



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, OCTOBER 28, 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.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://BAINBRIDGEWA.ZOOM.US/J/93919490652](https://bainbridgewa.zoom.us/j/93919490652)

OR

IPHONE ONE-TAP: US: +16699009128,,99093163225# OR +12532158782,,99093163225#

OR

TELEPHONE (FOR HIGHER QUALITY, DIAL A NUMBER BASED ON YOUR CURRENT LOCATION):

US: +1 669 900 9128 OR +1 253 215 8782 OR +1 301 715 8592 OR +1 312 626 6799 OR

+1 346 248 7799 OR +1 646 558 8656

WEBINAR ID: 990 9316 3225

INTERNATIONAL NUMBERS AVAILABLE: [HTTPS://BAINBRIDGEWA.ZOOM.US/J/93919490652](https://bainbridgewa.zoom.us/j/93919490652)

AGENDA

**1. CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT
DISCLOSURE - 6:00 PM**

We would like to begin by acknowledging that the land on which we gather is within the ancestral 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 PARTICIPATION MEETING - 6:05 PM

2.a (6:05) - Public Participation Meeting for Bainbridge Disposal Building 45 Minutes

[Site Plan.pdf](#)

[Civil Engineering Plans.pdf](#)

[Exterior Elevations.pdf](#)

[Floor Plans.pdf](#)

[Design Review Board Meeting Minutes 17MAY2021.pdf](#)

3. PLANNING COMMISSION MEETING MINUTES - 6:50 PM

Review and approve meeting minutes from October 14, 2021.

3.a (6:50 PM) - Review and approve minutes from October 14, 2021 5 Minutes

4. PUBLIC COMMENT - 6:55 PM

5. NEW BUSINESS - 7:05 PM

5.a (7:05 PM) - Fort Ward Stables Renovation- Bldg 15 Site Plan Review and Conditional Use Permit

(PLN51760 SPR/CUP) 45 Minutes

PLN51760 SPR CUP Fort Ward Stable Staff Report.pdf

1. PLN51760 SPR CUP Site Plan and Illustrated Site Plan Phase One.pdf

2. PLN51760 SPR CUP Civil and Landscape Plan.pdf

3. PLN51760 SPR CUP Master Plan Phase One & Phase Two.pdf

4. PLN51760 SPR CUP Floor Plan.pdf

5. PLN51760 SPR CUP Renderings.pdf

6. PLN51760 SPR CUP Planner memo to Historic Preservation Commission dtd Sept. 2, 2021.pdf

7. PLN51760 SPR CUP Historic Preservation Commission Minutes dtd Sept. 2, 2021.pdf

8. PLN51760 SPR CUP Design Review Board Minutes dtd Sept. 20, 2021.pdf

9. PLN51760 SPR CUP Design Review Board Final Design Review Worksheet.pdf

10. PLN51760 SPR CUP Public Comment.pdf

11. PLN51760 SPR CUP Link to Electronic Permit File on Public Portal.pdf

5.b (7:50 PM) - Consideration and Recommendation on Possible Extension of the Housing Design Demonstration Projects (HDDP) program, BIMC 2.16.020.S, Ordinance No. 2021-35. 20 Minutes

HDDP Program Summary

Ordinance No. 2021-35 Extending HDDP Program.docx

BIMC 2.16.020.S Housing Design Demonstration Projects.pdf

Comprehensive Plan Goals and Policies that support HDDP.pdf

Approved Ord 2019-32 HDDP .pdf

6. PLANNING DIRECTOR'S REPORT - 8:10 PM

7. FOR THE GOOD OF THE ORDER - 8:20 PM

8. ADJOURNMENT - 8:30 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: October 28, 2021

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: (6:05) - Public Participation Meeting for Bainbridge Disposal Building

AGENDA CATEGORY: Discussion

PROPOSED BY: Kelly Tayara

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):** None

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:
Presentation and Discussion

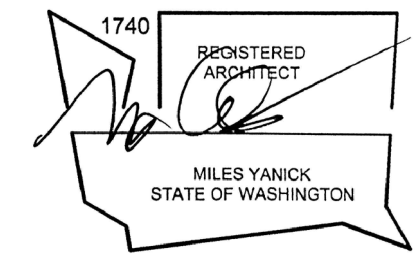
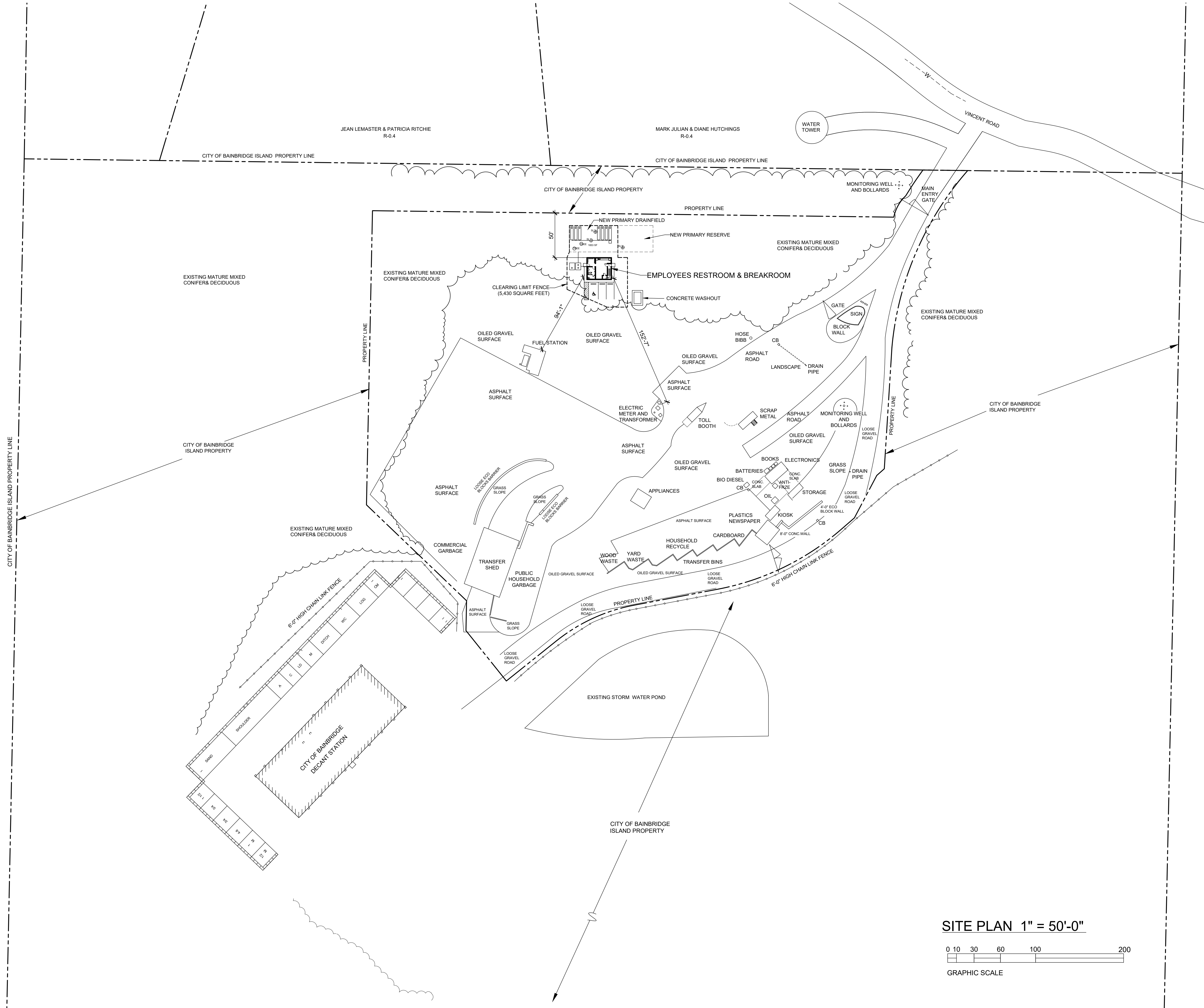
SUMMARY:
The Public Participation Meeting is required as part of the preapplication phase of the proposed development.

