CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION SPECIAL MEETING
THURSDAY, JULY 22, 2021

THE PLANNING COMMISSION WILL HOLD THIS MEETING USING A VIRTUAL ZOOM WEBINAR PLATFORM. MEMBERS OF THE PUBLIC WHO DO NOT WISH TO VIEW THE MEETING VIA THE CITY'S WEBSITE STREAMING WILL BE ABLE TO CALL IN TO THE ZOOM MEETING.
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AGENDA

1. **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM**
We would like to begin by acknowledging that the land on which we gather is within the aboriginal territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. **PUBLIC COMMENT - 6:05 PM**
Public comment on off-agenda items.

3. **UNFINISHED BUSINESS - 6:15 PM**

3.a **(6:15 PM) - Ordinance 2021-10 (formerly 2020-16) Amending Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E.** 30 Minutes
20210722 PC Staff Memo.docx
DRAFT Ordinance No. 2021-10 formerly 2020-16.docx
Exhibit_A Ord. 2021-10.docx
MUTC and HS Rd Zoning Districts Map.pdf
Nov 19 20 PC Mtg Minutes.pdf
20201008 PC Cover Letter to CC on Bonus FAR.pdf

4. NEW BUSINESS - 6:45 PM

4.a (6:45 PM) - Public Hearing - WSDOT Noise Variance for Ferry Terminal Overhead Walkway Replacement - Planning and Community Development, 20 Minutes
51970 WSDOT Noise Variance - Master Land Use Application.pdf
51970 WSDOT Noise Variance - Project Narrative.pdf
51970 WSDOT Noise Variance - Weekend Nightime Work Schedule.xlsx
51970 WSDOT Noise Variance - Plan Set.pdf

4.b (7:05 PM) - Messenger House Major Site Plan Review and Major Adjustment to a Conditional Use Permit (PLN51717 SPR/CUPA) 45 Minutes
Messenger House SPR_CUPA Staff Report_to_PC.pdf
DESIGN REVIEW BOARD MEETING MINUTES.pdf
Plan Set.pdf
Site Plan (Revised).pdf
Existing vegetation canopy.pdf
SEPA checklist.pdf
Messenger House_Applicant Project Narrative.pdf
Minor CUP Staff Report for lot coverage waiver.pdf

5. PLANNING DIRECTOR'S REPORT - 7:50 PM

6. FOR THE GOOD OF THE ORDER - 7:55 PM

7. ADJOURNMENT - 8:00 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: July 22, 2021 **ESTIMATED TIME:** 30 Minutes

AGENDA ITEM: (6:15 PM) - Ordinance 2021-10 (formerly 2020-16) Amending Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E.

AGENDA CATEGORY: Ordinance **PROPOSED BY:** Jennifer Sutton

PREVIOUS PLANNING COMMISSION REVIEW DATE(S): February 27, March 12, May 14 and 28, June 11, June 25, July 9, August 27, September 10 and 24, October 8, and November 19, 2020.

PREVIOUS COUCIL REVIEW DATE(S): February 4, 11, 25, March 3, 10, & April 14 & 28, August 25, and November 17, 2020

RECOMMENDED MOTION:
Discuss Draft Ordinance 2021-10 prior to holding a public hearing on July 29, 2012.

SUMMARY:
City Staff integrated the June 11 recommendations into DRAFT Ordinance No. 2020-16 (now Ordinance 2021-10). Those changes were discussed and refined by the Planning Commission on July 9, August 27 and September 10 and 24, and October 8, 2020. On July 9, the Commission also discussed how to pursue eliminating the sale of Islander Mobile Home Park residential FAR. This would eliminate all of the options for achieving Bonus FAR except for building new affordable housing (BIMC 18.12.030.E.1.a).

On August 27, 2020, the Planning Commission discussed a memo from staff that provided analysis on the proposal to the Bonus FAR program to the Comprehensive Plan. On October 8, 2020 the Planning Commission completed their recommendations for Ordinance No. 2020-16, including adding back in Section 18.12.030.E.7 related to ferry parking. The Planning Commission also included a cover letter to the City Council for the November 17, 2020 check-in (see attached). The Planning Commission sought City Council feedback on their recommendation to date on November 17, 2020. The Planning Commission debriefed on that Council discussion at the Planning Commission meeting on November 19, 2020, and confirmed that the Commission and City Staff should move forward with the ordinance without any modifications related to the Mobile Home Park FAR.

The next step is or the Planning Commission to hold a public hearing on DRAFT Ordinance No. 2021-10, planned for July 29, 2021. See attached staff memo and past staff memos and DRAFT Ordinance No. 2021-10 for additional information.

BACKGROUND: The City Council has engaged in multiple discussions regarding bonus FAR density options. The following is a chronological legislative history summary of discussions and decisions made by the Council and the Planning Commission thus far related to Ordinance No. 2020-10, as well as related to consideration of FAR density options more generally. The summary is based on the agenda packet materials and the minutes of the meetings as below described.

At the February 4, 2020 City Council study session, Councilmembers expressed an interest in discussing whether to eliminate the option to purchase bonus FAR. The fees for FAR have been established by resolution (Resolution Nos. 2001-02 & 2006-50) and are included within the City's Fee Schedule. The fees are $18 per square foot for residential development, $25 per square foot for mixed use development, and $34 per square foot for commercial development. The funds are split between public amenities (40%) and farm/agriculture (60%).

Options considered by the Council at the February 4 meeting included pursuing a suspension of the bonus FAR regulations via adoption at a future meeting of an interim control ordinance that would be effective immediately (if adopted on an emergency basis) or five days after passage and publication (if enacted on a non-emergency basis). The Council also discussed the option of seeking to otherwise consider revisions to or elimination of the FAR bonus option by referring the matter to the Planning Commission for review and recommendation, and the Council would then consider that recommendation before taking action.

At the February 11, 2020 City Council business meeting, the Council passed a motion directing the City Manager to pursue an interim zoning control related to BIMC 18.12.030.E. to suspend that section (relating to bonus FAR). A motion to direct the Planning Commission to review Chapter 18.12 BIMC relating to FAR and Chapter 18.21 BIMC relating to affordable housing was tabled. Following further discussion, the Council decided to revisit the first motion and approved a motion to reconsider that motion relating to the development of an interim control ordinance at the Council's February 25, 2020 meeting.

At the February 25, 2020 City Council meeting, the Council reconsidered the motion directing the City Manager to develop an interim control ordinance related to suspending BIMC 18.12.030.E. regarding use of bonus FAR density. That motion failed. Other motions also failed related to directing the City Manager to pursue an interim zoning control that would suspend BIMC 18.12.030.E. in different ways. However, the Council passed unanimously (6-0, with Councilmember Pollock absent) the following motion:

I move to direct the City Manager to work with the Planning Commission and any other appropriate City committees or commissions to bring back to Council as quickly as possible an ordinance that will reform the City's bonus FAR programs so as to only allow bonus FAR in relation to Affordable Housing, Historic Preservation, and Transfer of Development Rights.

At the February 27, 2020 Planning Commission meeting, City staff briefly discussed with the Planning Commission the City Council's action directing the City Manager to work with the Planning Commission to bring back to the Council as quickly as possible an ordinance to reform the City's bonus FAR programs so as to only allow bonus FAR in relation to affordable housing, historic preservation, and transfer of development rights.

At the March 3, 2020 City Council meeting, Councilmember Medina was absent and Councilmember Pollock, who was absent for the February 25 meeting, was present. Councilmember Pollock moved and Councilmember Deets seconded a

motion to add a discussion regarding an interim zoning control related to BIMC 18.12.030.E. to that night's agenda under Unfinished Business. The Council approved the agenda as amended. The Council then unanimously passed a motion to suspend the rules for the purpose of taking up this motion again after having voted on it at the last meeting on February 25. The Council then unanimously passed the following motion:

I move to direct the City Manager to prepare an interim zoning control ordinance for consideration at the Council's March 10 meeting related to BIMC 18.12.030.E. to suspend the applicability and use of that Section E., except that subsections E.1. (related to Optional Affordable Housing) and E.6. (related to Historic Structure Preservation) would not be suspended and waiving any procedural requirements that would otherwise apply to the motion that was passed.

At the March 10, 2020 City Council meeting, the Council considered the interim control ordinance that was prepared as directed by the Council at its March 3, 2020 meeting related to suspending the applicability and use of BIMC 18.12.030.E., except that subsections E.1. (related to Optional Affordable Housing) and E.6. (related to Historic Structure Preservation) would not be suspended. The ordinance was prepared as an emergency ordinance, meaning that it would be effective immediately upon passage. The ordinance also included suspension of the applicability and use of BIMC 18.27.080 and footnote three of Table 18.12.020-3 because those provisions relate directly to the provisions that were being suspended in BIMC 18.12.030.E.

As part of that March 10, 2020 Council meeting, the Council passed various motions to revise the ordinance as drafted. The first such motion was to add an additional exclusion to the interim zoning control as follows:

I move to amend Ordinance No. 2020-10, Section 2.B., to add an exclusion to the interim zoning control for development projects that filed a complete land use permit application with the City and have purchased from the City or otherwise acquired development rights, including related to bonus floor area ratio, through an executed covenant, development agreement, or contract, prior to the effective date of this ordinance.

The Council then adopted motions to remove two recital "Whereas" clauses in the draft ordinance. The Council then voted unanimously to approve Ordinance No. 2020-10 with the following motion:

I move to approve Ordinance No. 2020-10, relating to an interim zoning control to hereby suspend BIMC 18.12.030.E. and related provisions as described in the ordinance regarding floor area ratio bonus density options, except for Sections E.1. and E.6. of BIMC 18.12.030.E. as amended.

At the March 12, 2020 Planning Commission meeting, the Planning Commission ("Commission") had an item on their agenda entitled "FAR Discussion." Included as part of the materials for that agenda item was the February 27, 2020 memorandum written by Planning Director Heather Wright that is referenced above in relation to the Commission's February 27 meeting. Under the "Council Action" section of the memorandum, it states:

On February 25, 2020, the City Council approved a motion that the City Manager work with the Planning Commission and appropriate City Committees or Commissions to bring back to Council as quickly as possible an Ordinance that will reform the City's bonus FAR programs so as to only allow bonus FAR in relation to Affordable Housing, Historic Preservation and Transfer of Development Rights.

Based on the draft minutes for this Commission meeting on March 12, 2020 (attached as Attachment B below), Planning Director Heather Wright introduced the interim zoning control ordinance. Following, there was public comment, including from Councilmember Pollock. After the public comment, the Commission unanimously passed a motion that recommended changes to the interim control to the City Council.

At the April 14, 2020 City Council meeting, the Council scheduled a public hearing regarding Ordinance No. 2020-10 for April 28, 2020. The Council took action to set the public hearing pursuant to RCW 35A.63.220 and RCW 36.70A.390, which require the Council to hold a public hearing within 60 days of adoption of Ordinance No. 2020-10 (i.e., by May 10, 2020) in order to take public testimony and to consider adopting further findings of fact.

On April 28, 2020, the City Council held a public hearing on Ordinance 2020-10 and no changes to the Ordinance were made.

The Planning Commission formed a subcommittee of 3 members (Chester, Paar, Quitslund) to begin working on a revised FAR ordinance. The Planning Commission discussed Subcommittees information and recommendations on changes to bonus FAR regulations on at their May meetings and on June 11. City Staff integrated the June 11 recommendations into DRAFT Ordinance No. 2020-16 (now Ordinance 2021-10). Those changes were discussed and refined by the Planning Commission on July 9, August 27 and September 10 and 24, and October 8, 2020. The Planning Commission sought City County feedback on their recommendation to date on November 17, 2020, and then debriefed on that Council discussion at the Planning Commission meeting on November 19, 2020. See attached staff memo and past staff memos and DRAFT Ordinance No. 2021-10 for additional information.

ATTACHMENTS:

CITY OF BAINBRIDGE ISLAND

Department of Planning and Community Development

Memorandum

Date:	July 22, 2021
To:	Planning Commission
From:	Jennifer Sutton, AICP Senior Planner
Subject:	Planning Commission Review of DRAFT Ordinance No. 2021-10 (formerly No. 2020-16) *Bonus FAR Program*

I. BACKGROUND

On March 10, 2020, the City Council approved an interim zoning control ordinance related to Floor Area Ratio ("FAR") bonus options in the municipal code, BIMC 18.12.030.E, (Ordinance No. 2020-10). The interim control became effective immediately and paused the use of bonus FAR, except for subsections E.1. (related to Optional Affordable Housing) and E.6. (related to Historic Structure Preservation). which increases the amount of residential, commercial, or mixed-use development that can be built for some types of projects in some instances.

The FAR and Bonus FAR development provisions only apply within the Mixed Use Town Center (MUTC) and High School Road zoning districts, otherwise known as downtown Winslow or Winslow. See attached map and excerpt of BIMC Table 18.12.020-3. See definitions of *Floor Area* and *Floor Area Ratio* below (BIMC 18.12.050).

> F. Floor Area. Floor area is measured as the total area of all floors within the exterior vertical walls of a building. If any room has a sloping ceiling, no portion of the room measuring less than five vertical feet from the finished floor to the finished ceiling shall be included in the computation of total area.
>
> G. Floor Area Ratio (FAR). "Floor area ratio" is a figure that expresses the total floor area as a multiple of the lot area. This figure is determined by dividing the floor area of all buildings on a lot by the lot area prior to removal of lot area for dedication. Portions of parking located underneath a building footprint are not counted in floor area ratio calculations.

The City's Bonus FAR program was created in the late 1990's as part of implementing the Winslow Master Plan (WMP); as described in the WMP, bonus FAR incentivizes developers to provide or integrate a variety of community benefits as a way to earn bonus FAR. Each district has different FAR standards for residential, commercial, and mixed-use FAR, and in several districts, the program has a "built-in" incentive for mixed-use development by having a higher mixed-use FAR standard than straight commercial or residential development.

In addition, the Bonus FAR could be purchased from the City to support public farmland and improved amenities downtown. As a result of the interim zoning control, Bonus FAR choices were limited and can now only be obtained or used currently under the following circumstances:

- Providing affordable housing as defined in Chapter 18.36 BIMC in accordance with BIMC 18.12.030.E.1.a;
- Transferring unused FAR from the Islander Mobile Home Park to another parcel or parcels in the Mixed Use Town Center District for residential development in accordance with BIMC 18.12.030.E.1.b; or
- Preserving an historic structure located on a state, local, or federal register in accordance with BIMC 18.12.030.E.6. such that, when an historic structure is preserved, the square footage of that structure will not count toward the FAR calculation.

Ordinance No. 2020-10 includes an exclusion recognizing development rights that were purchased from the City or otherwise acquired prior to the effective date of the ordinance, as well as a provision recognizing vested rights. At their August 25, 2020 meeting, the City Council held a public hearing on Ordinance No. 2020-20 and voted to extend the Interim Zoning Control until March 10, 2021. On February 23, 2021 the City Council extended the interim control again, approving Ordinance No. 2021-09.

In response to the interim control ordinance, the Planning Commission began work on changes to the bonus FAR program in the Spring of 2020 and discussed through Summer and Fall 2020. On July 9, 2020 the Commission also discussed how to pursue eliminating the sale of Islander Mobile Home Park residential FAR. This would eliminate all of the options for achieving Bonus FAR except for building new affordable housing (BIMC 18.12.030.E.1.a).

On August 27, 2020, the Planning Commission discussed a memo from staff that provided analysis on the proposal to the Bonus FAR program to the Comprehensive Plan. On October 8, 2020 the Planning Commission completed their recommendations for Ordinance No. 2020-16, including adding back in Section 18.12.030.E.7 related to ferry parking. The Planning Commission also included a cover letter to the City Council for the November 17, 2020 check-in (see attached). The Planning Commission sought City Council feedback on their recommendation to date on November 17, 2020. At the November 17 City Council meeting, the Council directed the City Manager to contact the Islander Mobile Home Park Association regarding purchasing the remaining mobile home park FAR. The City is continuing to discuss this option.

II. DRAFT Ordinance No. 2021-10 (formerly 2020-16)

As directed by the City Council on February 25, 2020, the Planning Commission has been tasked to bring back to Council as quickly as possible an ordinance that will reform the City's bonus FAR program so as to only allow bonus FAR in relation to Affordable Housing, Historic Preservation, and Transfer of Development Rights. The Planning Commission began their discussion on March 12, 2020, and it continued on May 14 and 28, June 11, June 25, July 9, August 27, and September 10 and 24, and October 8, 2020. The Planning Commission had formed a subcommittee that came back with recommendations on revising the Bonus FAR program on June 11. The Commission affirmed the committee's recommendations for revising the Bonus FAR program, and those recommendations were integrated into DRAFT Ordinance No. 2020-16.

DRAFT Ordinance No. 2021-10 removes all the bonus FAR provisions of BIMC 18.12.030.E except the Subsection E.1 and Subsection E.7, related to affordable housing and relocating surface ferry parking under a building or below ground, respectively. The Planning Commission recommends relocated the FAR provisions related to preserving historic buildings to the BIMC Chapter 18.24 *Historic Preservation Program*. By removing all of the ways of achieving bonus FAR except through the provisions of

affordable housing, DRAFT Ordinance No. 2021-10 de facto eliminates all of the ways to achieve bonus FAR for commercial-only developments- (except for those properties with historic buildings- see above).

This change means that there would not be a base AND bonus FAR for commercial development, only a FAR standard for commercial development. This change would be made BIMC Table 18.12.020-3- see EXHIBIT A to DRAFT Ordinance No. 2021-10. The staff memo prepared for the September 24, 2020 Planning Commission meeting had a staff Comprehensive Plan analysis of the changes to the Bonus FAR program.

III. Next Steps & Public Outreach

The next step is for the Planning Commission to hold a public hearing and completing their recommendation on the ordinance. A public hearing is scheduled for the special Planning Commission meeting on July 29, 2021.

City staff is collaborating with the City's Communications Coordinator to improve outreach about the proposed changes to the Bonus FAR program, to ensure that the Winslow community, including the business community, is informed about this effort prior to the Planning Commission holding a public hearing on Ordinance No. 2021-10.

Staff is planning on taking the Planning Commission's recommended Ordinance No. 2021-10 to the City Council on August 10, 2021. The Council may be able to take action on this ordinance prior to the interim control expiring on September 10, 2021.

ORDINANCE NO. 2021-10
(formerly Ordinance No. 2020-16)

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to bonus floor area ratio and amending Sections 18.12.030.E, 18.12.050, 18.24.010, 18.27.040, and 18.27.080.

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt interim zoning controls related to land uses; and

WHEREAS, the City Council of the City of Bainbridge Island ("City") updated the City's Comprehensive Plan in February of 2017; and

WHEREAS, balancing affordable housing, historic preservation, growth management, and sustainable development continues to be a local, regional, and national challenge due to many social and economic factors; and

WHEREAS, the City has encouraged affordable housing construction by adopting "bonus density" programs that allow for increases in density above the underlying zoning if the additional density creates affordable homes; and

WHEREAS, the intent of the Comprehensive Plan is to place residential density, inclusive of affordable housing, in the Winslow core area near infrastructure such as transportation hubs (e.g., ferry service, bus service, highway access), sewer, water, reliable electrical power, and retail stores; and

WHEREAS, the intent of such policies is to manage growth consistent with the Growth Management Act, reduce infrastructure costs, and follow general principles of sustainable community development; and

WHEREAS, the City Council is interested in evaluating the applicability, use, and effectiveness of the bonus density options provided for and as described in BIMC 18.12.030.E. and Table 18.12.020-3, including related to the purchase of development rights, the provision of public amenities and/or infrastructure, the provision of community open space, floor area ratio transfers related to the Mixed Use Town Center and High School Road districts, and ferry-related parking; and

WHEREAS, on February 25, 2020, the Council passed unanimously the following motion: I move to direct the City Manager to work with the Planning Commission and any other appropriate City committees or commissions to bring back to Council as quickly as possible an ordinance that will reform the City's bonus FAR programs so as to only allow bonus FAR in relation to Affordable Housing, Historic Preservation, and Transfer of Development Rights; and

WHEREAS, on March 10, the City Council approved an interim zoning control

ordinance related to Floor Area Ratio ("FAR") density bonus options (Ordinance No. 2020-10); and

WHEREAS, the Planning Commission discussed these policies on February 27 and March 12, 2020 and formed a subcommittee of Commissioners Chester, Paar and Quitslund to work on this topic; and

WHEREAS, the subcommittee brought back their recommendations to the full Planning Commission for discussion on May 14 and 28, 2020 met again, and brought back revised recommendations for the June 11, 2020 Commission meeting and the full Planning Commission came to consensus on a set of amendments to bonus FAR regulations; and

WHEREAS, the Planning Commission and City Council held a joint meeting on June 22, 2020 to discuss the bonus FAR regulations and how they are interrelated with other land use issues such as improving affordable housing and transfer of development rights programs; and

WHEREAS, the Planning Commission discussed Ordinance No. 2020-16 on June 25 and July 9, 2020 and made additional recommendations on revising BIMC 18.12.030.E; and

WHEREAS, the Planning Commission recommends retaining and revising Subsection E.1.a and Subsection E.7 and eliminating all other provisions related to obtaining Bonus FAR; and

WHEREAS, the Planning Commission recommends that Subsection E.2, related to obtaining Bonus FAR through the City's Transfer of Development Rights (TDR) program, be deleted at this time and reconsidered at a later date as part of updating the TDR program; and

WHEREAS, the Planning Commission recommends moving Subsection E.6 Historic Structure provisions to BIMC 18.24 Historic Preservation and to BIMC 18.12.050; and

WHEREAS, the Planning Commission recommends that the City pursue eliminating the Bonus FAR provisions related to the Islander Mobile Home Park, Subsection E.1.b, and selling its unused residential FAR, if legally and economically feasible; and

WHEREAS, on August 25, 2020 the City Council approved Ordinance No. 2020-20 extending the interim zoning control on the City's bonus FAR program for six additional months; and

WHEREAS, the Planning Commission continued discussion of, Ordinance No. 2020-16 revising the Bonus FAR Program on September 10, 24, and October 8, 2020; and

WHEREAS, in fall 2020, the Planning Commission recommended adoption of Ordinance No. 2020-16 as an interim measure while the City Council, the Planning Commission and Planning Staff address broader revisions to the zoning code, including base FAR and whether to replace it with other measures such as form-based zoning; and

WHEREAS, in recommending Ordinance No. 2020-16 as an interim ordinance, the

Planning Commission recommended that the ordinance should sunset or end after 2 years; and

WHEREAS, on November 17, 2020 the City Council discussed Ordinance No. 2020-16, the current amendments to the City's bonus FAR program recommended by Planning Commission together with representatives from the Planning Commission, and the City Council provided policy guidance to the Planning Commission on outstanding policy questions, including directing the City Manager to contact Islander Mobile Home Park regarding potential purchase of its floor area ratio by the City; and

WHEREAS, on November 19, 2020, the Planning Commission discussed the City Council feedback from November 17 and indicated that the City could move forward with Ordinance No. 2020-16 without any changes to BIMC 18.12.030.E.1.b related to Islander Mobile Home Park FAR; and

WHEREAS, on February 23, 2021, the City Council approved Ordinance No. 2021-09 extending the interim zoning control ordinance related to Floor Area Ratio ("FAR") density bonus options (Ordinance Nos. 2020-10 and 2020-20) for six additional months, until September 10, 2021, to allow time to complete work on Ordinance No. 2021-10 (formerly Ordinance No. 2020-16); and

WHEREAS, on July 22, 2021, the Planning Commission reviewed an updated version of Ordinance No. 2021-10; and

WHEREAS, after holding and closing a public hearing on July 29, 2021, the Commission recommended of approval of Ordinance No. 2021-10 to the City Council; and

WHEREAS, notice was given on July 16, 2021, to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106; and

WHEREAS, the City Council considered Ordinance No. 2021-10 at its meeting on XXXX, 2021; and

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

Section 1. Table 18.12.020-3 of the Bainbridge Island Municipal Code is hereby amended as shown in Exhibit A.

Section 2. Section 18.12.030.E of the Bainbridge Island Municipal Code is hereby amended to read as follows:

BIMC 18.12.030

E. Bonus Density <u>to incentivize affordable housing</u> in Winslow Mixed Use and High School Road Districts. Eligible properties may increase achieve a maximum level of development- above the base FAR, as provided for in Table 18.12.020-3, by using one, or a combination of, the following FAR bonus provisions. The FAR bonus provisions may be combined to achieve

the maximum level of development established for each district. In no case shall the total commercial, residential or mixed use FAR exceed the maximum FAR as provided for in Table 18.12.020-3.

1. Optional Affordable Housing.

    a. FAR Bonus. Up to 100 percent of the maximum residential FAR bonus may come from providing affordable housing as defined in Chapter 18.36 BIMC; provided, that 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 (for example, 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 percent of the living unit floor area is for affordable housing, then 20 percent 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 Chapter 18.21 BIMC and Table 18.12.030.

DRAFT

Table 18.12.030: Optional Affordable Housing Bonus Summary Table

Size of Development	Residential development less than 10,000 sq. ft.	Residential development of 10,000 sq. ft. but less than 60,000 sq. ft.	Residential development more than 60,000 sq. ft.
Affordable Housing FAR Bonus	Must provide 100 percent of bonus square footage for extremely low, very low, or moderate income groups.	Must comply with following ratios:	Must comply with following ratios:
		(a) 100 percent of bonus for all moderate; OR	0.1 of bonus for extremely low, very low or low income groups;
		(b) 0.2 of bonus for extremely low, very low, or low income groups;	0.6 of bonus for moderate income group; and
		0.5 of bonus for moderate income group; and	0.3 of bonus for middle income group.
		0.3 of bonus for middle income group.	

b. Preservation of the Islander Mobile Home Park. Preservation of the Islander Mobile Home Park as an existing park site for manufactured homes shall be encouraged through the following provisions.

i. Unused FAR from the parcel on which the mobile home park is located may be transferred to another parcel or parcels within the Mixed Use Town Center. For example, the base FAR for the mobile home park would be calculated, less the FAR of the mobile homes. In exchange for permanently preserving the mobile home park, the owner of the property may transfer the unused FAR to another parcel or parcels in the Mixed Use Town Center, where it may be used as bonus FAR above the base FAR for that district.

ii. Permanent preservation of the mobile home park may be used as an affordable housing bonus on another parcel or parcels within the Mixed Use Town Center. For example, in exchange for preserving the mobile home park, the owner of the

property would be deemed to have met the affordable housing bonus provisions of subsection A.1 of this section, and could achieve the maximum FAR bonus for residential development on another parcel or parcels in the Mixed Use Town Center. The owner of the mobile home park may either apply the FAR bonus to another parcel(s) he or she owns, or transfer or sell the bonus to another property owner in the Mixed Use Town Center.

~~2. Purchase of Development Rights. Up to 100 percent of the maximum residential, commercial or mixed use FAR bonus may come from the purchase of development rights as provided for in Chapter 18.27 BIMC. The cost of development rights shall be established by resolution of the city council.~~

~~3. Public Amenities and/or Infrastructure. At the applicant's option, a portion of the bonus may be earned through the provision of public amenities, infrastructure, and/or preservation of a heritage tree(s) on site, pursuant to an adopted city council resolution clarifying the amount of credit awarded for different provision of different public amenities and/or infrastructure, as follows:~~

~~a. Up to 40 percent of the maximum residential, commercial or mixed use FAR bonus may come from monetary contributions toward public amenities and/or infrastructure beyond that required for SEPA mitigation. The amount of the contribution shall be established by resolution of the city council. Funds contributed to the public amenities and/or infrastructure shall be used exclusively in the Mixed Use Town Center or High School Road districts, for projects identified in the six-year capital facilities program, or approved by the city.~~

~~b. In lieu of the contribution of funds as provided for in subsection E.3.a of this section, and subject to approval by the director or designee, the public amenities FAR bonus may be achieved by the preservation of a heritage tree(s) on site, construction of public amenities and/or infrastructure beyond that required to mitigate the impacts of development. Public amenities and/or infrastructure projects shall be located in the Mixed Use Town Center or High School Road districts, and shall be chosen from projects identified in the six-year capital facilities program, or approved by the city.~~

~~4. Community Open Space. In the ferry terminal district, up to 60 percent of the maximum residential, commercial or mixed use FAR bonus may be achieved by providing community open space of one acre, or 20 percent of the parcel area, whichever is greater. The community open space shall be located in or in the immediate vicinity of locations~~

~~identified in Figure 4.1 of the Winslow master plan. The open space must be located on the same parcel that is being developed, and must be on land that would be otherwise buildable. Adequate public access to the community open space must be provided. The city shall consider approving the bonus, taking into consideration the configuration, public use and accessibility of the proposed open space. In cases where a development project utilizes the community open space bonus provision in conjunction with the purchase of development rights bonus provision, all funds collected from the purchase of development rights shall go toward the preservation of agricultural lands fund.~~

~~5. Winslow Town Center Mixed Use/High School Road FAR Transfers. Up to 20 percent of the maximum residential, commercial or mixed use FAR bonus may come from transfers of FAR from parcels within the Mixed Use Town Center and the High School Road districts. The transfer shall create permanent open space through open space preservation covenants on sending parcels that contain critical areas as defined in Chapter 16.20 BIMC. For example, development potential in the ravine of the gateway district may be shifted to the upland area; provided, that the requirements of Chapter 16.20 BIMC are satisfied.~~

~~6. Historic Structure Preservation. When an historic structure is preserved on site, the FAR of that historic structure shall not be included in the calculation of total FAR for the site. The historic structure must be included on a state, local or federal register.~~

2 ~~7~~. Ferry-Related Parking. In the ferry terminal district, an additional 0.2 FAR may be achieved by relocating existing legal surface ferry commuter parking on site (as shown on Figure 6.2 of the Winslow master plan) to under-building or below-grade parking. The percentage of the additional FAR that is achieved shall be dependent upon the percentage of parking that is relocated. For example, if 50 percent of existing surface ferry commuter parking on site is relocated under-building or below grade, then 50 percent of the total additional FAR (or 0.1 FAR) may be achieved.

Section 3. Section 18.12.050 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

G. Floor Area Ratio (FAR). "Floor area ratio" is a figure that expresses the total floor area as a multiple of the lot area. This figure is determined by dividing the floor area of all buildings on a lot by the lot area prior to removal of lot area for dedication. Portions of parking located underneath a building footprint are not counted in floor area ratio calculations. When an historic structure is preserved on site, the FAR of that historic structure shall not be included in the calculation of total FAR for the site. The historic

structure must be included on a state, local or federal register.

Section 4. Section 18.24.010 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

C. Zoning Code Relief. Designated local register properties may be authorized for a use not otherwise permitted in a certain zone. The planning director may approve said use through an administrative conditional use (BIMC 2.16.050). The planning director may also waive or modify development standards such as: setbacks, open space, lot coverage, landscape buffers and parking requirements. When an historic structure is preserved on site, the FAR of that historic structure shall not be included in the calculation of total FAR for the site. The historic structure must be included on a state, local or federal register.

Section 5. Section 18.27.040 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

18.27.040 Receiving areas for development rights.

~~A. Winslow Mixed Use Town Center and High School Road Districts. Developments in the Mixed Use Town Center (MUTC) and the High School Road districts are eligible for increases in floor area ratio as provided for in BIMC 18.12.030.E.1.~~

~~B.~~ NC Districts. The neighborhood centers (NC) are eligible for increased density through the purchase or transfer of development rights in accordance with BIMC 18.12.030.D.1 and D.3, as amended.

~~C. R-8 Districts. The urban single-family overlay district (R-8SF) is eligible for increased density through the purchase or transfer of development rights for specified lots in the R-2.9, R-3.5, and R-4.3 zone districts.~~

Section 6. Section 18.27.080 of the Bainbridge Island Municipal Code is hereby repealed as follows:

~~18.27.080 Use of development rights in Mixed Use and High School Road districts.~~

~~A. In order to use development rights to increase floor area ratio within the Mixed Use Town Center or High School Road districts as provided in BIMC 18.12.030.E, an applicant must out an application in a form approved by the city. The application shall include the amount of the requested increase in floor area ratio, and the fee, if any, of the increased floor area ratio. The fee for development rights to increase floor area ratio shall be established by resolution of the city council.~~

~~B. The approved application to utilize development rights to increase floor area ratio within the receiving area must be part of a site plan and design review application under BIMC Title 2. The site plan must indicate the increase in floor area ratio (FAR).~~

~~C. The use of development rights shall be reviewed for conformance with the design review provisions of BIMC 18.18.030.~~

Section 7. the amendments to the Bainbridge Island Municipal Code approved by Ordinance 2021-10 on [INSERT DATE] will sunset or end after 2 years, [INSERT SUNSET DATE].

Section 8. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2021.

APPROVED BY THE MAYOR this _____ day of _____, 2021.

_____
, Mayor

ATTEST/AUTHENTICATE:

_____
Christine Brown, City Clerk

FILED WITH THE CITY CLERK: XXX, 2021
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NUMBER: 2021-10

DRAFT

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow Mixed Use Town Center					HSR I and II
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]	
Basic Maximum						
Commercial and Other Nonresidential Uses	0.6	0.4	0.3	0.15	0.1	0.3
Residential	0.4	0.4	0.3	0.5	0.4	0.3
Mixed Use [2]	1.0	0.5	0.5	0.5	0.5	0.3
Maximum with Bonus	Bonus densities require compliance with BIMC 18.12.030.E					
~~Commercial and Other Nonresidential Uses~~	~~1.0~~	~~0.6~~	~~0.6~~	~~0.3~~	~~0.2~~	~~0.6~~
Residential	1.0	0.6	0.6	1.0	1.1	0.6
Mixed Use [2]	1.5	1.0	~~1.0~~ 0.9	1.0	~~1.3~~ 1.2 (~~1.5~~ 1.4 pursuant to note [3])	~~1.0~~ 0.9

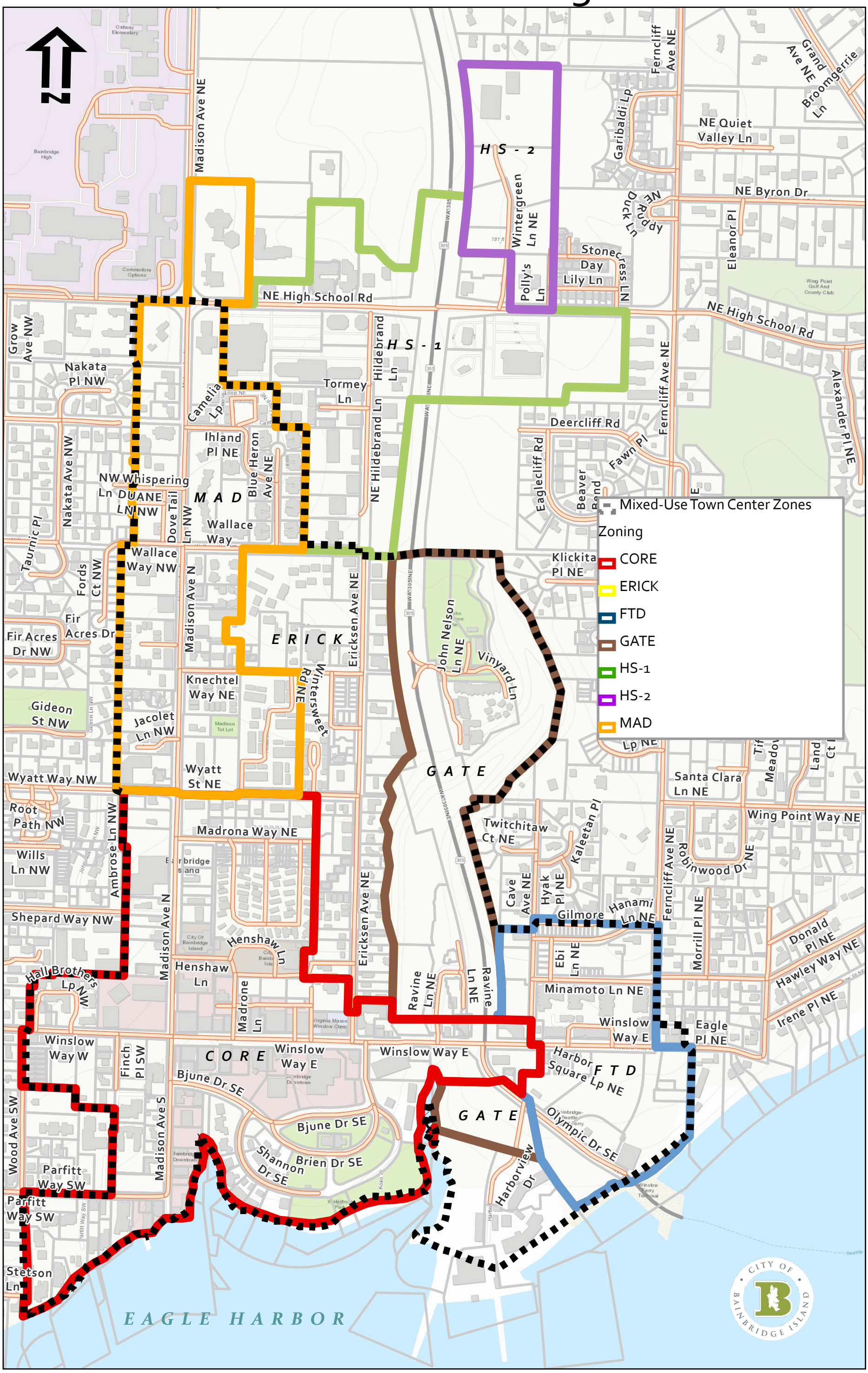
[1] If the existing FAR for a developed property as of May 21, 1998, is higher than the base FAR for that district, then the existing FAR will be considered the base FAR for that developed property. Total FAR may not be exceeded.

[2] In mixed use development, the established FAR in the residential and commercial components shall not be exceeded. For the residential FAR bonus provisions for qualifying housing design demonstration project, refer to the bonus density provisions in BIMC 2.16.020.S.8.

[3] In mixed use development in the ferry terminal district, an additional 0.2 FAR is permitted in accordance with BIMC 18.12.030.E.2~~7~~. The additional FAR may be applied to either the residential or commercial component of the mixed use development.

EXHIBIT A:

MUTC & HS Zoning Districts



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting
November 19, 2020

Meeting Minutes

1) CALL TO ORDER/ROLL CALL, AGENDA REVIEW

Chair William Chester called the meeting to order at 6:00 PM. Commissioners in attendance were Vice-chair Kimberly McCormick, Jon Quitslund, Lisa Macchio, Joe Paar and Sarah Blossom. City Staff present were Planning & Community Development Director Heather Wright, Senior Planners Jennifer Sutton and Kelly Tayara, and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts of interest reported.

2) PUBLIC PARTICIPATION MEETING

2.a Wintergreen Public Participation Meeting

Cover Page

PPM PlanningCommission Presentation 1.pdf

Chair Chester introduced applicant David Smith's representative, Hayes Gori, who presented the proposed project.

Public Comment

Bob Russell - Asked about the conversion of the buffer from 50' required by the Hearing Examiner and the 25' being requested.

Due to Zoom technical difficulties, the Public Participation Meeting was rescheduled.

3) PUBLIC COMMENT

Moved to the end of the meeting in the hope that technical difficulties would be resolved.

4) UNFINISHED BUSINESS

4.a Ordinance 2020-40 Joint City Council/Planning Commission Land Use Subcommittee Phase I "Triage" Code Changes

Cover Page

20201029 Planning Commission Workplan for Joint Land Use Subcommittee Recommendtions.docx

Ordinance No. 2020-20 Triage Code Updates.docx

Ord 2020-40 Exhibit A.docx

Joint_Land_Use_Subcommittee_Memorandum_Initial_Recommendations

Senior Planner Jennifer Sutton presented changes to Ordinance 2020-20 based upon the Planning Commission's recommendations from their last meeting. It was decided a public hearing would be

scheduled for December 10, 2020. Design Review Board Members Bob Russell, Vicki Clayton and Joe Dunstan provided their perspective on proposed changes.

Public Comment
Michelle Hecker – Agreed with the comments Sarah Blossom and Joe Dunstan provided and was concerned that going straight to Planning Commission or Design Review Board before the applicants have the information they need to provide an accurate proposal to the public and also wondered whether the legal department had reviewed the proposed changes.

4.b Bonus Floor Area Ratio Options, BIMC 18.12.030.E. - Planning,
Cover Page
20201008 PC Cover Letter to CC on Bonus FAR Revisions.docx
DRAFT Ordinance No. 2020-16.docx
Exhibit A Excerpt BIMC Table 18.12.020-3.docx
20200924 PC Staff Memo.pdf
MUTC and HS Rd Map.pdf
WMP Goals & Policies Related to FAR.pdf
ORD NO. 2020-20 EXTENDING INTERIM ZONING CONTROL RELATED TO BONUS DENSITY.pdf
June 11 2020 Planning Commission Meeting Minutes.pdf
July 9 2020 Planning Commission Meeting.pdf
August 27 2020 PLANNING COMMISSION MINUTES.pdf
September 10 2020 PLANNING COMMISSION MINUTES.pdf
September 24 2020 PLANNING COMMISSION MINUTES.pdf
Senior Planner Jennifer Sutton provided a debrief of discussion from the City Council meeting. Commissioner Blossom recused herself from discussion as it included the Bainbridge Islander Mobile Home Park.

> **Motion: I'd like to move to adopt the following changes to draft Ordinance Number 2020-16 in Section E, reinstate the 1. Optional Affordable Housing; Section E.1.b reinstate the Preservation of the Islander Mobile Home Park in its entirety; and current Section 7 entitled Ferry-Related Parking should become Section E.2.**

Motion amended with Commissioner Macchio's request to remove the reference to the Islander Mobile Home Park from the *WHEREAS* section of the ordinance. Amendment seconded by Commissioner Paar.

McCormick Osmond/Paar: Passed 5/0/1 (Blossom abstained)

3) PUBLIC COMMENT (postponed from earlier in meeting)

Bob Russell - Spoke in favor of affordable housing.
Pascal Schuback - Asked what zoning would be required to create a solar garden, citing the "triangle" property and its southern exposure as a good choice for such a site.

5) SUB-COMMITTEE UPDATES

Vice-chair McCormick Osmond provided an overview of work the City Council/Planning Commission Joint Land Use Sub-committee had completed. Commissioner Quitslund provided an update on work the Planning Commission Affordable Housing Sub-committee was performing on draft on BIMC Chapter 3.36.

6) PLANNING DIRECTOR'S REPORT

Planning & Community Development Director Heather Wright provided an overview of items of interest to the Planning Commission.

7) ADJOURNMENT

Meeting adjourned at 8:28 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist

CITY OF BAINBRIDGE ISLAND

Department of Planning and Community Development

Memorandum

Date: October 8, 2020

To: City Council

From: Planning Commission

Subject: Planning Commission Recommendation to Amend Bonus FAR Program

I. BACKGROUND

As directed by the City Council on February 25, 2020, the Planning Commission has been tasked to bring back to Council as quickly as possible an ordinance that will reform the City's bonus FAR program (BIMC 18.12.030.E) so as to only allow bonus FAR in relation to Affordable Housing, Historic Preservation, and Transfer of Development Rights. The City Council subsequently approved Interim Control Ordinance No. 2020-10 to suspend BIMC 18.12.030.E except for bonus FAR in exchange for Affordable Housing (subsection E.1) and Historic Preservation (subsection E.2). At their August 25, 2020 meeting, the City Council held a public hearing on Ordinance No. 2020-20 and approved extending the Interim Zoning Control until March 10, 2021.

