25/14

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

PROJECT NUMBER:
2014-030

SUBMITTAL:
SPR APPLICATION

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP:
Bainbridge Island
NOV 25 2014
Dept. of Planning & Community Development

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

SHEET TITLE:
ILLUSTRATIVE
SITE PLAN

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

SHEET NUMBER:
L002

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ACE CIR	15	ACER CIRCINATUM	VINE MAPLE	B & B	2"CAL	NA
	ACE PAC	7	ACER CIRCINATUM 'PACIFIC FIRE'	VINE MAPLE	B & B	2"CAL	NA
	ACE TRU	5	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE	B & B	2"CAL	NA
	GLE SHA	10	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2"CAL	NA
	MAG WAT	1	MAGNOLIA STELLATA 'WATERLILY'	STAR MAGNOLIA	15 GAL	NA	6' HT.
	MAG LEO	4	MAGNOLIA X LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	15 GAL	NA	6' HT.

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	CRY ELE	14	CRYPTOMERIA JAPONICA 'ELEGANS'	JAPANESE CEDAR	15 GAL	NA	6' HT.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT
	ABE KAL	17	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	GLOSSY ABELIA	5 GAL	4' OC	4' HT.
	BUX SUF	17	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	TRUE DWARF BOXWOOD	2 GAL	2' OC	2' HT.
	DRI LAN	3	DRIMYS LANCEOLATA	PEPPER TREE	5 GAL	10' OC	8' HT.
	HAM MOL	7	HAMAMELIS MOLLIS	CHINESE WITCH HAZEL	5 GAL	8' OC	8' HT.
	HYD BOB	24	HYDRANGEA PANICULATA 'BOBO'	HARDY DWARF HYDRANGEA	2 GAL	3' OC	3' HT.
	KAL KEE	17	KALMIA LATIFOLIA 'KEEPSAKE'	MOUNTAIN LAUREL	5 GAL	4' OC	4' HT.
	PIE JAP	17	PIERIS JAPONICA 'LITTLE HEATH'	LILY OF THE VALLEY BUSH	2 GAL	3' OC	2' HT.
	PRU LAU	14	PRUNUS LAUROCERASUS 'NANA'	ENGLISH LAUREL	2 GAL	4' OC	3' HT.
	RHA UMB	13	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORNE STANDARD	5 GAL	5' OC	5' HT.
	RHO GEO	10	RHODODENDRON X LODERI 'KING GEORGE'	RHODODENDRON	5 GAL	6' OC	6' HT.
	RHO DRE	37	RHODODENDRON X 'DREAMLAND'	RHODODENDRON	5 GAL	4' OC	4' HT.
	RHO KEN	35	RHODODENDRON YAKUSIMANUM 'KEN JANEK'	PINK YAKU RHODODENDRON	5 GAL	5' OC	5' HT.
	VIB SPI	29	VIBURNUM TINUS 'SPIRIT'	ARROWWOOD	5 GAL	4' OC	4' HT.

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT
	ALL GLO	29	ALLIUM X 'GLOBEMASTER'	HYBRID STAR OF PERSIA	BULB	18" OC	2' HT.
	HEL CHE	139	HELLEBORUS X 'CHERRY BLOSSOM'	HYBRID HELLEBORE	1 GAL	18" OC	18" HT.
	IRI SIB	23	IRIS SIBIRICA 'FLIGHT OF BUTTERFLIES'	SIBERIAN IRIS	BULB	2' OC	18" HT.
	NAR MOU	136	NARCISSUS X 'MOUNT HOOD'	MOUNT HOOD DAFFODIL	BULB	18" OC	18" HT.

VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT
	WIS ROS	2	WISTERIA FLORIBUNDA 'ROSEA'	PINK JAPANESE WISTERIA	2 GAL	NA	

GENERAL NOTES

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

LANDSCAPE CONCEPT NARRATIVE

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

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

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

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

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

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

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

ATTACHMENT D 12.

FISCHER·BOUMA PARTNERSHIP
Landscape Architecture + Community Planning
310 Madison Ave South, Suite A
Bainbridge Island, WA 98110
(206) 780-5651
www.fbpartnership.com

SUBMITTAL DATE: 11/25/14

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

PROJECT NUMBER: 2014-030

SUBMITTAL: SPR APPLICATION

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP

Bainbridge Island
NOV 25 2014
Dept. of Planning & Community Development

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

SHEET TITLE:
LANDSCAPE PLAN SCHEDULE

SCALE: NA

SHEET NUMBER:
L003

ATTACHMENT D 18.

GRAPHIC SCALE

10' 0 5' 10'

1 INCH = 10 FT. ON 22 x 34 SHEET
1 INCH = 20 FT. ON 11 x 17 SHEET

FISCHER·BOUMA PARTNERSHIP

Landscape Architecture • Community Planning
310 Madison Ave South, Suite A
Bainbridge Island, WA 98110
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SUBMITTAL DATE:
11/25/14

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

PROJECT NUMBER:
2014-030

SUBMITTAL:
SPR APPLICATION

REVISIONS:

NO.	DATE	DESCRIPTION

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development

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

SHEET TITLE:
LANDSCAPE PLAN

SCALE: SEE SCALE BAR

SHEET NUMBER:
L004

CREEPING LILY TURF

PEPPER TREE

PACIFIC SUNSET MAPLE

STAR MAGNOLIA

GLOSSY ABELIA

MOUNTAIN LAUREL

MARS BARRENWORT

WITCH HAZEL

LILY OF THE VALLEY BUSH

PINK YAKU RHODODENDRON

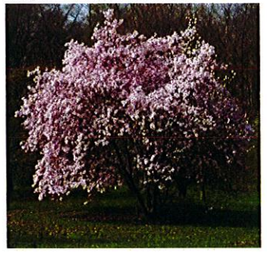
HARDY DWARF HYDRANGEA

SHADEMASTER LOCUST

VINE MAPLE

JAPANESE CEDAR

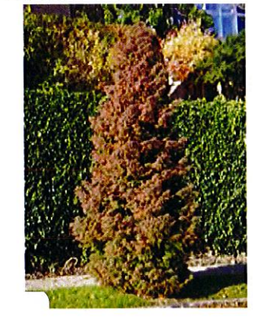
LEONARD MESSEL MAGNOLIA



HYBRID HELLEBORE

DREAMLAND RHODODENDRON

DWARF YEDDA HAWTHORNE



ATTACHMENT D 17.

GRAPHIC SCALE

20' 0 10' 20'

1 INCH = 20 FT. ON 22 x 34 SHEET

1 INCH = 40 FT. ON 11 x 17 SHEET

FISCHER·BOUMA PARTNERSHIP

Landscape Architecture + Community Planning
310 Madison Ave South, Suite A
Bainbridge Island, WA 98110
(206) 780.5651
www.fbpartnership.com

SUBMITTAL DATE:
11/25/14

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

PROJECT NUMBER:
2014-030

SUBMITTAL:
SPR APPLICATION

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP:
Bainbridge Island
NOV 25 2014
Dept. of Planning & Community Development

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

SHEET TITLE:
PLANT IMAGES

SCALE: SEE SCALE BAR

SHEET NUMBER:
L005

PLN 13880C SPR

SOUTH BAINBRIDGE WATER SYSTEM
4573 Point White Drive NE
Bainbridge Island, WA 98110
(206)842-4299

November 1, 2014

City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA98110

To Whom It May Concern:

South Bainbridge Water intends to serve the Pleasant Beach Resort project. A binding Water Availability letter will be issued upon execution of a contract between South Bainbridge Water and PBPBS, LLC.

Please call or e-mail with any questions or concerns.

Sincerely,

Kathy Blossom

Kathy Blossom

Bainbridge Island

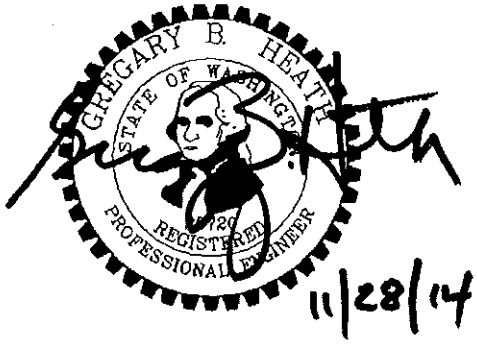
DEC - 9 2014

Dept. of Planning &
Community Development

ATTACHMENT E

PLEASANT BEACH RESORT
TRAFFIC ASSESSMENT

Bainbridge Island, WA



Prepared for: Janelle Hitch, P.E.
City of Bainbridge Island
280 Madison Avenue N
Bainbridge Island, WA 98110

November 2014

ATTACHMENT F

PLEASANT BEACH RESORT
TRAFFIC ASSESSMENT

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II. Project Description 3
III. Existing Conditions 3
IV. Future Traffic Demand 6
V. Summary 7

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2. Site Plan 5
3. Trip Distribution & Assignment 8

PLEASANT BEACH RESORT
TRAFFIC ASSESSMENT

I. INTRODUCTION

This study serves to examine traffic impacts related to the proposed Pleasant Beach Resort project. The main goals of this assessment focus on the forecast of newly generated project traffic and distribution of the traffic as required by the City of Bainbridge Island. The first task includes the collection of general roadway information, road improvement information, and entering sight distance data at the project entrance. Based on this information, forecasts of future traffic and dispersion patterns on the street system are determined using established trip generation and trip distribution techniques.

II. PROJECT DESCRIPTION

The project proposes to construct a 15 room motel in the City of Bainbridge. The development is part of the overall master plan for the Pleasant Beach Resort that will include retail, residential, and lodging uses. The site is located on Woodson Lane, just off of Lynwood Center Road. Primary access to the site will be provided by Woodson Lane. Surrounding development is primarily residential. Completion of this project may be expected within a couple years. Figure 1 on the following page shows the general site location and surrounding arterial network. A site plan outlining the project layout is given in Figure 2.

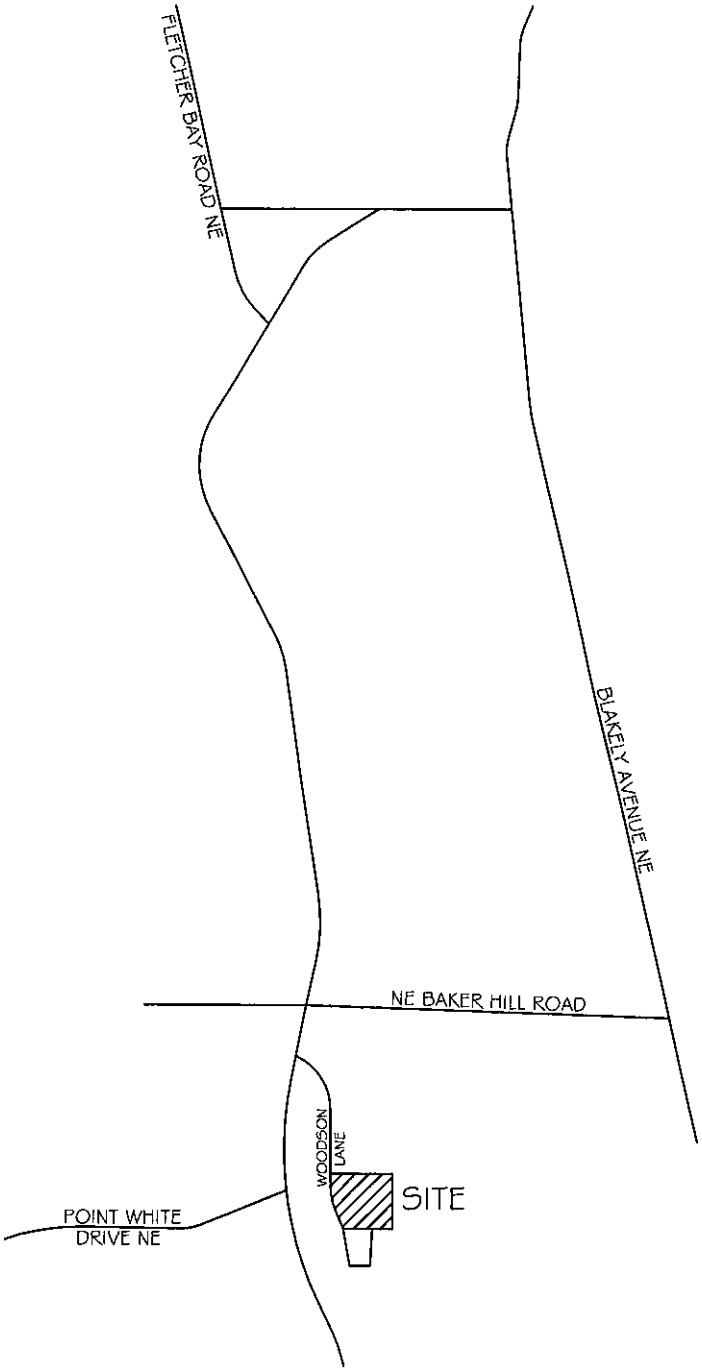
III. EXISTING CONDITIONS

A. Surrounding Roadway System

Roadways serving the proposed site consist of multi-lane arterials, collector roads, and local roads which vary in width, terrain, and posted speeds. As indicated by their specific arterial designations, these roadways also vary in their overall function as part of the general network. The key streets near the site are described below.

Lynwood Center Road NE is a north-south, two-lane roadway that lies west of the site. North of Baker Hill Road the posted speed limit is 35 mph, and south the speed limit is 25 mph. Paving is asphalt and lane widths are around 11 feet. Shoulders are typically paved. Grades are mild to moderate in the area.

NE Baker Hill Road is an east-west, two-lane roadway that lies to the north of the project with a posted speed limit of 30 mph. Road surfacing is asphalt and lane widths are around 11 feet. Shoulders are typically paved. Grades are moderate in the area.

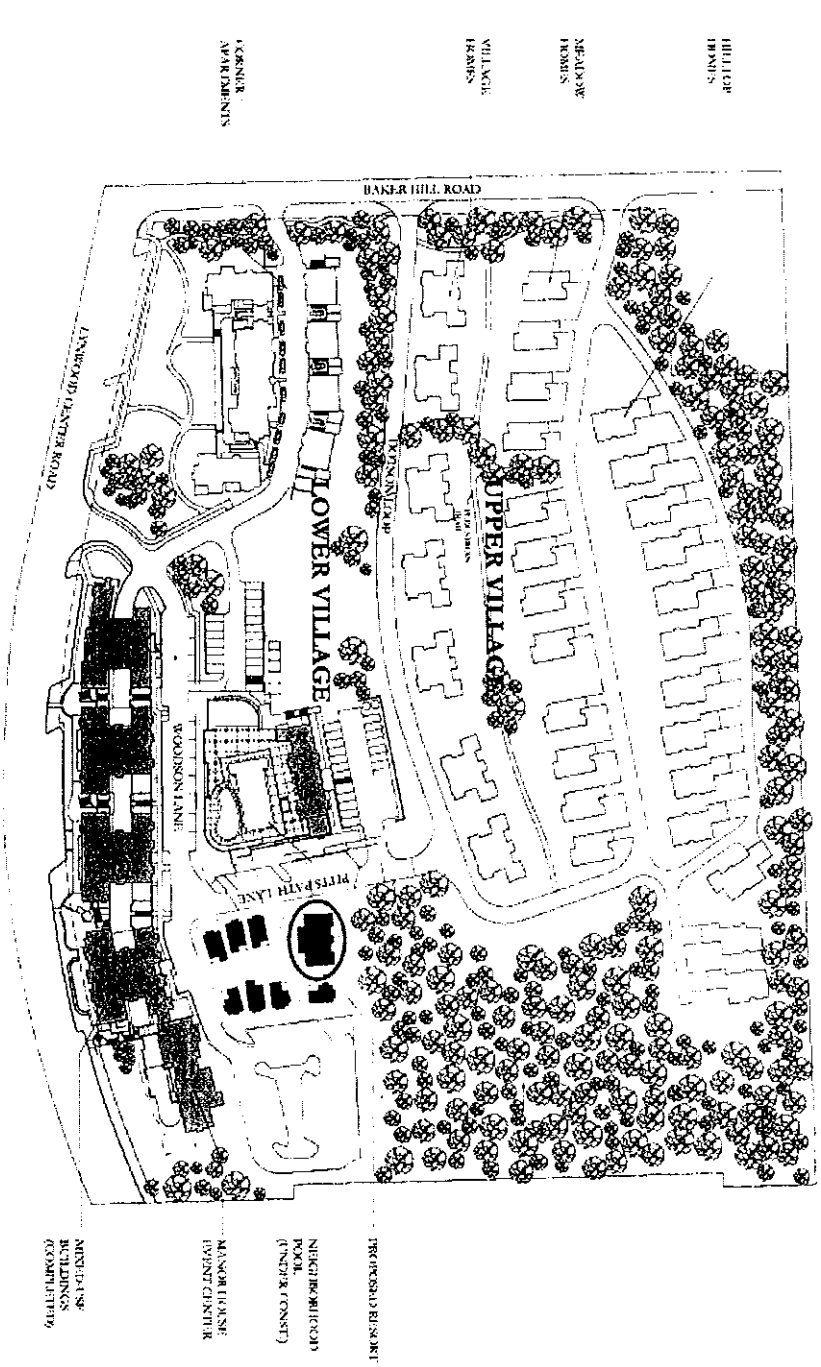


PLEASANT BEACH RESORT

HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

VICINITY MAP & ROADWAY SYSTEM

FIGURE 1



PLEASANT BEACH RESORT

HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

SITE PLAN

FIGURE 2

B. Pedestrian and Bicycle Activity

Bainbridge Island supports a significant amount of pedestrian traffic. Typical peaks in non-motorist traffic is seen during ferry departures and returns. Growing availability in pedestrian facilities, generally in the form of sidewalks, crosswalks, and bike lanes, help alleviate any conflicts between motorist and non-motorist traffic.

C. Public Transit

A review of the Kitsap Transit regional bus schedule shows transit service is provided near the site. Kitsap Transit Routes 97 and 98 serve along Baker Hill Road and Lynwood Center Road, respectively, to and from the Bainbridge Island Ferry Terminal. This transit availability is likely to result in a reduction of site generated vehicular traffic. Refer to the Kitsap Transit schedule for detailed route information.

IV. FUTURE TRAFFIC DEMAND

A. Trip Generation

Trip generation is used to determine the magnitude of project impacts on the surrounding street system. This is usually denoted by the quantity or specific number of new trips that enter and exit a project during a designated time period, such as a specific peak hour or an entire day. Data would typically be used from the Institute of Transportation Engineers publication, *Trip Generation*, 9th Edition. The designated land use for this project is defined as Motel (LUC 320). Average Daily Traffic and AM and PM peak hour volumes are given below in Table 1 for the proposed 15 room motel. Refer to the appendix for trip generation output.

TABLE 1
Project Trip Generation
15 Rooms of Motel

Time Period	*Volume*
AWDT	84 vpd
AM Peak Inbound	2 vph
AM Peak Outbound	5 vph
AM Peak Total	7 vph
PM Peak Inbound	4 vph
PM Peak Outbound	3 vph
PM Peak Total	7 vph

B. Trip Distribution

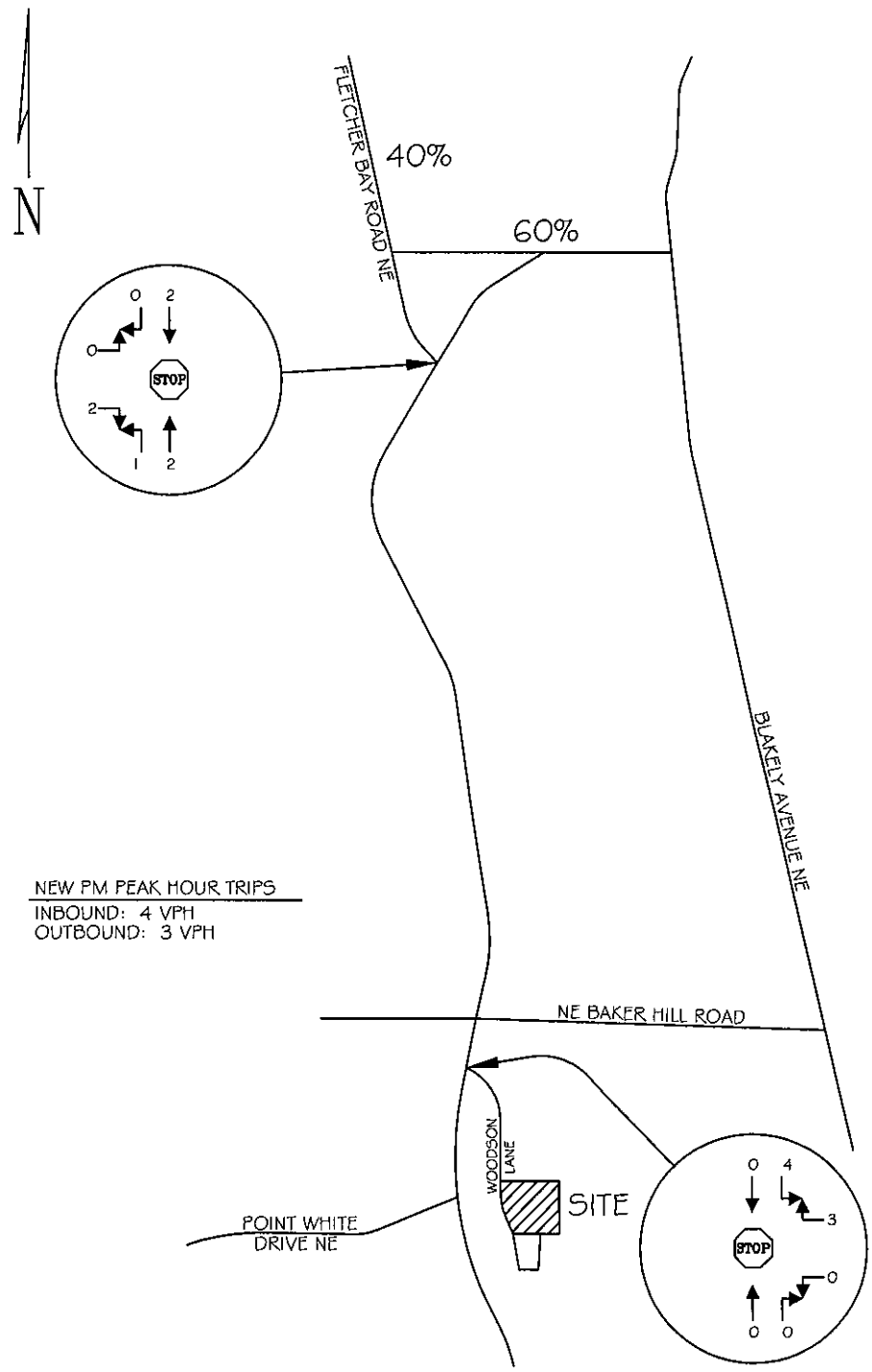
Trip distribution and assignment describes the process by which project generated trips are dispersed on the street network surrounding the site. Site generated trips are expected

to follow the trip pattern shown in Figure 3. This figure reflects work-based and other-based trips taken by project patrons during the PM peak hour. The distribution is based on existing travel patterns.

V. SUMMARY

The proposed project will add a 15 room motel to the city of Bainbridge as part of the overall build out plan for the Pleasant Beach Resort. Primary access will be provided via Woodson Lane off of Lynwood Center Road. The site will be a mild generator of new trips in the area with 7 AM and 7 PM peak hour trips expected. Overall, the project will have a minimal impact on the surrounding roadway system.

No mitigation is identified at this time.



PLEASANT BEACH RESORT

HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 3

PLEASANT BEACH RESORT
TRAFFIC ASSESSMENT

APPENDIX

Detailed Average Rate Trip Calculations
For 15 Rooms of Motel(320) - [R]

Project: Pleasant Beach
Phase:

Open Date:
Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.63	3.31	1.00	84
7-9 AM Peak Hour Enter	0.16	0.00	1.00	2
7-9 AM Peak Hour Exit	0.29	0.00	1.00	5
7-9 AM Peak Hour Total	0.45	0.70	1.00	7
4-6 PM Peak Hour Enter	0.25	0.00	1.00	4
4-6 PM Peak Hour Exit	0.22	0.00	1.00	3
4-6 PM Peak Hour Total	0.47	0.72	1.00	7
AM Pk Hr, Generator, Enter	0.17	0.00	1.00	3
AM Pk Hr, Generator, Exit	0.27	0.00	1.00	4
AM Pk Hr, Generator, Total	0.44	0.69	1.00	7
PM Pk Hr, Generator, Enter	0.30	0.00	1.00	5
PM Pk Hr, Generator, Exit	0.26	0.00	1.00	3
PM Pk Hr, Generator, Total	0.56	0.81	1.00	8
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

P.O. Box 720 • 11309 Clear Creek Road N.W.
Silverdale, Washington 98383
Silverdale (360) 692-5525 • Seattle (206) 682-5574
Fax (360) 698-0546

Engineering • Surveying • Planning

PRELIMINARY DRAINAGE REPORT FOR

PLEASANT BEACH RESORT

PREPARED FOR: PBPBS, LLC
5424 SANDPOINT WAY NE
SEATTLE, WA 98105

CONTACT: Charlie Wenzlau
WENZLAU ARCHITECTS
(206) 780-6882

DATE: November 24, 2014

J#6151.02

Bainbridge Island
NOV 25 2014
Dept. of Planning &
Community Development

11/25/14

KENNETH P. FUHRER
STATE OF WASHINGTON
29653
REGISTERED
PROFESSIONAL ENGINEER

ATTACHMENT G

REFERENCES

City of Bainbridge Island Design and Construction Standards

Washington State Department of Transportation Design Standards

Stormwater Management Manual for the Puget Sound Basin. Washington State Department of Ecology, 2012

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II. DRAINAGE CONCEPT 1

III. EXISTING CONDITIONS 1

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V. DRAINAGE SYSTEM MAINTENANCE 9

VI. SILT AND EROSION CONTROL 9

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PRELIMINARY DRAINAGE REPORT

FOR

PLEASANT BEACH RESORT

I. PROJECT DESCRIPTION

The applicant is proposing to develop the 0.38 acre parcel as the Pleasant Beach Resort. The development will consist of seven new guest cottages and a main lodge. The buildings are arranged around a central garden area with internal pathways connecting the Inn to adjacent uses on the site. Access to the resort will be from NE Woodson Lane, a connector road from Lynwood Center Road NE. Parking for the resort will be in the existing parking area south of the resort. An ADA accessible parking stall will be provided, with an accessible walkway up to the main lodge. The drop off for the Resort is located along Pitts Path Lane adjacent to the Main Lodge.

Utility improvements include water main extension for domestic service and a sprinkler system for the main lodge, sanitary sewer main extension and drainage improvements for connection to the existing conveyance system.

