CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION SPECIAL MEETING
THURSDAY, FEBRUARY 25, 2021

THE PLANNING COMMISSION WILL HOLD THIS MEETING USING A VIRTUAL, ZOOM WEBINAR PLATFORM, PER GOVERNOR INSLEE'S "STAY HOME, STAY HEALTHY" ORDERS. MEMBERS OF THE PUBLIC WHO DO NOT WISH TO VIEW THE MEETING VIA THE BKAT BROADCAST OR THE CITY'S WEBSITE STREAMING WILL BE ABLE TO CALL IN TO THE ZOOM MEETING.
PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:
HTTPS://BAINBRIDGEWA.ZOOM.US/J/93919490652
OR IPHONE ONE-TAP :
US: +16699009128,,99093163225# OR +12532158782,,99093163225#
OR TELEPHONE:
DIAL (FOR HIGHER QUALITY, DIAL A NUMBER BASED ON YOUR CURRENT LOCATION):
US: +1 669 900 9128 OR +1 253 215 8782 OR +1 301 715 8592 OR +1 312 626 6799 OR +1 346 248 7799 OR +1 646 558 8656
WEBINAR ID: 990 9316 3225
INTERNATIONAL NUMBERS AVAILABLE: HTTPS://BAINBRIDGEWA.ZOOM.US/U/ABC2WQZA2T

AGENDA

1. **CALL TO ORDER/AGENDA REVIEW/CONFLICT DISCLOSURES - 6:00 PM**

2. **PUBLIC PARTICIPATION MEETINGS**

   2.a **(6:05 PM) - Public Participation Meeting- AT&T Telecom Facility PLN51880A PRE** 30 Minutes
   51880A PRE Plan Set.pdf

   2.b **(6:35 PM) - Wintergreen Townhomes Subdivision Public Participation Meeting** 90 Minutes
   WINTERGREEN PPM PRESENTATION.pdf
   Wintergreen Preapplication Conference Summary.pdf

3. **PLANNING COMMISSION MEETING MINUTES - 8:05 PM**

   3.a **(8:05 PM) - Review and approve meeting minutes.** 5 Minutes
   Planning Commission Minutes DRAFT 021121.pdf

4. **PUBLIC COMMENT - 8:10 PM**
   Public comment on off-agenda items.

5. **FOR THE GOOD OF THE ORDER - 8:25 PM**

6. **PLANNING DIRECTOR'S REPORT - 8:30 PM**

7. **ADJOURNMENT - 8:35 PM**

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.

Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.

CITY OF BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: February 25, 2021 **ESTIMATED TIME:** 30 Minutes

AGENDA ITEM: (6:05 PM) - Public Participation Meeting- AT&T Telecom Facility PLN51880A PRE

AGENDA CATEGORY: Discussion **PROPOSED BY:** Ellen Fairleigh

PREVIOUS PLANNING COMMISSION REVIEW DATE(S): N/A

PREVIOUS COUCIL REVIEW DATE(S): N/A

RECOMMENDED MOTION:
The purpose of this meeting is to bring developers and community members together early in the development process, so that the residents can learn about proposed developments in the community, and the applicant can be aware of their concerns, if any.

SUMMARY:
This is a required meeting in accordance with the Bainbridge Island Municipal Code (BIMC) 2.16.110.D.3.

BACKGROUND: The AT&T telecommunications facility project proposes to install an unmanned telecom facility on an existing KPUD water tower, with associated ground equipment. The project is located on NE Baker Hill Road parcel #042402-1-054-2005.

Please see additional submitted information available via the public portal using the following link:

https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/4d43a5e4-963c-48ae-9a62-acc30127eb76?_conv=1

ATTACHMENTS:

BR0306
BAINBRIDGE LYNWOOD CENTER

FA #: 15158127 / USID: 286275

NE BAKER HILL ROAD

BAINBRIDGE ISLAND, WA 98110

FINAL ZONING DRAWINGS

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING WATER DISTRICT PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF TWELVE (12) ANTENNAS, EIGHTEEN (18) RRHs, TWO (2) SURGE PROTECTORS, AND FIBER/DC CABLES ON AN EXISTING 35.7' WATER TOWER.
3. PROPOSED INSTALLATION OF TWO (2) EQUIPMENT CABINETS ON A NEW CONCRETE PAD BEHIND AN EXISTING WATER DISTRICT BUILDING, PAINTED TO MATCH EXISTING BUILDING.
4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE, AND FIBER SERVICE.

SHEET INDEX

T1.0	TITLE SHEET
LS-1	SURVEY
LS-2	NOTES
C1.0	C-SWPPP PLAN
C2.0	C-SWPPP DETAILS
A1.0	OVERALL SITE PLAN
A2.0	ENLARGED SITE PLAN
A2.1	ENLARGED WATER TOWER PLAN
A3.0	NORTHEAST ELEVATIONS
A4.0	SITE SIGNAGE DETAILS

PROJECT CONTACTS

APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC
19801 SW 72ND AVENUE #100
TUALATIN, OR 97062

WATER TOWER OWNER:
KPUD
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

PROPERTY OWNER:
KPUD NO. 1
PO BOX 1989
POULSBO, WA 98370
DAVID EPPERSON
PH: 626.7732

ZONING/PERMITTING AGENT:
SMARTLINK
11232 120TH AVE NE, #204
KIRKLAND, WA 98034
NANCY SEARS
PH: 425.444.1434

SITE ACQUISITION AGENT:
SMARTLINK
11232 120TH AVE NE, #204
KIRKLAND, WA 98034
PATTY BARTLETT
PH: 425.270.9163

RF ENGINEER:
AT&T MOBILITY

CONSTRUCTION MANAGER:
AT&T MOBILITY
TOM LOGAN
PH: 253.709.0317

SURVEYOR:
AMBIT CONSULTING, LLC
245 SAINT HELENS AVE, SUITE 3A
TACOMA, WA 98402

Know what's below.
Call before you dig.

PROJECT INFORMATION

SITE NAME:	BR0306 BAINBRIDGE LYNWOOD CENTER
ADDRESS:	NE BAKER HILL ROAD BAINBRIDGE ISLAND, WA 98110
JURISDICTION:	CITY OF BAINBRIDGE
TAX LOT #:	042402-1-054-2005
PARCEL SIZE:	.52 AC
ZONING:	R-5 RESIDENTIAL
LATITUDE:	47° 36' 22.77" N (47.606325°)
LONGITUDE:	-122° 32' 39.33" W (-122.544258°)
GROUND ELEVATION:	144.0' AGL
SOURCE:	1A CERTIFICATION
(E) STRUCTURE TYPE:	WATER TOWER
(E) STRUCTURE HEIGHT:	35.7'
(P) AT&T GROUND LEASE AREA:	250 SQ FT
(E) IMPERVIOUS AREA:	6955 SF (GRAVEL DRIVEWAY AND TURNOUT) 457 SF (WATER DISTRICT BUILDING) 870 SF (WATER TANK)
TOTAL OF (E) IMPERVIOUS AREA:	8282 SF
(P) IMPERVIOUS AREA:	250 SF (EQUIPMENT GRAVEL LEASE AREA
OCCUPANCY:	U
GROUP:	II-B

LEGAL DESCRIPTION: SEC 04, TWP 24, RNG 2E (NE/4)(LOT A CITY OF BAINBRIDGE ISLAND SHORT PLAT RECORDED UNDER AUDITOR NUMBER 9209030073, VOLUME 8, PAGE 132, W-80) 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, S00*56'09 W 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S00*56'09 W 180.00 FEET; THENCE N88*42'08"W 125 FEET; THENCE N00*56'09"E 180 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY OF NE BAKER HILL ROAD; THENCE S88*42'08 E 125.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

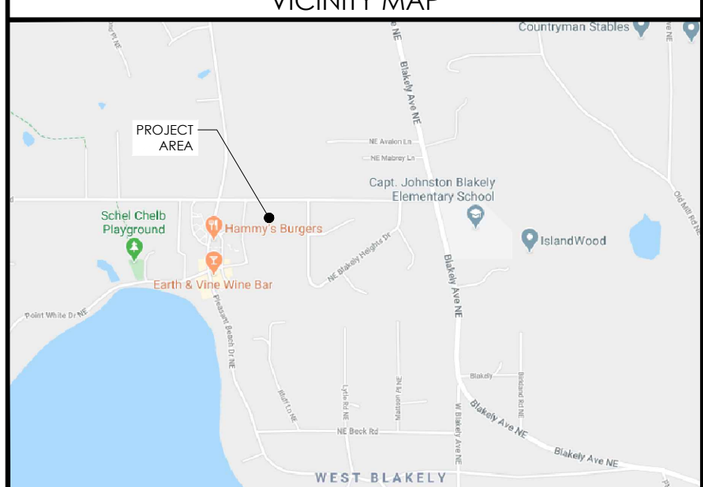
DRIVING DIRECTIONS

FROM AT&T OFFICE IN REDMOND, WASHINGTON:

1. TURN RIGHT ONTO BEAR CREEK PKWY (453 FT)
2. USE THE LEFT 2 LANEES TO TURN LEFT AT THE 1ST CROSS STREET ONTO NE LEARY WAY (.3 MI)
3. USE THE MIDDLE 2 LANES TO TAKE THE RAMP ONTO WA-520 W (.4 MI)
4. MERGE ONTO WA-520 W (TOLL ROAD) (11.1 MI)
5. USE ANY LANE TO MERGE ONTO I-5 S TOWARD PORTLAND (2.5 MI)
6. USE THE RIGHT LANE TO TAKE EXIT 165A TOWARD JAMES STREET (.3 MI)
7. USE THE RIGHT LANE TO MERGE ONTO 6TH AVE (171 FT)
8. TURN RIGHT ONTO COLUMBIA ST (.3 MI)
9. CONTINUE STRAIGHT TO STAY ON COLUMBIA ST (.1 MI)
10. TURN LEFT ONTO ALASKAN WAY (.2 MI)
11. TURN RIGHT ONTO FERRY WAITING ZONE (.2 MI)
12. TURN LEFT ONTO SEATTLE FERRY TERMINAL (.2 MI)
13. TAKE THE SEATTLE - BAINBRIDGE FERRY TO BAINBRIDGE ISLAND (8.6 MI)
14. CONTINUE STRAIGHT ONTO FERRY DOCK (.2 MI)
15. CONTINUE ONTO OLYMPIC DR SE (423 FT)
16. TURN LEFT ONTO WINSLOW WAY E (.1 MI)
17. TURN RIGHT ONTO ERICKSEN AVE NE (.3 MI)
18. TURN LEFT ONTO WYATT WAY NE (1.1 MI)
19. CONTINUE ONTO EAGLE HARBOR DR NE (.2 MI)
20. TAKE SLIGHT RIGHT ONTO NE BUCKLIN HILL RD (.3 MI)
21. CONTINUE ONTO BLAKELY AVE NE (1.0 MI)
22. TURN RIGHT ONTO NE BAKER HILL RD, SITE WILL BE ON THE LEFT (.3 MI)

TOTAL TIME: 1 HRS 25 MINS
TOTAL MILES: 28.5 MILES

VICINITY MAP



LOCALIZED MAP

** THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE OWNER IS STRICTLY PROHIBITED.

GOVERNING CODES

2015 INTERNATIONAL BUILDING CODE

2015 MECHANICAL SPECIALTY CODE

2015 INTERNATIONAL FIRE CODE

2017 NFPA 70 NATIONAL ELECTRICAL CODE

2015 WASHINGTON STATE ENERGY CODE

A.D.A. COMPLIANCE
INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

APPROVALS

FINAL CONSTRUCTION DRAWINGS SIGN-OFF

** REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.

CONSULTANT/PRINTED NAME	SIGNATURE	DATE
LANDLORD:		
SITE ACQ:		
PERMITTING:		
RF MGR:		
CONST MGR:		
OPS MGR:		
PROJ. MGR:		
COMPLIANCE:		
TRANSPORT:		

DRAWN BY: MS
CHECKED BY: BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

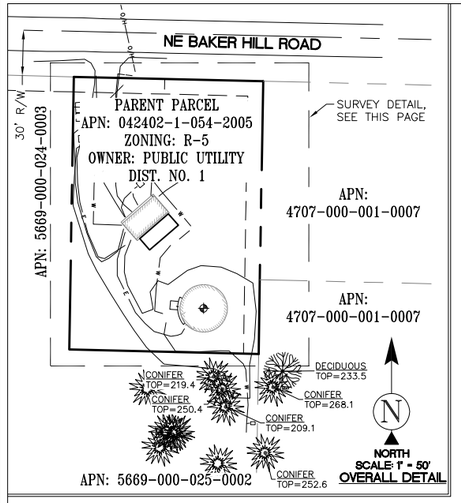
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

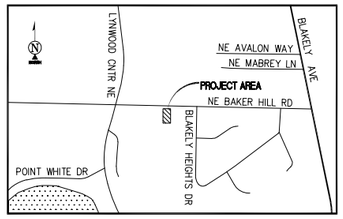
TITLE SHEET

SHEET NO.

T1.0



OVERALL DETAIL



VICINITY MAP
N.T.S.

POSITION OF GEODETIC COORDINATES
LATITUDE 47° 36' 22.77" (47.606325°) NORTH (NAD83)
LONGITUDE 122° 32' 39.33" (122.544258°) WEST(NAD83)
GROUND ELEVATION @ 144.0' (NAVD88)

SURVEY DATE
03/04/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #53035C0381F, DATED 02/03/2017

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

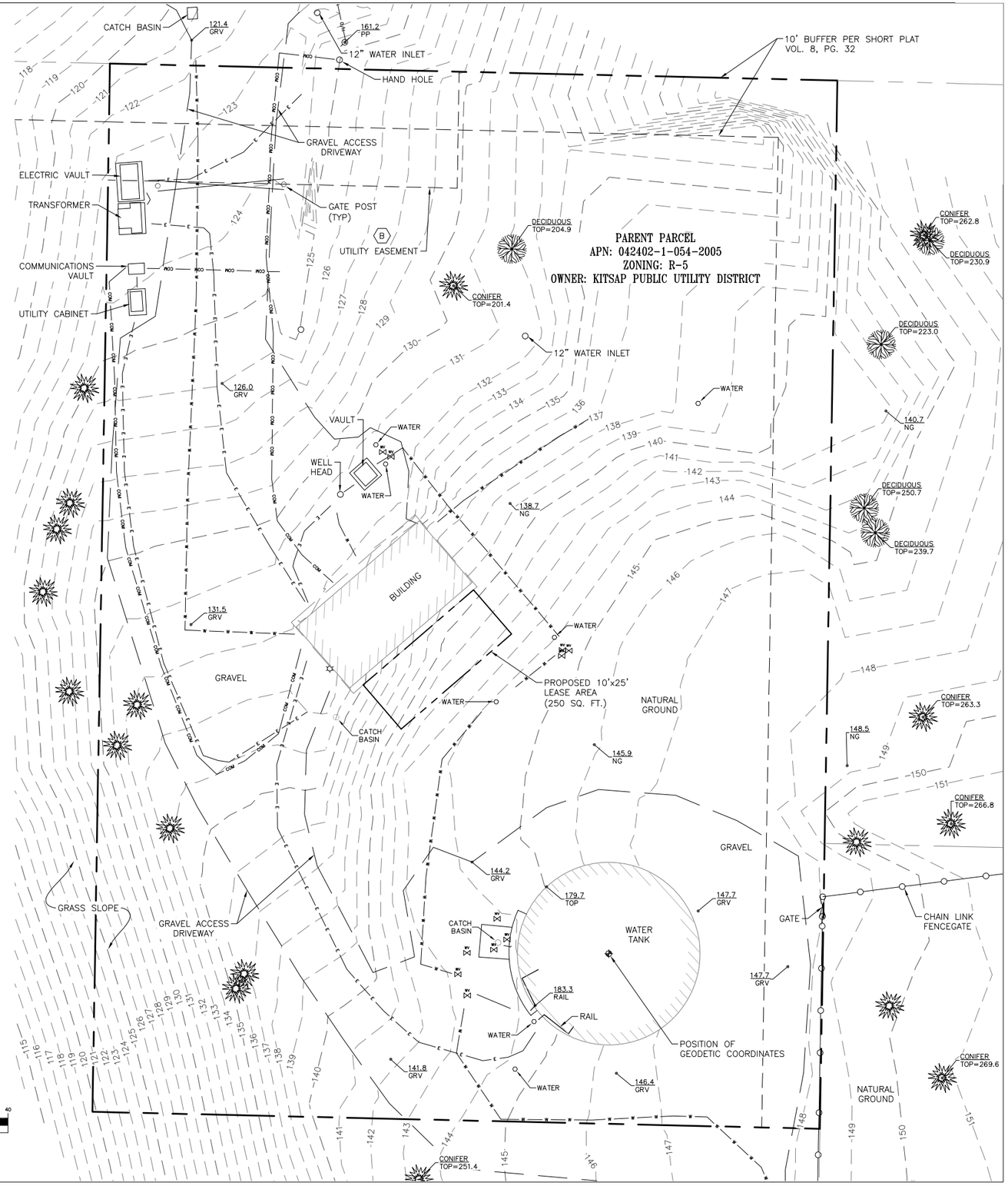
LESSOR'S LEGAL DESCRIPTION
LOT(S) A OF CITY OF BAINBRIDGE ISLAND SHORT SUBDIVISION NO. SPT07-31-91-1, RECORDED IN VOLUME 8, PAGE(S) 13 OF SHORT PLATS, UNDER AUDITOR'S FILE NOS. 9209030072 AND 9209030073, BEING A PORTION OF GOVERNMENT LOT 5 OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2, W.M., IN KITSAP COUNTY, WASHINGTON.

TOGETHER WITH: WATER RIGHTS, IF ANY, UNDER WATER RIGHTS CONTROL NOS: 46751; 46752; G1-23438C; G1-23638C; G1-23640C; G1-24392C; G1-23639C; AND S1-12933C.