The Planning Commission began their discussion on revising the Bonus FAR program on March 12, 2020, and it continued on May 14 and 28, June 11, June 25, July 9, August 27, September 10 and 24, and October 8, 2020. The Planning Commission had formed a subcommittee that came back with recommendations on revising the Bonus FAR program on June 11. The Commission affirmed and refined the subcommittee's recommendations for revising the Bonus FAR program, and those recommendations were integrated into DRAFT Ordinance No. 2020-16.

The October 20, 2020 Planning Commission *check-in* with the City Council regarding DRAFT Ordinance No. 2020-16 is a chance to preview the suggested revisions to BIMC 18.12.030.E and receive City Council feedback prior to the Planning Commission holding a public hearing and completing their recommendation on the ordinance.

It should be noted that the Planning Commission recommends adoption of Ordinance No. 2020-16 as an interim measure while the City Council, the Planning Commission and Planning Staff address broader revisions to the zoning code, including base FAR and whether to replace it with other measures such as form-based zoning. Once that broader work is completed, it is likely that Ordinance No. 2020-16 will need to be revised.

II. DRAFT Ordinance No. 2020-16

DRAFT Ordinance No. 2020-16 removes all bonus FAR provisions of BIMC 18.12.030.E except the Subsection E.1.a and Subsection E.7, related to affordable housing and relocating surface ferry parking under a building or below ground, respectively. The proposed corresponding changes also have been

made to Table 18.12.020-3, which is part of BIMC 18.12.030.E (see Exhibit A to Ordinance 2020-16). The Planning Commission recommends retaining the FAR provisions related to preserving historic buildings (Subsection E.6) but relocating them to the zoning code relief section of the BIMC Chapter 18.24 *Historic Preservation Program* and to the definition of FAR (BIMC 18.12.050.G). The Planning Commission also recommends deleting the provisions for earning Bonus FAR through a Transfer of Development Rights (TDR) program (Subsection E.2) until the City has updated its TDR program (see *Whereas* on page 2 of DRAFT Ordinance No. 2020-16).

III. Policy Questions Generated by DRAFT Ordinance 2020-16

On its face, the Council policy direction to the Planning Commission on February 25, 2020 and through the passage of Ordinance 2020-10 seemed straightforward: reform the City's current Bonus FAR program. However, planning staff has raised some policy questions that may result from making the proposed changes, as set forth in the attached staff memo dated September 24, 2020.

A. The Planning Commission currently recommends retaining BIMC 18.12.030.E.1.a. This section establishes an optional inclusionary zoning program that awards Bonus FAR in exchange for providing affordable housing. The Planning Commission acknowledges that the affordable housing Bonus FAR provisions in subsection E.1.a and Table 18.12.030 should be revised since the current provisions have not produced any affordable housing units. However, revising subsection E.1.a and Table 18.12.030 were not part of the direct City Council policy direction to the Planning Commission and the Planning Commission believes such a revision should be part of the overall *Inclusionary Zoning* policy discussion. The Planning Commission seeks confirmation from Council that subsection E.1.a and Table 18.12.030 should remain the same at this time, to be taken up soon as part of the overall *Inclusionary Zoning* policy discussion.

B. The Planning Commission recommends eliminating remaining Bonus FAR provisions related to the Islander Mobile Home Park, if legally and economically feasible. On principle, the Planning Commission was opposed to the practice of treating Bonus FAR, which is an incentive in our development regulations, as a financial transaction. Although the Planning Commission requested legal guidance regarding the feasibility of the City's purchase of the balance of the IMHP FAR from Islander Mobile Home Park (IMHP) Association, this guidance has not yet been received. The Planning Commission therefore makes this recommendation acknowledging that legal review and budget analysis is required to inform any City Council decision.

C. Planning staff has advised the Planning Commission that removing all of the ways of achieving Bonus FAR, except through the affordable housing provision, may eliminate ways to achieve Bonus FAR for commercial-only developments (except for those properties with historic buildings). This would result in a single FAR standard for commercial development, as illustrated in the proposed changes to BIMC Table 18.12.020-3 (Exhibit A to Draft Ordinance No. 2020-16). The approach recommended by the Planning Commission in EXHIBIT A sets the commercial FAR standard at the level of the current base commercial FAR, because the Bonus FAR for Commercial and Other Nonresidential Uses would be eliminated. This change would decrease the amount of FAR available for potential future commercial development by eliminating the availability of Bonus FAR.

Planning staff noted in its September 24, 2020 memo that the City used the Maximum FAR with Bonus amount of commercial FAR for the MUTC and HSR zones in Table 18.12.030-3, rather than base FAR, to calculate employment growth capacity in the Kitsap County 2014 Buildable Lands Report. The Planning Commission believes this may raise a policy issue for the City Council to consider – whether the City should use maximum FAR, including Bonus FAR, to calculate employment growth capacity and plan for future commercial development under the Growth Management Act, or whether it is more appropriate

to use base FAR. Because the purpose of Bonus FAR is to obtain community benefits above and beyond what is required in the BIMC, it is only available to commercial projects that propose to provide those types of benefits. The Planning Commission recommends that a better and more transparent approach would be to revisit, and if necessary, revise, base FAR for commercial projects in these zones to determine whether base FAR should be changed to support planned commercial development.

IV. NEXT STEPS & PUBLIC OUTREACH

The Planning Commission will debrief from the City Council check in at their meeting on October 29 and discuss what changes, if any, the Commission would like to make to DRAFT Ordinance 2020-16 as a result of any October 20 City Council policy direction. The Commission will then schedule a public hearing, or possibly schedule another study session prior to holding a public hearing, in November. After the Commission holds a public hearing on Ordinance 2020-16, it will make a recommendation to the City Council. Ordinance 2020-16 will then go to the City Council for consideration.

CITY OF BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: July 22, 2021 **ESTIMATED TIME:** 20 Minutes

AGENDA ITEM: (6:45 PM) - Public Hearing - WSDOT Noise Variance for Ferry Terminal Overhead Walkway Replacement - Planning and Community Development,

AGENDA CATEGORY: Review and Recommendation **PROPOSED BY:** David Greetham

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
"I move to approve the WSDOT noise variance request for a period of six weekends between December 2022 and September 2023 relating to the ferry terminal overhead walkway and supporting infrastructure replacement."

SUMMARY:
WSDOT will be replacing the overhead walkway and associated support infrastructure at the Bainbridge Island Ferry Terminal beginning in 2022. A noise variance is requested to exceed the maximum allowable noise levels at BIMC 16.16.020 over a period of six weekend closures between December 2022 and September 2023.

The maximum allowable noise level from a "Class B EDNA" (the project) to a nearby "Class A EDNA" (residential property) at night should be 47 dBA. The noise level to the closest residences in nearby condominiums will not be able to meet this nighttime standard. For example, the noise level of a large Crane, 77 dBA, will reduce 6 dBA for every doubling distance. At 800 feet will be it will still be 53 dBA which is above the maximum allowable nighttime noise level of 47 dBA.

The primary construction equipment noise will include the following:
Crane @ 50 ft = 77 dBA
Welding Machine @ 50 ft = 74 dBA
Generator @ 50 ft = 68 dBA

With the exception of the six weekend and nighttime closures shown in the attachment, construction activities will occur during weekday and daytime hours and are not anticipated to require a noise variance.

BACKGROUND: In accordance with BIMC 16.16.030, a variance from the noise standards at BIMC 16.16.020 may be granted by the Planning Commission. No variance shall be granted for longer than 30 days, except after a public hearing has been held.

ATTACHMENTS:

CITY OF BAINBRIDGE ISLAND
MASTER LAND USE APPLICATION
P100

FOR OFFICIAL USE ONLY

PROJECT #_____
PLANNER _____

Project Name:	Bainbridge Ferry Terminal Overhead Loading Fixed Walkway Replacement
Parcel Number(s):	26250231082000
Property Address:	SR 305 - Bainbridge Island Ferry Terminal

Type of Application:

Variance - Noise

Revision: No

Type of Revision:

Project Description:

Fixed Walkway Replacement:
WSDOT is planning to replace the pedestrian walkway at the Bainbridge Island Ferry Terminal and is requesting a noise variance for night work. We anticipate the night work will go for six weekends of the project entire duration. The closest residents to the project will be approximately 691 feet. Construction equipment will include Crane, Generator, some welding machine and miscellaneous hand tools.

This project will replace the timber and fixed steel truss portions of the Overhead Loading structure at the Bainbridge Island Ferry Terminal. The new structure will extend from the Terminal Building to a new foundation 20 feet shoreward of the existing Pier 2. A total of four new foundations will be constructed to support three new walkway structures. Two fixed platforms will be furnished with emergency stairs/ramps to grade.

Cab Rehab:
This project will replace the existing electrical and controls equipment in the

Parcel #	Address	Property Owner
26250231082000	270 Olympic Drive SE	State of WA DOT

Project Contacts *(owner, surveyor, engineer, etc)*		
Property Owner: WSDOT, Ferries Division		
Address: SR 305 - Bainbridge Island Ferry Terminal		
City: Bainbridge Island	State: WA	Zip: 98110
Email: cesar.mayor@wsdot.wa.gov		Phone: 206-790-8190 cell
Name: Cesar Mayor PE, PMP, ENV SP	Agency: WSDOT, Ferries Division (WSF)	
Address: SR 305 - Bainbridge Island Ferry Terminal	Function: Senior Marine Engineer	
City: Bainbridge Island	State: WA	Zip: 98110
Email: cesar.mayor@wsdot.wa.gov		Phone: 206-790-8190 cell
Name:	Agency:	
Address:	Function:	
City:	State:	Zip:
Email:		Phone:
Name:	Agency:	
Address:	Function:	
City:	State:	Zip:
Email:		Phone:

Authorized Agent *(Please attach notarized Owner/Applicant Agreement Form)*		
Name: Akberet Ghebreghzabiher	Agency: WSDOT	
Address: 15700, Dayton Avenue North		
City: Shoreline, WA	State: WA	Zip: 98133
Email: Ghebrea@wsdot.wa.gov		Phone: 425-773-2561 Cell

If additional parcels or contacts are required, please attach additional sheets

Applications ***must be submitted by appointment only*** by either the owner or the owner's designated agent. Should an agent submit an application, a ***notarized Owner/Applicant Agreement*** must accompany the application.

Supporting information and/or documents may be required to review your application. If you have questions about specific requirements for your project, please consult with planning staff prior to submitting your application. **Submittal requirements for each application are described in the Administrative Manual for Planning Permits.**

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
AKBERET GHEBREGHZABIHER	Akberet Ghebreghzabiher	03/02/2021
Print Name (Agent)	Signature (Agent)	Date

**** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR WILL DELAY PROCESSING. ****

Ferries - Bainbridge Ferry Terminal Overhead Loading Fixed Walkway Replacement

Project news

The ferry route between Seattle and Bainbridge Island is the busiest in the system for walk-on passengers. This project replaces the existing overhead wooden walkway with a wider, safer concrete and steel facility built to current seismic code.

Why is WSDOT replacing the overhead pedestrian walkway?
More than 3.2 million commuters, travelers and tourists use the Bainbridge ferry terminal overhead walkway every year. The existing 45-year-old walkway is supported by wooden piles that could collapse during a major earthquake. A reliable overhead walkway that could withstand a large seismic event makes it possible to continue loading vehicles on the car deck while pedestrians simultaneously load the ferry from the overhead passenger walkway.

The End Result
We will replace the existing wooden-supported walkway with a new steel-fortified walkway anchored by concrete and steel columns. The new walkway is designed to withstand a major earthquake. This project also will refresh outdated mechanical and electrical components that power the existing overhead loading bridge. The final design aligns with WSF's 2040 Long Range Plan and incorporates input from the community about the types of windows, flooring and other design details.

Needs & Benefits

Enhances safety and plans for growth.

- Designed to remain intact and operational following a significant seismic event.
- Straightens and widens the walkway, making it easier for people with limited mobility to travel between the ferry and the terminal building.
- The walkway will have clear glass operable windows for ventilation.
- The section of walkway where passengers are likely to line up will have two benches to sit on. One section of the walkway will be heated in order to be energy efficient and cost less to maintain.

- This project improves safety by removing the existing exterior pedestrian ramp connecting to the overhead walkway. Pedestrians often cut across the vehicle holding area and Kitsap Transit bus turn-around area to get to and from the ramp. Removing the ramp eliminates conflict with vehicles and Kitsap Transit buses.

Construction Timeline

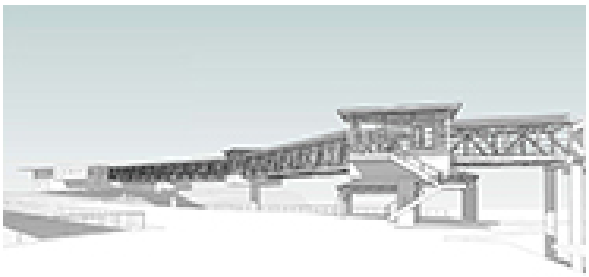
- Sept. 2021 - Advertise to contractors
- Spring 2022 - Begin construction
- Early Fall 2023 - Open new overhead walkway
- Late Fall 2023 - Demolish old overhead walkway
- Late Fall 2023 - Complete project

Project Contact

Cesar Mayor
WSDOT Terminal Design Engineer
MayorC@wsdot.wa.gov
(206) 515-3732

The new walkway will look similar to the Bremerton terminal walkway, pictured above.

A view of what it will look like inside the new walkway.



Rendering of the new walkway, looking northwest.

The existing 45-year-old walkway is supported by wooden beams that could collapse during an earthquake.

Today's walkway is fully enclosed with frosted windows.

XL4750 BA OHL
2020.02.26

Weekend Closure #	Closure Work Type	Phase	Activity ID
1	Fixed Walkway & OHL Cab	2A	PP4.310/PNS171-PNS73JF10
2	OHL Cab	2A	PSS161JF-PSS164
3	Fixed Walkway & OHL Cab	3C	PSS192/PSS160JF-PSS190
4	Fixed Walkway	4A	PP6.010
5	Fixed Walkway	4A	PP6.012
6?	Fixed Walkway	4A	PP6.014

Activity Name	Location
Connect Temp Walkway Span to Existing walkway/Replace Hoist for OHL Cab	Between Terminal Building and OHL Walkway/Offshore Cab Pile Cap
Headframe Counterweight Work	Offshore Cab Headframe
Install Span 4/OHL CAB Pins & Electrical	Trestle near slip 2/Offshore Cab
Install Span 3	Over Trestle
Install Spans 1 & 2	Adjacent to North Trestle Edge
Install Spans ? (Only if needed)	tbd

Potential Equipment	Estimated Dates	Duration	Hours
Derrick Barge or Crane, power tools	2022.12.02-04	Friday Night to Monday Morning	Day/Night
Derrick Barge or Crane, power tools	2022.12.09-12	Friday Night to Monday Morning	Day/Night
Derrick Barge or Crane, power tools	2023.07.07-09	Friday Night to Monday Morning	Day/Night
2 Cranes, power tools	2023.09.15-17	Friday Night to Monday Morning	Day/Night
2 Cranes, power tools	2023.09.22-24	Friday Night to Monday Morning	Day/Night
2 Cranes, power tools	2023.09.29-2023.10.01	Friday Night to Monday Morning	Day/Night

Notes
Walk-ons use car deck
Walk-ons use car deck
Walk-ons use car deck
Terminal Closed to Public
Terminal Closed to Public
Terminal Closed to Public, Only needed if Contractor can't complete in previous two windows

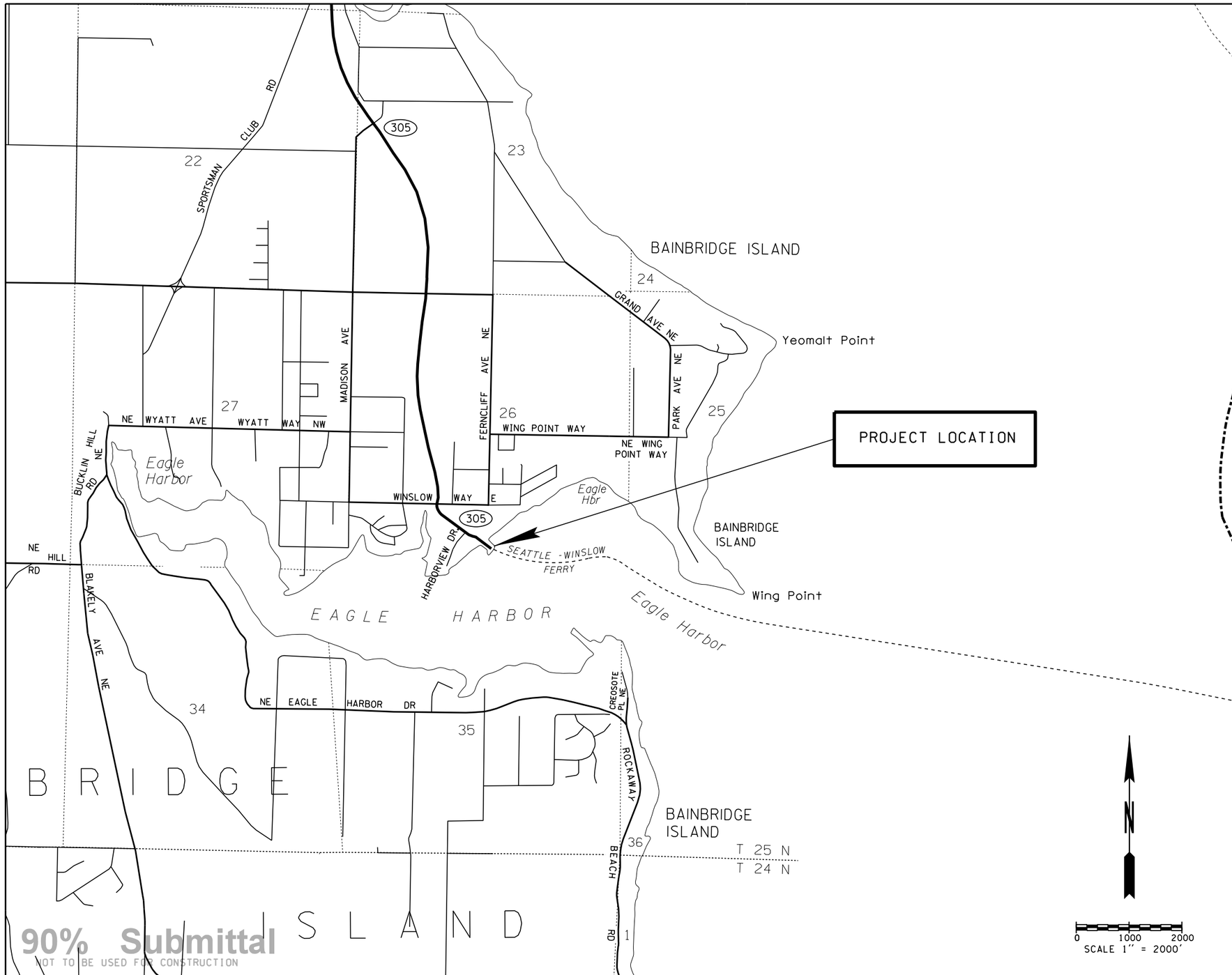
XL4750 BA OHL

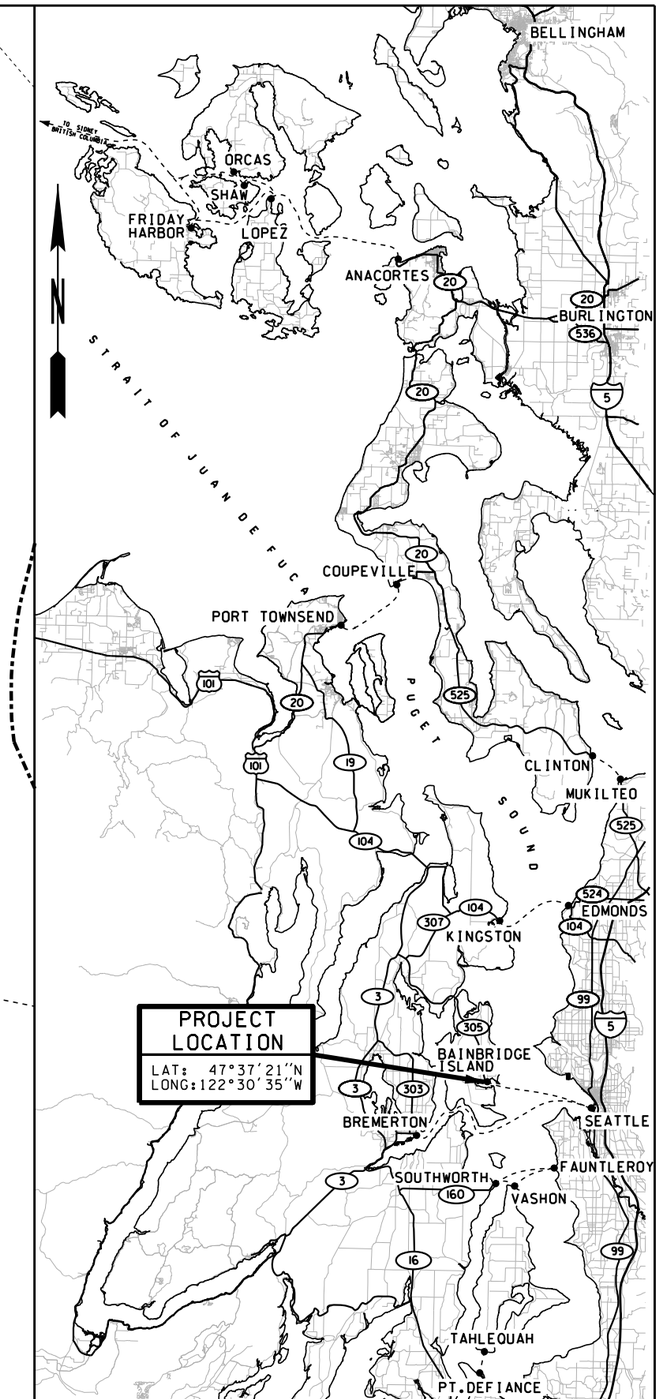
Phase	Acitivity ID	Activity Name
2A	PP4.310	Connect Temp Walkway Span to Existing walkway
3C	PSS160JF-PSS180	Headfrane Counterweight Work
3C	PSS192	Install Span 4
4A	PP6.010	Install Span 3
4A	PP6.013	Install Spans 1 & 2
4A	If needed	Install Spans ? (Only if needed)
4A	PNS171.5	New Hoist System

Location	Potential Equipment	Estimated Dates
Between Terminal Building and OHL Walkway	Crane, power tools	12/3-4/2021
Offshore Cab Headframe	Derrick Barge or Crane	06/24-26/2022
Trestle near slip 2	1 or 2 Cranes	06/24-25/2022
Over Trestle	2 Cranes	09/10-11/2022
Adjacent to North Trestle Edge	2 Cranes	09/17-18/2022
tbd	2 Cranes	09/24-25/2022
Offshore Cab Headframe	Derick Barge or Crane	09/10-11/2022

Duration	Hours
Saturday-Sunday	Day
Friday Night to Monday Morning	Day/Night
Saturday-Sunday	Day
Friday Night to Monday Morning	Day/Night
Friday Night to Monday Morning	Day/Night
Friday Night to Monday Morning	Day/Night
Friday Night to Monday Morning	Day/Night

Notes
Same weekend as previous offshore cab work
Only needed if Contractor can't complete in previous two windows
Same weekend as one of the previous span installation work





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DESIGNED BY: C. MAYOR	9/18/2020					2015(086)
ENTERED BY: M. MORIN	9/18/2020					REGION NO. / STATE
CHECKED BY: L. LU	9/18/2020					10 / WASH
PROJ MNGR: C. MAYOR	9/18/2020					JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON						CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY		00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB

VICINITY MAP AND SITE LOCATOR

G01.000

SHEET 1 OF 1 SHEETS

shulerf | 03/15/2005 | 09:29:17 AM | PLOT2 | C:\AAWork\Sundry\Kitsap\Eagle Harbor and Bainbridge Ferry Terminal\Eagle SSP.dgn

TOTAL AREA IS FROM ASSESSOR'S RECORDS UNLESS OTHERWISE NOTED.

OWNERSHIPS

ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.

PARCEL NO.	NAME	TOTAL AREA	R/W	LT. REMAINDER RT.	EASM'T
3-09533	NOT USED				
3-09575	SEE SHEET 20				
3-09978	CITY OF BAINBRIDGE ISLAND	3,571,920			● 197
3-10009	CITY OF BI / KITSAP TRANSIT	UNDETERMINED			▼ 970

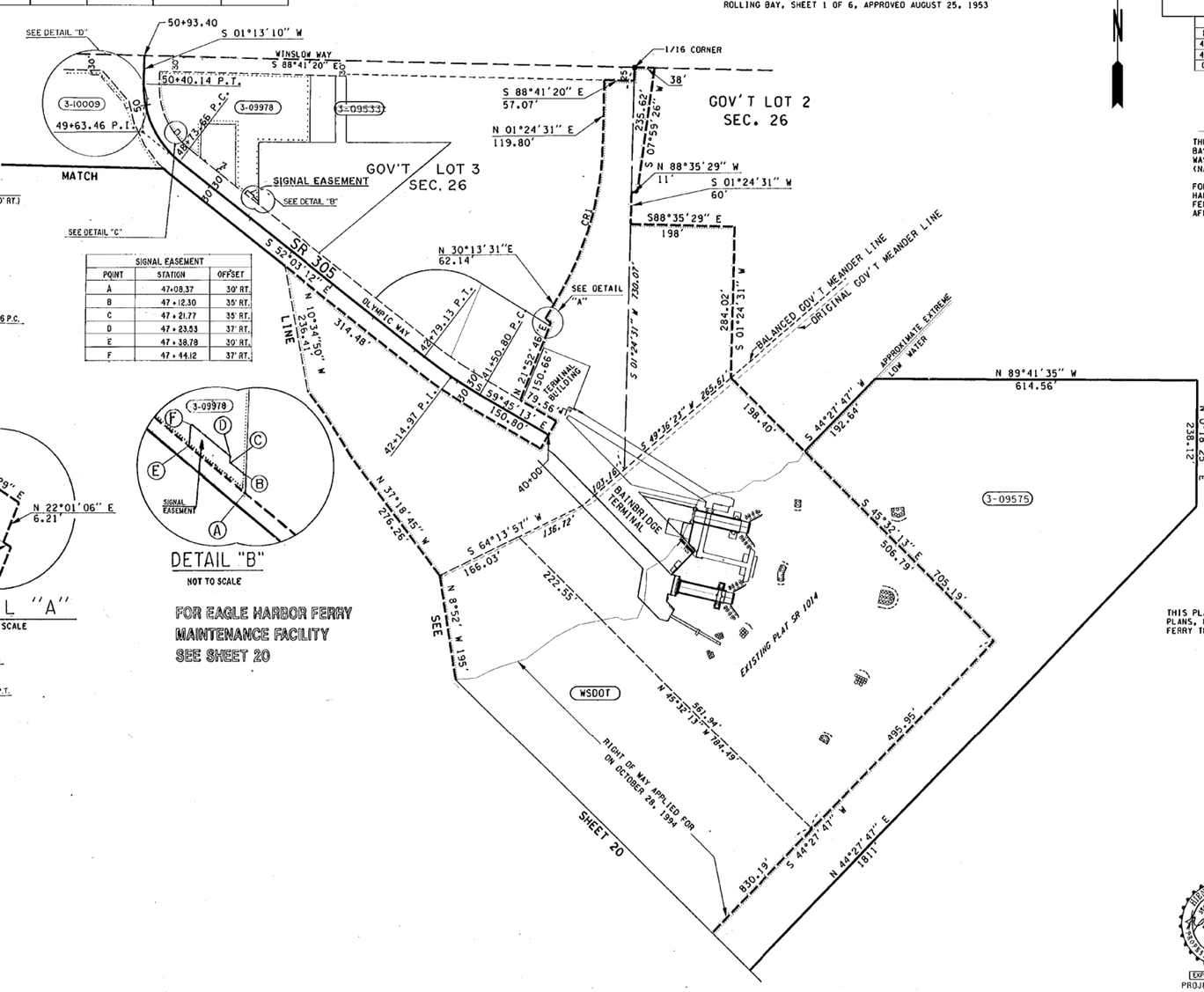
● SIGNAL EASEMENT

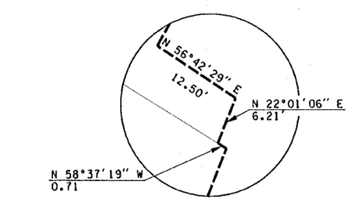
▼ TEMPORARY CONSTRUCTION EASEMENT

THIS PLAN SUPERSEDES SR 305, WINSLOW TO ROLLING BAY, SHEETS 1 AND 3 OF 6 SHEETS, APPROVED AUGUST 25, 1953 AND SR 305, WINSLOW TO ROLLING BAY PLAN SHOWING ACCESS, SHEET 1 OF 1 SHEET, APPROVED AUGUST 4, 1953

T.25N. R.2E. W.M.

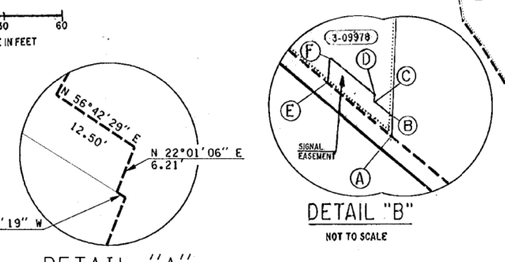
FOR EXISTING R/W NORTHERLY SEE SR 305, WINSLOW TO ROLLING BAY, SHEET 1 OF 6, APPROVED AUGUST 25, 1953





DETAIL "C"

SIGNAL EASEMENT		
POINT	STATION	OFFSET
A	47+08.37	30' RT.
B	47+12.30	35' RT.
C	47+21.77	35' RT.
D	47+23.53	37' RT.
E	47+38.78	30' RT.
F	47+44.12	37' RT.



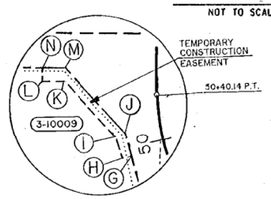
DETAIL "B"

NOT TO SCALE

DETAIL "A"

NOT TO SCALE

FOR EAGLE HARBOR FERRY MAINTENANCE FACILITY SEE SHEET 20



DETAIL "D"

NOT TO SCALE

CONSTRUCTION EASEMENT		
PARCEL NO.	STA.	OFFSET
G	49+95	30' LT.
H	49+95	38' LT.
I	50+09.53	38' LT.
J	50+12±	30' LT.
K	50+31.56	80' LT.
L	50+31.56	100' LT.
M	50+64±	80' LT.
N	50+64±	100' LT.

Reference	Approval	Revision Description	By
Letter 5-23-07	6-14-07	Added Temporary Construction Easement on Lt. Sta.49+95 to 50+63.56; Added Parcel 3-10009; Added Detail "D"	
Letter 2-22-07	3-8-07	Added Detail "B" and "C"; Added Parcel 3-09978; Deleted Parcel 3-09533; Added Signal Easement on Rt. Sta. 47+38.78 to 47+08.37	

LEGEND

PROPERTY OWNERSHIP NUMBERS (-)

PROPERTY LINES

0 100 200

SCALE IN FEET

TOTAL CURVE DATA				
P.I. STATION	DELTA	TANGENT	RADIUS	LENGTH
49+63.46	53°16'22" LT.	89.80'	179.05'	166.48'
42+14.97	07°42'00" LT.	64.26'	954.93'	128.33'
CRI	28°49'00" LT.	147.20'	572.96'	288.17'

BASIS OF BEARING

THE NORTH LINE OF GOV'T LOT 3 (ROTATED) WAS USED AS BASIS OF BEARINGS AND DISTANCES AS DETERMINED FROM WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/91). THE DISTANCES SHOWN ARE GROUND DISTANCES.

FOR SURVEY INFORMATION SEE RECORD OF SURVEY, EAGLE HARBOR FERRY MAINTENANCE FACILITY AND BAINBRIDGE FERRY TERMINAL, RECORDED AUG. 17, 2004 AFN 200408170193

THIS PLAN SUPERSEDES SHEET 16, KITSAP COUNTY SUNDRY SITE PLANS, EAGLE HARBOR FERRY MAINTENANCE FACILITY & BAINBRIDGE FERRY TERMINAL, APPROVED AND ADOPTED AUGUST 20, 2004

KITSAP COUNTY
SUNDRY SITE PLANS

BAINBRIDGE FERRY TERMINAL

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
OLYMPIA, WASHINGTON

APPROVED AND ADOPTED APRIL 1, 2005

EXPIRES 1/20/2005
PROJECT ENGINEER

RIGHT OF WAY PLANS ENGINEER

SHEET 21

90%
NOT TO BE

FILE NAME: WSF\Bainbridge\15W021 OHL REPLACEMENT\CADD\ContractPlans\90%\WSF\$FILES$					
PRINTED: 1:15:18 PM 9/18/2020	LAST PRINTED BY:				FED.AID PROJ.NO.
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DESIGNED BY: C. MAYOR	9/18/2020				2015(086)
ENTERED BY: M. MORIN	9/18/2020				REGION NO. STATE
CHECKED BY: L. LU	9/18/2020				10 WASH
PROJ MNGR: C. MAYOR	9/18/2020				JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON					
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	CONTRACT NO. 00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB

SUNDRY SITE PLAN

G02.000

SHEET 1 OF 1 SHEETS

EXIST TERMINAL BUILDING

Dense Brush

REMOVE/INSTALL WALL (SEE ARCHITECTURAL SHEETS)

ENVIRONMENTAL BEACH CLEAN-UP (SEE ENVIROMENTAL MITIGATION SHEET)

CONSTRUCT FIXED OHL WALKWAY AND EMERGENCY STAIRS (SEE ARCHITECTURAL, ELECTRICAL, AND STRUCTURAL SHEETS)

REMOVE WALKWAY FOUNDATION (SEE STRUCTURAL SHEETS)

REMOVE STEEL WALKWAY (SEE STRUCTURAL SHEETS)

REMOVE TIMBER WALKWAY AND RAMP (SEE STRUCTURAL SHEETS)

REMOVE FENCE AND WALL, SAW CUT ASPHALT AND PAVE (SEE CIVIL SHEETS)

RENOVATE OHL CAB (SEE STRUCTURAL, ELECTRICAL, ARCHITECTRUAL AND MECHANICAL SHEETS)

REPLACE APRONS (SEE MECHANICAL SHEETS)

REMOVE SIDEWALK (SEE CIVIL SHEETS)

REMOVE/INSTALL SAFETY BARRIER (SEE STRUCTURAL SHEETS)

MODIFY EXISTING PIER HOUSING (SEE ARCHITECTURAL AND STRUCTURAL SHEETS)

MODIFY EXISTING PIER CAP (SEE STRUCTURAL SHEETS)

INSTALL OUTDOOR VMS SIGN (SEE ELECTRICAL AND STRUCTURAL SHEETS)

REMOVE STAIRS (SEE STRUCTURAL SHEETS)

SLIP 1

SLIP 2

SLIP 3

0 25 50
SCALE 1" = 50'

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ENTERED BY: M. MORIN	9/18/2020					REGION NO. STATE
CHECKED BY: L. LU	9/18/2020					10 WASH
PROJ MNGR: C. MAYOR	9/18/2020					JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON						CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY		00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB

SITE PLAN

C02.001

SHEET OF SHEETS

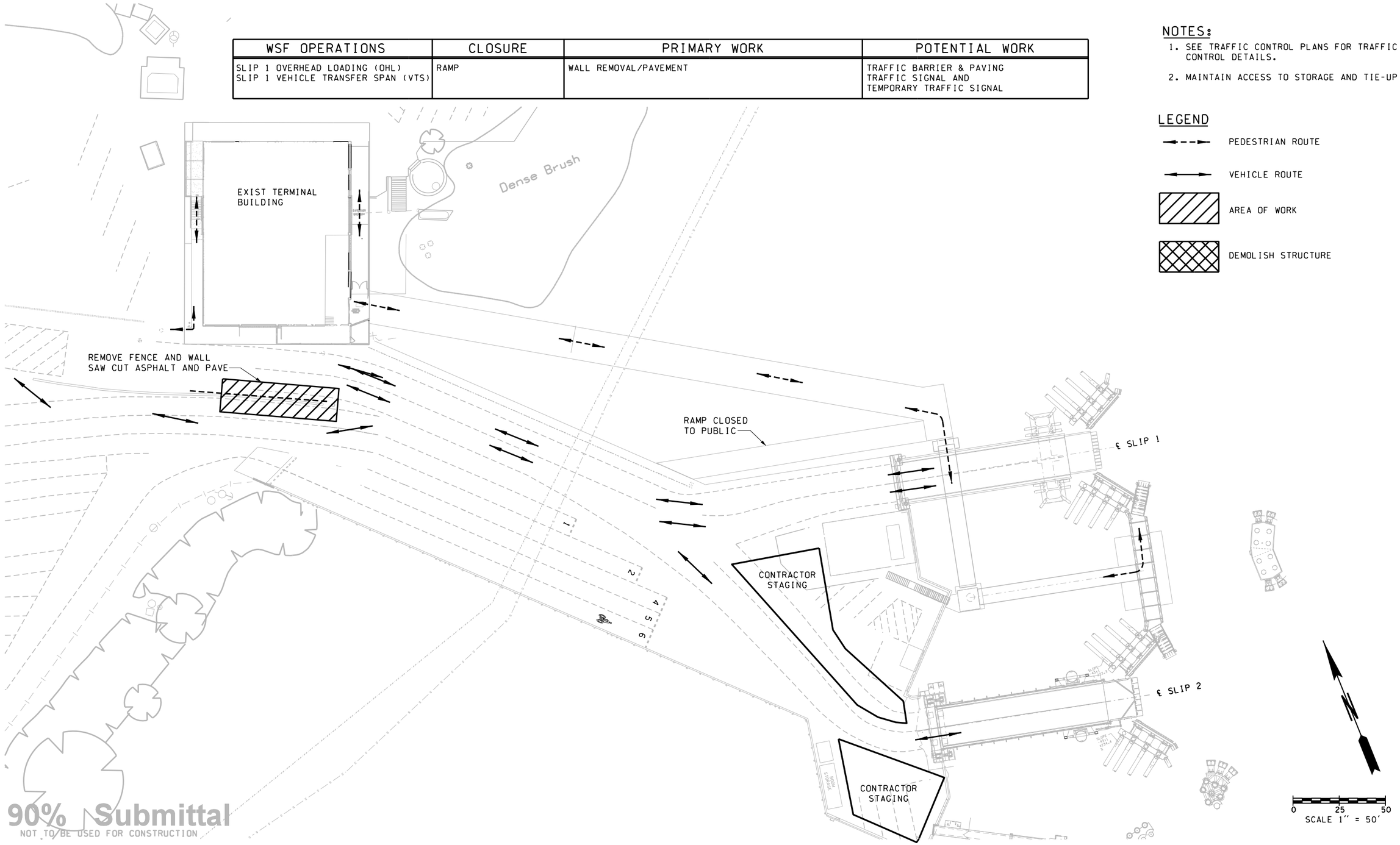
WSF OPERATIONS	CLOSURE	PRIMARY WORK	POTENTIAL WORK
SLIP 1 OVERHEAD LOADING (OHL) SLIP 1 VEHICLE TRANSFER SPAN (VTS)	RAMP	WALL REMOVAL/PAVEMENT	TRAFFIC BARRIER & PAVING TRAFFIC SIGNAL AND TEMPORARY TRAFFIC SIGNAL

NOTES:

1. SEE TRAFFIC CONTROL PLANS FOR TRAFFIC CONTROL DETAILS.
2. MAINTAIN ACCESS TO STORAGE AND TIE-UP SLIP.

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- AREA OF WORK
- DEMOLISH STRUCTURE



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CHECKED BY: L. LU	9/18/2020					10 WASH
PROJ MNGR: C. MAYOR	9/18/2020					JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON						CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY		00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB
CONSTRUCTION PHASING I - SITE PREPARATION

C03.010

SHEET OF SHEETS

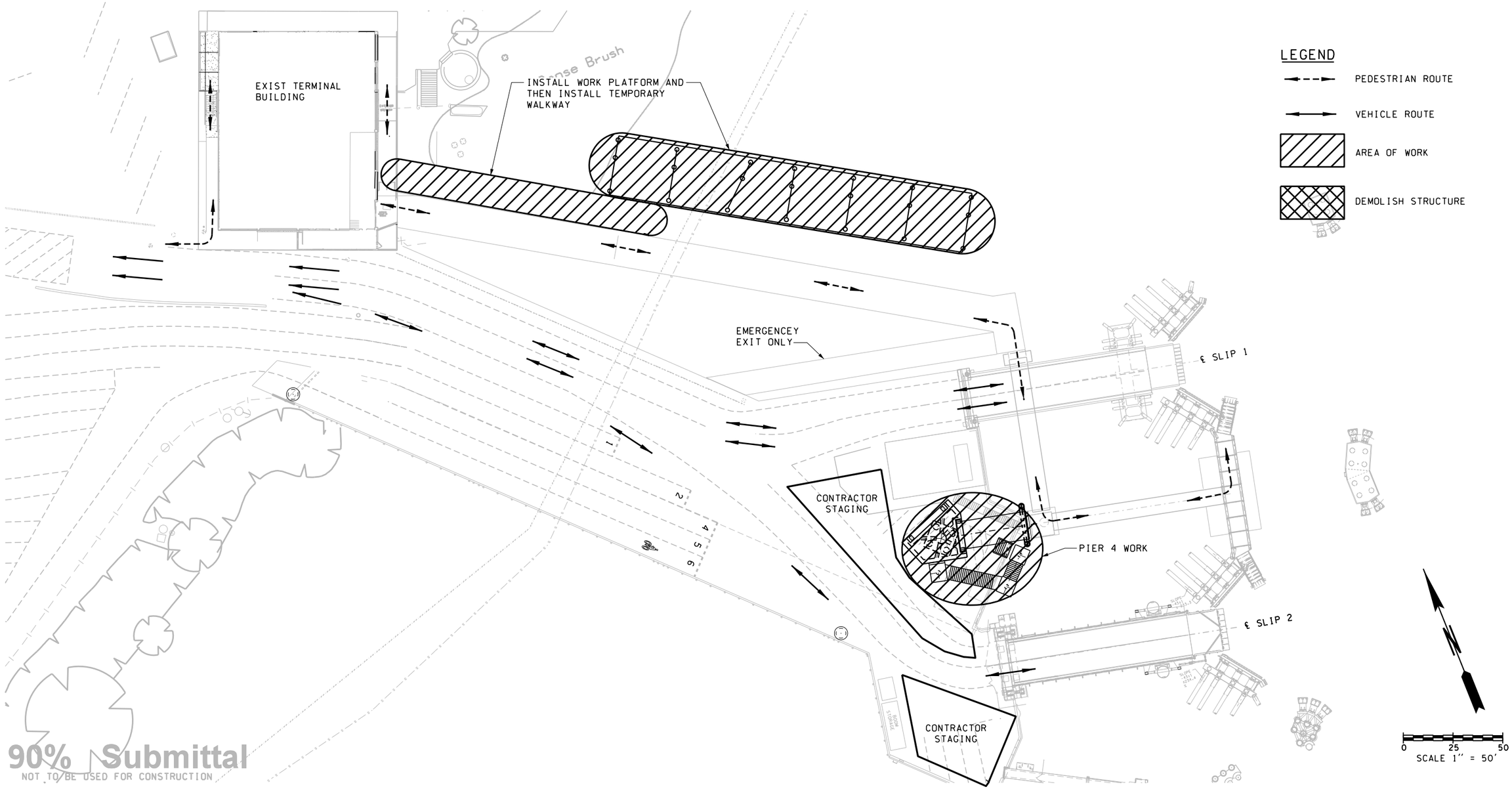
WSF OPERATIONS	CLOSURE	PRIMARY WORK	POTENTIAL WORK
SLIP 1 OHL SLIP 1 VTS	RAMP PIER 6 STAIRS	PIER 4, PIER 4 STAIRS TEMPORARY WORK PLATFORM	UPLAND WORK FOR TEMPORARY OHL RELOCATE STORAGE SHED AND CABINETS