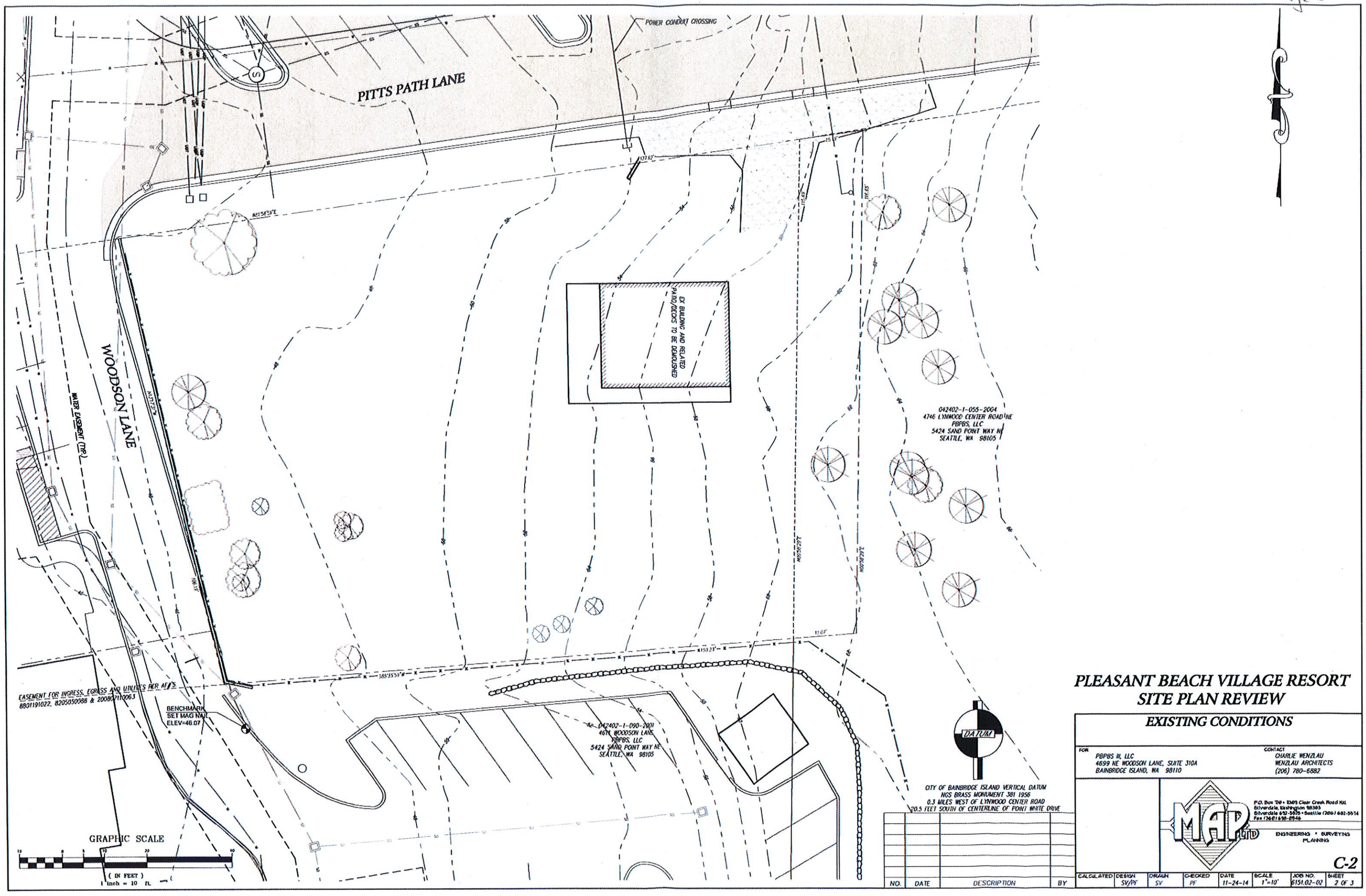
II. DRAINAGE CONCEPT

This development will result in 0.22 acres of impervious area consisting of rooftops and pedestrian walkways. When the original stormwater plans were designed and approved for the Blossom Hill Project, this area of the project was included in the calculations for conveyance and water quality mitigation of the roadways. The original calculations for the storm outfall associated with the 48" concrete outfall culvert at Point White Drive accounted for the subject property with a runoff coefficient of 0.85 for the developed site. The actual runoff coefficient of the site with this proposal is 0.59 $[(0.22x0.9)+(0.19x0.25)]\div 0.42 = 0.585 \approx 0.59$. The runoff from the on-site improvements will not require water quality mitigation, as no on-site pollution generating surfaces are proposed. Catch basins and piping will direct runoff from rooftops and yard area to the existing conveyance system located in NE Woodson Lane.

III. EXISTING CONDITIONS

This parcel was previously developed as a single family residence. Existing vegetation on site consists of trees, both deciduous and evergreen, shrubs and grass. The Landscape Architect has prepared a Landscape Planting Plan and Significant Tree Plan and Inventory with this application. The existing home will be demolished. The average slope across the site from east

to west is approximately 11%. There are no significant grade breaks and site declivity is to the west and northwest.



PLEASANT BEACH VILLAGE RESORT
SITE PLAN REVIEW

EXISTING CONDITIONS

FOR
PBPBS III, LLC
4699 NE WOODSON LANE, SUITE 310A
BAINBRIDGE ISLAND, WA 98110

CONTACT
CHARLIE WENZLAU
WENZLAU ARCHITECTS
(206) 780-6882

MAP LTD
P.O. Box 769 • 13815 Clear Creek Road NW
Silverdale, Washington 98383
Silverdale 692-3675 • Seattle (206) 682-5514
Fax (360) 698-8546
ENGINEERING • SURVEYING
PLANNING

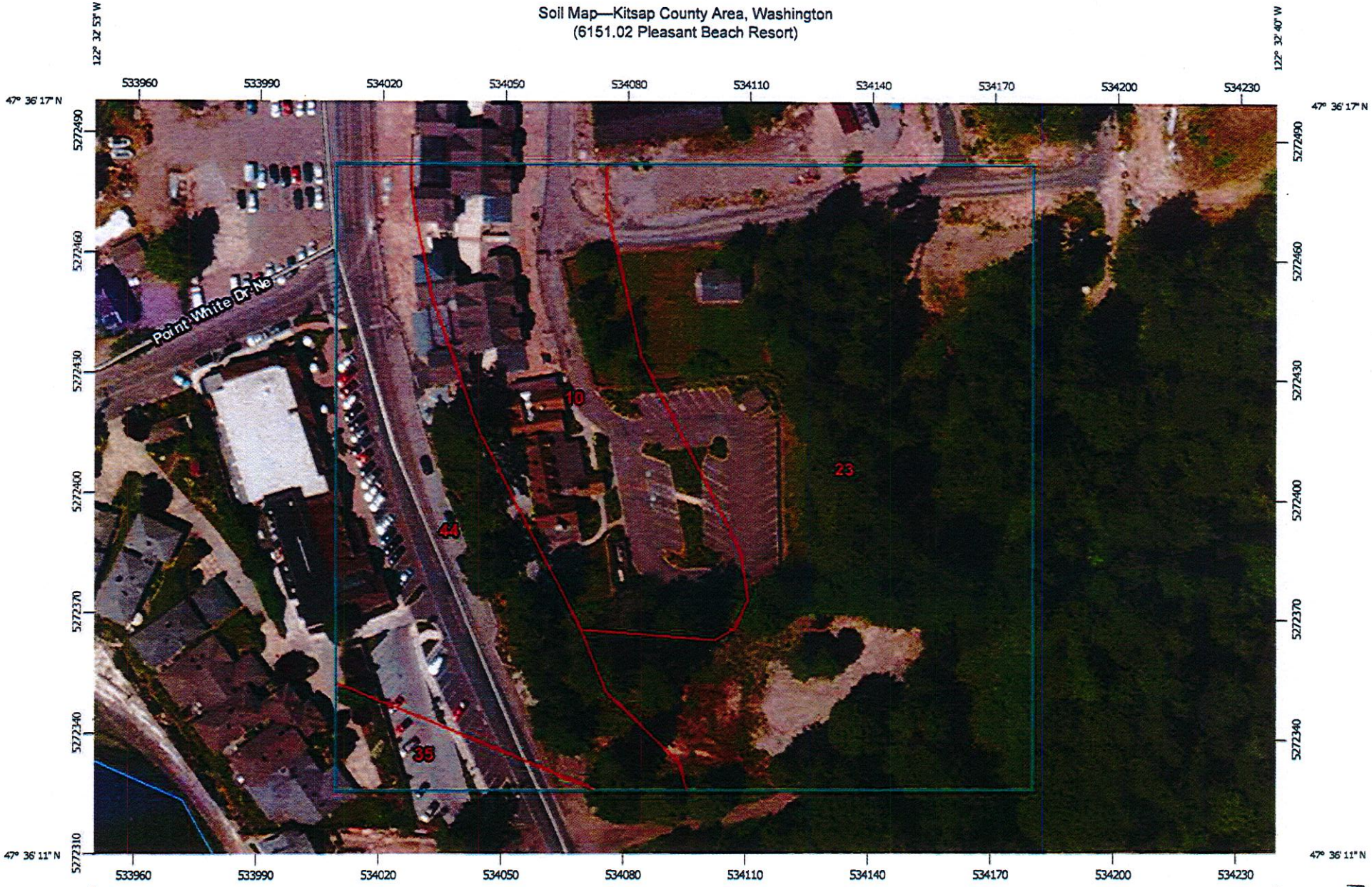
C-2

CALCULATED	DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
	SV/PF	SV	PF	11-24-14	1"=10'	6151.02-02	2 OF 3

B. *SOIL TYPE*

According to the USDA Natural Resources Conservation Service National Cooperative Soil Survey on site soils are classified as Kapowsin gravelly ashy loam, 6 to 15%. This soil is Hydrologic Soil Group D.

Soil Map—Kitsap County Area, Washington
(6151.02 Pleasant Beach Resort)



Map Scale: 1:1,320 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Page 5

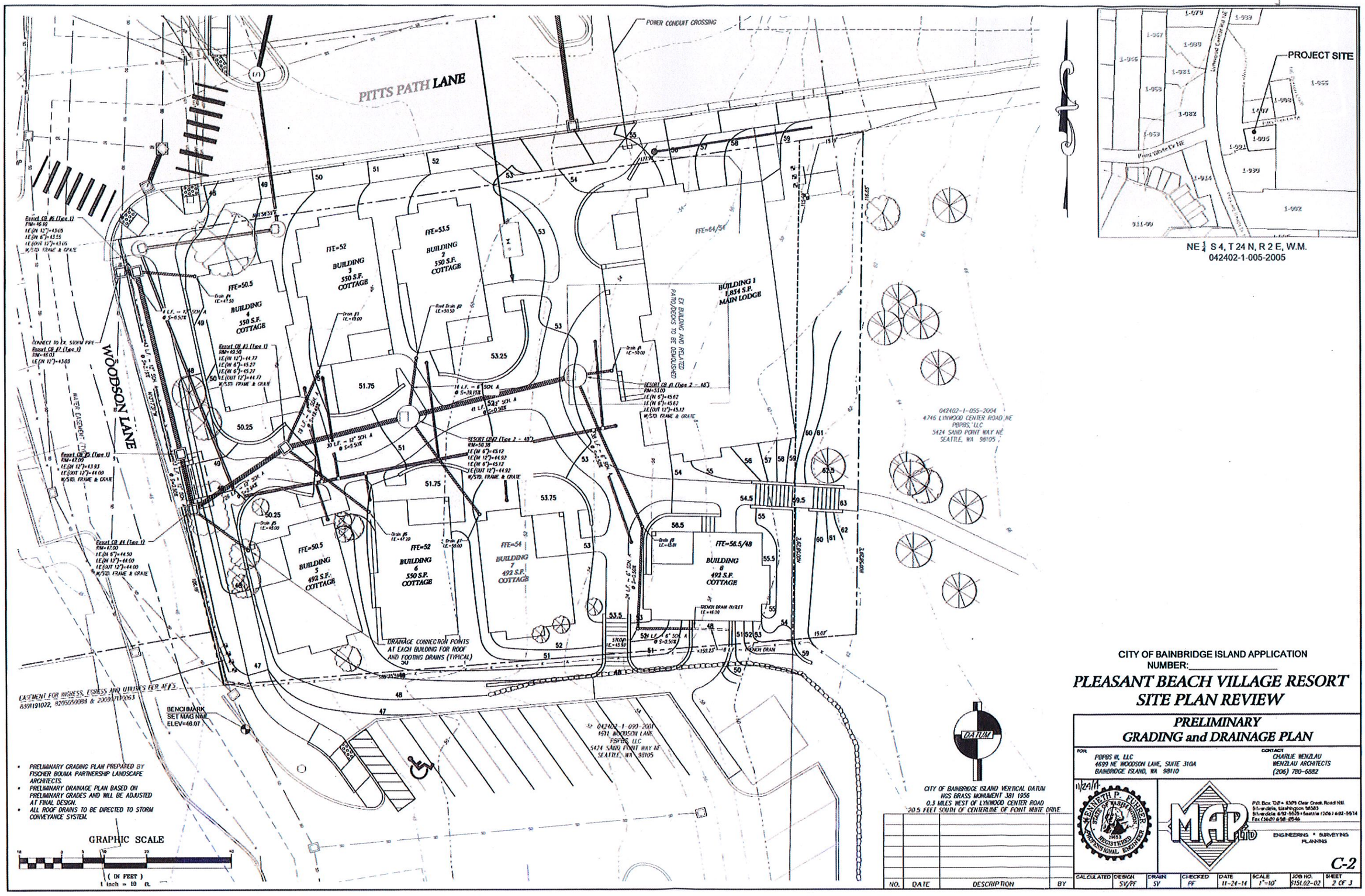
Map Unit Legend

Kitsap County Area, Washington (WA635)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
10	Dystric Xerorthents, 45 to 70 percent slopes	1.4	20.9%
23	Kapowsin gravelly ashy loam, 6 to 15 percent slopes	3.5	53.3%
35	Neilton gravelly loamy sand, 3 to 15 percent slopes	0.2	3.2%
44	Ragnar fine sandy loam, 0 to 6 percent slopes	1.5	22.6%
Totals for Area of Interest		**6.6**	**100.0%**

IV. DEVELOPED CONDITIONS

The developed site will have the cottages and main lodge centered around a central garden area and have internal pathways connecting the site to the adjacent uses within Pleasant Beach Village, including the Manor House Event Center across NE Woodson to the west, and the Community Pool across Pitts Path to the north. Each of the cottages will have a patio area and the main lodge will have a porch and a patio. Four of the cottages have footprint area of 550 square feet each. The other three cottages have footprint area of 492 square feet each. The main lodge has a footprint area of 1,854 square feet. (Total building footprint area is 5,530 square feet.) The area of the porch, patios and pedestrian walkways (including stairs) is 4,149 square feet. The total impervious surface area is 9,679 square feet or 0.22 acres. The percent impervious for the site is 53% ($0.22 \div 0.42 = 53.4\% \approx 53\%$).

The site will be landscaped with lawn in the central area. Refer to the Landscape Architect Plans submitted with this application for specifics related to landscaping, tree retention and yard art proposed.



- PRELIMINARY GRADING PLAN PREPARED BY FISCHER BOUMA PARTNERSHIP LANDSCAPE ARCHITECTS.
- PRELIMINARY DRAINAGE PLAN BASED ON PRELIMINARY GRADES AND WILL BE ADJUSTED AT FINAL DESIGN.
- ALL ROOF DRAINS TO BE DIRECTED TO STORM CONVEYANCE SYSTEM.

V. DRAINAGE SYSTEM MAINTENANCE

A Stormwater Operation and Maintenance Manual will be provided for this site at final design. Yard maintenance will help reduce negative impact on the drainage system by preventing leaves and debris from clogging catch basins from draining adequately. The project owners will be directed to perform regular inspections of the drainage system, and keep drainage structures clear, with inspections to be performed monthly during the winter months (October through April) and after any significant rainfall events.

VI. SILT AND EROSION CONTROL

An engineered Storm Water Pollution Prevention Plan will be provided with the final design plans. Clearing limits will be clearly defined, retaining any vegetation proposed by the Landscape Architect. BMP's may include, but not be limited to: rocked construction entrance, silt fence; mulch of exposed soils (or covered with plastic sheeting during inclement weather if needed); catch basin inlet protection; and, security fencing to protect existing trees to be retained.

The entire 0.42 acres of this site will be cleared, with the exception of tree retention proposed by the Landscape Architect. Due to the small size of this site, it is anticipated that maintenance of BMP's for control of erosion and sediment will be negligible. Notes and details will be included for maintenance of the site during construction.

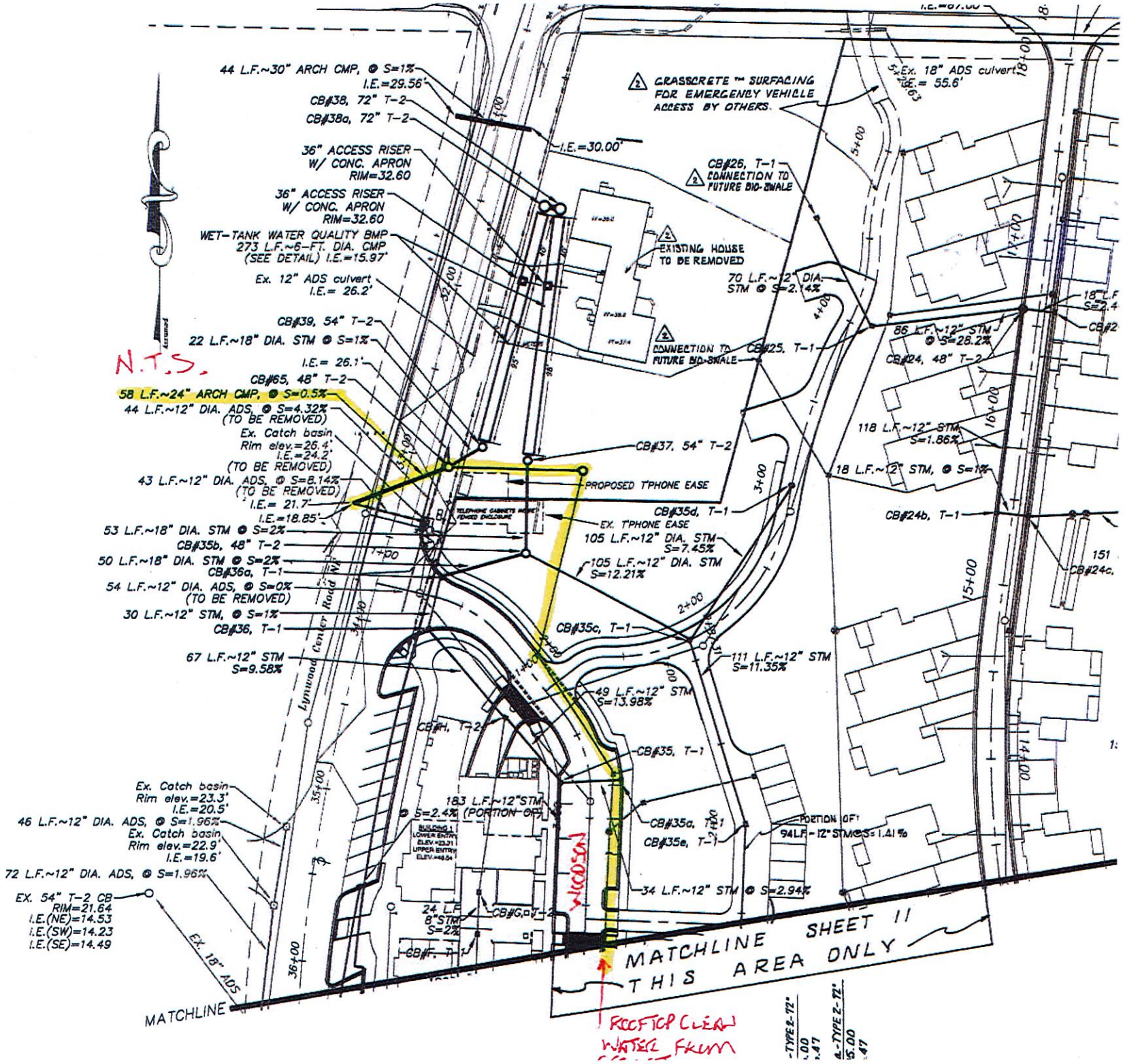
VII. UPSTREAM ANALYSIS

The area to the east of the site mainly drains to either Pitts Path Lane or to the parking area south of the subject property. There is approximately 6,500 square feet of undeveloped area that drains toward the site. Footing drains will intercept any upstream runoff which will be directed to the conveyance system on site.

VIII. DOWNSTREAM ANALYSIS

Developed runoff from this project drains to the conveyance system in Woodson Lane. This system continues to the north along the east side of Woodson Lane and then connects to the conveyance system in the Pleasant Village drainage system. The drainage from the system then crosses under Lynwood Center Road in a 24" arch culvert. From here, flows continue south along the west side of Lynwood Center Road and is collected by the drainage system installed as part of the Lynwood Center Condominiums.

Discharge into Rich Passage is via a 48" concrete culvert. The City of Bainbridge Island has plans to install a check valve in the end of the outfall to prevent saltwater intrusion into the end of the pipe, and help to eliminate odors.


44 L.F.~30" ARCH CMP, @ S=1%
I.E.=29.56'
CB#38, 72" T-2
CB#38a, 72" T-2
36" ACCESS RISER W/ CONC. APRON RIM=32.60
36" ACCESS RISER W/ CONC. APRON RIM=32.60
WET-TANK WATER QUALITY BMP 273 L.F.~6-FT. DIA. CMP (SEE DETAIL) I.E.=15.97'
Ex. 12" ADS culvert I.E.= 26.2'
CB#39, 54" T-2
22 L.F.~18" DIA. STM @ S=1%
I.E.= 26.1'
CB#65, 48" T-2
58 L.F.~24" ARCH CMP, @ S=0.5%
44 L.F.~12" DIA. ADS, @ S=4.32% (TO BE REMOVED)
Ex. Catch basin Rim elev.=26.4' I.E.=24.2' (TO BE REMOVED)
43 L.F.~12" DIA. ADS, @ S=8.14% (TO BE REMOVED)
I.E.= 21.7'
I.E.=18.85'
53 L.F.~18" DIA. STM @ S=2%
CB#35b, 48" T-2
50 L.F.~18" DIA. STM @ S=2%
CB#36a, T-1
54 L.F.~12" DIA. ADS, @ S=0% (TO BE REMOVED)
30 L.F.~12" STM, @ S=1%
CB#36, T-1
67 L.F.~12" STM S=9.58%
Ex. Catch basin Rim elev.=23.3' I.E.=20.5'
46 L.F.~12" DIA. ADS, @ S=1.96%
Ex. Catch basin Rim elev.=22.9' I.E.=19.6'
72 L.F.~12" DIA. ADS, @ S=1.96%
EX. 54" T-2 CB RIM=21.64 I.E.(NE)=14.53 I.E.(SW)=14.23 I.E.(SE)=14.49
EX. 18" ADS
MATCHLINE
Lynwood Center Road
N.T.S.
I.E.=30.00'
GRASSCRETE ™ SURFACING FOR EMERGENCY VEHICLE ACCESS BY OTHERS.
CB#26, T-1 CONNECTION TO FUTURE BIO-SWALE
EXISTING HOUSE TO BE REMOVED
CONNECTION TO FUTURE BIO-SWALE
CB#25, T-1
CB#37, 54" T-2
PROPOSED T'PHONE EASE
TELEPHONE CABINETS WITH FENCED ENCLOSURE
EX. T'PHONE EASE
105 L.F.~12" DIA. STM S=7.45%
105 L.F.~12" DIA. STM S=12.21%
CB#35d, T-1
CB#35c, T-1
111 L.F.~12" STM S=11.35%
49 L.F.~12" STM S=13.98%
CB#H, T-2
CB#35, T-1
183 L.F.~12"STM @ S=2.4% (PORTION OF)
BUILDING 1 LOWER ENTRY ELEV.=23.31 UPPER ENTRY ELEV.=46.54
CB#35a, T-1
CB#35e, T-1
PORTION OF 94LF-12" STM @ S=1.41%
34 L.F.~12" STM @ S=2.94%
24 L.F. 8" STM S=2%
CB#G, T-2
CB#F, T-1
MATCHLINE SHEET 11 THIS AREA ONLY
Ex. 18" ADS culvert I.E.= 55.6'
70 L.F.~12" DIA. STM @ S=2.14%
86 L.F.~12" STM @ S=28.2%
CB#24, 48" T-2
118 L.F.~12" STM S=1.86%
18 L.F.~12" STM, @ S=1%
CB#24b, T-1
151 CB#24c.
18 L.F. S=7.4
CB#2
ROOFTOP CLEAN WATER FROM
DOWNSTREAM DRAINAGE CONNECTIONS

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development

CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST

LEFT COLUMN TO BE COMPLETED BY APPLICANT. | **FOR STAFF USE ONLY**

A. Background

1. Name of proposed project, if applicable: Resort at Pleasant Beach Village

2. Name of applicant: Charles Wenzlau, Wenzlau Architects

3. Address and phone number of applicant and contact person:
Applicant: 490 Madison Avenue Suite 105, Bainbridge Island WA 98110

Contact: 206-780-6882

4. Date checklist prepared: 11-25-14

5. Agency requesting checklist: City of Bainbridge Island

6. Proposed timing or scheduling (including phasing, if applicable)

Construction will begin late Fall 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Report by Aspect Consulting LLC dated 2-5-07 and supplement dated 8-21-08 & 10-3-08; Geotech Evaluation by Aspect for Community Pool dated 3-4-13 (Revised 7-8-13); Cultural Resources Assessment by Margaret Berger dated 1-23-07; Blossom Hill Traffic Impact Analysis by Heath & Associates dated 1/19/07; Traffic Assessment by Heath dated 5-28-08; Pleasant Beach Pool Parking and Trip Generation Analysis by Heath dated May 2013; Wetlands Report by Wiltermood dated 3-21-07 and 9-11-08. Additional information will include a Traffic Impact Analysis.

Reviewed updated traffic Report from Heath & Associates Dated NOV 2014

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.	✓
None known.	
10. List any governmental approvals or permits that will be needed for your proposal, if known.	
City of Bainbridge Island Site Plan Review Approval, Conditional Use Permit, Building Permit, Boundary Line Adjustment and site clearing and grading permit.	✓ NO conditional use permit required.
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)	
The proposed project in located on a parcel not previously included in the approved site master plan. The parcel is surrounded by the original master plan site. The Resort will have a main lodge building (with 6 rooms) and 7 detached cottages grouped around a central green. The Resort will have a total of 15 rooms. The parking will be located on adjacent portions of the project site. See attached Project Description for additional information.	
12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.	

The project site is bounded by Pitts Path (north) and Woodson Lane (west). Refer to enclosed site and context drawings.

B. Environmental Elements

1. Earth

a. General description of the site (circle one):
flat, **ROLLING**, **HILLY**, **STEEP SLOPES**, mountainous
Other:_____

b. What is the steepest slope on the site (approximate percentage of slope)?

Site grades are 10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Geological and Coastal Zone mapping indicate the site is capped by glacial till. Glacial till typically consists of a mixture of gravel, sand, silt, and clay that has been deposited by glacial processes and compacted to a very dense condition by weight of overriding glacial ice. In general, soil mapping indicates that the majority of the site is mantled with soil derived primarily from the underlying glacial till or glacial lacustrine (silt/clay) deposits. The agricultural soil types on the site are primarily: Ragnar Fine Sandy Loam 15 to 30 percent, Kapowsin Gravelly Loam 6 to 15 percent, and Cathcart Silt Loam 15 to 30 percent. See Geotechnical Report for more details.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Coastal zone mapping categorizes the site slope as "stable" with regard to slope stability. No evidence of recent large-scale landslide activity was observed on the subject property at the time of the visit by geo-tech engineer. However, deformed vegetation observed indicated movement (instability) of the site soils on the northwest portion of the site. Further investigations are planned in this area

during the geotechnical design phase of work to further assess the nature of the site slope instability and provide design level recommendations to mitigate risk to proposed residential structures and/or infrastructure. See Geotechnical Reports for more details.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The grading will include 800 cubic feet of cut and 1300 cubic feet of fill. (Fill material will come from site).

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur as a result of clearing and construction but not use, as the site will be stabilized prior to use. Best Management Practices will be designed and implemented during construction to minimize the risk of turbid water and sediments leaving the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately (53) % is impervious surfaces.

h. Proposed measures to reduce or control erosion, or impacts to the earth, if any:

A detailed erosion control plan will be developed during design and implemented during construction. The plan will include best management practices to provide a stabilized construction access, stabilization of disturbed soils, prevent offsite movement of sediment by trapping and perimeter fencing, and schedule construction to minimize erosion potential.

2. **Air**

a. What type of emissions to the air would result from the proposal (i.e., dust, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from construction equipment in unknown quantities.

Some additional dust prior to stabilization of soil on site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction equipment will be well maintained, and dust control measures will be taken to reduce dust.

3. **Water**
   a. Surface:
      1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No surface body of water was found on the site. See the Geotechnical report – enclosed. Project site is within 275' of Puget Sound as determined by City of Bainbridge Island. No wetlands or streams were identified on City critical area maps. No streams or wetlands on the site.

      2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

      3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

      4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and

approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the types of waste and anticipated volume of discharge.