BACKGROUND: The Bainbridge Disposal Building is a proposal to construct an employee restroom / break room / locker room at the Vincent Road Transfer Station. The site is located at 6400 Don Palmer Avenue.

Design Review Board (DRB) Conceptual Design review of a larger redevelopment proposal which included an employee restroom / breakroom was waived in 2019, and the DRB conducted Design Guidance review of the larger redevelopment proposal on August 30, 2019. A Public Participation Meeting before the Planning Commission was held on October 24, 2019.

The DRB reviewed the current (revised) proposal at a Design Guidance meeting on May 17, 2021; the DRB filled out responses in a worksheet and recommended approval. The applicant also participated in a preapplication conference on October 5, 2021.

ATTACHMENTS:



MILES YANICK & COMPANY
ARCHITECTS, LAND PLANNERS,
LANDSCAPE DESIGN, INTERIORS

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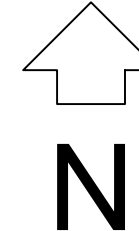
PROJECT # 17-138
PROJECT
VINCENT ROAD TRANSFER STATION
ON-SITE EMPLOYEE'S RESTROOM
7215 NE VINCENT RD
BAINBRIDGE ISLAND, WA, 98110

OWNER
BAINBRIDGE DISPOSAL
9423 NE BUSINESS PARK LANE
BAINBRIDGE ISLAND, WA 98110

REVISIONS			
#	By	Date	Revisions

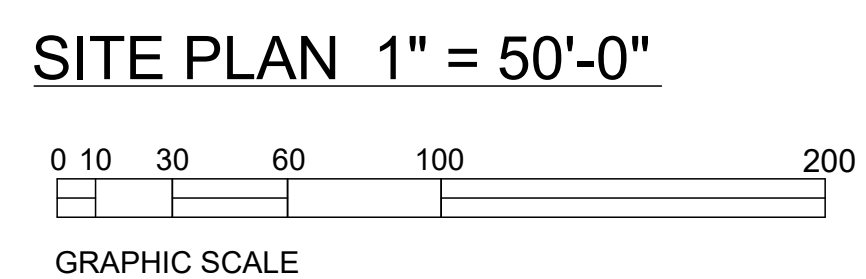
ISSUED		
#	Date	Description
1	08-17-21	LAND USE PRE APPLICATION MEETING

Drawn By DR Date 08-17-21
Checked By DR Date 08-17-21
Scale
BAR IS 1" LONG AT FULL SIZE