LEGEND

PP	UTILITY POLE ELEV.		UTILITY POLE
AP	ASPHALT		LIGHT POLE
BLDG	TOP OF BUILDING		POSITION OF GEODETIC COORDINATES
CLF	CHAIN LINK FENCE		
NG	NATURAL GRADE	XXXX.X NG	SPOT ELEVATION
	TREES	WV	WATER CONTROL VALVE
	PINE TREES		
			CHAIN LINK FENCE
			EXISTING BUILDINGS
W			WATER LINES
E			ELECTRIC LINES
COM			COMMUNICATION LINES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



at&t

PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:
03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
2	12/22/2020	UPDATE	PD

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.991.1501
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

ambit consulting
410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

DRAWN BY:	CHK.:	APV.:
RAG	NS	XX

LICENSER:

PRELIMINARY

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

EXCEPTIONS AND RECORD MATTERS

REFERENCE IS MADE TO THE OWNERSHIP AND ENCUMBRANCE REPORT FOR PARCEL ID:042402-1-054-2005, ISSUED BY PRIORITY TITLE AND ESCROW, DATED 3/9/2020. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. 1, 2, 3, AND 5 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

4. (RIGHT OF WAYS)

A. RIGHT OF WAY GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 4/19/1927 AT DOCUMENT NO. 160185 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

(EASEMENTS)

B. EASEMENT BY SOUTH BAINBRIDGE WATER SYSTEM, INC., TO PUGET SOUND POWER & LIGHT COMPANY RECORDED7/18/1994 IN A.F. #9407180028 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
FIRST PORTION, AS SHOWN ON SURVEY -
SECOND PORTION, EXACT LOCATION INDETERMINATE

C. MUTUAL GRANT OF EASEMENT BETWEEN THE MANOR HOUSE ASSOCIATES, A LIMITED PARTNERSHIP, MIGNON JOHNSON, A SINGLE WOMAN, ASHER SEPARATE PROPERTY, MAURLEN G. BLOSSOM AND KATHLEEN BLOSSOM HUSBAND AND WIFE, AND JAMES G. PELLAND AND VIOLET H. PELLAND, HUSBAND AND WIFE RECORDED 5/5/1982 AT INSTRUMENT NO. 8205050088 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

D. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 889440 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

E. EASEMENT AGREEMENT TO T.F. KOLLMAR AND GERALDINE N. KOLLMAR, HIS WIFE DATED 4/2/1962 IN DOCUMENT NO. 767989 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
NO PLOTTABLE EASEMENTS

F. EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA COOPERATIVE RECORDED 8/26/1960 AT DOCUMENT NO. 733119 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

G. AGREEMENT AND EASEMENT BETWEEN EMANUEL OLSON AND EDNA JAMES OLSON TO LYNWOOD SANITARIUM, INC., RECORDED 12/16/1955 AT DOCUMENT NO. 630815 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

H. EASEMENT GIVEN TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION RECORDED 2/13/1942 AT DOCUMENT NO. 354545 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
EXACT LOCATION INDETERMINATE - NOT SHOWN

I. EASEMENT DATED 6/24/1934 AT DOCUMENT NO. 222538 IN THE LAND RECORDS OF KITSAP COUNTY, WASHINGTON.
DOES NOT AFFECT PARENT PARCEL - NOT SHOWN

at&t

PROJECT INFORMATION:

BAINBRIDGE LYNWOOD
BR0306
NE BAKER HILL ROAD
BAINBRIDGE, WA 98110

KITSAP COUNTY

ORIGINAL ISSUE DATE:

03/10/2020

REV.:	DATE:	DESCRIPTION:	BY:
0	03/11/2020	PRELIMINARY/TITLE	RAG
1	12/02/2020	REVISE LEASE (C)	CK
2	12/22/2020	UPDATE	PD

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
2101 4TH AVE E. SUITE 202
OLYMPIA, WA 98506
360.991.1501
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY:	CHK.:	APV.:
RAG	NS	XX

LICENSER:

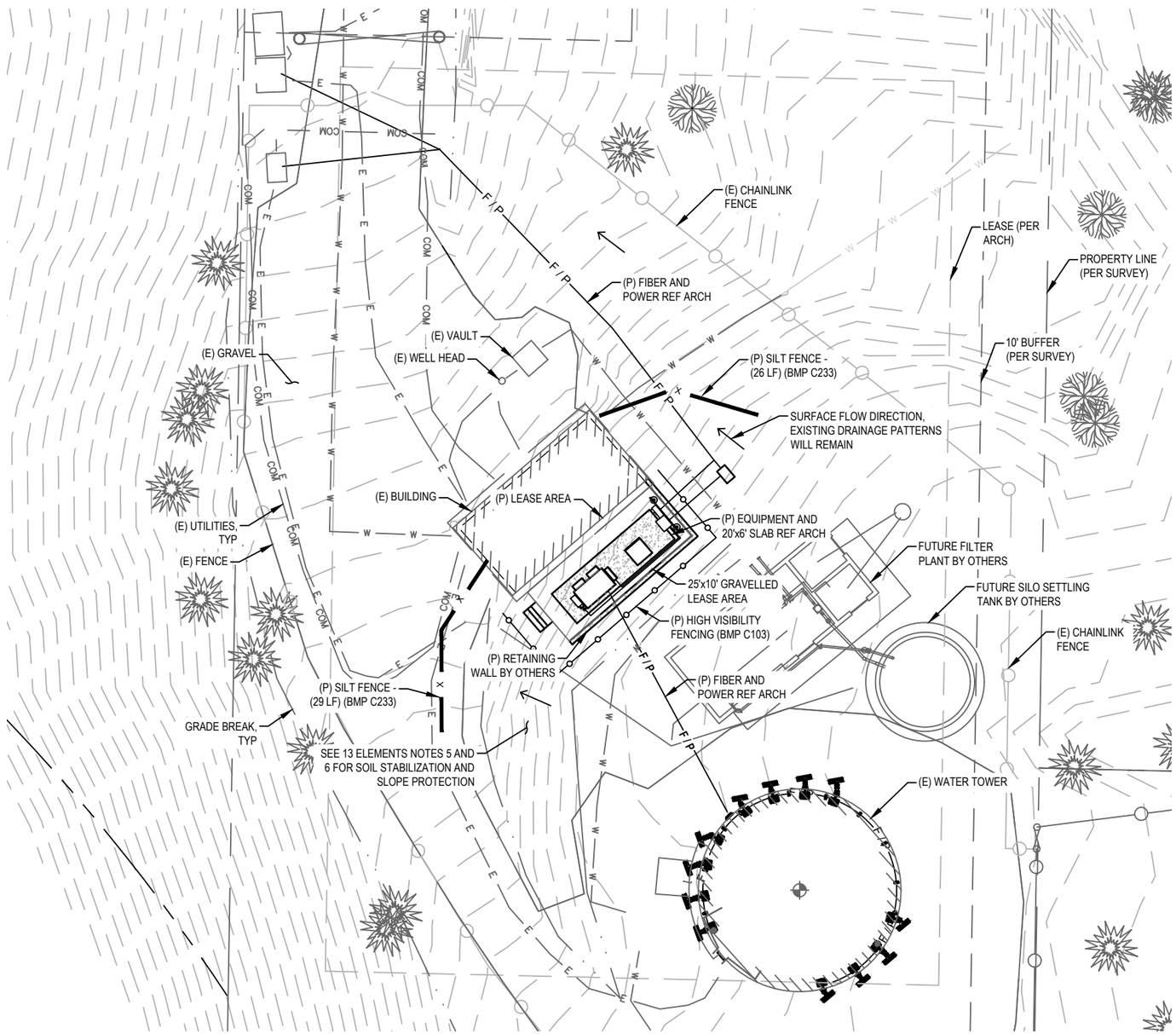
PRELIMINARY

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-2



APPROXIMATE AREAS:

NEW IMPERVIOUS AREA = 250 SF

SUMMARY OF 13 ELEMENTS PROPOSED ON PROJECT:

1. **PRESERVE VEGETATION/MARK CLEARING LIMITS -** CLEARING LIMITS DELINEATED BY HIGH VISIBILITY PLASTIC FENCING (BMP C103), LIMIT SITE DISTURBANCE AND PRESERVE NATURAL VEGETATION (BMP C101)
2. **ESTABLISH CONSTRUCTION ACCESS -** N/A UTILIZED EXISTING GRAVEL SURFACE.
3. **CONTROL FLOW RATES -** INSTALL SILT FENCE (BMP C233).
4. **INSTALL SEDIMENT CONTROLS -** INSTALL SILT FENCE (BMP C233).
5. **STABILIZE SOILS -** UTILIZE TEMPORARY AND PERMANENT SEEDING (BMP C120) AND MULCHING (BMP C121) TO OFFSET ANY DISTURBANCES OCCURRING DURING AND AFTER CONSTRUCTION. USE PLASTIC SHEETING ON EXPOSED SOILS. (BMP C122)
6. **PROTECT SLOPES -** UTILIZE SILT FENCE (BMP C233), PLASTIC SHEETING (BMP C123), TEMPORARY AND PERMANENT SEEDING (BMP C120), MULCHING (BMP C121), AND MONITOR EXPOSED SOILS UNTIL VEGETATION IS ESTABLISHED.
7. **PROTECT DRAIN INLETS -** N/A DUE TO NO DRAIN INLETS ON SITE.
8. **STABILIZE CHANNELS AND OUTLETS -** N/A NO NEW CHANNELS OR OUTLETS ON SITE.
9. **CONTROL POLLUTANTS -** ALL CONCRETE WASHOUT SHALL BE CONTAINED AND HAULED OFF SITE.
10. **CONTROL DEWATERING -** N/A NO DEWATERING PROPOSED.
11. **MAINTAIN BMPs -** BMPs SHALL BE CHECKED WEEKLY AND AFTER STORM EVENTS, KEEP MATERIALS ON HAND (BMP 150).
12. **MANAGE THE PROJECT -** SCHEDULING OF THE PROJECT SHALL PREVENT SOILS FROM BEING EXPOSED FOR EXTENDED PERIODS OF TIME (BMP 162). ADDITIONAL SEDIMENT CONTROL MATERIALS (SILT FENCE, PLASTIC SHEETING) SHALL BE KEPT ON HAND TO REPAIR DAMAGED SEDIMENT CONTROLS (BMP C150).
13. **PROTECT LOW IMPACT DEVELOPMENT BMPs -** KEEP ADDITIONAL MATERIALS ON HAND FOR STORMWATER PREVENTION (E.G, SILT FENCES, SAND BAGS, PLASTIC SHEETING, HIGH VISIBILITY FENCING) (BMP 150), PROJECT SCHEDULE SHALL BE FOLLOWED TO REDUCE SOIL EXPOSURE (BMP 162).

STANDARD SWPPP NOTES:

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.
4. CONSTRUCT THE ESC BMPS SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPS AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE APPLICANT SHALL INSPECT THE ESC BMPS DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. INSPECT AND MAINTAIN THE ESC BMPS ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (I.E. A 24-HOUR STORM EVENT WITH A 10-YR OR GREATER RECURRENCE INTERVAL).
8. AT NO TIME SHALL THE SEDIMENT EXCEED 60-PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6-INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

at&t mobility corp.

smartlink
11410 NE 122ND WAY, SUITE #102
KIRKLAND, WA 98034

CAPITAL DESIGN SERVICES
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OLYMPIA, WA 98506
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WWW.CAPITALDESIGNSERVICES.COM

cushing Civil Engineers
909 N BEECH STREET SUITE D PORTLAND, OR 97227
(503) 387-5331
www.cushing-engr.com

DRAWN BY:	WG
CHECKED BY:	DC

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	1/19/21	C-SWPPP

LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED
PROFESSIONAL ENGINEER

RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

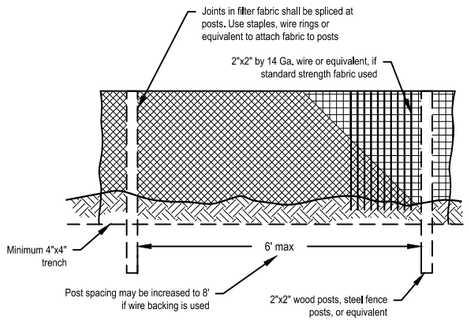
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

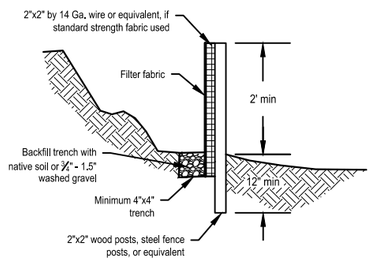
SHEET TITLE

C-SWPPP PLAN

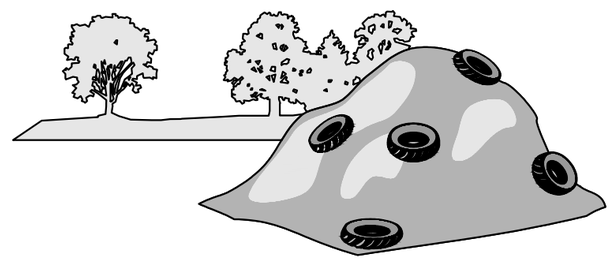
SHEET NO.

C1.0





1 SILT FENCE (BMP C233)



2 PLASTIC SHEETING (BMP C123)

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www.cushing-engr.com

DRAWN BY:	WG
CHECKED BY:	DC

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	1/19/21	C-SWPPP

LICENSER

DONALD JOHN CUSHING
STATE OF WASHINGTON
31527
REGISTERED
PROFESSIONAL ENGINEER

RENEWAL DATE 10/31/21

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

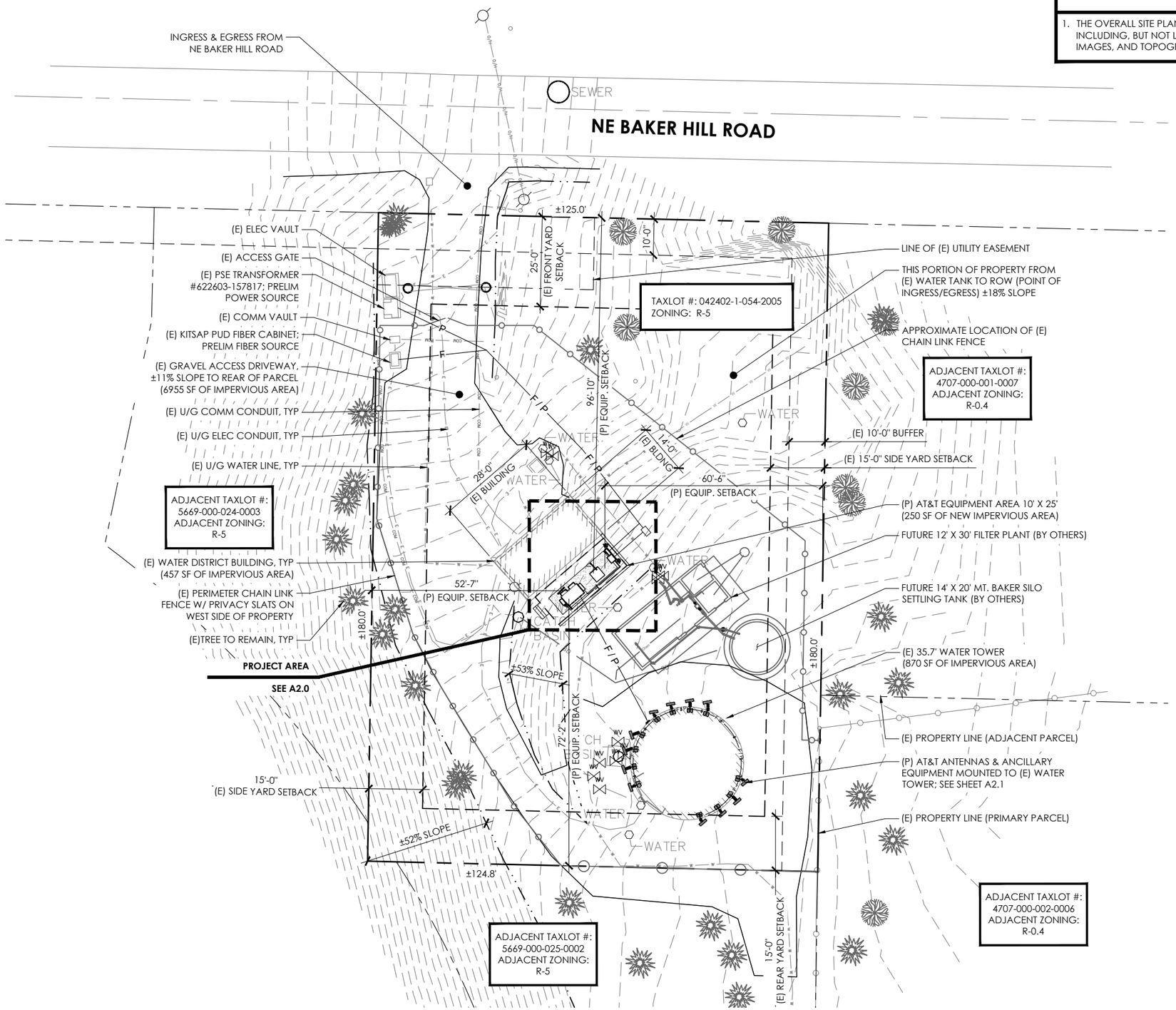
C-SWPPP DETAILS

SHEET NO.

C2.0

NOTES:

1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 30'-0"
22 X 34 SCALE: 1" = 15'-0"

0' 15' 30' 60'

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VECTOR ENGINEERS

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CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
3	12/02/20	KPUD COMMENT
4	01/12/21	CLIENT COMMENT
5	01/20/21	FINAL LU DRAWINGS

LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

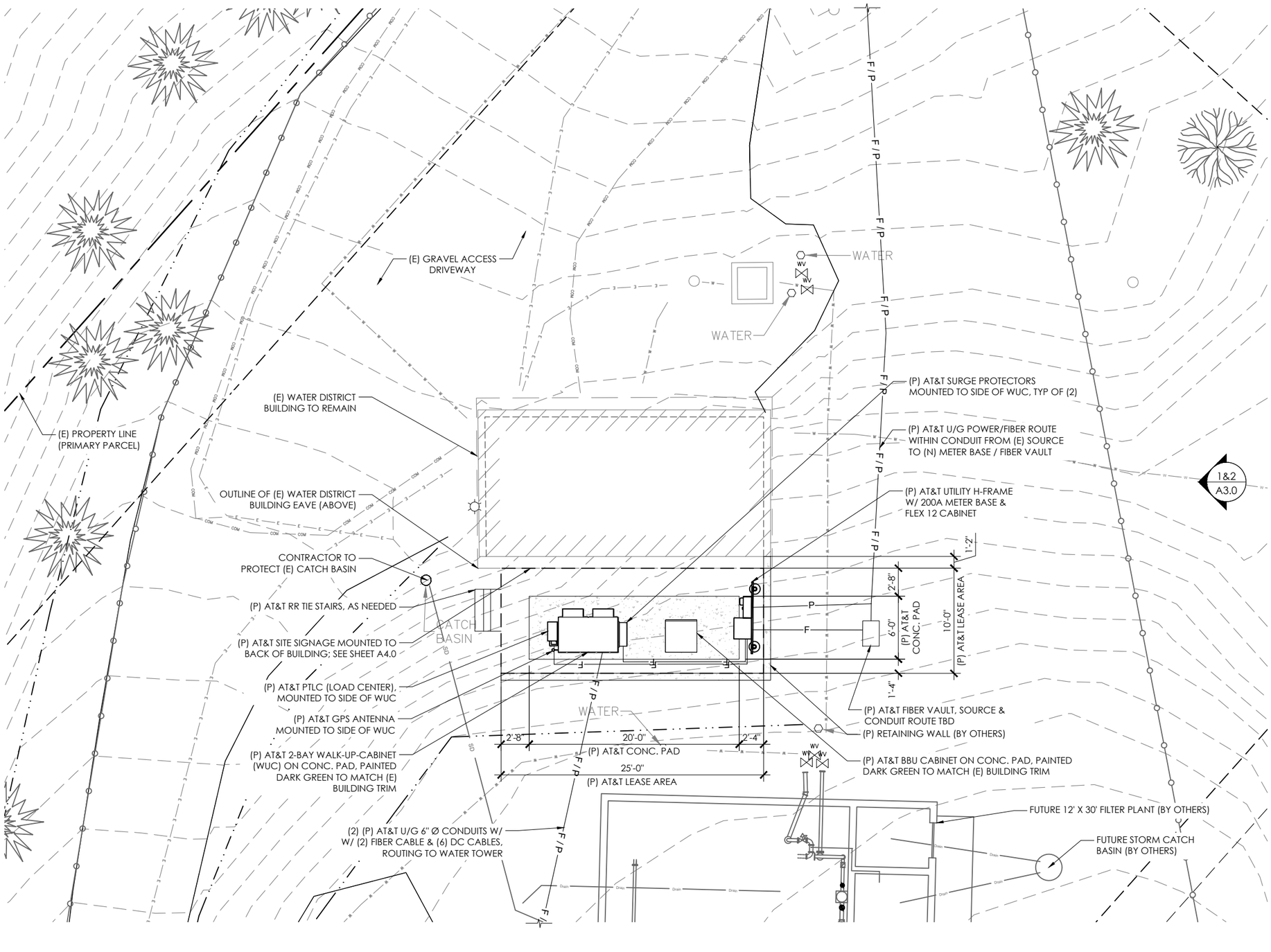
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0



1 ENLARGED SITE PLAN

11X17 SCALE: 1" = 10'-0"
22 X 34 SCALE: 1" = 5'-0"

0' 5' 10' 20'

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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