NOTES:

1. SEE TRAFFIC CONTROL PLANS FOR TRAFFIC CONTROL DETAILS.
2. MAINTAIN ACCESS TO STORAGE AND TIE-UP SLIP.

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- AREA OF WORK
- DEMOLISH STRUCTURE



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CHECKED BY: L. LU	9/18/2020				10 WASH
PROJ MNGR: C. MAYOR	9/18/2020				JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON					CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB
CONSTRUCTION PHASING II - A -
PIER 4 CONSTRUCTION

C03.020

SHEET OF SHEETS

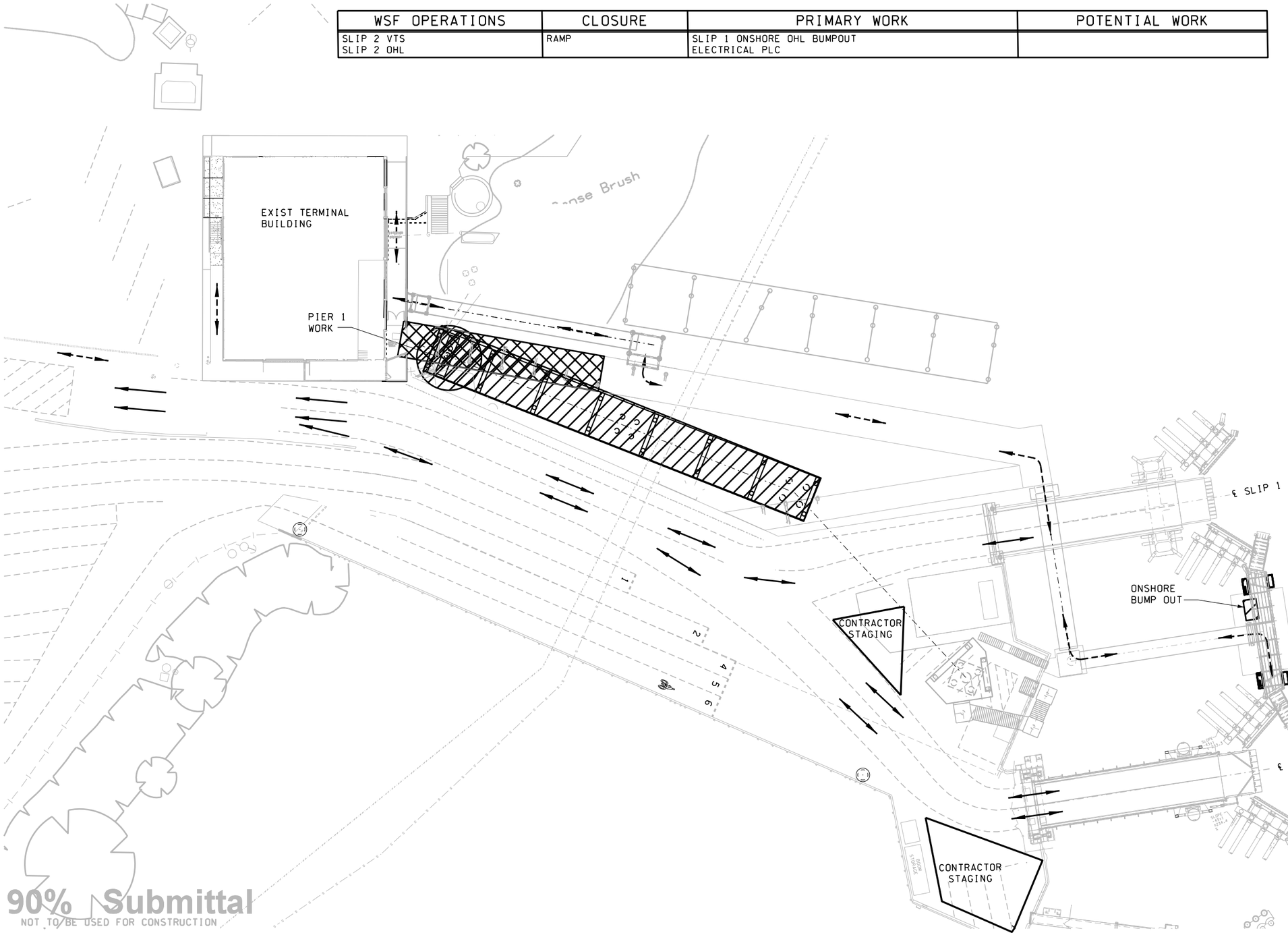
WSF OPERATIONS	CLOSURE	PRIMARY WORK	POTENTIAL WORK
SLIP 2 VTS SLIP 2 OHL	RAMP	SLIP 1 ONSHORE OHL BUMPOUT ELECTRICAL PLC	

NOTES:

1. SEE TRAFFIC CONTROL PLANS FOR TRAFFIC CONTROL DETAILS.
2. SLIP 1 CLOSED EXCEPT FOR SINGLE LANE ACCESS BETWEEN 10:30PM - 11:00PM AND 5:45AM - 6:15AM.
3. MAINTAIN ACCESS TO STORAGE AND TIE-UP SLIP

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- AREA OF WORK
- DEMOLISH STRUCTURE



SCALE 1" = 50'

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CHECKED BY: L. LU	9/18/2020				10 / WASH
PROJ MNGR: C. MAYOR	9/18/2020				JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON					CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB
CONSTRUCTION PHASING III - A -
PILE DRIVING & PIER 1 CONSTRUCTION

C03.030

SHEET OF SHEETS

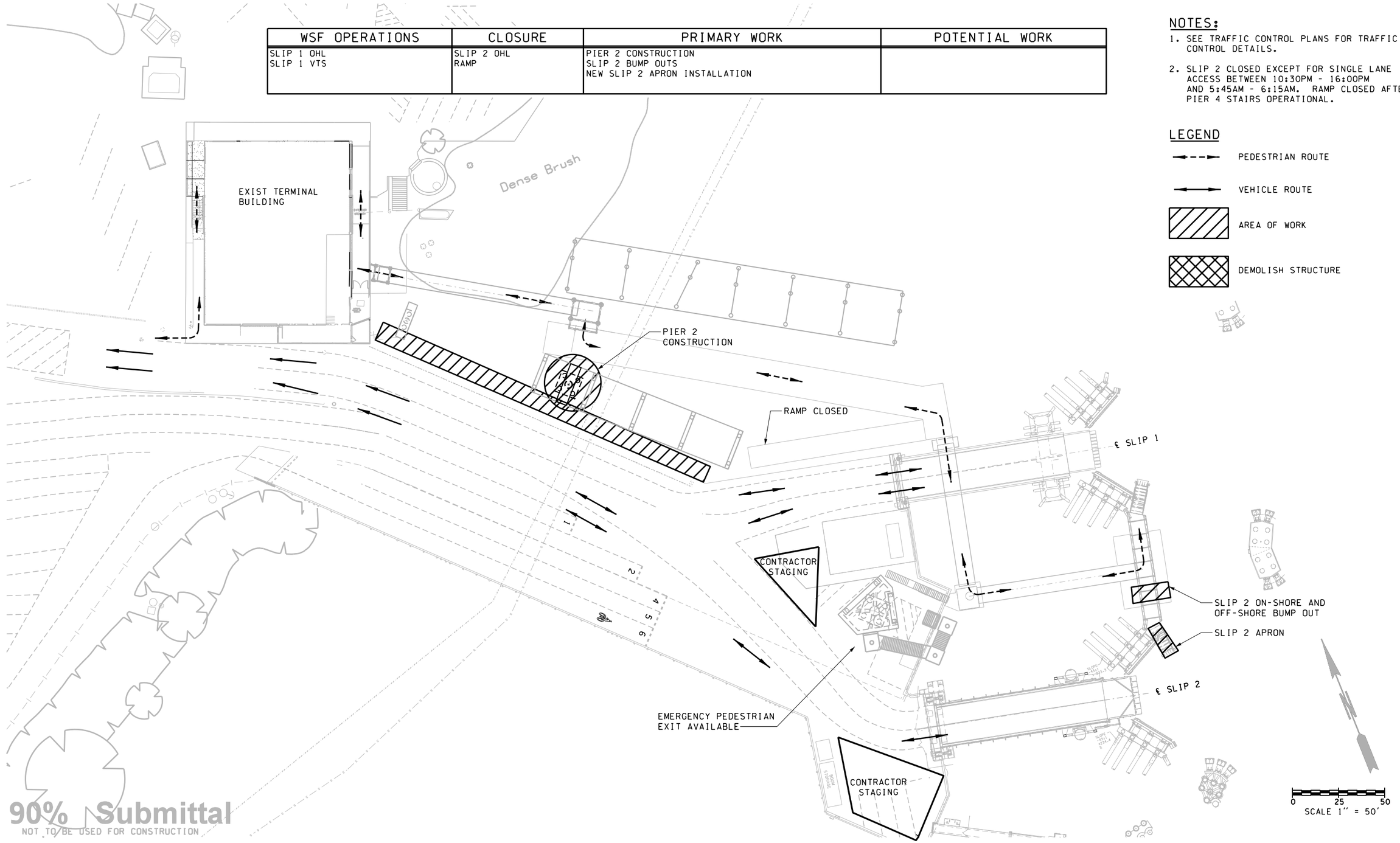
WSF OPERATIONS	CLOSURE	PRIMARY WORK	POTENTIAL WORK
SLIP 1 OHL SLIP 1 VTS	SLIP 2 OHL RAMP	PIER 2 CONSTRUCTION SLIP 2 BUMP OUTS NEW SLIP 2 APRON INSTALLATION	

NOTES:

1. SEE TRAFFIC CONTROL PLANS FOR TRAFFIC CONTROL DETAILS.
2. SLIP 2 CLOSED EXCEPT FOR SINGLE LANE ACCESS BETWEEN 10:30PM - 16:00PM AND 5:45AM - 6:15AM. RAMP CLOSED AFTER PIER 4 STAIRS OPERATIONAL.

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- AREA OF WORK
- DEMOLISH STRUCTURE



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CHECKED BY: L. LU	9/18/2020				10 WASH
PROJ MNGR: C. MAYOR	9/18/2020				JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON					CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB

CONSTRUCTION PHASING III - B - PIER 2 CONSTRUCTION

C03.031

SHEET OF SHEETS

WSF OPERATIONS	CLOSURE	PRIMARY WORK	POTENTIAL WORK
SLIP 1 VTS	SLIP 1 & 2 OHL, RAMP (WEEKEND)	LIVE LOAD PIN CYLINDERS OHL COUNTERWEIGHT SYSTEM OHL ELECTRICAL	

NOTES:

1. SEE TRAFFIC CONTROL PLANS FOR TRAFFIC CONTROL DETAILS.
2. SLIP 2 CLOSED EXCEPT FOR SINGLE LANE ACCESS BEWEEN 10:30PM - 11:00PM AND 5:45AM - 6:45AM.
3. MAINTAIN ACCESS TO STORAGE AND TIE-UP SLIP.

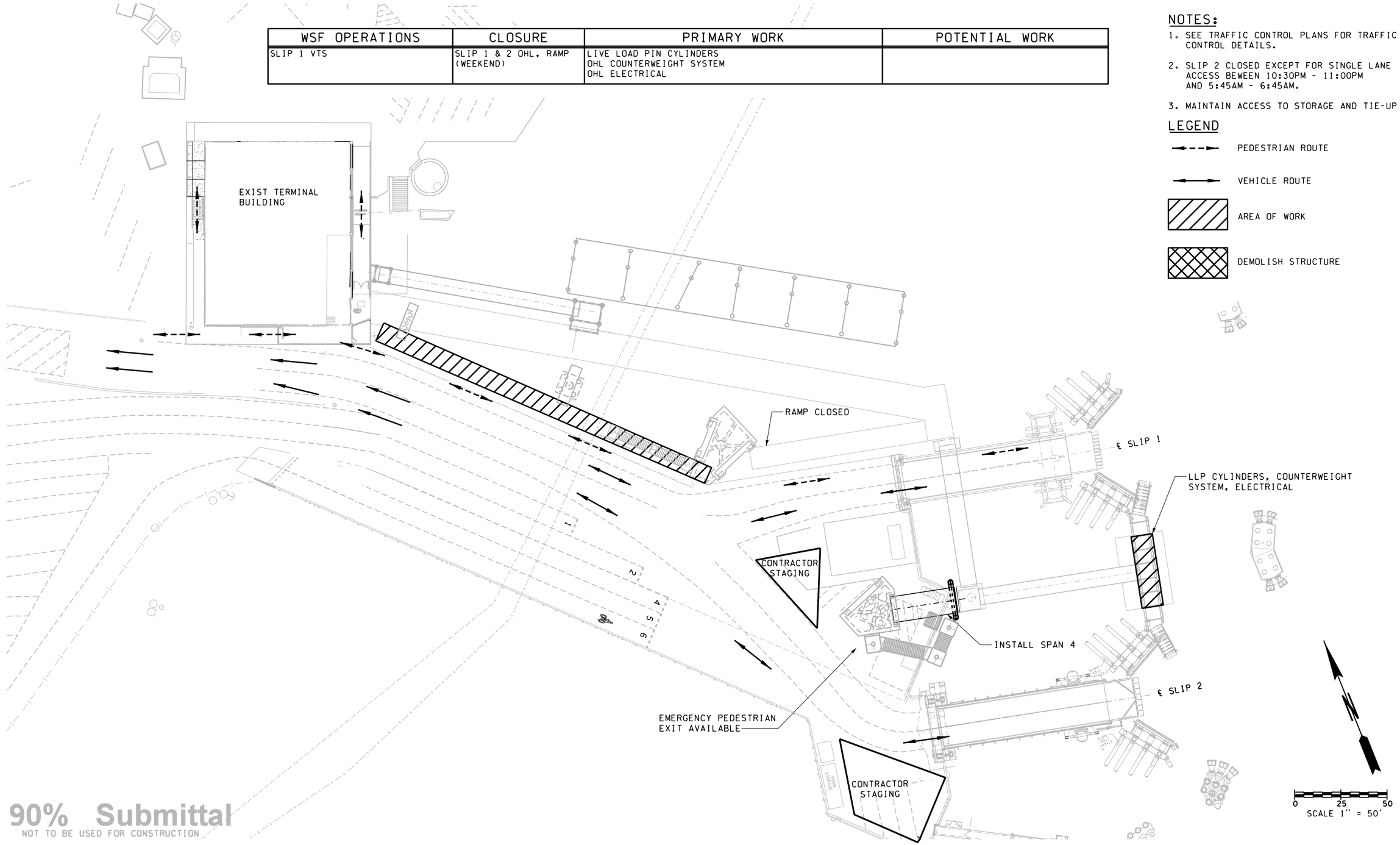
LEGEND

PEDESTRIAN ROUTE

VEHICLE ROUTE

AREA OF WORK

DEMOLISH STRUCTURE



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ENTERED BY: M. MORIN	9/18/2020				REGION NO. STATE
CHECKED BY: L. LU	9/18/2020				10 WASH
PROJ MNGR: C. MAYOR	9/18/2020				JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON					CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB
CONSTRUCTION PHASING III - C -
OHL CLOSURE / SPAN 4

C03.032

SHEET OF SHEETS

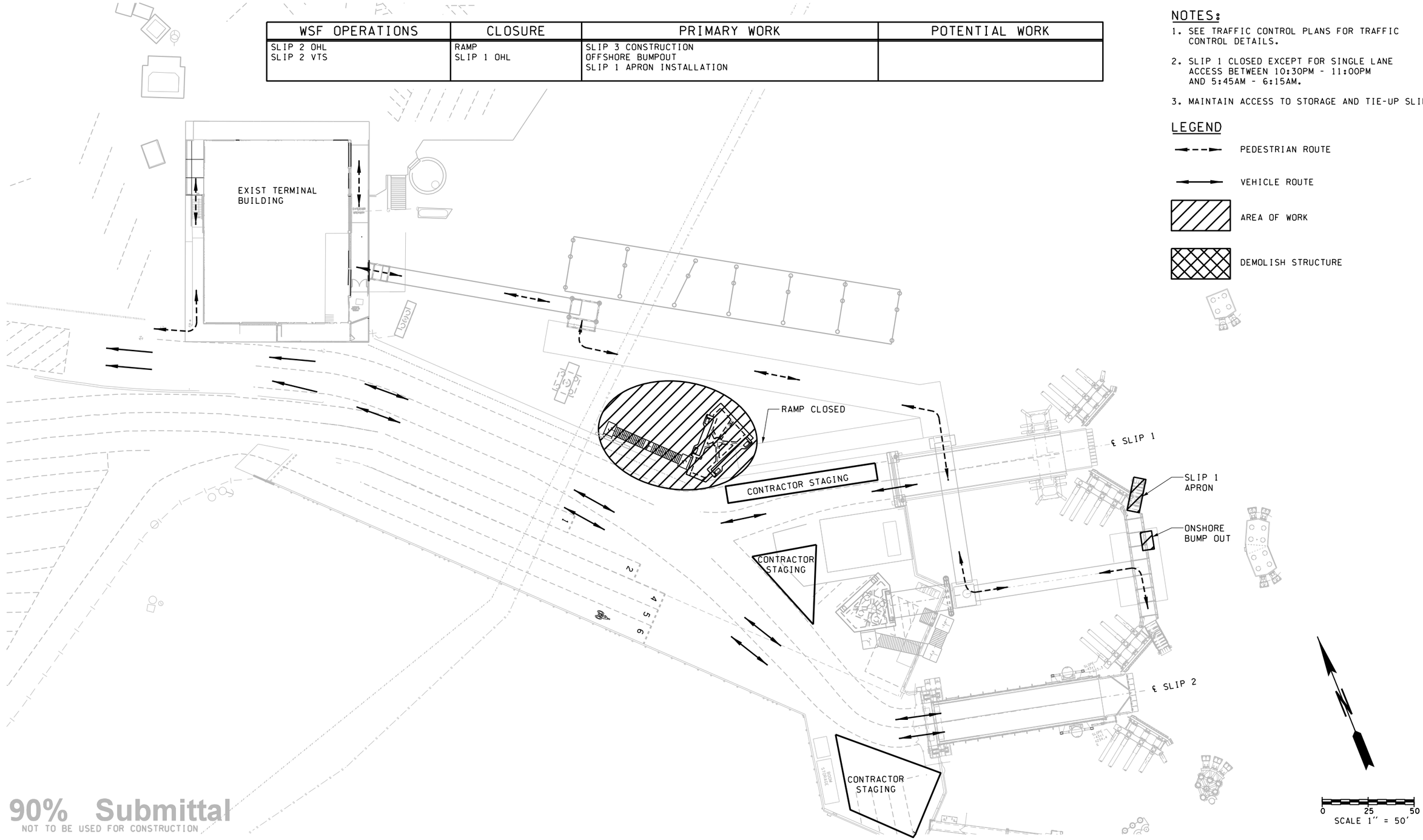
WSF OPERATIONS	CLOSURE	PRIMARY WORK	POTENTIAL WORK
SLIP 2 OHL SLIP 2 VTS	RAMP SLIP 1 OHL	SLIP 3 CONSTRUCTION OFFSHORE BUMPOUT SLIP 1 APRON INSTALLATION	

NOTES:

1. SEE TRAFFIC CONTROL PLANS FOR TRAFFIC CONTROL DETAILS.
2. SLIP 1 CLOSED EXCEPT FOR SINGLE LANE ACCESS BETWEEN 10:30PM - 11:00PM AND 5:45AM - 6:15AM.
3. MAINTAIN ACCESS TO STORAGE AND TIE-UP SLIP.

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- AREA OF WORK
- DEMOLISH STRUCTURE



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ENTERED BY: M. MORIN	9/18/2020				REGION NO. / STATE
CHECKED BY: L. LU	9/18/2020				10 WASH
PROJ MNGR: C. MAYOR	9/18/2020				JOB NUMBER
DGN ENGR MNGR: A. WILLIAMSON					15W021
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	CONTRACT NO. 00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB
CONSTRUCTION PHASING III - D - PIER 3 CONSTRUCTION

C03.033

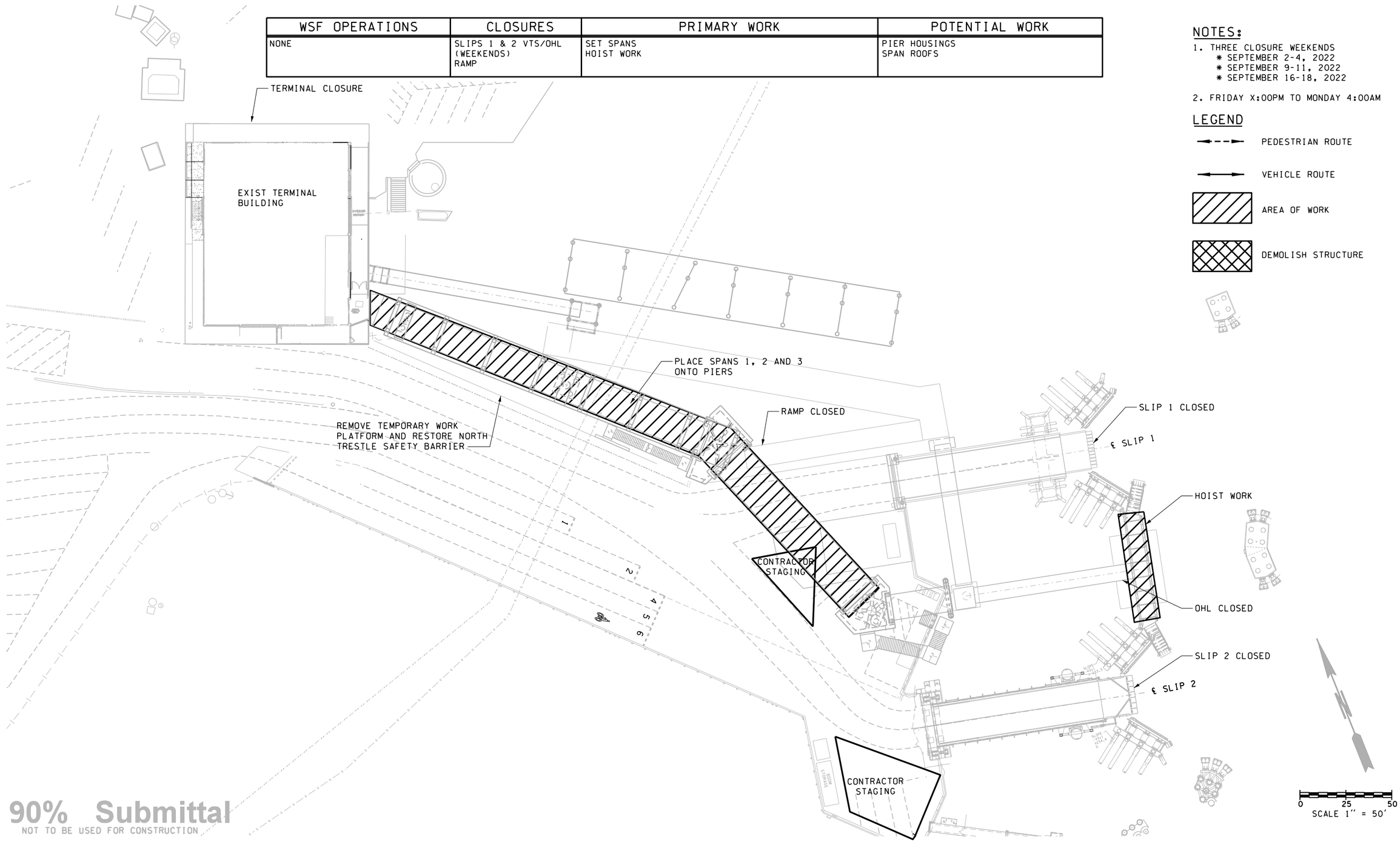
WSF OPERATIONS	CLOSURES	PRIMARY WORK	POTENTIAL WORK
NONE	SLIPS 1 & 2 VTS/OHL (WEEKENDS) RAMP	SET SPANS HOIST WORK	PIER HOUSINGS SPAN ROOFS

NOTES:

1. THREE CLOSURE WEEKENDS
   - SEPTEMBER 2-4, 2022
   - SEPTEMBER 9-11, 2022
   - SEPTEMBER 16-18, 2022
2. FRIDAY X:00PM TO MONDAY 4:00AM

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- AREA OF WORK
- DEMOLISH STRUCTURE



90% Submittal
NOT TO BE USED FOR CONSTRUCTION

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ENTERED BY: M. MORIN	9/18/2020					REGION NO. STATE
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PROJ MNGR: C. MAYOR	9/18/2020					JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON						CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY		00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB
CONSTRUCTION PHASING IV - A -
TERMINAL CLOSURE: SPAN INSTALLATION

C03.040

SHEET OF SHEETS 54

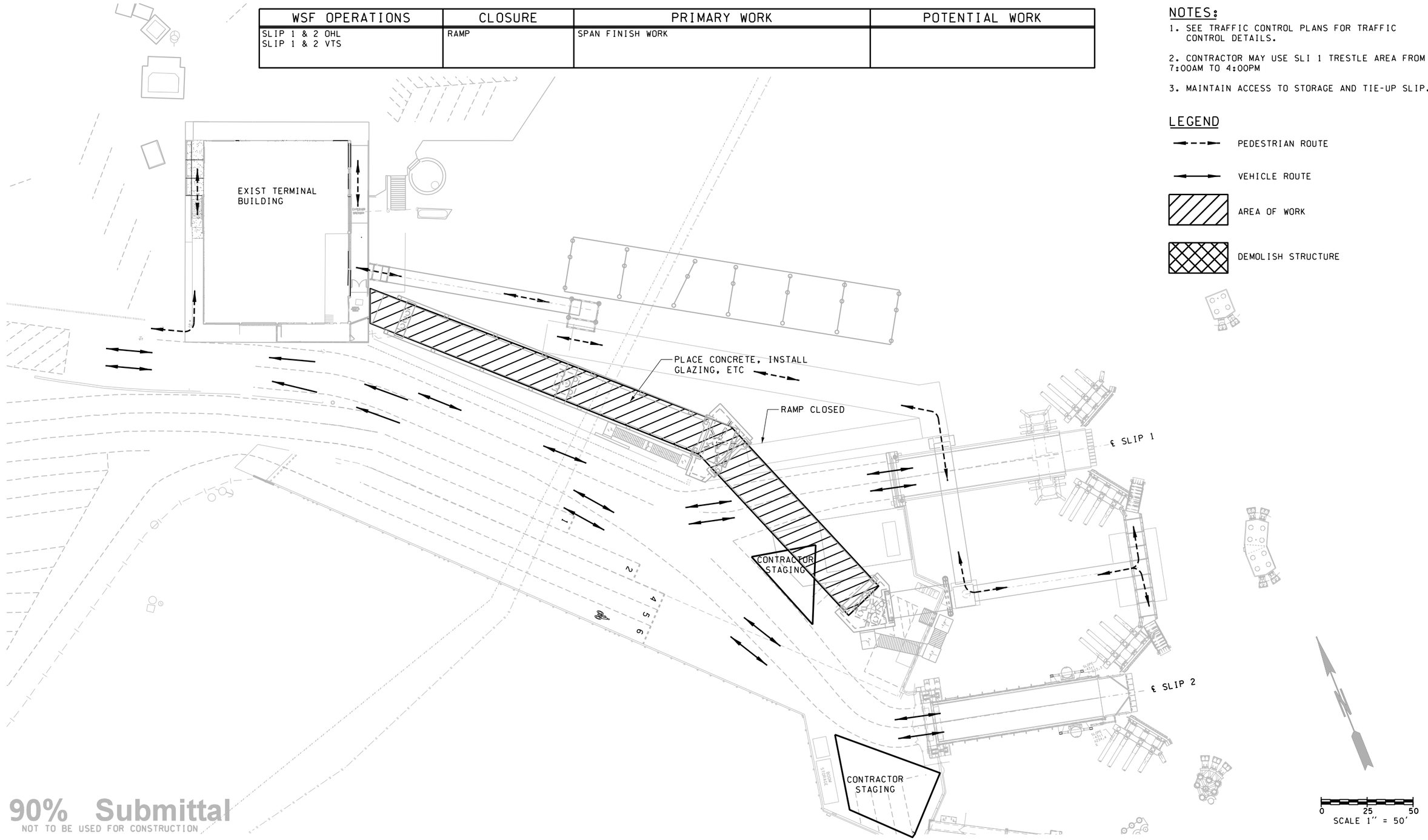
WSF OPERATIONS	CLOSURE	PRIMARY WORK	POTENTIAL WORK
SLIP 1 & 2 OHL SLIP 1 & 2 VTS	RAMP	SPAN FINISH WORK	

NOTES:

1. SEE TRAFFIC CONTROL PLANS FOR TRAFFIC CONTROL DETAILS.
2. CONTRACTOR MAY USE SLI 1 TRESTLE AREA FROM 7:00AM TO 4:00PM
3. MAINTAIN ACCESS TO STORAGE AND TIE-UP SLIP.

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- AREA OF WORK
- DEMOLISH STRUCTURE



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PROJ MNGR: C. MAYOR	9/18/2020				JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON					
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	CONTRACT NO. 00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB
CONSTRUCTION PHASING IV - B - SPAN FINISH WORK

C03.041

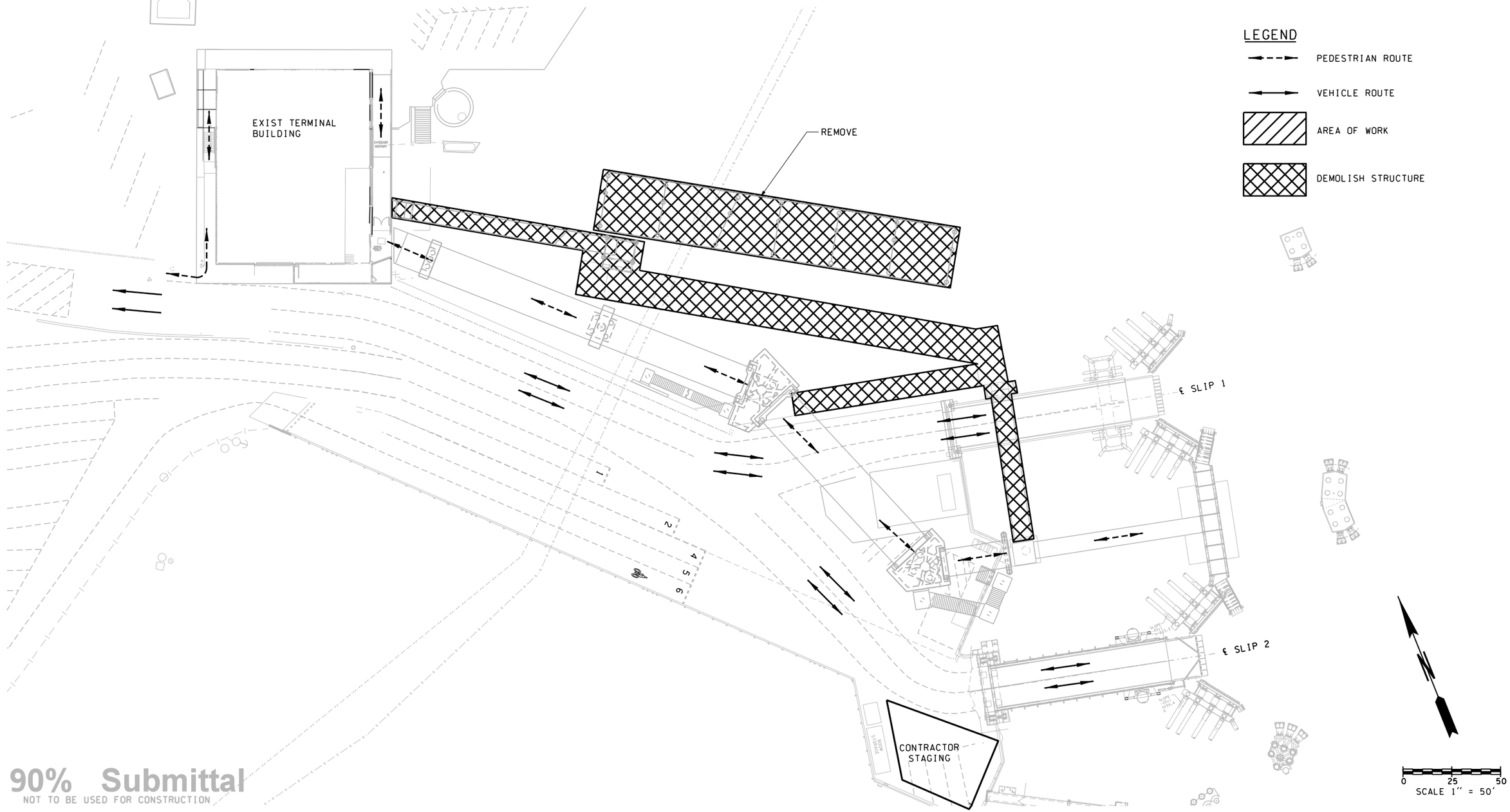
WSF OPERATIONS	CLOSURE	PRIMARY WORK	POTENTIAL WORK
SHIFT VTS SLIP AS NEEDED SHIFT OHL SLIP AS NEEDED	NONE	REMOVE REMAINING EXISTING OHL REMOVE REMAINING WORK PLATFORM	

NOTES:

1. SEE TRAFFIC CONTROL PLANS FOR TRAFFIC CONTROL DETAILS.
2. MAINTAIN ACCESS TO STORAGE AND TIE-UP SLIP.

LEGEND

- PEDESTRIAN ROUTE
- VEHICLE ROUTE
- AREA OF WORK
- DEMOLISH STRUCTURE



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DGN ENGR MNGR: A. WILLIAMSON					CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

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BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB

CONSTRUCTION PHASING V - REMOVE EXISTING OHL

C03.050

SHEET OF SHEETS

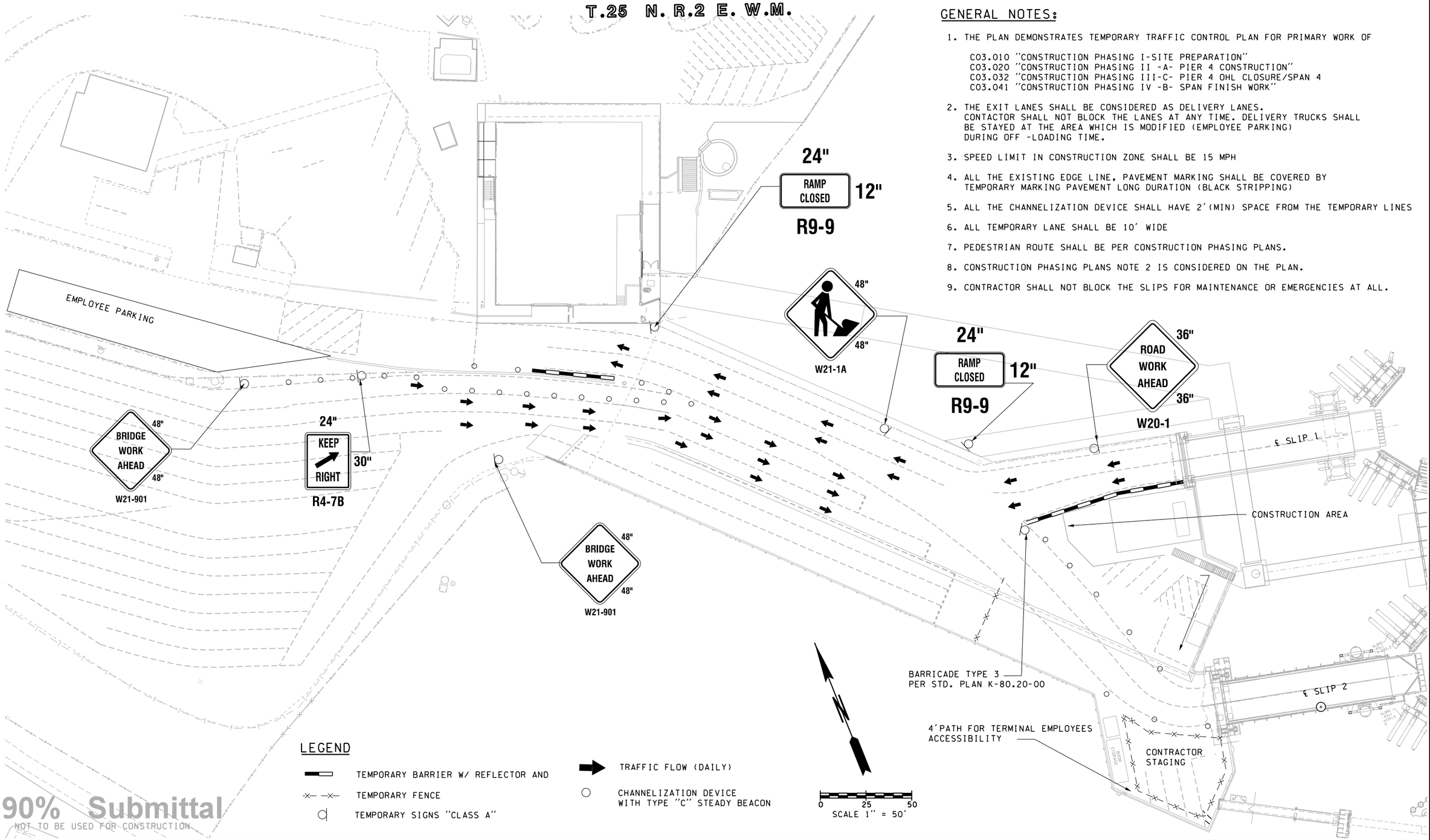
T.25 N. R.2 E. W.M.

GENERAL NOTES:

1. THE PLAN DEMONSTRATES TEMPORARY TRAFFIC CONTROL PLAN FOR PRIMARY WORK OF

   C03.010 "CONSTRUCTION PHASING I-SITE PREPARATION"
   C03.020 "CONSTRUCTION PHASING II -A- PIER 4 CONSTRUCTION"
   C03.032 "CONSTRUCTION PHASING III-C- PIER 4 OHL CLOSURE/SPAN 4
   C03.041 "CONSTRUCTION PHASING IV -B- SPAN FINISH WORK"

2. THE EXIT LANES SHALL BE CONSIDERED AS DELIVERY LANES. CONTACTOR SHALL NOT BLOCK THE LANES AT ANY TIME. DELIVERY TRUCKS SHALL BE STAYED AT THE AREA WHICH IS MODIFIED (EMPLOYEE PARKING) DURING OFF -LOADING TIME.
3. SPEED LIMIT IN CONSTRUCTION ZONE SHALL BE 15 MPH
4. ALL THE EXISTING EDGE LINE, PAVEMENT MARKING SHALL BE COVERED BY TEMPORARY MARKING PAVEMENT LONG DURATION (BLACK STRIPPING)
5. ALL THE CHANNELIZATION DEVICE SHALL HAVE 2'(MIN) SPACE FROM THE TEMPORARY LINES
6. ALL TEMPORARY LANE SHALL BE 10' WIDE
7. PEDESTRIAN ROUTE SHALL BE PER CONSTRUCTION PHASING PLANS.
8. CONSTRUCTION PHASING PLANS NOTE 2 IS CONSIDERED ON THE PLAN.
9. CONTRACTOR SHALL NOT BLOCK THE SLIPS FOR MAINTENANCE OR EMERGENCIES AT ALL.



LEGEND

- TEMPORARY BARRIER W/ REFLECTOR AND
- TEMPORARY FENCE
- TEMPORARY SIGNS "CLASS A"
- TRAFFIC FLOW (DAILY)
- CHANNELIZATION DEVICE WITH TYPE "C" STEADY BEACON

90% Submittal
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PROJ MNGR: C. MAYOR	9/18/2020					JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON						CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY		00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB

TEMPORARY TRAFFIC CONTROL PLAN I

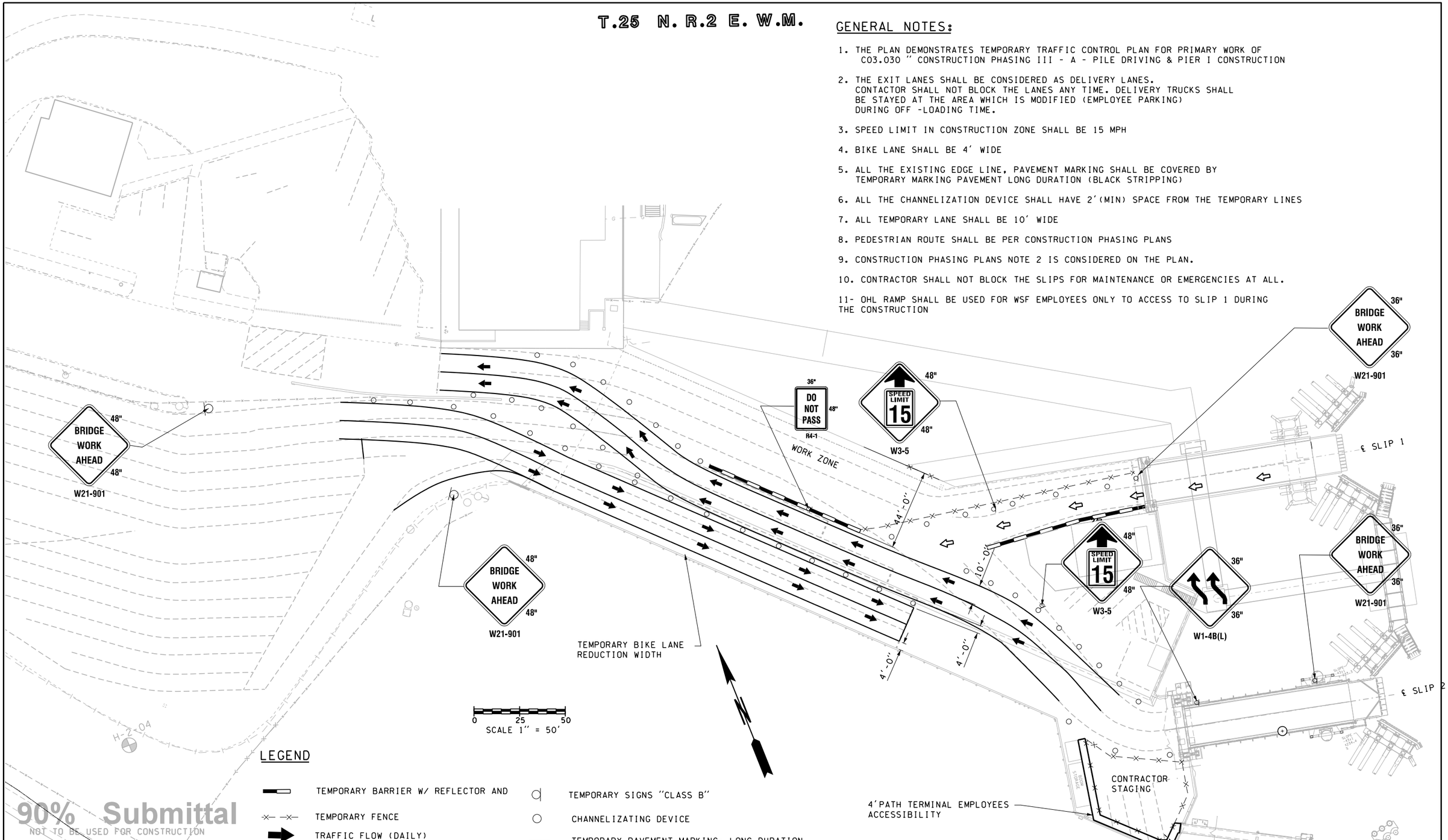
C16.001

SHEET 30 OF 371 SHEETS

T.25 N. R.2 E. W.M.