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff will be created primarily from impervious surfaces on the project including rooftops and paved walkways.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Water quality impacts during construction will be minimized by implementation of a detailed erosion/sedimentation control plan. See the Civil plans and the Geotechnical Report for further detail.

4. Plants

a. Check or circle types of vegetation found on the site:

__X__ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__X__ shrubs
__X__ grass
_____ pasture
_____ crop of grain
_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage
_____ water plants; water lily, eelgrass, milfoil, other
_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Trees to be removed are noted on the tree retention plans.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Project will use ornamental and native plants. See attached Landscape Plan

5. Animals

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a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:
Birds: hawk, heron, **eagle, songbirds,**
Other:_____
Mammals: **deer,** bear, elk, beaver,
Other: **raccoons, mice**_____
Fish: bass, salmon, trout, herring, shellfish,
Other:_____

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

Retain viable mature tree stands and use of native plants.

6. **Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Project will utilize electricity and propane for heating and appliances.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Project will meet energy compliance requirements by state energy code.

7. **Environmental Health**

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a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.	✓
No	
1) Describe special emergency services that might be required.	✓
None	
2) Proposed measures to reduce or control environmental health hazards, if any:	✓
None	
b. Noise 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?	✓
Street noise from adjacent streets and adjacent properties.	
2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from this site.	✓
Construction noise (operation hours to be limited) would occur as a short-term noise issue. Long-term noise types would include auto traffic & landscape maintenance.	
3) Proposed measures to reduce or control noise impacts, if any:	✓
Construction activities will be limited to normal hours.	
8. Land and Shoreline Use a. What is the current use of the site and adjacent properties?	
The site currently has a single family house which will be removed.	

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Uses on adjacent properties include: • To the East of the site is open space • To the South is Manor House event center • To the West is Lynwood Center mixed use • To the North is Community Pool (under construction)	
b. Has the site been used for agriculture? If so, describe. No	✓
c. Describe any structures on the site. One single family house	✓
d. Will any structures be demolished? If so, what? Yes. The single family home will be demolished.	✓
e. What is the current zoning classification of the site? Current zoning is NSC, R-5.	✓
f. What is the current comprehensive plan designation of the site? Similar to current zoning described above. Project site is within Lynwood Center Special Planning Area.	✓
g. If applicable, what is the current shoreline master program designation of the site? NA	✓
h. Has any part of the site been classified as an "environmentally critical" area? If so, specify. No	✓
i. Approximately how many people would reside or work in the completed project?	

Approximately 2 people.

j. Approximately how many people would the completed project displace?

1 person

k. Proposed measures to avoid or reduce displacement impacts, if any:

Terms of property purchase included agreed move out date for tenant (previous owner).

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

See attached Project description.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing?

One (see 8 j above).

c. Proposed measures to reduce or control housing impacts, if any:

None

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

25' estimated to mid-point of roof. Primary materials include cement stucco, cedar shingles and composite roof.

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b. What views in the immediate vicinity would be altered or obstructed?	
None	✓
c. Proposed measures to reduce or control aesthetic impacts, if any:	✓
Proposed measures include landscape screen to east and setting lower floor level of main lodge into slope.	
11. **Light and Glare**	
a. What type of light or glare will be the proposal produce? What time of day would it mainly occur?	
Illumination from units during evening hours. Illumination from pathway lights.	✓
b. Could light or glare from the finished project be a safety hazard or interfere with views?	
No	✓
c. What existing off-site sources of light or glare may affect your proposal?	
None	✓
d. Proposed measures to reduce or control light and glare impacts, if any:	
All exterior lighting will be shielded dark sky lighting per City ordinance.	✓
12. **Recreation**	
a. What designated and informal recreational opportunities are in the immediate vicinity?	
Community pool (currently under construction). Beach access at Point White Drive and Shel-Chelb open space. Hiking trail connecting Lynwood Center to Gazzam Lake Park. The site is within 1.5 miles of Fort Ward State Park for hiking and beach access.	✓

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Approved project master plan includes nature trails, open spaces and playground facilities.

13. **Historic and Cultural Preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The Tudor style Lynwood Center Building (theater complex) built 1936. Pleasant Beach School built 1914 later became the Serenity House residential home. Master plan site contains Tudor style manor house which has recently been restored.

c. Proposed measures to reduce or control impacts, if any:

Exterior character of proposed buildings will emulate Tudor style of existing buildings.

14. **Transportation**

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The site is located along major island roads Lynwood Center Road and Baker Hill Drive.

b. Is the site currently served by public transit? If not, what is

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the approximate distance to the nearest transit stop?	
Bus service is available on Baker Hill Road and Lynwood Center Road.	✓
c. How many parking spaces would the completed project have? How many would the project eliminate?	Total for Pleasant Beach complex.
The completed project will have 326 spaces. No parking spaces will be eliminated.	
d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).	
No	✓
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.	
No	✓
f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur?	
See traffic impact analysis.	✓
g. Proposed measures to reduce or control transportation impacts, if any.	
The Site is located in Lynwood Center and is serviced by the Kitsap Transit bus system. An extensive network of pedestrian paths will connect the residences to the shopping district below. Proposed measures will be as per traffic analysis.	✓
15. **Public Services**	
a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.	

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Project will require normal public services, including police, fire, schools and transit.	
b. Proposed measures to reduce or control direct impacts on public services, if any.	✓
Project will require normal public services, including police, fire, schools and transit.	
16. **Utilities**	
a. Circle utilities currently available at the site: **electricity,** natural gas, **water, refuse service, telephone, sanitary sewer,** septic system, other.	
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.	✓
Proposed utilities include: Sewer (Sewer District 7) and water (South Bainbridge Water), electrical (PSE), phone , cable (Comcast).	

C. Signature

I swear under penalty of perjury that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Charles Newman

Date submitted: November 25, 2014

Any comments or changes made by the department are entered in the body of the checklist and contain the initials of the review.

This checklist was reviewed by:

Joshua Machen 12/18/14

Planner, Department of Planning and Community Development

Tree Retention Analysis

Project:	The Resort at Pleasant Beach Village
Performed by:	Fischer Bouma Partnership
Date:	11/19/2014

REQUIRED TREE UNITS

PROJECT SITE:	0.416 Acres	
CURRENT TOTAL TREE UNITS:	31.0 TUs	
CURRENT TREE UNITS PER ACRE:	74.5 TUs/AC	
TREE UNITS PER ACRE REQUIRED	40.0 TUs/AC	per 18.15.010.G.4.a.ii for NSC ZONING
TREE UNITS REQUIRED:	16.6 Total	40 TU/AC divided by 0.376 AC

SUMMARY OF TREE UNITS RETAINED & NEW REQUIRED

TREE UNITS RETAINED (SEE DATA BELOW):	**3.8**	
NEW TREE UNITS REQUIRED (MIN.):	12.8	**(26 TREES @ 0.5 TU/TREE or 13 TREES @ 1.0 TU/TREE)**
TOTAL TREE UNITS:	16.6	

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:

Retained

Removed

DATA

Notes:

1. Trees itemized below were surveyed by MAP Ltd. for Fairbank Construction in September 2014.
2. Refer to accompanying Tree Retention Plan (L001) for location of numbered trees below.

Tree No.	Species	Size (DBH)	TU Retained	TU Removed	Notes
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
016	Fir	19	3.8	0.0	within 15' setback

	RETAINED	REMOVED	TOTAL
TOTAL TREE UNITS:	3.8	[illegible]	31.0

ATTACHMENT I

To: LEGAL NOTICES

Publication Date: January 2, 2015

NOTICE OF APPLICATION/SEPA COMMENT PERIOD

The City of has received the following land use application:

Date of Issuance:	January 2, 2015
Project Name & Number:	**PLEASANT BEACH RESORT PLN13880D SPR**
Project Type:	Site Plan Review
Applicant:	Charlie Wenzlau, Wenzlau Architects
Owner:	PBPBS LLC
Project Site & Tax Parcel:	7879 Pitts Path Lane, TA#04240210052005

Project Description: Construction of a 15-room inn consisting of a main lodge building (6 rooms) and 7 guest cottages. This project will require a boundary line adjustment. .

Environmental Review: This proposal is subject to State Environmental Policy Act (SEPA) review as provided in *WAC 197-11-800*. The City, acting as lead agency expects to issue a Determination of Non-significance (DNS) threshold determination for this proposal. Utilizing the **optional DNS process** provided in *WAC 197-11-355*, the comment period specified in this notice may be the only opportunity to comment on the environmental impact of this proposal. The Proposal may include mitigation measures' under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Comment period: The City will not take a final action on the proposal nor make a threshold determination for 14 days from the date of this notice. Any person may comment on the proposal and/or the SPEA review. Additionally, any person may participate in a public hearing, if any, and my request a copy of any decision. **For consideration under SEPA environmental review, comments must be submitted by January 16, 2015**

If you have any questions, contact:
Josh Machen
City of Bainbridge Island
280 Madison Ave North
Bainbridge Island, WA 98110
206-780-3765 or pcd@bainbridgewa.gov

ATTACHMENT J

Design Review Board Design Guideline Checklist

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

Bainbridge Island

NOV 25 2014

Dept. of Planning & Community Development

"Pre-App" Meeting Checklist

☒ "Post-App" Meeting Checklist

Project Name/Case #: PLEASANT BEACH RESORT

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

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

ATTACHMENT K

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

Design Review Board Design Guideline Checklist

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

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

Design Review Board Design Guideline Checklist

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

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

Design Review Board Design Guideline Checklist

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

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

Design Review Board Design Guideline Checklist

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

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

Guidelines Requiring Action per DRB: _____

DRB Summary Motion on Actions: _____

_____

_____

Design Review Board Design Guideline Checklist

Lynwood Center Design Guidelines– BIMC 18.18.030

"Pre-App" Meeting Checklist

☒ "Post-App" Meeting Checklist

Project Name/Case #: PLEASANT BEACH RESORT

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

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

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
1.	To ensure implementation of the adopted Lynwood Center Plan.	Any new proposals should be consistent with the adopted Lynwood Center plan.	Proposed design will conform to Lynwood Center Plan.	N
2.	To minimize the impact of parking lots.	Parking shall be placed behind buildings or in a single row along the street.	No new parking lots are proposed. Parking shall be in a single row along street or within existing parking lot.	N

Design Review Board Design Guideline Checklist

Lynwood Center Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
3.	To encourage the continuance of the existing character of Lynwood Center.	The Tudor character should be retained with features such as pitched roofs, a mix of external materials, exposed timbering and small, mullioned windows. Restoration of the existing Tudor building is encouraged.	The proposed buildings are not visible from the Lynwood Center ROW. The Inn will retain aspects of phase one buildings with steep roof pitches and mullioned windows but will have distinct complementary character to maintain variety.	N
4.	To encourage multiple uses of sidewalks.	7-10 foot wide sidewalks are encouraged, especially where sidewalk seating is anticipated.	Project sidewalks along ROW will not have seating or retail frontages. New sidewalks shall be 5' in width.	N

Guidelines Requiring Action per DRB: _____

DRB Summary Motion on Actions: _____

_____

_____

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

ATTACHMENT L

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

DRAFT

Summary of Community Meeting
Pleasant Beach Resort
November 17, 2014

Charlie Wenzlau, Wenzlau Architects provided a brief synopsis of the site and project proposal. The proposed project will add a new parcel (.38 acre) within proposed Pleasant Beach Village master plan. The project site is adjacent to Manor House Event Center and community pool, now under construction.

The proposed use is a 15 room Inn, consisting of (7) detached cottages and a main lodge building with 6 rooms, grouped around a central garden area. The required parking stalls will be provided as a part of community pool improvements.

The attached sheet includes the questions and answers from the meeting. While the meeting was held to discuss the proposed resort, the questions did depart to include the Pleasant Beach Village plan. As the architect for the project, Charlie answered those questions and they have been included in the notes.

ATTACHMENT M

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

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

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Ave. N.
Bainbridge Island, WA 98110
(206) 842-2552 www.ci.bainbridge-isl.wa.us

Development Engineer Project Review

To: Josh Machen, Planner

From: Janelle Hitch, Development Engineer JCH

Date: April 29, 2015

Re: Pleasant Beach Resort Site Plan Review

Related Application Number: **PLN13880D-SPR**

Project Description:
The project includes construction of a 15 room inn consisting of a main lodge building and 7 guest cottages. The applicant proposes meeting parking requirement using parking already available or proposed with the Pleasant Beach Village development. The project site is located at 7879 Pitts Path Lane.

Preliminary Approval:
I have completed a review of the above land use proposal application and plan set date stamped received by COBI on November 24, 2014. The preliminary short subdivision meets the following per the Bainbridge Island Municipal Code (BIMC).

1. The site plan and design conforms to regulations concerning drainage in BIMC 15.20 and 15.21;
2. The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream;
3. The site plan and design conforms with geological hazardous area requirements in BIMC 16.20.150;
4. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties;
5. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic;
6. The site plan and design conforms to the "City of Bainbridge Island Design and Construction Standards and Specifications".

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Lisa Marshall, City Attorney
Planning Staff

DATE: May 14, 2015

RE: Tent City Ordinance

On April 23rd the Planning Commission conducted an introductory study session on draft Ordinance 2015-10, which makes provisions for "tent cities," or homeless encampments, as an allowed temporary use on church properties. As explained at that meeting, the City is processing this ordinance to satisfy its insurer, Washington Cities Insurance Authority (WCIA). As a risk management policy, WCIA has required its member cities to enact ordinances providing for temporary use permits for homeless encampments such as Tent City/SHARE. No homeless encampment has applied for a temporary use permit, nor is the City aware of any plans for a homeless encampment to locate within the City or on church property located within the City. However, if in the future, a church within the City limits hosts a homeless encampment, this ordinance provides the City with tools to ensure the health and safety of the residents of the City.

Please note that the ordinance that was discussed on April 23rd was drafted to apply to other temporary uses the City may wish to address in the future, such as temporary performance spaces, temporary parking, temporary art, or temporary summer camps. However, after further consideration of how a temporary use ordinance would fit into the current code and given the time-sensitivity of meeting WCIA's requirements, staff is advising that Ordinance 2015-10 be limited to the issue of tent cities. The City may wish to undertake a broader temporary use ordinance at a later date.

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The Planning Commission raised a number of questions at the April 23rd study session, most of which were of a legal nature. The questions are summarized below; the answers are informed by RCW 35.21.915, which limits the City's ability to regulate homeless encampments on church property and states in pertinent part:

> "A city or town may not enact an ordinance or regulation or take any other action that: (a) Imposes conditions *other than those necessary to protect public health and safety* and that do not *substantially burden the decisions or actions* of a religious organization regarding

the location of housing or shelter for homeless persons on property owned by the religious organization; "[Emphasis added].

1) Why does the draft ordinance exclude children? Are families not allowed in a tent city? Tent City/SHARE does not allow minors (under age 18) in the organization.

2) Will a tent city likely be made up of Bainbridge or Kitsap residents, or could a Seattle tent city come over? The City has no information regarding where the Tent City/SHARE members come from.

3) What is the difference between the terms "Sponsor" and "Managing Agency" as used in the ordinance, and who would be the managing agency? For instance, is the Sponsor the church, and the Managing Agency something like HRB? "Sponsor" is the church; "managing agency" is Tent City/SHARE.

4) Why is only a LUPA appeal provided, with no local appeal? Because of the interest in timely decisions regarding homeless encampments, a local appeal process is not recommended. An appeal to the Council and/or Hearing Examiner would add additional administrative processes to the timeline.

5) Are the noticing timelines included in the ordinance specified in state law? Could the City change the noticing timing requirements to be the same as other noticing provisions in BIMC 2.16.020.K for both public participation meetings and public notices? Can we have a longer comment period than 14 days? An extended notice period is discouraged. Tent City/SHARE and sponsoring churches typically don't have the ability to wait a long time for the permitting process to be completed. The organization moves to a new church every 90 days. If the process is too lengthy, it could be burdensome to the church and therefore a violation of RCW 35.21.915. That said, there aren't clear standards regarding the point at which a city regulation becomes "burdensome." See the following link for more information about Tent City/SHARE/WHEEL: http://www.sharewheel.org/Home/tent-cities

6) Churches are conditional uses in most zones on the Island and permitted outright in R-14 and the Core, Madison, Ericksen, and High School Rd. districts. Could the City limit the location of tent cities to churches that have gone through the CUP process? Or alternatively, could the City limit tent cities to churches in zones where they are outright permitted? No.

7) Does the Critical Areas Ordinance apply? No.

8) In terms of responding to public comments, can the City's ordinance require that the church be responsible for answering community comments and concerns, and/or require that the church maintain an informative website? No.

9) **What types of dimensional requirements and performance standards can the City apply? Could we apply underlying zoning setbacks?** Dimension and performance standards, if

imposed, must be the minimum necessary for the health and safety of the community and permittees/guests. Examples of dimension requirements/performance standards are minimum setbacks from adjacent lot lines, the requirement that excessive noise not be permitted between certain hours, that litter and trash must be removed from the premises, etc. Generally, these types of requirements are imposed by Tent City/SHARE/WHEEL as a condition of membership in the organization. See the site http://www.sharewheel.org/Home/tent-cities regarding the code of conduct for members.

10) Can the City require any specifications on the type and appearance of tents? No.

11) Could we limit the number of tents (and therefore intensity of use) through the lot coverage provisions in different zones? So for instance, the R-1 zone lot coverage is 15%--would it be possible to say that the lot coverage limit is double (30%) for tents? No.

12) Is the intensity of the use/number of tents only limited by the ability to meet public health and safety standards? Yes. Cities can impose restrictions on numbers of tents/occupants only when imposed as health and safety standards. Tent City/SHARE/WHEEL imposes limitations on members to 100 members for each tent city. Generally, unless cities can show that this number constitutes a health and safety hazard, this number should be allowed.

13) Do tent cities cook outside, for example on camp stoves? Or do they usually use a church's commercial kitchen facilities for cooking? Could we limit cooking to inside only? Outdoor cooking cannot be prohibited if there are no inside facilities available. Cities can impose outdoor cooking restrictions/regulations that are necessary as a health and safety regulations.

14) In applying for the use permit, can we make a church make the case, or prove there is a need for a tent city? No.

15) The decision criteria about "compatibility with surrounding land uses" can never be proved, and opens door to extra NIMBYIsm. Should we add a "if not compatible, then mitigation will be provided" criteria? You may, but it's probably not necessary. The City would not be able to deny or overly burden a permit based on the "compatibility" criterion.

16) Is the site obscuring fence part of state law? No. **Can the screening intent be met with existing vegetation? There may be cases where a fence is not warranted, or if the neighbors don't want a fence.** The ordinance states a fence isn't required if "there is sufficient vegetation, topographic variation, or other site conditions such that fencing would not be needed."

17) Is the 92 day time period that the tent city may be in place in state law? Could it be less? Tent City/SHARE operates on 90 day cycles. It takes the organization this amount of time to locate the next hosting church. Depending upon the reduction in time imposed by the City, such a reduction may "substantially burden" the church and the Tent City. It would depend upon the reduction.

ORDINANCE NO. 2015-10

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to Temporary Homeless Encampments; amending Chapter 18 of the Bainbridge Island Municipal Code (BIMC).

WHEREAS, in 2010**,** the legislature codified RCW 35.21.915, which, among other things, prevents cities from enacting ordinances or regulations or taking any other action that imposes conditions other than those necessary to protect public health and safety and that do not substantially burden the decisions or actions of a religious organization regarding the location of housing or shelter for homeless persons on property owned by the religious organization;

WHEREAS, the City desires to enact this Ordinance to set forth the requirements for issuance of a temporary use permit to an applicant wishing to host a homeless encampment;

WHEREAS, the standards and requirements set forth in this Ordinance are the minimum necessary to protect the public health and safety and do not substantially burden the decisions or actions of a religious organization regarding the location of housing or shelter for homeless persons on property owned by the religious organization;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 18.09.020 of the Bainbridge Island Municipal Code is amended to add "Temporary Homeless Encampment" to the permitted uses table as shown in Exhibit A.

Section 2. Section 18.09.030.J of the Bainbridge Island Municipal Code, Use Specific Standards, is amended to add the following subsection:

8. Temporary Homeless Encampment

An application for a Temporary Homeless Encampment permit will be reviewed and decided upon by the Director of Planning and Community Development (hereafter "Director"), and must meet the following standards.

a. A Temporary Homeless Encampment is only allowed on property in conjunction with a Religious Facility. An application for a homeless encampment must include a Religious Facility or other community-based organization as a sponsor or managing agency.

b. The applicant shall submit an irrevocable, signed, and notarized statement granting the City permission to summarily abate the temporary use and all physical evidence of that use if it is not removed by the applicant within the period specified as part of the permit, and agreeing to reimburse the City for any expenses incurred by the City in abating the temporary use.

c. The encampment shall meet all setbacks for the zoning districts described in BIMC 18.12.020. The encampment shall be located a minimum of 20 feet from the property line of abutting properties containing residential uses.

d. The Director may require a sight-obscuring fence around the perimeter of the homeless encampment (determines that there is sufficient vegetation, topographic variation, or other site conditions such that fencing would not be needed.

e. Exterior lighting for the homeless encampment must meet the requirements of BIMC 18.15.040.

f. The maximum number of residents within a homeless encampment is 100.

g. Parking for five (5) vehicles shall be provided.

h. The applicant shall submit a transportation plan is required which shall include provision of transit services. The homeless encampment shall be located within one-half (1/2) mile of transit service.

i. No children under 18 are allowed in the homeless encampment. If a child under the age of 18 attempts to stay at the homeless encampment, the managing agency shall immediately contact Child Protective Services.

j. No animals shall be permitted in encampments except for service animals.

k. The applicant shall submit a code of conduct for the encampment and described how it is to be enforced by the managing agency. The code shall contain the following as a minimum:
   i. No drugs or alcohol.
   ii. No weapons.
   iii. No violence.
   iv. No open flames.
   v. No loitering in the surrounding neighborhood.
   vi. Quiet hours.

l. The managing agency shall ensure compliance with Washington State and City codes concerning but not limited to drinking water connections, human waste, solid waste disposal, electrical systems, and fire-resistant materials. The City shall coordinate review of the Temporary Homeless Encampment permit with the Kitsap Public Health District and Bainbridge Island Fire Department. The managing agency shall permit daily inspections by the City and/or Health Department to check compliance with the standards for homeless encampments.

m. The managing agency shall take all reasonable and legal steps to obtain verifiable identification from prospective encampment residents and use the identification to obtain sex offender and warrant checks from the appropriate agency. All requirements by the City of Bainbridge Island Police Department related to identified sex offenders or prospective residents with warrants shall be met.

n. Homeless encampments may be approved for a time period not to exceed 92 days.

o. The City may grant a temporary use permit only if it finds that:
   i. The proposed temporary use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity; and

p. There is no administrative appeal of the Director's decision for a temporary use permit. The action of the City in granting or denying an application under this chapter may be reviewed pursuant to the standards set forth in RCW 35.70C.130 in the Kitsap County Superior Court. The land use petition must be filed within 21 calendar days of the issuance of the final land use decision of the City. For more information on the judicial process for land use decisions, see Chapter 36.70C RCW.

Section 3. Section 18.36.030 of the Bainbridge Island Municipal Code is amended to add the following definitions:

Temporary Homeless Encampment
"Temporary Homeless Encampment" means a group of homeless persons temporarily residing out of doors on a site with services provided by a sponsor and supervised by a managing agency.

Managing Agency
"Managing Agency" means an organization that has the capacity to organize and manage a homeless encampment. A "managing agency" may be the same entity as the sponsor.

Sponsor
"Sponsor" means an entity that has an agreement with the managing agency to provide basic services and support for the residents of a homeless encampment and liaison with the surrounding community and joins with the managing agency in an application for a temporary use permit. A "sponsor" may be the same entity as the managing agency.

Section 4. This ordinance shall take effect and be in force five (5) days from its passage, approval, and publication as required by law.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2015

APPROVED BY THE MAYOR this _____ day of_____, 2015

_____
_____, Mayor

ATTEST/AUTHENTICATE:

_____
Rosalind D. Lassoff, CMC, City Clerk

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NUMBER: 201__-

Table 18.09.020 Use Table

"P" = Permitted Use
"C" = Conditional Use
Blank = Prohibited Use
"CA" = Conditional Accessory Use
"T" = Temporary Use
"A" = Accessory Use

Additional Use restrictions for BIMC 16.12 and 16.20 may apply to shoreline or critical area properties

ZONING DISTRICT / USE CATEGORY / TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NSC	B/I	WD-I	Use Specific Standards 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
TEMPORARY USES																				
Temporary Construction Building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-1
Temporary Container Storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-2
Temporary Commercial Parking											T	T	T	T	T	T				J-3
Temporary Public Events or Gatherings	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		J-4
Temporary Ferry Commuter Parking											T			T	T					J-5
Temporary Non-Commuter Parking															T					J-6
Temporary Seasonal Sales	T	T	T								T				T	T	T	T		J-7
Temporary Homeless Encampment	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-8

Exhibit A

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Kathy Cook
Planning Director

DATE: May 14, 2015

RE: Comprehensive Plan Update—Land Use Element

On May 7, 2015, the Planning Commission held a community workshop focused on the Land Use Element of the Comprehensive Plan. The purpose of the workshop was to gain input from the community as to whether the goals and policies of the Land Use Element should be retained, revised, augmented or deleted. At their meeting on May 14, the Planning Commission will discuss what aspects of the Land Use Element to focus on during the Comp Plan Update process, based on input received before and at the workshop. To facilitate the Commission's discussion, staff has briefly summarized some of the key discussion points from the workshop. This summary is intended to supplement written comment submitted before and during the workshop, oral comments provided at the workshop and the Planning Commissioners' own notes and observations. It is not meant to be a comprehensive list of all the issues that were raised. Please also note that the review of the Land Use Element will not be limited to these issues—the public may continue to submit ideas through June 30, and the Planning Commission may also wish to add topics for review.

Community/Planning Commission Conversation

- Consider increasing density and number of units through infill and compact development. Create "urban villages" in the High School Road zones, with mixed use development and design requirements that would emphasize walkability and sense of community and avoid the current strip-mall appearance. Floor area ratio (FAR) levels could be increased in this area to take some of the pressure away from the Core District; the increased density would be offset by pedestrian-oriented, attractive design.
- Create "rural neighborhood communities" in the lower density residential zones, with clustered, smaller homes and 50% of the land area preserved as open space through a conservation easement.
- Adopt a mandatory green building code.
- Look at examples of what other communities have done with form-based codes.
- Promote transit diversity—get people out of their cars.

- Extend the Housing Design Demonstration Program (HDDP) island-wide.
- Include water conservation measures as a mandatory element in new development.
- Designate aquifer recharge conservation zones and make the management of water resources a top priority.
- Sea water intrusion should be a top priority in the update process.
- Pressure the state to update the Growth Management Act to reflect how the City does not meet the definition of an urban growth area due to its designation as a sole source aquifer.
- Metrics are needed to determine the impacts of development, including the HDDP.
- We need to look at site development on a "micro-scale." Vegetation management needs to be addressed in greater detail, including tree protection during construction. We should be addressing biodiversity, groundwater recharge, removal of invasive species and stormwater management.
- Look at LEED Neighborhood Development and Green Factor programs in developing land use goals and policies.
- Identify areas in the downtown where residential/mixed use development is desirable, and then adjust FARs so that purely commercial development is not possible.
- "Unlock the box" that currently requires that any new NSC zoning requires a Special Planning Area (SPA) process. Either commit to the SPA process for the Island Center and Rolling Bay NSCs, <u>or</u> revise the current Comp Plan policy to allow for some incremental expansion.
- Finish the Island Center SPA that the City started in 2002.
- Revitalize the Neighborhood Service Centers (NSCs), perhaps using package waste treatment systems as an alternative to sewers.
- The Rolling Bay SPA should be done concurrently with the Comp Plan Update process.
- The Coppertop development has such a diversity of uses and services that it no long matches Business/Industrial (B/I) goals and policies in the Comp Plan. It looks and functions more like a Neighborhood Service Center or some other type of commercial center. The zoning of this property should be looked at during the update process, as well as the B/I goals and policies.
- Look at what other cities do in terms of neighborhood planning processes—every neighborhood has a plan that is developed by the residents.
- Look into "land banks," where a developer pays to develop and the resultant funds are used to buy open space.
- Any upzoning has a social cost and needs to be offset by decreased density elsewhere or some type of public benefit.