SHEET TITLE:
SITE PLAN

A-4



LEGEND

- EASEMENT

EXISTING BUILDING

EXISTING CATCH BASIN

EXISTING CATCH BASIN TYPE 2

EXISTING CONCRETE

EXISTING DRAINAGE DITCH

EXISTING GRAVEL

EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

EXISTING QUARRY SPALLS

EXISTING ROAD

SD

EXISTING STORM DRAIN LINE

EXISTING TREE LINE

W

EXISTING WATER LINE

PROPERTY CORNER

PROPERTY LINE
- PROPOSED BUILDING

PROPOSED FIRE HYDRANT

PROPOSED ROOF

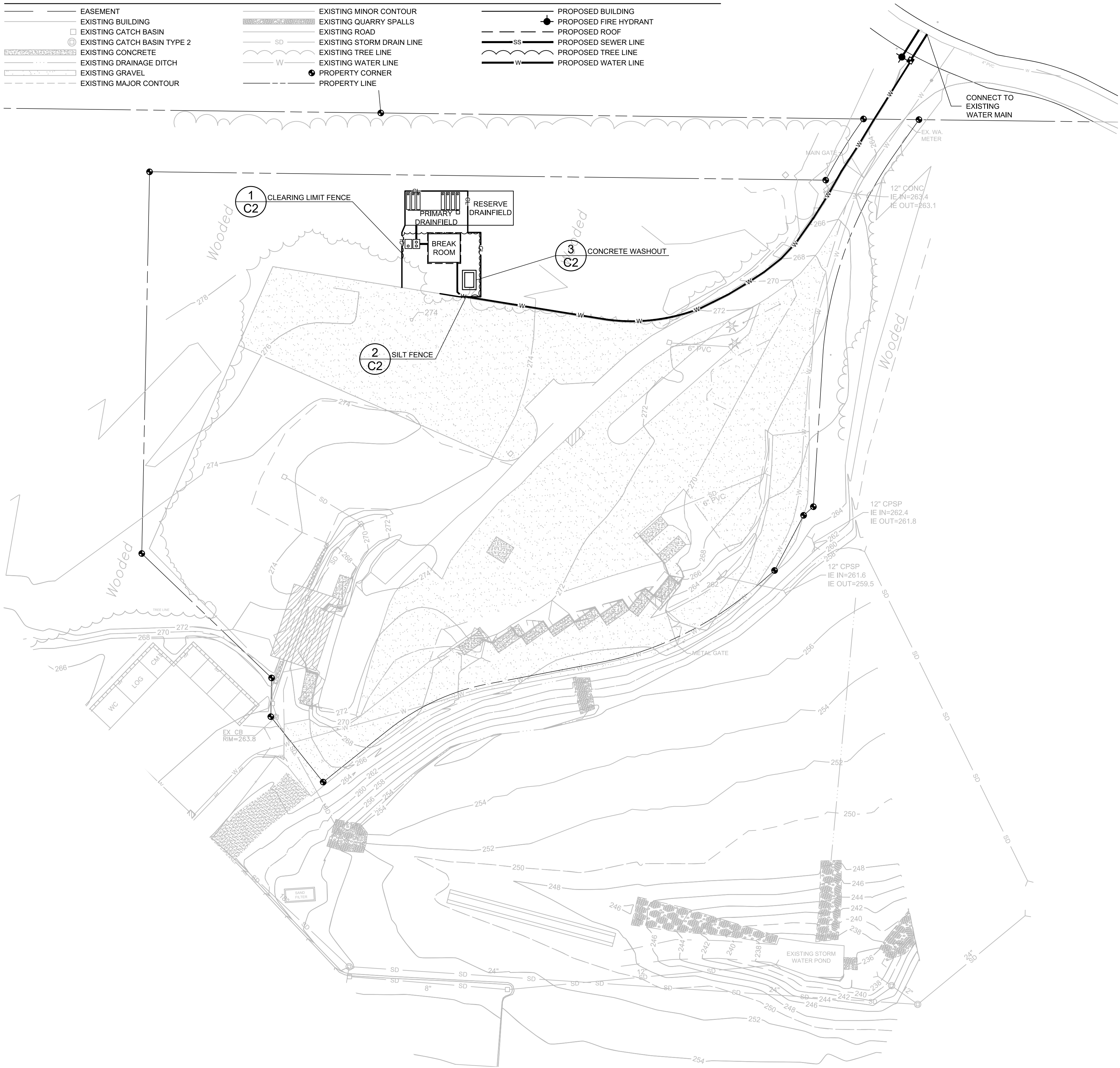
SS

PROPOSED SEWER LINE

PROPOSED TREE LINE

W

PROPOSED WATER LINE



GENERAL NOTES

- PROPERTY LINES AND EASEMENTS SHOWN ARE BASED ON INFORMATION PROVIDED AND OTHER EASEMENTS NOT SHOWN MAY EXIST. TOPOGRAPHY AND LOCATION OF FEATURES IS APPROXIMATE AND NOT BASED ON DETAILED SURVEY.
- UNLESS OTHERWISE SPECIFIED, STORM DRAIN PIPE SHALL BE 4" DIAMETER, EITHER RIGID PVC (ASTM D3034) WITH THREE FEET OF COVER, OR SMOOTH INTERIOR CORRUGATED POLYETHYLENE (ADS N12 OR EQUIVALENT) WITH ONE FOOT OF COVER. OTHER PIPE MATERIALS SPECIFIED MAY NOT BE SUBSTITUTED. PIPE SHALL BE LAID AT A MINIMUM SLOPE OF 2% (1/4" PER FOOT UNLESS OTHERWISE NOTED). CARE SHALL BE TAKEN TO MAINTAIN MINIMUM SLOPE AND AVOID LOW POINTS ALONG THE PIPE.
- ROOF DOWNSPOUTS SHALL BE CONNECTED TO ROOF DRAIN LINES SHOWN ACCORDING TO ARCHITECTURAL DETAILS.
- CURTAIN AND FOUNDATION DRAINS MAY BE CONNECTED TO THE STORM DRAIN SYSTEM AT A POINT AT LEAST 1 FOOT BELOW THE LOWEST FOOTING.
- GRADE DRIVEWAY AND PAVED AREAS TO DRAIN AWAY FROM BUILDINGS AND TOWARD CATCH BASINS AS SHOWN ON THE PLANS.
- UNLESS OTHERWISE SPECIFIED, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED EDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION", APWA/WSDOT EXCEPT AS MODIFIED BY THE CITY OF BAINBRIDGE ISLAND IN CURRENT EDITION OF "DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS".
- CONTRACTOR SHALL OBTAIN AN UNDERGROUND UTILITIES LOCATE PRIOR TO BEGINNING CONSTRUCTION (UNDERGROUND UTILITIES LOCATION SERVICE, 811).THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND OTHER FEATURES ON THE PLAN ARE APPROXIMATE AND MAY NOT BE COMPLETE. ACTUAL LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORKER SAFETY. ALL TRENCHING AND OTHER ACTIVITIES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL SAFETY REGULATIONS AND REQUIREMENTS.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL APPLY ALL MEASURES NECESSARY TO PREVENT THE DISCHARGE OF SEDIMENT-LADEN WATER OFF THE PROJECT SITE. FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL FACILITIES REGULARLY, PARTICULARLY DURING AND FOLLOWING LARGE STORMS.
- ALL STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM CONSTRUCTION.
- SITE WORK SHALL BE SCHEDULED TO MINIMIZE THE EXPOSURE OF DISTURBED SOILS. ALL DISTURBED AREAS SHALL BE STABILIZED (CLEAR PLASTIC, MULCHING, ETC.) AS QUICKLY AS POSSIBLE AFTER COMPLETION OF WORK IN THE AREA. FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS.
- CARE SHALL BE TAKEN TO PREVENT ANY DISCHARGE OF SEDIMENT-LADEN WATER INTO THE STORMWATER SYSTEMS. ANY INLETS WHICH RECEIVE RUNOFF SHOULD BE PROTECTED WITH SEDIMENT FILTERS.
- PETROLEUM PRODUCTS AND OTHER POTENTIAL POLLUTANTS SHALL BE PROTECTED TO PREVENT THEIR INTRODUCTION INTO SITE RUNOFF OR THE STORM DRAINAGE SYSTEM.
- DEWATERING WATER SHALL BE FILTERED TO REMOVE SEDIMENT AND DISCHARGED IN A MANNER TO AVOID DOWNSTREAM IMPACTS.
- CLEARING LIMITS, IF SHOWN, SHALL BE CLEARLY FLAGGED PRIOR TO ANY CLEARING OR CONSTRUCTION ON THE SITE. DURING CONSTRUCTION, NO DISTURBANCE BEYOND THIS FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- ALL TEMPORARY EROSION CONTROL FACILITIES, INCLUDING PERIMETER CONTROLS, SHALL REMAIN IN PLACE UNTIL FINAL SITE CONSTRUCTION IS COMPLETE AND APPROVAL HAS BEEN RECEIVED FROM THE CITY.

SOIL AMENDMENT NOTES

AREAS TO BE DISTURBED SHALL HAVE THE TOPSOIL STRIPPED AND STOCKPILED. ALL DISTURBED AREAS THAT ARE TO BE LANDSCAPED SHALL HAVE THE STOCKPILED SOIL REPLACED OR SHALL BE AMENDED WITH COMPOST.

AREAS WHERE THE TOPSOIL WILL BE REPLACED SHALL HAVE THE SUBSOILS SCARIFIED TO 4 INCHES AND A MINIMUM DEPTH OF 8 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF SUBSOILS. 1-INCH OF COMPOSTED MATERIAL SHALL BE TILLED INTO THE TOP 4 INCHES OF TOPSOIL.