GENERAL NOTES:

1. THE PLAN DEMONSTRATES TEMPORARY TRAFFIC CONTROL PLAN FOR PRIMARY WORK OF C03.030 " CONSTRUCTION PHASING III - A - PILE DRIVING & PIER I CONSTRUCTION
2. THE EXIT LANES SHALL BE CONSIDERED AS DELIVERY LANES. CONTACTOR SHALL NOT BLOCK THE LANES ANY TIME. DELIVERY TRUCKS SHALL BE STAYED AT THE AREA WHICH IS MODIFIED (EMPLOYEE PARKING) DURING OFF -LOADING TIME.
3. SPEED LIMIT IN CONSTRUCTION ZONE SHALL BE 15 MPH
4. BIKE LANE SHALL BE 4' WIDE
5. ALL THE EXISTING EDGE LINE, PAVEMENT MARKING SHALL BE COVERED BY TEMPORARY MARKING PAVEMENT LONG DURATION (BLACK STRIPPING)
6. ALL THE CHANNELIZATION DEVICE SHALL HAVE 2'(MIN) SPACE FROM THE TEMPORARY LINES
7. ALL TEMPORARY LANE SHALL BE 10' WIDE
8. PEDESTRIAN ROUTE SHALL BE PER CONSTRUCTION PHASING PLANS
9. CONSTRUCTION PHASING PLANS NOTE 2 IS CONSIDERED ON THE PLAN.
10. CONTRACTOR SHALL NOT BLOCK THE SLIPS FOR MAINTENANCE OR EMERGENCIES AT ALL.
11- OHL RAMP SHALL BE USED FOR WSF EMPLOYEES ONLY TO ACCESS TO SLIP 1 DURING THE CONSTRUCTION



LEGEND

- TEMPORARY BARRIER W/ REFLECTOR AND
- TEMPORARY FENCE
- TRAFFIC FLOW (DAILY)
- TEMPORARY SIGNS "CLASS B"
- CHANNELIZATING DEVICE
- TEMPORARY PAVEMENT MARKING- LONG DURATION

90% Submittal
NOT TO BE USED FOR CONSTRUCTION

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PROJ MNGR: C. MAYOR	9/18/2020					JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON						CONTRACT NO.
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY		00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB

TEMPORARY TRAFFIC CONTROL PLAN III

C16.002

SHEET 31 OF 371 SHEETS

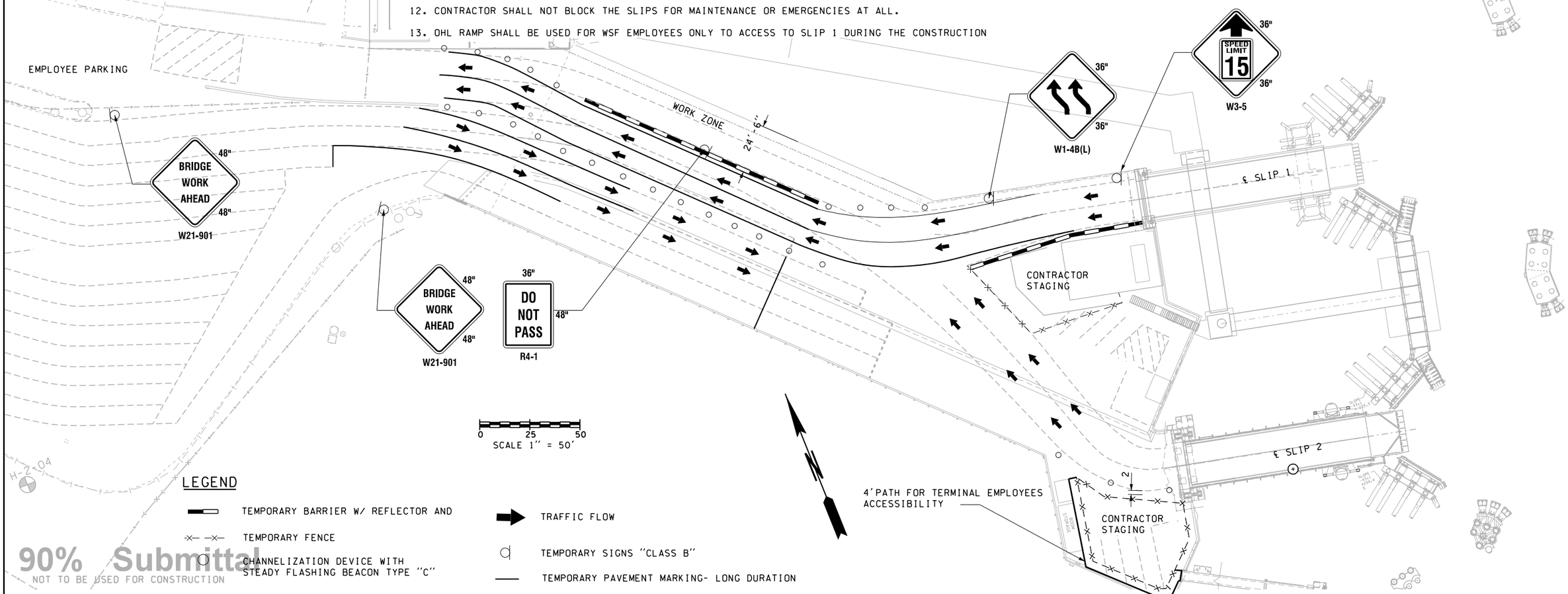
T.25 N. R.2 E. W.M.

GENERAL NOTES:

1. THE PLAN DEMONSTRATES TEMPORARY TRAFFIC CONTROL PLAN FOR PRIMARY WORK OF

   C03.031 " CONSTRUCTION PHASING III - B - PIER 2 CONSTRUCTION"
   C03.033 " CONSTRUCTION PHASING III - D - PIER 2 CONSTRUCTION"

2. THE EXIT LANES SHALL BE CONSIDERED AS DELIVERY LANES. CONTACTOR SHALL NOT BLOCK THE LANES ANY TIME. DELIVERY TRUCKS SHALL BE STAYED AT THE AREA WHICH IS MODIFIED (EMPLOYEE PARKING) DURING OFF -LOADING TIME.
3. SPEED LIMIT IN CONSTRUCTION ZONE SHALL BE 15 MPH
4. ALL THE EXISTING EDGE LINE, PAVEMENT MARKING SHALL BE COVERED BY TEMPORARY MARKING PAVEMENT LONG DURATION (BLACK STRIPPING)
5. ALL THE DRUMS SHALL HAVE 2'(MIN) SPACE FROM THE TEMPORARY LINES
6. ALL TEMPORARY LANE SHALL BE 10' WIDE
7. PEDESTRIAN ROUTE SHALL BE PER CONSTRUCTION PHASING.
8. ALL THE CHANNELIZATION DEVICE SHALL HAVE 2'(MIN) SPACE FROM THE TEMPORARY LINES
9. ALL TEMPORARY LANE SHALL BE 10' WIDE
10. PEDESTRIAN ROUTE SHALL BE PER CONSTRUCTION PHASING PLANS
11. CONSTRUCTION PHASING PLANS NOTE 2 IS CONSIDERED ON THE PLAN.
12. CONTRACTOR SHALL NOT BLOCK THE SLIPS FOR MAINTENANCE OR EMERGENCIES AT ALL.
13. OHL RAMP SHALL BE USED FOR WSF EMPLOYEES ONLY TO ACCESS TO SLIP 1 DURING THE CONSTRUCTION



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PROJ MNGR: C. MAYOR	9/18/2020				JOB NUMBER 15W021
DGN ENGR MNGR: A. WILLIAMSON					
ASST SECRETARY: A. SCARTON		REVISION	DATE	BY	CONTRACT NO. 00****

Washington State Department of Transportation
WASHINGTON STATE FERRIES

SR305
BAINBRIDGE FERRY TERMINAL
OHL WALKWAY REPLACEMENT & CAB REHAB

TEMPORARY TRAFFIC CONTROL PHASE V

C16.003

SHEET 32 OF 371 SHEETS

CITY OF BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: July 22, 2021 **ESTIMATED TIME:** 45 Minutes

AGENDA ITEM: (7:05 PM) - Messenger House Major Site Plan Review and Major Adjustment to a Conditional Use Permit (PLN51717 SPR/CUPA)

AGENDA CATEGORY: Review and Recommendation **PROPOSED BY:** Kelly Tayara

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

PREVIOUS COUCIL REVIEW DATE(S): N/A

RECOMMENDED MOTION:
Review and recommendation to the Director of Planning and Community Development, in accordance with the provisions of BIMC 2.16.030.D.3; BIMC 2.16.040.E.5; BIMC 2.16.110.E.3; as modified by Ordinance 2021-03

SUMMARY:
Planning Commission review of the consolidated land use application is required prior to recommendation by the Director of Planning and Community Development. The Hearing Examiner is the final decision maker.

BACKGROUND: Planning Commission Review and Recommendation for the proposed Messenger House Phase 2 project.

The Staff Report, exhibits in this packet, and additional submitted documents can be found by copying the below link into a search engine and scrolling down to the Notes section:

https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/dc8af83f-f46f-49cf-a5f4--ac850006977e?_conv=1:

ATTACHMENTS:

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: July 9, 2021

To: Planning Commission

From: Kelly Tayara, Senior Planner

Project: Messenger House Phase 2

File Number: PLN51717 SPR / CUPA

Planning Commission Review

The purpose of Planning Commission review and recommendation meeting is to review a proposed project for consistency with applicable design standards and the Comprehensive Plan. The Commission shall consider the application at a public meeting where public comments will be taken. The Commission shall recommend approval, approval with conditions or denial of an application. In making a recommendation, the Commission shall consider the applicable decision criteria, all other applicable law, and the recommendation of the Design Review Board. The Design Review Board's recommendation shall hold substantial weight in the consideration of the application by the Planning Commission. Any deviation from the recommendation shall be documented in their written findings of facts and conclusions. If the applicable criteria are not met, the Planning Commission shall recommend the proposal be modified or denied. The Planning Commission will forward its written findings of facts and conclusions, their determination of the project's consistency with the Comprehensive Plan, and their recommendation, including any conditions attached by the Planning Commission and Design Review Board, to the staff planner for inclusion in the staff report transmitted to the Director of Planning and Community Development. A Planning Commission recommendation is not a final decision and therefore there is no appeal of the recommendation. (BIMC 2.16.030.D.3, BIMC 2.16.040.E.5 and BIMC 2.16.110.E.3, as modified by Ordinance 2021-03)

Summary of Request

The applicant requests approval of consolidated applications for Site Plan and Design Review permit (major) and an amendment (major adjustment) to an existing Conditional Use permit to construct a three-story, 52,460 square foot addition to an existing health care facility.

Staff Recommendation

Approval of the request as conditioned

Background:

The applicant proposes redevelopment of a site which is comprised of two adjoining tax lots totaling 7.01 acres in size. The southern lot is undeveloped, and the northern lot contains Messenger Care House, a health care facility, which is a conditional use in the residential district.

The Messenger House property includes Day Hall, the East Lawn and the caretaker cottage, all associated with the Moran School, and all recently listed on the Local Historic Register. Proposed redevelopment includes demolition of the memory care wing (originally constructed in 1986) which is attached to Day Hall, and construction of a 52,460 square foot, 46-bed facility with assisted and independent living units in its place.

Messenger Care House has existed on the site since c.1960. In subsequent years:

- In 1984, Moorehavens, Inc. received an Unclassified Use Permit from Kitsap County to add 8,000-9,000 square feet to the existing facility on the easterly five acres of a 15-acre parcel.
- In 1986, Soundcare, Inc. received approval for a revision to the Unclassified Use Permit to add a 2,600 square foot building addition on 5.5-acre site area which was within the 15-acre parcel.
- In 1995, Soundcare received approval through a new Conditional Use Permit for a 20,500 square foot building addition on a seven-acre site.

Part I: Land Use Process / Application History

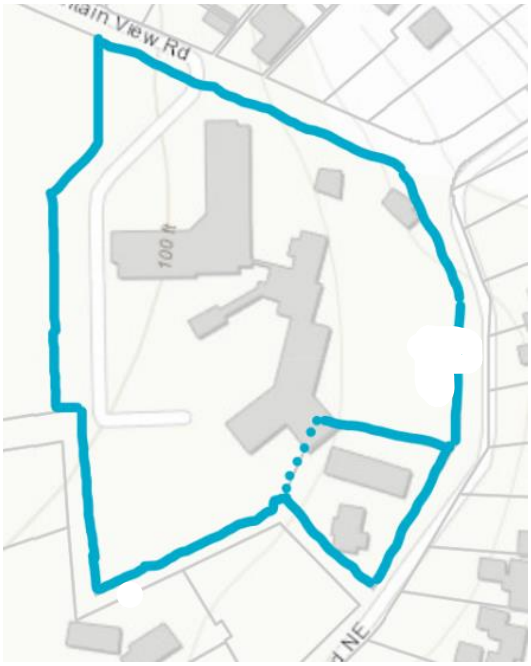
Date:	Action:
September 1, 2020	Preapplication conference held
November 25, 2020	Application submitted
December 21, 2020	Notice of Incomplete Application issued
February / March, 2021	Additional / revised application materials submitted
March 25, 2021	Notice of Complete Application issued
April 2, 2021	Notice of Application / SEPA Comment Period / Public Hearing published
August 12, 2021	Tentative date for public hearing

Part II: General Information and Site Characteristics

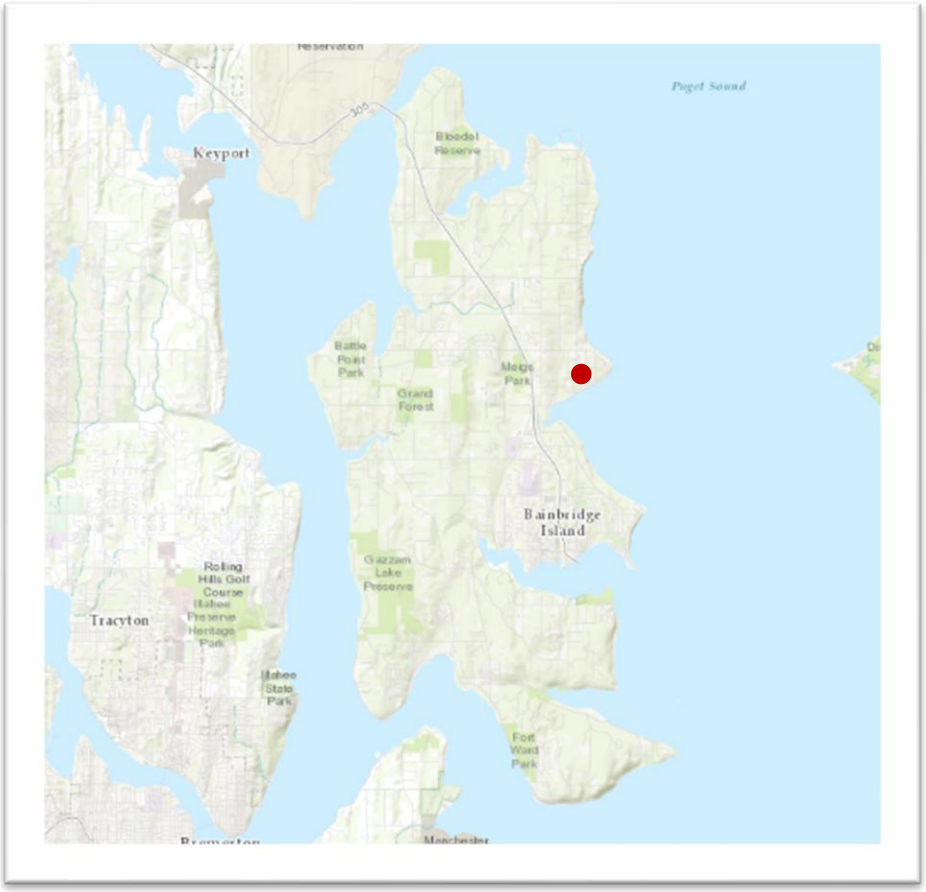
Assessor's Record Information:	
Tax lot numbers	4156-002-0005-0203 and 4156-002-007-0003
Owner of record	Cascadia Holdings Bainbridge LLC
Site size	7.01 acres
Use:	
The site is developed with a building complex which is used as a health care facility.	
Zoning and Comprehensive Plan Designation:	
R-2 zoning district (two units per acre) / Residential-2 Comprehensive Plan designation	
Terrain:	
The western half of the site is generally flat, the center of the site moderately sloped (5 – 15%), and there are steep slope areas (15-50%) scattered in the north and northeast portions of the site. Due to the minimal height of these slopes and absence of seeps, the slopes are not geologically hazardous areas, as defined in the Municipal Code.	
Soils:	
Vashon till	

Access:	
Primary access is via the Ocean Drive right-of-way from Manitou Beach Road; the site is also accessible from Mountain View Road.	
Public Services:	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Schools	Bainbridge Island School District
Water	North Bainbridge Water Company
Sewer	Private onsite treatment plant
Surrounding Properties - Use, Zoning, and Comprehensive Plan Designation:	
Two properties to the west are undeveloped. The remaining surrounding properties contain residential development, with the exception of one property to the east which is a parking lot for the Rolling Bay Walk community. All surrounding properties are within the R-2 zoning district and Residential-2 Comprehensive Plan designation.	

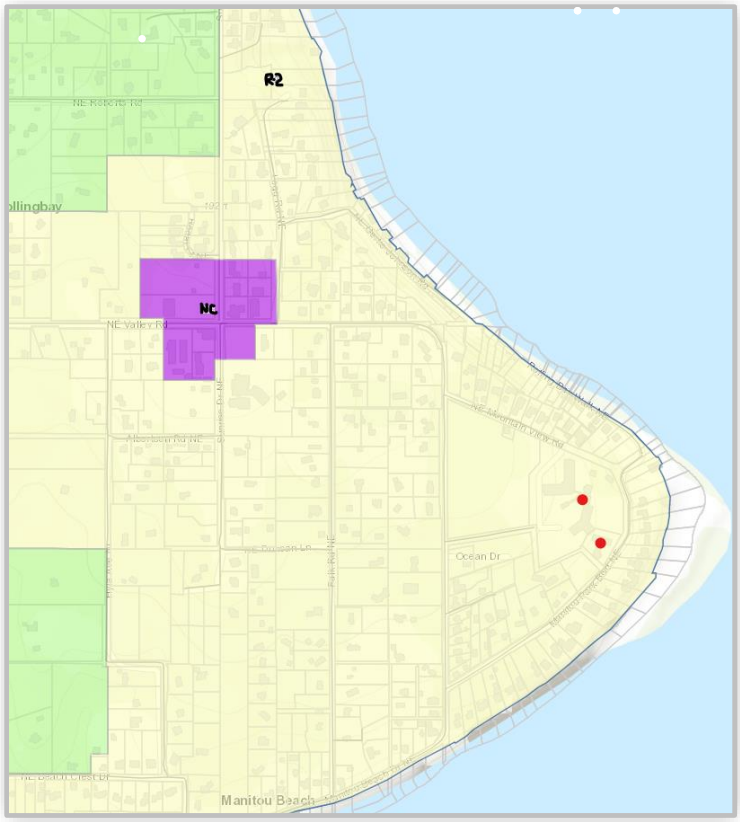
Aerial Image



Site Configuration



Vicinity Map



Zoning Designation

Part III: Agency and Public Comment

1. Agency Comment

   The Kitsap Public Health District recommends approval and notes that the onsite septic system is under the jurisdiction of the Washington State Department of Health.

   The Fire Marshal recommends approval subject to the following conditions:

   - The project shall comply with all applicable provisions of the adopted Fire Code.
   - Fire sprinklers and alarms will be required for the project. Fire sprinkler shall meet the requirements of NFPA 13; Fire alarm shall meet the requirements of IFC 907 and NFPA 72. FDC and PIV are located on the west side of the structure. Applicant to ensure systems are in good working order.
   - Fire flow is met through existing hydrants. No additional fire hydrants are required at this time. To determine existing fire flow to the site, the applicant is advised to contact Kitsap PUD.
   - Fire lane marking appears to be adequate. Applicant to ensure marking is visible and in good condition. Gates installed across the south side fire department access road will be required to have a Knox override installed to provide quick access by fire department personnel during an emergency.

2. Public Comment

Seven public comments were received. Several commenters expressed concern about the existing excessive speed of vehicles, especially during shift changes at Messenger House, anticipated increase in vehicle traffic, and the inadequacy of the existing road surface and shoulder to accommodate vehicular traffic along with pedestrian and bicycle use.

One commenter states that the property is currently out of compliance with the 1995 conditional use approval, and that the proposed development aggravates those inconsistencies: For example, the commenter states that that the 1995 approval requires a "heavily forested perimeter", and that condition was never fulfilled. The redevelopment proposal exacerbates this situation because, a) the use will change to accommodate more mobile residential clients, and b) the proposed three-story building extends well beyond the existing single-story building and closer to adjacent residences. The commenter is concerned that neighboring properties will experience more noise, light, and traffic. The commenter states that the neighborhood was assured in 1995 that the new building would be "tucked away, not visible to the neighbors", and that it is, but that the proposed building has windows and balconies and new social spaces that look upon existing residential development. The commenter objects to a public pathway, citing security concerns and privacy invasion. Additionally, the commenter suggests that the new building should be limited to the existing building footprint, that construction staging be limited to the west lot (or that temporary perimeter noise-proof fencing be added), that staff parking be limited to the west lot, and that dense vegetation buffering is essential to provide neighboring residences with privacy, mitigate noise, light and security concerns, and to maintain the quiet residential neighborhood.

Another commenter expressed support for having memory care and assisted living residents in the neighborhood, adding that the diversity maintains a rich neighborhood community. The commenter is concerned that the current proposal well-exceeds the scope and intent of the 1995 conditional use approval, adding that the existing single-story building blends in with the neighborhood and that the required forested perimeter does not exist and therefore will not insulate surrounding homes from the impact of the proposed building size. This commenter too suggests that the new building be limited to the envelope of the existing building to match the character and zoning of the neighborhood, and cites concerns about the increased noise since the start of construction on building alterations that are currently underway (Phase I). Additionally, the commenter states that the proposed fire lane is mostly on his property and he has not agreed to that use, adding that pedestrians and bicyclists are welcome to use the lane. The commenter objects to locating a proposed pedestrian path within City right-of-way due to the proximity to neighboring homes, and suggests the path be located on Messenger House property.

One commenter expressed gratitude that the proposal maintains existing mature trees and shrubs and the park-like setting along Manitou Park Boulevard. The commenter adds that noise and glare are often due to staff coming and going, that noise sources also include generators, heat pumps, and garbage pick-up, and that noise is not easily diminished by vegetation; the commenter suggests heavy walls and double-pane glass. The commenter suggests that a public trail connecting the end of Mountain View Road with Manitou Park Boulevard where it goes down slope to Rolling Bay Walk would be beneficial to connect to the shoreline, and that another community amenity to consider is a small meeting room to replace the now-collapsed theatre.

Staff and agency recommended conditions address lighting, noise, provisions for a contractor contact for area residents, bicycle facilities, and trail facilities.

Part IV: Comprehensive Plan Analysis

*Comprehensive Plan goals and policies are presented in normal font, and **staff discussion in bold**.*

The Comprehensive Plan designation for the site is Residential-2. The Comprehensive Plan guiding principles, goals and policies, along with implementing regulations in the Municipal Code, are used to evaluate the proposal and weigh project impacts. The following Comprehensive Plan guiding principles, goals and policies apply to the proposal:

1. Land Use Element
   A. Policy LU 21.1: Encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.
   B. Policy LU 21.6: Engage in cooperative efforts with owners to encourage the preservation of historic resources.
   C. Policy LU 22.3: Collaborate with interested stakeholders to promote historic preservation on the Island.
2. Economic Element
   A. Policy EC 9.4: Promote on-Island access to healthcare facilities and medical services, particularly those addressing the needs of the Island's increasing older population.
3. Housing Element
   A. Goal HO-8: Facilitate the siting and development of housing opportunities for special needs populations.
4. Cultural Element
   A. Goal CUL-3: Preserve places where the Island's history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future.
5. Human Services Element
   A. Policy HS 2.4: Support programs that provide needed services for families, e.g., child or adult day care, respite care for caregivers and mental health services.
   B. Policy HS 3.2: Promote the creation of a mix of housing alternatives and services for people at different levels of independence.

Staff Comprehensive Plan Consistency Analysis:

The property has contributed to local culture for over 100 years. Day Hall has been a landmark in the community since it was built in 1917 on the hillside that overlooks Puget Sound. The Moran School and the subsequent institutions which occupied this site were important to the local economy of Bainbridge Island throughout much of the twentieth century.

The property owners are in the process of modernizing the health care facility. The Historic Preservation Commission (HPC) and City staff engaged in cooperative efforts with the property owner to redevelop the site while retaining the historic elements of the site when there is otherwise no requirement to do so. The proposed redevelopment retains and rehabilitates Day Hall in recognition of its historic value to the community. Day Hall, the East Lawn and the Moran School caretaker cottage are now listed on the Local Historic Register.

The proposed facility provides memory care services along with assisted and independent living facilities, serving the special needs of an aging population. Redevelopment ensures that the facility will be compliant with current building, health, fire code, stormwater and environmental regulations.

Part V: Land Use Code Analysis

*Municipal Code regulations are presented in normal font, and **staff discussion in bold**.*

The following Bainbridge Island Municipal Code (BIMC) regulations apply to the proposal:

1. BIMC 16.20 Critical Areas

   The City of Bainbridge Island is a designated Aquifer Recharge Area. Any proposed development or activity requiring a site assessment review pursuant to Chapters 15.19 and 15.20 BIMC located within the R-2 zoning designations requires designation of an Aquifer Recharge Protection Area (ARPA).

   The ARPA shall include all existing native vegetation on a site, up to a maximum of 65 percent of the total site area. Healthy, existing trees and vegetation should be retained to the maximum extent possible. Healthy significant trees shall be priority trees for retention. Trees shall be retained in one or more stands or clusters. The ARPA shall be delineated to include: A low perimeter-to-area ratio; A minimum width of 12 feet; The critical root zone of all significant trees. The ARPA shall be contiguous with abutting, off-site areas of other ARPAs, open space or critical areas to the extent feasible. The ARPA may include landscaping or open space requirements pursuant to BIMC 18.15.010.D and E and Chapter 17.12 BIMC, respectively, and other critical areas and their buffers or setbacks pursuant to other sections of this chapter.

   The applicant has designated an ARPA which represents 13 percent of the site area, as this is the extent of native vegetation / significant tree root zones. A recorded notice on title depicting the critical area is required prior to issuance of building permit.

2. BIMC Title 18 Zoning

   A. BIMC 18.09.020 Permitted Uses

      Health care facilities are a conditional use in the R-2 zoning district.

   B. BIMC Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

Dimensional Standard	Requirement	Proposed / Compliance Evaluation
Lot Area	20,000 square feet minimum	The aggregate lot area is 305,355 square feet in compliance with this standard.
Lot Dimensions	80 feet width/depth minimum	The site is approximately 550 feet by 550 feet and complies with this requirement.
Lot Coverage	10% maximum	Lot coverage in the R-2 district is 20 percent maximum. Health care facilities are limited to 50 percent of the maximum lot coverage, or ten percent. Existing lot coverage, which was approved through the 1995 conditional use, is 15.9 percent. Proposed lot coverage, which is defined as the area covered by buildings, is 16.9 percent. Properties listed on the Local Historic Register may be approved for modifications or waivers from development standards, including lot coverage, as provided in the Historic

		Preservation Program (BIMC 18.24). Analysis of the waiver request is provided in City File No. PLN51717 CUP (see staff report attached).
Setback - Front Lot Line	25 feet minimum	A front setback extends from a building or structure to right-of-way which provides the principal means of access to abutting properties. The proposed development area is set back over 300 feet from Mountain View Road to the north and approximately 100 feet from Manitou Park Boulevard to the east. The project complies with this standard.
Setback - Side Lot Line	10 feet minimum	For properties with multiple front lot lines, the remaining setbacks are side setbacks in accordance with BIMC 18.12.050. Permitted setback modifications are found in BIMC 18.12.040: At or near-grade structures which are less than four inches in height are permitted in setbacks. Existing parking facilities lie within the west setback permitted in setbacks. The existing memory care wing, which is nonconforming to this standard, will be demolished. Because the proposed building extends across the common boundary of the two subject lots, lot aggregations is proposed. As proposed, the project complies with this standard, as modified by permitted encroachments in BIMC 18.12.040.
Building Height	25 feet base / 35 feet maximum	Bonus building height to 35 feet is available for non-residential use if conditional use permit conditions are met. Height is measured as the vertical distance above grade to the midpoint of the roof. The proposed height is 35 feet and compliance is verified during building permit review.

C. BIMC 18.15.010 Landscaping, Screening, and Tree Retention, Protection, Replacement

Non-residential development within this district is subject to landscaping, screening and tree retention requirements identified in BIMC Table 18.15.010-1.

1) Tree Retention, Protection and Replacement

a. Perimeter buffer areas require landscaping pursuant to BIMC 18.15.010.D, Perimeter Buffering and Screening: A 25-foot width Full Screen buffer is required in accordance with BIMC Table 18.15.010-3. Full screen standards are identified in BIMC 18.15.010.D.4 as follows:

- Trees: At least 70 percent evergreen trees ranging in height from four feet to six feet at the time of planting with at least 50 percent being six feet high and

deciduous trees with a caliper of at least two inches at the time of planting; at least 50 percent of the trees shall be native species or drought resistant. The number of trees is determined by calculating the area of the perimeter buffer and dividing by 250 square feet or one tree for every 10 feet of buffer length, whichever is greater.

- Shrubs: At least 70 percent evergreen which are at least 21 inches in height at the time of planting, to achieve minimum six feet height at maturity. The number of shrubs is determined by calculating the area of the perimeter buffer and dividing by 50 square feet or one shrub for every 20 feet of buffer length, whichever is greater.
- Ground cover: Living ground cover shall be planted and spaced to achieve total coverage within five years.

The proposed plan depicts the required buffer. A section of the existing parking lot lies within the 25-foot width buffer area along the southeast side of the site: As provided in BIMC 18.30.030, existing nonconforming structures may remain and be used provided there is no change to the structure that would alter or increase the nonconformity.

a. Total Site Tree Unit Requirements BIMC 18.15.010.G / BIMC Table 18.15.010-5

The development parcel shall have at least 40 tree units per acre following the proposed development or redevelopment (BIMC 18.15.040.G.4). The applicant may choose to retain trees or to plant new trees to meet this requirement.

The total tree unit requirement is 280 tree units (7.01 x 40). The applicant elects to retain 171 tree units, and to plant additional trees to meet this requirement.

D. BIMC 18.15.020 Parking Spaces Required

The number of parking spaces required is identified in BIMC Table 18.15.020-1. Required parking is the number of spaces adequate to accommodate the peak shift as determined by the director based on information submitted by the applicant.

There are 71 parking spaces serving 96 beds. As there is no change to the number of beds proposed and no deficiencies identified for existing parking facilities, planning and engineering staff deem existing parking adequate to serve the proposed development.

E. BIMC 18.15.030 Mobility and Access

1) Circulation and Walkways for Non-residential Development

Driveways shall provide well-defined, safe and efficient circulation for motor vehicles, bicycles and pedestrians. Entrances from the right-of-way and the circulation pattern shall be defined by landscaped areas with raised curbs. Pedestrian walkways should be provided around buildings to assure safe access. Internal walkways shall be surfaced with nonskid hard surfaces, meet accessibility requirements and provide at least five feet of unobstructed width. Walkways that cross driving lanes shall be constructed of contrasting materials or maintained painted markings. Walkways must be curbed and raised six inches above adjacent vehicular surface grade, except where the walkway crosses vehicular driving lanes or to meet accessibility standards.

The City Development Engineer finds that the site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications. The project is conditioned to submit final civil plans with construction permit application.

2) Bicycle facilities

The development must provide one bicycle space for every five vehicle parking spaces, with a minimum of four spaces provided for each parking lot.

Given the intended population, the residents are unlikely to have need for bicycle facilities. Additionally, no additional parking spaces are being proposed. Recommended conditions include a bicycle facility for a minimum of five bicycles that is under cover and in proximity to the visitor entrance, and indoor or outdoor bicycle storage for employees at a ratio of one bicycle space per five employees.

F. BIMC Chapter 18.18 Design Guidelines

The project is subject to the City's design manual, "Design for Bainbridge''.

Site redevelopment was discussed during several public meetings with the Design Review Board (DRB). The DRB recommends approval of the proposal as follows:

- **Existing parking lot lighting be assessed and made compliant with existing code lighting standards, if needed**
- **No parking on Manitou Park Boulevard**
- **A grade-separated footpath along Ocean View Drive**
- **Delivery vehicles be restricted to Ocean View Drive and that no delivery vehicles use Manitou Park Boulevard or Mountain View Road**
- **The applicant provides a revised sheet A3.02 (entitled "Renderings view from the east")**

Suggested staff conditions address lighting, the footpath, and delivery vehicle access restrictions.

3. Consolidated Land Use Permit Decision Criteria

A. BIMC 2.16.040 Site Plan and Design Review Decision Criteria

The Director and Planning Commission shall base their respective recommendations or decisions on site plan and design review applications on the following criteria:

1) The site plan and design is consistent with all applicable provisions of the BIMC; and

Consistency with zoning standards, including dimensional standards, design standards, landscaping and parking requirements, is discussed above. Compliance with standards and project conditions is ensured at time of building permit review. As conditioned, the development is consistent with all provisions of the Municipal Code.

2) The locations of the buildings and structures, open spaces, and landscaping result in a context-sensitive design; and

Site redevelopment was discussed during several public meetings with the Design Review Board and the Historic Preservation Commission. Both found that the proposed redevelopment is context-sensitive and harmonious in design, character and appearance with Day Hall and the additional historic elements on the property, as well as the neighborhood.

The DRB recommends that existing parking lot lighting be assessed and made compliant with existing code lighting standards, if needed, that the applicant provide a revised sheet A3.02 (entitled "Renderings view from the east"), no parking on Manitou Park Boulevard, a grade-separated footpath along Ocean View Drive, and that delivery vehicles be

restricted to Ocean View Drive and no delivery vehicles use Manitou Park Boulevard or Mountain View Road.

Messenger Care House has operated harmoniously within this residential district since 1960, and the redevelopment provides consistency with the character and quality of development in the vicinity and sensitivity to the physical characteristics of the subject property, including preservation of landscaping and public pedestrian use which has evolved over time.

3) The Kitsap public health district has determined that the proposal conforms to current standards regarding domestic water supply and sewage disposal; and

The Kitsap Public Health District recommends approval and notes that the onsite septic system is under the jurisdiction of the Washington State Department of Health. Compliance is also verified through the subsequent building permit.

4) The streets and nonmotorized facilities, as proposed, are adequate to accommodate anticipated traffic; and

The City Development Engineer finds that the streets and pedestrian ways as conditioned are adequate to accommodate anticipated traffic.

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

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

   b. 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 of properties downstream; and

   c. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the Island-Wide Transportation Plan; and

   d. If a traffic study shows that the proposed development will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and

   e. 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 required service(s) can be made available at the site; and

   f. The site plan and design conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications," unless the city engineer has approved a deviation from the standards; and

The City Development Engineer makes the following findings:

- **The site plan as conditioned conforms to regulations concerning drainage in BIMC 15.20 and 15.21.**
- **The site plan 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.**

- **The streets and pedestrian ways as conditioned are adequate to accommodate anticipated traffic.**
- **An existing well on site supplies sufficient water service to the new and existing development on site and has a backup source provided by Kitsap Public Utility District. Sewerage on site is currently Page 2 of 4 provided by an onsite Wastewater Treatment Plant (WWTP) that operates under Department of Ecology NPDES Permit #WA023469 and is operated by a licensed level 3 plant operator. The plan is licensed for 16,000 gpd, and flow data during most recent period of full operation (2012-2017) indicate a daily flow of 13,600 gpd (85% of design flow) was exceeded just 4 times over the 5-year period with a max daily flow reported as 14,757 gpd. The project will replace numerous fixtures in a nursing facility that are 34+ years old with new low-flow code compliant fixtures. The civil engineer of record asserts that there will not be an increase to the daily flow beyond recorded levels (and instead likely a decrease.). COBI Development Engineering concurs with that opinion.**
- **The site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, "the Standards", as conditioned, and any proposed deviation from the standards shall be approved by COBI Development Engineering prior to construction.**
- **The site plan and the associated design is in conformance with the applicable portions of the comprehensive plan pertaining to streets, roads, and utilities.**

6) The site plan and design is consistent with applicable design guidelines in BIMC Title 18; and

   The Design Review Board finds the conditional use is consistent with applicable design standards and recommends approval.

7) No harmful or unhealthful conditions are likely to result from the proposed site plan; and

   Staff recommends conditions to provide for public health, safety and welfare, and public use and interest. Staff recommends conditions to provide adequately for transportation and access, including pedestrian and emergency services access, in addition to water, sanitation, and stormwater facilities.

8) The site plan and design is consistent with the comprehensive plan and other applicable adopted community plans; and

   The Historic Preservation Commission (HPC) and City staff engaged in cooperative efforts with the property owner to redevelop the site while retaining the historic elements of the site when there is otherwise no requirement to do so. The redevelopment retains and rehabilitates Day Hall in recognition of its historic value to the community; Day Hall, the East Lawn and the Moran School caretaker cottage are now listed on the Local Historic Register.

   The proposed facility provides memory care services along with assisted and independent living facilities, serving the special needs of an aging population. Redevelopment ensures that the facility will be compliant with current building, health, fire code, stormwater and environmental regulations.

9) If the subject property contains a critical area or buffer, as defined in Chapter 16.20 BIMC, the site plan and design review permit conforms to all requirements of that chapter; and

The City of Bainbridge Island is a designated Aquifer Recharge Protection Area. The applicant has designated an Aquifer Recharge Protection Area and a recorded notice on title is required prior to issuance of building permit.

10) The Bainbridge Island fire department (District) has reviewed the application and determined that the site plan has been properly designed to ensure fire protection; and

The Fire Marshal recommends approval subject to the conditions listed on page 5 of this report (agency comment).

11) The site plan and design has been prepared consistent with the purpose and review procedures of this chapter.

The purpose of this Code section is to establish a comprehensive site plan and design review process that ensures compliance with the adopted plans, policies, and ordinances of the City. The overall goal of this chapter is to minimize land alteration, provide greater site development flexibility and consequently provide more creative and imaginative design than generally is possible under conventional zoning regulations. It is further intended to provide for the review of development proposals with respect to overall site design and to provide a means for guiding development in a logical, safe, attractive, and expedient manner, while also allowing property to be developed in phases. An additional purpose is to promote those specific purposes for each zoning district stated in Chapter 18.06 BIMC.

The proposal followed the preapplication review process identified in BIMC 2.16.040.D and thus far the application process in accordance with the provisions of BIMC 2.16.040.E.

B. BIMC 2.16.110.J Amendments to an Approved Major Conditional Use Permit Decision Criteria

Major adjustments to an approved major conditional use permit require an amended application and shall be processed in the same manner as a new conditional use permit application. Major adjustments are those that change the basic design, intensity, density, and/or use. A conditional use may be approved or approved with conditions if:

1) The conditional use is consistent with applicable design guidelines in BIMC Title 18. The conditional use is compatible with the established and intended character of the neighborhood, considering factors that include, but are not limited to, hours of operation, the type of activities generated by the use, and the predictable levels of any adverse impacts; and

The Design Review Board finds the conditional use is consistent with applicable design standards and recommends approval. The DRB recommends that existing parking lot lighting be assessed and made compliant with existing code lighting standards, if needed, that the applicant provide a revised sheet A3.02 (entitled "Renderings view from the east"), no parking on Manitou Park Boulevard, a grade-separated footpath along Ocean View Drive, and that delivery vehicles be restricted to Ocean View Drive and no delivery vehicles use Manitou Park Boulevard or Mountain View Road.

Site redevelopment was discussed during several public meetings with the Design Review Board and the Historic Preservation Commission. Both found that the proposed redevelopment is harmonious and compatible in design, character and appearance with Day Hall and the additional historic elements on the property, as well as the character of the neighborhood.

2) The conditional use will not be materially detrimental to uses or property in the vicinity of the subject property; and

Messenger Care House has operated harmoniously within this residential district since 1960, and the redevelopment provides consistency with the character and quality of development in the vicinity and sensitivity to the physical characteristics of the subject property, including preservation of landscaping and public pedestrian use which has evolved over time.

3) The conditional use is consistent with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan; and

Staff reviewed the application for consistency with the Comprehensive Plan and Island-Wide Transportation Plan. The Historic Preservation Commission (HPC) and City staff engaged in cooperative efforts with the property owner to redevelop the site while retaining the historic elements of the site when there is otherwise no requirement to do so. The redevelopment retains and rehabilitates Day Hall in recognition of its historic value to the community; Day Hall, the East Lawn and the Moran School caretaker cottage are now listed on the Local Historic Register.

The proposed facility provides memory care services along with assisted and independent living facilities, serving the special needs of an aging population. Redevelopment ensures that the facility will be compliant with current building, health, fire code, stormwater and environmental regulations.