Planning Commission Discussion

During the last part of the workshop, the Planning Commission discussed what they heard and what they wanted to focus on at their meeting on May 14. It was generally agreed that:

- The first crucial step is to examine the current growth strategy and determine whether we want to retain the current allocation: 50% to the Winslow Master Plan study area; 5% to the NSCs; 45% dispersed to other areas. None of the other topics can take root until this is decided.
- Regardless of whether the allocation to the NSCs is retained or increased, we need to break through the circular conversation about the NSCs—both in terms of the SPA process as it relates to expansion of NSC boundaries, and the issue of sewer availability.

The 2025 Growth Advisory Report

In 2006, the Mayor appointed a citizen Growth Advisory Committee to develop recommendations on how to manage projected population growth through the year 2025 in a manner that preserved and enhanced the special character of the island. This work was done in association with a state-mandated Comprehensive Plan Update that was underway at the time, looking forward 20 years to 2025. A great deal of time, thought and analysis went into the process, resulting in a final report in May 2007. However, due to the economic downtown and reduced staff resources, the state then deferred the deadlines for completing Comprehensive Plan Updates, and established a new planning horizon of 2035. This is the process the City is currently engaged in. It should be noted that the projected 2035 population is the same as the projected 2025 population that the Growth Advisory Committee was working with (28,660 residents).

Many of the issues raised at the Land Use Element workshop were also examined by the 2025 Growth Advisory Committee, and it may very well be that the research the committee conducted and the recommendations they arrived at would be useful to the current update process. The final 2025 Report is included in this packet; staff strongly recommends that the Planning Commission review it.

Final Report

Mayor's 2025 Growth Advisory Committee

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Final Report
2025 Growth Advisory Committee
Acknowledgments

CITY OF BAINBRIDGE ISLAND

Mayor Darlene K. Kordonowy

2025 Growth Advisory Committee

- Charlie Averill, *Planning Commission Liaison*
- Tim Bailey, *Chair 2007*
- Tom Bartuska
- Jim Cairns
- Patty Fielding, *Chair 2006*
- Kat Gjovik, *HHHS Liaison*
- Jeanne Huber
- Lisa Macchio
- Donna McKinney, *Planning Commission Liaison*
- Kim McCormick Osmond, *Planning Commission Liaison*
- Jon Quitslund
- Dan Taylor
- Liz Taylor
- John Waldo
- Neva Welton

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- Greg L. Byrne, AICP, *Planning Director*
- Libby Hudson, *Long Range Planning Manager*
- Kathy Cook, *Senior Planner*
- Steve Morse, *Associate Planner*
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Jessica Clark
Makers Architecture & Urban Design

Chris Mefford
Community Attributes

The Committee's Mission

Create options that accommodate the 2025 population allocation in a manner that preserves community values and incorporates the principles of the City's Comprehensive Plan and the State Growth Management Act. Build flexibility into these options, so that they can evolve to respond to changing circumstances and population growth beyond 2025.

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The Mayor's
2025 Growth Advisory Committee
Final Report

EXECUTIVE SUMMARY

Mayor Darlene K. Kordonowy

Committee Members

Charlie Averill	Donna McKinney
Tim Bailey*	Kim McCormick Osmond
Tom Bartuska	Jon Quitslund
Jim Cairns	Dan Taylor
Patty Fielding*	Liz Taylor
Kat Gjovik	John Waldo
Jeanne Huber	Neva Welton
Lisa Macchio	

*Committee Chair

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Larry K. Frazier, AICP, Planning Director
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Kathy Cook, Long Range Planning
Steve Morse, Long Range Planning
Peter Namtvedt Best, Long Range Planning

May 2007

The Committee's Mission

Create options that accommodate the 2025 population allocation in a manner that preserves community values and incorporates the principles of the City's Comprehensive Plan and the State Growth Management Act. Build flexibility into these options, so that they can evolve to respond to changing circumstances and population growth beyond 2025.

Executive Summary

The Planning Challenge
The Washington Growth Management Act (GMA) requires cities to manage anticipated future growth through comprehensive planning. Based on a statutory process involving both state and county input, Bainbridge Island is estimated to achieve a population of 28,660 people by 2025, an increase of 6,900 people over the 2004 population of 21,760 people. The GMA requires cities to ensure that their land-use regulations permit enough building to accommodate the estimated population. Mayor Darlene Kordonowy appointed the 2025 Growth Advisory Committee to develop recommendations on how to accommodate our projected growth in a way that satisfies the mandates of the GMA, the spirit of the Comprehensive Plan, and the community's values and visions.

Bainbridge Island's current growth management strategy is to target 50% of its growth into Winslow, 5% into the three Neighborhood Centers, and the remaining 45% into the Open Space Residential area, which constitutes the vast majority of the Island's land. These areas are depicted on the attached map. In one sense, the Committee's work was easy, because our present zoning regulations provide far more overall capacity than is required to accommodate our projected 2025 growth. But because most of that capacity is in the Open Space Residential area, the present zoning regulations could have the unintended consequence of pushing much more growth into the outlying areas than the formula anticipated, imperiling our open space areas and the overall character of the Island.

The Committee realized that growth will occur in one of two ways – dispersed in a relatively uniform fashion, or clustered in a few areas. The Committee unhesitatingly and unanimously prefers the clustered-growth option, believing that clustered housing can promote affordability, a variety of housing types, elder-friendly living and transit options. Clustered growth can also reduce infrastructure costs and lessen growth pressures on areas where growth is inappropriate. The Committee's work was chiefly about looking at both sides of the coin – where growth should be clustered, where it should be discouraged, and what considerations guide those determinations.

Recommendation – Cluster Growth in Winslow and Neighborhood Centers.
The Committee recommends that the City immediately initiate a study to develop an Island-wide Open Space Conservation Plan that analyzes existing open space, identifies future opportunities and prioritizes the preservation of additional open space. The plan should be completed within 12 months and include implementation and funding strategies. The plan should identify areas that should be preserved for community or environmental reasons and include strategies to prioritize and protect those areas from development in the future. Identification of open space opportunities in the Winslow area, and strategies for their protection, should be given high priority.

The Committee recommends that a majority of the new growth be clustered in Winslow, both by increasing the permitted density for large multifamily projects in the close-in Mixed Use Town Center (MUTC), and by encouraging (in exchange for community benefits) clustered single family and smaller multifamily building in the areas of Winslow that surround the MUTC (the Winslow Frame). The Committee also recommends clustered housing in the three existing Neighborhood Centers, and in new Neighborhood Centers that might emerge. The Committee believes that the Island-wide Open Space Conservation Plan should be developed before zoning regulations are changed to accommodate additional density, but also believes that because of the necessary interrelationship of growth-areas and open-space areas, development of those planning efforts should occur simultaneously. Availability of water, infrastructure and transit services are other critical considerations.

It is important to note that the Committee's work, like the GMA itself, deals with planning, and does not control the choices people make. The estimated population is not a quota – more or fewer people may come to the Island. An owner of property in areas targeted for increased density may choose not to divide and develop, or more people than the plan might prefer could choose to build on large lots in the Open Space Residential Area.

Planning does, however, affect the choices available to people. The Committee believes that by encouraging clustered housing and making that choice more widely available than is presently the case, fewer people will choose the option of living on large lots in a dispersed pattern.

Preferred Option – Primary Components
The primary components of the Preferred Option are described below.

1. Over time, the City would cluster growth at a higher density than provided by current zoning in Winslow and the three Neighborhood Centers. For the Winslow and Neighborhood Center areas, this option would have greater capacity for growth than is provided in the other options.

2. To promote the development of Winslow as a vibrant economic, cultural and social center, and to facilitate building a meaningful supply of affordable housing, increases in the residential density throughout Winslow are recommended. The boundary of the Winslow Frame area would be redefined to align with existing water and sewer service to provide for efficient development.

3. Density increases in the Winslow Frame area would be contingent on developers paying fees to finance amenities, providing open space, providing affordable housing, or supporting other important community goals. This could be achieved by establishing planning mechanisms that would make higher levels of density available in return for providing community benefits and that would encourage smaller single family or multifamily residences, as opposed to larger multifamily complexes. Accessory dwelling units (ADUs) also would be allowed to comprise a separate tax unit, so that they can be sold separately from the main unit. This recommendation is intended to encourage the construction of ADUs, which can be a significant source of affordable housing.

4. Density increases in existing Rolling Bay and Island Center Neighborhood Centers would be encouraged through City initiation of special planning processes for the Neighborhood Centers in Rolling Bay and Island Center, to identify areas for clustered development and determine the infrastructure needed to support development. This process also should address mechanisms for retaining and preserving open space in the vicinity. The City also could begin to identify other areas where clustered development would be appropriate within another twenty-year planning period. Criteria for the designation of emerging Neighborhood Centers could involve location of a public transit hub, geographic factors and feasibility of water and sewer infrastructure. Lynwood Center would continue to develop as currently planned.

Preferred Option - Sequenced Implementation

To be effective, new policies designed to cluster growth and promote a variety of housing types will require coordination of planning efforts and a sequenced approach to implementation. The Committee recommends the following sequenced steps:

1. Within 12 months, the City will develop and adopt an Island-wide Open Space Conservation Plan. The Winslow area portion of the Open Space Plan will be given a high priority because a majority of new growth is recommended to go into the Winslow area.

2. As part of the 2007 Comprehensive Plan amendment cycle, the City will amend the Winslow Master Plan to establish that: (1) a majority of growth on the Island should occur in the Winslow area; (2) the boundaries of the Winslow Frame are realigned with existing public water and sewer service areas; and (3) clustered growth should occur in the Neighborhood Centers.

3. After the Winslow Tomorrow code amendments regulating density in the Winslow Core District are adopted, the City would amend policies of the Winslow Master Plan and implement zoning policies that would: (1) allow higher density in the Winslow Frame area and promote single family housing in exchange for open space and public amenity commitments; and (2) promote higher density in the form of mixed-use and multifamily residential development in the MUTC and High School Road districts. All planning for density and clustered development throughout Winslow would be carried out in tandem with development of the Island-wide Open Space Conservation Plan, including planning for open space, recreational opportunities and trails.

4. The City would initiate special planning processes for the three existing Neighborhood Centers to identify areas for clustered development and determine necessary infrastructure needs. This process should also address mechanisms for retaining and preserving open space in the vicinity of the Neighborhood Centers.

The Committee's Guiding Principles

During their work, the Committee reached agreement on a number of important issues:

- Although the charge under the GMA is to plan for estimated population growth through 2025, the Committee took a longer view. One of the principal concerns was that while we must plan for twenty years, what is actually built pursuant to those plans may last for 50 years or more.

- Change is essential to the vitality in a community and some types of growth are healthy. With the goal of developing a plan that honors and preserves the Island's values, the Committee considered the type, quality and character of growth that is desirable.

- The intent of any strategy is not only to concentrate growth in appropriate areas, but to preserve the "green" of the Island. An essential first step is to immediately undertake an Island-wide Open Space Conservation Plan that identifies existing open space areas, future opportunities and areas to be conserved. The plan should be completed within the next 12 months, must include implementation strategies and will succeed only if appropriate funding is allocated to support it.

- The Committee agrees that an Island-wide comprehensive water management plan with an emphasis on conservation and recycling is an essential tool in planning for the future. One of the City's highest priorities should be to complete efforts to obtain more conclusive data on the location and condition of the Island's aquifers, including identifying aquifer recharge areas and monitoring and managing water supply and demand.

- Clustering growth should be encouraged because we want to preserve the green spaces, small-scale farming and non-urban "feel" of as much of the Island as possible.

- For all of the alternatives, the Committee assumes that the Winslow Tomorrow code amendments will be adopted, which currently propose a 50%-60% increase in FAR levels for the Core District.

- The City must take the lead in encouraging socioeconomic diversity on the Island, by ensuring a variety of housing choices to meet the needs of present and future residents in all economic segments and by promoting plans, projects and proposals that create a significant amount of affordable housing.

- The City will need to plan for and find a way to fund the necessary infrastructure that supports areas planned for new growth—principally roads, sewer and water.

- The City must encourage low impact development, green building methods and other innovative programs and initiatives that reduce community development impacts to the natural and built environment.

Other Growth Management Options Considered
The Committee developed and evaluated three other options, in addition to the Preferred Option, for managing Island growth. A summary of those options is set forth below.

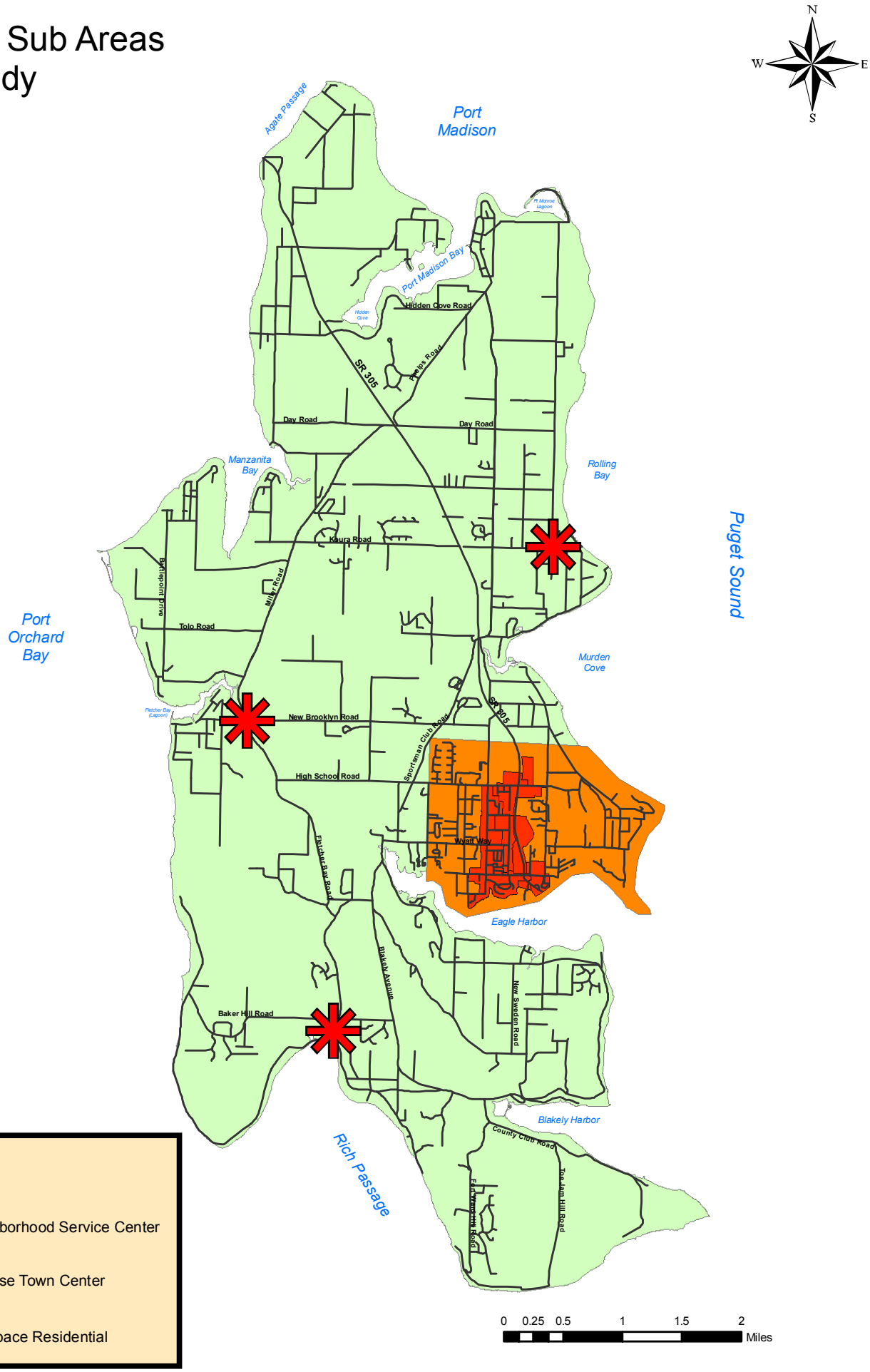
Option 2: Retain Existing Zoning
Growth would continue under existing zoning, with no change to existing land use designations.

Option 3: Retain Current Growth Formula as Strategy
The City would maintain the growth pattern in the Comprehensive Plan of 50% of new growth in Winslow, 5% in the three Neighborhood Centers, and the remaining 45% in the Open Space Residential areas.

Option 4: Expand Growth Opportunities Only in Winslow
The plan would call for increasing capacity only in Winslow. Zoning increases would be required in the MUTC and Winslow Frame to accommodate the anticipated growth for the twenty-year planning horizon.

Many of the strategies to carry out the vision of each option could apply to more than one option. Details of the strategies are discussed in "The Tool Box" section at the end of the Committee's full report.

Planning Sub Areas
2025 Study



SJM 4/13/07; PNB 5/3/07

Final Report

Mayor's 2025 Growth Advisory Committee

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I.
INTRODUCTION

The Challenge—Planning Under the Growth Management Act

The Washington Growth Management Act (GMA) requires all cities in Washington's fast-growing counties, including Kitsap County, to plan each ten years for the growth the City is projected to receive in the ensuing twenty years. Population estimates are produced by the Washington State Office of Financial Management (OFM), in consultation with each county, and coordinated with the cities within that county. The intent of the GMA requirement is to ensure that projected population growth is accommodated in a manner that reduces sprawl and encourages growth in areas that can provide urban services, such as public sewer and water.[1] Under the GMA, jurisdictions must review their zoning capacity to ensure that they will permit enough housing to accommodate the projected growth, and must commit to providing the necessary infrastructure that supports the growth—principally roads, sewer and water. Pursuant to that mandate, Bainbridge Island must demonstrate that it can accommodate 28,660 residents by the year 2025, an approximate increase of 6,900 new residents from our 2004 population of 21,760 people.

As required by the GMA, the City adopted its Comprehensive Plan in 1994 as a guide for growth. The Comprehensive Plan includes a growth strategy aimed at ensuring that population growth and new development are accommodated in a manner that preserves the Island's valued characteristics of open spaces, winding roads, agricultural areas, distinctive harbors and small communities. The goal of this strategy is to direct 50% of new growth in the Winslow area, 5% in the three Neighborhood Centers and the remaining 45% Island-wide in Open Space Residential (OSR) areas. These areas are depicted in Figure 1. The Winslow area is divided into two subareas, the Mixed Use Town Center (MUTC) and the Frame area.

In 2005, City staff analyzed the adequacy of the existing Comprehensive Plan growth strategies in accommodating the projected population growth through the year 2025. This analysis indicated that although there is ample capacity Island-wide to accommodate the expected twenty-year growth, the growth strategies would need to be adjusted to continue to direct growth to the desired target areas identified in the Comprehensive Plan. (Please refer to Appendix A for more information.)

Formation of the 2025 Growth Advisory Committee

The 2025 Growth Advisory Committee was appointed in 2006 by Mayor Darlene Kordonowy and charged with developing recommendations to manage the projected population growth in accordance with the GMA, while still preserving and enhancing the Island's valued characteristics of community, open space, natural landscapes and agricultural land. This effort included analyzing the growth strategies in the Comprehensive Plan and determining whether alternative approaches for accommodating growth would be desirable. The Committee's charge was not limited to determining where future growth should be concentrated. Addressing the

[1] All cities required to plan under the GMA are defined as Urban Growth Areas, "within which urban growth shall be encouraged," RCW 36.70A.110(1). The committee proceeded on the basis that no specific level of density is required for any portion of Bainbridge Island so long as the Island can accommodate its allocated target population of 6,900 new residents by 2025.

other side of the question—how to preserve open space, the Island's "green infrastructure" and other community values—was considered to be of equal importance.

The Committee's work, like the GMA itself, deals with planning, not with the choices people make. Planning does, however, affect the choices available to people. The allocation of 6,900 people is a projection only, and in no sense a quota—only time will tell how the Island's population will change, and how effectively change is accommodated. And while the City may try to promote a certain pattern of development, no one can be compelled to develop property in one way, not another, or to live in one place, not another. We may encourage a majority of the growth to be in Winslow, but all of the new Islanders—or none of them—may actually choose to live downtown. Furthermore, because the Open Space Residential areas have a growth capacity significantly beyond the 45% designated in the Comprehensive Plan strategy, the pace of development there may not be affected by a program of incentives and disincentives alone.

The Committee's Vision, Mission and Challenges

The work of the 2025 Growth Advisory Committee was informed by the Vision Statement in the City's Comprehensive Plan. (See Appendix B). The Committee also adopted a mission statement to guide their work:

> *Create options that accommodate the 2025 population allocation in a manner that preserves community values and incorporates the principles of the City's Comprehensive Plan and the State Growth Management Act. Build flexibility into these options, so that they can evolve to respond to changing circumstances and population growth beyond 2025. Actively solicit public participation throughout our work, and explicitly address public perspectives in all options.*

The Committee agreed that their recommended policy strategies should address the following challenges:

- Develop options that preserve the valued characteristics that make the Island a unique and desirable place to live, including open space, critical areas, agricultural and pastoral lands, greenways, and forests.
- Develop options and create incentives that will provide a balanced range of living choices within a population that is diverse in age, ethnicity, family income, sources of livelihood and other aspects.
- Develop options that nurture community.
- Develop options that are viable in light of environmental, legislative, economic, social, demographic, legal and political realities and that also balance the community values stated in the Comprehensive Plan and the GMA planning goals.
- In planning for growth, consider the inter-relationship of existing residents, increasing population, existing infrastructure, new infrastructure to accommodate growth, and cost.

II.
THE COMMITTEE'S APPROACH

Understanding the Current Situation

The Committee began their work with an intensive "self-education" phase to learn about State and City policies and regulations that must be considered in planning for growth, as well as relevant issues such as infrastructure, local and regional transportation, and housing and demographics. Topics included:

- ***The Growth Management Act:*** The Committee reviewed the history, purpose, goals and requirements of the GMA. The group had extensive discussions regarding the City's status as an "all-Island urban growth area" and the planning challenges that this brings.

- ***The Comprehensive Plan:*** The Committee reviewed the Vision Statement, Overriding Principles and Framework Goals and Policies of the Comprehensive Plan, as well as the current growth strategy.

- ***Open Space:*** The Committee reviewed the goals and policies that guide the protection of open space, the existing open space within the City, the level of protection that is afforded to each type, and possible tools for protecting open space. Currently, the City's Comprehensive Plan identifies a Transfer of Development Rights (TDR) program as a primary tool for preserving open space. In 2006, the City undertook a review of the TDR program, and the Committee met several times with the consultants charged with this effort.

- ***Water Resources:*** The Committee met with staff from the Public Works Department to learn about the City's water resources and sewer, water and stormwater management, ongoing efforts to update data and the Island's water and sewer purveyors. Information was also provided on the Winslow sewer facility.

- ***Septic Issues:*** The Committee met with Kitsap County Health District personnel to learn how on-site sewage systems relate to existing and future growth. This included information on the regulatory considerations for new development and the primary design factors for on-site systems. The Committee also learned about alternative sewage systems, such as package plants, and how they might be utilized in clustered development.

- ***Island-wide Transportation:*** The Public Works staff provided an overview of the Island's transportation systems. This included information on goals and policies of the Transportation Element, Island-wide Transportation Study, the Non-Motorized Transportation Plan, functional road classifications, roadway standards, levels of service, and connectivity issues.

- ***Housing and Demographics:*** Topics included the affordable housing requirements in the GMA, goals and policies in the Housing Element of the Comprehensive Plan, and the City's previous and current affordable housing efforts. Members of the Community Housing Coalition (CHC) presented information on the housing market and the gap between household incomes and housing costs, as well as demographic data related to population, employment

and income. This session also included a discussion of the changing demographics on the Island, and the unique challenges of planning for an aging population.

- ***The Work of Other City Committees and Commissions:*** The Committee hosted an "intercommittee" workshop to learn about the activities of other City groups and consider how to integrate their work in planning for the future. Participants included the Arts and Humanities Council, Bainbridge Island Land Trust, Community Forestry Commission, Community Housing Coalition, Harbor Commission, Health Housing and Human Services Council, Historic Preservation Commission, Non-Motorized Transportation Committee, Open Space Commission, Park and Recreation District, Road Ends Committee, Trust for Working Landscapes, Watershed Council, and Winslow Tomorrow.

- ***Community Engagement:*** The Committee hosted two community meetings and also participated in a public meeting on the City's TDR program.

Other City Planning Efforts

The Committee also considered how other City initiatives would affect the Committee's work, including the Winslow Tomorrow planning and proposed code amendments and new Island-wide affordable housing proposals under development by the Community Housing Coalition. The Winslow Tomorrow amendments, which propose to increase levels of development in the Core District of the Mixed Use Town Center, were considered during the Committee's work and their adoption was assumed. At the time of this Report, density increases associated with proposed affordable housing requirements had not been finalized. Therefore, adjustments to the Committee's recommendations may be needed when the City adopts a final affordable housing program.

Establishing a Baseline

The Committee familiarized themselves with the following data provided by City staff:

Land Use and Zoning: Land uses on Bainbridge Island are primarily residential with some commercial, light manufacturing, recreation, agriculture and open space. There are approximately 200 acres of agricultural land on Bainbridge Island. Of the 17,428 acres on the Island, over 90% is zoned for single family residential density, the majority at 1 dwelling unit per 2.5 acres. Less than 1% is zoned for multifamily development, and approximately 6% is zoned Mixed Use Town Center. Only 36 acres—less than—1% are zoned for Neighborhood Centers.

Open Space: There are currently 2,324 acres of open space—about 13.33% of the Island's total land area—which fall into the following categories:

State Parks	153.8 acres
B.I. Park District	1,080.4 acres
City Parks	13.2 acres
City-owned Open Space	219.3 acres
Private Reserves	398.0 acres
Open Space Tracts within Subdivisions	459.5 acres

Current and Projected Population: The City's estimated population for the year 2025 is 28,660 people. The population for the year 2004—the year that the 2025 population allocation was received—was 21,760 people. The difference between the 2004 population and the estimated population for the year 2025 therefore is 6,900 people.

The following chart illustrates the City's existing Comprehensive Plan growth strategy as it applies to the population growth projection of 6,900 new residents by the year 2025.

2025 Population Growth Targets by Area	
50% to Mixed Use Town Center and Frame area	3,450 people
45% to Remainder of Island 's Residential Areas	3,105 people
5% to Neighborhood Service Centers	345 people

Future Capacity Under the Existing Comprehensive Plan Growth Strategy:
In September 2005, in preparation for the 2025 study, City staff conducted preliminary analysis based on 2004 population data to determine the adequacy of the existing Comprehensive Plan growth strategies in accommodating the projected population growth of an additional 6,900 people by the year 2025. The analysis, summarized in the table below, analyzed capacity in terms of both residents and the estimated dwelling units required to accommodate them and was updated with 2006 data. Household sizes are estimated at 2.5 persons per single family residence and 1.7 persons per multifamily residences. (These are standard figures used by the Office of Financial Management.)

The analysis indicated that while there is more than enough capacity Island-wide to accommodate the projected growth, the growth strategies should be reviewed to accommodate the projected twenty-year growth in a manner that is consistent with the vision in the Comprehensive Plan. The following table reflects the capacity analysis under existing zoning by growth target area using the 2006 population, estimated at 22,600.

2006 Capacity Analysis

Comprehensive Plan Growth Target Area	2025 Population Allocation by Area (existing growth strategy)	Capacity to Accommodate new Population	Surplus	Shortfall
Island-wide Open Space Residential Areas	45% of New Growth 2,727 people	11,238 people	8,511 people	
Winslow Master Plan Area (MUTC + Frame)	50% of new growth 3,030 people	5,636 people	2,606 people	
Frame area	25% of new growth 1,515 people	1,166 people		349 people
Mixed Use Town Center Districts (MUTC)	25% of new growth 1,515 people	4,470 people	2,955 people	
Neighborhood Centers	5% of the new growth 303 people	263 people		40 people

Historic Growth Rate
Since 1990, the Island's net increase in population has averaged 2.25%, with a high of 3.63% in 1996 and a low of .87% in 2002. Between the years 2000 and 2006, the net increase dropped to 1.88%.