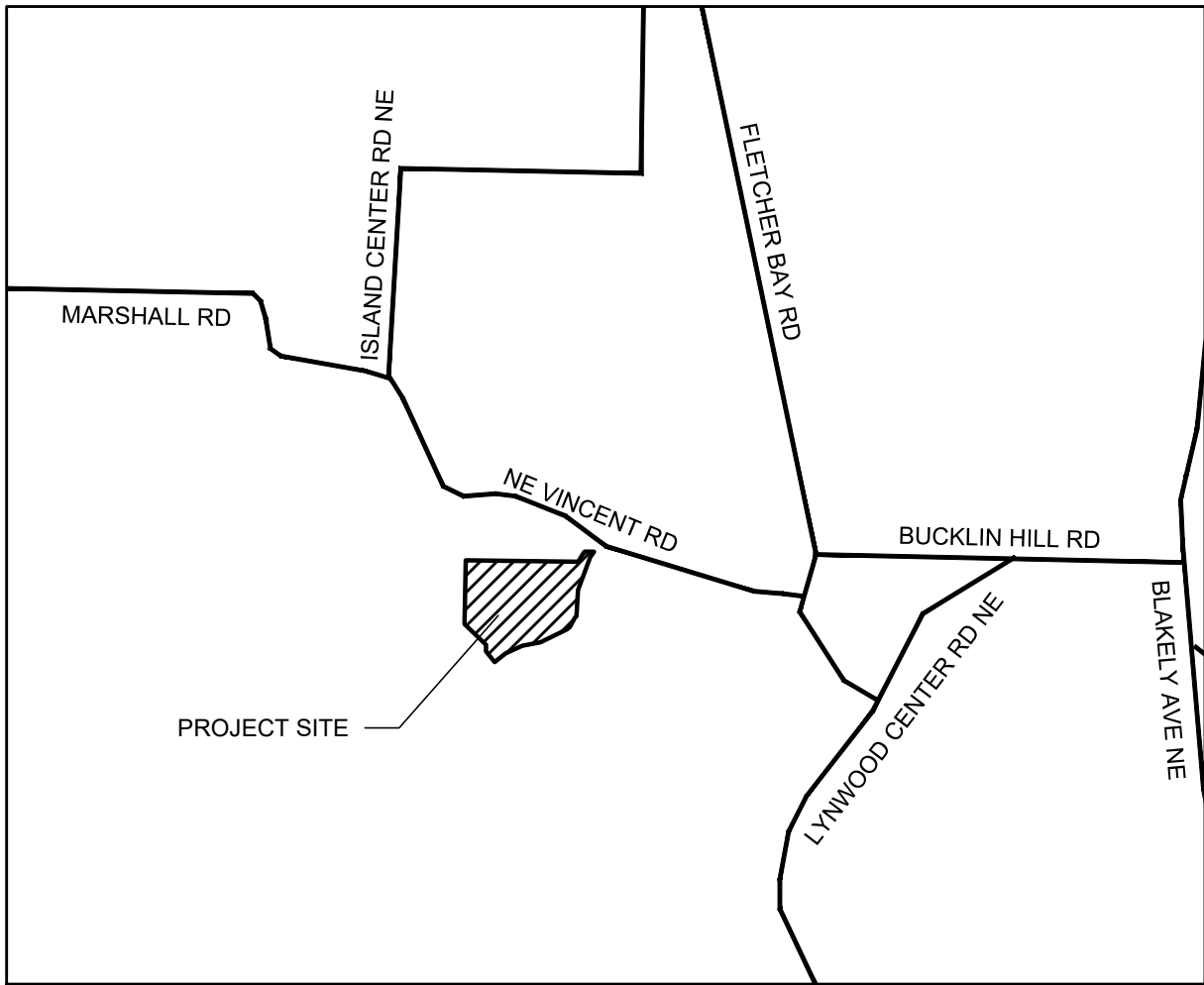
AMENDING THE SUBSOIL SHALL CONSIST OF SCARIFYING THE TOP 8-INCHES OF SOIL AND TILLING IN THE AMOUNT OF COMPOST DESCRIBED BELOW.

LANDSCAPED AREAS (10% ORGANIC CONTENT): PLACE AND TILL 3-INCHES OF COMPOSTED MATERIAL INTO TOP 5-INCHES OF SOIL. RAKE BEDS SMOOTH, REMOVE ROCKS LARGER THAN 2-INCHES IN DIAMETER AND MULCH AREAS WITH 2-INCHES OF ORGANIC MULCH.

TURF AREAS (5% ORGANIC CONTENT): PLACE AND TILL 1.75-INCHES OF COMPOSTED MATERIAL INTO 6.25-INCHES OF SOIL. WATER OR ROLL TO COMPACT SOIL TO 85% OF MAXIMUM. RAKE TO LEVEL, AND REMOVE SURFACE WOODY DEBRIS AND ROCKS LARGER THAN 1-INCH IN DIAMETER.

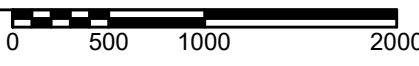
DO NOT SCARIFY SOIL WITHIN THE DRIP-LINE OF EXISTING TREES TO BE RETAINED. WITHIN 3-FEET OF THE TREE DRIP-LINE, AMENDMENT SHOULD BE INCORPORATED NO DEEPER THAN 3 TO 4-INCHES TO REDUCE DAMAGE TO ROOTS.

MATURE COMPOST SHALL BE GRADE A COMPOST MEETING WSDOT STD SPEC 9-14.4(8).



VICINITY MAP

SCALE: 1" = 1000'

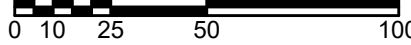


PARCEL: 332502-2-018-2002
SITE ADDRESS: 6400 DON PALMER AVE NE, BAINBRIDGE ISLAND, WA 98110
LOCATION: SEC. 33, TWP. 25, RNG. 2E, NW QTR.
ZONING: R-0.4
SOILS: 86.0% HARSTINE (C) GRAVELLY SANDY LOAM
14.0% PITTS

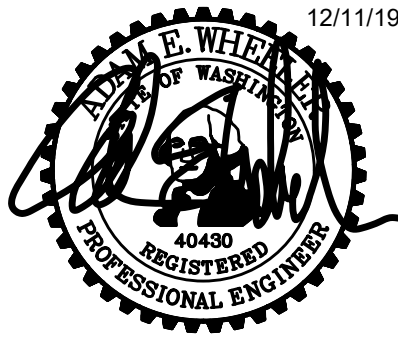


TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN

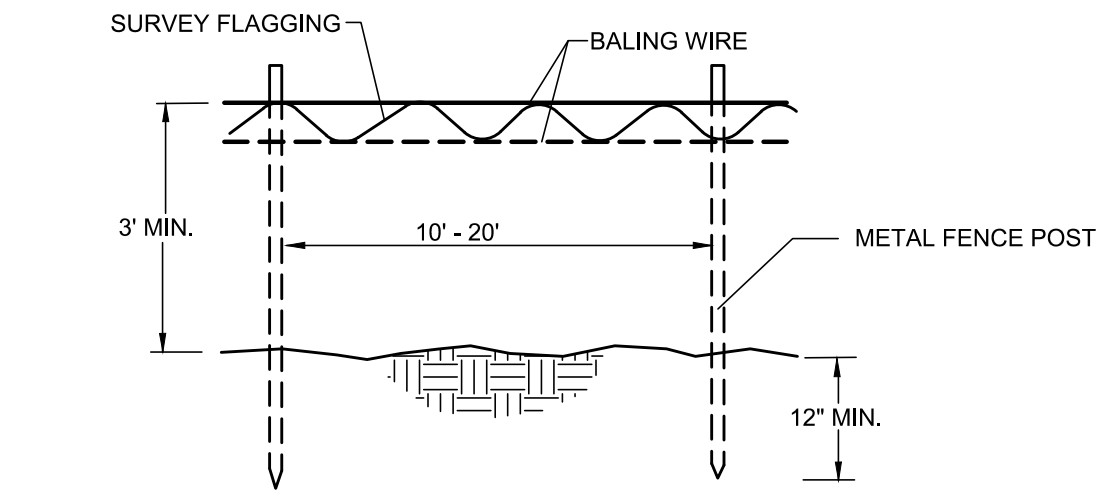
SCALE: 1" = 50'