The City Development Engineer finds that the site plan and the associated design is in conformance with the applicable portions of the comprehensive plan pertaining to streets, roads, and utilities.

4) The conditional use complies with all other applicable provisions of the BIMC; and

Consistency with zoning standards, including dimensional standards, design guidelines, landscaping and parking requirements, is discussed above in Part IV.1. Compliance with standards and project conditions is ensured at time of building permit review.

5) All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the vicinity of the subject property; and

Staff recommends conditions to provide for public health, safety and welfare, and public use and interest. Staff recommends conditions to provide adequately for transportation and access, including pedestrian and emergency services access, in addition to water, sanitation, and stormwater facilities.

6) Noise levels shall be in compliance with BIMC 16.16.020 and 16.16.040.A; and

All activities must be compliant with current noise regulations.

7) The streets and nonmotorized facilities as proposed are adequate to accommodate anticipated traffic; and

The City Development Engineer finds that the streets and pedestrian ways as conditioned are adequate to accommodate anticipated traffic.

8) The City Engineer has determined that the conditional use meets the following decision criteria:

a. The conditional use conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and

b. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use of properties downstream; and

c. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the Island-Wide Transportation Plan; and

d. If a traffic study shows that the use will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and

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

f. The conditional use conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications" unless the city engineer has approved a deviation to the standards; and

The City Development Engineer makes the following findings:

- **The site plan as conditioned conforms to regulations concerning drainage in BIMC 15.20 and 15.21.**
- **The site plan 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.**
- **The streets and pedestrian ways as conditioned are adequate to accommodate anticipated traffic.**
- **An existing well on site supplies sufficient water service to the new and existing development on site and has a backup source provided by Kitsap Public Utility District. Sewerage on site is currently Page 2 of 4 provided by an onsite Wastewater Treatment Plant (WWTP) that operates under Department of Ecology NPDES Permit #WA023469 and is operated by a licensed level 3 plant operator. The plan is licensed for 16,000 gpd, and flow data during most recent period of full operation (2012-2017) indicate a daily flow of 13,600 gpd (85% of design flow) was exceeded just 4 times over the 5-year period with a max daily flow reported as 14,757 gpd. The project will replace numerous fixtures in a nursing facility that are 34+ years old with new low-flow code compliant fixtures. The civil engineer of record asserts that there will not be an increase to the daily flow beyond recorded levels (and instead likely a decrease.). COBI Development Engineering concurs with that opinion.**
- **The site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, "the Standards", as conditioned, and any proposed deviation from the standards shall be approved by COBI Development Engineering prior to construction.**
- **The site plan and the associated design is in conformance with the applicable portions of the comprehensive plan pertaining to streets, roads, and utilities.**

9) The Kitsap Public Health District has determined that the conditional use conforms to current standards regarding domestic water supply and sewage disposal; and

The Kitsap Public Health District recommends approval and notes that the onsite septic system is under the jurisdiction of the Washington State Department of Health. Health District approval is also required for building occupancy.

10) The Bainbridge Island fire department (District) has reviewed the application and determined that the conditional use will ensure fire protection.

The Fire Marshal recommends approval subject to the conditions listed on page 5 of this report (agency comment).

11) A conditional use may be approved, or recommended for approval, with conditions. If no reasonable conditions can be imposed that ensure the permit meets the decision criteria of this chapter, then the permit shall be denied.

Staff recommends approval subject to the conditions listed at the end of this report.

13) Additional Decision Criteria for Institutions in Residential Zones. Applications to locate any of those uses categorized as educational facilities, governmental facilities, religious facilities, health care facilities, cultural facilities, or clubs in Table 18.09.020 in residential zones shall be processed as major conditional use permits and shall be required to meet the following criteria, in addition to those in subsection F of this section:

a. All sites must front on roads classified as residential suburban, collector, or arterial on the Bainbridge Island functional road classification map.

b. The scale of proposed construction including bulk and height and architectural design features is compatible with the surrounding area.

The site fronts on residential suburban roads. The Design Review Board finds that the proposal meets design standards which include analysis of bulk, height and architectural compatibility with the surrounding area, and recommends approval of the proposed development.

Part VI – CONCLUSIONS

In making this recommendation, City Staff considered public comment, the character of the area in which the property is located, the applicable decision criteria of the Municipal Code and all other applicable law, the Comprehensive Plan, and the necessary documents and approvals.

The application is properly before the Planning Commission for review and recommendation. A Planning Commission recommendation is not a final decision and therefore there is no appeal of the recommendation.

Staff recommends approval subject to the following conditions:

SEPA Conditions

1. To mitigate light impacts, all existing and proposed outdoor lighting, including lighting on buildings, street lighting, parking lot lighting, and landscape lighting, shall comply with current regulations in BIMC 18.15.040. The applicant shall submit lighting plans which demonstrate compliance with building permit application.

2. To mitigate adverse impact from potential environmental health hazards, all existing and new heating, ventilation, and air conditioning (HVAC) units, along with generators, shall incorporate

soundproofing barriers, including but not limited to soundproof panels and/or barriers. The soundproofing shall be designed to reduce, to the extent feasible, noise levels to within 55 dBa for surrounding residential receiving properties.

Project Conditions

3. The authorization for construction activities automatically expires and is void if the applicant fails to file for construction permit or other necessary development permit within three years of the effective date of the Site Plan and Design Review permit.

4. Plans submitted for construction shall substantially comply with the plans approved through this consolidated land use permit.

5. Prior to any construction, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and/or building permits.

6. The Applicant shall designate a contact person that can be reached at all times during construction and this contact information shall be provided to all area residents potentially impacted by construction of the project.

7. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.

8. Any alterations to the property must observe all pertinent regulations of the Historic Preservation Program (BIMC 18.24). Any alteration of the exterior of Local Register properties requires a Certificate of Appropriateness or a review waiver from the Historic Preservation Commission

9. Prior to site redevelopment, the applicant must submit complete application for Boundary Line Adjustment (BLA) to aggregate the subject properties and obtain BLA approval from the Department of Planning and Community Development.

10. The applicant shall record Notice on Title for the Aquifer Recharge Protection Area prior to issuance of building permit related to this proposal.

11. All plantings shall be installed or installation financially assured in accordance with BIMC 18.15.010.H. prior to occupancy of any of the new buildings. After installation approval by the Department, maintenance financial assurance shall be required in accordance with BIMC 18.15.010.H.

12. The development must provide, at a minimum: A bicycle facility for a minimum of five bicycles that is under cover and in proximity to the visitor entrance, and indoor or covered outdoor bicycle facilities for employees at a ratio of one bicycle space per five employees.

13. The proposed plan depicts the required buffer. A section of the existing parking lot lies within the 25-foot width buffer area along the southeast side of the site: As provided in BIMC 18.30.030, existing nonconforming structures may remain and be used provided there is no change to the structure that would alter or increase the nonconformity.

14. The project shall comply with the following conditions to the satisfaction of the Fire Marshal:

a. The project shall comply with all applicable provisions of the adopted Fire Code.

b. Fire sprinklers and alarms will be required for the project. Fire sprinkler shall meet the requirements of NFPA 13; fire alarms shall meet the requirements of IFC 907 and NFPA 72.

c. FDC and PIV are located on the west side of the structure. Applicant to ensure systems are in good working order.

d. Gates installed across the south side fire department access road will be required to have a Knox override installed to provide quick access by fire department personnel during an emergency.

15. The project shall comply with the following conditions to the satisfaction of the City Engineer:

a. Civil improvement plans, reports, and computations, prepared by a civil engineer registered in the State of Washington shall be submitted with the applications for construction permits to construct all necessary infrastructure and utilities serving the site. Certificate of occupancy will not be issued for any building until all civil improvements have been completed and accepted through the final inspection process.

b. A completed Transportation Impact Fee worksheet shall be due at the time of construction permit submittal and required fees shall be paid in full prior to construction permit issuance.

c. A Construction Stormwater Pollution Prevention Plan (SWPPP) prepared by a civil engineer licensed in the State of Washington is a required submittal for permitting any construction activities including clearing or grading or other civil improvements for all phases of the project.

d. A final stormwater report shall be submitted with the building permit detailing compliance with all applicable minimum requirements as required by BIMC 15.20.

3. New and replaced hard surfaces associated with the modified fire lane shall be subject to water quality stormwater requirements per BIMC 15.20; treatment shall be provided for these surfaces as noted in the preliminary civil utilities plan.

4. The final stormwater report shall include a final geotechnical evaluation of the stormwater system.

e. The bioswale located along the southern edge of the property shall is facility shall be evaluated and maintained / repaired / upgraded to comply with the 2012 Stormwater Manual for Western Washington as amended in 2014 (BMP T7.30). Additional existing collection and conveyance systems comprising the man-made conveyance from the site to the local receiving water (Puget Sound) used to satisfy Minimum Requirement #7 (Flow control exemption) shall be free of debris and in good working order prior to final construction inspections.

f. Construction Stormwater General Permit coverage shall be obtained from the Washington State Department of Ecology and the site shall be monitored for discharge of pollutants and sediment offsite for the duration of the project. No land clearing or construction permits shall be issued prior to obtaining the State permit.

g. Potential changes in sanitary sewer connections and appurtenances shall be calculated, designed, reviewed, installed, and inspected per applicable Washington Administrative Code and in compliance with any conditions in order to remain compliant with the NPDES permit covering the onsite Wastewater Treatment Plant.

h. Prior to building permit final occupancy, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the storm drainage system.

i. All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before submittal. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.

j. Cross connection control requirements as established by Washington Administrative code and implemented by local water service provider shall be satisfied during the building permit review/construction process.

k. The applicant shall obtain a a Right of Way Use permit prior to any construction activities within the right-of-way (Ocean Drive, Manitou Park Blvd, or Mountain View Drive). The permit shall be subject to separate conditions, fees, and bonding requirements.

l. The existing gravel road that is located partially in the public right of way on the southern edge of the property shall be realigned to be fully located within the mapped/surveyed public right of way adjacent to the property.

m. The portion of realigned gravel road within the mapped "Ocean Drive" right of way extending north of Manitou Park Boulevard terminates at the southern property line of the project, where it becomes a fire lane on private property. Once realigned, this road shall be used as emergency vehicle access only.

n. Appropriate signage/pavement marking shall be installed in conjunction with City of Bainbridge Island and Bainbridge Island Fire Department standards/requirements. Signage and striping may include but is not limited to: gates/bollards, red curbing, "no parking" signs, fire lane only signs, and authorized vehicles only signage.

o. A pedestrian path consistent with City of Bainbridge Island Design and Construction Standards shall be provided to maintain the established connection between Manitou Beach Road at the western extent of the site to Manitou Park Boulevard at the southern edge of the site.

    1) The path should minimize uncontrolled pedestrian crossing of the existing parking lot and should be located to maximize the existing vegetated boundary between the project site and adjacent residences to the south.

    2) The path should be located topographically to minimize additional vegetative disturbance or sidehill cuts.

    3) The path shall provide for horizontal pedestrian / vehicle separation.

    4) A public pedestrian easement shall be provided for those portions of the path that are located on the subject property. Easement to be drafted and recorded prior to issuance of the final certificate of occupation.

    5) The path in its entirety shall be maintained by the shall remain privately maintained for public use.

p. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final certificate of occupancy being issued unless otherwise waived by the City Engineer.

16. All refuse which, if thrown or deposited as prohibited in BIMC 8.16, tends to create a danger to public health, safety and welfare, shall be properly transported to, and disposed of within an approved solid waste facility. The property shall be left in a clean, safe condition, protected from

erosion. For information regarding solid and hazardous waste, contact the Kitsap Public Health District at (360) 728-2235.

17. Dust shall be managed in compliance with WAC 173-400 and Puget Sound Clean Air Agency – Regulation I, 9.15 (PSCCA Reg). *"It shall be unlawful for any person to cause or allow visible emission of fugitive dust…"* – PSCCA Reg, 9.15(a)**.** The project proponent or contractor shall prepare and implement a "Dust Control Plan" in conformance with Department of Ecology Publication 96-433. Prior to any site activity, the "Dust Control Plan" shall be submitted to the City and it shall be actively managed for the duration of the project. Unlawful emissions (see below) shall be corrected immediately and/or dust generating operations ceased until additional or alternate BMPs can be implemented to maintain emissions below allowable levels.

    "Fugitive dust" means a particulate (especially soil/dirt) emission made airborne by forces of nature, man's activity, or both, that leaves the subject site.

    Unlawful emissions shall generally be defined as emissions leaving the subject property that are visible to an untrained observer. Where continuous monitoring equipment is used particulate matter concentrations shall be monitored for 10µm particle (PM10) size. The 24-hr average PM10 emissions shall not exceed a concentration equivalent to the EPA Air Quality Index (AQI) of 50 (54µg/m^3) and any instantaneous PM10 emissions shall not exceed a concentration equivalent to an AQI of 100 (154µg/m^3).

CITY OF
BAINBRIDGE ISLAND

Design Review Board
Regular Meeting Minutes
Monday, May 3, 2021

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – April 19, 2021
Buxton Center for Performing Arts (PLN51828 SPRA)
Messenger House (PLN51717 SPR)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)
Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Michael Loverich, Vicki Clayton, Shawn Parks, Bob Russell, and Todd Thiel. Laurel Wilson was absent and excused. Planning Commissioners Jon Quitslund and Ashley Mathews were present. City Council members Leslie Schneider and Michael Pollock were present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – April 19, 2021

Motion: I make a motion to approve the minutes
Clayton/ Loverich: Passed Unanimously

Buxton Center for Performing Arts (PLN51828 SPRA)
#3 Final Design Review Meeting
See attached 05-03-2021 FINAL Design for Bainbridge Worksheet-Buxton Center for BPA

Messenger House (PLN51717 SPR)
#3 Final Design Review Meeting
See attached 05-03-2021 FINAL Design for Bainbridge Worksheet-Messenger House

New/Old Business

- Update-Subcommittee "code changes" for project review process – David Greetham
- General Project Update-David Greetham
- Board Member Issues/Concerns

Adjourn
The meeting was adjourned at 5:53 PM.

Approved by:

Joseph Dunstan, Chair

Marlene Schubert, Administrative Specialist

Attendee Report					
Report Generated:	5/13/2021 11:56				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	934 5342 5990	5/3/2021 13:51	242	18	17
				Total Users	Max Concurrent Views
				44	0
Host Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	5/3/2021 13:51	5/3/2021 17:53	242	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:55	5/3/2021 17:51	176	
Mark Tumiski	mtumiski@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	49	
Shawn	shawn.parks@cobicommittee.email	5/3/2021 14:02	5/3/2021 17:53	232	
Kelly	ktayara@bainbridgewa.gov	5/3/2021 13:57	5/3/2021 15:36	100	
Kelly	ktayara@bainbridgewa.gov	5/3/2021 15:39	5/3/2021 17:53	134	
Michael	michael.loverich@cobicommittee.email	5/3/2021 13:58	5/3/2021 17:53	236	
Todd	todd.thiel@cobicommittee.email	5/3/2021 14:00	5/3/2021 17:53	233	
Ashley	ashley.mathews@cobicommittee.email	5/3/2021 13:57	5/3/2021 17:08	191	
JUSTIN YOUNKER	justin@cascadiadevelopment.com	5/3/2021 15:01	5/3/2021 17:53	172	
Dominique Cantwell	dcantwell@bainbridgeperformingarts.org	5/3/2021 14:03	5/3/2021 14:52	49	
Vicki	vicki.clayton@cobicommittee.email	5/3/2021 13:54	5/3/2021 17:53	239	
Michael P	mpollock@bainbridgewa.gov	5/3/2021 13:52	5/3/2021 16:59	187	
David	david@carlettiarcitects.com	5/3/2021 14:03	5/3/2021 17:51	228	
Joseph	joseph.dunstan@cobicommittee.email	5/3/2021 13:56	5/3/2021 17:53	238	
charlie	charlie@wenzlauarchitects.com	5/3/2021 14:55	5/3/2021 17:51	176	
Josh Saitelbach - Groundswell	josh@groundswell.studio	5/3/2021 14:03	5/3/2021 14:52	50	
Leslie	lschneider@bainbridgewa.gov	5/3/2021 14:02	5/3/2021 14:35	34	
Bob	bob.russell@cobicommittee.email	5/3/2021 13:54	5/3/2021 17:53	239	
David	dgreetham@bainbridgewa.gov	5/3/2021 15:06	5/3/2021 17:53	167	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	50	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	49	
Wendy Pautz	wpautz@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	50	
Jon Quitslund	jonquitslund@att.net	5/3/2021 14:55	5/3/2021 16:56	121	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:06	5/3/2021 14:10	5	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:39	5/3/2021 14:55	17	
Mark Tumiski	mtumiski@lmnarchitects.com	5/3/2021 14:01	5/3/2021 14:03	3	
William Langemack	langemack@icloud.com	5/3/2021 14:00	5/3/2021 14:52	52	
Steve Powell	spowell@soundpublishing.com	5/3/2021 14:02	5/3/2021 14:54	53	
JUSTIN YOUNKER	justin@cascadiadevelopment.com	5/3/2021 14:01	5/3/2021 15:01	61	
Dominique Cantwell	dcantwell@bainbridgeperformingarts.org	5/3/2021 14:00	5/3/2021 14:03	3	
Matt Longmire	mlongmire@bainbridgeperformingarts.org	5/3/2021 14:37	5/3/2021 14:53	16	
David	david@carlettiarcitects.com	5/3/2021 14:00	5/3/2021 14:03	3	
charlie	charlie@wenzlauarchitects.com	5/3/2021 14:46	5/3/2021 14:55	10	
Josh Saitelbach - Groundswell	josh@groundswell.studio	5/3/2021 14:01	5/3/2021 14:03	3	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:00	5/3/2021 14:03	3	

Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:00	5/3/2021 14:03	3	
Anne McNamee Corbett	anne@islandfilmworks.com	5/3/2021 14:07	5/3/2021 17:51	225	
Wendy Pautz	wpautz@lmnarchitects.com	5/3/2021 14:01	5/3/2021 14:03	3	
Joe Dunstan	joseph.dunstan@cobicommitte.email	--	--	--	
Jon Quitslund	jonquitslund@att.net	5/3/2021 14:00	5/3/2021 14:55	56	
Kim McCormick Osmond	kimberly.mccormick.osmond@cobicommittee.email	5/3/2021 14:36	5/3/2021 14:46	11	
kim osmond	kimberly.mccormick.osmond@cobicommittee.email	5/3/2021 14:46	5/3/2021 16:33	107	
ralphspillinger	ralphspil@aol.com	5/3/2021 14:00	5/3/2021 14:52	52	
Mark	markf53@msn.com	5/3/2021 14:00	5/3/2021 17:05	185	
Other Attended					
User Name	Join Time	Leave Time	Time in Session (minutes)		
12067180799	5/3/2021 14:43	5/3/2021 14:55	12		
12067180799	5/3/2021 14:55	5/3/2021 17:51	176		

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

PROJECT: Buxton Center for Bainbridge Performing Arts (PLN51828)
PROJECT ADDRESS or PARCEL: 200 Madison Ave N / 26250231432007
DATE: 05/03/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 11/02/2020; 11/16/2020; 05/03/2021

CONTEXT ANALYSIS

C1 ANALYZE NATURAL SYSTEMS

C2 IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS

C3 ASSESS UNIQUE AND PROMINENT FEATURES

C4 CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT

C5 ANALYZE SYSTEMS OF MOVEMENT AND ACCESS

C6 STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

Yes: ☒ No: ☐

If no, required additional information:

SITE DESIGN STANDARDS

S1 PROTECT AND REPAIR NATURAL SYSTEMS

S2 PRESERVE AND ENRICH WILDLIFE HABITAT

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response:

S1) Vegetation - The new addition has been placed to avoid the two large conifer trees that are directly west of the existing building and maple and birch trees to the southwest. A cluster of smaller hazelnut trees to the north will be removed to make room for the new studio.
Solar Access - The building has good solar exposure and the new addition is being made "solar-ready" with the ability to add photovoltaic panels on the south-facing roof and the existing west-facing roof should BPA be able to find an interested donor.
Wind - Prevailing winds at the site are southwest and northwest. Other than structural bracing to counter it, wind is not a significant issue for the project.
Stormwater - There is an existing storm drainage swale that lies to the southwest of the building and the hope was to enlarge the swale to serve the enlarged building. However, the geotechnical engineer has assessed the infiltration capacity of the underlying soil and has indicated that the soil has little ability to receive anything more than incidental storm water. The swale will be maintained but the project will need to rely on the piped storm drainage system for the added roof runoff.
Other - Below grade soils are stable and there is no known history of flooding at the site.

S2) A variety of trees on the site are being preserved and they can serve as habitat for wildlife, primarily including birds, squirrels and insects.

S3) The unique aspect of the project site is its mid-block location with frontage onto an important civic open space ("Town Square"). The project will improve the function of the performing arts center while enhancing its connection to the open space.

S4) The scale, form, and materiality of the new addition will be compatible with the existing BPA building and the neighboring buildings. It's expression, which features an iconic roof shape, large windows connecting the lobby to the exterior, a main entry that is aligned with the adjacent open space, and extensive use of wood in the structure and finishes, will be appropriate to its function as an important civic gathering place.

S5) The project will align the new main entry of the building with the centerline of Town Square, thus strengthening the system of access and movement between the public open spaces and the community spaces inside the building.

S6) By its nature, a performing arts center supports a vibrant public realm, providing numerous opportunities for community gatherings, learning, arts and entertainment. By improving the function of the center and strengthening the connection between the Town Square and BPA, the opportunities for vibrancy will be enhanced.

DRB Discussion:
S1) The standard has been met.

S2) Landscape using native plants, as warranted. Food for thought, how the big leaf maples will interact with the birch trees over time. The standard has been met.

S3) The standard has been met.

S4) The standard has been met.

S5) The standard has been met on the west side, certainly, and overall.

S6) The standard has been met. Like the benches!

DRB Findings:
This project meets S1-S6 guidelines.

PUBLIC REALM STANDARDS

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCYLING

P2 MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM

P3 DESIGN TO SUPPORT A LEGIBLE HIERARCHY OF PUBLIC SPACES

P4 STRENGTHEN PUBLIC SPACE CONNECTIONS

P5 DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

P1) The current safe and comfortable environment for walking and cycling adjacent to the building will be kept intact and improved by the project. To the west, the buildings connection to the pedestrian zone that is part of Town Square will be enhanced by the new entry that is on axis with the centerline of Town Square and a new stair and a new accessible ramp that provide very direct pathways to the public space. To the east, the existing paved pedestrian walk that is adjacent to the south wall of the performing arts center connects to an existing paved walk that runs along the south side of the historical museum; this existing pedestrian walk will not be affected by the project.

P2) The project does not alter the existing drive aisles or parking stalls in the vicinity of the BPA building.

P3) The existing hierarchy of public spaces is respected by the project. The approach to the main building entry features a deliberate sequence as it passes through (1) the open public space of Town Square, (2) a landscaped forecourt in which the paved way is narrowed and supplemented by adjacent planting, (3) a short stairway and ramp to a raised "porch" that provides a sense of arrival, and (4) passage through entry doors into the lobby vestibule.

P4) The public connection between the performing arts center and the Town Square open space will be strengthened and enhanced by the creation of an axial relationship between Town Square and the building entry that is more obvious and direct than the existing condition. The new walkway will be enhanced with new vegetation and benches.

P5) The block pattern in which the project resides is unique in the city. The mid-block location of the building, highlighted by its relationship to the Town Square open space, helps make the site a special place in the city and emphasizes its importance as a civic facility. The new addition will not alter the nature of the block pattern.

P6) Since the existing building is not located close to any streets, it does not have much of an opportunity to foster interest and activity along commercial streets. The west facade of the expanded building will be visible at a distance from Madison Avenue North and the iconic nature of the new roof will add visual interest.

DRB Discussion:

P1) This standard has been met.

P2) This standard has been met.

P3) This guideline has been met.

P4) This guideline has been met.

P5) This guideline has been met.

P6) This guideline is not applicable.

DRB Findings:

This project meets P1-P5 standards, P6 standard is not applicable.

BUILDING DESIGN STANDARDS

B1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

B5 USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Applicant Response:

B1) The expansion seeks to create a clear axial connection with Town Square, and the primary building entrance is derived from this alignment. Each piece of program is located to maximize connectivity, patron experience, and visual connection to the woodland landscape. Directly off the entry and flowing north, an appropriately scaled new lobby welcomes patrons, and features a large wall of glazing that allows porosity to the large fir tree and woodland planting just beyond. Bookending the lobby are the remaining program spaces, a multipurpose studio embedded in the hillside to the north, and administrative offices at the south to allow daylight and privacy. A second level connection to the rear of the auditorium sets the high point of the new massing. The studio is also a double-height space, and its roof slopes down toward the lower-scaled residential neighborhood to the north. The offices require less volume, so the lobby roof slopes toward the south to a low point corresponding with existing structure, before lifting in a welcoming gesture to the south. This wave-like form is both iconic and unifying, providing a single fluid connector between the different programs, yet allowing each to satisfy its unique requirements.

B2) Several of the buildings in the immediate context are broken down into multiple volumes and roof forms, creating a more human scale within the civic and cultural campus. The new addition will be lower than the existing gable-roofed auditorium, and retain the hierarchy of the current facility. However, given its prominent siting and orientation toward Town Square, the new massing will benefit from the coherent and unified expression and its own distinct roof form. Expressed wood structure and cedar cladding reference neighboring City Hall and the Historical Museum, while being regenerative and regionally sourced.

The clear glass lobby wall is articulated with glulam wood columns and mullions, and separates the more solid masses of the studio and offices. The roof beams create rhythm and scale in the interior and support a tongue and groove open wood ceiling that connects each of the program

spaces. A large cantilevered eave at the west façade provides outdoor cover, shade, and weather protection, bringing the wood ceiling material to the exterior. These materials and their use are representative of Pacific Northwest typologies and surrounding buildings.

B3) The west expansion balances opaqueness and porosity, with the wood-clad volumes holding the perimeter, proud of a transparent, gasket-like lobby showcasing the texture of wood structure. Punched windows in these opaque volumes add scale, rhythm, and depth, with the entry doors creating a glassy portal in the southern mass, and a large picture window bringing daylight and views to the studio. Consistently detailed benches in the lobby and the porch tie the indoor and outdoor spaces together. Along the length of the porch, the wave-like roof form is legible as a continuous wood soffit that adds warmth and frames an outdoor room. Primarily opaque facades are limited to the north and east, based on the theatrical and back of house functions and the site condition of a vegetated slope and parking. Mechanical units are located to the north of the existing building and naturally screened from view.

B4) The project embraces sustainability in preserving much of the existing building, while siting the new addition to preserve prominent trees and the existing stormwater-infiltrating rain garden. The addition will feature deep roof overhangs for shade and rain protection, and a primarily south-facing slope to allow future or near-term installation of solar photovoltaic panels. Operable windows will be provided at offices for user comfort and natural ventilation. The use of renewable materials such as wood for the primary structure and interior detailing connects the project to a regional vocabulary and limits the project's carbon footprint.

B5) The project utilizes a refined material palette that emphasizes the overall design concept with thoughtful details. Expressed glulam wood structure is evident throughout in the open ceiling, which parallels the roof form. The opaque volumes clad in a more finely textured wood siding material bookend the openness of the lobby, which features more metal and glass. A lacey, open metal stair with wood treads and perforated rises appears to float in the lobby, and the metal detailing and colors are carried throughout the window frames, door hardware and concessions area.

DRB Discussion:

B1) This standard has been met. This is one of the standards that is strongly addressed.

B2) This standard has been met. Appreciate the nice use and mix of older materials blended with modern materials.

B3) This standard has been met.

B4) This standard has been met.

B5) This standard has been met.

DRB Findings:

B1-B5 standards have been met.

LANDSCAPE STANDARDS

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response:

L1) The proposed landscape concept will respond to and complement the architectural concepts. Taking cues from existing plant palette, additional native and climate adaptive plans will strengthen the architectural concept and better integrate building and site.

L2) The public realm will be respected and improved by maintaining and responding to the existing organization of public spaces. The public connection between the performing arts center and the Town Square open space will be strengthened and enhanced by the creation of an axial relationship between Town Square and the building entry that is more direct than the existing condition. New plantings within the forecourt area will create a more comfortable sense of space for the community to gather and find respite. A small stair and accessible ramp will create an equitable entry experience to the "porch" that provides a stronger sense of arrival.

L3) Refer to L4 and L5 below. Sustainable stormwater strategies were explored to celebrate stormwater conveyance in the landscape, however, as previously noted, the underlying soils are not suitable for stormwater infiltration.

L4) Low Impact Development strategies are being explored to highlight green infrastructure practices.

L5) The project will incorporate native plants in order to support and improve healthy habitat on site.

L6) The project will better connect the indoor experience with the native woodland landscape on the west side of the building. The visual connection to Town Square will also be enhanced.

DRB Discussion:

L1) This standard has been met.

L2) This standard has been met.

L3) This standard has been met.

L4) This standard has been met. Doing a good job expanding the rain garden. Appreciative that landscaping is native and using climate-adaptive plants and ultimately will not have to be irrigated.

L5) This standard has been met. They are preserving and saving existing trees on the property.

L6) This standard has been met. Credit for connecting the "civicness" of the site.

DRB Findings:

L1-L6 standards have been met.

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

The project does not have any street frontage. It is located mid-block between Madison Avenue North and Erickson Avenue NE. To the west, the building fronts on "Town Square", which is the location of a weekend public market and is a parklike open space with surface parking that serves BPA, City Hall and other adjacent enterprises.

DRB Discussion:

N/A

DRB Findings:

N/A

Frontages: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace, Vegetated Buffer, Parking

Applicant Response:

As noted above, the project site has no street frontage, so the typologies shown in Design for Bainbridge are not applicable to the project. A 20-foot vegetated buffer is planned for the northern edge of the site, which is adjacent to a single-family residential property that has a series of modular houses that back up to the project site.

DRB Discussion:

N/A

DRB Findings:

N/A

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

Not applicable.

DRB Discussion:

N/A

NEIGHBORHOOD CONTEXT TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response:

The performing arts center is part of the city's civic complex that includes City Hall to the west, Town Square to the immediate west, and the Bainbridge Historical Museum to the east. The project does not materially alter the center's relationship to the neighboring elements. It uses common gable roof forms and materials to respect the context, while providing a larger presence through tall windows and a strong roof form that convey a sense of civic importance befitting an important community building. The project also includes a 20' planting buffer on the north side of the property to enhance the natural landscape between the single-family residential development.

DRB Discussion:

N/A

NATURAL AREA TO INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response:

As previously noted, significant trees will be preserved by the project and the existing storm drainage swale will be retained. One of the project's site goals is to better connect the existing forested landscape with the indoor experience. The project considers the existing 28" fir and 18" pine trees directly west of the building to be a unique site amenity, crucial to creating a rich indoor experience that engages the native forested landscape. Additional native plants will supplement the existing planting area to create a richer and healthier landscape furthering the sites ecological and aesthetic integrity. The remaining site areas, less any proposed lawn areas, will also be restored to a native landscape condition in order to establish beneficial habitat. The 20' plant buffer on the north side of the property will be planted with native plants.

DRB Discussion:

N/A

NATURAL SITE CONDITIONS TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response:

Significant trees and healthy native vegetation will be preserved by the project. Except for the existing vegetation, there are minimal natural site patterns throughout this developed urban site. Stormwater runoff will infiltrate to the largest extent possible. As previously noted, the existing forested landscape will be preserved to create a richer indoor/outdoor experience. Additional native plants will supplement the existing planting areas to create a richer plant community and further the sites ecological and aesthetic integrity. The remaining site areas, less any proposed lawn areas, will also be restored to a native plant community in order to establish beneficial habitat.

DRB Discussion:

N/A

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

The performing arts center is an important cultural resource. This project will improve the function of the center and extend its useful life, which are important ways to ensure the preservation of the resource.

DRB Discussion:

N/A

STORMWATER INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response:

As previously noted, it was hoped that the existing storm drainage swale that lies to the southwest of the building could be enhanced to serve the enlarged building, however, the underlying soils do not have the capacity to accept infiltrated stormwater.

DRB Discussion:

N/A

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:
Not Applicable. The project is connected to the sanitary sewer system.

DRB Discussion:
N/A

WATER CONSERVATION TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response:

The major restrooms in the building are being remodeled and enlarged to meet the requirements of the Washington State Building Code. Low flow plumbing fixtures will be employed to conserve water.

DRB Discussion:

N/A

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

The fundamental mission of the Bainbridge Performing Arts (BPA) is to provide a community space for cultural and educational functions. As stated on BPA's website:

"Our mission is to promote appreciation of and participation in the performing arts to build, educate and inspire our vibrant, creative community. We envision an inclusive and connected community in which we spark joy and change lives by creating a 'brave space' for the pursuit of equitable, creative, and educational experiences."

The expansion project will allow BPA to further its mission in a facility that promotes a shared sense of community.

DRB Discussion:

N/A

CLUSTER HOMESITES TO PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response:

Not Applicable.

DRB Discussion:

N/A

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

The building has relatively good solar exposure and the new addition is being made "solar-ready" with the ability to add photovoltaic panels on the south-facing roof and the existing west-facing roof should BPA be able to find an interested donor. Large windows in the new addition will bring daylight to the studio, lobby and offices.

DRB Discussion:

N/A

ACCESS AND CIRCULATION TO PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response:

Being in the heart of downtown Winslow, the project site has ready access to buses and ferries. Pedestrian, bicycle, wheelchair and vehicular traffic are accommodated through the existing paved pathways on the City's campus. The project seeks to maintain the existing access and circulation pathways and improve them in the area immediately to the west of the building. A stronger connection to Town Square, including a new stairway and a new ramp to provide universal access from Town Square to the building are included in the project.

DRB Discussion:

N/A

MOTOR VEHICLES TO MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response:

Parking and parking access in the vicinity of the performing arts center will not be modified by this project.

DRB Discussion:

N/A

HOMESITE DESIGN TO EFFICIENTLY CONFIGURE BUILDING FOOTPRINT(S) AND ALLOWED USES WITHIN A HOMESITE

Applicant Response:

Not Applicable.

DRB Discussion:

N/A

DIVERSITY IN HOUSE DESIGN TO PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response:

Not Applicable.

DRB Discussion:

N/A

FACING PUBLIC STREETS TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response:

Not Applicable.

DRB Discussion:

N/A

DRB Findings:

N/A

LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1)
The project will maintain the performing arts center's frontage on Town Square. It does not have street frontage.

Standard 2)
The project is not altering the existing parking.

DRB Discussion:

Standard 1)
N/A

Standard 2)
N/A

DRB Findings:

N/A

HISTORIC PLACES

STANDARD1 DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.

STANDARD2 MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response:

Standard 1)
The adjacent Bainbridge Historical Museum, which lies to the east of the performing arts center, is a historic building. Because the new addition to the performing arts center is on the west side of the existing building, it will not be visible from the museum. The new addition is thought to be compatible with the museum through the use of gable roof forms and similar scale.

Standard 2)
Not Applicable. The performing arts center is 27 years old.

DRB Discussion:

Standard 1)
N/A

Standard 2)
N/A

DRB Findings:

N/A

CIVIC USES

STANDARD1 DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY INDENTIFIABLE AS A CIVIC USE.

STANDARD2 DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PUBLIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response:

Standard 1)
The performing arts center will continue to be located in its current prominent location in downtown Winslow. The building's presence will be enhanced through enlargement of the lobby/entry portion of the building, an iconic roof form, tall windows in the lobby, and a strong connection to Town Square. The enhanced presence will gently signal the importance of the building as a civic gathering place.

Standard 2)
The performing arts center currently serves multiple community functions. With its improvements to the existing main hall, the addition of a studio space, and an enhanced lobby and support facilities, the expansion project will allow the center to serve an even broader range of community events and purposes. Part of the plan for the project is to improve the site area immediately west of the building for outdoor gatherings and educational uses.

DRB Discussion:

Standard 1)
This standard has been met.

Standard 2)
This standard has been met. This is one of the strong pieces of this project.

DRB Findings:

Standard 1 and Standard 2 have been met.

DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

This project is recommended for:

Approval ☐

Approval with the following conditions: ☒

- In support of the portable classrooms and the averaging of the buffers.

Denial with the following deficiencies: ☐

SIGNATURE: _____ **DATE**: 05-03-2021

Joseph Dunstan, Chair

DESIGN for BAINBRIDGE WORKSHEET
Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.

DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington

PROJECT: Messenger House Phase II
PROJECT ADDRESS or PARCEL: 41560020070003
DATE: 05/03/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 06-01-20 (Conceptual); 07-06-2020 & 08-03-20 (Design Guidance); 05-03-2021 (Final)

CONTEXT ANALYSIS

C1 ANALYZE NATURAL SYSTEMS

C2 IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS

C3 ASSESS UNIQUE AND PROMINENT FEATURES

C4 CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT

C5 ANALYZE SYSTEMS OF MOVEMENT AND ACCESS

C6 STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

Yes: ☒ No: ☐

If no, required additional information:

SITE DESIGN STANDARDS

S1 PROTECT AND REPAIR NATURAL SYSTEMS

S2 PRESERVE AND ENRICH WILDLIFE HABITAT

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response:

S1) The proposed new addition is located largely where the prior building was located. The grade level of the addition is set to match the existing 1917 building. Soil disturbance and impacts to the hydrological functions have been minimized by utilizing portions of the original footprint. Portions of existing paving will be removed (service drive, access lane) and replanted as new gardens. Native plantings will be used to restore wooded portions of the site. New impervious surfaces will be limited to outdoor patios and proposed relocated service access lane.

The project site has developed over the last one hundred years. While there are remnant natural areas, much of the site has been altered from its natural condition. The proposed improvements will however provide some opportunities to enhance the existing conditions. Currently most of the onsite water is discharged directly to Puget Sound. Proposed LID strategies will investigate increased ability to infiltrate on site. One strategy is to enlarge and restore rain garden along the lower east frontage. The site has multiple mature trees, particularly in the main east facing open spaces. We are assessing the health of these trees and if any will be placed at risk from proposed new footprint. The footprint is primarily located to overlap with the wing it is replacing. The building form has multiple orientations to take advantage of views, shape outdoor spaces and break the building into multiple forms. The building will be able to take advantage of solar access, providing for solar gain for residential units and photovoltaic rooftop arrays. The outdoor spaces are located to get solar access depending on time of day (morning, mid-day, afternoon).

S2) The site has several large, wooded areas which can be restored with native planting to improve habitat capacity and enhanced infiltration. No new fencing is proposed at project perimeter and none currently exists.

The existing natural areas will be maintained and enhanced with native vegetation.

S3) The site has the look and feel of a large park due to mature trees and expansive lawn and woodland areas. This is one of the defining characteristics of the site and one of its key assets for both neighbors and residents. The site, located on an east facing slope, also enjoys unobstructed views of Puget Sound. The site has a well know history as the Moran School, and still retains the original 1917 School Building, which overlooks the main lawn area. The building will be restored as part of the new project. The open space will be improved as a shared use space for both residents and the neighborhood.

The site has several unique attributes, perhaps most the most significant being its long history. The original school building is existing and will continue to feature prominently on the site. The proposed work will include restoring portions of the exterior, particularly the east facing façade where the existing addition will be removed. Another feature is the dramatic parklike with its views to Puget Sound. The site design will preserve the parklike setting and enhance its accessibility for residents and neighbors.

S4) The new project will continue to sustain the sense of place which has characterized the site for over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater. The overall composition will be comprised of multiple building segments appearing as something which has grown over time. Each segment is further broken-down using changes in materials, glazing patterns, and offsets. Perhaps most importantly, the new addition is not meant to compete with original architecture and its role should be a quiet backdrop to the grand open spaces.

The proposed design replaces the existing assisted living wing. The addition will express itself as distinct from the historic 1917 building and will not attempt to copy it. To achieve this delicate fit, the new wing is separated by a glass pavilion, where the visitors will arrive. The residential portions of the new wing, are a new interpretation of the older Mediterranean architecture, expressed with simple solid massing, vertically composed windows, and smooth cement surfaces, to emulate the stucco facades. The building is carefully broken into discrete wings, each with a specific orientation with existing or historic forms. The building materials also express the internal uses

(residential vs common). The main common area is positioned to take advantage of views to Seattle skyline and aligns with the orientation of the Old Theater Building. Lastly the overall building shape helps shape a variety of outdoors spaces while breaking up the overall building massing.

S5) The primary access to the facility will be from the west using NE ocean Drive. New entry signage will be added to make the point of access more apparent (there is no signage at present). The new entry to the Assisted
490 Madison Ave. N., Suite 105 ♦ Bainbridge Island, WA 98110 ♦ 206.780.6882 ♦ www.wenzlauarchitects.com
Living wing will be co-located with the existing Memory Care entry and porte-cochere. This will become the main entry for vehicular drop and for visitor/resident parking. Additional outdoor spaces will be placed to overlook the large east facing open space. A smaller more contemplative garden will be on the west side where the service ramp is being removed. A network of accessible pathways will be created around the new wing to encourage walking and interactions. A shared gathering space for residents and neighbors is proposed at the main open space frontage along Manitou Park Blvd. No new parking is proposed.

S6) While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety. Where the west entry side is defined by its expansive parking (all existing), the east side is free of vehicles. This open space will be programed to support a variety of activities, ranging from passive (sitting and strolling) to active (yoga, art, etc.). There will be several entries facing the park which would be accessible to residents, adding life to the park areas.

Although the site is not located in town, it still projects a civic quality, primarily due to the large parklike setting residents have enjoyed for decades. As described above, the intent is to maintain and enhance the park and continue the legacy of the site as a public institution. The landscape design along Manitou Park Blvd. is the most prominent public interface for the neighborhood and will be improved to promote opportunities for interaction between neighbors and residents alike.

DRB Discussion:

S1) This standard has been met. All new lights will conform to city code dark sky standards. If there is any existing lighting, suggestions will be made to conform to dark sky standards. See Landscape section comments.

S2) This standard has been met. See Landscape section comments.

S3) This standard has been met. The building has 4 different contexts: historical, entry & main visitor approach, campus, and residential neighborhood. The building is a huge mass but needs to relate to all of these different contexts. The historical and entry are covered well. The campus context is mixed, good and not so good. The residential context is the weakest portion. The restoration of the park will be an asset to the neighborhood and public. See comments in Building Design section.

S4) This standard has been met. The architect has worked hard with the neighbors to achieve a balance. Preserving east-facing open space is important.

S5) This standard has been met. Appreciate that the owner continues to allow public to use trail around the property. Prioritizing pedestrians is also appreciated.

S6) This standard has been met. The park is part of the public realm. There is a public presence in the lobby. Doing a good job of setting up spaces for people to visit with relatives.

DRB Findings:

S1-S6 standards have been met.

PUBLIC REALM STANDARDS

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCYLING

P2 MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM

P3 DESIGN TO SUPPORT A LEDGIBLE HEIRARCHY OF PUBLIC SPACES

P4 STRENGHTEN PUBLIC SPACE CONNECTIONS

P5 DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response:

P1) The pedestrian network is established by a series of connected of accessible walking paths. The paths will link from the public street edge (Manitou Park) through the open spaces, linking outdoor spaces at the base of the new addition. The sitting area, set along the street edge, has the potential to serve as an informal public meeting place, where neighbors can meet their new neighbors.