Developing Evaluation Criteria
The Committee developed evaluation criteria for measuring alternative approaches to accommodating population growth. The evaluation criteria are drawn from the goals and policies in the Comprehensive Plan and the GMA principles. The criteria are intended to measure various alternatives against specific goals relating to the environment, preserving green open space, water resources, sustainability, housing diversity, preserving neighborhoods, concentrating growth, enhancing Winslow, and transportation and circulation. The criteria are included in Appendix C.

Mapping as an Analytical Tool
To assist the Committee in their work, City staff prepared a number of maps, some of which were then overlaid with others to determine both areas suitable for retaining as open space and areas that have growth potential. The maps, which are included at the end of this report, are:

Figure 1: *Planning Sub Areas—The Mixed Use Town Center, Frame area, Neighborhood Centers and Open Space Residential areas*

Figure 2: *Generalized Zoning Map*

Figure 3: *Island-wide Parcel Specific Capacity - Under Existing Zoning*

Figure 3a: *Winslow Development Potential - Under Existing Zoning*

Figure 4: *Green Infrastructure Map* - showing open space opportunities and natural systems that the community values and should be protected. This map also shows land areas that have development constraints, such as critical areas, dedicated open space, park land and other land not available for further development.

Figure 5: *Urban Services Infrastructure Map* - showing the existing public sewer, water and transportation systems that support growth and development.

Figure 6: *Road Infrastructure Map* – Showing the arterial and collector streets.

The Committee's Guiding Principles
Despite the considerable diversity of views on many topics, Committee members ultimately reached agreement on a number of important issues, and those agreements informed these recommendations.

First, although the City's specific charge under the GMA is to draft a plan demonstrating how the City will accommodate 6,900 additional residents by 2025, the Committee took a longer view. One of our principal concerns was that while we must plan for twenty years, what is actually built pursuant to those plans may last for 50 years or more. While we recognize that

future committees may develop different ideas that reflect the needs of an evolving community, we also did not want to take short-sighted actions that would rule out desirable outcomes in the future. Therefore, one of the considerations to which we subjected our various proposals was to see what impact they would have if the Island's population continues to grow.

Second, the Committee agreed that it was not enough to simply look at the amount of projected growth. Rather, we believe that change is essential to vitality in a community and therefore concluded that some types of growth are healthy. We considered the type, quality and character of growth that is desirable, or at least tolerable, with the goal of developing a plan that honors and preserves the Island's character, environment and values.

Third, the Committee affirmed that the intent of any strategy adopted by the City is not just to concentrate growth in areas where urban services exist, but also to preserve the "green" in the remainder of the Island. The Committee is recommending that an essential first step that must occur before the Preferred Option is fully implemented is to immediately undertake an Island-wide open space study that culminates in a coordinated Island-wide Open Space Conservation Plan, which identifies existing open space and future opportunities and prioritizes the preservation of additional open space. Because the Winslow area will experience increased development with implementation of the Winslow Tomorrow recommendations, and because the Committee's Preferred Option calls for increased density throughout the Mixed Use Town Center and Frame area, the open space study should prioritize analysis of the need for increased open space and recreational opportunities in Winslow. A timeline should be established and necessary resources allocated to ensure that the plan is completed within 12 months. The plan must include implementation strategies, such as TDR programs and mitigation banks, and will be successful only if appropriate funding is allocated to support it. The City should also continue to support the efforts of private organizations such as the Bainbridge Island Land Trust and of public organizations such as the Open Space Commission to preserve farmland, passive recreation areas, trails and other open space opportunities.

Fourth, there has been persistent concern within the community that, in the near future, population growth may endanger the Island's finite water supply. While the GMA recognizes that water is a limiting factor, and requires every applicant for a building permit to demonstrate that water is available, the Committee believes that this approach is not sufficient. An Island-wide comprehensive water management plan, which includes conservation strategies, is an essential tool in planning for growth. Completion of the efforts now under way to obtain more conclusive data on the Island's aquifers and recharge zones, and to monitor and manage the supply and demand, should be one of the City's highest priorities. The City should also take the lead in emphasizing and educating the community on the importance of water conservation.

Fifth, the Committee also agreed that:

1. Growth should be clustered rather than spread evenly across the Island, because we want to preserve the green spaces, small-scale farming and non-urban "feel" of as much of the Island as possible.

2. For all of the alternatives, the Committee assumes the Winslow Tomorrow code amendments will be adopted, anticipating a 50%-60% increase in FAR levels for the Core District. The MUTC must continue to grow into an economically viable, pedestrian-friendly place.

3. The City must take the lead in encouraging socioeconomic diversity on the Island, by ensuring a variety of housing choices to meet the needs of present and future residents in all economic segments. Clustered housing should be encouraged in suitable areas to help promote affordability, a variety of housing types, transit options and elder-friendly living; and to reduce infrastructure costs and moderate growth pressures in other areas.

4. The City must encourage low impact development, green building methods, and other innovative programs and initiatives that reduce community development impacts to the natural environment.

Outcomes of the Committee's Work

The Committee's work resulted in four options to accommodate the 2025 population allocation, and the selection of a Preferred Option based on public input and evaluation. The Preferred Option and proposed implementation measures are included in Sections III and IV. The Committee, working with City staff, will present the Preferred Option and a Tool Box of proposed implementation strategies to the Planning Commission, City Council and the public. The four options share the following essential components:

- The City will develop an Island-wide Open Space Conservation Plan;
- The Winslow Tomorrow code amendments will be adopted;
- The City will continue the water supply studies currently underway and develop an Island-wide water management and conservation plan;
- The City will look for ways to make growth pay more of its own way;
- The City will develop and maintain a successful affordable housing program that addresses both affordability and diversity of housing choices. Encouraging clustered development and increasing the supply of accessory dwelling units (ADUs) are examples of the "tools" that could be used in this program; and
- The City will need to plan for and find a way to fund the necessary infrastructure that supports areas planned for new growth—principally roads, sewer and water.

III.
THE GROWTH MANAGEMENT PREFERRED OPTION

Cluster Growth in Winslow and in Neighborhood Centers

The majority of new growth would be clustered in Winslow and the Neighborhood Centers, by increasing the permitted density for residential development in the portion of the MUTC located outside the Core District, and by encouraging clustered single family and smaller multifamily development, in exchange for community benefits, in the Winslow Frame area. There would be no separate population allocation for the Neighborhood Centers and no distinction between the MUTC and Frame area. Clustered housing is recommended in the three existing Neighborhood Centers, and in any new Neighborhood Centers that might emerge. Growth could continue throughout the Open Space Residential areas as allowed under current zoning.

As discussed in the Committee's guiding principles, as part of this option the City would develop an Island-wide Open Space Conservation Plan that identifies existing open space and future opportunities, and prioritizes the preservation of open space. This open space conservation plan should be developed before zoning regulations are changed to accommodate additional density, but the Committee believes that because of the necessary interrelationship of growth areas and open space areas, development of these planning efforts should occur simultaneously.

The Preferred Option is driven by encouraging clustered housing in suitable areas to help promote affordability, a variety of housing types, transit options and elder-friendly living, to reduce infrastructure costs and to minimize growth pressures in unsuitable areas that should remain as open space. The Preferred Option includes the following recommendations:

1. The City would cluster a majority of growth in Winslow and the three Neighborhood Centers.

2. To promote the development of Winslow as a vibrant economic, cultural and social center, and to facilitate building a meaningful supply of affordable housing, increases in the residential density throughout Winslow are recommended. The boundary of the Winslow Frame area would be redefined to align with existing water and sewer service to provide for efficient development.

3. Density increases in the Winslow Frame area would be contingent on developers paying fees to finance amenities, providing open space, providing affordable housing, or supporting other important community goals. This could be achieved by establishing planning mechanisms that would make higher levels of density available in return for providing community benefits and that would encourage smaller single family or multifamily residences, as opposed to larger multifamily complexes. Accessory dwelling units (ADUs) also would be allowed to comprise a separate tax unit, so that they can be sold separately from the main unit. This recommendation is intended to encourage the construction of ADUs, which can be a significant source of affordable housing.

4. Density increases in existing Rolling Bay and Island Center Neighborhood Centers would be encouraged through City initiation of special planning processes for the Neighborhood

Centers in Rolling Bay and Island Center, to identify areas for clustered development and determine the infrastructure needed to support development. This process also should address mechanisms for retaining and preserving open space in the vicinity of the Neighborhood Centers. The City also could begin to identify other areas where clustered development would be appropriate. Criteria for the designation of emerging Neighborhood Centers could involve location of a public transit hub, geographic factors and feasibility of water and sewer infrastructure. Lynwood Center would continue to develop as currently planned.

Implications

Growth pattern:

- Open Space Residential Areas: The pace of building in the Open Space Residential areas might slow because potential buyers would have more options in Winslow and the Neighborhood Centers.
- Neighborhood Centers: Lynwood Center could continue to build out. During this planning horizon, neighborhood planning would begin to develop Rolling Bay and Island Center into full centers with clustered housing and a variety of businesses and services. The City could also begin to identify a few additional centers where development could be clustered in the future, in accordance with the Island-wide open space and conservation plan and public transit routes.
- Winslow (Mixed Use Town Center + Winslow Frame area): The MUTC would develop at a higher density than the Winslow Frame, but all of Winslow would see density increases. In addition, the boundary of the Winslow Frame would be redefined to align with areas currently served by existing urban services.

Adaptability Over Time

- This option identifies a long-term growth strategy that emphasizes the benefits of compact development and preservation of open space.
- Long-term planning would focus on the Winslow area, existing Neighborhood Centers and future center sites.
- To keep areas slated for clustered growth from being developed at a lower density in the interim, the City could consider strategies described in “The Tool Box.”
- As more growth goes into the Winslow area and the Neighborhood Centers, the City will continue to face decisions about whether the growth should be accommodated by increasing building heights and footprints or by expanding zoning boundaries. If the boundaries expand outward, the City would need a strategy to keep these areas from merging or it would sacrifice the vision of having compact centers surrounded by open space.

Affordability:

- This option promotes clustered development, where services are less costly to provide, which may lead to construction of more affordable housing if the right incentives are in place. Possible strategies are included in “The Tool Box.”
- Offering an incentive for constructing ADUs in the Frame area could increase the stock of affordable, for-purchase housing.

Winslow as Town Center:

- The allowable density of the entire MUTC would be increased.
- More efficient land use could occur within the Winslow Frame because the boundary of the Winslow Frame area would be aligned with existing urban services boundaries (sewer and water), allowing clustered housing to occur where urban services can be provided efficiently.
- Density increases in the Frame area would be contingent on developers providing community benefits, such as paying fees to finance amenities, providing affordable housing, or supporting other important community goals. This could be achieved by establishing a "floating FAR" mechanism, in which development could utilize an FAR structure similar to what is used in the MUTC, with higher levels of density available in return for providing community benefits. This may result not just in more compact, denser development, but in a variety of home sizes that is typical of FAR-based development.
- The City would continue to actively encourage a mixture of commercial and residential development within the MUTC.

Neighborhood Centers:

- The City would initiate special planning processes for Rolling Bay and Island Center to allow for more robust development of these Neighborhood Centers, including long-range planning to provide the needed infrastructure.
- The City could also begin to identify other areas as possible future Neighborhood Centers.
- Expansion and eventual merging of these Neighborhood Centers into an expanse of dense development should be avoided. Strategies are suggested in "The Tool Box."
- To keep future Neighborhood Centers from being prematurely developed at low densities in a way that precludes compact development later, the City could consider strategies described in "The Tool Box," such as "shadow" zoning or a system where investors or the City buy development rights as an investment that will pay off when compact growth occurs.

Water Resources:

- The City would continue studies aimed at obtaining a better understanding of how much water is available and where. It would need to factor this information into its plans for future Neighborhood Centers.
- New growth would be focused in areas that provide public water and sewer.

Transportation:

- Because there would be no growth in the Open Space Residential areas once existing building capacity is exhausted, the City could estimate future traffic and make appropriate plans for that area.
- Traffic would increase as the existing Neighborhood Centers develop at higher intensities, and as new Neighborhood Centers are created.
- Efficient, frequent public transportation would be more feasible.
- Traffic within Winslow would increase due to the added population, but resulting congestion would make walking and public transit more desirable transportation options.

IV.
IMPLEMENTING THE PREFERRED OPTION

Sequenced Implementation

The Committee agreed that to be effective, new policies designed to cluster growth and promote a variety of housing types will require coordination of planning efforts and a sequenced approach to implementation. The Committee recommends the following sequenced steps:

1. Within 12 months, the City will develop and adopt an Island-wide Open Space Conservation Plan. The Winslow portion of the Open Space Plan will be given a high priority because a majority of new growth is recommended to go into the Winslow area.

2. As part of the 2007 Comprehensive Plan amendment cycle, the City will amend the Winslow Master Plan to establish that: (1) a majority of growth on the Island should occur in the Winslow area; (2) the boundaries of the Winslow Frame are realigned with existing public water and sewer service areas; and (3) clustered growth should occur in the Neighborhood Centers.

3. After the Winslow Tomorrow code amendments regulating density in the Winslow Core District are adopted, the City would amend policies of the Winslow Master Plan and implement zoning that would: (1) allow higher density in the Winslow Frame area and promote single family housing in exchange for open space and public amenity commitments; and (2) promote higher density in the form of mixed-use and multifamily residential development in the MUTC and High School Road districts. All planning for density and clustered development throughout Winslow would be carried out in tandem with development of the Island-wide Open Space Conservation Plan, including planning for open space, recreational opportunities and trails.

4. The City would initiate special planning processes for the three existing Neighborhood Centers to identify areas for clustered development and determine necessary infrastructure needs. This process should also address mechanisms for retaining and preserving open space in the vicinity of the Neighborhood Centers.

V.
OTHER OPTIONS CONSIDERED BY THE COMMITTEE

Option 2: The "No Zoning Changes" Option

Under this alternative, growth would continue under existing zoning, with no zoning changes made within this twenty-year planning horizon (through 2025). Change on the Island would still occur, however, because the City has considerable growth potential under existing zoning.

1. Because the current zoning is adequate to accommodate the growth allocation through 2025, the City would alter the Comprehensive Plan's growth formula (50% in Winslow, 5% in Neighborhood Centers, and the remaining 45% in Open Space Residential areas) and let growth occur according to current zoning capacity.
2. The City would not actively plan for growth beyond what existing zoning allows, but would continue to gather information about how much additional growth the Island can support.
3. Because most vacant lots are in the Open Space Residential areas, most growth would occur here.
4. Lynwood Center would continue to build out as approved in its adopted neighborhood plan. The two Neighborhood Centers that are not currently served by public sewer, Island Center and Rolling Bay, could develop within their existing limited boundaries.
5. With no change to existing zoning, Winslow would develop to its current capacity outside of the Core District, and would develop in the Core District to the capacity provided by the Winslow Tomorrow amendments.

Implications

- If growth continues at its present rate, this alternative would delay difficult decisions for only a few years. The GMA requires the City to update its twenty-year plan every ten years to reflect actual growth and fresh projections. This option provides no guidance for what the City should do when it approaches build-out.
- Because most new growth would occur in the Open Space Residential areas, where people are most likely to drive to services, and commercial development would remain where it is now, there would likely be traffic increases Island-wide.
- Prices for undeveloped land and single family homes would continue to climb, and opportunities to provide affordable workforce housing would continue to be limited.
- If the City eventually decided to concentrate development in certain areas of the Island, fewer large, undeveloped parcels would be available to accommodate that concentration.
- Outside of the Core District, which would develop as envisioned by the Winslow Tomorrow planning process, the limited supply of vacant land available today within Winslow likely would be developed at present zoned capacity, and redevelopment of those parcels may not occur for 50 years or more.

Option 3: "Retain Comprehensive Plan Formula as Strategy"

Under this option, the City would maintain the growth pattern in the City's Comprehensive Plan: 50% of future growth in Winslow, 5% in the three Neighborhood Centers, and the remaining 45% in Open Space Residential areas.

1. The City would gradually increase density in each area to accommodate projected growth.
2. Because the City has more buildable lots in the Open Space Residential areas than are needed to accommodate growth there through 2025, only Winslow and the Neighborhood Centers would be considered for higher-density zoning at this time.
3. Because the City would expect additional growth in all areas in the future, the City would begin planning now for how that might occur in a way that protects community values to the greatest extent possible.
4. In Winslow, the City would need to decide whether to retain the current approach of targeting up to half the Winslow growth to the MUTC and up to half to the outlying Frame area, or whether to dissolve the distinction between MUTC and Frame and allocate the additional growth anywhere within Winslow.
5. In the Open Space Residential areas, existing zoning provides more growth capacity than the formula calls for through 2025. In this planning period, the City would not increase density here, but it could, at least in theory, lower density or impose additional restrictions that have that effect. If existing zoning stays intact, these areas might grow faster than the formula anticipated.
6. Lynwood Center would continue to build out, which would accommodate most of the growth targeted to the Neighborhood Centers. The City could expand the boundaries of Lynwood Center slightly, and/or increase density within the current boundaries of the neighborhood, or begin planning for more robust development of Rolling Bay and/or Island Center.

Implications

- It would be feasible to either expand the area designated as "Winslow" or keep the existing boundaries of Winslow and provide for increased development capacity thorough zoning increases that allow for smaller lots, taller buildings or increased building size.
- Since the Neighborhood Centers would eventually expand into villages with clustered housing and commercial services, the City would need to take steps now to make sure land surrounding the Centers is not fully developed at relatively low densities. Possible strategies are included in the "Tool Box."
- Over time, continuing to target 45% of new growth to the Open Space Residential areas could require upzoning, which could give property owners some possibility of dividing property and passing buildable lots on to their children but would increase density in the Open Space Residential areas and reduce the amount of green space in those areas.
- Because this alternative provides a predictable growth curve for Winslow and the Neighborhood Centers, the City would be able to plan ahead to ensure that they have adequate infrastructure (sewer/septic and water).

Option 4: "Expand Growth Opportunities Only in Winslow"

Under this option, the City's long-term growth plan would call for increasing zoning capacity only in Winslow and only within Winslow's current boundaries. Existing zoning would prevail in all other areas.

1. The City would cluster growth in the MUTC and Frame to the greatest extent possible. For this planning period, the increases within these areas would be the same as under the Preferred Option.
2. There would be no corresponding increase in density in the Neighborhood Centers.
3. Development in Open Space Residential areas could continue as allowed by current zoning.
4. The Comprehensive Plan would be amended to reflect the long-term growth pattern of concentrating development, emphasizing pedestrian and transit oriented development in Winslow.

Implications

- As with all of the alternatives, growth in Open Space Residential areas could continue based on existing zoning capacity. But once existing and allowable lots are developed, this option essentially freezes development in outlying areas.
- Lynwood Center could continue to build out as allowed under its adopted plan. Rolling Bay and Island Center could develop only within their existing boundaries. The City would not identify locations for new Neighborhood Centers.
- The MUTC could develop at a higher density than the Winslow Frame, but all of Winslow would see density increases.
- This option provides assurance that growth will stay clustered in one compact area rather than become scattered across the Island in villages that eventually could grow together. It also focuses growth where people are closer to services and more able to walk for their daily errands and social activities.
- By focusing growth in the Winslow area, this option also provides support for downtown businesses and minimizes the chances that small businesses will open in areas where there aren't enough potential customers to make the businesses viable.

VI.
CONCLUSION

As noted previously, the work of the 2025 Growth Advisory Committee is intended to provide the City with a guide for managing growth in a manner that will protect the values of the community and encourage new growth to occur in areas most appropriate for further development. We don't yet know the Island's "carrying capacity," but the Committee and the City's planners are confident that it will not be reached within the next twenty years. We also assume that development will continue and the population will grow after 2025. Considering our limited supply of land and other resources, it is essential that we honor the principle of sustainability: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

Estimated population figures are only educated guesses into the future. Our Island may experience growth at a slower or faster rate than anticipated. We must consider that as we grow we also retain the valued characteristics of our Island—open spaces, winding roads, agricultural areas, distinctive harbors and small communities. In order to do that we must put strategies in place now to respond to growth and the pressures associated with it. To be effective, new policies designed to protect open space, cluster growth and promote a variety of housing types will require coordination of planning efforts and a sequenced approach to implementation.

VII.
THE TOOL BOX

The Committee compiled the following strategy proposals and examples of ways in which the City could implement some of the planning recommendations. While these are just a few of the tools available to the City, they are the ones that the Committee repeatedly discussed that seemed to have the most support and applicability to the options discussed.

Create incentive zoning

Rather than granting blanket density increases to encourage growth in certain areas, the City would grant the increases only when landowners qualify by providing features that benefit the community. In other words, the City would use the added density as an incentive to encourage development that includes affordable housing, high-quality open space, community gardens or other amenities. Landowners who elected not to provide these features would be held to existing zoning.

- ***Increasing FAR Through a Bonus Program.*** As currently provided in the MUTC, any proposed options to increase the FAR level in the MUTC should be tied to a bonus density program stipulating that FAR increases are contingent on developers providing community benefits such as affordable housing, fees to finance amenities in Winslow, or contributing to Island-wide open space or other community goals.
- ***Creating an FAR Overlay District.***
  Currently, the Frame area density is established by traditional "units per acre" zoning. In the MUTC, levels of development are established through Floor Area Ratio (FAR) zoning. FAR zoning limits the size of buildings rather than the number of units per acre, and can encourage a variety of unit sizes, whereas "units per acre" zoning can typically yield larger units. Creating an FAR overlay district in the Frame area, in which development could be based on FAR in return for providing a community benefit (for example, affordable housing), could result in a wider diversity of housing choices as well as denser, clustered development in an area where urban services are available.
- ***Expanding Open Space and Critical Areas Protection.*** In outlying areas of the Island, the City could use incentive zoning as a component of an open space conservation plan. Developers could get added density in areas not slated for permanent protection by going beyond what's already required by the Critical Areas Ordinance to protect sensitive lands or by developing trails open to the public.
- ***Encouraging Clustered Development Through the Transfer of Development Rights.*** An Island-wide Open Space Conservation Plan could identify priority areas suitable for designated sending areas of a revised transfer of development rights (TDR) program. This would strengthen the sending areas by prioritizing areas that are valued by the community for open space retention. The development rights could then be transferred to promote growth in appropriate receiving areas, such as Neighborhood Centers. (See both "*Protect open space from future development"* and "*Encourage growth in Neighborhood Centers."*)
- ***Encouraging Low Impact Development.*** Standards intended to reduce the impact of development on the land and provide more efficient use of infrastructure could be implemented (or even required in some cases) for new development and subdivisions. Incentives could be used to encourage the use of low impact development standards. Any cottage housing ordinance should require the use of low impact standards.

Ensure affordable housing

The 2025 Committee agrees with the Community Housing Coalition that several strategies could be powerful tools for ensuring permanently affordable housing on Bainbridge Island:

- ***Creating a Community Land Trust.*** A community land trust holds title to land for the common good and makes it available to individuals through long-term land leases. Income-qualified individuals can buy homes on the land, but because the trust owns the land, the houses sell at a lower price initially and do not rise in value as fast as houses on private land. On resale, the price stays affordable and only income-qualified buyers may purchase the homes. If the City grants developers extra density in return for building affordable units, it should require participation in a community land trust to ensure that the units remain affordable over the long term.
- ***Encouraging Accessory Dwelling Units.*** Also known as ADUs or mother-in-law units, these help cluster development and are one way to create modest growth in neighborhoods where there is already a house on each lot. The City currently allows ADUs in all zones. A wide array of strategies could encourage more of them:
    - Allowing ADUs to comprise a separate tax unit so they can be sold independently of the main house.
    - Working with the Health District to adjust requirements for septic fields when ultra-efficient appliances are installed in both the main and accessory dwellings.
    - Launching a campaign to raise awareness of the benefits of ADUs and to promote them as a way for many people on the Island to be part of the solution in creating affordable housing.
    - Providing technical, architectural or financial assistance to build new ADUs or to create them by dividing large houses into separate units.
    - Reducing property taxes or deferring building permit fees over a number of years when units are rented to income-eligible people.
- ***Promoting Cottage Housing.*** Cottage housing is another way to increase density in existing neighborhoods while still preserving their single family character. These projects typically consist of a cluster of small houses with a shared central space. Cottages typically range from 800 to 1,000 square feet, and the typical density is 10 to 11 units per acre. The Ericksen Avenue Cottages on Bainbridge Island are an example of this kind of housing. Cottage housing is typically used on infill lots in established neighborhoods.

Protect open space from future development

The Island-wide Open Space Conservation Plan will identify priority areas that should not be developed and suggest ways to retain and protect these areas. Among the possible strategies:

- ***Transferring Development Rights.*** On Bainbridge Island, the Comprehensive Plan calls for transferring development rights away from priority wetlands, critical groundwater recharge areas and agricultural land, and into Winslow or the Neighborhood Centers. However, no one has ever taken advantage of this tool, although the City has made progress on some of the original goals through other means, such as purchase of development rights, the open-space bond, the new Critical Areas Ordinance, and conservation easements. Consultants hired by the city in 2006 suggested a program to transfer development rights might succeed if it were reinvented as part of an Island-wide conservation and open space plan.
    - Instead of narrowly defining areas where the development rights could be bought or used, a new program could apply more broadly.

- A Transfer of Development Rights bank could be developed, funded and implemented by the City.

The Committee's preferred option envisions additional Neighborhood Centers—or villages—on the Island in the future. A program of transferring development rights could be one of the most effective tools for creating a ring of protected land around each Neighborhood Center. It would be most effective if a Neighborhood Center could obtain additional density only by purchasing development rights from property ringing the center, and then transferring those rights into the Neighborhood Center.

- ***Outright purchase.*** This is the most expensive option, but it gets results, as shown by the success of the $8 million open space bond passed by voters in 2001. Funds received from the purchase of bonus FAR (or other types of zoning density) in new developments are another source of funding for the City to purchase open space.
- ***Requiring design review for short plats.*** The City currently encourages new subdivisions to cluster development through the Flexible Lot Subdivision standards, but not all the policies apply to smaller scale subdivisions. Most of the growth in outlying areas of the Island occurs on existing lots or on property that is being divided into only two lots through the short platting process. The City could require some level of design review or low impact development standards for short plats and/or building permits to ensure that the impact on the environment is as low as possible, for example by clustering house sites in one cleared area, sharing driveways, preserving wildlife corridors, maintaining views or tree cover along roads, etc.

Preserve land for future development

Where the City wants clustered development in the future, it could take steps now to make sure that the land is not fully developed at relatively low density. Possible approaches:

- ***Shadow Platting.*** Require "shadow zoning" before any new low-density development occurs in these areas so that the buildings don't get in the way of later, denser development. (This is similar to what is now required for backup septic field space.)
- ***Prohibit subdivisions in areas targeted for future growth.*** This is a variation on the strategy above. In areas targeted for greater density, prohibit subdivisions at lower than the allowed or planned density, and set up a program where investors or the City could buy development rights from owners who want to cash out now; the investors would be repaid when the land is ultimately developed at a higher density. Existing houses in these areas could still be bought and sold in the conventional way.

Provide more density in Winslow

- ***Use FAR in the Winslow Frame.*** In the single family zones of the Winslow Frame, the City could give landowners the option to develop their property under Floor Area Ratio (FAR) zoning, as discussed under "*Incentive Zoning*."
- ***Increase FAR in MUTC.*** In the Mixed Use Town Center, where FAR zoning already is in effect, the City could significantly increase the FAR and also therefore the allowable size of buildings, and require that all projects include affordable housing.
- ***Discourage commercial uses in the Frame.*** The City should continue to reserve the Frame area for residential uses. Allowing commercial development here (apart from home-based businesses) could siphon business from the existing commercial districts. The existing commercial area along Sportsman Club Road could continue to develop and evolve with

Neighborhood-Center-type services for people within walking distance and for students and parents coming and going from the schools.