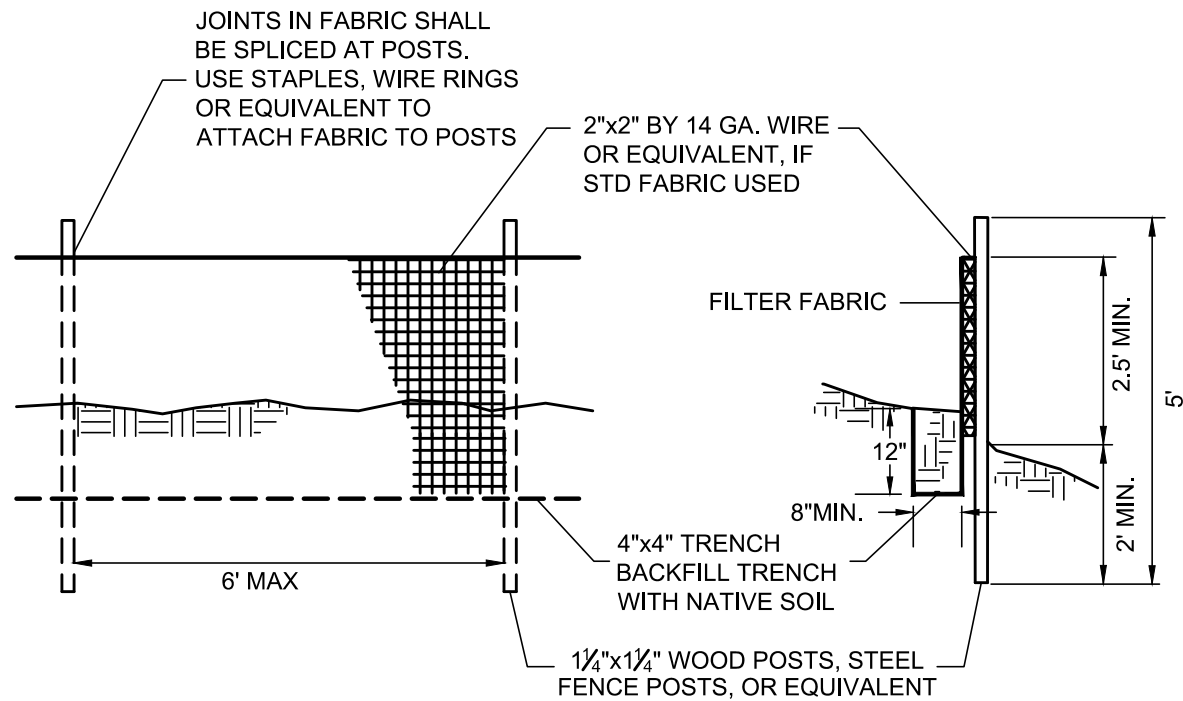
TOPOGRAPHY AND EXISTING FEATURES BASED ON SURVEY BY AGO LAND SURVEYING DATED 7/7/08.
DATUM: NAVD88



TESC PLAN			
BAINBRIDGE DISPOSAL REMODEL			
BUILDING PERMIT SUBMITTAL			
BROWNE • WHEELER ENGINEERS, INC 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	BAINBRIDGE DISPOSAL 9423 NE BUSINESS PARK LANE BAINBRIDGE ISLAND, WA 98110	DATE 12/11/19	C1
		DESIGNED BKR	
		DRAWN BKR	
		CHECKED AEW	
		PROJECT # BA13-003	

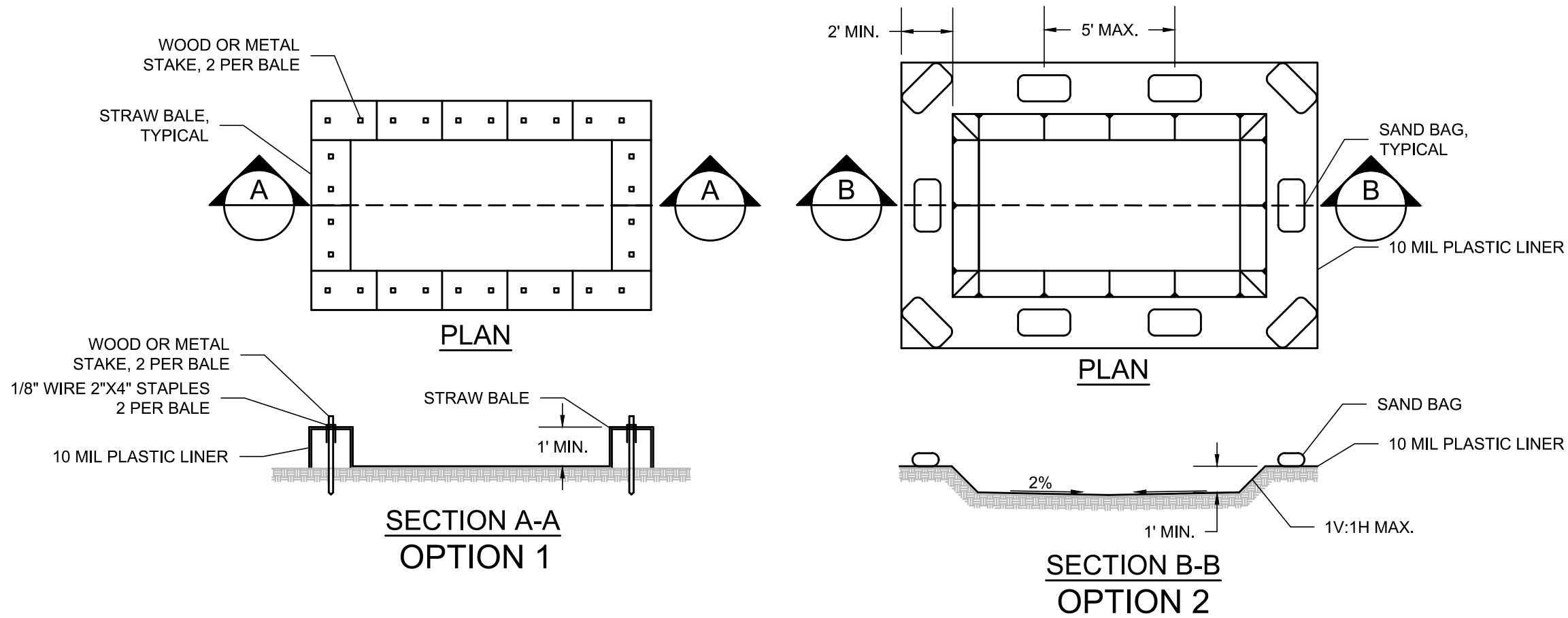


1 CLEARING LIMITS FENCE
C2 NO SCALE



2 SILT FENCE
C2 NO SCALE

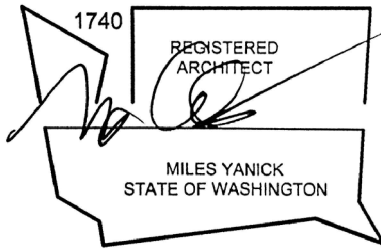
- NOTES:
1. MAXIMIZE DETENTION OF STORMWATER BY PLACING FENCE AS FAR AWAY FROM TOE OF SLOPE AS POSSIBLE WITHOUT ENCROACHING ON SENSITIVE AREAS OR OUTSIDE CLEARING BOUNDARIES.
 2. INSTALL SILT FENCING ALONG CONTOURS.
 3. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UP-SLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
 4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATIONS 8.01.3(9)A AND 8.01.3(15).
 5. FILTER FABRIC SHALL MEET WSDOT 9-33.2(1) TABLE 6.