P2) There will be no new parking added to the project. The service access is currently located in a prominent position, highly visible from the current and proposed entry. The service access and related service area will be relocated to minimize its visibility.

P3) The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public.

P4) While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety.

P5) The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater.

P6) The guideline is non-applicable since the project does not contain commercial uses and is not along a commercial street. However, some of the common areas will be located on the lower floors to help activate outdoor spaces. The upper floor common areas will project out to the east and overlook the park spaces and Puget Sound.

DRB Discussion:

P1) This standard has been met. Project is allowing safe walking, bicycling.

P2) This standard has been met. Looking to the city to put no parking signs on Manitou Beach. The shoulder will also be reduced to discourage parking. With the removal of eastern propane tanks, all service deliveries are focused on the loading dock area on the west. Restrict all deliveries to Ocean View only.

P3) This standard has been met. Different scales and uses of public space have been addressed.

P4) This standard has been met. We support the notion of the pergola as an integral part of the public space.

P5) This standard has been met. The site already had some of the qualities prior to the project and the project is enhancing these.

P6) This standard is not applicable to this project.

DRB Findings:

The project meets standards P1-P5 and P6 is not applicable to this project.

BUILDING DESIGN STANDARDS

B1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

B5 USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Applicant Response:

B1) The site plan has evolved over the decades and transformed itself from a Boys school, to an officer's school to a health care facility. The current site plan is an amalgamation of these uses as they have evolved over time. Presently, the site has two wings which radiate from the last vestige of the original use, the 1917 building. While the proposed addition largely follows the footprint of the current wing, its form is shaped to take advantage of the existing contours and shape outdoor spaces. The architectural concept uses a simple palette of contemporary northwest materials (wood, metal, cement) while emulating the scale and proportions of adjacent buildings on site (three story with parapet). The internal common area uses are positioned in relationship to the site planning/outdoor spaces (site entry, north and south terraces) and are also expressed architecturally with extensive glazing.

B2) While the new building will be reflective of its time, it will take cues from the original 1917 building, and its Mediterranean style. The shared elements include a formal fenestration where window groupings are aligned, and the windows share vertical proportions. Th materials will emulate the plaster aesthetic by using coursed cement board. The proposed roof line is flat to match the original buildings. The common areas will be modern in character acting as transparent glazed screens in contrast to more solid portions housing the residences. The entry porte-cochere will be remodeled to be complementary to the newer architecture.
See multiple other guidelines for supporting information.

B3) The facades of the addition are composed to form a balanced composition with the original 1917 building. The façade is broken into discrete segments, forming a pattern of solid (plaster)-void (glass)-solid (plaster). The glazing is expressed in relationship to the internal program, with expansive glass used at common areas, and more discrete openings at individual living units. The formal fenestration will emulate the older building, while the more modern sections open to the view and light. The building materials are related to the building massing to present a coherent graphic when viewed from afar. Detailing will include window fenestration, metal balconies, and expressed structural members at outdoor porches. Mechanical and trash facilities will be screened from public view.

B4) The existing 1917 building and 1996 memory care portions will be re-used/remodeled. The buildings will seek green building certification (BUILT Green or similar) and will be constructed with a high-performance envelope, that will maximize natural lighting, and natural ventilation. Management of direct sunlight (particularly west facing façade) will be mitigated by use of deciduous trees. Specific sustainability strategies have not been established at this time.

B5) The exterior materials will include cement panels, metal windows and curtain walls, and exposed structural elements (wood and steel) at covered outdoor areas. In keeping with the Mediterranean style and its emphasis on simple overall forms, the window openings will be the main feature on facades. The detailing will express the transitions between materials versus relying on trim boards.

DRB Discussion:

B1) This standard has been met. Within the landscape and building, there is a clear concept. It would be desirable to have the windows align with the corridors and should have a view out.

B2) This standard has been met. The building has 4 different contexts: historical, entry & main visitor approach, campus, and residential neighborhood. The landscape portion is nice. The campus massing looks much larger than it really is, look at using colors and materials to reduce visual massing. On the east façade the terrace seems to have a 4-5' concrete wall. The landscaping can help soften this. On the SE corner, look for an alternate material color.

B3) This standard has been met.

B4) This standard has been met. The volume height has been lowered as per previous meeting discussions. Sheet A3.02 drawing will be revised to show this change.

B5) This standard has been met. The glass railings could be problematic to how they relate to the façade changes. The view through the glass railing could be blocked by equipment. It might be nice to have planters on the terraces.

DRB Findings:

The project has met B1-B5 standards.

LANDSCAPE STANDARDS

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE

L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response:

L1) The east facing park will be the foreground to the redesigned facility. Like an old hotel, the building will have terraces overlooking the park, integrating the building with the landscape. Other garden features, including the pergolas, will provide a shared architectural language, blending the building with the land. The site benefits from multiple mature plantings which have been retained in the new plan.

L2) The landscape plan will provide a network of pathways linking outdoor spaces throughout the site. The most likely public face is to the east where the park meets the existing residential neighborhood. A shared use space with pergola will provide a meeting place encouraging interaction. The open space has historically been visually connected to the street since there is no fence or perimeter screening. We believe this is a quality that is valued and should be maintained.

L3) The site has several wooded areas which will make a good opportunity to enhance the native landscape, infiltrations and habitat restoration. The site plan will limit lawn areas to those which support the historic open space to the east of the facility. Most of the trees are existing, although the restored areas may see additional tree plantings.

L4) The existing stormwater allows water to treated and discharged to the Sound. New impervious areas may require on-site infiltration, within a raingarden. No new parking areas are planned. Pervious paving will be used at new paved areas. The site appears to have open sky allowing opportunity for future photovoltaic panels.

L5) The site plan will preserve the existing mature trees and vegetation. Native plantings within wooded areas will enhance infiltration and habitat. Habitat biodiversity will be promoted through the planting of a variety of plants that are attractive to pollinators or have seeds or berries that are a food source for local birds and mammals.

L6) As described above, the buildings are composed to capture the views to Puget Sound. Most of the existing landscaping will remain unchanged. No views will be blocked by the new building.

DRB Discussion:
L1) This project strongly met this standard.

L2) This project strongly met this standard. Appreciate allowing the public to access the property and walking trail.

L3) This standard has been met. The stormwater design will be guided by civil engineering consultant. We acknowledge that the applicant is retaining the existing landscape grass area (east lawn – is on the local historic register).

L4) This standard has been met.

L5) This standard has been met. On the north and south side, the grass park-like area will transition to shrubs and trees that are predominantly native species which will support the natural area.

L6) This standard has been met. By maintaining the landscape, the project is maintaining and possibly enhancing the view corridor. The landscape plan is sensitive to the historical context.

DRB Findings:
The project has met L1-L6 standards.

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

Not applicable

DRB Discussion:

N/A

DRB Findings:

N/A

Frontages: Linear / Storefront, Landscape, Plaza, Forecourt, Stoop / Terrace, Vegetated Buffer, Parking

Applicant Response:

Not applicable

DRB Discussion:

N/A

DRB Findings:

N/A

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

DRB Discussion:
N/A

NEIGHBORHOOD CONTEXT TO REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response:

DRB Discussion:
N/A

NATURAL AREA TO INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTERGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response:

DRB Discussion:
N/A

NATURAL SITE CONDITIONS TO PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response:

DRB Discussion:
N/A

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

DRB Discussion:
N/A

STORMWATER INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response:

DRB Discussion:
N/A

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

DRB Discussion:
N/A

WATER CONSERVATION TO PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response:

DRB Discussion:
N/A

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

DRB Discussion:
N/A

CLUSTER HOMESITES TO PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response:

DRB Discussion:
N/A

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

DRB Discussion:
N/A

ACCESS AND CIRCULATION TO PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response:

DRB Discussion:
N/A

MOTOR VEHICLES TO MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response:

DRB Discussion:
N/A

HOMESITE DESIGN TO EFFICIENTLY CONFIGURE BUILDING FOOTPRINT(S) AND ALLOWED USES WITHIN A HOMESITE

Applicant Response:

DRB Discussion:
N/A

DIVERSITY IN HOUSE DESIGN TO PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response:

DRB Discussion:
N/A

FACING PUBLIC STREETS TO REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response:

DRB Discussion:
N/A

DRB Findings:
N/A

LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1)
Proposed new building addition faces onto public street and primary site open spaces.

Standard 2)
Parking is existing and is located behind buildings as viewed from public way.

DRB Discussion:

Standard 1)
N/A

Standard 2)
No parking is being added. By maintaining historic nature of the property and by reducing shoulder and parking on Manitou Beach Blvd NE, they have met this standard. DRB supports standard P2 "MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM". The street is very narrow and is unsafe with cars parked on the shoulder.

DRB Findings:

Larger Site Standard 1 and Standard 2 have been met.

HISTORIC PLACES

STANDARD1 DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.

STANDARD2 MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response:

Standard 1)
The new building will complement the existing 1917 building by visually separating the new building with a glass link. The facade of the new building will capture the simple formal language of its predecessor, without copying it. Material choices will be complementary (color and texture) but not identical. The new addition will feature a glass enclosed wing to celebrate the common areas and their connection to the landscape and views. The historic open space and 1917 building will be maintained intact. Limited exterior repair will be made to the historic building consistent with its original design.

Standard 2)
Limited exterior repair will be made to the historic building consistent with its original design.

DRB Discussion:

Standard 1)
In meeting the Secretary of Interior standards, this project meets this standard.

Standard 2)
By working with the Historic Preservation Commission, the building, east lawn, day hall and caretaker's cottage are on the historic register and therefore this project meets this standard.

DRB Findings:

Project meets Historic Places Standard 1 and Standard 2.

CIVIC USES

STANDARD1 DESIGN CIVIC USES AND SITES TO REFLECT AND CONTRIBUTE TO THEIR FUNCTION AND ROLE IN THE COMMUNITY WHILE BEING CLEARLY INDENTIFIABLE AS A CIVIC USE.

STANDARD2 DESIGN CIVIC SITES AND BUILDINGS TO SERVE MULTIPLE FUNCTIONS SUCH AS PULIC SPACE, COMMUNITY GATHERINGS, PUBLIC ART, AND OTHER COMPATIBLE USES.

Applicant Response:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Discussion:

Standard 1)
N/A

Standard 2)
N/A

DRB Findings:

N/A

DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

This project is recommended for:

Approval ☐

Approval with the following condition(s): ☒

- DRB recommends that existing park lot lighting be assessed and made compliant with existing code lighting standards, if needed.
- Provide revised sheet A3.02
- Recommend no parking on Manitou Park Blvd NE
- Require the footpath be separate from the driving surface on Ocean View Dr - a grade-separated path.
- Recommend that no delivery vehicles use Manitou Park Blvd NE or Mountain View Rd, restricted use to Ocean View Dr.

Denial with the following deficiencies: ☐

SIGNATURE: _____ **DATE**: 05/03/2021

Joseph Dunstan, Chair

MESSENGER HOUSE ASSITED LIVING ADDITION : PHASE II

PROJECT CONTACT INFORMATION

BUILDING OWNER: CASCADIA SENIOR LIVING & FIELDSTONE COMMUNITIES
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YAKIMA, WA 98908
TEL: (509) 480-0642
JUSTIN@CASCADIADEVELOPMENT.COM
DOUG@CASCADIADEVELOPMENT.COM

DESIGN ARCHITECT: WENZLAU ARCHITECTS
490 MADISON AVENUE NORTH #105
BAINBRIDGE ISLAND, WA 98110
TEL: (206) 780.6882 FAX: (206) 780.9288
CHARLIE@WENZLAUARHCITECTS.COM
JEFF@WENZLAUARCHITECTS.COM

ARCHITECT OF RECORD: CARLETTI ARCHITECTS
116 E FIR ST #A
MT VERNON, WA 98273
TEL: (360) 424.0394
DAVID@CARLETTIARCHITECTS

LANDSCAPE ARCHITECT: FISCHER BOUMA
9141 SALMON RUN LANE
BAINBRIDGE ISLAND, WA 98110
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JEFF@FBPARTNERSHIP.COM

CIVIL ENGINEER: MAP, LTD.
11309 CLEAR CREEK ROAD
SILVERDALE, WA 98383
TEL: (360) 692.5525 x-116
PATF@MAP-LIMITED.COM

PARCEL INFORMATION

PARCELS AND DESCRIPTIONS:

4156-002-005-0203 (SEC 14, TWP 25, RNG 2E (NE/4))
MANITOU PARK
RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9511130231; >>THAT PORTION OF BLOCKS 2, 3 AND 5 OF THE PLAT OF MANITOU PARK, RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF KITSAP COUNTY, WASHINGTON, LYING WITHIN SECTION 14, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 2; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF MOUNTAIN VIEW ROAD NE, S65°33'10 E 1033.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY, N65°33'10 W 436.93 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, S0°30'24 W 137.00 FEET; THENCE S46°23'02 W 97.51 FEET; THENCE S0°30'24 W 300.00 FEET TO A POINT ON THE N

4156-002-007-0003 (SEC 14, TWP 25, RNG 2E (NE/4)
MANITOU PARK
RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9511130231; A PORTION OF BLOCKS 3 & 5 PLAT OF MANITOU PARK, RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF KITSAP COUNTY, LYING WITHIN SECTION 14, TOWNSHP 25 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:>> BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID MANITOU PARK; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF MOUNTAIN VIEW BOULEVARD, S65°33'10 E 596.57 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, S00°30'24 W 440.00 FEET; THENCE S75°04'47 E 301.14 FEET; THENCE S75°04'47 E 29.37 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S53°11'54 W 63.66 FEET; THENCE S26°18'12 W 65.30 FEET; THENCE S43°05'10 E 172 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY

ZONING DESIGNATION: R-2

PARCEL SIZE:

4156-002-005-0203=	6.37 (277,477 sq. ft.)
4156-002-007-0203=	0.64 (27,878 sq. ft.)
TOTAL:	7.01 ACRES (305,355 sf. ft)

VICINITY MAP

SHEET INDEX

SHEET NUMBER	SHEET NAME
C1.00	COVER SHEET
1 OF 1	PRELIMINARY UTILITIES PLAN
L-01	ILLUSTRATIVE SITE PLAN
L-02	LANDSCAPE TYPOLOGY PLAN
L-03	LANDSCAPE TYPOLOGY DESCRIPTIONS & SPECIES
L-04	ARPA PLAN
L-05	TREE RETENTION PLAN
L-06	ACCESSIBILITY DIAGRAM
L-07	PEDESTRIAN CONNECTION DIAGRAM
L-08	SITE LIGHTING CONCEPT PLAN
A1.00	BASIC SITE PLAN
A1.01	GARDEN LEVEL
A1.02	MAIN LEVEL
A1.03	SECOND LEVEL
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A3.01	RENDERINGS - FRONT ENTRY
A3.02	RENDERINGS - VIEW FROM THE EAST
A3.03	RENDERINGS - VIEW FROM SOUTHEAST

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

MESSENGER HOUSE AL
10861 Manitou Park Blvd NE
Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT
DATE 8/06/2020

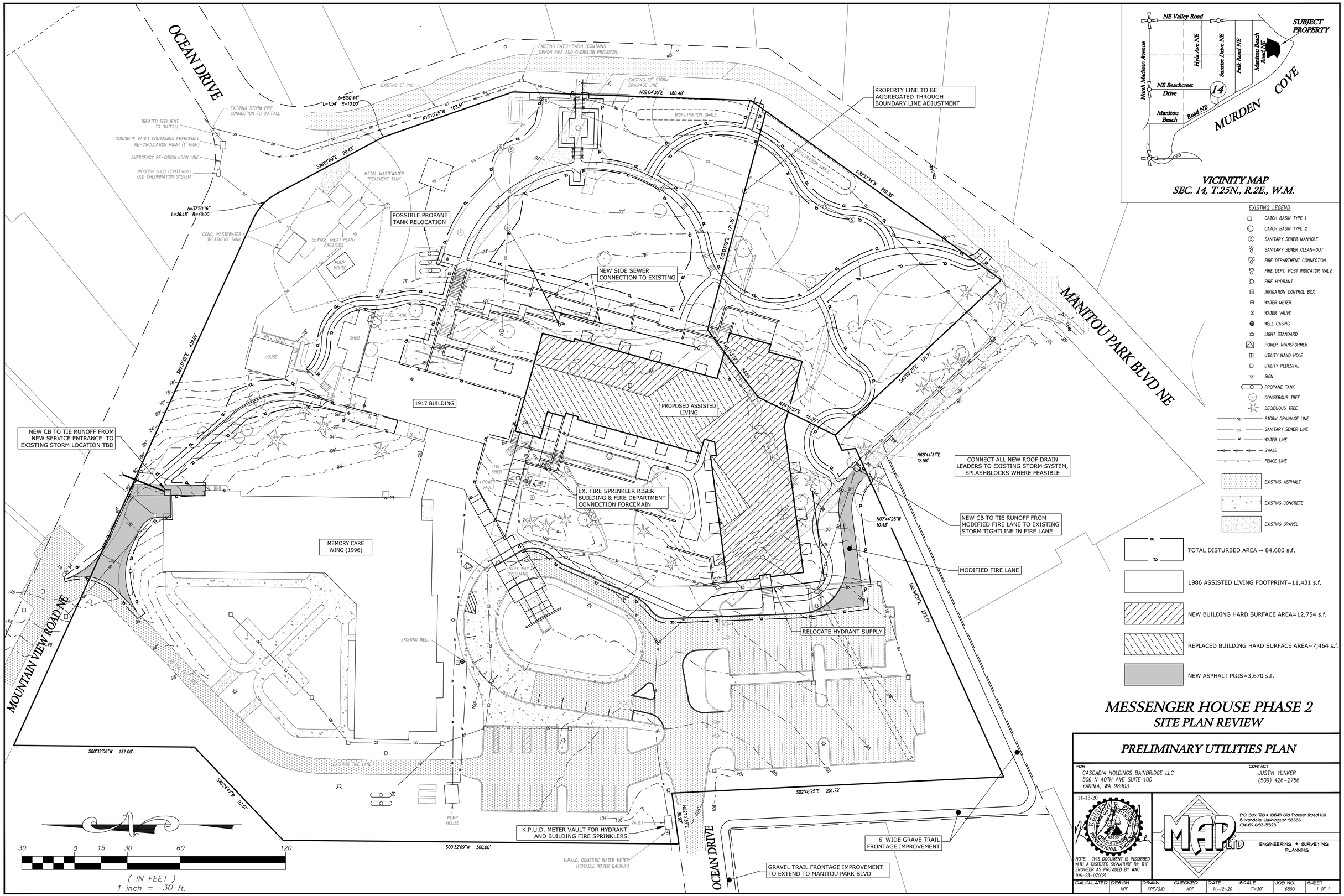
N0.	DESCRIPTION	DATE

TO THE FULLEST EXTENT PERMITTED BY LAW, THIS DOCUMENT, REGARDLESS OF FORM, SHALL REMAIN THE EXCLUSIVE PROPERTY OF WENZLAU ARCHITECTS. WENZLAU ARCHITECTS DOES NOT REPRESENT THAT THIS DOCUMENT IS COMPLETE, OR THAT IT IS CONSISTENT WITH CURRENT CONDITIONS THAT MAY AFFECT THE PROJECT, AND MAKES NO REPRESENTATIONS OR WARRANTIES ABOUT THE FITNESS OF THIS DOCUMENT FOR CONSTRUCTION. THIS DOCUMENT SHALL NOT BE USED WITHOUT THE FULL AND UNHINDERED PARTICIPATION OF WENZLAU ARCHITECTS.

COVER SHEET

C1.00

11/18/2020 1:48:26 PM SHEET SIZE: 24" x 36"


OCEAN DRIVE
MANITOU PARK BLVD NE
MOUNTAIN VIEW ROAD NE
OCEAN DRIVE
EXISTING CATCH BASIN (CONTAINS SIPHON PIPE AND OVERFLOW PROVISION)
EXISTING 6" PVC
EXISTING 12" STORM DRAINAGE LINE
EXISTING STORM PIPE CONNECTION TO OUTFALL
TREATED EFFLUENT TO OUTFALL
CONCRETE VAULT CONTAINING EMERGENCY RE-CIRCULATION PUMP (1" HIGH)
EMERGENCY RE-CIRCULATION LINE
WOODEN SHED CONTAINING OLD CHLORINATION SYSTEM
METAL WASTEWATER TREATMENT TANK
CONC. WASTEWATER TREATMENT TANK
SEWAGE TREAT PLANT FACILITIES
PUMP HOUSE
FUEL TANK
SHED
HOUSE
UTIL. SHED
POWER VAULT
BIOFILTRATION SWALE
PROPERTY LINE TO BE AGGREGATED THROUGH BOUNDARY LINE ADJUSTMENT
POSSIBLE PROPANE TANK RELOCATION
NEW SIDE SEWER CONNECTION TO EXISTING
1917 BUILDING
PROPOSED ASSISTED LIVING
NEW CB TO TIE RUNOFF FROM NEW SERVICE ENTRANCE TO EXISTING STORM LOCATION TBD
EX. FIRE SPRINKLER RISER BUILDING & FIRE DEPARTMENT CONNECTION FORCEMAIN
CONNECT ALL NEW ROOF DRAIN LEADERS TO EXISTING STORM SYSTEM, SPLASHBLOCKS WHERE FEASIBLE
NEW CB TO TIE RUNOFF FROM MODIFIED FIRE LANE TO EXISTING STORM TIGHTLINE IN FIRE LANE
MODIFIED FIRE LANE
MEMORY CARE WING (1996)
ENTRY WAY OVERHANG
EXISTING WELL
RELOCATE HYDRANT SUPPLY
EXISTING FIRE LANE
PUMP HOUSE
VAULT
K.P.U.D. METER VAULT FOR HYDRANT AND BUILDING FIRE SPRINKLERS
K.P.U.D. DOMESTIC WATER METER (POTABLE WATER BACKUP)
6' WIDE GRAVE TRAIL FRONTAGE IMPROVEMENT
GRAVEL TRAIL FRONTAGE IMPROVEMENT TO EXTEND TO MANITOU PARK BLVD
S00°32'09"W 137.00'
S46°24'47"W 97.51'
S00°32'09"W 300.00'
S02°48'25"E 251.72'
N65°44'31"E 273.12'
N07°44'25"W 10.43'
N65°44'31"E 12.58'
S35°37'54"W 218.38'
S54°03'25"E 171.71'
S75°03'02"E 171.35'
N02°04'35"E 180.48'
N19°10'25"W 103.51'
S28°01'09"E 90.43'
S85°31'25"E 439.68'
Δ=8°50'44" L=1.54' R=10.00'
Δ=37°30'16" L=26.18' R=40.00'
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
NE Valley Road
SUBJECT PROPERTY
North Madison Avenue
Hyla Ave NE
Sunrise Drive NE
Falk Road NE
Manitou Beach Road NE
NE Beachcrest Drive
14
Manitou Beach Road NE
MURDEN COVE
VICINITY MAP
SEC. 14, T.25N., R.2E., W.M.
EXISTING LEGEND
CATCH BASIN TYPE 1
CATCH BASIN TYPE 2
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN-OUT
FIRE DEPARTMENT CONNECTION
FIRE DEPT. POST INDICATOR VALVE
FIRE HYDRANT
IRRIGATION CONTROL BOX
WATER METER
WATER VALVE
WELL CASING
LIGHT STANDARD
POWER TRANSFORMER
UTILITY HAND HOLE
UTILITY PEDESTAL
SIGN
PROPANE TANK
CONIFEROUS TREE
DECIDUOUS TREE
STORM DRAINAGE LINE
SANITARY SEWER LINE
WATER LINE
SWALE
FENCE LINE
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING GRAVEL
TOTAL DISTURBED AREA ~ 84,600 s.f.
1986 ASSISTED LIVING FOOTPRINT=11,431 s.f.
NEW BUILDING HARD SURFACE AREA=12,754 s.f.
REPLACED BUILDING HARD SURFACE AREA=7,464 s.f.
NEW ASPHALT PGIS=3,670 s.f.
MESSENGER HOUSE PHASE 2
SITE PLAN REVIEW
PRELIMINARY UTILITIES PLAN
FOR
CASCADIA HOLDINGS BAINBRIDGE LLC
506 N 40TH AVE SUITE 100
YAKIMA, WA 98903
CONTACT
JUSTIN YUNKER
(509) 426-2756
11-13-20
NOTE: THIS DOCUMENT IS INSCRIBED WITH A DIGITIZED SIGNATURE BY THE ENGINEER AS PROVIDED BY WAC 196-23-070(2)
P.O. Box 720 • 10045 Old Frontier Road NW
Silverdale, Washington 98383
(360) 692-5525
ENGINEERING • SURVEYING
PLANNING
CALCULATED
DESIGN KPF
DRAWN KPF/DJD
CHECKED KPF
DATE 11-12-20
SCALE 1"=30'
JOB NO. 6800
SHEET 1 OF 1

NOTE:
MOST TREES SHOWN ON PLAN ARE EXISTING AND WILL BE RETAINED. REFER TO THE TREE RETENTION PLAN.

MESSENGER HOUSE PHASE 2 - ILLUSTRATIVE SITE PLAN

L-01

BAINBRIDGE ISLAND, WASHINGTON NOVEMBER 13, 2020 SITE PLAN REVIEW SUBMITTAL

FISCHER·BOUMA PARTNERSHIP

PROPOSED TYPOLOGIES

1	ORNAMENTAL
2	THE PARK
3	NATIVE
4	MEADOW
5	BIOSWALE
6	SCREEN (FULL)
7A	EXISTING NATIVE LANDSCAPE (TO REMAIN)
7B	EXISTING ORNAMENTAL LANDSCAPE (SOME ENHANCEMENT)

NOTE:
REFER TO SHEET L-03 FOR SUMMARY OF EACH AREA AND A LIST OF REPRESENTATIVE SPECIES.

MESSENGER HOUSE PHASE 2 - LANDSCAPE TYPOLOGY PLAN

L-02

BAINBRIDGE ISLAND, WASHINGTON NOVEMBER 13, 2020 SITE PLAN REVIEW SUBMITTAL

FISCHER·BOUMA PARTNERSHIP

1 ORNAMENTAL

Restorative. Light/pastel colors. Flowers. Airy textures. Fragrance. Calmness. Coherence. 4 seasons of stimulation. These planting areas are concentrated around the new builidng for residents to be able to enjoy from their windows, outdoor patios, or from a short stroll out into the gardens. Plants will be primarily regionally adpated, water tolerant species that are typically found at local nurseries. Native plants will also be included where appropriate within these areas. There will be more woody shrubs and groundcovers than trees in these areas due to their proximiy to the building. The ground plane will be either organic mulch or groundcover.

Sample Representative Species:
- Serviceberry
- Fringetree
- Compact Deutzia
- Summersweet
- Pennisetum
- Magnolia
- Dwarf Fothergilla
- Hydrangea

2 THE PARK

This area, called "the park", takes advantage of the decades old canopy trees growing in this space. Elm, Oak, Chesnut and Beech are a few of these large canopy trees east of the proposed new building. We will ensure a new generation of trees by planting several more within strategic locations between the existing giants. The understory is mowed turf, providing a simplicity to the landscape and maintaning open views beneath the branches. While the lawn will be maintained as such, large mulch rings will be placed around the trunks of trees to improve their health.

Sample Representative Species:
- White Oak
- European Horsechestnut
- Sweetgum
- Purple Beech

3 NEW NATIVE

Native vegetation is proposed for the periphery (north and south sides) of the project where remnants remain of the Douglas fir forest that typically dominates the island. These areas will have invasive species, such as blackberry, removed and will be supplemented with native trees, woody shrubs and groundcover to provide improved habitat and an aesthtic backdrop to the near-view ornamental gardens that will be in front of the restored areas. The groundplane wil likely be seeded with an herbaceous seed mix and mulch rings provided around all new vegetation.

Sample Representative Species:
- Vine Maple
- Evergreen Huckleberry
- Salal
- Western Azalea
- Red Flowering Currant
- Tall Oregon Grape
- Sword Fern
- Elderberry

4 MEADOW

The meadow will be located to the east of the southeast corner of the new building and be comprosed of primarily grass species that will be mowed 1-2 times per year. The grass will be supplemented with perennials for color throughout the season. This area is a transistion between the grass-dominated park in the center of the site and the restored native forest on the south side of the site. This area will provide yet another habitat type for ground-nesting birds and pollinating insects.

Sample Representative Species:
- Red Fescue
- Roemers Fescue
- Tall Fescue
- Orchardgrass
- Blue wildrye
- White clover
- Hairy vetch

5 BIOSWALE

An existing bioswale runs north to south along the eastern boundary of the site. We propose to enhance this utilitatrian strucure by extending it and adding more diversity to this mown grass basin. Plants, both herbaceous and woody shrubs will be added for visual interest and to attract birds and pollinators. This planting would also help meet the intent of the screening required in this area (see note under #5). A path with benches and a bridge crossing this feature would enhance the user's experience.

Sample Representative Species:
- Dwarf Arctic Willow
- Yellow Dogwood
- Elderberry
- Slough Sedge
- Compact Oregon Grape
- Pacific Ninebark
- Rush
- Variegated Dogwood

6 SCREEN

Per BIMC section 18.15.010-3 this development is required to have full screen perimeter buffers, 25 feet in depth. For the most part, these buffers already exsting around the western and nothern boundaries of the site. New screens, utilizing native shrubs and trees, will be added to the south and portions of the eastern boundary of the site. We are proposing that existing large trees and vegetation in the "park" area be considered as meeting the intent of the full screen to the due east in order to preserve a semi-visual connection between the community and the park area.

Sample Representative Species:
- Western Red Cedar
- Douglas Fir
- Incense Cedar
- Silk Tassel Bush
- Tall Oregon Grape
- Strawberry Tree
- Hazelnut
- California Wax Myrtle

25' PERIMETER FULL SCREEN

(AREAS CALCULATED AS LABELED ON TYPOLOGY PLAN, AREAS NOT LABELED ARE CONSIDERED AS CURRENTLY SATISFYING COBI 18.15.010.D.4.A)

PERIMETER SCREEN 6A
TOTAL LF: 150
TOTAL SF: 3,300
TOTAL TREES: 13
- MIN. 9 EVERGREEN

TOTAL SHRUBS: 66
- MIN. 46 EVERGREEN

PERIMETER SCREEN 6B
TOTAL LF: 223
TOTAL SF: 3,345
TOTAL TREES: 13
- MIN. 9 EVERGREEN

TOTAL SHRUBS: 67
- MIN. 47 EVERGREEN

PERIMETER SCREEN 6C
TOTAL LF: 240
TOTAL SF: 6,000
TOTAL TREES: 24
- MIN. 17 EVERGREEN

TOTAL SHRUBS: 120
- MIN. 84 EVERGREEN

PERIMETER SCREEN 6D
TOTAL LF: 198
TOTAL SF: 4,950
TOTAL TREES: 20
- MIN. 14 EVERGREEN

TOTAL SHRUBS: 99
- MIN. 69 EVERGREEN

PERIMETER SCREEN 6E
TOTAL LF: 133
TOTAL SF: 3,325
TOTAL TREES: 13
- MIN. 9 EVERGREEN

TOTAL SHRUBS: 67
- MIN. 47 EVERGREEN

PERIMETER SCREEN 6F
TOTAL LF: 385
TOTAL SF: 9,625
TOTAL TREES: 39
- MIN. 27 EVERGREEN

TOTAL SHRUBS: 193
- MIN. 135 EVERGREEN

Note: Min. 50% of all trees need to be native. All shrubs need to be 6' height at maturity. 100% groundcover within 5 years.

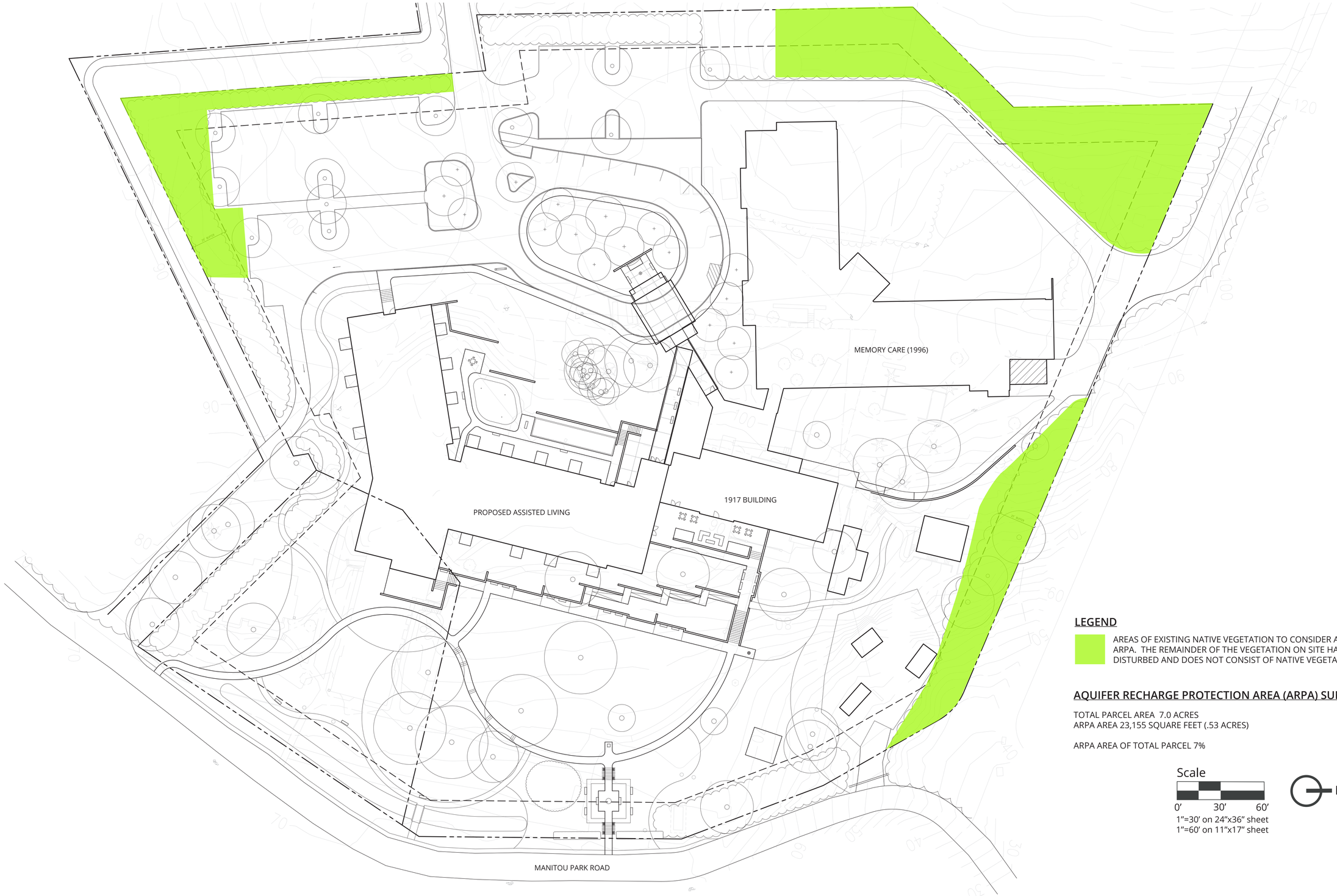
7A EXISTING NATIVE

7B EXISTING ORNAMENTAL

No minor improvements are currently proposed for these areas under this specific project permitting. These areas consist of existing native vegetation on the west and north sides of the site, parking lot planting (deciduous trees and grass) and the courtyard on the northwest corner of the Memory Care building which is being designed by others. Trees may be planted in these areas to satisfy the tree retention requirements and as shown on sheet L-05.

MESSENGER HOUSE PHASE 2 - LANDSCAPE TYPOLOGY DESCRIPTIONS & SPECIES

L-03



LEGEND

AREAS OF EXISTING NATIVE VEGETATION TO CONSIDER AS ARPA. THE REMAINDER OF THE VEGETATION ON SITE HAS BEEN DISTURBED AND DOES NOT CONSIST OF NATIVE VEGETATION.

AQUIFER RECHARGE PROTECTION AREA (ARPA) SUMMARY

TOTAL PARCEL AREA 7.0 ACRES
ARPA AREA 23,155 SQUARE FEET (.53 ACRES)

ARPA AREA OF TOTAL PARCEL 7%

Scale

0' 30' 60'

1"=30' on 24"x36" sheet
1"=60' on 11"x17" sheet

N

MESSENGER HOUSE PHASE 2 - ARPA PLAN

L-04

BAINBRIDGE ISLAND, WASHINGTON NOVEMBER 13, 2020 SITE PLAN REVIEW SUBMITTAL

FISCHER·BOUMA PARTNERSHIP

LEGEND

- TREES TO BE RETAINED
- TREES WITHIN BUFFERS OR OUTSIDE OF PROPERTY LINE THAT WILL BE PROTECTED (TREE UNITS NOT INCLUDED)
- ELECTIVE RETENTION TREES (TREE UNITS NOT INCLUDED)
- TREES TO BE REMOVED DUE TO POOR TREE HEALTH - SEE ARBORIST REPORT DATED 6/24/2020. TREES TO BE REMOVED FOR DEVELOPMENT (34 TOTAL) NOT SHOWN
- NOT ALL TREES IN THESE AREAS WERE SURVEYED. THEY ARE IN THE BUFFER AND/OR OUT OF THE LIMIT OF WORK. THEY ARE BEING RETAINED PER BUFFER AND/OR ARPA REQUIREMENT/ FUNCTION.

TREE RETENTION SUMMARY

TOTAL PARCEL AREA (7.0 ACRES)
TREE UNITS REQUIRED 40 T.U.'s/ACRE = 280 T.U.'s REQUIRED

TREE UNITS RETAINED = 171 (PER TABLE BELOW)
NEW TREE UNITS (PROPOSED) = 109 (POTENTIAL LOCATIONS)
TOTAL TREE UNITS = 280

1. TOTAL AREA OF 7.0 ACRES INCLUDES BUFFER AREAS. NO TREES IN BUFFERS ARE INCLUDED IN THE T.U. QUANTITIES ABOVE.
2. SEVERAL EXISTING TREES ON NORTH SIDE OF PARKING LOT AND FIRE ACCESS ROAD WILL NOT BE IMPACTED AND ARE NOT CURRENTLY SHOWN.
3. TREE RETENTION PER COBI 18.15.010.G
4. TREE SYMBOLS WITHOUT NUMBERS WERE NOT ASSESSED BY THE ARBORIST.