Encourage growth in Neighborhood Centers

- ***Special Planning Area Process in Neighborhood Centers*.** The current Comprehensive Plan identifies three Neighborhood Centers and states that the request of one landowner can trigger the Special Planning Area (SPA) planning process, which is intended to promote them as vibrant community centers. Lynwood Center has an adopted plan, but no plan is in effect in Rolling Bay or Island Center. If the City wants to direct growth into these centers, the 2025 Committee recommends that the City designate a radius around them of roughly half a mile for future clustered housing and a mixed-use village center. Each Neighborhood Center would be required to undertake a SPA planning process for that area. The City could choose a planning deadline consistent with the perceived need for commercial development and additional housing opportunities – as short as two years, or perhaps as long as ten years. The City would also undertake long-range planning to provide the needed infrastructure.

- ***Identify future Neighborhood Centers*.** Under the Committee's Preferred Option, other areas will be identified in the future as Neighborhood Centers. Criteria for such designation could involve suitability for mass transit (e.g., the Day Road area), geographic dispersion (e.g., Seabold or Eagledale), or feasibility of providing infrastructure (e.g., Sportsman Club Road or Fort Ward). As part of its work, the Committee identified the characteristics of a successful Neighborhood Center, attached as Appendix D. This appendix also includes a map showing potential emerging centers for sustainable community development.

- ***Use Transfer of Development Rights program to encourage growth in Neighborhood Centers*.** A revised Transfer of Development Rights (TDR) program could be effective in promoting growth capacity in the Centers if it is the only mechanism available for receiving additional density in the Center. The sending areas for the development rights could be identified areas around the Centers that will promote protecting a ring of open space around the Centers. (See "*Protecting open space*")

- ***Use package sewage treatment facilities to serve planned growth in Neighborhood Centers.*** Today small-scale membrane treatment facilities that utilize on-site infiltration can serve 30-80 households. They are an alternative to extending sewer lines and upgrading larger public sewage treatment facilities. These package waste-disposal plants could be utilized as the necessary infrastructure serving the growth of the Neighborhood Centers. The land area needed for infiltration for the package treatment facility could be incorporated into the open space areas ringing the center.

Protect water resources

As discussed above, the City should investigate the feasibility of small-scale package waste-disposal systems as a way of facilitating clustered development in and around the Neighborhood Centers. These systems provide recharge of ground water, unlike the sewage treatment plants that currently operate on the Island and discharge to the Puget Sound.

VIII.
ANALYTICAL MAPS

Planning Sub-Areas

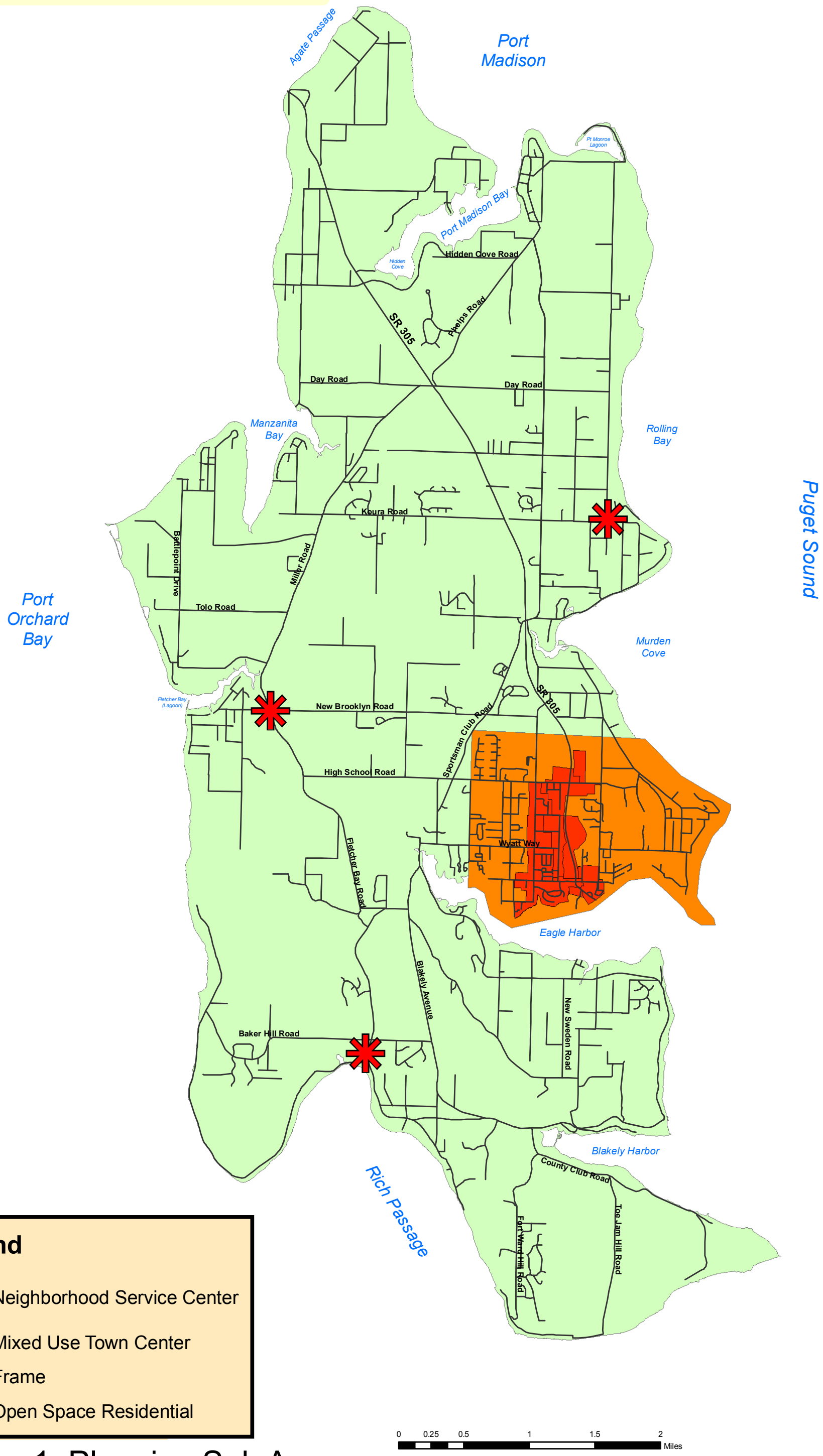


Figure 1: Planning Sub Areas

SJM, 4/13/07

Generalized Zoning

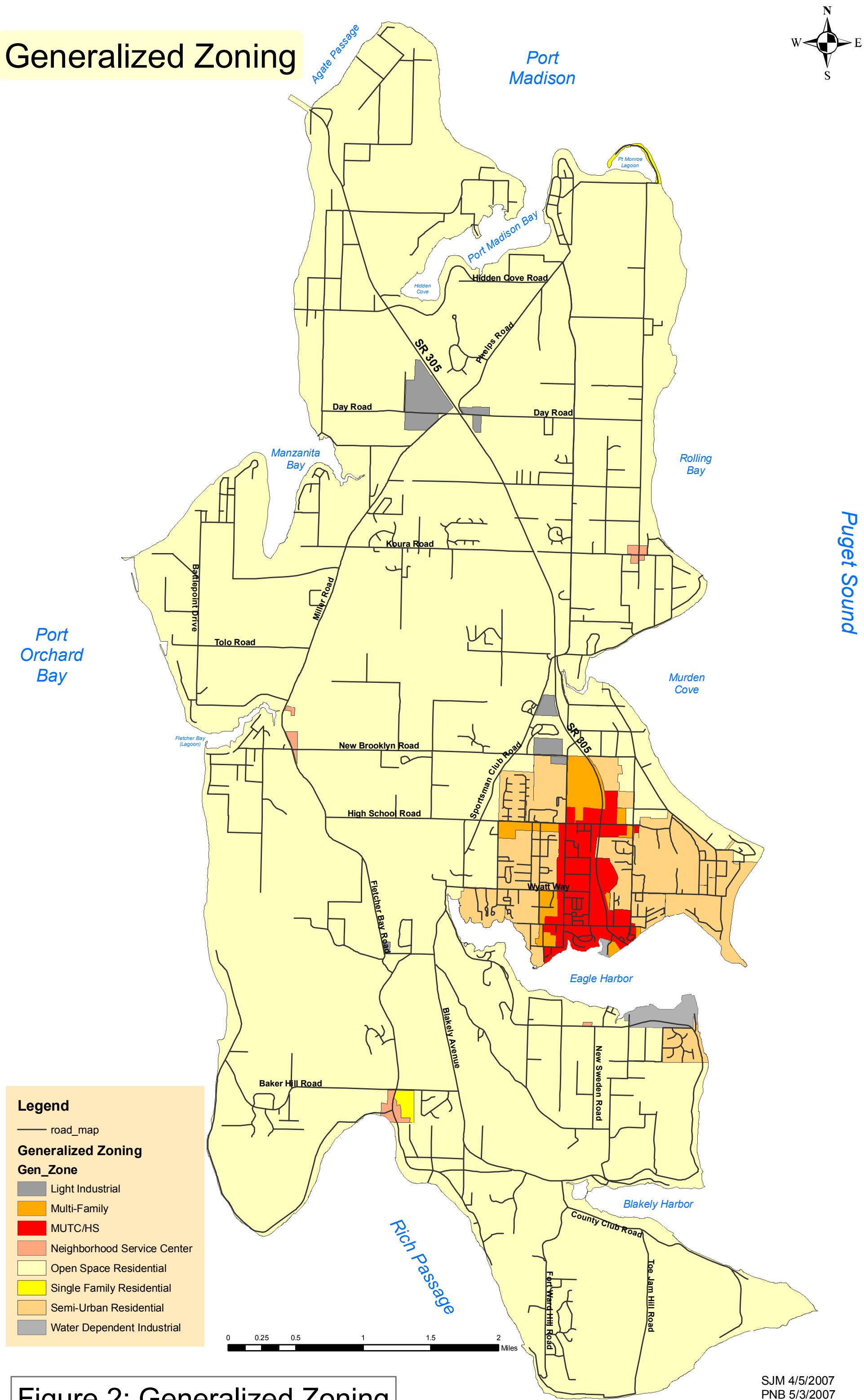
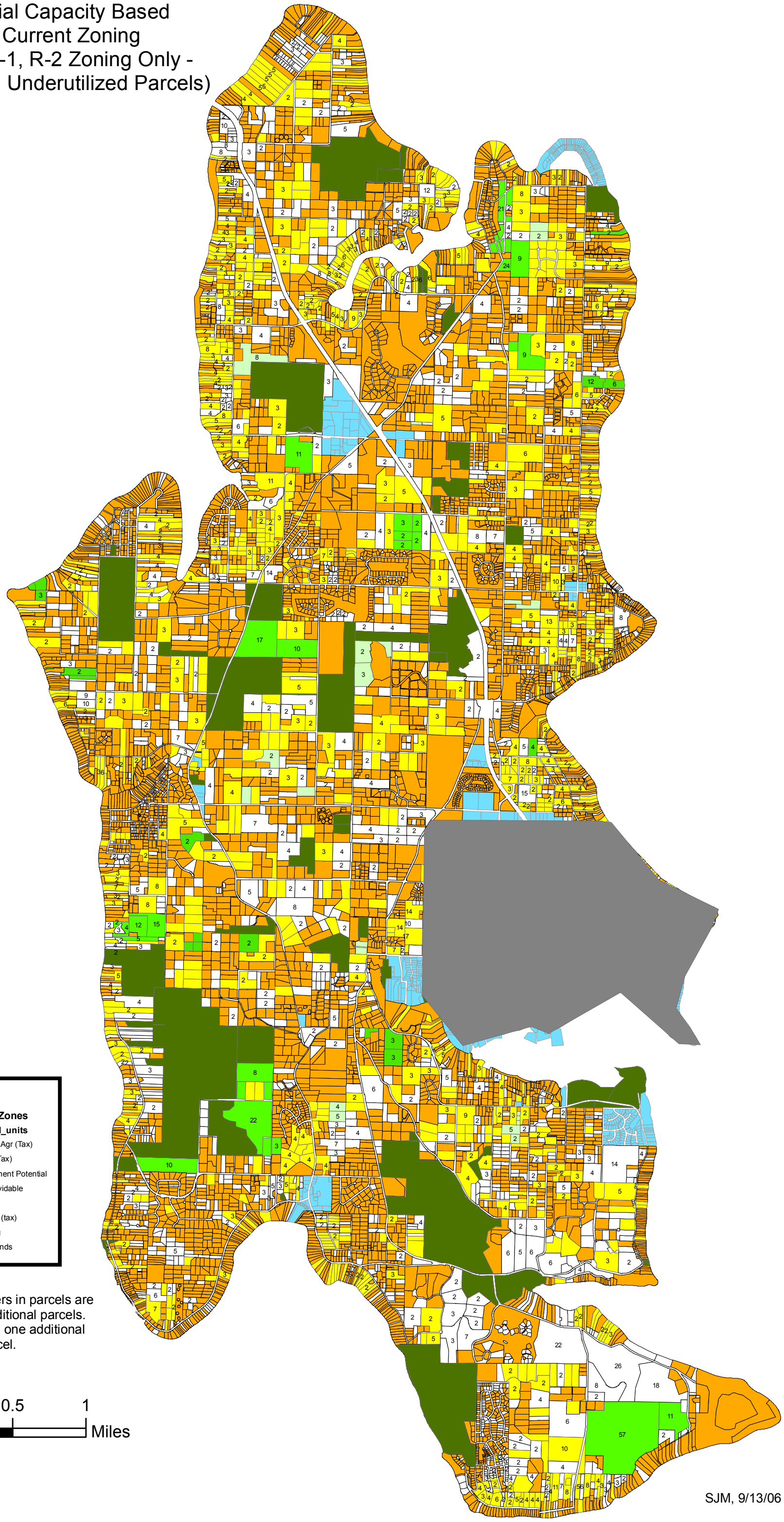


Figure 2: Generalized Zoning

SJM 4/5/2007
PNB 5/3/2007

Potential Capacity Based
on Current Zoning
(R-0.4, R-1, R-2 Zoning Only -
Vacant and Underutilized Parcels)



Note: Numbers in parcels are potential additional parcels. If no number, one additional potential parcel.

Figure 3: Island-wide, Parcel Specific Potential Capacity

MUTC and Frame Development Potential

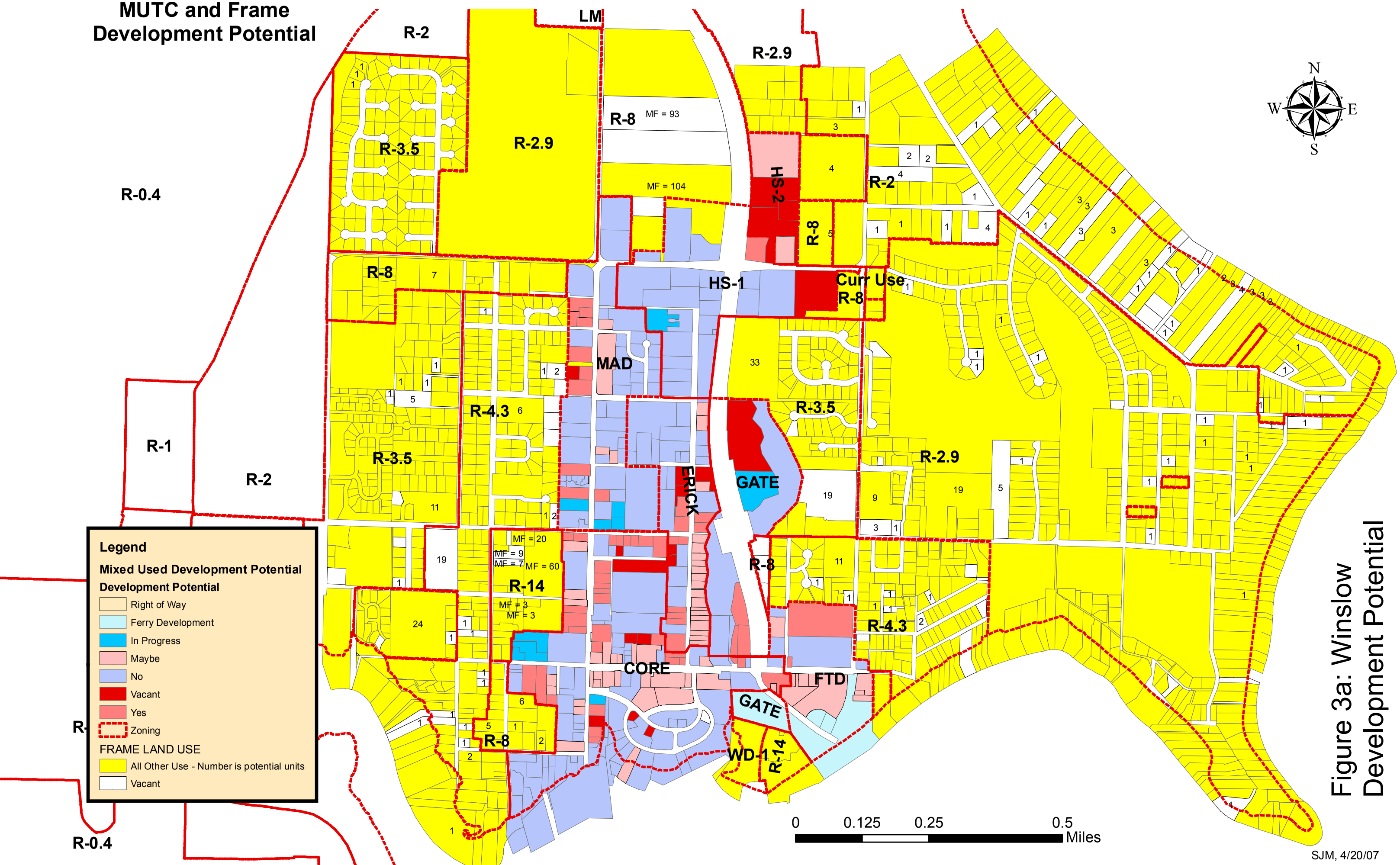


Figure 3a: Winslow Development Potential

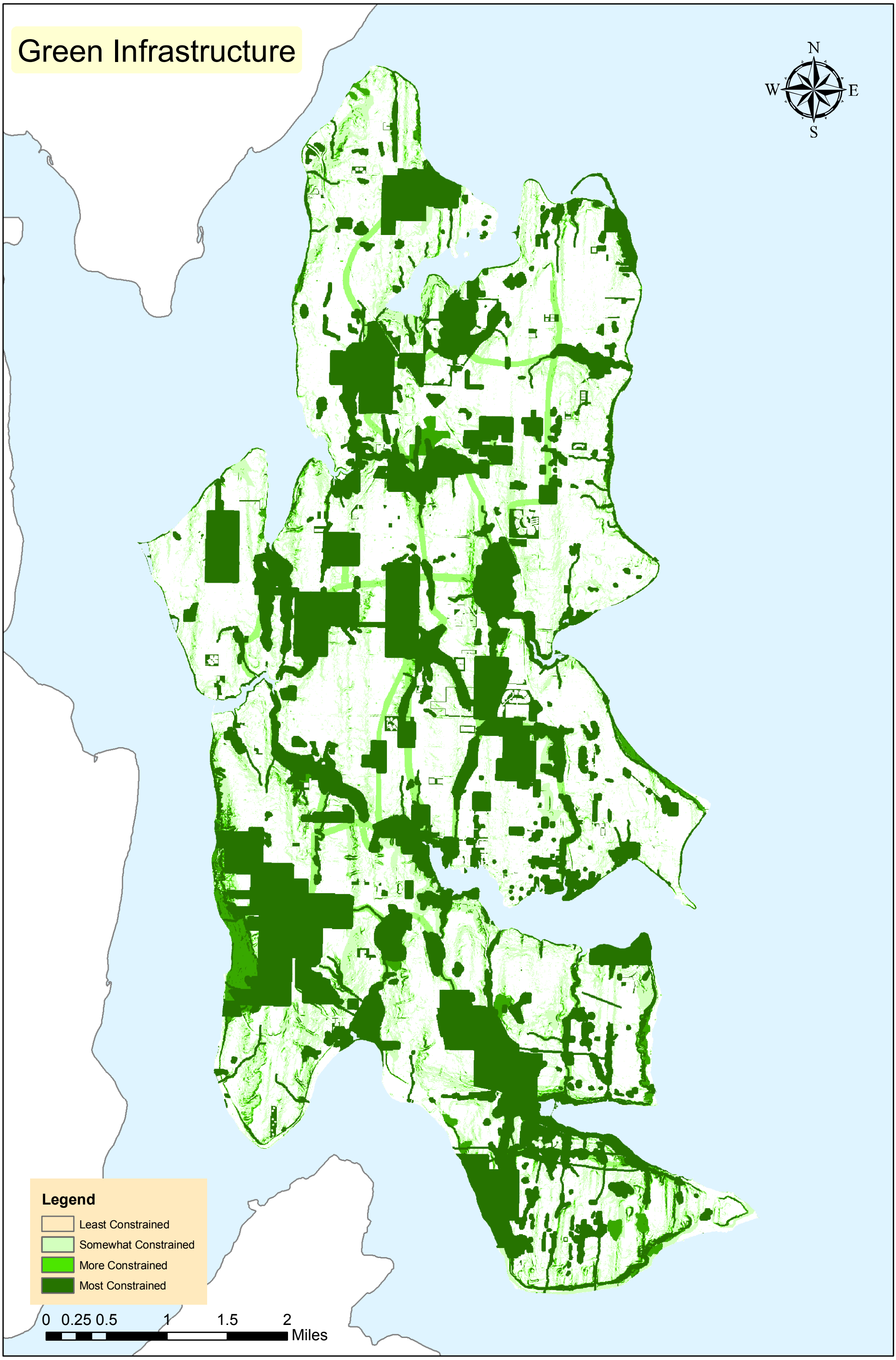


Figure 4: Green Infrastructure

SJM, 3/13/07

Urban Infrastructure

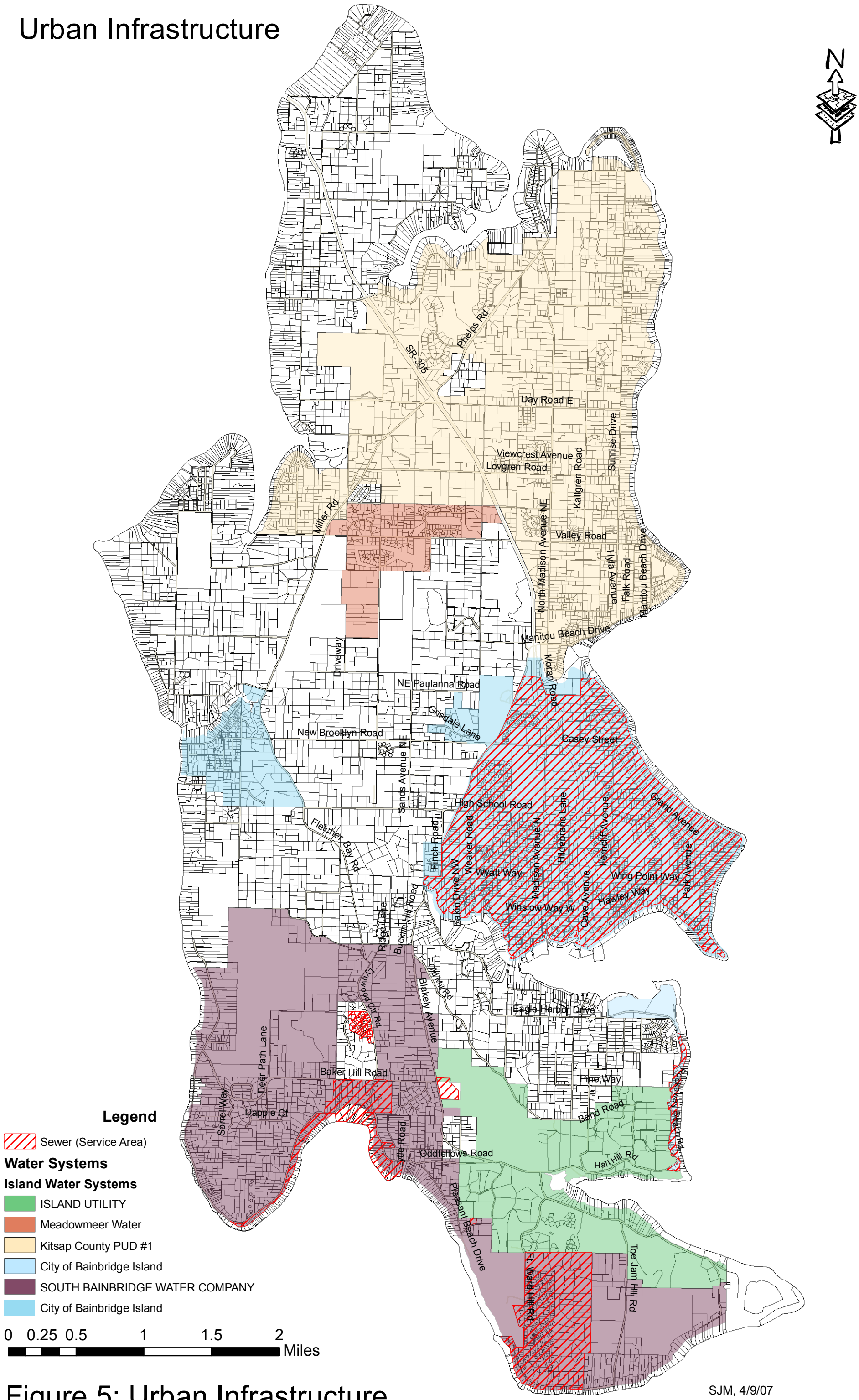


Figure 5: Urban Infrastructure

SJM, 4/9/07

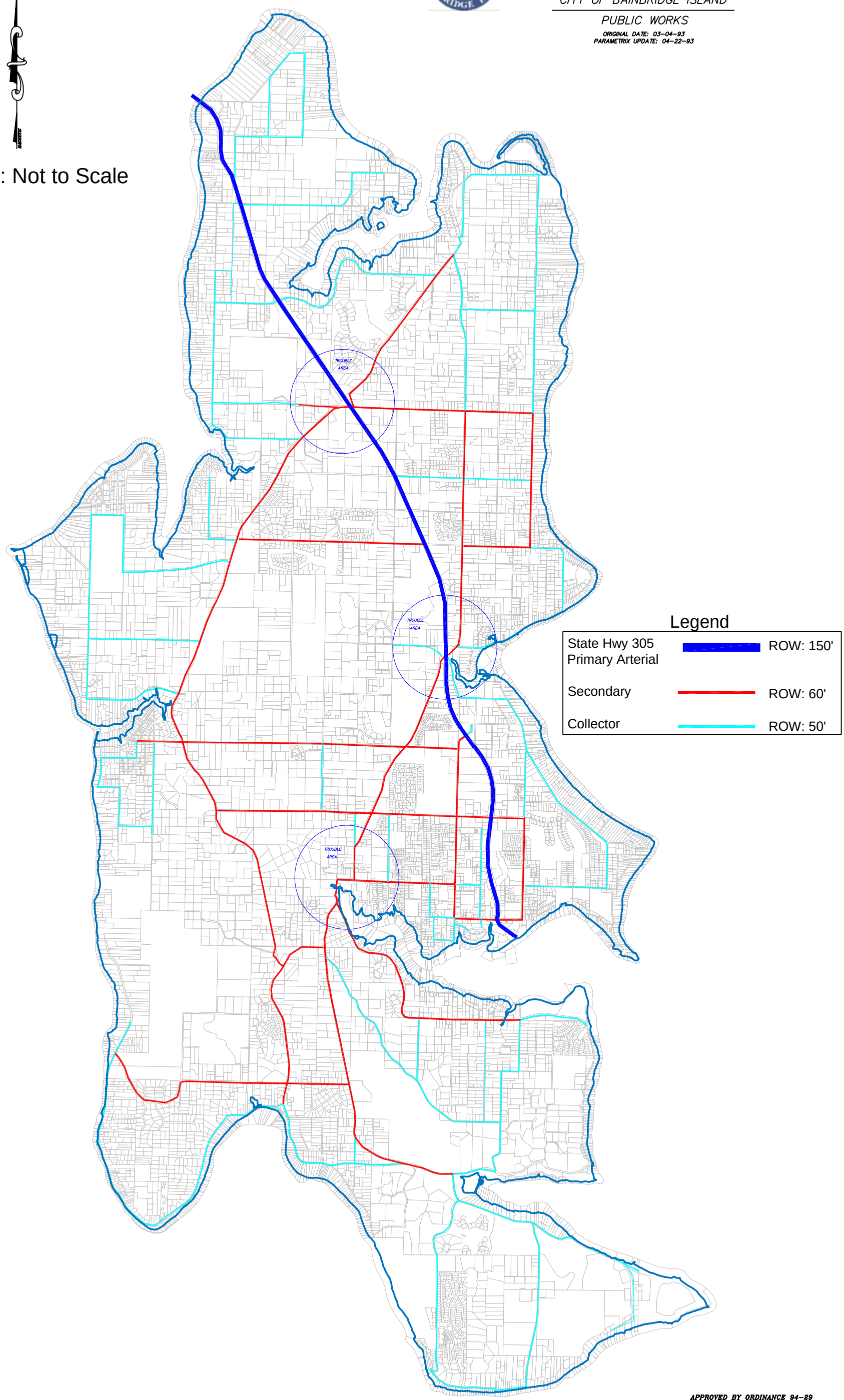
FUNCTIONAL ROAD CLASSIFICATIONS

CITY OF BAINBRIDGE ISLAND

PUBLIC WORKS

ORIGINAL DATE: 03-04-93
PARAMETRIX UPDATE: 04-22-93

Scale: Not to Scale



APPROVED BY ORDINANCE 94-29
CERTIFIED TO BE A TRUE COPY

Figure 6: Road Infrastructure

IX.
APPENDICES

Appendix A

Preliminary Report
Population Allocation Study

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

Population Allocation Study for the Year 2025
PRELIMINARY REPORT

Phase I: Research and Analysis
September 2005

Introduction

Planning for Growth in the Next Twenty Years - The GMA Challenge

The Growth Management Act (GMA), passed by the State Legislature in 1990 (RCW 36.70A), was enacted in response to a growing realization that some of the qualities that make Washington State a desirable place to live were at risk because of development patterns resulting from uncoordinated and unplanned growth. The basic intent of the GMA is to require the fastest growing counties and cities to develop planning strategies to accommodate growth for twenty year planning horizons.