3 CONCRETE WASHOUT
C2 NO SCALE



DETAILS			
BAINBRIDGE DISPOSAL REMODEL			
BUILDING PERMIT SUBMITTAL			
BROWNE • WHEELER ENGINEERS, INC 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	BAINBRIDGE DISPOSAL 9423 NE BUSINESS PARK LANE BAINBRIDGE ISLAND, WA 98110	DATE 12/11/19	C2
		DESIGNED BKR	
		DRAWN BKR	
		CHECKED AEW	
		PROJECT # BA13-003	



**MILES YANICK
& COMPANY**
ARCHITECTS, LAND PLANNERS,
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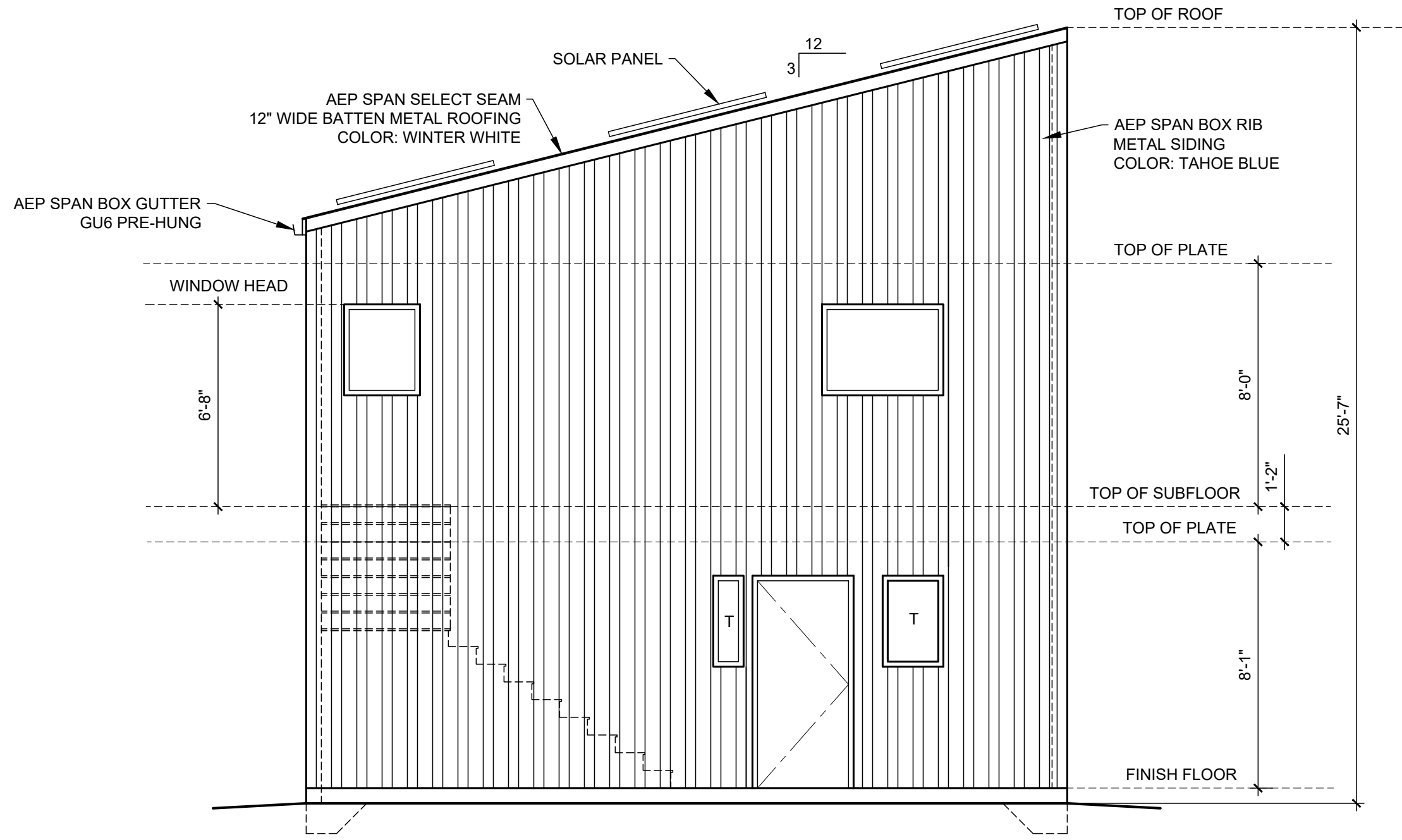
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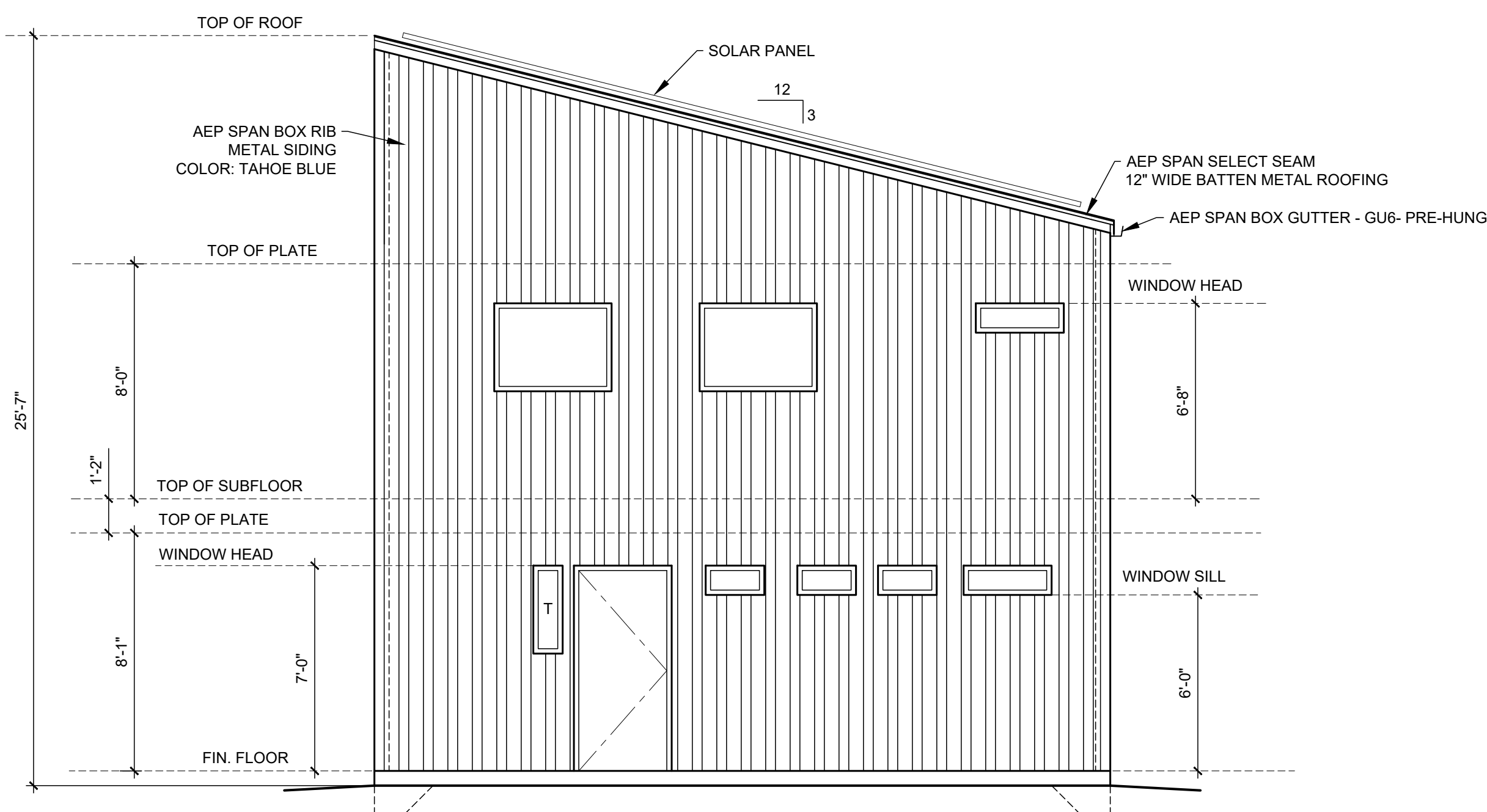
PROJECT #: 17-138