TREE RETENTION DATA

TREE #	SPECIES	DIAMETER (INCHES)	TREE UNITS
401	DOUGLAS FIR	32	9.0
402	DOUGLAS FIR	43	12.0
403	DOUGLAS FIR	18	3.2
404	AMERICAN ELM	22.5	4.6
408	COPPER BEECH	50	13.8
409	WESTERN RED CEDAR	55	13.8
410	AMERICAN ELM	45	12.6
411	CRYPTOMERIA	25	6.2
412	SYCAMORE	39	10.8
413	AMERICAN ELM	45	12.6
416	SCARLET OAK	26	6.2
418	SUGAR MAPLE	28	7.0
419	DOUGLAS FIR	30	7.8
420	DOUGLAS FIR	30	7.8
421	DOUGLAS FIR	35	9.6
424	LAWSONS CYPRESS	45	12.6
425	LAWSONS CYPRESS	28	7.0
428	LIQUIDAMBAR	11.5	1.4
429	CYPRESS	18	3.2
430	CHAMAECYPARIS	17	3.2
435	THREADBRANCH CYPRESS	25	6.2
TOTAL			171.0

Scale

0' 30' 60'

1"=30' on 24"x36" sheet
1"=60' on 11"x17" sheet

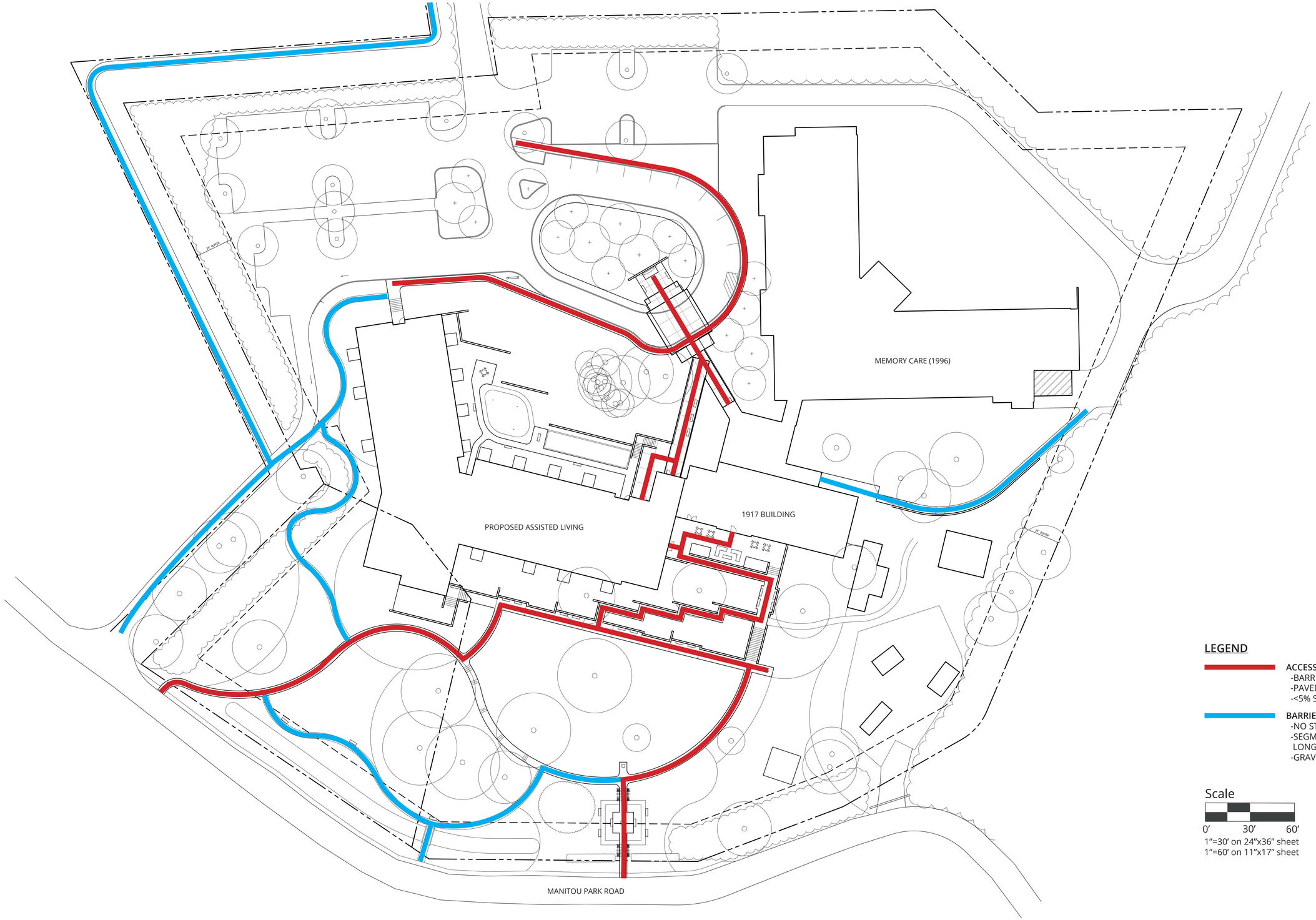
N

MESSENGER HOUSE PHASE 2 - TREE RETENTION PLAN

L-05

BAINBRIDGE ISLAND, WASHINGTON NOVEMBER 13, 2020 SITE PLAN REVIEW SUBMITTAL

FISCHER·BOUMA PARTNERSHIP



LEGEND

ACCESSIBLE ROUTES
-BARRIER-FREE
-PAVED SURFACE
-<5% SLOPE

BARRIER FREE ROUTES
-NO STEPS
-SEGMENT MAY BE OVER 5% LONGITUDINAL SLOPE
-GRAVEL OR PAVED SURFACES

Scale

0′ 30′ 60′

1″=30′ on 24″x36″ sheet
1″=60′ on 11″x17″ sheet

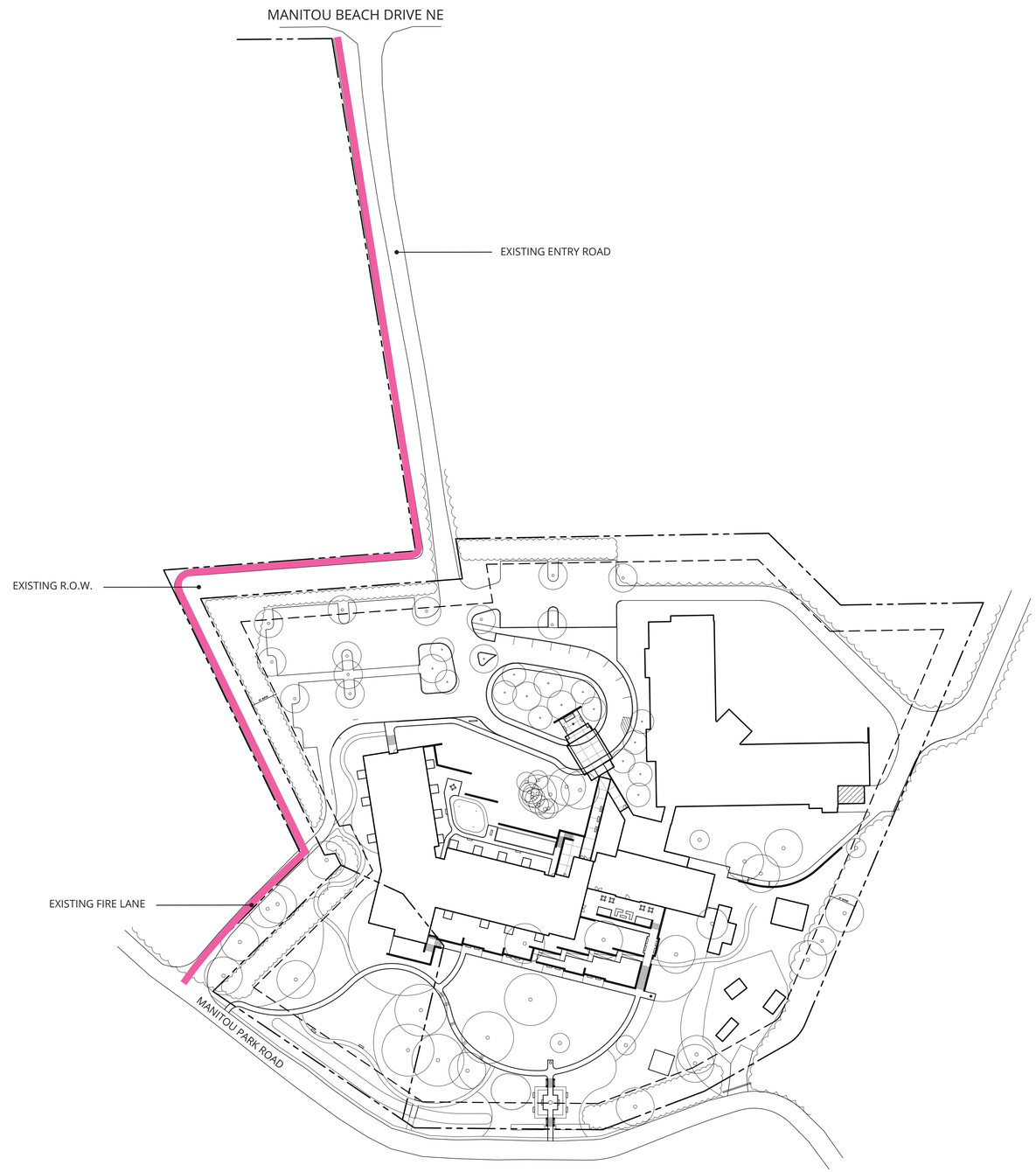
N

MESSENGER HOUSE PHASE 2 - ACCESSIBILITY DIAGRAM

L-06

BAINBRIDGE ISLAND, WASHINGTON NOVEMBER 13, 2020 SITE PLAN REVIEW SUBMITTAL

FISCHER·BOUMA PARTNERSHIP



LEGEND

PEDESTRIAN PATH
-6' WIDE GRAVEL SURFACE

NOTES:
1. EXACT LOCATION WITHIN R.O.W. WILL BE DETERMINED PER ADDITIONAL SURVEY (CURRENTLY BEING COMPLETED) DURING CONSTRUCTION DOCUMENTS.
2. PATH WILL UTILIZE EXISTING FIRE LANE AT SOUTHEAST CORNER OF PROPERTY.

Scale

0' 60' 120'

1"=60' on 24"x36" sheet
1"=120' on 11"x17" sheet

N

MESSENGER HOUSE PHASE 2 - PEDESTRIAN CONNECTION DIAGRAM

L-07

BAINBRIDGE ISLAND, WASHINGTON NOVEMBER 13, 2020 SITE PLAN REVIEW SUBMITTAL

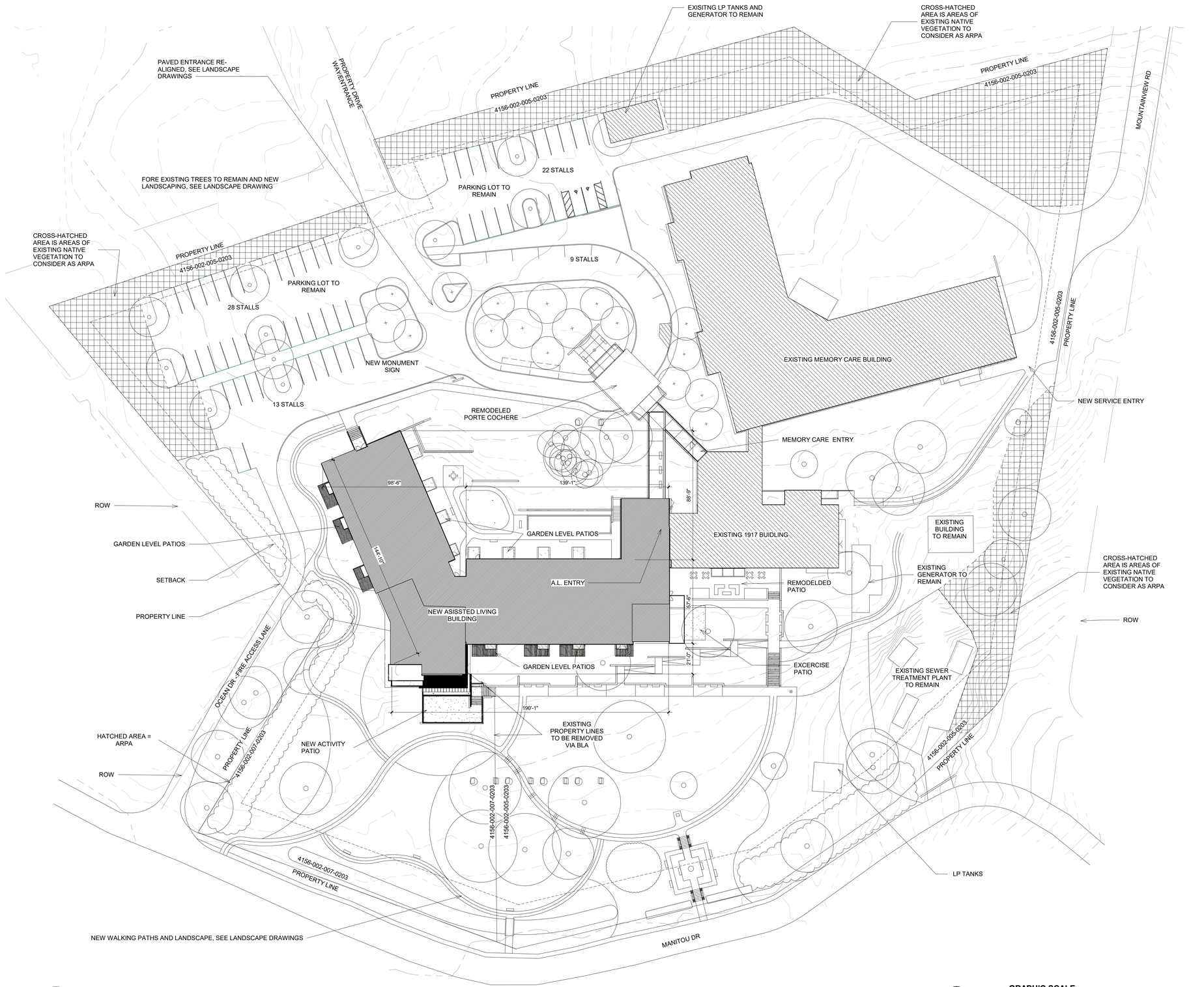
FISCHER·BOUMA PARTNERSHIP

MESSENGER HOUSE PHASE 2 - SITE LIGHTING CONCEPT PLAN

L-08

BAINBRIDGE ISLAND, WASHINGTON NOVEMBER 13, 2020 SITE PLAN REVIEW SUBMITTAL

FISCHER·BOUMA PARTNERSHIP



1 SITE PLAN
1/32" = 1'-0"

GRAPHIC SCALE
0 32' - 0" 64' - 0" 96' - 0" 128' - 0"

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

MESSENGER HOUSE ASSISTED LIVING

10861 MANITOU PARK BLVD NE
BAINBRIDGE ISLAND, WA 98110
OWNER: CASCADIA DEVELOPMENT

SITE PLAN REVIEW

PROJECT	2001
DATE	11/18/2020

N0.	DESCRIPTION	DATE

7163 REGISTERED ARCHITECT
CHARLES PETER WENZLAU
STATE OF WASHINGTON

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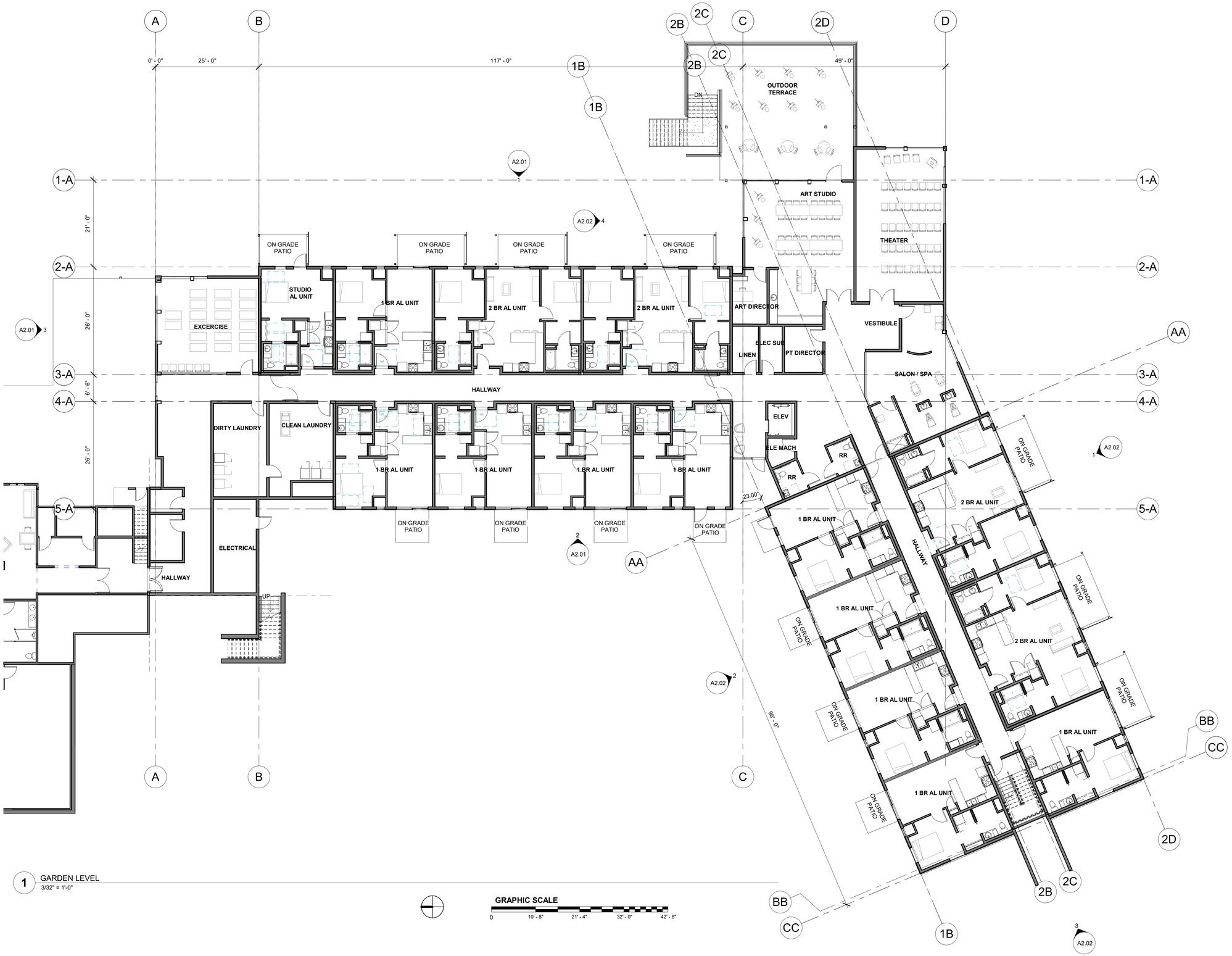
BASIC SITE PLAN

A1.00

SHEET SIZE: 22" x 34"
11/18/2020 1:47:29 PM



1 GARDEN LEVEL
3/32" = 1'-0"

GRAPHIC SCALE
0 10' - 8" 21' - 4" 32' - 0" 42' - 8"

SHEET SIZE: 24" x 36"

11/18/2020 1:47:31 PM

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206.780.6882

MESSENGER HOUSE AL

10861 Manitou Park Blvd NE
Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT
DATE 8/06/2020

N0.	DESCRIPTION	DATE

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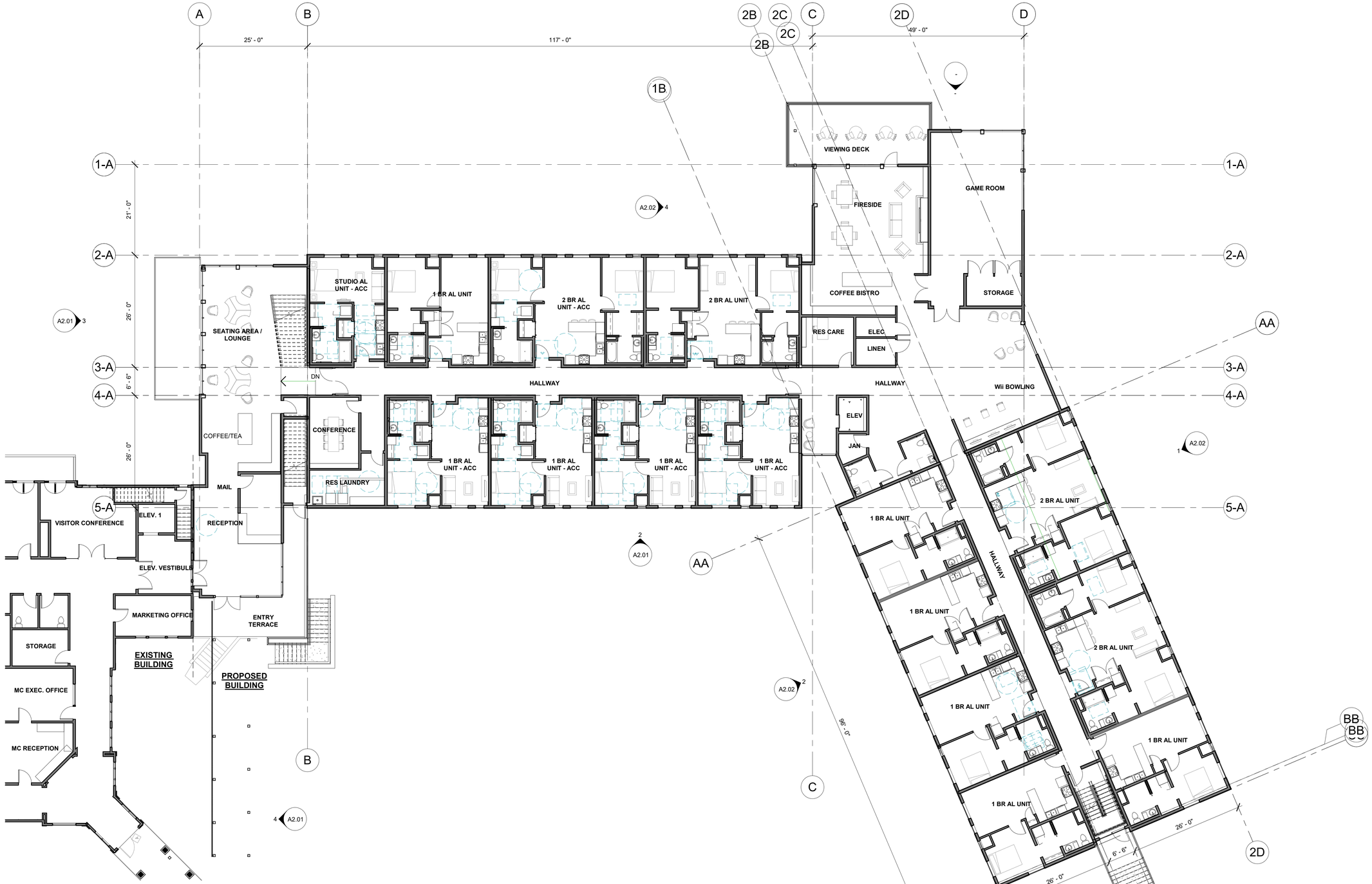
GARDEN LEVEL

A1.01



1 MAIN LEVEL
3/32" = 1'-0"

GRAPHIC SCALE
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

SHEET SIZE: 24" x 36"

11/18/2020 1:47:34 PM

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CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT
DATE 8/06/2020

NO.	DESCRIPTION	DATE

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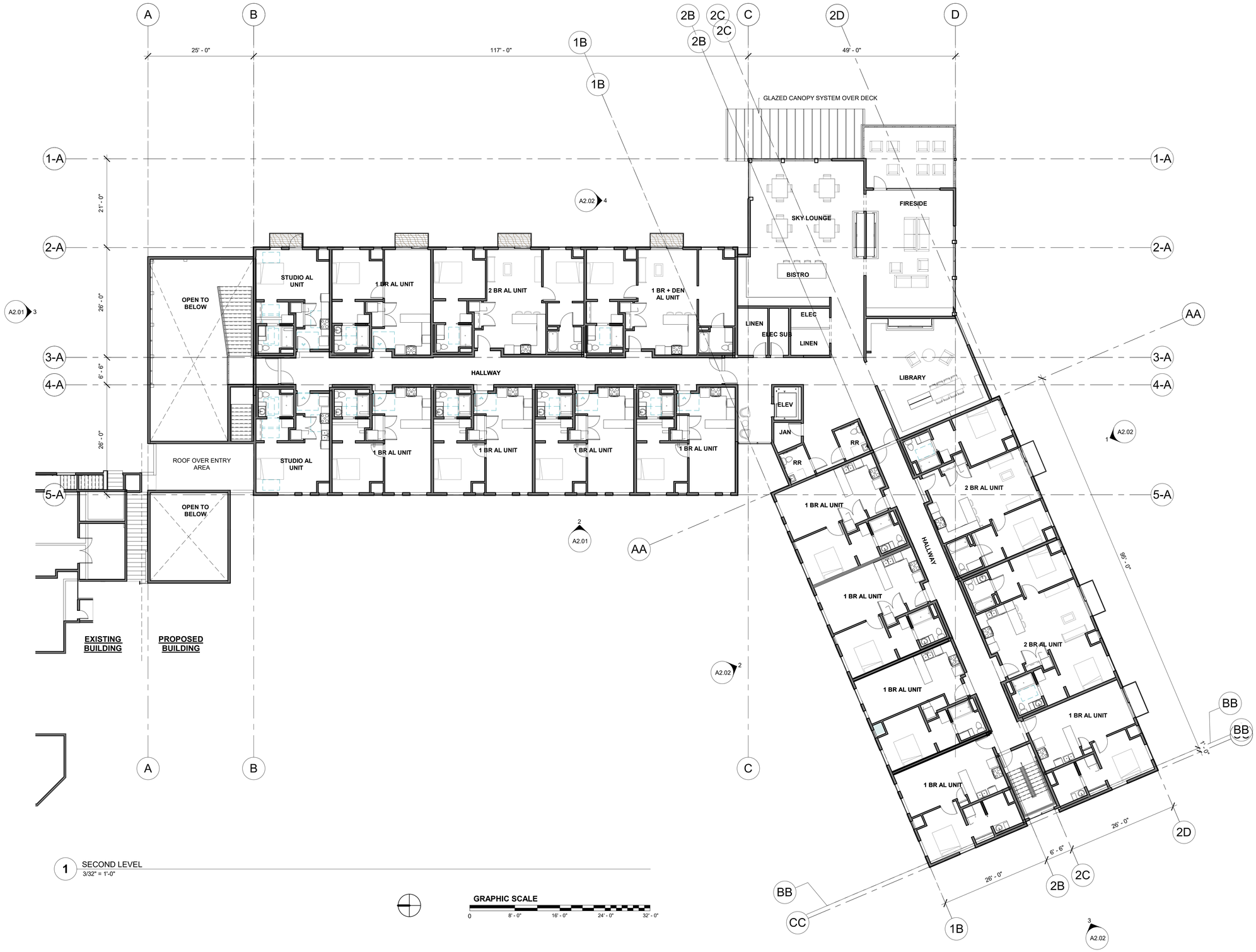
MAIN LEVEL

A1.02



1 SECOND LEVEL
3/32" = 1'-0"

GRAPHIC SCALE
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

SHEET SIZE: 24" x 36"

11/18/2020 1:47:40 PM

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CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT

DATE 8/06/2020

N0.	DESCRIPTION	DATE

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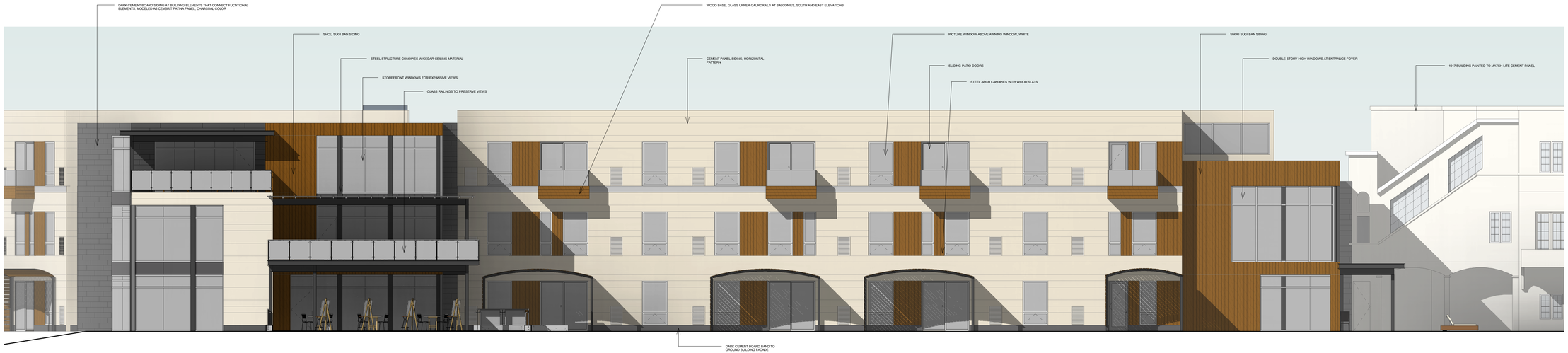
SECOND LEVEL

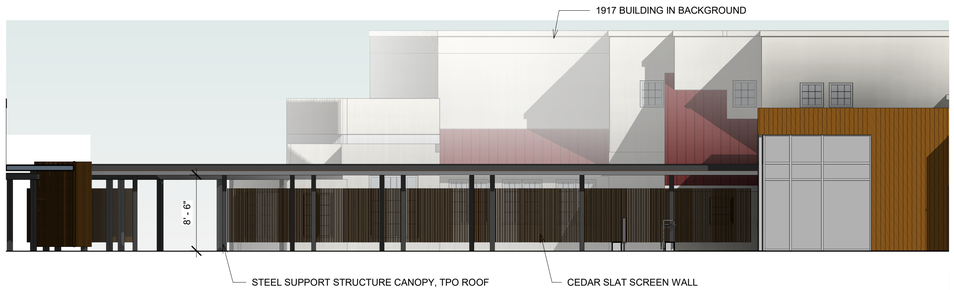
A1.03



1 ELEVATION - NORTH AL, EAST ELEVATION Copy 1 Copy 1
1/8" = 1'-0"

2 ELEVATION - NORTH AL, WEST ELEVATION
1/8" = 1'-0"

3 ELEVATION - NORTH @ FITNESS
1/8" = 1'-0"



4 ENTRY CANOPY ELEVATION
1/8" = 1'-0"

SHEET SIZE: 24" x 36"

11/18/2020 1:46:05 PM

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Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT
DATE 8/06/2020

N0.	DESCRIPTION	DATE

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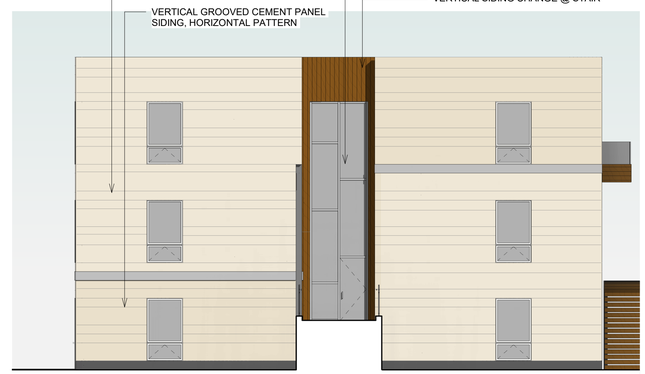
ELEVATIONS

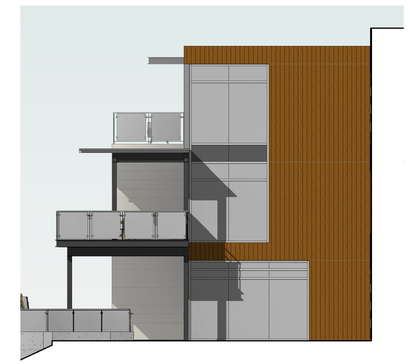
A2.01

1 ELEVATION - SOUTH AL, SOUTH ELEVATION
1/8" = 1'-0"

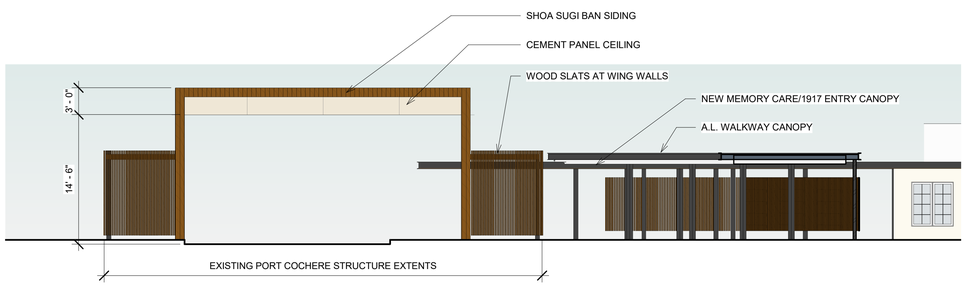
2 ELEVATION - SOUTH AL, NORTH ELEVATION
1/8" = 1'-0"



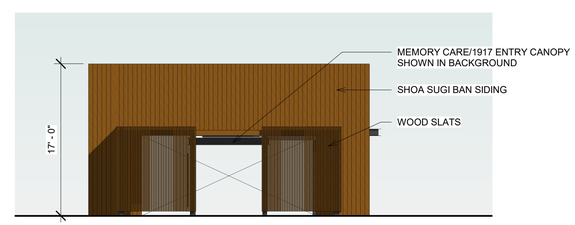
3 ELEVATION - SOUTH AL, WEST ELEVATION
1/8" = 1'-0"



4 ELEVATION - NORTH COMM 200
1/8" = 1'-0"



5 PORT COCHERE ELEVATION
1/8" = 1'-0"



6 PORT COCHERE ELEVATION 2
1/8" = 1'-0"

SHEET SIZE: 24" x 36"

11/18/2020 1:48:26 PM

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Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT
DATE 8/06/2020

N0.	DESCRIPTION	DATE

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ELEVATIONS

A2.02

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Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT

DATE 8/06/2020

N0.	DESCRIPTION	DATE

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RENDERINGS - FRONT ENTRY

A3.01

SHEET SIZE: 24" x 36"

11/18/2020 1:48:26 PM

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Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT

DATE 8/06/2020

N0.	DESCRIPTION	DATE

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RENDERINGS - VIEW FROM THE EAST

A3.02

SHEET SIZE: 24" x 36"

11/18/2020 1:48:26 PM

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BAINBRIDGE ISLAND, WA 98110
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206.780.6882

MESSENGER HOUSE AL

10861 Manitou Park Blvd NE
Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

PRE-APPLICATION

PROJECT

DATE 8/06/2020

N0.	DESCRIPTION	DATE

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RENDERINGS - VIEW FROM SOUTHEAST

A3.03

SHEET SIZE: 24" x 36"

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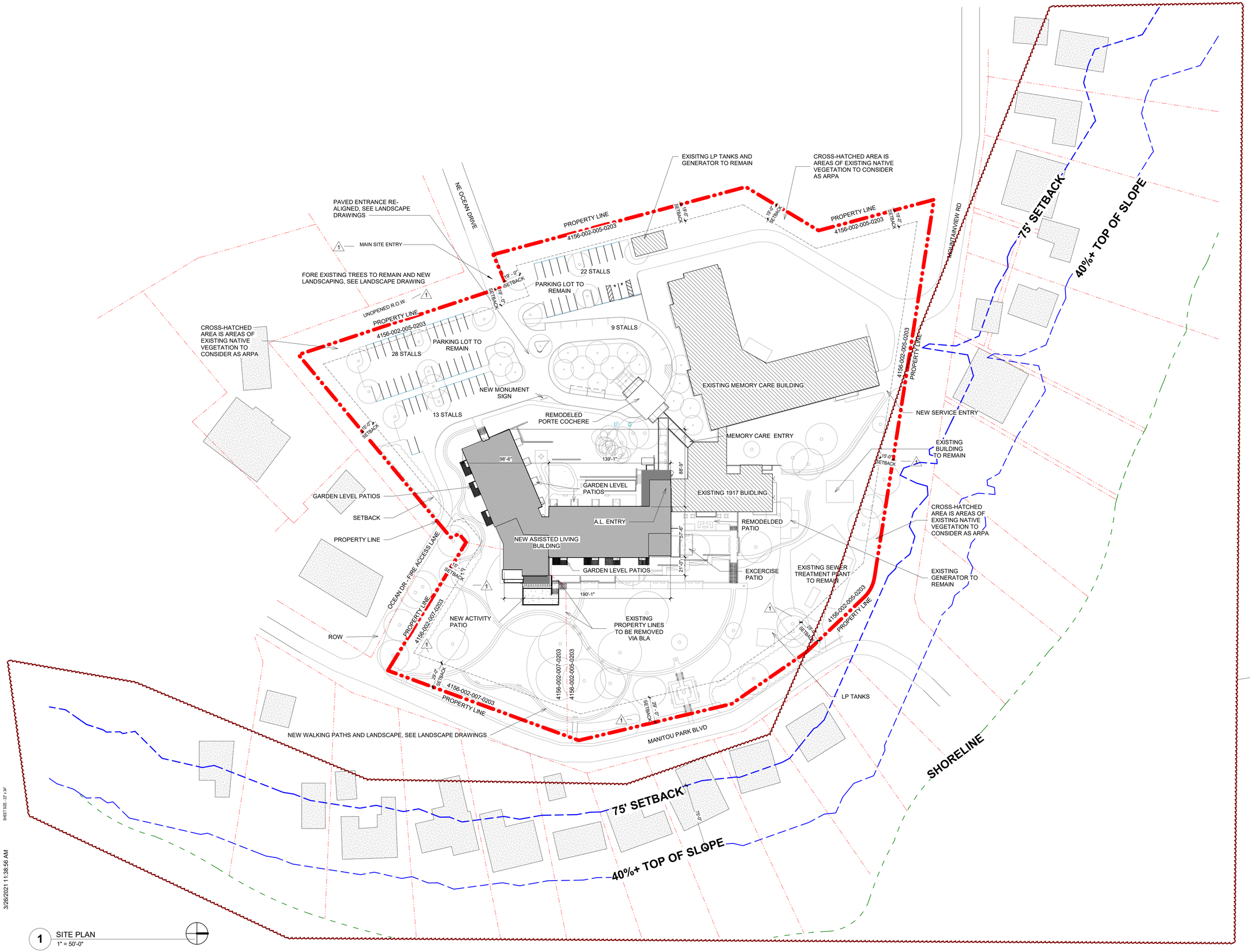

1 SITE PLAN
1" = 50'-0"

SHEET SIZE: 22" x 34"

3/26/2021 11:38:56 AM

182

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BAINBRIDGE ISLAND, WA 98110
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206.780.6882

MESSENGER HOUSE ASSISTED LIVING

10861 MANITOU PARK BLVD NE
BAINBRIDGE ISLAND, WA 98110
OWNER: CASCADIA DEVELOPMENT

SITE PLAN REVIEW

PROJECT	2001
DATE	11/18/2020

N0.	DESCRIPTION	DATE
1	SPR Response	02/22/21
2	SPR Response #3	03/26/21

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BASIC SITE PLAN

A1.00

SPR SUBMITTAL
MARCH, 2021

Legal Descriptions

(Tax Parcel Nos. 4156–002–005–0203 & 4156–002–007–0003) Resultant Parcels A and B of Boundary Line Adjustment recorded under Auditor's File No. 9511130231, being a portion of the Plat of Manitou Park, recorded in Volume 3 of Plats, Page 31, records of Kitsap County, Washington, lying within Section 14, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington,

(Tax Parcel No. 4156–005–001–0101)That portion of Lots 1, 3 and 4, Block 5, of the plat of Manitou Park, recorded in Volume 3 of plats, Page 31, described as follows: Beginning at a point which is North 00°41'00 West 3.63 feet and North 73°53.5' East 162 feet from the Southwest corner of said Lot 1, thence North along a line which if projected would intersect with the Northerly line of said Lot 1 at a point 152.22 feet Easterly from the Northwest corner of said Lot 1 to an intersection with a line parallel to and 25 feet Southerly from the Northerly line of said Lot 1, thence Westerly along said parallel line to the West line of said Lot 1, thence North to the Northwest corner of said Lot 1, thence Easterly to the Northeast corner of said Lot 4, thence South along the Easterly line of said Lot 4, a distance of 115 feet, thence South 73°53.5' West to the True Point of Beginning;

Except therefrom the East 16.5 feet in width of said Lot 4 heretofore deeded to Kitsap County for road purposes;

Together with Ocean Drive abutting..

Notes

1. Sanitary and storm drain manholes were not entered. Pipe sizes and materials, where shown, were observed from outside of the manhole only, and should be verified.
2. Subsurface utilities, where shown, represent markout provided by locate services or approximated from old building plans.
3. This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
4. Details in portions of this drawing outside of the primary areas of focus were obtained from aerial scans and may not represent conditions on the ground.
5. This drawing and the information thereon is for the sole use of the client under this contract.
6. This drawing does not constitute a boundary survey of the subject property.
7. All tree labels with (*) are multi–trunk trees with averaged diameter.

Legend

= Asphalt pavement surface

= Concrete surface

= Gravel surface

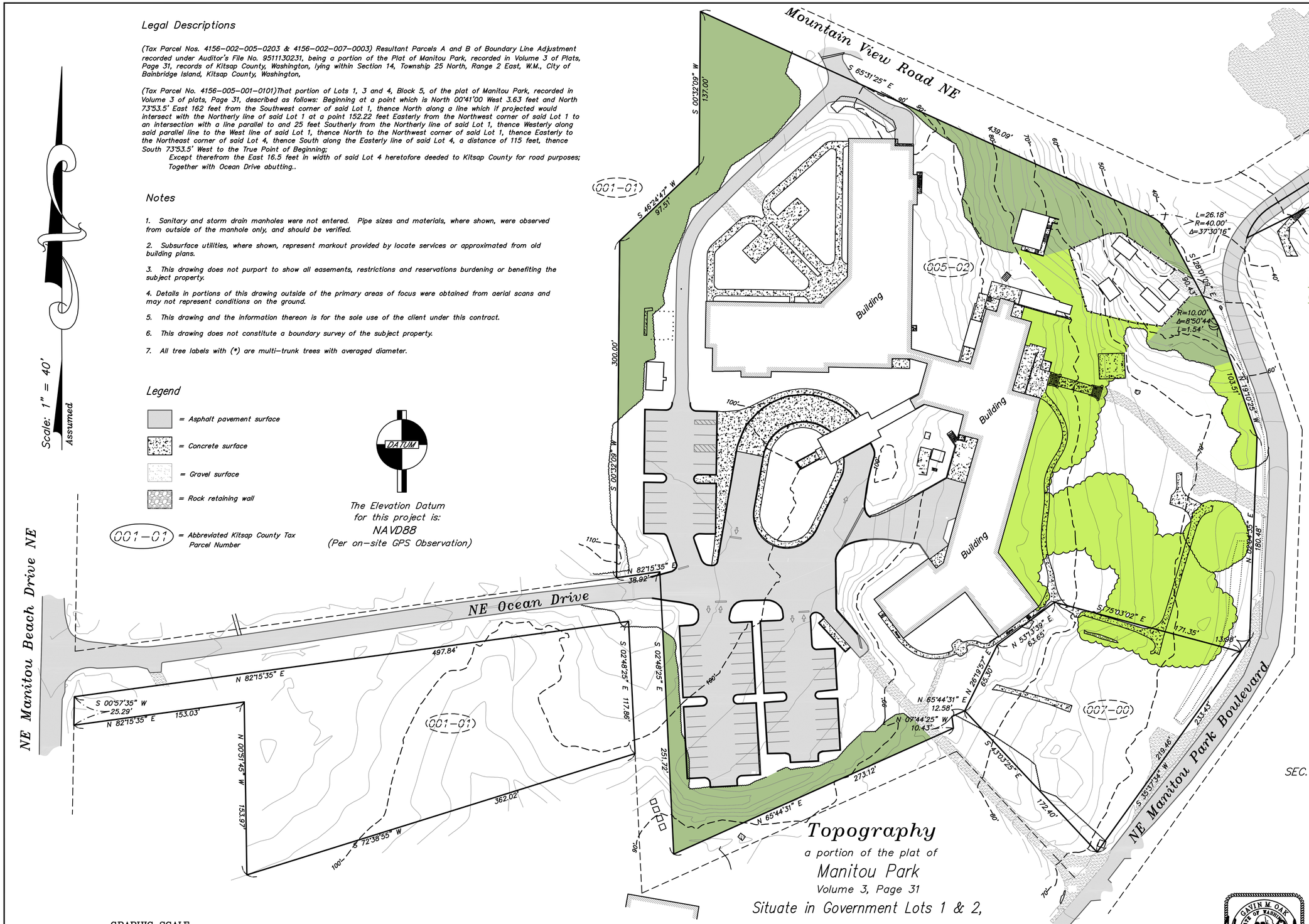
= Rock retaining wall

(001–01) = Abbreviated Kitsap County Tax Parcel Number

DATUM

The Elevation Datum for this project is:
NAVD88
(Per on–site GPS Observation)

Scale: 1" = 40'
Assumed



Topography

a portion of the plat of

Manitou Park

Volume 3, Page 31

Situate in Government Lots 1 & 2,

Sec. 14, T.25N., R.2E., W.M.

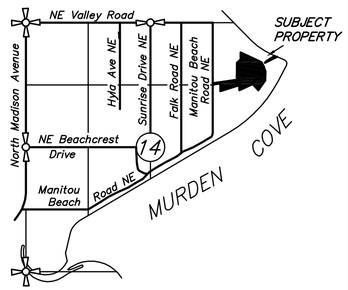
City of Bainbridge Island
Kitsap County, Washington

EXISTING NATIVE VEGETATION ON SURVEY

EXISTING NATIVE VEGETATION INCLUDING:
- NATIVE CONIFER/MAPLE TREES
- VARIED UNDERSTORY OF NATIVE VEGETATION, INCLUDING SOME ORNAMENTAL AND INVASIVE SPECIES
- EXISTING NATIVE VEGETATION: 40,700 SF (0.93 ACRES)

EXISTING ORNAMENTAL VEGETATION:
- LARGE ORNAMENTAL TREE CANOPY UNDERSTORY THAT IS PREDOMINANTLY NON-NATIVE OR INVASIVE SPECIES OR LAWN

NOTES:
- DIAGRAM DOES NOT SHOW EVERY ORNAMENTAL TREE AROUND THE BUILDING OR IN THE PARKING LOT
- DETAILED TREE LOCATION INFORMATION IS PROVIDED ON SUBSEQUENT PAGES.