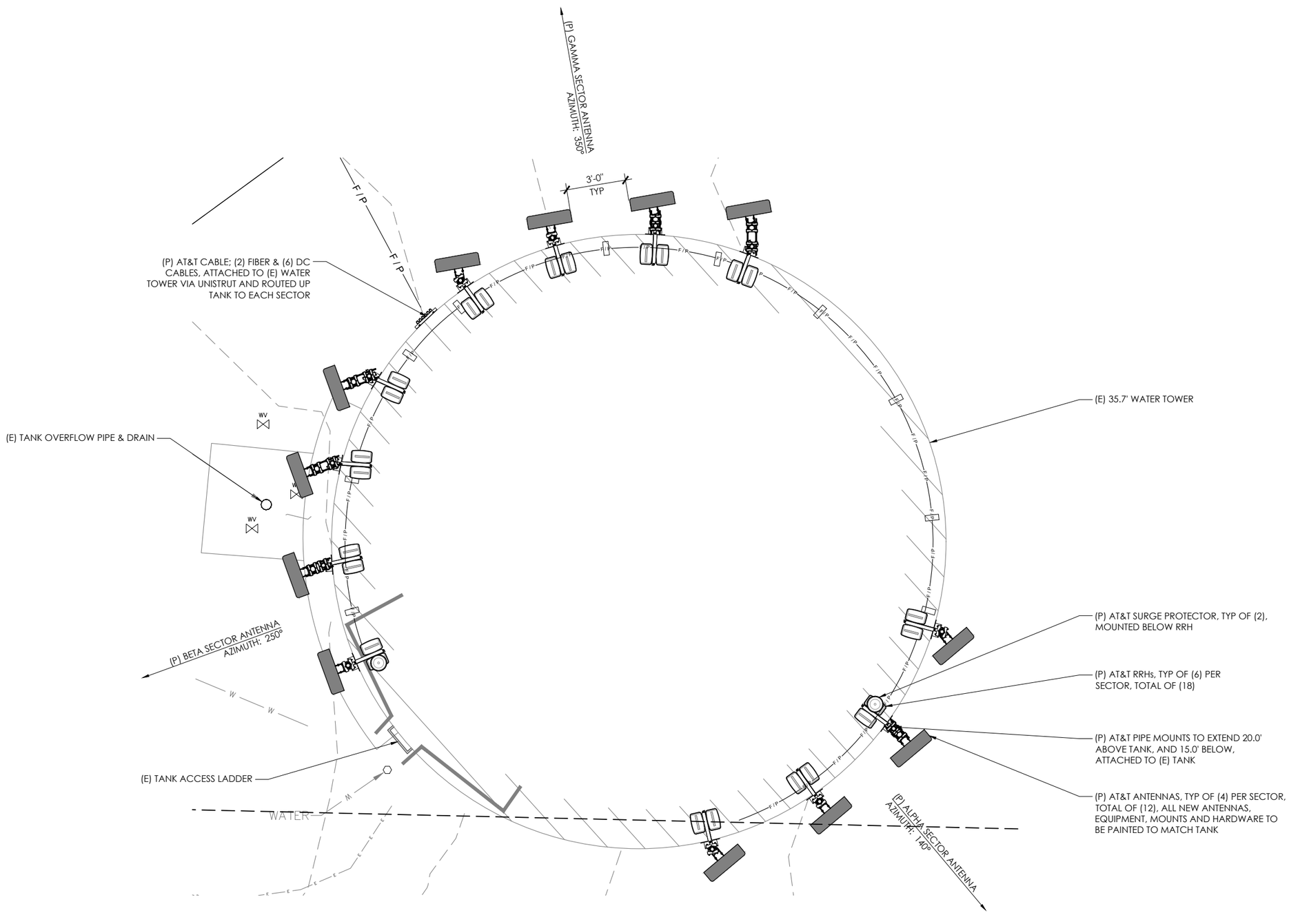
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0



1 ENLARGED SITE PLAN

11 X 17 SCALE: 3/16" = 1'-0"
22 X 34 SCALE: 3/8" = 1'-0"

0' 5' 10'

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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

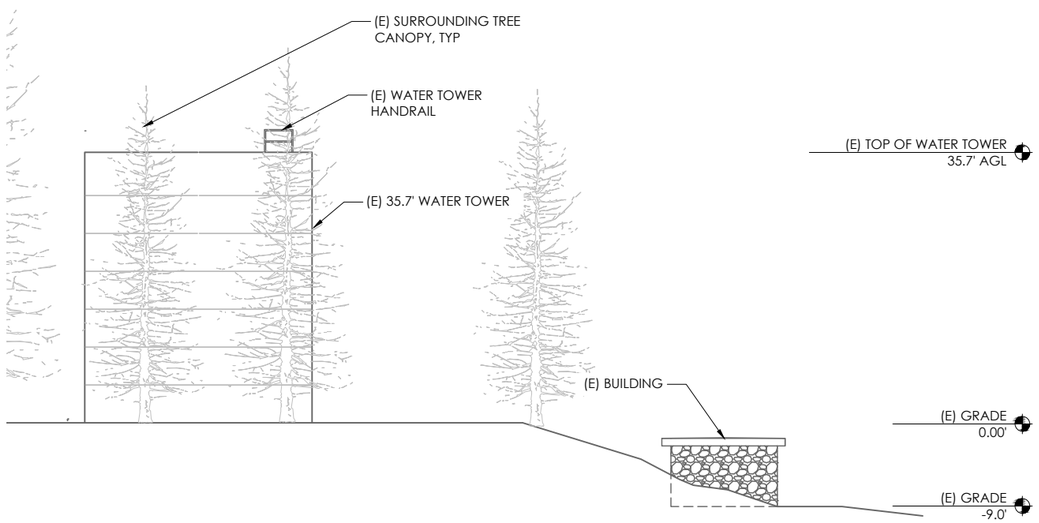
ENLARGED WATER TOWER PLAN

SHEET NO.

A2.1

NOTES:

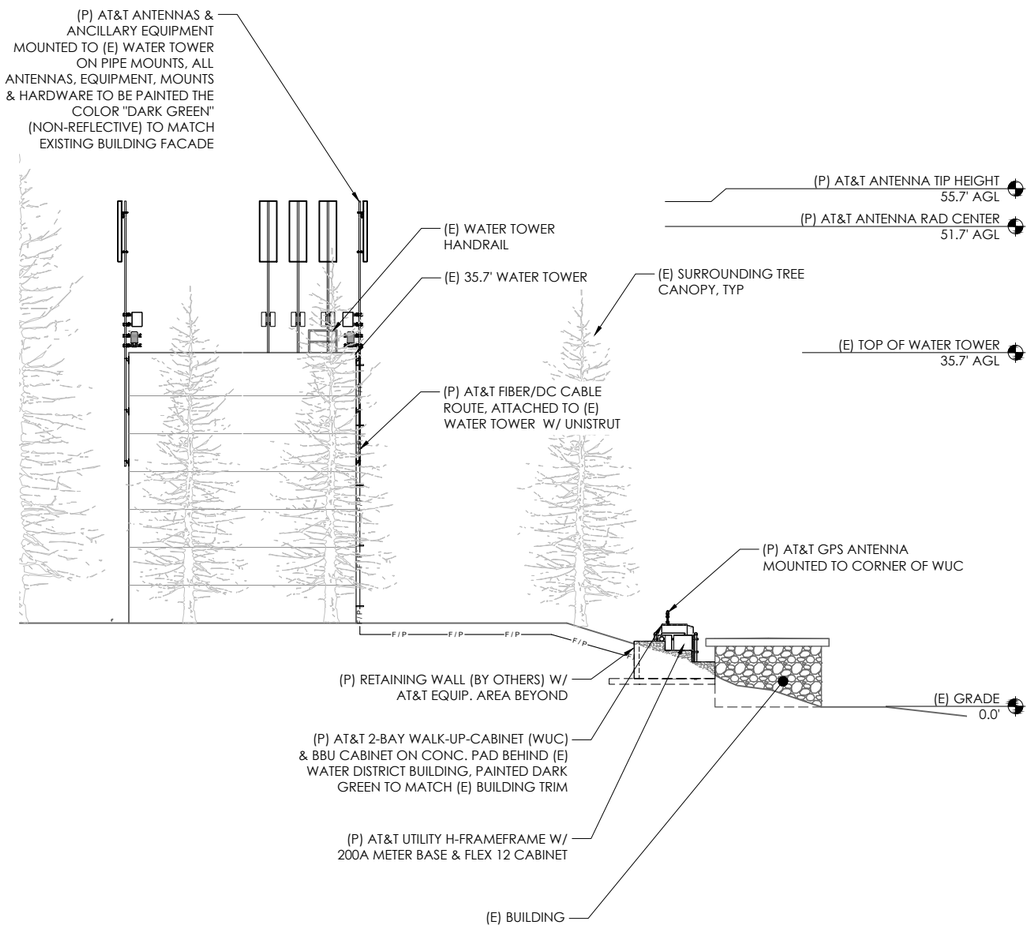
1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



1 (E) NORTHEAST ELEVATION

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

0' 10' 20' 40'



2 (P) NORTHEAST ELEVATION

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

0' 10' 20' 40'

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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

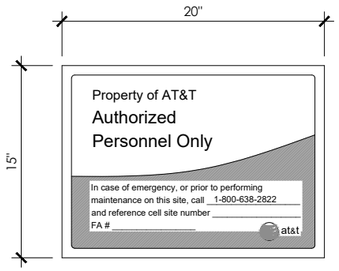
NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

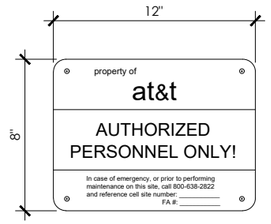
ELEVATIONS

SHEET NO.

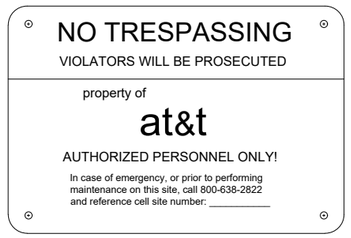
A3.0



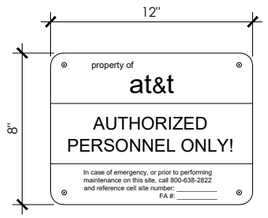
GATE SIGN

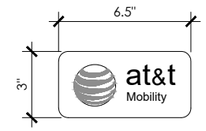


DOOR SIGN



NO TRESPASSING SIGNS





AT&T IDENTIFICATION SIGNS

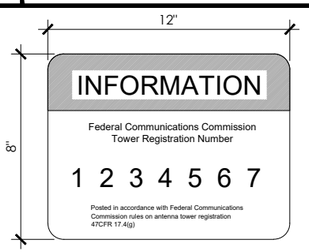
NOTES:

1. OUTDOOR SITES REQUIRE THE SAME GATE AND NO TRESPASSING SIGNS AS INDOOR SITES IF OWNED BY AT&T. IN PLACE OF THE DOOR SIGN THE CABINETS MUST HAVE THE ABOVE SIGNS.
2. SIGN MUST BE AFFIXED TO THE SIDE OF THE CABINET (FRONT, REAR OR SIDE) WHICH IS MOST VISIBLE WHEN APPROACHING THE CABINET FROM THE SITE ACCESS POINT.
3. MULTIPLE CABINET SITES REQUIRE THE SIGNS ABOVE ATTACHED TO THE SIDE OF EACH CABINET ON THE END OF THE LINEUP. IN ADDITION, A SIGN INDICATING AT&T AS THE OWNER MUST BE AFFIXED TO THE FRONT OR REAR OF EVERY CABINET (NOT BOTH). AT&T IDENTIFICATION SIGN IS TO BE AFFIXED TO THE MOST VISIBLE AREA (FRONT OR REAR) WHEN APPROACHING THE CABINETS FROM THE SITE ACCESS POINT.

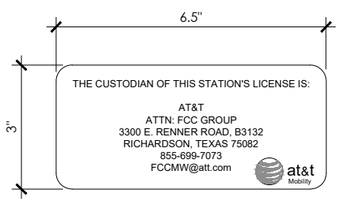
1 TYPICAL CELL SITE SIGNAGE REQUIRED

2 OUTDOOR EQUIPMENT SITE SIGNAGE REQUIRED

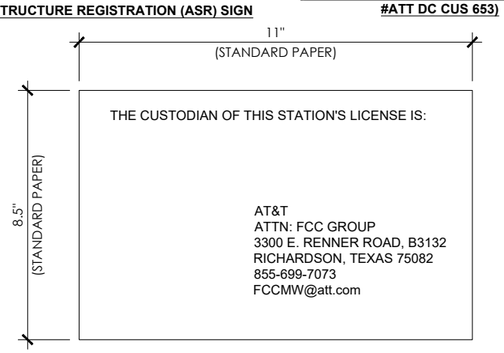
3 NOT IN USE



ANTENNA STRUCTURE REGISTRATION (ASR) SIGN

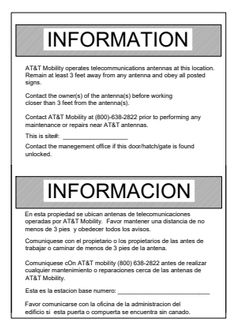


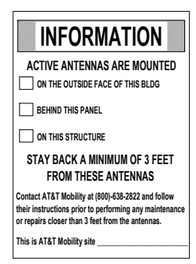
FCC CUSTODIAL LETTER (AVAILABLE THROUGH EXCEL SIGN, PART #ATT DC CUS 653)



FCC CUSTODIAL LETTER

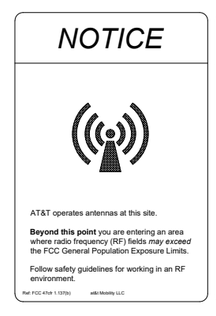
4 FCC SIGNS REQUIRED



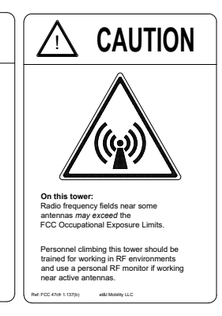


GREEN INFORMATION SIGNS

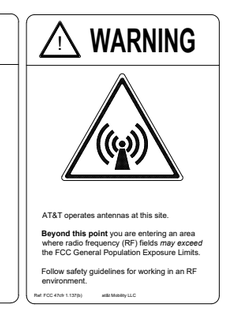
NOTE: RF SIGNS ARE TO BE POSTED PER ATT-002-290-078



BLUE NOTICE



YELLOW CAUTION



ORANGE WARNING

5 RF EMISSION SIGNS REQUIRED

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VECTOR ENGINEERS

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CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/09/20	PRELIM LU DRAWINGS
2	11/13/20	CLIENT COMMENT
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4	01/12/21	CLIENT COMMENT
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LICENSER

PROJECT INFORMATION

BR0306
BAINBRIDGE
LYNWOOD CENTER

NE BAKER HILL ROAD
BAINBRIDGE ISLAND, WA 98110

SHEET TITLE

SITE SIGNAGE DETAILS

SHEET NO.

A4.0

CITY OF BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: February 25, 2021 **ESTIMATED TIME:** 90 Minutes

AGENDA ITEM: (6:35 PM) - Wintergreen Townhomes Subdivision Public Participation Meeting

AGENDA CATEGORY: Presentation **PROPOSED BY:** Kelly Tayara

PREVIOUS PLANNING COMMISSION REVIEW DATE(S): November 19, 2020 (meeting terminated due to technical difficulties)

PREVIOUS COUCIL REVIEW DATE(S): None.

RECOMMENDED MOTION:
Hold the Public Participation Meeting:

SUMMARY:
Wintergreen Townhomes Subdivision is a proposal for a 74-townhome long subdivision of 2.94 acres that incorporates affordable housing (as defined in the Municipal Code). The site is on Wintergreen Lane, and is located on the property commonly known as Visconsi.

BACKGROUND: The applicant has participated in the following public meetings with the Design Review Board: Conceptual meeting on October 5, 2020; Design Guidance meetings on November 2, 2020, February 1, 2021 and February 16, 2021.

ATTACHMENTS:

WINTERGREEN *townhomes*

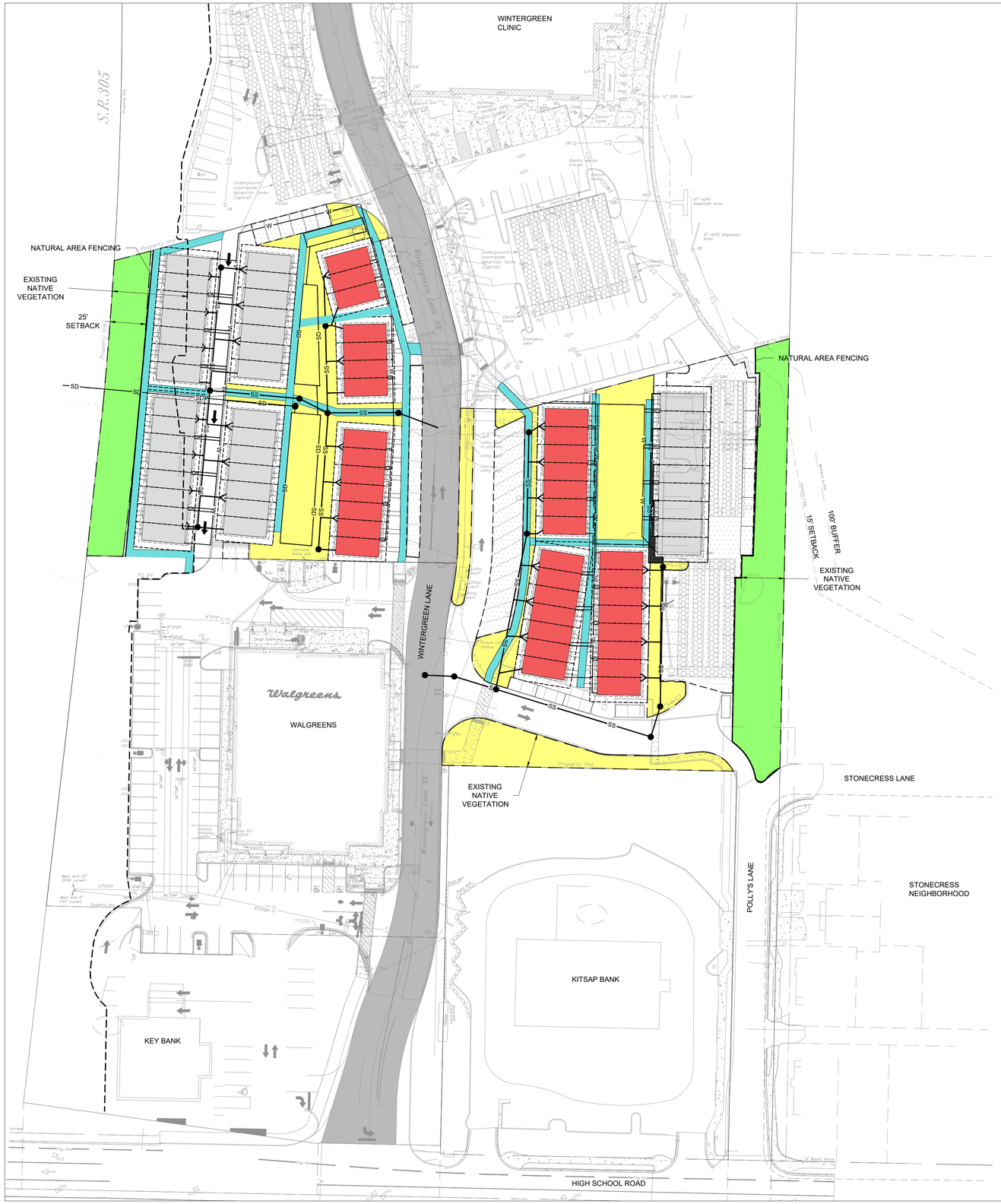
reasonable and affordable housing
within walking distance of the ferry and amenities

CENTRAL HIGHLAND HOMES

CONTEXT PLAN

WINTERGREEN TOWNHOMES

CHB VISCONSI



LEGEND

- 3 STORY TOWNHOUSE 12.5' X 30' 1 CAR GARAGE PARKING
- 2 STORY TOWNHOUSE 12.5' X 30' 1 OPEN PARKING SPACE
- OPEN SPACE
- COMMUNITY SPACE
- PATHS AND SIDEWALKS
- PARKING TRACT PARKING SPOTS ARE STANDARD SIZE UNLESS NOTED OTHERWISE
- PROPERTY LINE
- W — PROPOSED WATER
- SS — PROPOSED SEWER
- SD — PROPOSED STORM DRAINAGE
- G — ATTACHED GARAGE

ISLAND WIDE TRANSPORTATION PLAN (IWTP)
THE PROJECT IS LOCATED ALONG SR305. THE IWTP REQUIRES BICYCLE LANES ALONG THE FRONTAGE. A BICYCLE LANE EXISTS ALONG THE PROJECT'S FRONTAGE ON SR305

CITY OF BAINBRIDGE ISLAND DESIGN AND CONSTRUCTION STANDARDS
THE ROADWAY BETWEEN THE TWO PROPERTIES CONSISTS OF CURB AND GUTTER AND TWO 12' DRIVING LANES. THE PROPOSED PROJECT WILL CONSTRUCT TWO 5 FOOT SIDEWALKS ALONG THE FRONTAGE.