PROJECT
VINCENT ROAD TRANSFER STATION
ON-SITE EMPLOYEE'S RESTROOM
7215 NE VINCENT RD
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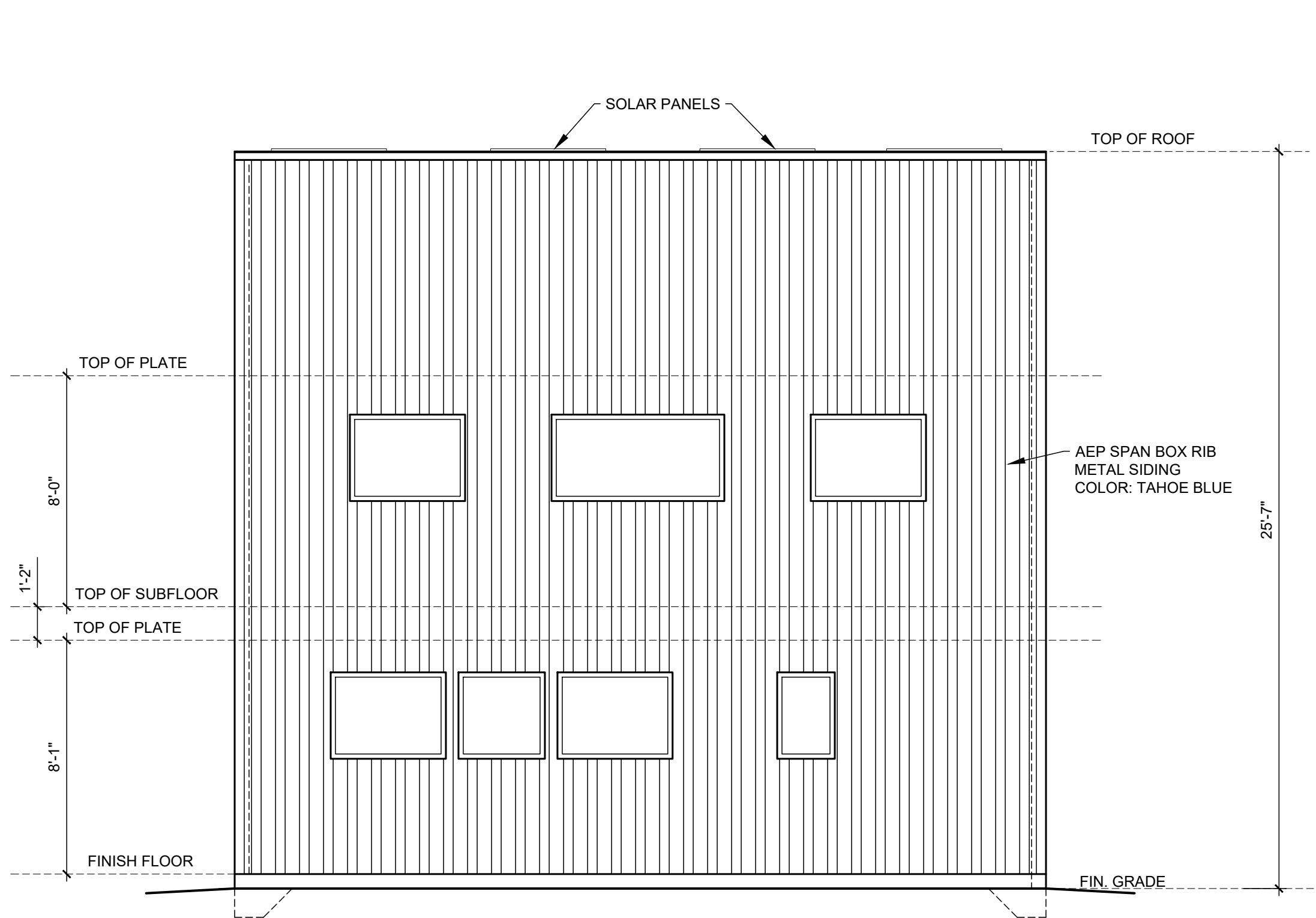
OWNER
BAINBRIDGE DISPOSAL
9423 NE BUSINESS PARK LANE
BAINBRIDGE ISLAND, WA 98110



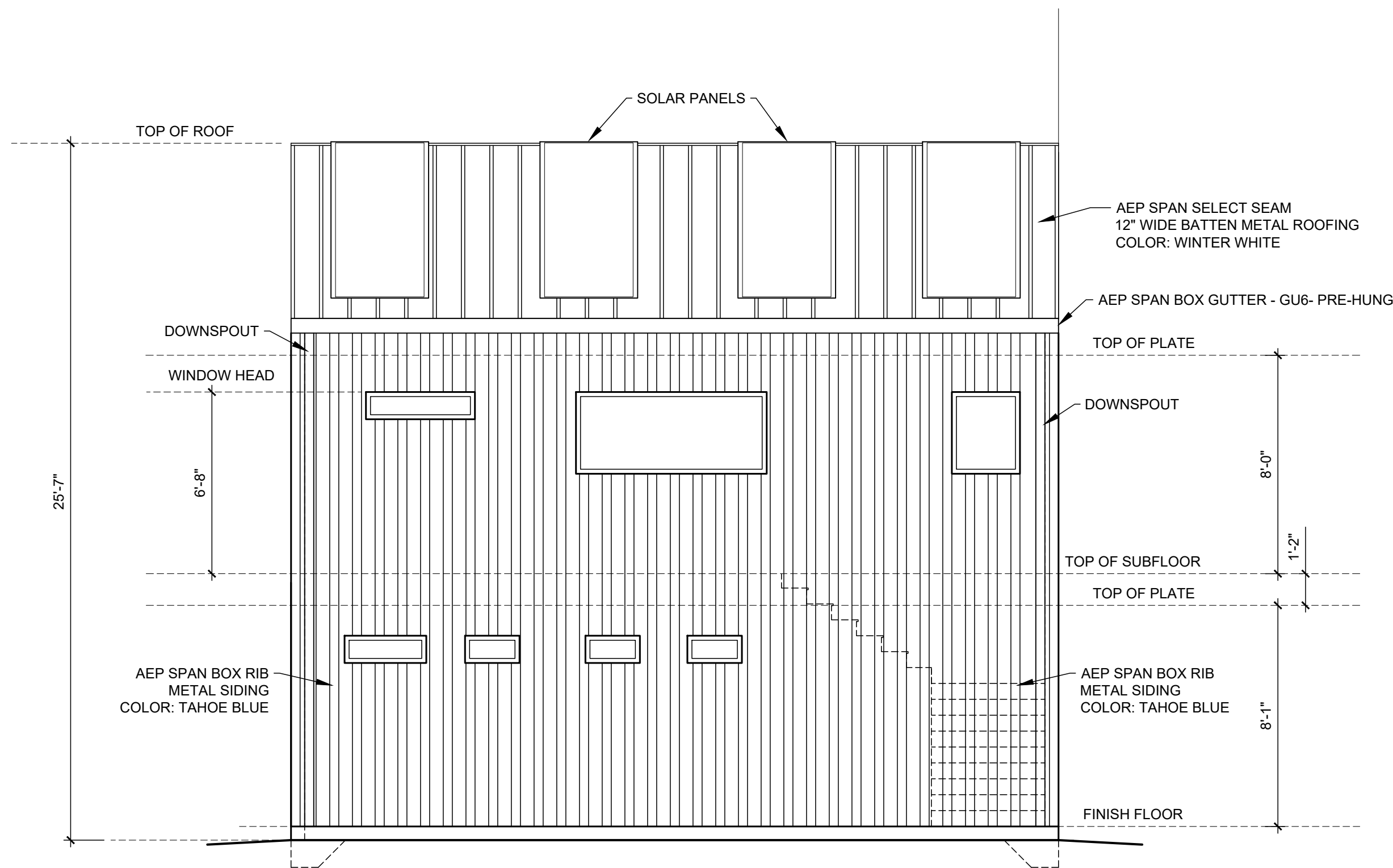
East Elevation
1/4" = 1'-0"