VICINITY MAP
SEC. 14, T.25N., R.2E., W.M.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GAVIN M. OAK
STATE OF WASHINGTON
36156
REGISTERED
PROFESSIONAL LAND SURVEYOR
1/14/20

ADAM·GOLDSWORTHY·OAK
A G O LAND SURVEYING, LLC
1015 NE HOSTMARK ST. (360)779–4299
POULSBO, WA 98370 (206)842–9598

DATE 1/14/20 FIELD BOOK 1584,1591,1594
DRAWING 7109T SHEET 1/5

CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST - *UPDATED 2014*
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE
PENCIL WILL NOT BE ACCEPTED

PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

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

A. background [help]

1. Name of proposed project, if applicable: [help]

   Messenger House Phase 2

2. Name of applicant: [help]

   Charles Wenzlau – Wenzlau Architects

3. Address and phone number of applicant and contact person: [help]

   490 Madison Ave. North Suite 105, Bainbridge Island, WA 98110
   206-780-6882
   Contact: Charles Wenzlau

4. Date checklist prepared: [help]

   November 24, 2020

5. Agency requesting checklist: [help]

   City of Bainbridge Island

6. Proposed timing or schedule (including phasing, if applicable): [help]

   Construction completion around Spring/Summer of 2022

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

   NO

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

   Geotech Report, Traffic Impact Analysis

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. [help]

   None known

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Site Plan Review, Conditional Use Permit, Boundary Line Adjustment, Building Permit, Clearing and Grading Permit, Ecology Construction Stormwater Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. 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.) [help]

Project consists of a new 46 bed health care facility which contains assisted and independent living units. Proposed new addition will replace existing skilled nursing facility to be demolished. Exiting parking spaces will remain unchanged. Project site is approx. 7 acres. Current use was approved under prior CUP. New addition is floor area 52,460sf. Total area for existing area plus proposed addition is 93,255sf.

12. Location of the 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. [help]

MANITOU PARK #4156-002-005-0203
RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9511130231; >>THAT PORTION OF BLOCKS 2, 3 AND 5 OF THE PLAT OF MANITOU PARK, RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF KITSAP COUNTY, WASHINGTON, LYING WITHIN SECTION 14, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 2; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF MOUNTAIN VIEW ROAD NE, S65*33'10 E 1033.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY, N65*33'10 W 436.93 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, S0*30'24 W 137.00 FEET; THENCE S46*23'02 W 97.51 FEET; THENCE S0*30'24 W 300.00 FEET TO A POINT ON THE N

MANITOU PARK #4156-002-007-003
RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9511130231; A PORTION OF BLOCKS 3 & 5 PLAT OF MANITOU PARK, RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF KITSAP COUNTY, LYING WITHIN SECTION 14, TOWNSHP 25 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:>> BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID MANITOU PARK; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF MOUNTAIN VIEW BOULEVARD, S65*33'10 E 596.57 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, S00*30'24 W 440.00 FEET; THENCE S75*04'47 E 301.14 FEET; THENCE S75*04'47 E 29.37

FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S53*11'54 W 63.66 FEET; THENCE S26*18'12 W 65.30 FEET; THENCE S43*05'10 E 172 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY

ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, **rolling**, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

Site is generally flat with 10% slope on easterly portion. Small areas exceed 15% slope.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

See Aspect geotechnical report dated June 20,2020.

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

See Aspect geotechnical report dated June 20,2020.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

Excavation is limited to foundation installation.

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

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)? [help]

Total impervious area = 33%.

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

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 types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

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. [help]

None

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

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

3. Water

a. Surface Water: [help]

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. [help]

Project will continue to utilize existing stormwater conveyance facilities which discharge directly to Puget Sound is approximately 400 feet to the east of the new Assisted Living building.

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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. [help]

No work is proposed within 200 feet of the shoreline

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. [help]

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No

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

No

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

No

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b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

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. [help]

None. All waste will be discharged into private on-site sewer system.

c. Water runoff (including stormwater):

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. [help]

Runoff from the proposed building rooftop, the modified fire lane, and the revised service entrance will be collected and conveyed to the existing stormwater system which serves the site and discharges directly to Puget Sound.

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

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

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

The project will be required to demonstrate compliance with Minimum Requirements #1-#9 of the 2012 Ecology SMMWW, as amended in 2014, and comply with BIMC 15.20. The final construction plans will specify BMP's where determined feasible for the new and replaced hard surface areas as well as the site disturbed areas, and be reviewed and approved by the City of Bainbridge Island prior to any site disturbance.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

x **deciduous tree: alder, maple, aspen, other**
x **evergreen tree: fir, cedar, pine, other**
x **shrubs**
x **grass**
____pasture
____crop or grain
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

Vegetation will be removed where in direct proximity to proposed new building.

c. List threatened and endangered species known to be on or near the site. [help]

None known

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

New plantings will include native species and regionally adapted ornamental species. The former will be planted to supplement more natural areas and provide screening as required by City code. The latter will be planted near the new building and within main open space. Specifically, the landscape for this site has been defined by various planting categories and contains prescriptions for planting in each as found in BIMC Section 18.15.010. These categories include the Perimeter Full Screen Planting, Parking Lot Landscaping and Street Frontage Landscaping. In each of these categories native vegetation, drought resistant plant material, and adapted ornamentals will be specified to promote plant establishment, increase the likelihood of long-term planting success, reduce water consumption, and promote habitat.

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals

a. List any birds and other animals which have been observed, or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, **songbirds**, other:
mammals: bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other :

Songbirds and raptors are likely to use the site. Small urban-adapted mammals such as racoon, opossum, coyote and rodents are also likely to use the site.

b. List any threatened and endangered species known to be on or near the site. [help]

None known

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

Not known

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

Use of native planting and enhancements to proposed infiltration swale.

e. List any invasive animal species known to be on or near the site.

None known

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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. [help]

Electric, propane

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

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: [help]

Building envelope will be built to code combined with other energy conservation strategies, including LED lighting, low use water fixtures and energy efficient appliances. Site will include an electric vehicle charging station and bicycle parking.

7. Environmental health

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. [help]

None

1) Describe any known or possible contamination at the site from present or past uses.
None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the

vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4) Describe special emergency services that might be required.

None

5) 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)? [help]

Traffic, neighboring business operations

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Traffic, Equipment operation, construction

3) Proposed measures to reduce or control noise impacts, if any: [help]

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.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

Project site has been continuously developed since early 1900s. The site has 2 existing buildings; the health care facility and a caretaker's house.
Site is surrounded by single family residences and wooded areas (to the west).
Project intensity will remain unchanged from prior use as health care facility.
Potential visual impacts impacts may be due to added building height.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site. [help]

There are 2 existing buildings; health care facility and caretakers house.

d. Will any structures be demolished? If so, what? [help]

Caretakers house may be removed since it is in poor condition.

e. What is the current zoning classification of the site? [help]

R-2

f. What is the current comprehensive plan designation of the site? [help]

R-2

g. If applicable, what is the current shoreline master program designation of the site? [help]

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

A portion of the project site has slopes exceeding 15%.

i. Approximately how many people would reside or work in the completed project? [help]

95 residents plus 12 staff

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

None

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

None

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

Comply with existing land use regulations and design guidelines.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

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

None

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

None

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

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? [help]

35ft.

b. What views in the immediate vicinity would be altered or obstructed? [help]

No views would be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

Project is designed to comply with COBI design guidelines. A variety of building forms and materials will help add variety and break up project scale.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

Illumination from project site will occur at night due to interior lighting, site signage and outdoor lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

No

c. What existing off-site sources of light or glare may affect your proposal? [help]

None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

All exterior lighting will comply with city's dark sky guidelines to minimize light spill off-site and upward to sky.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Water access at Murden Cove

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

No

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

Project site will have outdoor sitting areas, ADA compliant pathways, and outdoor recreation such as miniature gold, etc.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

Yes. The Moran School (1917) and caretakers house (1936?). Applicant is currently pursuing local listing for Moran School building.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

None known. A historic preservation report is in progress at this time.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

A historic preservation report is in progress at this time.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Applicant proposes to restore portions of the 1917 building and have it placed on local register.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

Site is served by three roads; Ocean Drive (west), Mountain View Road (north) and Manitou Park Blvd (east).

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

Yes. Closest transit is along Manitou Beach Drive

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

71 spaces. No spaces will be eliminated

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

Yes. Proposal includes new public pedestrian path between Ocean Drive and Manitou Park Blvd.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

Refer to traffic study prepared by Heath Associates.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

On site residents will have limited use of automobiles. Site will be served by local Access bus service.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

No. There is no change in land use or intensity of use.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

None

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16. Utilities

a. Circle utilities currently available at the site: [help]
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. [help]

Electric, Water, Telephone, internet, Sewer Connection

C. Signature [HELP]

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: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

CHECKLIST REVIEWED BY:

_____

Project Manager, Department of Planning and Community Development

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D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   This project will not discharge toxic or hazardous substances. Production of noise will increase due to construction of buildings and noise associated with normal uses.

   Proposed measures to avoid or reduce such increases are:

   Water quality treatment, storm water facilities and buffers.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   No affect known

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Project will meet all required buffer protection and water quality requirements. Landscape planting will rely primarily on drought tolerant native plantings.

3. How would the proposal be likely to deplete energy or natural resources?

Buildings will use a variety of energy sources, including propane, electricity and water.

Proposed measures to protect or conserve energy and natural resources are:

Proposed measures to protect or conserve energy and natural resources are: Energy consumption will be reduced due to compliance with state energy codes. Water consumption will be reduced due to use of drought tolerant plants and water conserving fixtures.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No use proposed. No affect known.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No measures proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No use proposed. No affect known.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Yes, due to commuting, health services, services associated with residential living.

Proposed measures to reduce or respond to such demand(s) are:

Proposed measures to reduce or respond to such demand(s) are:
Site is served by Kitsap Transit and will have bicycle parking facilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts known.

Attn: Planning and Community Development

From: Charles Wenzlau, Wenzlau Architects

Date: November 25, 2020

RE: Messenger House Phase 2

PROJECT NARRATIVE & DECISION CRITERIA

The primary goals of this project to create a comfortable residential enclave that creates a sense of community both for the residents and surrounding neighborhood. The design approach results from breaking the overall new wing into multiple forms, to maintain the proper scale alongside the 1917 building. The new wing will complement the older buildings with their Mediterranean style, while being of its own time. The new layout will take advantage of its orientation to Seattle and water views to the east, as well as more local views within the surrounding open space.

The project will employ a variety of sustainability strategies, including adaptive re-use of the historic buildings, focusing new construction within previously disturbed areas, minimizing new impervious surfaces, and restoring native plantings. Project is within walking distance to neighborhood commercial services.

The existing south wing built in 1997 no longer meets the level of care and services provided by contemporary Assisted Living facilities. Due to code changes and enhanced services provided by care providers, a single-story wing could not provide the space needed without being exceptionally sprawling and would take up a large portion of the overall site.

PLANNING APPROVALS

The project applications will include the following: Site Plan and design Review, Major CUP and Minor CUP (related to nomination of 1917 Building onto historic register). The property consists of two parcels which will be aggregated through a Boundary Line adjustment (to be applied for after CUP/SPR decision). The Messenger House Facility has been realized over several decades and the related approvals for the various phases of construction.

PROJECT USES

Messenger House has been providing assisted living and memory care for Island residents since the 1980's. The facility was closed and resold last year and is undergoing a significant rehabilitation itself. The phase one improvements include interior remodeling of the 1996 memory care wing. Phase two, the focus of this application includes the demolition and reconstruction of the 1986 assisted living wing as well as improvements to the original 1917 building (previously known as the Moran School). The new wing will contain both assisted and independent living units and related common area functions.

The combined number of beds will remain unchanged at 96, consistent with the original CUP approvals. No expansion is planned for the parking areas. The existing 1996 wing, currently one story, will be replaced with a three-floor building (approx. 60,000sf) which will contain living units and common areas for residents.

PHASING

The project will be constructed in two phases. Phase one, currently in building permit review, will include interior renovations to the memory care wing (50 beds). There will also be limited exterior work with landscaping. This portion of the project will begin Summer/Fall 2020 with a construction period lasting eight months. Phase two will replace the 46bed skilled nursing wing (one floor) with an assisted living facility (3 floors). The assisted living wing will combine assisted living (75% of the beds) with independent living units (25% of the beds). The construction is expected to begin summer 2021 with a construction period lasting eighteen months.

OWNERSHIP

The property is owned by Cascadia Senior Living and Fieldstone Communities.

COMMUNITY RESIDENTIAL COMPONENTS

The project will maintain a total of 96 beds. The facility, as described above, is divided into three main areas; existing memory care wing, proposed assisted/independent living wing and the existing 1917 building which will contain common area and administrative functions. The memory care and assisted living wings have separate common areas to serve each areas residents. The outdoor spaces are designed to support a range of activities including walking, sitting areas, outdoor terraces, and small active area amenities.

CONDITIONAL USE PERMIT

CUP Decision Criteria: A conditional use may be approved or approved with conditions if:

1. <u>The conditional use is consistent with applicable design guidelines in BIMC Title 18. The conditional use is compatible with the established and intended character of the neighborhood, considering factors that include, but are not limited to, hours of operation, the type of activities generated by the use, and the predictable levels of any adverse impacts; and</u>

Response: The site design meets all applicable development standards including dimensional standards, landscape requirements, ARPA, parking, etc. A Minor CUP has been applied for to allow a waiver to lot coverage. The proposed use has been in existence withing the neighborhood since 1960. The current facility was last enlarged in 1996 to its current 96 bed facility. The proposed plans will not intensify the existing use. The hours of operation will remain unchanged. The types of activities will remain unchanged. The staffing will be reduced from 30 to 12 based upon the elimination of skilled nursing care. No new adverse impacts are known except for a slight increase in the daily vehicle patterns.

2. <u>The conditional use will not be materially detrimental to uses or property in the vicinity of the subject property; and</u>

Response: The proposed use has been in existence withing the neighborhood since 1960. The proposed use is consistent with prior CUP approvals and will not intensify site activities. The visual impacts are reduced since the proposed addition will be in the same location as the existing wing to be replaced. The building height will be increased from 1 story to three stories to accommodate the larger living units (the prior facility had two residents sharing a unit). The height of the new wing will be consistent with the three story 1917 building to the north. The southeast corner of the site previously included a four-story theater building (removed in 2017). The traffic to and from the site will be further restricted from current patterns by closing off the gravel fire lane and directing service vehicles to use Ocean Drive. Exterior lighting will be dark sky compliant to mitigate light spill off site.

3. <u>The conditional use is consistent with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan; and</u>

Response: Based upon review of the Comprehensive Plan, the project supports multiple relevant sections (see attached memo). Consistent with the Non-Motorized Plan, the project will include a non-motorized pedestrian facility along the south edge within the unopened ROW.

4. The conditional use complies with all other applicable provisions of the BIMC; and

Response: The site design meets all applicable development standards including dimensional standards, landscape requirements, ARPA, parking, etc. A Minor CUP has been applied for to allow a waiver to lot coverage.

5. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the vicinity of the subject property; and

Response: Restrictions to vehicle access, reduction in off-site light spill, enclosed service areas and new landscape screening will reduce potential impacts.

6. Noise levels shall be in compliance with BIMC 16.16.020 and 16.16.040.A; and

Response: Project will comply with all local noise restrictions.

7. The streets and nonmotorized facilities as proposed are adequate to accommodate anticipated traffic; and

Response: The project will comply with all required ROW improvements including construction of a new non-motorized pedestrian path along the unopened ROW.

8. The city engineer has determined that the conditional use meets the following decision criteria:

a. The conditional use conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and

b. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use of properties downstream; and

c. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the Island-Wide Transportation Plan; and

d. If a traffic study shows that the use will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and

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

f. The conditional use conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications" unless the city engineer has approved a deviation to the standards; and

Response: The applicant has responded to all information requested and requirements from engineering staff. Engineering has determined no traffic impact analysis is warranted due to minimal changes to anticipated vehicle trips. Site has private on-site sewer system and water is served by KPUD. Existing facility will continue to utilize existing storm drainage outfall to Puget Sound.

9. The Kitsap public health district has determined that the conditional use meets the following decision criteria:

a. 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; and

b. If the health district recommends approval or disapproval of the application the health district shall so advise the director; and

Response: The project is under review by County Health District and will comply will all relevant regulations. Site has private on-site sewer system and water is served by KPUD.

10. The Bainbridge Island fire department has reviewed the application and determined that the conditional use will ensure fire protection.

Response: Applicant has coordinated with BIFD on fire flow, fire protection and fire access.

G. Additional Decision Criteria for Institutions in Residential Zones. Applications to locate any of those uses categorized as educational facilities, governmental facilities, religious facilities, health care facilities, cultural facilities, or clubs in Table 18.09.020 in residential zones shall be processed as major conditional use permits and shall be required to meet the following criteria, in addition to those in subsection F of this section:

1. All sites must front on roads classified as residential suburban, collector, or arterial on the Bainbridge Island functional road classification map.

Response: See Prior CUP approvals 1994/1995

2. The scale of proposed construction including bulk and height and architectural design features is compatible with the surrounding area.

Response: See Prior CUP approvals 1994/1995

The proposed addition will be in the same location as the existing wing to be replaced. The scale of the new wing will be consistent with the three floor 1917 building to the north. The site previously included a four-floor theater building which was removed in 2017. The scale of the facility is within the 35' allowable height limit. The architectural design features have been designed to be complementary to the Mediterranean character of the existing structures. Lastly, the new wing will exceed setback requirements, will maintain existing mature trees to provide screening, and will supplement landscape screening with new plantings.

3. If the facility will have attendees and employees numbering fewer than 50 or an assembly seating area of less than 50, the director may waive any or all the above requirements in this subsection G, but may not waive those required elsewhere in the BIMC.

Response: The project will have approx. 12 employees. Proposed addition will not have any new assembly areas which exceed 50 persons. Existing facility will continue to utilize the common dining room located within 1917 building which exceeds 50 persons.

SITE PLAN REVIEW

SPR Decision Criteria. The director and planning commission shall base their respective recommendations or decisions on site plan and design review applications on the following criteria:

1. The site plan and design are consistent with all applicable provisions of the BIMC; and

Response: The site design meets all applicable development standards including dimensional standards, landscape requirements, ARPA, parking, etc. A Minor CUP has been applied for to allow a waiver to lot coverage.

2. The locations of the buildings and structures, open spaces, and landscaping result in a context-sensitive design; and

Response: The siting of the proposed new wing is located where the prior wing was located. The new wing has a larger footprint to provide patient services consistent with today's standard of care. The new wing will be connected to the existing 1917 building in such a manner that will restore the primary east facing façade currently obscured in part by the prior addition. The massing of the new wing is broken into three main portions to help breakup the overall mass. The common areas are expressed as transparent facades to provide views and light and are oriented to capture views of Puget Sound. The existing porte-cochere will also be renovated to reflect the spirit of the new building. The materials proposed for the new addition will harmonize with the renovated 1917 building and remodeled memory care. The east facing open space will be conserved as is with the addition of new accessible walkways and outdoor terraces. The west facing open spaces will be replanted to take advantage of relocation of the existing service drive.

3. The Kitsap public health district has determined that the site plan and design meets the following decision criteria:

a. 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; and

b. If the health district recommends approval of the application with respect to those items in subsection F.3.a of this section, the health district shall so advise the director; and

c. If the health district recommends disapproval of the application, it shall provide a written explanation to the director; and

Response: The project is under review by local health authorities and will comply will all relevant local regulations.

4. The streets and nonmotorized facilities, as proposed, are adequate to accommodate anticipated traffic; and

Response: The project will comply with all required ROW improvements including construction of a new non-motorized pedestrian path along the unopened ROW.

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

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

b. 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 of properties downstream; and

c. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and

nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the Island-Wide Transportation Plan; and
d. If a traffic study shows that the proposed development will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and
e. 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 required service(s) can be made available at the site; and
f. The site plan and design conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications," unless the city engineer has approved a deviation from the standards; and

Response: The applicant has been following and responding to all information and requirements form Engineering staff. Engineering has determined no traffic impact analysis is warranted due to minimal changes to anticipated vehicle trips.

6. The site plan and design is consistent with applicable design guidelines in BIMC Title 18; and

Response: The site design meets all applicable development standards including dimensional standards, landscape requirements, ARPA, parking, etc. A Minor CUP has been applied for to allow a waiver to lot coverage.

7. No harmful or unhealthful conditions are likely to result from the proposed site plan; and
Response: No harmful conditions are known to occur.

8. The site plan and design is consistent with the comprehensive plan and other applicable adopted community plans; and

Response: Based upon review of the Comprehensive Plan, the project supports multiple relevant sections.

9. If the subject property contains a critical area or buffer, as defined in Chapter 16.20 BIMC, the site plan and design review permit conforms to all requirements of that chapter; and

Response: The site is subject to ARPA and will meet protection requirements.

10. If the subject property is within the shoreline jurisdiction, as defined in Chapter 16.12 BIMC, the site plan and design review permit conforms to all requirements of that chapter; and

Response: While project is not within shoreline jurisdiction, the existing stormwater outfall to Puget Sound has been evaluated to avoid adverse impacts.

11. 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;

Response: No credits are requested for open space

12. The Bainbridge Island fire department has reviewed the application and determined that the site plan has been properly designed to ensure fire protection; and

Response: Applicant has coordinated with BIFD on fire flow, fire protection and fire access.

13. The site plan and design has been prepared consistent with the purpose and review procedures of this chapter.

Response: The site plan and design has been prepared consistent with the purpose and review procedures of this chapter

MINOR CUP

I. Local Register of Historic Places Conditional Use Decision Criteria. A proposal to modify development standards (such as setbacks, open space, lot coverage, landscape buffers, and parking requirements) and/or to allow for a use otherwise permitted for a structure on the local register (including exclusive residential in the mixed use town center) shall meet the following criteria:

1. Subsections D.1 through 10 of this section, Nonagricultural Minor Conditional Use Decision Criteria, including a review and recommendation from the historic preservation commission as to whether the proposal is compatible with the historic nature of the building and/or site; and

Response: see D 1 thru 10 below.

3. The use shall be compatible with the existing design and/or construction of the structure without significant alteration. (Ord. 2019-24 § 1 (Exh. A), 2019; Ord. 2017-02 §§ 3, 4, 2017; Ord. 2016-11 § 1, 2016[1]; Ord. 2011-02 § 2 (Exh. A), 2011)

Response: The proposed use within the 1917 Building will remain largely unchanged from its prior use for administrative related functions. The interiors are considered non-significant (see attached report) due to the significant degree of alteration over the last 50 years. The propose nomination recognizes the primary historic features which are the east facing primary façade and related east open space. The proposed alterations will restore the east façade, including removal of a 1986 addition which obscures a portion of the original façade. The new wing will attach to the south façade of the 1917 Building, considered secondary in its importance. This façade has been significantly altered by the addition of an elevator and service access.

D. Nonagricultural Minor Conditional Use Decision Criteria. A nonagricultural minor conditional use or an agricultural research facility may be approved if:

1. The conditional use is consistent with applicable design guidelines in BIMC Title 18. The conditional use is compatible with the established and intended character of the neighborhood, considering factors that include, but are not limited to, hours of operation, the type of activities generated by the use, and the predictable levels of any adverse impacts; and

The project received a favorable review by the Design Review Board and is not requesting any departures from applicable design guidelines. The proposed use has been in existence since 1960. The current facility was last enlarged in 1996 to its current 96 bed facility. The proposed plans will not intensify the existing use. The hours of operation will remain unchanged. The types of activities will remain unchanged. The staffing will be reduced from 30 to 12 based upon the elimination of skilled nursing care. No new adverse impacts are known except for a slight increase in the daily vehicle patterns.

2. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

Response: The proposed use is consistent with prior CUP approvals and will not intensify site activities. The visual impacts are reduced since the proposed addition will be located in the same location as the existing wing to be replaced. The building height will be increased from 1 floor to three floors to accommodate the larger (non-shared) living units. The prior units had two residents sharing a unit. The scale of the new wing will be consistent with the three floor 1917 building to the north. The site

previously included a four floor theater building which was removed in 2017. The traffic to and from the site will be further restricted from current patterns by closing off the gravel fire lane and directing service vehicles to use Ocean Drive

3. The conditional use is consistent with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan; and

Response: Based upon review of the Comprehensive Plan, the project supports multiple relevant sections. Project will include a non-motorized facility along the south edge within the unopened ROW.

4. The conditional use complies with all other applicable provisions of the BIMC; and

Response: The site design meets all applicable development standards including dimensional standards, landscape requirements, ARPA, parking, etc. A Minor CUP has been applied for to allow a waiver to lot coverage.

5. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the immediate vicinity of the subject property; and

Response: Restrictions to vehicle access and new landscape screening will reduce potential impacts.

6. Noise levels shall be in compliance with BIMC 16.16.020 and 16.16.040.A; and

Response: Project will comply with all local noise restrictions.

7. The streets and nonmotorized facilities as proposed are adequate to accommodate anticipated traffic; and

Response: The project will comply with all required ROW improvements including construction of a new non-motorized pedestrian path along the unopened ROW.

8. The city engineer has determined that the conditional use meets the following decision criteria:

a. The conditional use conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and

b. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use of properties downstream; and

c. The streets and nonmotorized facilities as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the Island-Wide Transportation Plan; and

d. If a traffic study shows that the use will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and

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

f. The conditional use conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications," unless the city engineer has approved a deviation from the standards; and

Response: The applicant has been following and responding to all information and requirements form Engineering staff. Engineering has determined no traffic impact analysis is warranted due to minimal changes to anticipated vehicle trips.

9. The Kitsap public health district has determined that the conditional use meets the following decision criteria:

a. 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; and

b. If the health district recommends approval or disapproval of the application the health district shall so advise the director; and

10. The Bainbridge Island fire department has reviewed the application and determined that the conditional use will be properly designed to ensure fire protection; and

Response: The project is under review by local health authorities and will comply will all relevant local regulations.

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: June 3, 2021

To: Heather Wright, Director of Planning and Community Development

From: Kelly Tayara, Senior Planner

Project: Messenger House / Lot Coverage Modification Request

File Number: PLN51717 CUP (Administrative)

Request: The owner requests an administrative Conditional Use Permit to modify the lot coverage development standard through the provisions of the Historic Preservation Program.

Recommendation: Conditional Approval

Background:

The applicant is proposing redevelopment of a site which is comprised of two adjoining tax lots totaling 7.01 acres in size. The southern lot is undeveloped, and the northern lot contains a building complex which has most recently been dedicated to use as Messenger Care House, a health care facility. The Messenger House property includes Day Hall, the East Lawn and the caretaker cottage, all associated with the Moran School, and all recently listed on the Local Historic Register.

The site is a portion of a property which was originally homesteaded by Peter Jacobsen who sold it in 1907 to Manitou Park Development, who built the Manitou Park Hotel / Resort in 1909. The resort fell into disrepair and was purchased in 1914 by Frank Moran who founded the Moran School that same year. The hotel burned down in 1916, and remnants may still be found on the beach.

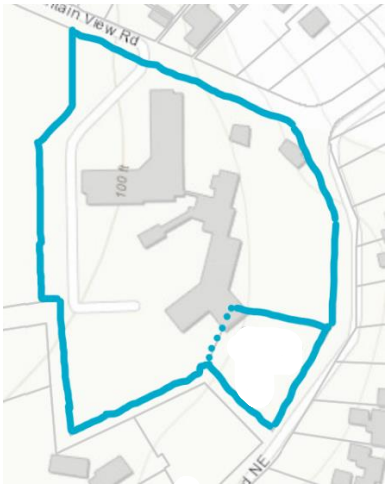
Two buildings originally constructed for the Moran School remain on the site. The larger of these two buildings is Day Hall, which was completed in 1917 and was the first building on the property specifically constructed for the Moran School; the smaller of the two is the caretaker house which was built in 1920.

Messenger Care House has existed on the site since c.1960. In subsequent years:

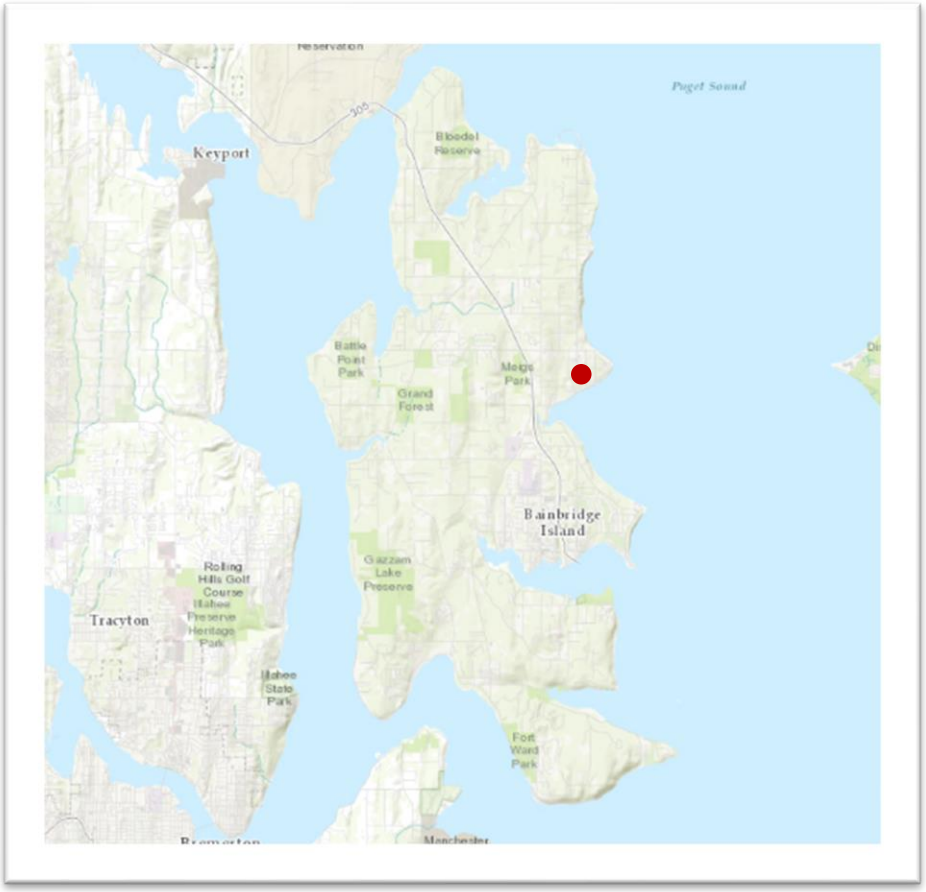
- In 1984, Moorehavens, Inc. as the applicant received an Unclassified Use Permit from Kitsap County to add 8,000-9,000 square feet to the existing facility on the easterly five acres of a 15-acre parcel.
- In 1986, Soundcare, Inc as the applicant received approval for a revision to the Unclassified Use Permit to add a 2,600 square foot building addition on 5.5 acre site area which was within the 15-acre parcel.
- In 1995, Soundcare received approval through a new Conditional Use Permit for a 20,500 square foot building addition on a seven-acre site.

Proposed redevelopment includes demolition of the memory care wing which is attached to Day Hall and was constructed in 1996, and construction of a new 52,460 square foot, 46-bed facility with assisted and independent living units in its place.

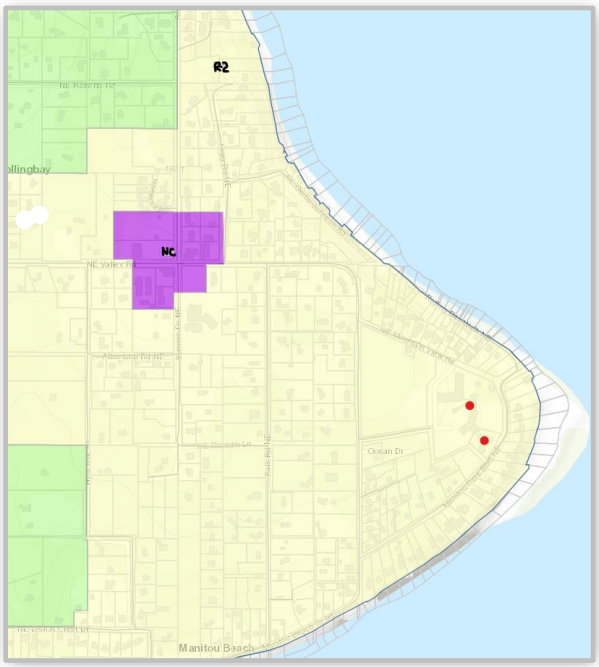
The properties are located in the R-2 district. The standard lot coverage (area covered by buildings) in the district is 20 percent of the lot area, however; health care facilities, which are a conditional use in the district, are limited to 50 percent of the standard lot coverage (that is, a maximum of 10 percent of the lot area). The applicant proposes lot coverage of 16.1 percent; existing lot coverage is 15.9 percent, as approved in the 1995 conditional use permit.



Site Plans



Vicinity Map



Zoning Designation

Staff Analysis

I. Findings of Fact

A. Site Characteristics

1. Tax Assessor Information:
   a. Owner of Record: Cascadia Holdings Bainbridge LLC
   b. Site Tax Lot Numbers: 4156-002-0005-0203 and 4156-002-007-0003
   c. Site Size: 7.01 acres (6.37 and .64 acres respectively)
2. Zoning and Comprehensive Plan Designation: The site is zoned R-2 and the Comprehensive Plan designation is Residential-2.
3. Site Development and Land Use: The northern lot is developed with a health care facility complex (see page 2).
4. Surrounding Development and Land Use: Two properties to the west are undeveloped. The remaining surrounding properties contain residential development, with the exception of one property to the east which is a parking lot for the Rolling Bay Walk community.
5. Access: Primary access is via the Ocean Drive right-of-way from Manitou Beach Road; the site is also accessible from Mountain View Road.
6. Public Services:
   a. Police: City of Bainbridge Island Police Department
   b. Fire: Bainbridge Island Fire District
   c. Schools: Bainbridge Island School District
   d. Water: North Bainbridge Water Company
   e. Sewer: Private treatment plant

B. Comprehensive Plan Goals and Policies:

The following goals and policies are applicable to this proposal:

1. Land Use Element
   a. Historic Preservation
      1) Policy LU 21.1: Encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.
      2) Policy LU 21.6: Engage in cooperative efforts with owners to encourage the preservation of historic resources.
      3) Policy LU 22.3: Collaborate with interested stakeholders to promote historic preservation on the Island

2. Economic Element
    a. Services Sector
        1) Policy EC 9.4: Promote on-Island access to healthcare facilities and medical services, particularly those addressing the needs of the Island's increasing older population.
3. Housing Element

    Goal HO-8: Facilitate the siting and development of housing opportunities for special needs populations.
4. Cultural Element
    a. History and Heritage
        1) Goal CUL-3: Preserve places where the Island's history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future.
        2) Policy CUL-3.3: Support adequate space to collect, preserve and interpret the Island's history.
5. Human Services Element
    a. Housing and Human Services
        1) Policy HS 3.2: Promote the creation of a mix of housing alternatives and services for people at different levels of independence.
    b. Continuum of Services
        1) Policy HS 2.2: Support programs that meet the critical needs of vulnerable populations, particularly those most at risk of homelessness.

Staff Comprehensive Plan Consistency Analysis:

The Messenger House property has contributed to local culture for over 100 years, and Day Hall is considered iconic to many Islanders. In conjunction with redevelopment of the site, the property owner is proposing to retain and rehabilitate Day Hall in recognition of its historic value to the community.

The property owners are in the process of modernizing the health care facility. The Historic Preservation Commission (HPC) and City staff engaged in a cooperative effort with the property owner in order to enable the owner to redevelop the site while retaining a historic building. Modification to the lot coverage standard is one of several incentives available in the Historic Preservation Program to encourage the preservation of historic resources.

Allowing modification to the lot coverage standard enables the applicant to redevelop the property with aesthetic sensibility, and redevelopment ensures that the facility will be compliant with current building health, fire code, stormwater and environmental regulations.

The Historic Preservation Program provides incentives in order to encourage preservation of historic resources. Allowing the lot coverage standard modification serves as an incentive to preserve a historic building when there is otherwise no requirement to do so.

C. Environmental Review / Public Notice

A land use decision to modify the lot coverage development standard is exempt from State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800.6). The Phase II proposal to construct a new building on the site requires Site Plan and Design Review permit and an amendment to the existing Conditional Use permit: Those permit applications are currently under review, and subject to SEPA review (City File No. PLN51717 SPR / CUPA). While the decision to list the historic building on the Local Register was subject to public notice, and the proposal to modify lot coverage was discussed with the Design Review Board and Historic Preservation Commission in public meetings which were properly noticed, this administrative decision is exempt from public notice requirements (BIMC 2.16.020.M.3).

D. BIMC 18.24.010 Historic Preservation Program Purpose and Relationship to Zoning Codes

The Historic Preservation Program protects historic resources within the City in order to safeguard the heritage represented by those resources which reflect significant elements of the City's history.

The purpose of the Historic Preservation Program is to:

- Foster civic and neighborhood pride in the beauty and accomplishments of the past; Stabilize or improve the aesthetic and economic vitality and values of historic buildings
- Assist, encourage and provide incentives to private owners for the preservation, restoration, redevelopment and use of historic buildings
- Promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses.

Designated local register properties may be authorized for a use not otherwise permitted in a certain zone. The Director of Planning and Community Development may approve said use through an administrative conditional use; the Director may also waive or modify development standards such as: setbacks, open space, lot coverage, landscape buffers and parking requirements.

The Historic Preservation Commission engaged in a collaborative effort with the applicant to protect the historic elements of the property and assist the owner in redeveloping the property. The Commission recommends approval of the modification to standard lot coverage.

E. BIMC 2.16.050.I Local Register of Historic Places Minor Conditional Use Decision Criteria

A proposal to modify development standards (such as setbacks, open space, lot coverage, landscape buffers, and parking requirements) and/or to allow for a use otherwise permitted for a structure on the local register shall meet the following criteria:

1. The proposal shall include a review and recommendation from the HPC as to whether the proposal is compatible with the historic nature of the building or site.

   The Historic Preservation Commission (HPC) met with the applicant several times to discuss site redevelopment. At their regular public meeting of January 7, 2021, the HPC approved listing Day Hall, the East Lawn and the caretaker cottage, all associated with the

Moran School, on the Local Historic Register. At their May 6, 2021 meeting, the HPC recommended approval of the request to modify the lot coverage standard, finding that the proposal is compatible with the historic nature of the building and the site.

2. The use shall be compatible with the existing design and/or construction of the structure without significant alteration.

   The proposed demolition of the memory care wing which is attached to Day Hall and replacement with a new assisted living wing was reviewed by both the Design Review Board (DRB) and the HPC. Allowing the proposed lot coverage provides the opportunity to redevelop the site with sensitivity to the historic building, while the existing memory care wing was added with little or no consideration to the historic value of Day Hall. Redevelopment is subject to HPC review which is based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.

3. The conditional use is harmonious and compatible in design, character and appearance with the intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property.

   Redevelopment requires Site Plan and Design Review permit and an amendment to the existing conditional use permit, which includes review and recommendation of the Design Review Board and Planning Commission, along with review and recommendation of the HPC. Redevelopment of the site was discussed during several public meetings with the DRB and the HPC. Both found that the proposed redevelopment is harmonious and compatible in design, character and appearance with Day Hall and the additional historic elements on the property. Messenger Care House has operated harmoniously within this residential district since 1960, and the redevelopment provides consistency with the character and quality of development in the vicinity and sensitivity to the physical characteristics of the subject property, including preservation of landscaping and public pedestrian use which has evolved over time. Allowing the flexibility to modify the lot coverage standard provides the opportunity to redevelop the site to meet current design standards and to ensure that redevelopment is harmonious and compatible with properties in the vicinity.

4. The conditional use will be served by adequate public facilities including roads, water, fire protection, sewage disposal facilities and storm drainage facilities.

   The site is served by public roads, public water, fire services, and private sewer and storm drainage facilities.

5. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

   The health care facility is an existing use on the site. Redevelopment ensures a facility which is compliant with current health, building code, fire code, stormwater and environmental regulations to help ensure that the use is not materially detrimental to uses or property in the immediate vicinity.

6. The conditional use is in accord with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan.

   Allowing the lot coverage standard modification supports the goals of the Historic Preservation Program and supports an established business. This conditional use permit is needed to modify the standard. The redevelopment proposal, which is largely evaluated through subsequent Site Plan and Design Review permit and an amendment to the existing Conditional Use permit, is consistent with the Island-Wide Transportation Plan.

7. The conditional use complies with all other provisions of the Municipal Code.

   The existing lot coverage is 15.9 percent, as approved through the 1995 conditional use; the applicant requests lot coverage of 16.1 percent. The lot coverage of the historic buildings (Day Hall and the Caretaker's House) is 5,317 square feet, 1.6 percent of the total allowed as permitted without the potential relief granted due to being on the Local Historic Register.

   If these buildings were located in the Mixed Use Town Center, their floor area (FAR) would not be calculated against the total FAR of the site. However, since these buildings are in the R-2 zoning district, they do not have a FAR and are limited by density, lot coverage.

   Through the provisions of the Historic Preservation Program, this conditional use permit provides for modification to development standards. The proposal to construct a new building is subject to further land use permits which also include Municipal Code compliance review. The proposal complies with all other provisions of the Municipal Code.

8. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the immediate vicinity of the subject property.

   Listing on the Local Historic Register requires that redevelopment be reviewed for compliance with Secretary of Interior Standards for the Treatment of Historic Properties. This ensures that redevelopment of the site will occur with sensitivity to the historic building. Redevelopment also requires Site Plan and Design Review permit and an amendment to the existing Conditional Use permit, including evaluation of the proposal to eliminate or reduce to the greatest extent adverse impacts. Modification of the lot coverage standard provides the opportunity to redevelop the property in a manner that eliminates existing adverse aesthetic impacts.

9. Noise levels shall be in compliance with BIMC 16.16.040.A.

   Any redevelopment of the site must be compliant with current noise regulations.

10. The City Engineer has determined that the conditional use conforms to drainage regulations, that the streets and pedestrian ways are adequate, that there is capacity in the water or sewer system to serve the conditional use, and the applicable service(s) can be made available at the site; and the conditional use conforms to the "City of Bainbridge Island Engineering Design and Development Standards Manual.

The redevelopment requires Site Plan and Design Review permit and Conditional Use permit amendment, and that permit review process ensures compliance with current drainage and design and development standards.

11. A conditional use may be approved with conditions. If no reasonable conditions can be imposed that ensure the application meets the decision criteria of this chapter, then the application shall be denied.

    The redevelopment site is comprised of two contiguously owned properties, and the request to modify the lot coverage standard is based on the aggregate lot area. Therefore, the project is conditioned to require that the applicant must obtain an approved aggregation through a Boundary Line Adjustment from the City.

II. Conclusion

This report includes the standards of review, relevant Municipal Code and Comprehensive Plan provisions and provisions of other permitting agencies. The staff report includes findings based on evidence in the record. The project file contains the official record and basis for findings, including technical information and documentation.

The application is properly before the Director of Planning and Community Development for decision. Administrative decisions may be appealed to a hearing examiner in accordance with BIMC 2.16.020.R. An appeal of an administrative decision shall be filed with the city clerk within 14 days of the date of the decision.

Staff recommends approval subject to the following condition:

Project Condition

1. Prior to site redevelopment, the applicant must submit complete application for Boundary Line Adjustment (BLA) to aggregate the subject properties and obtain BLA approval from the Department of Planning and Community Development.
2. This permit approval does not authorize any construction related to a new building unless accompanied by approved Site Plan and Design Review / Conditional Use.
3. This lot coverage modification is contingent upon listed historic elements of the property: Unless destroyed by natural events, Day Hall, the East Lawn and the caretaker cottage must remain on the Local Historic Register. Any alterations to the property must observe all pertinent regulations (BIMC 18.24). Any alteration of the exterior of Local Register properties requires a Certificate of Appropriateness or a review waiver from the Historic Preservation Commission.