As required by the GMA, the City adopted its Comprehensive Plan in 1994 as a guide for growth into the year 2012. In 2004 the City completed a review of the Comprehensive Plan goals and policies, updating them as necessary. As part of our continuing mandate under the GMA, the City of Bainbridge Island is now charged with planning to accommodate the expected growth we will receive by the year 2025. The City's estimated population for the year 2004 is 21,760 people, and the projected population for the year 2025 is estimated to be 28,660 people. Therefore, the growth strategies in our Comprehensive Plan must accommodate 6,900 new residents in the next twenty years.

Community Vision

Our community has a vision for its future, in which population growth and new development are accommodated in a manner that preserves the Island's valued characteristics of open spaces, winding roads, agricultural areas, distinctive harbors and small communities. As expressed in our Comprehensive Plan, this vision includes a pedestrian-oriented urban and commercial center, Winslow. It also identifies the three Neighborhood Service Centers of Rolling Bay, Island Center, and Lynwood Center. The community's vision recognizes that while growth will occur throughout the Island, these distinct centers are designated for urban growth. Planning for growth will help conserve the Island's environmental resources and protect other natural amenities, such as trails, wildlife corridors and landscape buffers.

The Growth Strategy in the Comprehensive Plan

The City's Comprehensive Plan establishes a strategy to accommodate growth in a manner that is consistent with the Island's character and community vision. The Plan directs 50% of projected growth to the greater Winslow area, where urban growth and public services already exist (with half of that amount, or 25% of the total Island growth, concentrated in the downtown Mixed Use Town Center). Another 5% of the growth is targeted for the three Neighborhood Service Centers -- Rolling Bay, Island Center, and Lynwood Center. The remaining 45% of the growth would be distributed to the remainder of the Island's residential areas.

The following chart illustrates the City's existing growth strategy as it applies to the population growth projection of 6,900 new residents by the year 2025.

Population Estimates	
2004 Population – 21,760 people	
2025 Population – 28,660 people	Difference – 6,900 people

2025 Population Growth Targets by Area	
50% to Winslow Study Area	3,450 people
5% to Neighbor Service Centers (NSC)	345 people
45% to Remainder of Island 's Residential Areas	3,105 people

2025 Population Allocation Study

Now that the City has received its 2025 population growth projections, the City is initiating a Population Allocation Study to assure that our growth strategies can accommodate the additional growth. This project will result in amending the Comprehensive Plan with two main goals in mind:

A. Plan for and accommodate the City of Bainbridge Island growth projections for the 2025 population growth allocation; and

B. Address the GMA directive to encourage urban growth where facilities such as sewer, water and transportation are adequate to meet service needs.

Study Design

The study is designed in three parts:

- ***Phase I*** includes the preliminary analysis of the existing Comprehensive Plan growth strategies and the new growth projections to determine whether areas of the Plan are not sufficient to accommodate the anticipated twenty year population growth to the year 2025.

- ***Phase II*** includes development of alternative growth strategies that will accommodate the 2025 population estimate and address the GMA directive to encourage urban densities where facilities are adequate to meet service needs. This phase includes coordinating with the *Winslow Tomorrow* project and soliciting extensive community input on the alternative strategies. Phase II will culminate with the selection of a preferred alternative to accommodate the growth.

- ***Phase III*** is the implementation phase of the project and will include a detailed analysis of the selected alternative and the associated infrastructure needed to support the growth scenario, such as sewer, water and transportation facilities. This phase will also include environmental review and the processing of necessary amendments to the Comprehensive Plan to accomplish the adoption of the selected alternative.

Phase I Research and Analysis

This report presents the preliminary analysis of the adequacy of the existing Comprehensive Plan growth strategies in accommodating the projected population growth of an additional 6,900 people by the year 2025.

The preliminary analysis indicates that some adjustments to the growth strategies are necessary in order to meet the requirements of the GMA and accommodate the twenty year growth expected for the Island. Areas within the Winslow Study Area and outside of the MUTC/High School Road districts and the three Neighborhood Service Centers have the greatest shortfall, needing to accommodate an additional population of approximately 500 people to meet the 2025 growth projection for these areas. In addition, the analysis indicates that the MUTC/ High School Road districts can only marginally accommodate the growth targeted for these areas.

The following table summarizes the preliminary analysis contained in this report.

Comprehensive Plan Growth Target Area	2025 Population Allocation for Area	Capacity to Accommodate Population Growth	Surplus/Shortfall
Island-wide Open Space Residential Areas (Outside of Winslow Study Area and NSC)	45% of Growth Allocation or 3,105 people	5,630 people	Surplus of 2,525 people
Winslow Study Area	50% of Growth Allocation, or 3,450 people	2,986 people	Shortfall of 464 people
This Study Area includes:			
▪ Outside MUTC/ HSR	25% of Growth or 1,725 people	1,230 people	Shortfall of 495 people
▪ MUTC/ HSR	25% of Growth or 1,725 people	1,756 people	Surplus of 31 people
Neighborhood Service Centers (NSC)	5% of the Growth Allocation, or 345 people	263 people	Shortfall of 82 people

Capacity Analysis

The capacity analysis answers the following question: Does the City have the capacity to accommodate the new growth projections under the existing growth strategy and existing zoning? This question is broken down into the three growth target areas as outlined in the Comprehensive Plan: A) the Island-wide open space residential areas outside of Winslow and the Neighborhood Service Centers, B) the greater Winslow area and the downtown Mixed Use Town Center/High School Road Districts, and C) the Neighborhood Service Centers (NSC). The assumptions that were used in performing this analysis are included as Appendix A.

A. Island-wide Open Space Residential Areas (Outside Winslow and Neighborhood Service Centers) - Population Growth Allocation of 3,105 by the Year 2025 (Much of this area is not served by public sewer.)

The following questions guided the capacity analysis:

- What is the current population?
- What residential land remains undeveloped?

Staff analyzed the undeveloped land to determine the additional residential development capacity that exists within the various zoning districts of the residential areas outside of Winslow and the NSC. Assuming a standard single-family housing size of 2.5 people per household, a total of 1,242 new dwelling units are needed to accommodate an additional population of 3,105.

Population Growth Targeted for Open Space Residential Areas (Outside of Winslow & NSC)	Standard Household Size for a Single-Family Dwelling Unit	Dwelling Units Needed to Accommodate Estimated Growth for Areas Outside Winslow and NSC
3,105 New Residents	2.5 People	1,242 dwelling Units

This preliminary analysis indicates that the existing undeveloped land outside of Winslow and the NSC can easily accommodate the new growth allocation for this area, even after discounting for wetland density calculations on those properties that are affected by existing wetland areas. The following table compares how many new units could be accommodated in each of the zones under the current Critical Areas Ordinance (CAO), and how this number would be affected if density calculations on wetlands are permitted under the revised CAO. (This issue is currently being considered by the City Council.)

(Please note that once it became apparent that the existing undeveloped land provided surplus development capacity, staff did not evaluate other types of land, for example, under-developed land.)

Island-wide Residential Areas (Outside of Winslow and the NSC) Vacant Land Only		
Zoning	Potential Units Under Current CAO Regulations	Potential Units If Wetland Density Is Allowed
R-0.4	860	880
R-1	555	572
R-2	828	856
R-4.3 (Bill Point)	3	3
R-6	6	6
Total	2,252	2,317

B. Winslow Study Area and the Mixed Use Town Center - Population Growth Allocation of 3,450 by the Year 2025 (This area is served by public sewer.)

The following questions guided the capacity analysis for Winslow:

- What is the current estimated 2004 population for Winslow?
- What land is currently vacant or under-developed in Winslow, by district?
- What properties might redevelop to a higher density?

Under the Comprehensive Plan, 50% of the anticipated population growth for the Island is targeted to the Winslow Study Area. Half of that amount, or 1,725 new residents, is to be concentrated in the downtown Mixed Use Town Center and High School Road Districts (MUTC/HSR). The other half, another 1,725 new residents, is directed to the Winslow Study Area outside of the MUTC/HSR.

Current zoning the Winslow Study Area, outside of the MUTC/HSR, allows for both single-family and multifamily residential development. To estimate how much new development potential could be accommodated in this area, staff assumed that all vacant land in the multifamily zones would develop at full density, all vacant parcels in the single-family zones would develop at full density (unless otherwise encumbered by critical areas), and that larger parcels in the single-family zones would subdivide at full potential (unless encumbered by critical areas.) The following table shows the potential number of new units and corresponding population that could be accommodated in the subject area. The assumed household size is 1.7 persons per multifamily residence and 2.5 persons per single-family residence.

Winslow Study Area Outside of MUTC/HSR Population Growth Allocation (2004-2025): 1,725 New Residents		
Type of Units	Number of Units	Estimated Population
Single-Family Residence	302	755 people
Multifamily	279	475 people
Total	581	1,230 people

This preliminary analysis shows that of the 1,725 new residents targeted for this area, approximately 1,230 could be accommodated under existing zoning. This leaves a shortfall of approximately 500 new residents. Accommodating this additional growth would require approximately 200 additional new single-family residential units, or approximately 295 new multifamily units, or some combination thereof. These additional units cannot be accommodated under the existing land use designations of this area.

Mixed Use Town Center/High School Road Districts (MUTC/HSR)
As stated above, the 2025 population allocation for this area is 25% of the projected total Island growth, or 1,725 new residents. All the units in this area are multifamily, and are therefore provided with an average household size of 1.7 persons per unit. An estimated 1,015 new units will be needed in the MUTC/HSR to accommodate the population growth allocation through 2025.

Population Growth Allocation for MUTC/HSR (2004-2025)	Standard Household Size for a Multifamily Dwelling Unit	Dwelling Units Needed to Accommodate the Estimated Growth for MUTC/HSR
1,725 New Residents	1.7 People	1,015 Dwelling Units

To determine the additional multifamily units and associated population growth that can be accommodated in the MUTC/HSR, staff first reviewed the multifamily and mixed-use projects in process. There are currently 440 new residential units that have not yet been occupied, but are in the application, permitting and construction phase. (Some of these units are associated with major projects, such as Harbor Square – 180 units; Island Crossing – 60 units; and Madison Square North – 30 units.)

Staff also reviewed the undeveloped and under-developed land in the MUTC/HCR that would be likely to develop or redevelop with multifamily residences. Based on this review, staff estimates that there is the potential for approximately 593 additional multifamily units in the MUTC/HSR. That brings the total number to 1,033 new multifamily units. To estimate the development and redevelopment potential of properties, staff assumed that most future projects would include residential development at a minimum density equal to the base density for the district, and that certain parcels would develop at higher than base density, in accordance with surrounding development patterns. This assumption does not account for the possibility that some properties might develop below base density or others might develop as strictly commercial developments. Therefore, staff advises that the estimated 1,033 new multifamily units would marginally provide for the projected population increase.

Estimated Multifamily Units in the MUTC		
Multifamily Units in Process	440 Units	748 New Residents
Multifamily Units Projected for Future Construction	593 Units	1008 New Residents
Total Estimated Units	1,033 Units	1,756 New Residents

There are several large relatively undeveloped parcels that contribute a significant portion of the estimated units. Two parcels provide about 43% of this growth: A parcel to the north of Harbor Square could provide an estimated 180 units (assuming development density at the same rate as the Harbor Square project); and the former John Nelson Park, could provide an estimated 75 units (assuming development density at the same rate as the adjacent Winery project.)

The rest of the development potential comes primarily from redevelopment of parcels that are presently occupied with single-family residences or from parcels with older commercial buildings (about 74 parcels.)

Since floor area ratio (FAR) is used to determine the allowed square footage of residential development in the Mixed Use Town Center and High School Road Districts, the number of units achieved in the future is dependent on the square footage of the units being developed. Staff has completed a study that assesses the size of multifamily units developed recently within Winslow to determine an average square footage size for multifamily development as high, medium and low unit sizes.

- **Low = <800 sq. ft.**
- **Medium = 800-1200 sq. ft.**
- **High = >1200 sq. ft.**

This study can help convert FAR to an estimated multifamily unit number as projected for the future residential development in the Mixed Use Town Center. The high, medium and low unit sizes can be used in future modeling to project growth potential in the MUTC/HSR. The study is attached as Appendix B.

Please note that no new population was assigned to the Winslow Way Commercial area (Madison to Ericksen). Zoning in this area provides for residential and mixed-use development and could accommodate additional residential units to add to the potential; however, this preliminary study assumed that no new residential development would occur in this area.

Another issue that has been identified in this preliminary study is the difficulty in determining how the Ericksen Avenue district might redevelop in the next twenty years, due to the special characteristics of this area. Many of the properties are small in size and are impacted by the environmental constraints of the Winslow Ravine, located along the eastern edge of the district. This area also has a number of historic houses and the footprint of new buildings is restricted to assure compatibility with the historic character of the neighborhood, which will affect redevelopment potential. Another consideration in redevelopment is the concern for transportation, including the opening of the Ericksen/Hildebrand connection. Further study is needed to obtain a more accurate picture of how this area might redevelop under the Plan.

C. Neighborhood Service Centers - Projected Population Growth of 345 by the Year 2025

The following questions guided the capacity analysis:

- What land area is included in these neighborhood service areas?
- What is the current population of the NSC?
- What land remains undeveloped?

The number of potential residential units that could be accommodated in the three Neighborhood Service Center areas (Lynwood Center, Island Center, and Rolling Bay) is highly dependent on the definition of what land area is included in the analysis. For Lynwood Center, the area was defined through the Lynwood Center Special Planning Area process, completed in 1997. The Island Center Special Planning Area process has been put on hold, in part so that it can be re-examined in the context of the 2025 population analysis. Therefore, only the land zoned NSC was included in this analysis. Rolling Bay has not been processed as a Special Planning Area, and therefore is also defined as only the area with NSC zoning.

Lynwood Center NSC – This area is served by public sewer. The Lynwood Commons project has the potential for an additional 30 units of multifamily residential development. The R-5 zoning area, located within the Special Planning Area boundaries, has the potential for 70 single-family residences. The plans for the Serenity House property could add to the amount of multifamily potential in the area. Wetlands located within the subject area and west of the Lynwood Center Road will reduce the potential for development. There are eleven vacant parcels that could produce one single-family residence per parcel.

Island Center NSC – This area is not served by public sewer. The potential to accommodate additional population depends on the definition of land area. If it includes only land zoned as NSC, very little, if any, residential development can be expected. Lack of sewer service limits the density of development in this area.

Rolling Bay NSC – This area is not served by public sewer. One vacant 2-acre parcel could be used for mixed-use development, but without sewer, growth potential is limited. It's assumed that this parcel will develop at a density similar to the parcel to the north and produce 4 single-family residences. The rest of the parcels zoned NSC are developed and would be unlikely to redevelop without sewer service.

The following table shows the potential number of new units and corresponding population that could be accommodated in the Neighborhood Service Center areas. The assumed household size is 1.7 persons per multifamily residence and 2.5 persons per single-family residence.

NSCs	Single-Family Units/Additional Population	Multifamily Units/Additional Population
Rolling Bay	4 units = 10 new residents	0
Lynwood	81 units = 202 new residents	30 units = 51 new residents
Island Ctr.	0	0
Total	85 units = 212 new residents	30 units = 51 new residents

The 2025 population growth allocation for the three Neighborhood Service Centers is 345 new residents. The above preliminary analysis shows that under current zoning, the NSCs could provide a total of 115 new units, accommodating approximately 263 new residents. Therefore, the shortfall in the NSCs is 82 new residents, which would require 33 new single-family residences, or 48 new multifamily residences, or some combination thereof. Existing zoning cannot accommodate these units.

Conclusion

This preliminary study indicates that the existing growth strategy in our Comprehensive Plan of accommodating 45% of the projected growth within the Island-wide residential areas located outside of the Winslow Study Area and NSCs is realistic. However, adjustments to the Plan are necessary to accommodate the additional growth targeted to the Winslow Study Area and the three Neighborhood Service Areas. The area located within the Winslow Study Area and outside of the MUTC/High School Road districts has the greatest shortfall, needing to accommodate an additional population of approximately 500 people to meet the 2025 growth projection for this area. In addition, although the preliminary analysis indicates that the MUTC/ High School Road districts can marginally accommodate the anticipated growth, the analysis assumes that most properties will develop with a residential component (except for properties located along Winslow Way) and that the residential densities will be similar to adjacent densities or at the base density, both of which may not be the case with future development.

The analysis also indicates that the three Neighborhood Service Centers cannot accommodate the full amount of anticipated growth, needing to accommodate an additional population of 82 people. If not served by a sewer system, these NSC areas cannot easily accommodate additional growth. Further geographical definition of what constitutes the Neighborhood Service Centers (especially Island Center and Rolling Bay) is needed to address the capacity for these areas.

The properties situated along Ericksen Avenue also warrant additional study and analysis to determine development potential since these properties 1) are relatively small; 2) are affected by the environmental constraints of the Winslow Ravine; 3) include potentially historic structures; and 4) are affected by transportation concerns.

This preliminary analysis will be refined and expanded upon as the Population Allocation Study progresses. Future steps will also include developing alternative growth strategies and selecting of a preferred alternative. The preferred alternative will be analyzed in detail, along with the associated infrastructure needed to support the growth scenario, such as sewer, water and transportation facilities. Finally, the necessary amendments to the Comprehensive Plan to accomplish the adoption of the selected alternative will be developed and processed.

Population Allocation Study for the Year 2025

PRELIMINARY REPORT

Phase I: Research and Analysis
September 2005

APPENDIX A

Assumption for Determining Potential Dwelling Units

ASSUMPTIONS FOR DETERMINING POTENTIAL DWELLING UNITS

The assumptions focused on four different areas on the Island:

1. Open Space Residential Areas (OSR) [Island-wide areas that are not in the Neighborhood Services Centers or the Winslow Study Area]

2. Winslow Study Area (WSA) [not including the Mixed Use Town Center and the High School Road Districts]

3. Mixed Use Town Center and the High School Road Districts (MUTC)

4. Neighborhood Service Centers (NSC)

General Assumptions

1. The population growth for the year 2025 is based on the growth projection provided to and approved by the Kitsap Regional Coordinating Council.

2. The 2000 population is derived from the 2000 US Census data. Based on this census data, population estimates are provided to the Office of Financial Management (OFM) for approval every year. The population for the year 2005 is based on these OFM estimates.

   A. Bainbridge Island Population for the year 2000 = 20,308
   Bainbridge Island Population Estimate for 2005 = 22,200

   B. Winslow Study Area population for the year 2000

Mixed Use Town Center/High School Road Districts	1,178
Area outside MUTC/HSR	3,368
Total population for Winslow Study Area	4,846

Winslow Study Area Population Growth from 2000 to 2005

Mixed Use Town Center/High School Road Districts	294
Area outside MUTC/HSR	606
Total population growth for Winslow Study Area	900

Winslow Study Area 2005 Population

Mixed Use Town Center/High School Road Districts	1,472
Area outside MUTC/HSR	3,974
Total population for Winslow Study Area	5,746

3. Household size for single family residential development is assumed to be 2.5 persons per house. Household size for multifamily residential is assumed to be 1.7 persons per house.

1. **Open Space Residential Areas (OSR) [Island-wide areas that are not in the Neighborhood Services Centers or the Winslow Study Area]**

   A. The OSR areas were evaluated using the County Assessor's land use information to determine the number of parcels that are undeveloped.

   B. Areas with very small parcels, such as Fletcher Bay, were reviewed to determine if more than one parcel was associated with a house. If two parcels were associated with one house and one was actually listed as vacant, the status of that parcel was changed to "developed."

   C. All remaining vacant parcels were assigned at least one dwelling unit potential. Parcels large enough to be subdivided using the current zoning were assumed to yield as many parcels as allowed by the zoning and the corresponding potential dwelling units were included.

   D. Only vacant land was evaluated. An evaluation of under-developed land was not necessary since it was apparent that there are more than enough potential dwelling units available to meet the 2025 population growth allocated to this area.

   E. The Bainbridge Island study determining dwelling unit potential for the Island differs from the Kitsap County Updated Land Use Capacity Analysis (ULCA) in that Kitsap County looked at various methods of assessing vacant land and considered redevelopment or underutilization of land, while the Bainbridge study reviewed only vacant land in the OSR areas of the Island.

2. **Winslow Study Area [not including the Mixed Use Town Center and the High School Road Districts (MUTC)]**
   This area includes both multi-family zoning and single family residential zoning. Unlike the approach used in the OSR areas, under-developed parcels were considered in the Winslow Study Area (as well as in the areas described in sections 3 and 4 below).

   A. ***Wing Point Golf Course Area, current density ranges from 2 to 3.5 dwelling units to the acre (du/ac)*** – Mainly newer housing; lots are primarily divided to the size allowed by current zoning. The following assumptions were used for this area:
      1) The golf course will not be converted to housing.
      2) All vacant lots that are subdivided will be developed to the base density potential.
      3) Vacant or under-developed parcels large enough to be subdivided using the current zoning were assumed to yield as many parcels as allowed by the zoning and the corresponding potential dwelling units were included.

   B. ***East of Grand Avenue, current density ranges from 2 to 8 du/ac*** – Mainly shoreline parcels with high bank. Older subdivisions are located east of Grand Avenue down to the shoreline. The current average size of these lots is about 2 acres. Some of these parcels

located east of Grand Avenue have been subdivided to create two lots. The following assumptions were used for this area:

1) About one half of the longer lots east of Grand Avenue will subdivide into two parcels in the next 20 years.
2) All the vacant lots will be developed.

C. ***West of MUTC, current density ranges from 2.9 to 4.3 du/ac*** – Most of this area has been subdivided to the current zoning density. There are two large parcels (one in the R-2.9 district that is 8.9 acres and one in the R-4.3 district that is 4.6 acres). The following assumptions were used for this area:

1) All lots will be developed to full density potential under the current zoning.
2) The two large undeveloped parcels will develop to full density potential under current zoning.

D. ***Multi-Family Zoning, current density ranges from 8 to 14 du/ac –*** Limited areas east of Grow Avenue and east of Madison Avenue, North of High School Road.

- **East of Grow Avenue, north of Winslow Way, current density ranges from 8 to 14 du/ac**

  The following assumptions were used for this area:

  1) All vacant parcels will develop to full density potential.
  2) The U.S. Navy property will develop to full density potential. (Note: the total is reduced to reflect the loss of existing units.)
  3) Property at the northwest corner of Grow and Wyatt Way is now owned by a developer and will likely be redeveloped at a density of 14 du/ac. The property includes seven parcels totaling approximately 2.83 acres in size and will likely yield 39 additional units.

- **East of Madison, north of High School Road, current density ranges from 8 to 14 du/ac**

  The following assumptions were used for this area:

  1) Two parcels with total area of 18.4 acres in size, located south of the Sakai Village, have been issued development permits at five units per acre (the parcels are zoned R-8, but there is a large wetland on the eastern portion of the parcels). This project will yield 93 dwelling units.
  2) A third large parcel, 13.3 acres in size, also located south of the Sakai Village properties will likely redevelop to a density similar to the Sakai Village properties, at a density of 8 du/ac.

3. Mixed Use Town Center and the High School Road Districts (MUTC)

The following assumptions were used for this area:

A. There are seven overlay districts in this area. All development in these districts is controlled by floor area ratio (FAR). Each overlay district has different floor area ratios. Density bonuses are also available in each district, allowing for an increase in FAR. This makes it much more difficult to assign a number of units to a parcel as it is not possible to know what FAR may be used and the size of the units developed. In addition, development in these districts may be a mix of residential and commercial, or strictly commercial without a residential component, making it difficult to predict future development. As part of the process of estimating the number of units, a study of recent multi-family developments was conducted to learn what size units were being developed. The study examined 367 recent multi-family dwelling units and determined that the average size was 1,300 square feet, with a range of unit sizes between 700 square feet and 2,300 square feet. Since there was a wide range of unit sizes and relatively unpredictable development options for this area, the assumption used was that vacant or under-developed properties would develop at a density similar to recent surrounding development, including use of density bonuses. For example, the five acre parcel located in the Ferry District north of the Harbor Square project (5 acres in size, developed with 180 units at a density of 36 du/ac), was assumed to develop at the same density as the Harbor Square property; and the property located in the Gateway District north of the Vineyard project (former John Nelson Park property, 4.88 acres in size), was assumed to develop at the same density as the Vineyard property (15.5 units per acre).

B. No housing was allocated for properties located in the High School Road II District as it was determined that the proximity to Highway 305 and the retail lumber yard were deterrents to residential development.

C. Determining development potential on Ericksen Avenue south of Wyatt Way was challenging. This area has many historic houses and the footprint of new buildings is restricted to assure compatibility with the historic character of the neighborhood, which will affect redevelopment potential. The Ericksen Cottage project was used as the assumption model for density in this area. The presence of the Ravine located along the eastern edge of this district may also impact future development. (Note: A more extensive study of this area is needed.)

D. This study assumes that no new residential development will occur in the Winslow Way Commercial area (along Winslow Way, between Madison Avenue and Ericksen Avenue.)