THE INTERIOR ACCESS WAY ON THE WEST LOT WILL BE A ONE WAY 12 FOOT WIDE DRIVING LANE WITH A MOUNTABLE THICKENED EDGE AND A 5 FOOT SIDEWALK ON THE WEST SIDE. THE PROJECT IS REQUESTING A DEVIATION FROM STANDARD 7-050.

THE ACCESS ON THE EAST PARCEL CONSISTS OF TWO 12' DRIVING LANES WITH CURB AND GUTTER AND WILL BE A TWO WAY ACCESS.

N

UTILITY PLAN

SCALE: 1"=20'

0 5 10 20 40

PRELIMINARY
NOT FOR CONSTRUCTION
1/26/2021

OVERALL SITE PLAN
WINTERGREEN TOWNHOMES
PUBLIC PARTICIPATION MEETING

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

CENTRAL HIGHLANDS BUILDERS, INC.
P O BOX 2879
POULSBO, WA 98370

DATE 1/26/2021
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # CEO2

C1

1 OF 2

Symbol	Description	Species	Common Name
	Small Deciduous Tree	Acer circinatum	Vine Maple
		Crataegus phaenopyrum	Washington Hawthorne
		Cornus kousa	Korean Dogwood
		Malus sargentii	Sargent Crabapple
		Styrax japonica	Japanese Snowbell
	Street Tree Deciduous	Fraxinus oxycarpa 'Flame'	Flame Ash
		Pyrus calleryana	Flowering Pear
		Carpinus betulus	European Hornbeam
	Screening Conifers	Thuja plicata	Western Red Cedar
		Pseudotsuga menziesii	Douglas Fir
		Abies grandis	Grand Fir
	Large Shrubs	Arbutus unedo	Strawberry Tree
		Escalloina rubra	
		Rhododendron spp.	
		Syringa vulgaris	Lilac
		Philadelphus lewisii	Mock Orange
	Medium Shrubs	Eonymus alata	Burning Bush
		Vaccinium ovatum	Evergreen Huckleberry
		Ribes sanguineum	Red Flowering Currant
		Taxus baccata repandens	Spreading Yew
		Hydrangea spp.	
		Viburnum spp.	
	Small Shrubs	Rosa spp.	Shrub Rose
		Spiraea japonica	
		Lavandula	Lavender
		Salvia	Sage
		Mahonia	Oregon Grape
		Potentilla	Cinquefoil
		Miscanthus	Maidengrass
		Hebe buxifolia	
	Groundcover	Gaultheria shallon	Salal
		Lithodora	
		Rubus calcynoides	Creeping Raspberry
		Cotoneaster	
		Ceanothus goloriosus	Pt. Reyes Ceanothus
		Lawn	

SCHEMATIC LANDSCAPE PLAN
WINTERGREEN TOWNHOMES

0 10 20 40

SCALE 1" = 20'

DATE 12·4·20
REV.

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
TIMOTHY ELIOT GOSS
CERTIFICATE NO. 778

AERIAL VIEW OF THE PROJECT

SOUTH VIEW OF PROJECT

EAST LOT - NORTH VIEW EASTERN 2 STORY ROW

EAST LOT - SW VIEW OF EASTERN 2 STORY AND 3 STORY ROW

EAST LOT - SW VIEW - OPEN SPACE 2 STORY ROW

WEST LOT - SW VIEW - 2 STORY ROWS

EAST LOT - SE VIEW - 2 STORY AND 3 STORY ROWS

EAST LOT - WEST VIEW OF 3 STORY ROW

EAST LOT - NW VIEW - EAST 2 STORY & 3 STORY ROWS

WINTERGREEN TOWN HOMES
SHOWING TYPICAL END UNIT

WINTERGREEN TOWN HOMES
SHOWING TYPICAL CENTER UNITS

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HIGHLAND
HOMES

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WINTERGREEN TOWN HOMES

3 STORY END UNIT

CENTRAL HIGHLAND HOMES

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centralhighlandhomes.com 360.779.7157

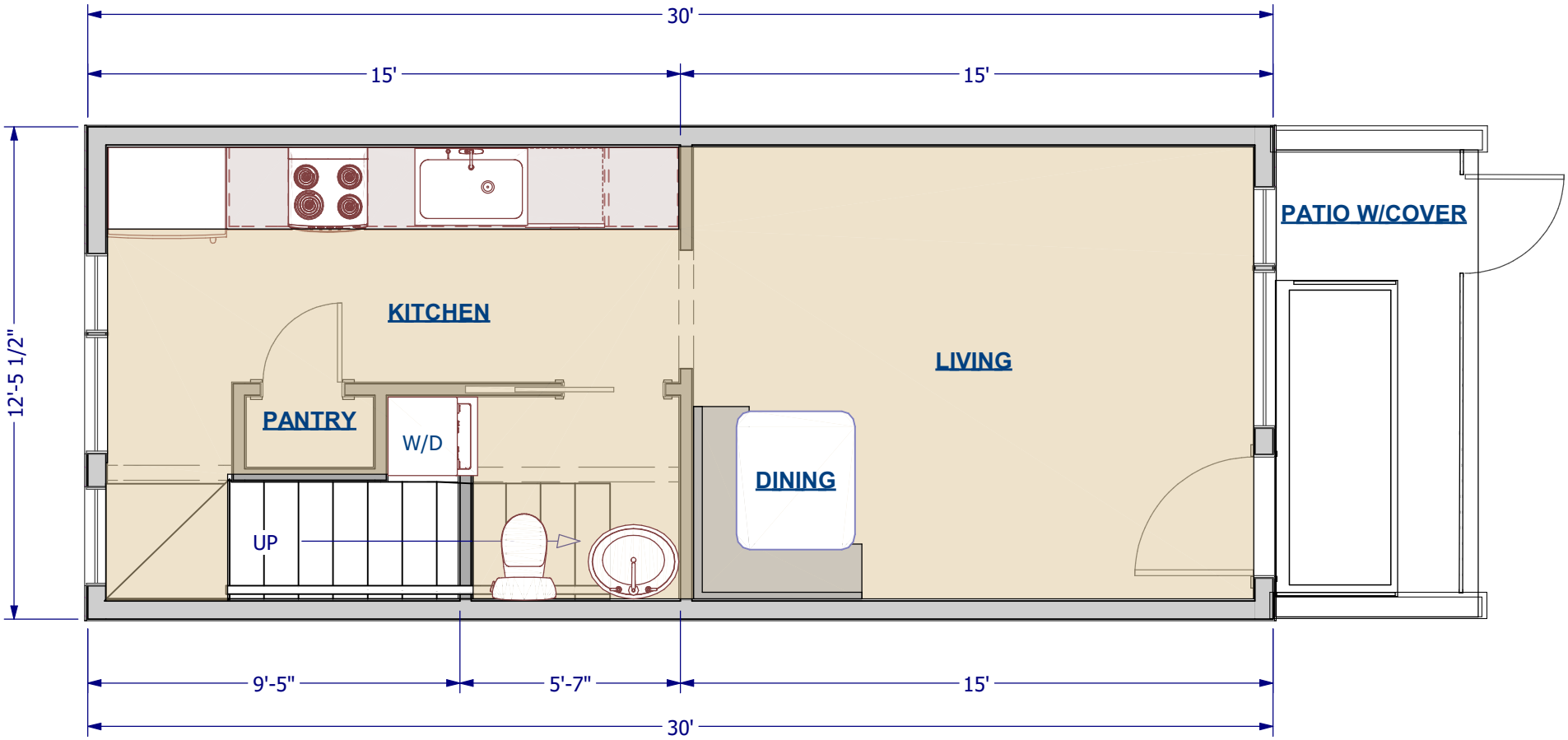
WEST LOT - WEST VIEW 2 STORY ROWS

WEST LOT - NW VIEW - 2 STORY AND BOTH 3 STORY ROWS

WEST LOT - EAST VIEW - ACCESS THROUGH WALGREENS

WEST LOT - SW VIEW 2 STORY ROW

WEST LOT - SE VIEW OF ONE WAY ACCESS FOR 3 STORY ROWS



2 STORY TOWNHOUSE MAIN LEVEL

1 & 2 BEDROOM HOMES W/1.5 BATHS
MAIN LEVEL 393 SF
SECOND LEVEL 393 SF =768 SF

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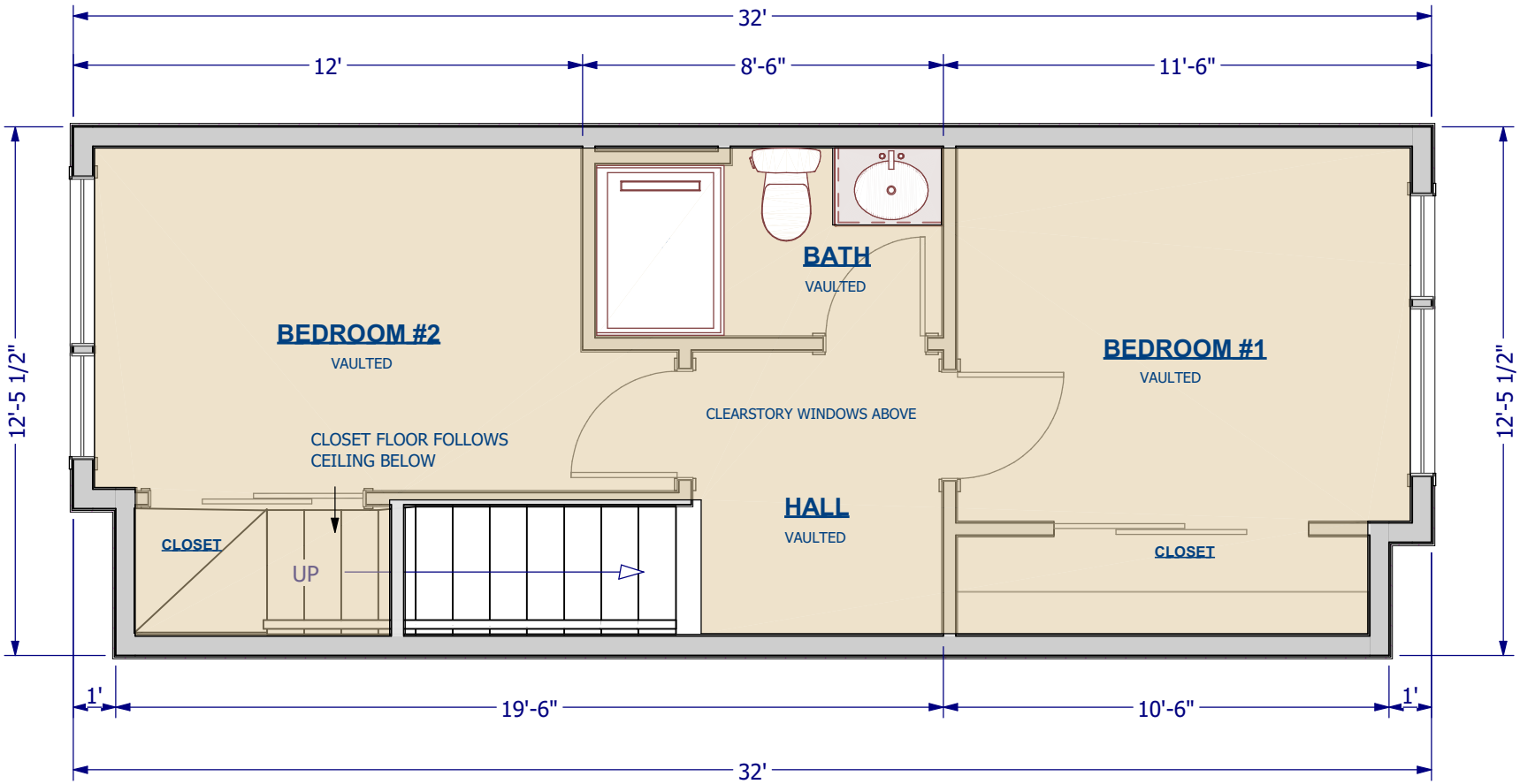

2 STORY TOWNHOUSE SECOND LEVEL 2-BEDROOM

1 & 2 BEDROOM HOMES W/1.5 BATHS
MAIN LEVEL 393 SF
SECOND LEVEL 393 SF =768 SF

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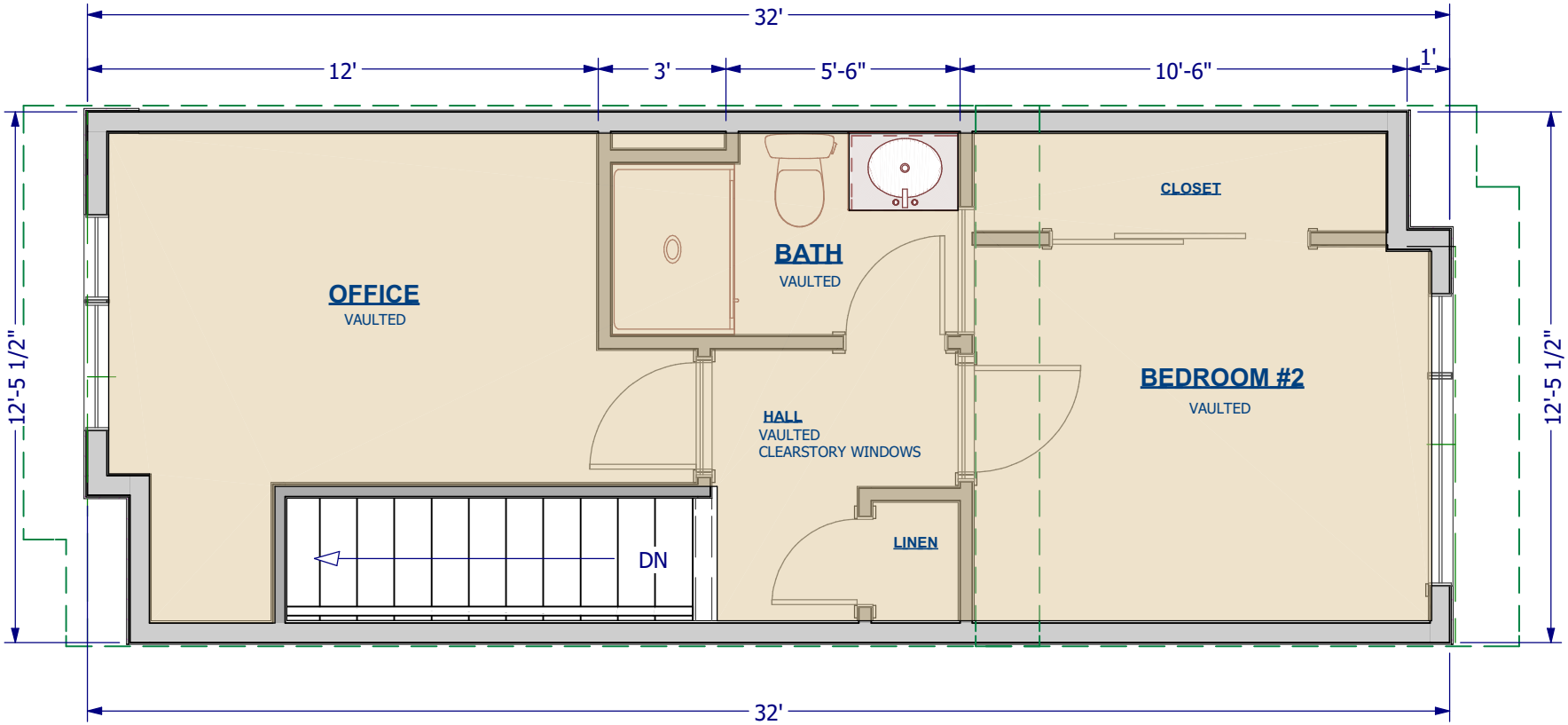
centralhighlandhomes.com 360.779.7157



2 STORY TOWNHOUSE SECOND LEVEL 1-BEDROOM

1 & 2 BEDROOM HOMES W/1.5 BATHS
MAIN LEVEL 393 SF
SECOND LEVEL 393 SF =768 SF

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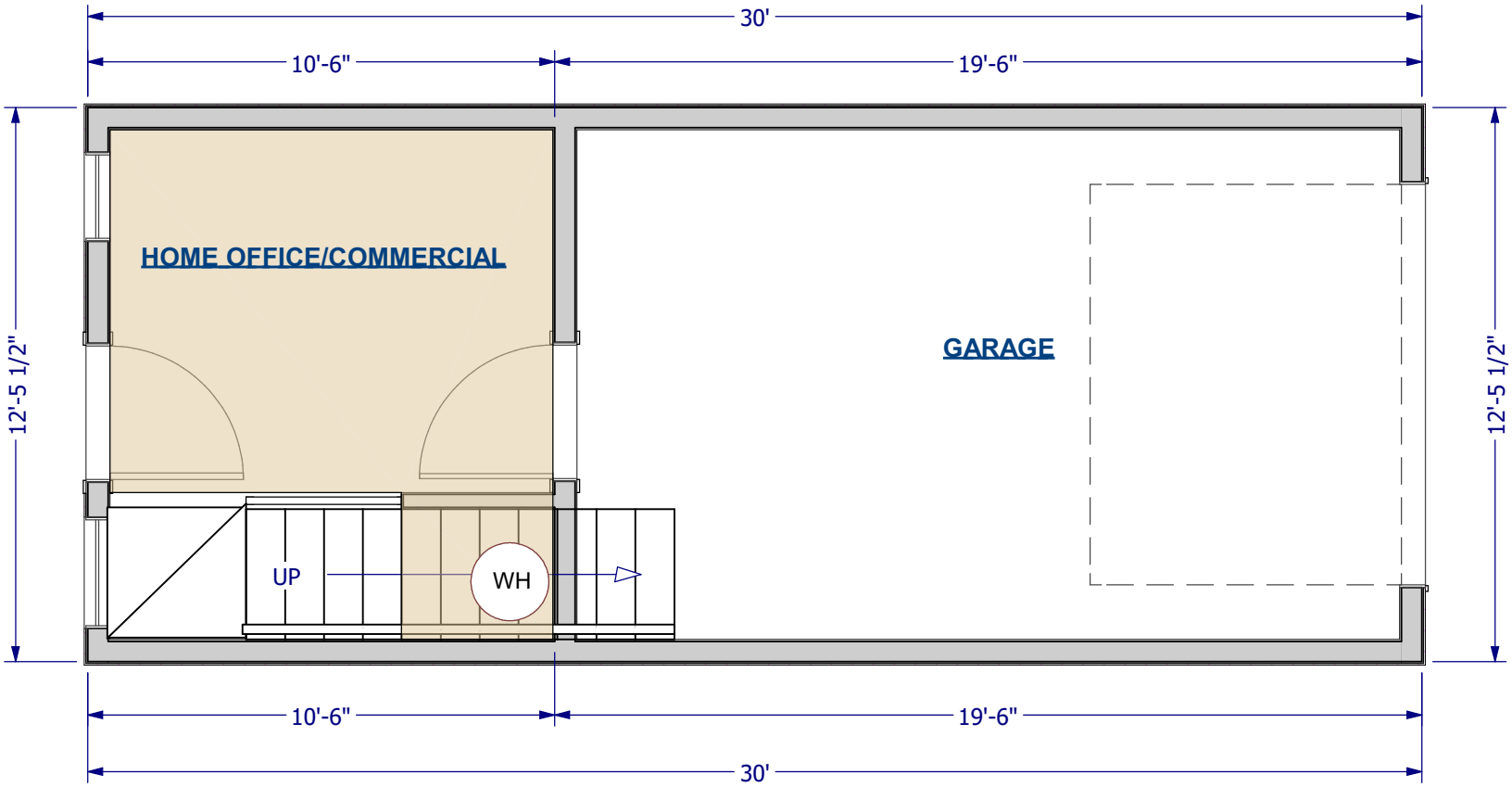

3 STORY TOWNHOUSE ENTRY LEVEL

1 & 2 BEDROOMS W/1.5 BATHS
ENTRY LEVEL137 SF
SECOND LEVEL 393 SF
THIRD LEVEL 393 SF=923 SF

CENTRAL HIGHLAND HOMES
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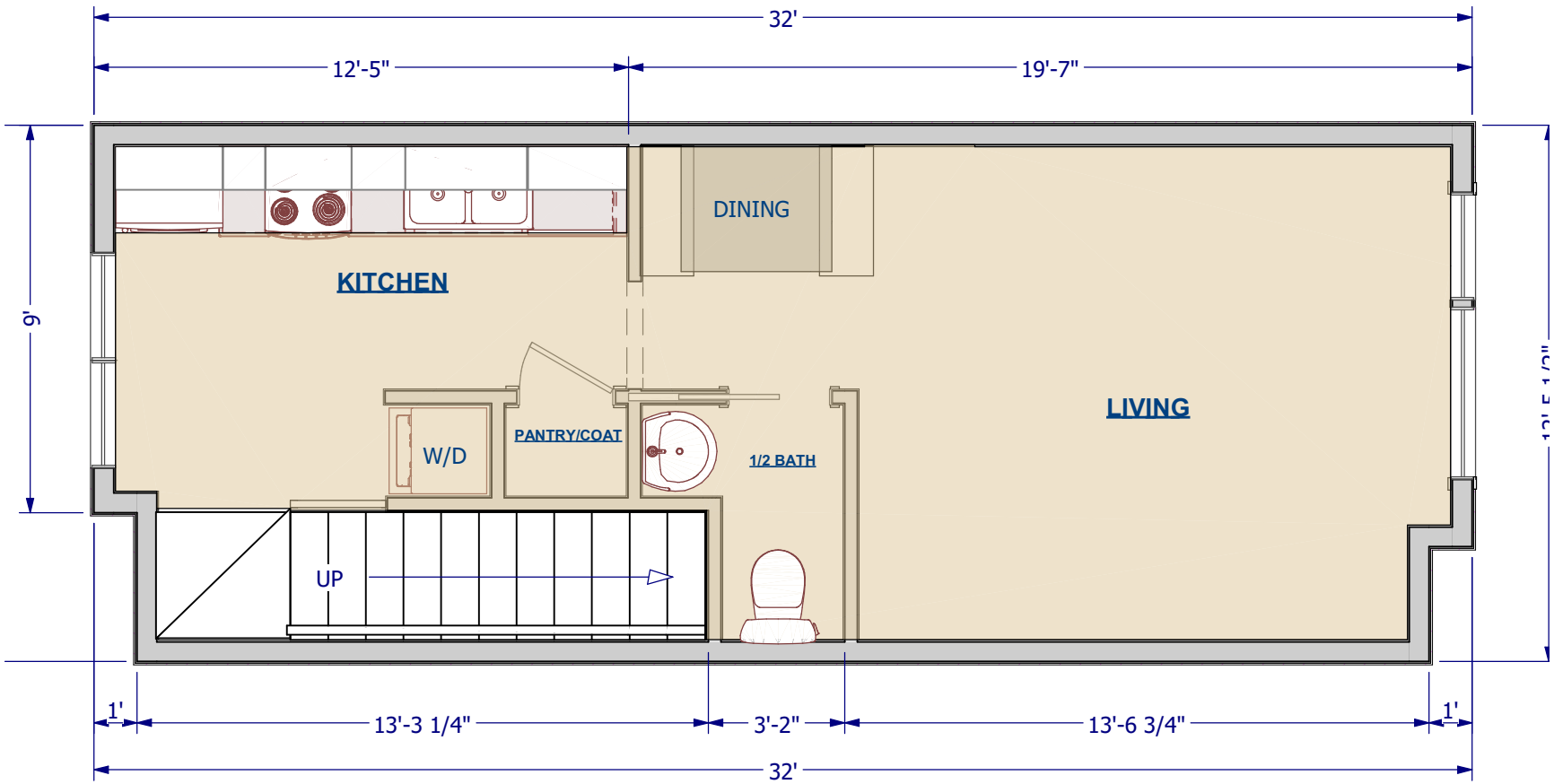
10.13.2020



3 STORY TOWNHOUSE SECOND LEVEL

1 & 2 BEDROOMS W/1.5 BATHS
ENTRY LEVEL137 SF
SECOND LEVEL 393 SF
THIRD LEVEL 393 SF=923 SF

CENTRAL HIGHLAND HOMES
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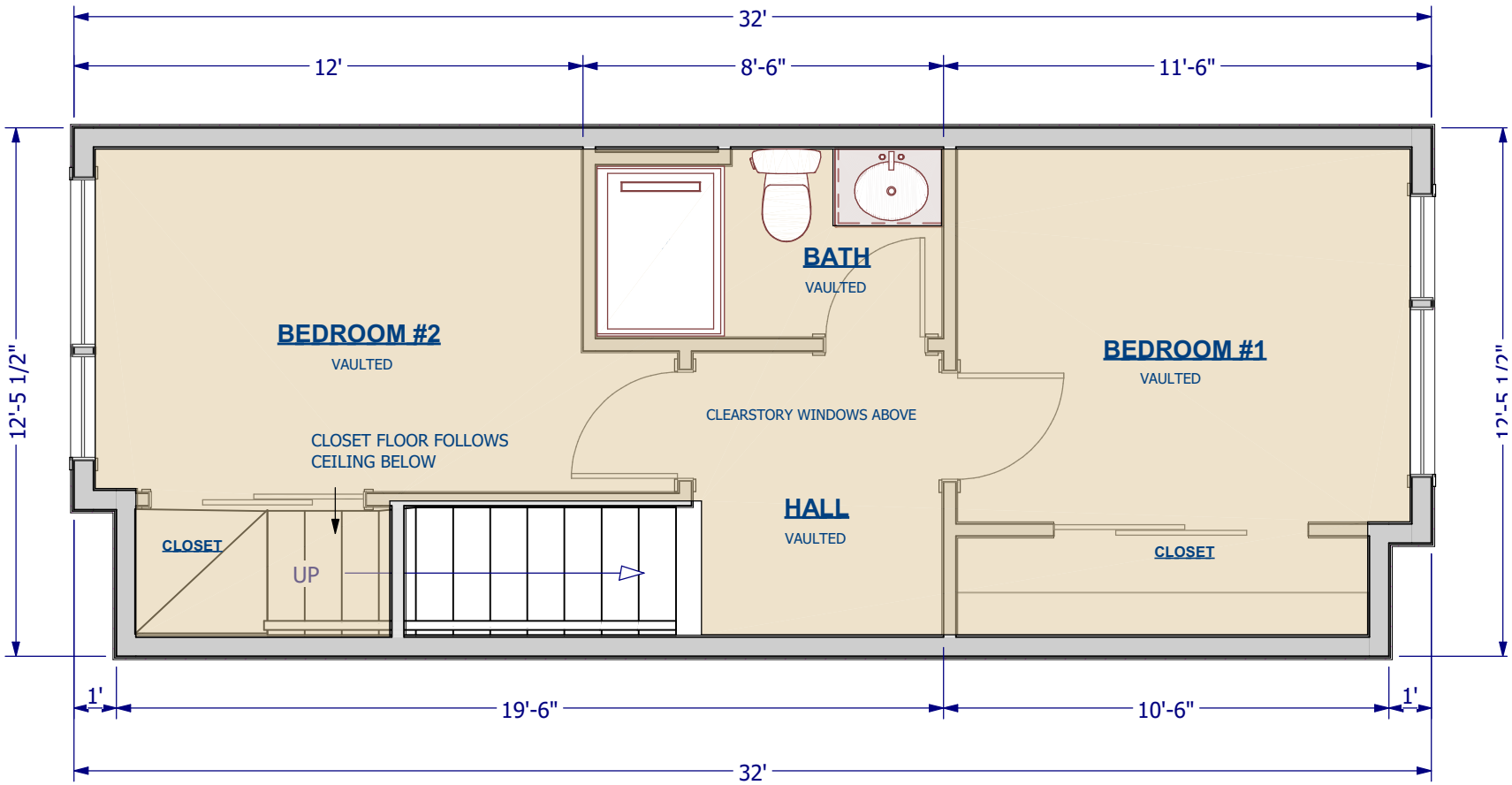
10.13.2020



3 STORY TOWNHOUSE THIRD LEVEL 2-BEDROOM

1 & 2 BEDROOMS W/1.5 BATHS
ENTRY LEVEL137 SF
SECOND LEVEL 393 SF
THIRD LEVEL 393 SF=923 SF

CENTRAL HIGHLAND HOMES
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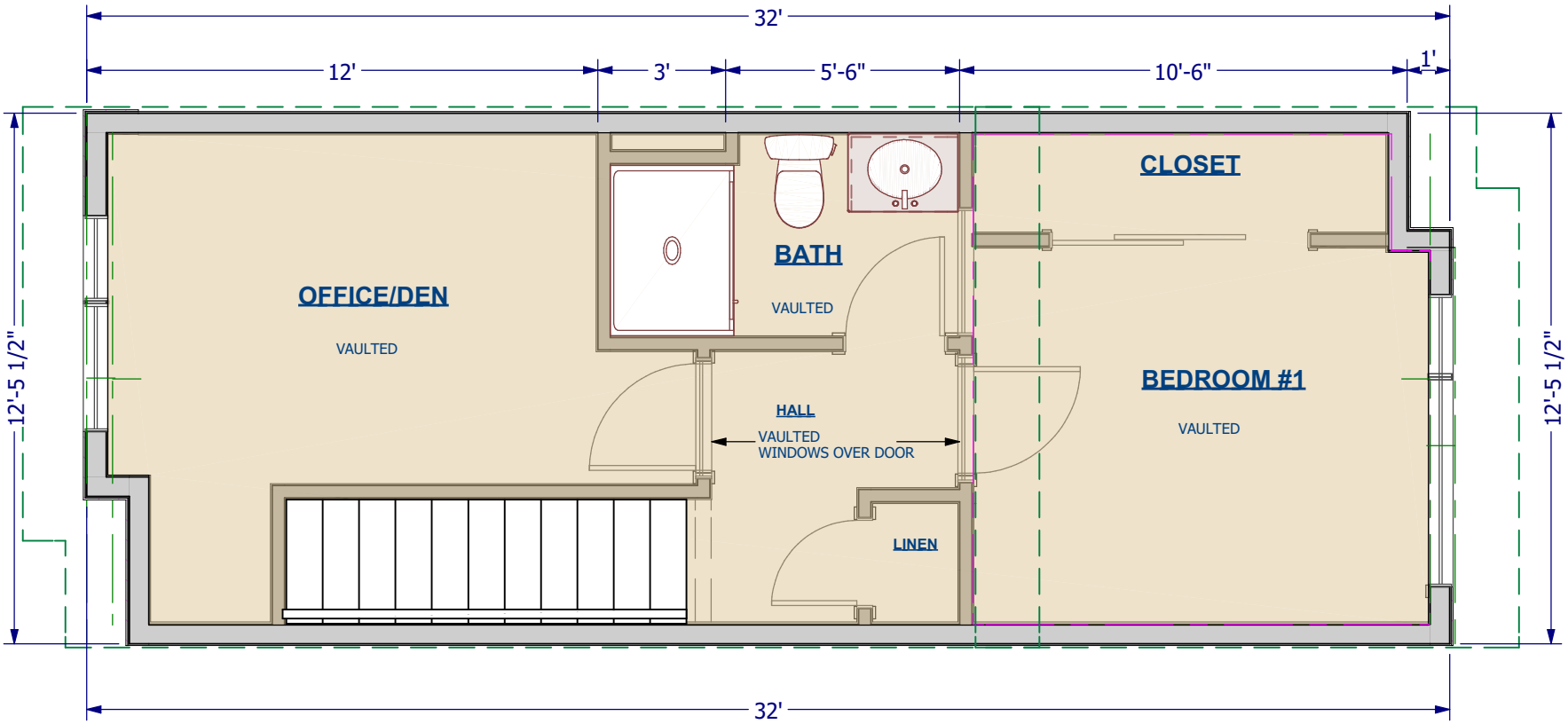
10.13.2020



3 STORY TOWNHOUSE THIRD LEVEL 1-BEDROOM

1 & 2 BEDROOMS W/1.5 BATHS
ENTRY LEVEL137 SF
SECOND LEVEL 393 SF
THIRD LEVEL 393 SF=923 SF

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centralhighlandhomes.com 360.779.7157

10.13.2020

transpogroup
WHAT TRANSPORTATION CAN BE.

MEMORANDUM

Date:	February 2, 2021	**TG:**	1.21026.00
To:	Kelly Tayara – City of Bainbridge Island		
From:	Kassi Leingang, PE – Transpo Group		
cc:	David Smith – Central Highland Homes		
Subject:	Wintergreen Townhomes – Updated Visconsi Trip Generation Evaluation		

This memorandum summarizes the proposed land use changes to construct townhomes within the Visconsi development and resulting changes to overall trip generation relative to the previously approved thresholds.

Project Background and Description

The Visconsi development is located northeast of the State Route (SR) 305/High School Road intersection in the City of Bainbridge Island. A Master Plan was previously completed and approved for the development in 2013[1] with an updated traffic impact analysis (TIA) reflecting updated land use sizes completed in 2016[2].

The current proposal would develop the last two remaining lots (see Figure 1) within the Visconsi development as 74 townhomes with 36 designated as affordable and the remaining designated as market rate. The previous approved uses included restaurant and shopping center spaces totaling 21,700 square-feet (sf). Note that the remaining land uses assumed in the previous analyses including the medical office building, pharmacy, and bank have been constructed and are in operation (see Figure 1).

A summary of the approved land uses and the current plans as described above are included in Table 1.

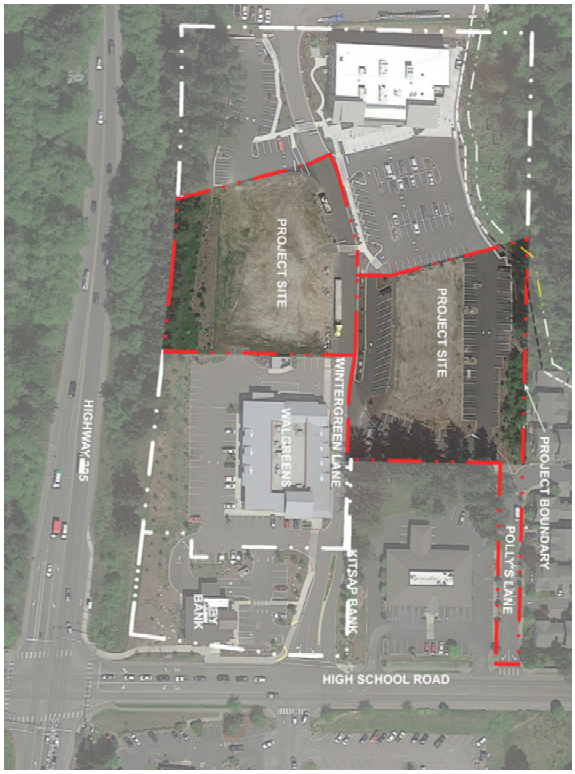

Figure 1 –Wintergreen Townhomes Site Plan

[1] *Visconsi Master Plan Transportation Impact Analysis* (Transpo Group, April 2013). Herein referred to as the 2013 Visconsi Master Plan.

[2] *Visconsi TIA Update* (Transpo Group, March 2016). Herein referred to as the 2016 Visconsi TIA Update.

Table 1. Land Use Summary and Comparison

Proposed Land Use	2013 Visconsi Master Plan	2016 Visconsi TIA Update	Current Proposed Development
Medical Office Building (LU 720)	20,000 sf	30,000 sf	30,000 sf *(Occupied)*
Pharmacy with Drive Thru (LU 881)	14,490 sf	14,475 sf	14,475 sf *(Occupied)*
Shopping Center (LU 820)	16,300 sf	12,700 sf	-
Restaurant (LU 932)	7,800 sf	9,000 sf	-
Bank with Drive Thru (LU 912)	3,300 sf	3,210 sf	3,210 sf *(Occupied)*
Townhomes (LU 230)	-	-	74 DU

Notes: sf = square-feet, DU = dwelling unit

Trip Generation

To provide a comparative trip generation estimate for the proposed change in land use, the project trip generation was estimated consistent with the previous analysis methodology; inclusive of accounting for internal capture within the overall Visconsi development as well as pass-by trips for the commercial uses. Consistent with the previous analyses, the reduction for internalization of trips has been limited to 15 percent. The weekday PM peak hour trip rate assumed for the proposed townhomes were based on ITE's Residential Condominium/Townhouse (Land Use #230). Note that no reduction in the trip generation was applied to the affordable units.

Table 2 summarizes the updated weekday PM peak hour vehicle trip generation for the entire site. A detailed trip generation summary is provided in Attachment A. Table 2 provides a comparison to the current approved trip generation threshold per the 2016 Visconsi TIA Update of 242 weekday PM peak hour trips.

Table 2. Weekday PM Peak Hour Trip Generation Summary

Proposed Land Use	Size	Total Trips[1]	Internal Trips[2]	Pass-by Trips[3]	New Trips		
					Total	In	Out
Medical Office Building (LU 720)	30,000 sf	99	-12	0	87	24	63
Pharmacy with Drive Thru (LU 881)	14,475 sf	143	-24	-58	61	31	30
Townhomes (LU 230)	74 DU	38	-6	0	32	21	11
Bank with Drive Thru (LU 912)	3,210 sf	78	-12	-32	34	17	17
Subtotal		**359**	**-54**	**-90**	***214***	***93***	***121***
Less existing land use on-site to be removed (Coldwell Banker-McKenzie)[4]					*12*	*2*	*10*
Current Proposed Development Net New Trips					**202**	**91**	**111**
2016 Visconsi TIA Update Net New Trips					**242**	**109**	**133**
Net New Trips Difference *(2021 Update relative to 2016 TIA)*					***-40***	***-18***	***-22***

Notes: sf = square-feet, DU = dwelling unit
1. Trip rate based on ITE Trip Generation Manual, 9th Edition (2012).
2. Internal capture rate based on ITE Trip Generation Handbook rates for multi-use developments, proportionately capped at 15%.
3. Pass-by trip rate based on ITE Trip Generation Handbook.
4. Based on actual counts.

As shown in Table 2, the updated trip generation for the overall Visconsi development reflecting the change in land use is anticipated to be up to 202 weekday PM peak hour trips. This total is 40 fewer weekday PM peak hour trips relative to the 2016 Visconsi TIA Update approved trip generation total.