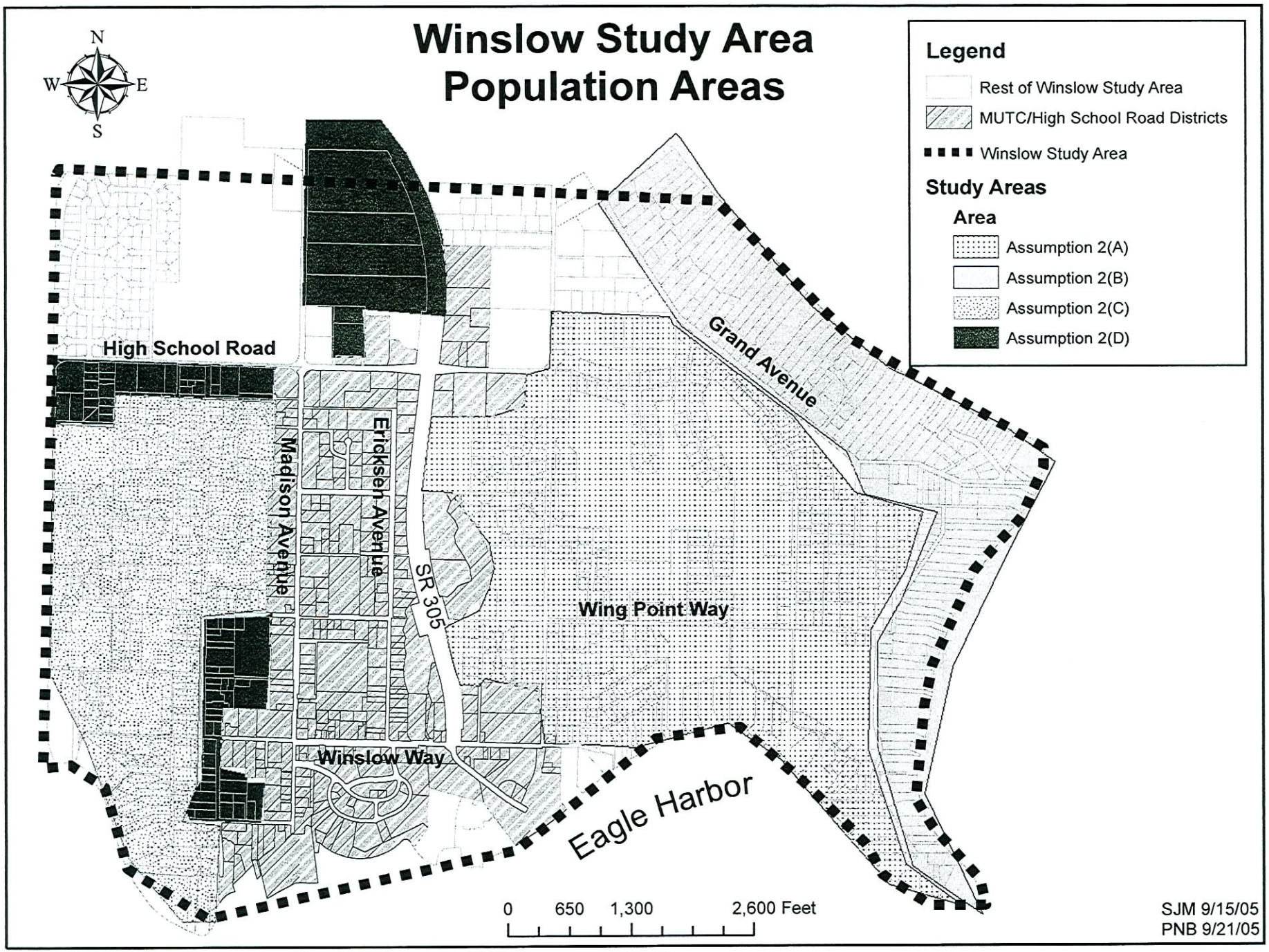
4. Neighborhood Service Centers (NSC)

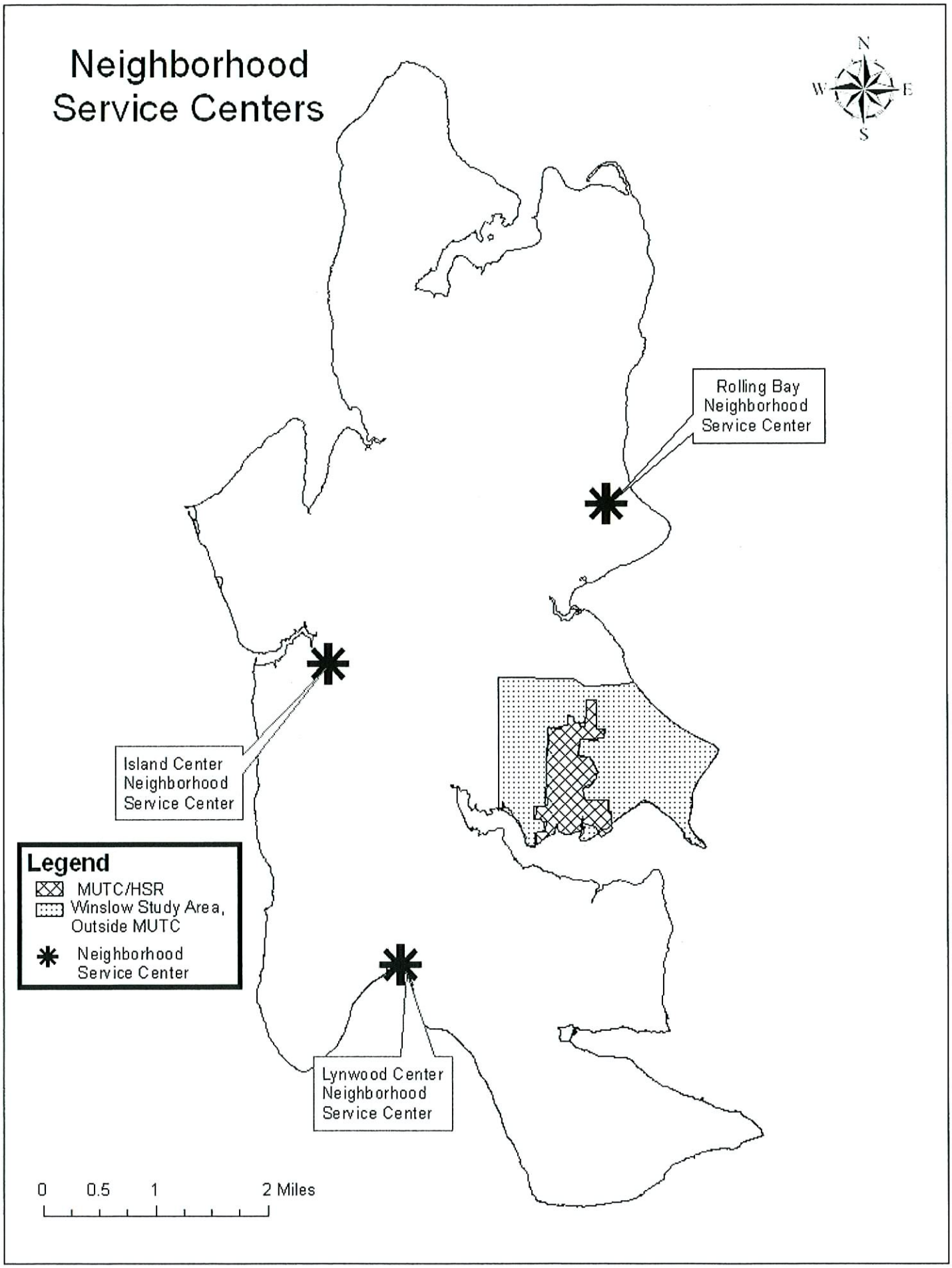
A. Lynwood Center - The expected development is based on the Lynwood Center Special Planning Area plan that was developed in 1997 for this Neighborhood Service Center.

B. Island Center – All areas zoned as NSC are developed and little additional potential for providing additional residential development is available. In addition, since sewer is not available in this area there is low redevelopment potential for additional residential units.

C. Rolling Bay – The lack of public sewer availability impacts development in this area. There is one parcel located at the northwest corner of Valley and Sunrise that is zoned NSC and largely undeveloped with only a convenience store. If this parcel were to redevelop, it is assumed that it would be with a commercial use, rather than a residential use, since sewer is not available. Another 2.1 acre parcel directly to the north may develop similarly to the adjacent 2.9 acre parcel which produced six homesites (R-2). All developed parcels are unlikely to redevelop in the next 20 years as the buildings were constructed fairly recently or are occupied by a well established use.

Winslow Study Area Population Areas




Neighborhood
Service Centers
N
W
E
S
Rolling Bay
Neighborhood
Service Center
Island Center
Neighborhood
Service Center
Lynwood Center
Neighborhood
Service Center
Legend
MUTC/HSR
Winslow Study Area,
Outside MUTC
Neighborhood
Service Center
0
0.5
1
2 Miles

Population Allocation Study for the Year 2025

PRELIMINARY REPORT

Phase I: Research and Analysis
September 2005

APPENDIX B

Survey of Multifamily Unit Sizes in the Mixed Use Town Center and High School Road Districts

Survey of Multifamily Unit Sizes in the Mixed Use Town Center and High School Road Districts

For the Mixed-Use Town Center and High School Road districts, levels of development are established by "Floor Area Ratio" (FAR), rather than the standard "dwelling units per acre," which is used to establish density in the Island's other residential zones. The FAR method provides an overall level of intensity for a site, without specifying a maximum number of dwelling units. Floor area ratio refers to a figure that expresses the total allowable floor area as a multiple of the lot area. For example, if a lot is 40,000 square feet and the residential FAR for that district is .5, then the total residential square footage allowed on the lot would be 20, 000 sq. ft. (40,000 sq. ft. x .5 FAR = 20,000 sq. ft. of development). The resulting 20,000 sq. ft. of residential development could then be configured as five 4,000 square-foot units, or ten 2,000 square-foot units; or twenty 1,000 square-foot units, or a mix of unit sizes, and so on, provided that lot coverage, parking requirements and other development standards are complied with. The residential units could also be detached residences, contained within one building or distributed in several buildings.

Using FAR in areas where an urban texture and a mixture of uses is desired provides flexibility to design a project to address a particular site. The use of FAR also allows the market to determine the number and size of units in a development.

Because FAR is used to determine the allowed square footage of residential development in the Mixed Use Town Center and High School Road Districts, the number of units achieved in the future is dependent on the square footage of the units being developed.

The attached spreadsheet assesses the size of multifamily units developed recently within the downtown Mixed Use Town Center and High School Road districts and defines an average square footage size for multifamily development as high, medium and low unit sizes.

- **Low = <800 sq. ft.**
- **Medium = 800-1200 sq. ft.**
- **High = >1200 sq. ft.**

This study can help convert FAR to an estimated multifamily unit number as projected for the future residential development in the Mixed Use Town Center. The high, medium and low unit sizes can be used in future modeling to project growth potential in the Mixed Use Town Center and High School Road districts.

	Total Units				Unit Size		
Project Name(*already built)	**L-units**	**M-units**	**H-units**		**L-Unit Size**	**M-Unit Size**	**H-Unit Size**
Winery, #12257		2				807	
262502-2-053-2007		1				817	
Hwy 305		1				920	
3.02 ac, MUTC-G			4				1286
BRFAR:0.5, MRFAR:1.0		4				1024	
Act. RFAR: 0.54			4				1270
			4				1269
			2				2091
			2				1639
			2				2069
			2				2031
			3				1369
			3				1645
			1				1703
			1				1402
			1				1415
			1				1440
			1				1544
			1				2157
			1				2123
			1				1337
			2				1540
			1				1522
Total Units= 45	**0**	**8**	**37**	**Av. Unit Size**	**0.0**	**930.9**	**1560.1**
****Madison Square, #12016***		2				1195	
262502-2-020-2007			2				1643
818 Mad. N (Wallace & Knechtel)			2				1672
39,440 sq ft, MUTC-M			2				1252
Total Units= 8	**0**	**2**	**6**	**Av Unit Size**	**0**	**1195**	**1522.3**
BRFAR:0.4,MRFAR:0.6							
BMUFAR:0.5, MMUFAR:1.0							
Act. FAR:0.25 R							
Madison Square N, #12926	8				590		
262502-2-127-2009	8				740		
8144-000-000-0000		6				800	
Hildebrand & Ericksen		8				930	
2.35 ac, HS-I							
Total Units= 30	**16**	**14**	**0**	**Av Unit Size**	**665**	**874.3**	**0**
BRFAR:0.3,MRFAR:0.6							
BMUFAR:0.3, MMUFAR:1.0							
Act. FAR:0.23R, 0.28 C							
Harbor Sq., #11277			26				1487
262502-3-009-2000			8				1478
Winslow Way & Cave			1				2151
4.55 ac, MUTC-FTD		30				870	
Base FAR: 0.4R,0.5MU		8				872	
Max FAR: 1.1 R, 1.5 MU		17				1126	
Act FAR: 1.11 R, 0.11C		12				1153	
	8				603		
	26				712		
Total Units= 136	**34**	**67**	**35**	**Av Unit Size**	**686.4**	**985.9**	**1503.9**

	Total Units				Unit Size		
Project Name(*already built)	**L-units**	**M-units**	**H-units**		**L-Unit Size**	**M-Unit Size**	**H-Unit Size**
Note: Harbor Square will have 44 additional units that have not been submitted for a building permit at the time of this report.							
Seabreeze, #11795		1				906	
262502-3-090-2000		1				831	
Bjune & Madison			1				1323
38,360 sq ft, MUTC-C			1				1253
BRFAR: 0.4, MRFAR:1.0			1				1303
BMUFAR:1.0, MMUFAR:1.5	1				466		
Act FAR: 0.96 R, 1.4 MU			1				1426
Note: The Seabreeze replaced an existing apt. bldg, eliminating 6 apts. Therefore, it adds a total of net 5 units to the MUTC.			1				2026
			1				1369
			1				1268
			1				2235
Total Units= 11	**1**	**2**	**8**	**Av Unit Size**	**466**	**868.5**	**1525.4**
Lavon/Ravine, #12486			30				1308
4118-001-004-0104 (+4 more)			12				1344
Total Units= 42	**0**	**0**	**42**	**Av Unit Size**	**0**	**0**	**1318.3**
Winslow Wy E							
6.5 ac total, MUTC-C&G							
Core BRFAR:0.4,MRFAR:1.0							
Gate BRFAR:0.5,MRFAR:1.0							
****Wood Ave. TH/Mad Gard., #11480***		8				800	
272502-4-096-2001			7				1920
Total Units= 15	**0**	**8**	**7**	**Av Unit Size**	**0**	**800**	**1920**
Wood & Winslow							
38,360 sq ft, MUTC-C							
BRFAR: 0.4, MRFAR:1.0							
Act. RFAR=0.57							
****Rosebud Bldg, #11216***			2				1820
4110-000-018-0009			4				1462
Total Units= 6	**0**	**0**	**6**	**Av Unit Size**	**0**	**0**	**1581.3**
115 Madrona Ln.							
7639 sq ft, MUTC-C							
BRFAR: 0.4, MRFAR:1.0							
Act. RFAR=1.24							
****Island Apts, #11127***	12				790		
262502-2-123-2003		12				1015	
Camelia Loop	5				792		
1.76 ac, MUTC-M	4				774		
BRFAR:0.4, MRFAR:0.6	4				767		
Total Units= 37	**25**	**12**	**0**	**Av Unit Size**	**784.2**	**1015**	**0**
Act. FAR: 0.44							
Alliance MU, #12902		9				1148	
272502-4-019-2005 etc.			3				1366
298 Winslow Wy W			3				1400
2.43 ac, MUTC-C			3				1316

	Total Units				Unit Size		
Project Name(*already built)	**L-units**	**M-units**	**H-units**		**L-Unit Size**	**M-Unit Size**	**H-Unit Size**
BRFAR: 0.4, MRFAR:1.0			4				1688
BMUFAR:1.0, MMUFAR:1.5			16				1250
Total Units= 38	**0**	**9**	**29**	**Av Unit Size**	**0**	**1148**	**1344.8**
Act FAR:0.41 R, 0.23 C							
Island Xing, 10804	21				708		
232502-3-022-2006		3				967	
HS Road		3				955	
3.2 ac, HS I							
BRFAR=0.3,MRFAR=0.6							
BCFAR=0.3,MCFAR=0.6	3				739		
Act. RFAR=0.549	9				687		
Act. CFAR=0.328	3				699		
	3				695		
		3				987	
	3				737		
	3				784		
		3				941	
		3				974	
Total Units= 60	**45**	**15**	**0**	**Av Unit Size**	**711.4**	**964.8**	**0**
****Erick. Ave Cottages,#10914***		11				1020	
Total Units= 11	**0**	**11**	**0**	**Av Unit Size**	**0**	**1020**	**0**
8135-000-000-0001							
39,772 sq ft, MUTC-E							
BFAR=0.3,MFAR=0.6							
Actual FAR=0.33							
Meridian, #10194	0	0	4				1730
5091-000-004-0302	0	0	4				1494
Ericksen & Knech.	0	0	4				1362
1.10 ac, MUTC-E	0	0	4				1638
Total Units=16	**0**	**0**	**16**	**Av Unit Size**	**0**	**0**	**1556**
BFAR=0.3 MFAR=0.6							
Act. FAR=0.59							
Garden Lofts, #11544		24				1000	
262502-2-035-2000 (+2 more)							
Madison & Wyatt							
1.29 ac, MUTC-M							
BMUFAR=0.5 MMUFAR=1.0							
Act. FAR=0.54 (0.49 R)							
Total Units= 24	**0**	**24**	**0**	**Av Unit Size**	**0**	**1000**	**0**
Note: Unit size not available for this project, so staff assigned all units as "medium" and used the median of the range (1000sq.ft)							
	Total Units				**Unit Size**		
All Projects- 2000-05	**L-units**	**M-units**	**H-units**		**L-Unit Size**	**M-Unit Size**	**H-Unit Size**
Total Units	**121**	**172**	**186**	**Av Unit Size**	**711.2**	**979.5**	**1472.5**
Already Built=77	**25**	**33**	**19**				
To be built= 402	**96**	**139**	**167**				
Total Units	**479**		**Overall Av Unit Size**			**1103.2**	

Appendix B

Comprehensive Plan Vision Statement

VISION STATEMENT

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

Appendix C

Evaluation Criteria

EVALUATION CRITERIA…draft/TJB(15 April 06)…rev/PBF (20 April 06)

References: P: BI Principles; CP: BI Comp Plan; GMA: GMA Goals; WT: Winslow Tomorrow Challenges
Appreciably changed/new wording *
New criteria: **

EVALUATION CRITERIA:	Alt. A	Alt. B	Alt. C	Alt. D
Environment: Preserve the special character of BI. 1. Preserve open space and natural landscape. 2. Preserve environmentally sensitive areas. 3. Minimize environmental impacts. 4. Preserve/encourage agriculture 5. Retain open space and habitat areas 6. Reduce sprawl. 7. Preserve historic resources. 8. Other…				
Water: Protect water resources. 1. Minimize impacts on ground water resource 2. ** Optimize future for sustaining island aquifer system 3. ** Identify water/sewer impacts with increased density development options 4. ** Identify island-wide waste management issues from development options 5. Other…				
Diversity: Foster diversity of the residence. 1. Foster diversity of residents within and across neighborhoods. 2. Preserve/encourage cultural and economic diversity across the island. 3. Build a complete community with cultural connections to Winslow. 4. Other…				
Villages/Neighborhoods: ** Preserve unique character of existing neighborhoods 1. Encourage small service centers (villages) 2. Preserve historic resources 3. ** Preserve neighborhood values 4. ** Encourage neighborhood-specific services 5. * Preserve green and open spaces within neighborhoods. 6. Other…				
Winslow: *Maintain Winslow as center for culture, community, commerce and urban residence 1. * Foster urban growth in Winslow optimizing the balance of mixed-use 2. Preserve historic resources. 3. ** Optimize residential opportunities within Winslow and immediate MUTC 4. ** Encourage all-island connectivity to Winslow 5. Other…				

Alt. A: Shift growth out of WSA and NSC and increase growth in OSR. **50-/05-/45+**
Alt. B: Allow growth as is in outlying OSR with additional growth in Winslow. **50+/05-/45**
Alt. C: Keep existing formula. **50/05/45**
Alt. D: New growth in NSC & Winslow with varying % in each area (70/20/10?) (60/10/30?) **50+/05+/45-**

EVALUATION CRITERIA:	Alt. A	Alt. B	Alt. C	Alt. D
Housing: Preserve a reasonable use of land for all owners. 1. * Provide a variety of housing choices across the island. 2. ** Optimize opportunities for entry level housing across the island. 3. * Encourage affordable owned and rental housing options. 4. Other…				
Island-wide circulation and Transportation: Reduce reliance on autos and encourage pedestrian and bike oriented communities. 1. ** Optimize intra- and inter- neighborhood circulation. 2. ** Provide energy-efficient, convenient, dependable transportation to/from Winslow and High School shopping areas across the island 3. * Provide efficient transportation alternatives to the automobile across the island. 4. ** Discourage alternatives to 305 for through-island (non-resident) traffic 5. Other…				
Economics: Recommend options that foster financially sound development in light of community size and character. 1. Address costs and benefits to property owners. 2. Foster environmentally sound neighborhood home occupations and businesses. 3. Support natural resource based industries within neighborhoods. 4. Other…				
Sustainability: Balance development with environmental resources at sustainable level-P5. 1. ** Consider triggers for compromise in water, environment, natural habitat, island character with development options. 2. ** Codify ongoing investigation required to insure sustainability and “red flags” to compromise 3. Other…				
Culture (arts, humanities and sciences, education, etc.): Document opportunities for cultural impacts with all options as they are identified				
Governance (achieve all the above): Provide adequate public facilities, services and utilities, maximize safety 1. Encourage citizen participation…-GMA11. 2. Provide adequate public facilities and utilities, maximize safety…CP14 3. Protect property rights-GMA6.				
Others:				

Alt. A: Shift growth out of WSA and NSC and increase growth in OSR. **50-/05-/45+**
Alt. B: Allow growth as is in outlying OSR with additional growth in Winslow. **50+/05-/45**
Alt. C: Keep existing formula. **50/05/45**
Alt. D: New growth in NSC & Winslow with varying % in each area (70/20/10?) (60/10/30?) **50+/05+/45-**

Appendix D

Neighborhood Service Centers

Why Neighborhood Service Centers?

Why Neighborhood Service Centers (NSC) are needed throughout the Island and critical for the success of Winslow as well as the entire Island?

We need local, active, and pedestrian friendly NSC areas through out the Island in order to provide easily accessible neighborhood services outside of Winslow and opportunities for providing more housing within each NSC area without impacting the important ecological and community character elements. Improved NSC areas will reduce traffic impacts and trips into Winslow area by offering opportunities for local NSC service areas around the Island.

Characteristics for a healthily NSC on B.I. can be defined by looking at and analyzing why we use and enjoy Lynnwood Center NSC. Most of these elements also already exist or could easily be developed within the Rolling Bay NSC and Island Center NSC. Elements presently missing in Rolling Bay and/or in Island Center are identified below.

Lynnwood Center elements that define a healthy NSC can be defined as followed: (not prioritized)

1. a population of about 3,000 or more within the service area – folks who drive through or to the Center daily and has about 300 population within ¼ mile radius
2. a mix of local services – food, auto or gardening or another services,
3. access to public parks and /or waters edge close-by,
4. includes cultural activities/ buildings – Lynnwood theatre,
5. is considered and today still expresses some part of BI history,
6. visible and accessible parking opportunities in small clusters,
7. additional public amenities beyond access to water and/or parks – close to schools, churches etc.
8. direct transit parking and connection to WSF terminal,
9. a physical character that is imaginable or memorable – creates an emotional attachment to the place, - missing in Island Center
10. planned with the community and developed by a long time island resident. With the community in mind as well as a reasonable profit- missing in Rolling Bay, missing in Island Center
11. includes utility services in place, electrical, sewer and water , - elements missing in Rolling Bay, elements missing in Island Center
12. includes a mix of single and multi-family (or cottage) but not over the density of 8DU/acre - missing in Rolling Bay, missing in Island Center.

A conceptual framework for allocation of the 2025 population could follow these actions;

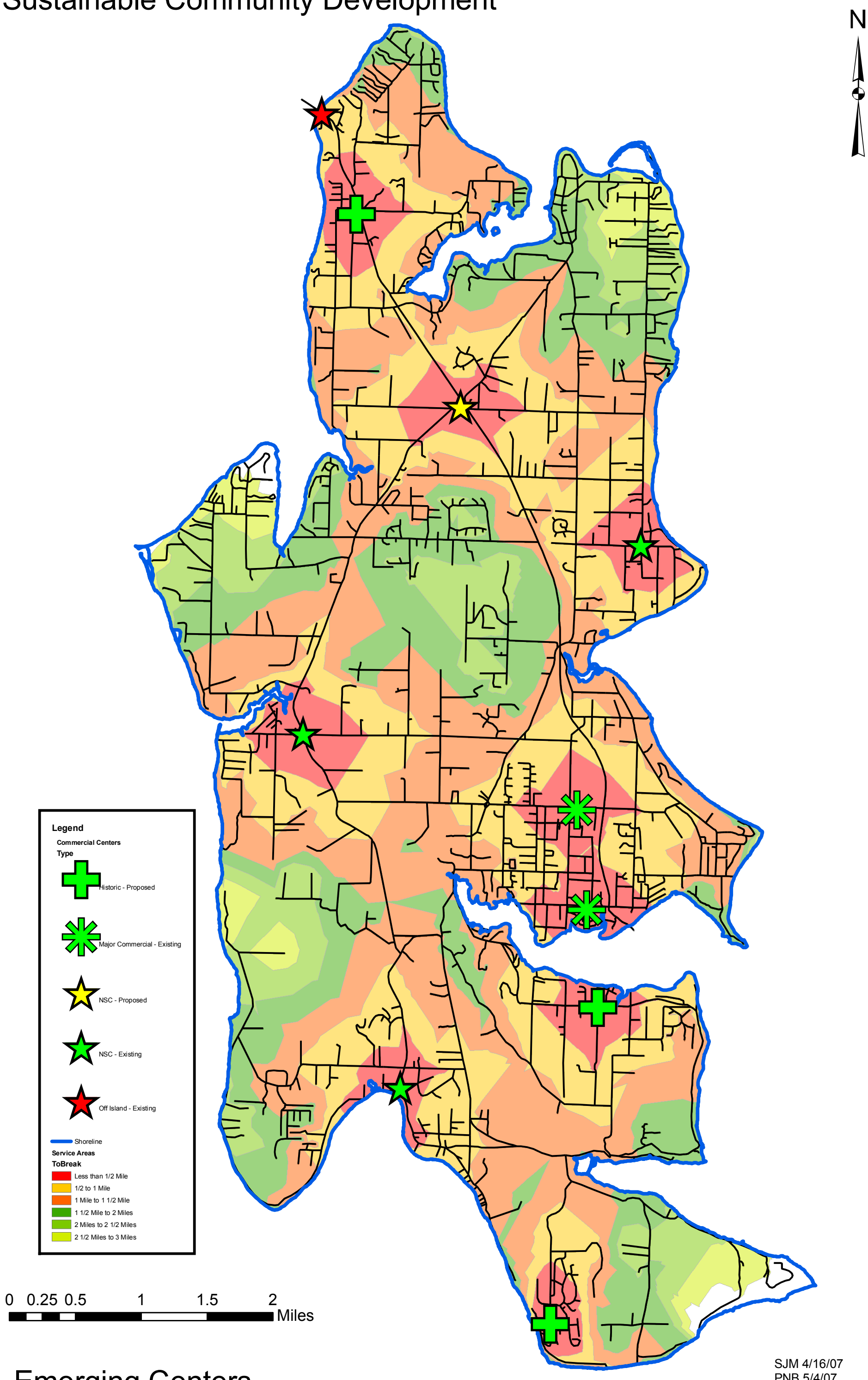
1. Study how to slightly increase the densities within the frame area and the MUTC/HSR areas to implement the vision and values envisioned by Winslow Tomorrow project in order to meet about 70% of the 2025 population requirement. Expand infrastructure that is close by and improve the “sense of place” for “Winslow”. Suggest that the frame study area that encircles Eagle Harbor and Winslow MUTC and extend North to New Brooklyn Madison intersection area.

2. Study how to improve community services, some additional housing and design character in Rolling Bay and Island Center to further attract users to their service areas and complete their missing elements identified above. Also allow some modest cluster cottages and/or multi-family or mixed use – with or without sewer to meet 5 - 10% of the 2025 population allocation.

3. Study how to slightly increase (10% -15%) the densities in the North End/Seabold area and Central area to begin to create an identifiable new NSC area. This allocation would be targeted toward this area through zoning and other plans and policies actions in order that t over 25 – 50 yrs a new NSC service area and sufficient population would develop. The center of this area will be determined by an analysis of the ecological, infrastructure and community patterns that have been identified through the GIS mapping.

4. Study how the remaining 10% of the residential allocation could be allowed through out the remainder of the NSC areas where ecological and community patterns are not impacted.

Emerging Centers for Sustainable Community Development



Emerging Centers

SJM 4/16/07
PNB 5/4/07