Conclusion

The overall Visconsi development reflecting the current proposed development of 74 townhomes as well as the previously constructed medical office building, pharmacy, and bank, is forecast to generate up to 202 weekday PM peak hour trips. This is a reduction of 40 weekday PM peak hour trips relative to the previously approved trip generation total of 242 trips per the 2016 Visconsi TIA Update. With this reduction in trip generation, the forecast impact with the project would be less than previously evaluated in the 2016 Visconsi TIA Update.

Attachment A:
Detailed Trip Generation

Visconsi Master Plan Trip Generation

PM Peak Hour Trip Generation

Proposed Land Use	LU Code	Size	Units	Trip Rate[1]	Total Unadjusted Veh. Trips	Reduction for Internal Capture In	Reduction for Internal Capture Out	Subtotal	Pass-by Rate[2]	Reduction for Pass-by	New PM Peak Hour Trips[4] Total	New PM Peak Hour Trips[4] In	New PM Peak Hour Trips[4] Out
Medical Office Building	#720	30,000	1,000 gsf	EQN	99	5	7	87	0%	0	87	24	63
Pharmacy (with Drive-Thru)	#881	14,475	1,000 gsf	9.91	143	12	12	119	49%	58	61	31	30
Residential Condo/Townhom	#230	74	DU	0.52	38	4	2	32	0%	0	32	21	11
Bank (with Drive-Thru)	#912	3,210	1,000 gsf	24.30	78	6	6	66	47%	32	34	17	17
Sub-Total					***359***	***27***	***27***	***304***	***1***	***90***	***214***	***93***	***121***
Less Existing Land Use to be Removed (Based on actual Counts)											12	2	10
Total											**202**	**91**	**111**

1. *Trip Rate from ITE Trip Generation Manual, 9th Edition (2012).*
2. *Pass-by rate based on ITE Trip Generation Handbook.*
3. *Internal capture based on capture rates published by ITE; however was capped at 15 percent consistent with previous analyses and coordiantion with the City of Bainbridge Island s*
4. *In/out percentages based on ITE Trip Generation Manual, 9th Edition (2012).*

NORTHWEST VIEW

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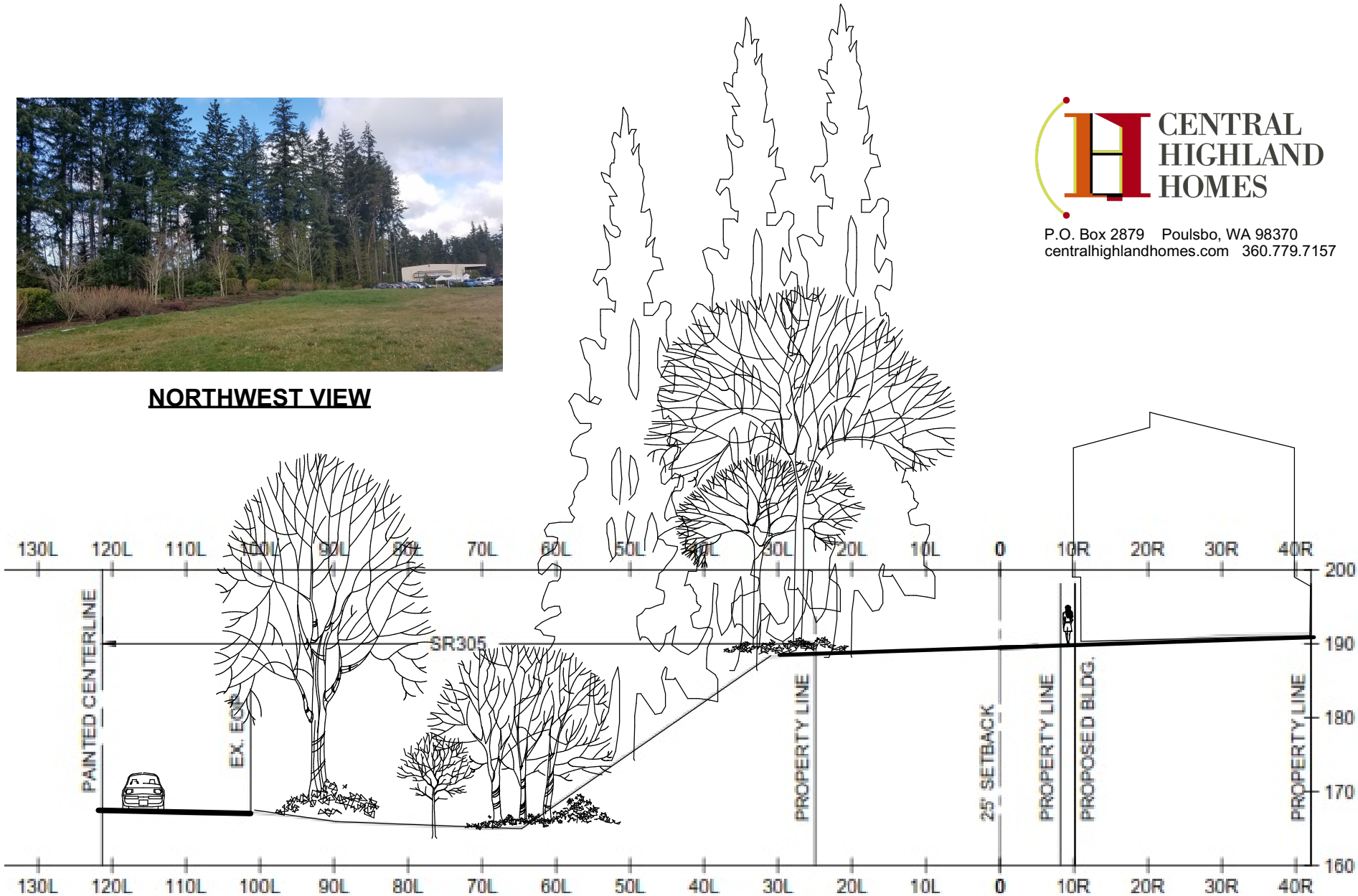

N

WINTERGREEN-HWY 305 CROSS SECTION

SCALE: 1"=20'

WINTERGREEN TOWNHOMES

1329-1332 WINTERGREEN LN NE
BAINBRIDGE ISLAND, WA 98110

ENVIRONMENTAL NOISE STUDY

Submitted to:
Nicholas Smith
Central Highlands Builders, Inc.
P.O. Box 2879
Poulsbo, WA 98370

Submitted by:
A³ Acoustics, LLP
241 S Lander St., Suite 200
Seattle, WA 98134

16 February 2021

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2. Noise Criteria **2**
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1. INTRODUCTION

This letter serves to document the environmental noise assessment for Wintergreen Townhomes, a residential development proposed at 1329-1332 Wintergreen Lane NE in Bainbridge Island, WA. The goal of the noise assessment is to ensure that environmental noise in the future residences meets industry standard noise criteria.

The main environmental noise source at the site is State Highway 305 NE, which lies approximately 100' west of the Wintergreen Townhomes property line. To analyze existing environmental noise at the site, a 3D environmental noise model is built using Computer Aided Noise Abatement software (Cadna A, Datakustik GmbH). The model utilizes freely available GIS data, including traffic counts, topography and building cover from the Kitsap County to predict noise the noise impact at the proposed site and building envelope. 24-hour noise measurements were taken at the site from 02-09-2021 to 02-10-2021 to verify the model. Based on the model, noise mitigation recommendations are made to ensure adequate attenuation is achieved to meet the noise criteria.

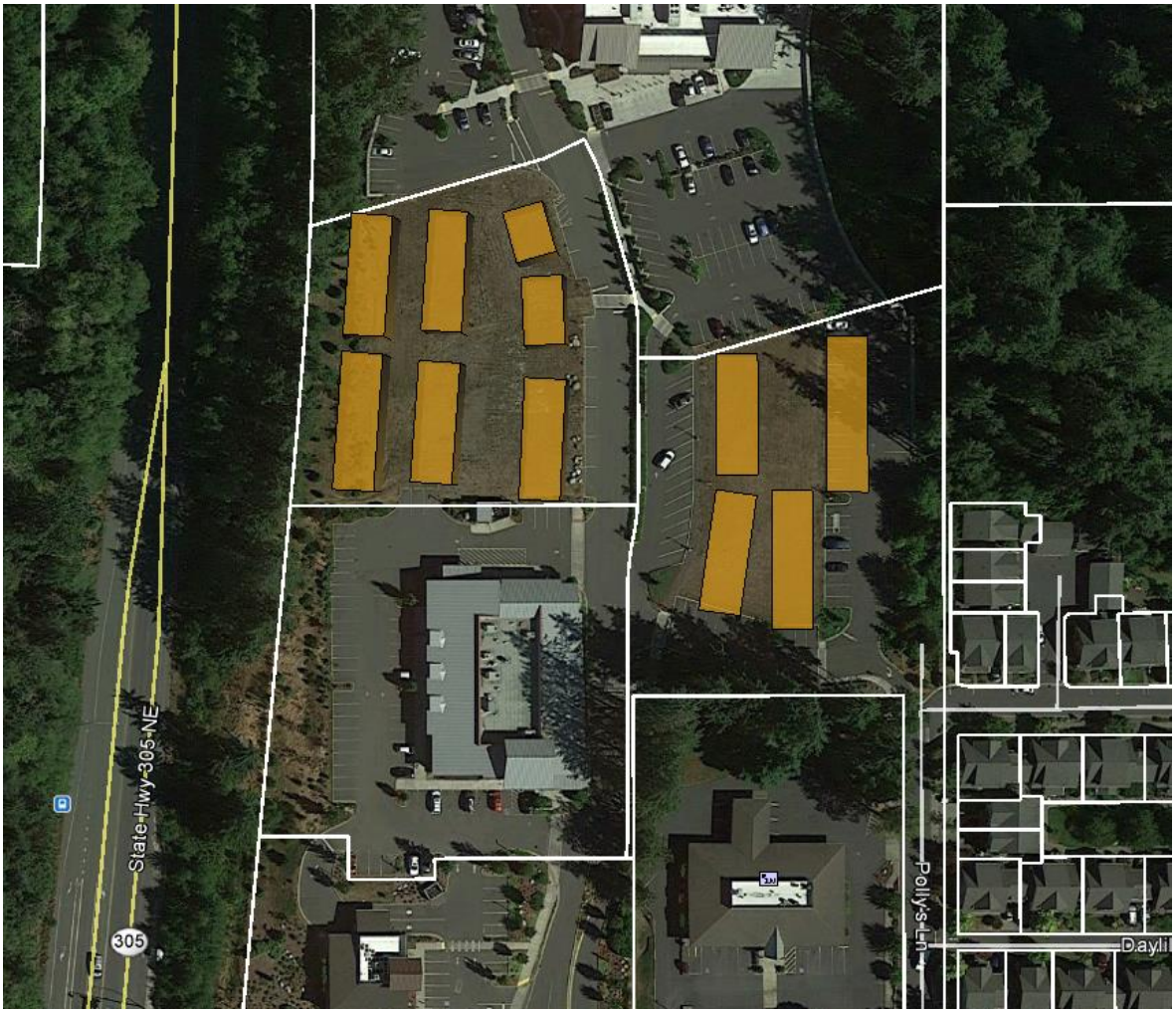

Figure 1 – Wintergreen Townhomes Site Vicinity – Proposed Building Envelope Shown in Orange

2. NOISE CRITERIA

Bainbridge Island and Kitsap County do not specify a code requirement for environmental noise intrusion or environmental noise levels in outdoor use areas such as patios and yards but the minimum interior noise criteria adopted nationally by many other municipalities is taken from the United States Department of Housing and Urban Development (HUD) noise standard, which defines noise level maximums for residential interiors and outdoor use areas.

2.1. Interior Noise

The HUD noise standard specifies that interior noise levels should not exceed a day-night average level (DNL or L_{DN}) of 45. Environmental noise should not exceed this level within the residential interior spaces; existing environmental noise levels exceeding 65 L_{DN} typically require noise mitigation to meet this criteria.

2.2. Exterior Noise

HUD noise guidelines specify that noise levels in outdoor use areas should not exceed 65 L_{DN}.

3. ANALYSIS METHODOLOGY

Using traffic volumes for the State Highway 305 obtained from the Washington Department of Transportation, noise emissions are modeled using Cadna A.

Software calculations predict the noise emissions from the roadways considering overall traffic count, heavy vehicle percentage, speed limit, road type and road gradient. The topography and building cover in the site vicinity is modeled from GIS data available from the Kitsap County and the Washington Department of Natural Resources. Additionally, the model is calibrated and verified with 24-hour noise measurements taken at the site with a type I precision sound level meters (measurement data included in appendix). Based on the calibrated model, the noise propagation is mapped on the proposed Wintergreen Townhomes site in a three-dimensional receiver grid. This model is used to map the predicted noise received at the proposed building façade to recommend the minimum exterior attenuation required to meet the interior noise level goals.

4. NOISE MODEL RESULTS

Figures 2 shows the western elevation of the 3D noise model. Noise emissions (shown as L_{DN}) from State Highway 305 are mapped on the proposed building façade.

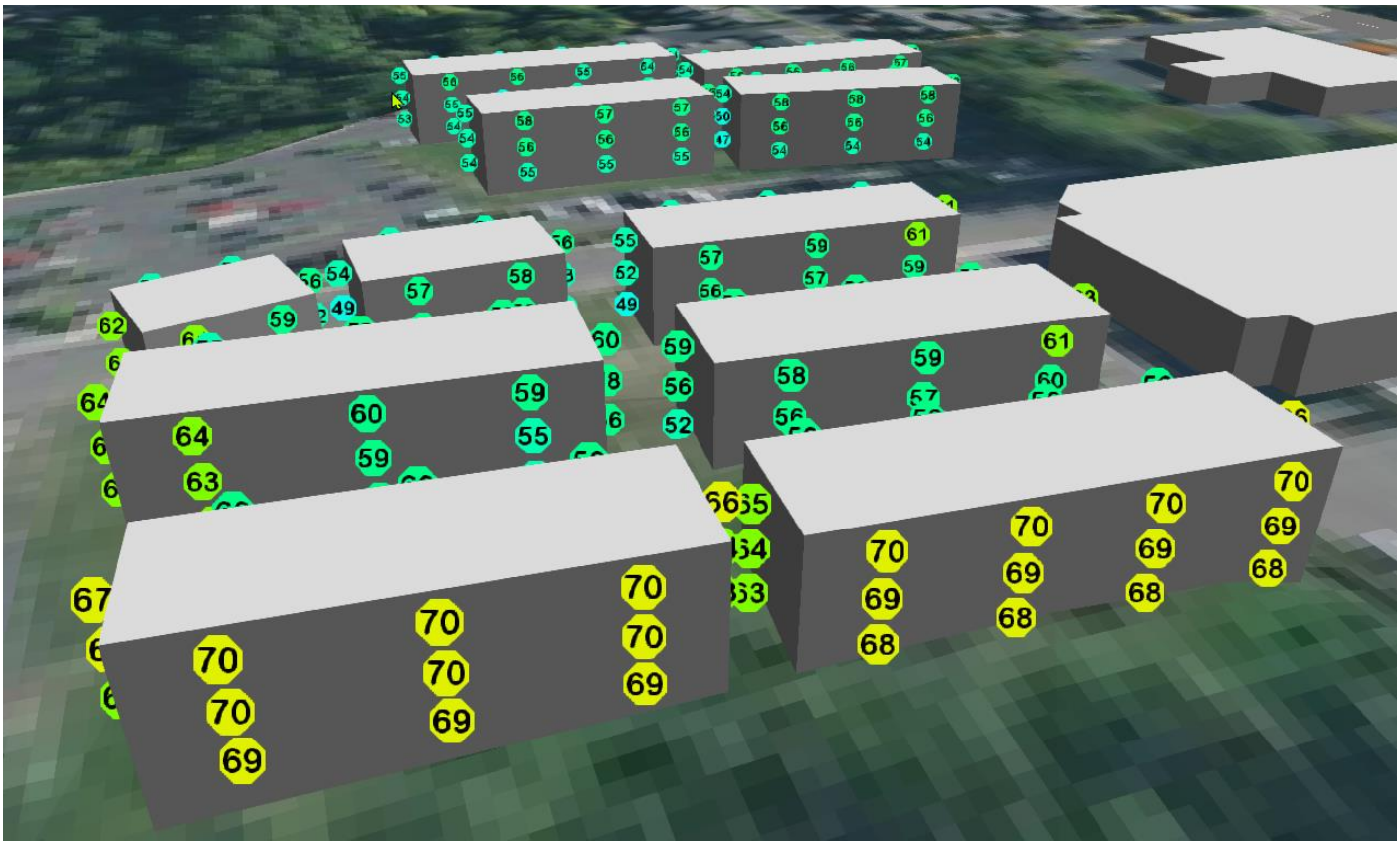

Figure 2 –Environmental Noise Model, West Elevation – Predicted L_{DN} Shown at Building Façade Points

5. MITIGATION MEASURES

5.1. Interior Noise

Due to the layout of the site and proximity to State Highway 305, building a 10-15' tall noise barrier or setting the building back an additional 25-50 feet would have a negligible effect on reducing interior noise in the proposed 3-story townhomes. Accordingly, we recommend installing windows in the locations shown in Figure 3 with a minimum lab-tested Sound Transmission Class (STC) rating of 35, which will reduce interior noise levels 8-10 dB relative to standard windows and reduce noise levels to below the industry standard criteria of 45 L_{DN}. Based on the site plan and noise model, standard windows in all other locations are adequate to achieve the interior noise criteria.

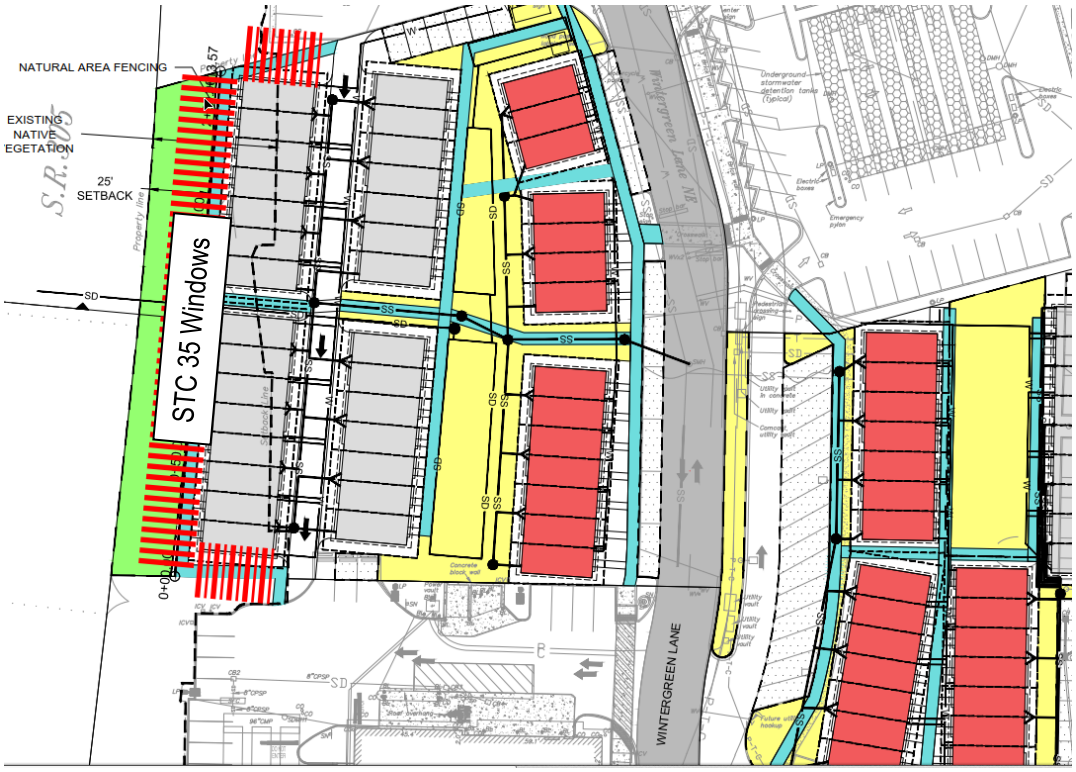

Figure 3 – Wintergreen Townhomes Window Recommendations

Notes:

- *Windows are required to have a fixed sash or an efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed, so as to conform to an infiltration rate not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.*

- *Glass shall be sealed in an airtight manner with a non-hardening sealant or a soft elastomeric gasket or gasket tape.*

- *The perimeter of window and door frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.*

- *In case the ventilation is achieved through slots within the window case, we recommend using offset vents that maintain the STC rating of the window. Please note that a standard trickle vent is a straight hole in the window, which reduces the acoustical performance of the window significantly.*

5.2. Exterior Noise

Noise levels in the back yards of the westernmost proposed townhomes exceed the 65 L_{DN} noise criteria. To reduce noise levels in these areas, construct a continuous noise barrier completely enclosing the back yards of these townhomes. The barrier should have a minimum height of 8', minimum density of 4 lb/psf and should be continuous with no gaps at the bottom or between panels. Noise levels at ground level, in $L_{DN,}$ are shown in Figures 4 and 5 with and without a barrier.

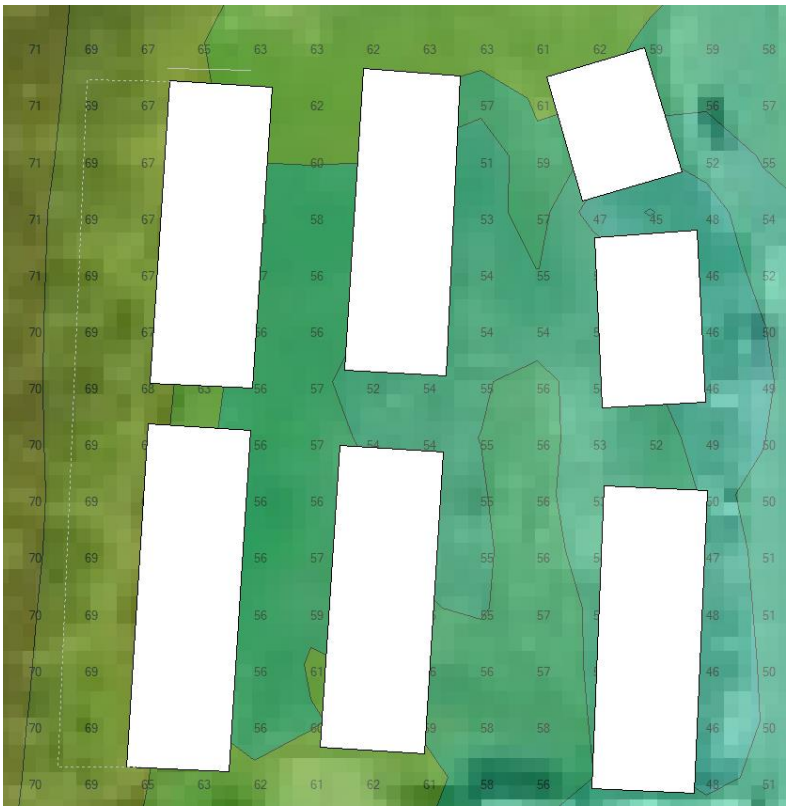

Figure 4 – Ground Level Noise Levels (L_{DN}), No Barrier

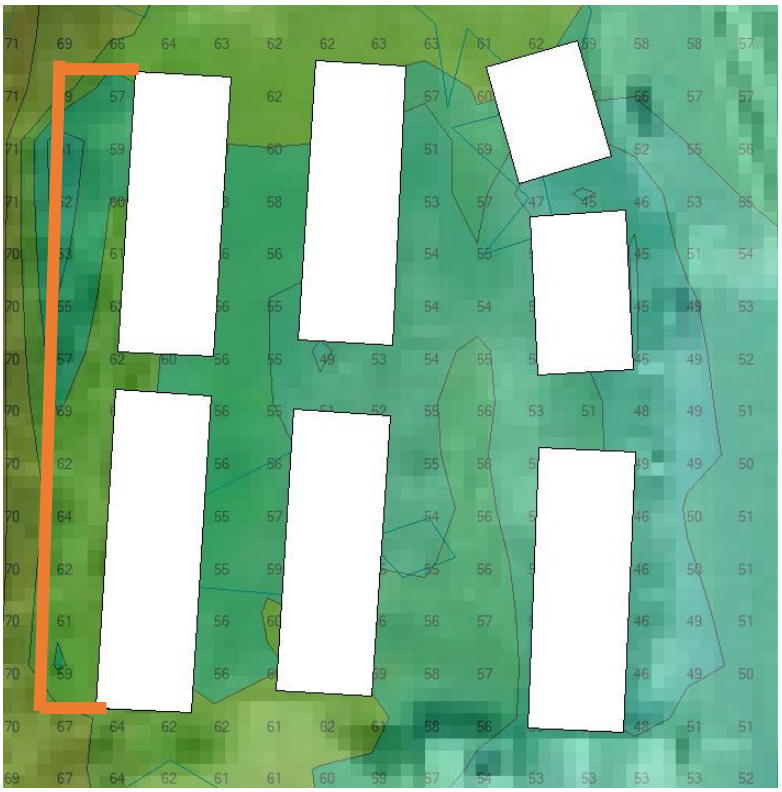

Figure 5 – Ground Level Noise Levels (L_{DN}), 8' Noise Barrier

6. SUMMARY

Existing noise levels at the Wintergreen Townhomes site are within a range that will require noise mitigation to meet the interior design criteria and outdoor use area noise criteria, which are 45 L_{DN} and 65 L_{DN}, respectively. Noise mitigations such as constructing a noise barrier or setting the building back will have a negligible impact to the interior noise levels in the residences. The noise mitigations outlined in Section 5 will ensure noise levels in residential interiors and outdoor use areas will meet industry-standard noise criteria.

Sincerely,

JOHN DAVENPORT
ACOUSTICAL CONSULTANT

MOHAMED AIT ALLAOUA
MANAGING PARTNER & ACOUSTICAL CONSULTANT

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john@a3acoustics.com
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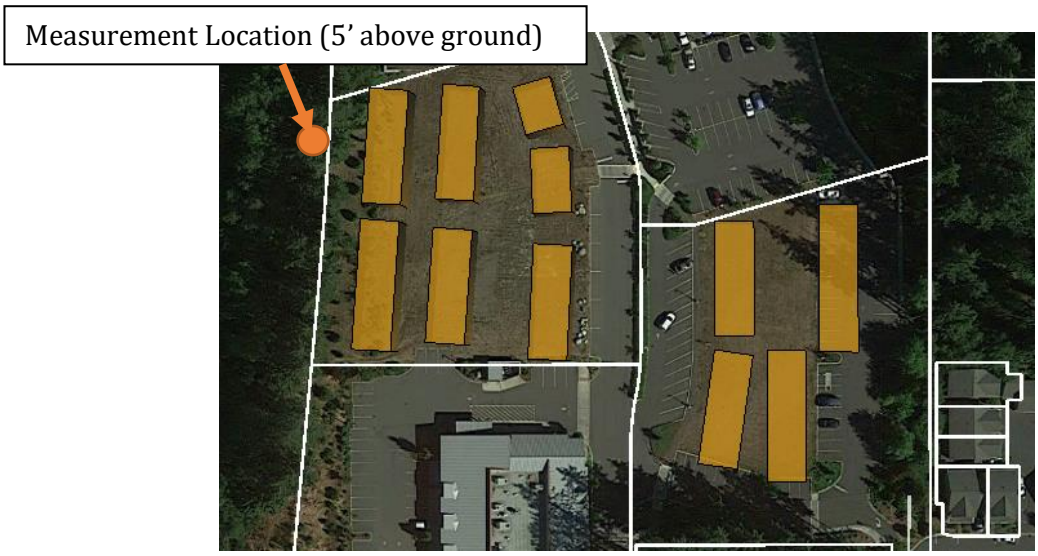
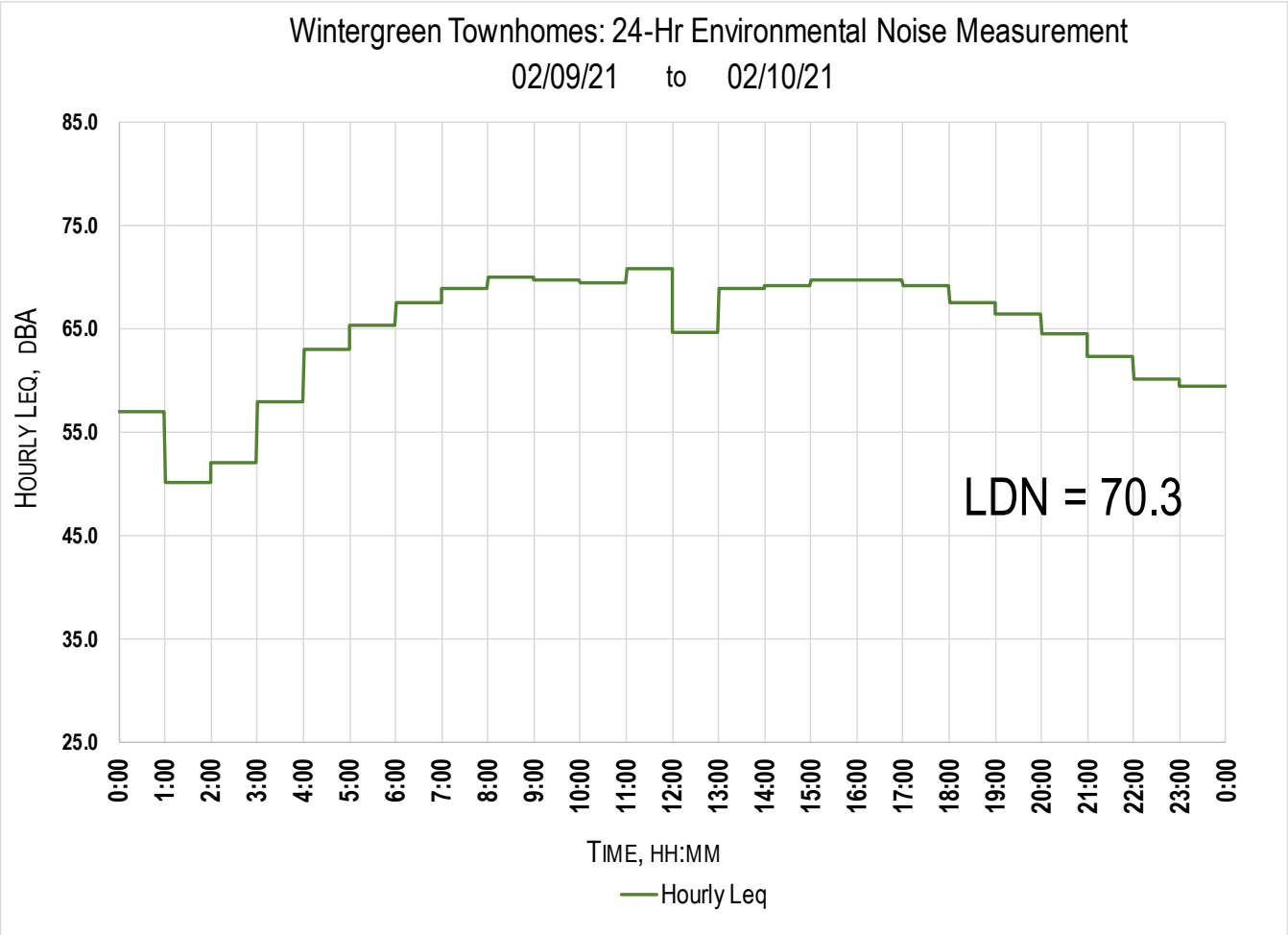
APPENDIX – ON-SITE NOISE MEASUREMENTS





APPENDIX – NOISE DESCRIPTORS

Sound Pressure Level and Decibels

Sound propagating through the environment is quantified in terms of sound pressure level (SPL), which is the pressure in Pascals (Pa) of the medium that the sound is travelling through at a specified point. Expressing sound in terms of Pascals would be very cumbersome, as the range of the majority of day to day sounds would be 0.001 Pa to 0.2 Pa, and the total range of human hearing would be 0.00002 Pa to 200+ Pa. Accordingly, sound pressure levels are described with a logarithmic relationship, the decibel. The decibel on its own does not represent any physical unit – it requires a reference value and value that is being compared to the reference. Specifically, a sound pressure level, in decibels (dB SPL) is calculated as follows:

$$SPL = 20log_{10}\left(\frac{X}{0.00002Pa}\right)$$

Where X is the measured sound pressure and 0.00002 Pa, the threshold of hearing, is the reference pressure.

A-Weighting

The perception of "loudness" of a sound is dependent on frequency (in cycles per second or Hz) as well as the overall sound pressure. In general, the healthy human ear is most sensitive to sounds between 1 kHz and 5 kHz and perceives lower frequency (less than 500 Hz) sounds of the same sound pressure as being less loud. In order to better relate noise to the characteristics of this equal loudness perception across frequencies, a frequency-dependent weighting scale, "A-Weighting," is used. Usually, when using the dB SPL to quantity environmental noise, A-Weighting is assumed, but it is also written as dB(A).

Equivalent Sound Level (L_{EQ})

Many noise sources produce levels that fluctuate over time, such as mechanical equipment that cycles on and off, construction work, or passing cars and trucks. The equivalent sound level (L_{EQ}) describes the continuous sound level that is equivalent in terms of the total sound emission to a time-variant source in the same time period. While dB SPL signifies an instantaneous sound pressure level and is only able to quantify sound pressure for a brief moment, the L_{EQ} metric is able to quantify the total sound pressure over an extended period of time. Like dB SPL, L_{EQ} can be A-Weighted and may be written as LA_{EQ}. L_{EQ} is used when describing traffic noise to better quantify long-term noise impact, as a single number can be used to quantify the noise impact over the course of a few hours or days.

Day-Night Average Noise Level (L_{DN})

The Day-Night Average Noise Level (L_{DN}) is a measure of the cumulative 24-hour noise exposure that considers not only the variation of the A-weighted noise level but also the duration and the time of day of the disturbance. The L_{DN} is derived from the twenty-four A-weighted 1-hour L_{EQ} periods that occur in a day, with a 10 dB penalty added to the 22:00 to 7:00 hourly L_{EQ} periods to account for increased noise sensitivity during nighttime hours. The formula to calculate L_{DN} is as follows:

$$LDN = 10log_{10}\left\{(\frac{1}{24})\left(\sum_{7:00}^{21:00} 10^{\frac{x}{10}}\right) + \left(\sum_{22:00}^{6:00} 10^{\frac{x+10}{10}}\right)\right\}$$

where *x* equals the hourly L_{EQ} from 0:00 through 23:00 in the same 24-hour period.

CITY OF BAINBRIDGE ISLAND

February 17, 2021 (revised)

David Smith
PO Box 2879
Poulsbo, WA 98370

Re: Preapplication Conference Summary: Wintergreen Townhomes Subdivision PLN51836 PRE

Dear Mr. Smith,

This revision is to correct the Community Space requirements, and corrections are limited to the Community Space references.

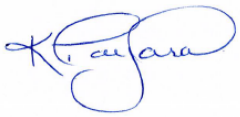
Thank you for meeting with City and Fire District staff on December 29th to discuss the proposed development. This letter provides a summary of City staff and agency review, along with submittal requirements for land use application.

The proposal requires long subdivision approval and Site Plan and Design Review permit approval and is subject to SEPA review. Please find the attached checklist, along with Public Works and Fire District comment; these documents are provided to assist you in identifying applicable city plans, goals, policies, codes or guidelines and possible revisions to the proposed project that will enhance the proposal with respect to requirements.

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

Please do not hesitate to contact me at ktayara@bainbridgewa.gov or 206.780.3787 in the event you have any questions.

Sincerely,



Kelly Tayara, Senior Planner

General Information
Pre-Application Conference Date: January 5, 2021
Project Name and Number: Wintergreen Townhomes PLN51836 PRE
Project Description: 74 lot townhome long subdivision on two lots totaling 2.94 acres
Project Address: 1329 & 1332 Wintergreen Lane NE
Tax Parcel Number: 23250230922001 & 23250230942009
Lot Size: 2.94 acres
Zoning/Comp Plan Designation: High School Road II
City Project Manager: Kelly Tayara, Senior Planner ktayara@bainbridgewa.gov 206.780.3787

Land Use Review Process

Required Land Use Application / Review

Review / Permit	Process	Recommendation / Decision	Fee $
Conceptual Proposal Review Meeting* Design Guidance Review Meeting*	BIMC 2.16.070.D.2	DRB / N/A	250.00
Public Participation Meeting*	BIMC 2.16.020.I.6		250.00
Preapplication Conference			1,000.00
Site Plan and Design Review – Major Adjustment – New Application	BIMC 2.16.040	DRB, Planning Commission / PCD Director +	8,586.00
Conditional Use Permit – Major Adjustment – Amended Application	BIMC 2.16.110	DRB, Planning Commission, PCD Director / Hearing Examiner *	2,160.00
Subdivision - Preliminary	BIMC 2.16.125	DRB, Planning Commission, PCD Director / Hearing Examiner +	17,363.00 + 1,145.00 per lot
+ Consolidated Review	BIMC 2.16.170	DRB, Planning Commission, PCD Director / Hearing Examiner +	The highest permit fee plus 1 / 3 of all others
Subdivision – Final	BIMC 2.16.160	PCD Director / City Council	-
Health District Review (public w/s)			

* One-time fee due with preapplication or prior to application submittal

Verify all fees with the permit technician upon submittal

To Submit Application

- You may schedule application submittal appointment by following this link to Online Appointments If you have any questions about the appointment, please contact the Planning Technician at 206.780.3770. Please submit all information identified in the Administrative Manual for Land Use Permits, in addition to additional submittals identified below.
- **Additional required plans, studies, reports, and any other requirements for application submittal:**
  - Master Land Use Application
  - SEPA Checklist
  - Site-specific Evaluation of Total Impact on Tree Coverage
  - Calculation of tree units (with landscape plan)
  - Traffic Impact Analysis (see scoping direction in attached Public Works comment)
  - Non-binding Water and Sewer Availability (WSA) letters with preliminary SUB application; Binding WSA with final SUB application (contact Department of Public Works)
  - Site Assessment Review letter from the Department of Public Works
  - Completed Traffic Impact Fee worksheet (contact Department of Public Works)

Bainbridge Island Municipal Code Requirements

Critical Areas BIMC 16.20

- Aquifer Recharge Area BIMC 16.20.100
  - Aquifer Recharge Protection Area (ARPA) is not applicable due to zoning district.
- Geologically Hazardous Areas BIMC 16.20.130
  - Lot 092 - Slopes 15-39% & 40% + / Lot 094 – Slopes 15-39%
  - Verify with Development Engineer whether geotechnical engineer concurrence is required (e.g. for stormwater plan)

Preliminary Long Subdivisions BIMC 2.16.125

Final Long Subdivisions BIMC 2.16.160

Subdivision Standards BIMC 17.12

- All subdivisions must comply with "Design for Bainbridge", the Design Review Manual. BIMC 17.12.020 states, "Detached single-family residential subdivision development shall comply with Chapters 1, 2, 3 and 5, as applicable, and Chapter 6; Attached single-family residential and multifamily residential development shall comply with Chapters 1, 2, 3, 4 and 5, as applicable". While attached-building residential subdivisions are not contemplated in this Code section, please address all chapters, with the exception of Chapter 7.
- Departures from subdivision standards in BIMC 17.12.050 through 17.12.070 may be requested in accordance with the provisions of BIMC 17.12.040. Departures from Natural Area / Community Space / homesite size standards are not permitted. **Any request for departures shall be made at the design guidance review meeting.**
- All subdivisions must comply with the four-step design process. The process is further defined in BIMC 2.16.125.D; and consists of four steps: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines.

- Natural Area and Community Space BIMC 17.12.050

  The area provided for natural area shall be based on and consistent with the existing types of natural areas on the subject property, as categorized in BIMC 17.12.050.A.2 (Primary and Secondary), up to the maximum shown in Table 17.12.070-1, which is five percent of the total site (approximately 6,400 square feet). While there do not appear to be any Primary Natural Areas on the site, please be sure to clearly delineate the natural area (e.g. Secondary Natural Area), to note the distinguishable features (e.g. mature trees and shrubs), and observe the configuration guidelines.

- Homesites BIMC 17.12.060

  Proposal appears to comply with homesite area and clustering requirements – see definition of "homesite", which includes infrastructure.

- General Residential Subdivision Standards BIMC 17.12.070
  - Dimensional Standards Table 17.12.070-1

Base Density	See FAR Table in BIMC Title 18	.3 / ~ 38,420 sf
Density with Bonus		.6 / ~ 76,840 sf
Natural Area	Minimum % of total site	5%
	Minimum width	5 ft
Community Space	Minimum % of total site	10%
Home Size	Maximum	1,600 sf
Minimum Setbacks		
Building outside homesite to exterior plat boundary	Minimum	5 ft
Building to SR 305	Minimum	25 ft
Building (other than shared garage) to subdivision access	Minimum	5 ft
Shared garage to subdivision access road	Minimum	0
Between shared garages	Minimum	10 ft

  - Streets and Vehicle Access
    Any deviation from the City of Bainbridge Island Design and Construction Standards must be requested at the Design Guidance meeting.

  - Parking and Garages
    - Parking shall be consistent with BIMC 18.15.020, except as modified by this section.
    - Parking spaces may be located outside of individual lots, consolidated in a remote or satellite parking area, or in individual or shared garages.
    - Shared garages are limited to five vehicle spaces and shall not exceed 60 feet in length or 1,440 square feet total.

- ❖ Garages on individual homesites facing a public street: Limited to two vehicles and either accessed from the side or rear or set back from the most front-facing exterior wall of habitable space a minimum of five feet unless the house is not visible from the street.

- Circulation and Access
  IWTP: Bike Facility Design Std WB-2 on SR 305 / No Trail Connection Zone

- Fencing
  Fencing within perimeter or roadside buffers or at the exterior boundary of a subdivision shall meet the requirements of low-impact fencing in accordance with the definition in BIMC 17.28.020. Sight-obscuring fencing is prohibited at the exterior boundary of a subdivision.

- Perimeter Buffer
  - ❖ Not required along public rights-of-way.
  - ❖ Shall be maintained as a "no cut/no build zone." The tree retention, protection, and replacement requirements of BIMC 18.15.010.C apply to perimeter buffers unless modified by this section.
  - ❖ The minimum width for single-family subdivisions shall be the width of the minimum homesite boundary to exterior plat boundary required in accordance with Table 17.12.070-1 (5 feet) or as determined by an administrative departure.
  - ❖ No additional planting is required for single-family subdivisions unless the width of the home homesite boundary to exterior plat boundary is less than the minimum required through an administrative departure and existing vegetation does not provide an effective visual screen.
  - ❖ No structures, buildings, or parking facilities may be located within perimeter buffers, except that utility lines and trails may be located within perimeter buffers, provided no significant trees are removed.
  - ❖ Perimeter buffers may be included as a portion of the required Natural Area.

- Roadside Buffer
  Minimum 25 feet / maximum 50 feet vegetated buffer (See BIMC Table 17.12.070-1 above, which allows a 25 foot building setback from SR305, in conjunction with Design for Bainbridge p.62 which provides for a vegetated buffer 25 to 50 feet in width.

Dimensional Standards BIMC 18.12

The project is subject to the dimensional standards in Tables 17.12.070-1, 18.12.020-2 and 18.12.020-3 and BIMC 18.12.030, unless those standards are explicitly varied by another provision of the Bainbridge Island Municipal Code. In the case of a conflict with the information in Table 18.12.020-2 or 18.12.020-3, the more specific provision or criteria shall apply.

- Dimensional Standards for MUTC and Other Districts BIMC Table 18.12.020-3
  - Floor Area Ratio
    - Base residential: .3
    - Maximum residential with bonus: .6
  - Building Height BIMC Table 18.12.020-3 Base: 35 feet; Bonus if parking under building: 45 feet
    The bonus height is only available for the entire building if parking is located under more than 50% of the building footprint. For parking located under 50% or less of the footprint, the bonus may only be used for a portion of the building footprint twice as large as the area with parking beneath.
- Additional Dimensional Provisions BIMC 18.12.030

- Bonus Density in the High School Road Districts
  - **Emergency interim ordinance in effect**: While codified, the following provision may be modified on or before March 10, 2021. See Ordinance 2020-20 that amends Ordinance 2020-10 which imposed a six-month interim zoning control on the use or applicability of certain bonus density options as provided in BIMC 18.12.030.E. The standards in effect at complete application will apply.
  - The FAR bonus must come from providing "affordable housing" as defined in BIMC 18.36
    - The difference between the base residential FAR and the maximum residential FAR shall be dedicated to affordable housing.
    - A portion of the total floor area that is of common use and benefit to the entire residential development (e.g. interior halls, stairwells, laundry rooms, exercise rooms) may be included in the calculation of the affordable housing component. This portion shall be the same percentage as the affordable housing provided. For example, if 20% of the living unit floor area is for affordable housing, then 20% of the common floor area may be included in the total affordable housing calculation.
    - Development of the optional affordable housing shall be in accordance with BIMC 18.21 and Table 18.12.030.

- Modifications to Required Setbacks and Heights BIMC 18.12.040
- Rules of Measurement BIMC 18.12.050

Development Standards and Guidelines BIMC 18.15

All development shall comply with these standards unless explicitly exempted or other applicable laws impose a more specific standard or criteria. The following sections of the Municipal Code may pose additional development standards, and in the case of conflict between any two or more development standards or criteria, the more specific shall apply: Chapters 15.20 and 15.21 BIMC, stormwater management; Chapter 17.12 BIMC, general subdivision standards

- Landscaping, Screening, and Tree Retention, Protection and Replacement BIMC 18.15.010
  - Both Perimeter and Roadside landscape buffers shall be pursuant to the standards set forth in BIMC 18.15.010.D.4 (i.e. full screen per BIMC 17.12.070.O.5.b).
  - Parking Lot Landscaping BIMC 18.15.010.F.2
    See tree, shrub and groundcover requirements based on location of parking lots in relation to buildings / right-of-way.
  - Total Site Tree Unit Requirements BIMC 18.15.010.G / BIMC Table 18.15.010-5
    - Provide same number of tree units after redevelopment as before or provide 40 tree units per acre (the choice is the applicant's).
    - Site Specific Evaluation of Total Impact on Tree Coverage BIMC 18.15.010.G.3
      - Identify and survey all existing trees to be retained (if providing same number of units after as prior to development, must also identify species and DBH of trees to be removed).
      - Provide valuation of all trees required to be retained using the valuation standards of the International Society of Arboriculture.
    - Calculation of Tree Units BIMC 18.15.010.G.5
  - Planting, Irrigation, and Maintenance Requirements BIMC 18.15.010 H – J
  - Screening for trash dumpsters, outdoor equipment, loading docks BIMC 18.15.010.K
  - See also the Administrative Manual for Land Use Permits (p.6) for detailed information regarding landscape / planting plans and tree valuation.

- Parking and Loading BIMC 18.15.020
  - On-street parking created or designated in conjunction with and adjacent to a project may be included in the parking space calculation upon approval of the Director.
  - Off-street parking spaces required (BIMC Table 18.15.020-2): 1 / primary dwelling unit that is a studio or 1 bedroom unit and 2 spaces for all other primary dwelling units.
  - Parking requirements may be reduced by 50% for units located within a .5-mile radius and 25% for units located between .5-mile and 1-mile radius of the ferry terminal. This provision may not be used in conjunction with senior housing or other parking reduction arrangements, and the required number of parking spaces shall not be reduced below one space per unit.
  - The Director may require guest parking in excess of the required spaces, whether or not the required parking is reduced pursuant to BIMC 18.15.020.B.12, up to a maximum additional 0.5 stall per dwelling unit, if there is inadequate guest parking on the subject property.
  - Parking shall be located behind, to the side of or under buildings. Parking shall not be located between a building and the front lot line, unless an applicant can demonstrate that locating parking between a building and the front lot line is the only feasible location.
  - Parking Space / Aisle Dimension Design Standards BIMC 18.15.020.J

- Outdoor Lighting BIMC 18.15.040
  All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass. Outdoor lighting fixtures and accent lighting must be shielded and aimed downward. Accent lighting shall be directed downward onto the illuminated object or area and not toward the sky or onto adjacent properties. Spotlighting on landscaping and foliage shall be limited to 150 watts incandescent (2,220 lumens output).

Department/Agency
Public Works Department:
Engineering Supervisor Michael Michael and Development Engineer Paul Nylund provided comment during the conference and Mr. Nylund provided the attached written comment. Mr. Nylund can be reached at 206.780.3783 or pnylund@bainbridgewa.gov and 206.780.3745 or mmichael@bainbridgewa.gov Survey Program Manager Rob Grant provided comment during the conference. Mr. Grant can be reached at rgrant@bainbridgewa.gov
Bainbridge Island Fire District Comment:
Deputy Fire Marshal Jackie Purviance provided the attached comment and can be reached at 206.842.7686 or jpurviance@bifd.org

Definitions BIMC 17.28

"Homesite" means that portion of a lot depicted on the face of a plat that is intended for development of the primary residential dwelling and accessory dwelling unit and necessary infrastructure within a subdivision. Other accessory buildings and uses other than the primary residence and accessory dwelling unit can occur outside of the homesite area, natural area and community space.

CITY OF BAINBRIDGE ISLAND

Department of Public Works - Engineering

Memorandum

Date: January 22, 2021

To: Kelly Tayara, Senior Planner, Planning and Community Development

From: Paul Nylund, P.E., Development Engineer

Subject: PLN51836 SPT – Wintergreen SPRA/Long Subdivision

Background:
Following the Pre-Application conference held on 5 January 2021 (via Zoom), I have completed a review of the subject project materials and submit the following comments to be included or attached to the pre-application summary letter to be generated by Planning and Community Development.

Brief Project Description:
Project proposes to subdivide a 2 existing, partially developed parcels totaling ~2.94 AC into 74 zero lot line townhome lots. Parcels were originally permitted as part of the Visconsi Master Site Plan Review (PLN17734) at the NE corner of the intersection of State Route 305 and High School Road issued via Hearing Examiner Decision dated March 27, 2014.

Comments:

1. A traffic study sufficient for the City engineer to perform a concurrency test shall be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC) prior to Land Use review. Based on single-family residential developments in the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition, projected trip generation will be above the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips. [BIMC §15.40.060]
    a. Select a consultant to perform the traffic impact analysis (TIA) and submit the scope of work for review by COBI engineering prior to executing the actual analysis.
    b. It is anticipated that previous traffic studies and/or approved land use approval documents could impact this requirement. Applicant may provide a request for relief from this requirement accompanied by a detailed written justification produced by a professional traffic engineer licensed to practice in Washington State.

c. All traffic analysis shall reflect any applicable conditions/requirements on access, parking, vehicular and pedestrian on site circulation in effect as a result of the original land use approval (CUP17734).

2. Project will be subject to evaluation for applicability of Transportation Impact Fees (TIFs) [BIMC 15.30]. TIFs due (if any) shall be payable at the time of building permit issuance. Applicant shall submit a completed TIF worksheet with land use application for evaluation by COBI Public Works. Any evaluation of previous trip generation numbers as compared to proposed trip generation numbers for the purpose of justification regarding reduced traffic impact analysis requirements shall be completed by a professional traffic engineer licensed to practice in Washington State.

3. No building permit, subdivision, short subdivision, or planned unit development shall be approved or granted until the owner of the affected property dedicates to the city the portion of land designated on the official street map or required by the COBI Design and Construction Standards and Specifications, "the Standards", as a street right-of-way (ROW) [BIMC 12.30.010].

    a. No further ROW dedication is anticipated at this time. Additional consideration may be given to dedication of all or a portion of Polly's Lane.

    b. Internal access roads may be considered for public dedication based on the number of served units but will not likely be required if the proposed ROW dedication is not contiguous to existing ROW.

    c. Secured easements providing access to the resultant 74 lots from High School Road to the south may be required in lieu of ROW dedication.

4. Decision criteria considered to recommend approval of a preliminary subdivision are found in BIMC 2.16 and RCW 58.17.110 and include evaluation/consideration for developer provided public improvements along the project frontages with public ROW. Project has minimal frontage on COBI ROW at the intersection of Polly's Lane and High School road with an existing partially controlled intersection. Minimal or no improvements to this frontage are expected to be required. The western portion of Lot A fronts State Route 305 and WSDOT managed public ROW. Existing bike facilities are within standards and further frontage improvements are unlikely to be required.

5. Pre-application documentation indicates <u>new</u> plus <u>replaced</u> impervious surface for the project exceeds 5,000 square feet. The preliminary subdivision application submittal shall demonstrate how the project complies with BIMC Chapter 15.20, Surface and Stormwater Management. Minimum requirements 1 through 9 of the adopted stormwater management manual, shall apply.

    a. Consistent with BIMC §15.20.060(H), an off-site analysis shall be performed to assess the potential impacts to the storm conveyance downstream from the development to determine if there are concerns with capacity, erosion, water quality threats, localized flooding, etc.

    b. Stormwater Site Plan shall include evaluation of the design capacity of existing stormwater detention system on site related to the proposed hard surfaces.

    c. An evaluation of Minimum Requirement #5, On Site Stormwater Management, to the extent feasible is still required for compliance with Low Impact Design principles.

c. All traffic analysis shall reflect any applicable conditions/requirements on access, parking, vehicular and pedestrian on site circulation in effect as a result of the original land use approval (CUP17734).

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   b. Stormwater Site Plan shall include evaluation of the design capacity of existing stormwater detention system on site related to the proposed hard surfaces.

   c. An evaluation of Minimum Requirement #5, On Site Stormwater Management, to the extent feasible is still required for compliance with Low Impact Design principles.

BAINBRIDGE ISLAND FIRE DEPARTMENT

MEMO

Date: December 29, 2020

To: Kelly Tayara, Planning Department

From: Jackie Purviance, Deputy Fire Marshal

Re: Wintergreen Townhomes PLN51836PRE

The submittal has been reviewed resulting in the following comments:

1. The proposed project shall comply with all provisions of the adopted Fire Code.
2. Fire sprinklers and a fire alarm system to monitor the fire sprinkler system will be required.
3. Fire flow may be met through existing hydrants. Developer to verify available fire flow for the site.
4. Dead end access roads over 150' in length require a turn around.

CITY OF BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: February 25, 2021 **ESTIMATED TIME:** 5 Minutes

AGENDA ITEM: (8:05 PM) - Review and approve meeting minutes.

AGENDA CATEGORY: Minutes **PROPOSED BY:** Jane Rasely

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
I move approval of the February 11, 2021 meeting minutes as distributed.

SUMMARY:

BACKGROUND:

ATTACHMENTS:

CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting
February 11, 2021

Meeting Minutes

1) CALL TO ORDER/AGENDA REVIEW/CONFLICT DISCLOSURE

Chair Kimberly McCormick Osmond started the meeting at 6:03 PM. Planning Commissioners in attendance were Vice-chair Joe Paar, William Chester, Jon Quitslund, Lisa Macchio, Sarah Blossom and Ashley Mathews. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Senior Planner Jennifer Sutton, and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Commissioner Blossom disclosed she had a financial interest in property in Lynwood Center which may be subject to the MFTE.

2) PLANNING COMMISSION MEETING MINUTES

2.a Meeting Minutes for January 28, 2021

Cover Page

Planning Commission Meeting Minutes DRAFT 012821.pdf

Motion: I move approval of the minutes from January 28, 2021 as distributed.
Quitslund/Paar: Passed Unanimously

3) PUBLIC COMMENT

None.

4) UNFINISHED BUSINESS

4.a Policy Recommendations for Future Multifamily Property Tax Exemption Program

Cover Page

Transmittal Message MFTE to Council

Background Multifamily Tax Exemption PSRC

Excerpt Use Table 18.09.020

MUTC HS Rd Undeveloped Parcels

Greater Winslow Area Undevelopd Parcels

Lynwood Center Area Undeveloped Parcels

Commissioner Quitslund provided an overview of the process for the proposed policy recommendations.

DRAFT

Motion: I move that we add corrections and additions to the memorandum that is entitled Multi-family Property Tax Exemption Program for Bainbridge Island. To strike from the first sentence in the first paragraph "Members of the Planning Commission are" and replace it with "The Bainbridge Island Planning Commission is" on page 1 and then the second issue on page 1 is to strike the language directly below the title "for discussion and decision February 11, 2021," and then the third item is on page three and that is in the first sentence of the second paragraph within the parentheses, add the following: "after c sub-section and BMIC.
Chester/Paar: Passed (Yes – 6; Abstained – 1, Blossom)

Motion: I would like to amend Multi-family Property Tax Exemption Program for Bainbridge Island as follows: First, I would remove "for discussion and decision" in the line that directly follows the title of the document. Second, I would revise the first sentence of the document as follows: Bainbridge Island Planning Commission is pleased to forward to the City Council a proposed Multi-family Tax Exemption Program, for the Council's review and further action. Third, on page three, first sentence of the second full paragraph, in the parentheses, I would revise and state: (c BIMC subsection 3.36.050.B)
McCormick Osmond/Macchio: Passed Unanimously

Motion: I move to forward the following policy recommendations and attached supporting memo to the City Council related to adopting a Multifamily Property Tax Exemption program:
1. That the following areas be considered for the MFTE designation/eligibility areas: All properties either within the Winslow Master Plan Study Area, or the Winslow Sewer System Service Area, or both and within the Lynwood Center area, which have zoning of Neighborhood Center (NC), NC/R-12 and R-5.
2. That the project eligibility threshold be four multifamily residences.
3. That a future City MFTE program be applicable to both rental and ownership units.
Paar/Mathews: Passed Unanimously

5) NEW BUSINESS

5.a Discuss the Public Participation Meeting: A Step in the Pre-application Meeting Phase

Cover Page
RES 2010 32 Public Participation Program

Planning & Community Development Director Heather Wright introduced the Public Participation Meeting discussion.

5.b Planning Commission Subcommittee and Liaison Assignments, 2021

Cover Page
Planning Commission Liaison Roles.docx

Chair McCormick Osmond led the discussion.

DRAFT

5.c Noise Variance for PSE Utility Pole Replacement on NE Wardwell Road - Planning, Cover Page
Noise Variance Application PSE Wardwell Rd Project.pdf
Vicinity Map PSE Wardwell Rd Project.pdf
Planning Manager David Greetham introduced Ms. Kerry Kriner and Mr. Andy Swayne from Puget Sound Energy who provided an overview of the variance application.

Motion: I'll make a motion to approve the noise variance request as submitted.
Paar/Chester: Passed Unanimously

6) FOR THE GOOD OF THE ORDER

None.

7) PLANNING DIRECTOR'S REPORT

Director Heather Wright provided an overview of recent Committee and Council meetings as well as a look forward to City Council and Planning Commission meeting topics.

8) ADJOURNMENT

The meeting was adjourned at 8:13 PM

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Kimberly McCormick Osmond, Chair

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Jane Rasely, Administrative Specialist

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