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



North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

REVISIONS			
#	By	Date	Revisions

ISSUED		
#	Date	Description
1	08-17-21	LAND USE PRE APPLICATION MEETING

Drawn By DR Date 08-17-21

Checked By DR Date 08-17-21

Scale

BAR IS 1" LONG
AT FULL SIZE

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

Call to Order (Attendance, Agenda, Ethics)

Review and Approval of Minutes – May 3, 2021

Vincent Road Transfer Station Employees Restroom and Break Room Building ([PLN51965 DRB-DG](#))

Bench Donation

New/Old Business

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:01 PM. Design Review Board members in attendance were Michael Loverich, Shawn Parks, Bob Russell, Todd Thiel, and Laurel Wilson. Vicki Clayton was absent. Planning Commissioner Jon Quitslund was present. City Council member Leslie Schneider was present. City Staff present were Planning Manager David Greetham, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – May 3, 2021

Motion: I make a motion to accept the minutes

Loverich/Russell: Passed Unanimously

Vincent Road Transfer Station Employees Restroom and Break Room Building ([PLN51965 DRB-DG](#))

#2 Design Guidance Review Meeting

See attached 05-17-2021 PLN51965 FINAL Design for Bainbridge Worksheet

Bench Donation

Discussion only

New/Old Business

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

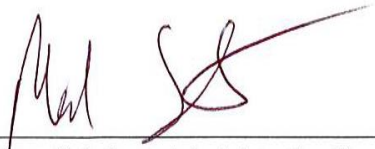
Adjourn

The meeting was adjourned at 3:50 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist



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)



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

#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: Vincent Road Transfer Station on-site employee's restroom
PROJECT ADDRESS or PARCEL: 332502-2-019-200
DATE: 5/13/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 09-16-2019 DRB-DG; 05-14-2021 DRB-DG

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:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

C-1:

WATER: There are no streams, wetlands or shorelines on or near the subject property. The general area is noted as an aquifer recharge area.

SOIL: Soil on the subject property is identified by the US Department of Agriculture Soil Conservation Service as "Pits"; open pits from extraction of gravel and sand. Typical soil classification includes a mix of Kilchis, Schnieder, Neilton, Grove, Indianola and Ragnar soils.

VEGETATION: The north and western portions of the subject property contain small areas of 2nd or third growth mixed conifer and deciduous trees and related understory plant materials. The total area of tree cover is approximately 25,000 square feet. Arborist report indicates that there is likely large area of root decay and evidence of torsion cracks on trunks and many of the tops are dead, dying, or declining.

SOLAR ACCESS: The majority of the site has excellent solar access.

WIND: Wind flow at the site is generally from the south and south west.

RESILIANCY: There is no flood risk at the site. The site is vulnerable to climate change conditions.

C-2

HABITAT: A comprehensive species habitat assessment has not been made however species typical of the semi-rural site such as: songbirds, hawks, eagles, rats, voles, chip monks, and squirrels and deer should be found on the site.

CONNECTIVITY: No know existing connections between area habitat areas are known.

SHORELINE: N/A

C-3

NATURAL FEATURES: There are no significant views, view corridors, significant trees, outcroppings, on the site

C-4

MASSING: The only nearby buildings are a water tower and the City decant station & maintenance building.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SITING: The proposed building is setback from any property line by more than fifty feet and is screened from potential views from any surrounding properties or roads by existing mature vegetation,

SCALE: The proposed small building is scaled as a bland, background building so serves the proposed uses as an employee break room and restroom.

USES: There are no surrounding uses such as schools or institutional uses.

C-5

BUILDING FRONTS: There are no nearby buildings

ACTIVITIES: There are no nearby retail or other activities

OPEN SPACE: There are no nearby public and private open spaces

LANDSCAPE: The site is surrounded by mature 2nd growth conifer and deciduous mixed hardwood trees and related understory. See C-1 for additional description.

C-6

STREETS: The only street serving the site is Vincent Road which is classified as a Local Access road with travel lanes 10 in width and speed limit of 25 MPH. There is no designated parking on this road.

SIDEWALKS: There are no sidewalks in the area

TRANSIT: There are no nearby transit facilities.

BICYCLES: There are no nearby bicycle facilities in the area.

ACCESS: All motorized access to and from the site is from Vincent Road



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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)

- a. The site is virtually flat. The proposed building will be built on virtually flat ground.
- b. Minimum site grading is proposed.
- c. Existing hydrological features on the site will not be materially altered.
- d. There are no natural water features on the site. Habitat and native plant communities will be preserved outside of the building clearing footprint area.
- e. No existing impervious surface area on the site will be altered.

S2)

- a. Virtually all except the area cleared for the restroom building footprint will be retained in its existing natural habitat.
- b. New landscaped areas around the building footprint will be planted with only native drought resistant species which will naturally connect with existing understory plant material communities.
- c. Existing mature conifer and deciduous trees and related understory will be retained and will not create barriers to existing wildlife.
- d. See S-2, c above

S3)

- a. The maximum amount of native vegetation will be removed in order to retain the maximum existing ecological values on the site.
- b. There are no unique features on the site worthy of highlighting for public views.
- c. There are no nearby landmarks worthy of visual connection consideration.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

S4)

- a. There are only two buildings currently on the site which are located for necessary functional locations. The new structure is located for similar reasons.
- b. The rhythm of intervals of built and open spaces is defined by the functional criteria for heavy truck circulation patterns and private delivery vehicles using the site facilities.
- c. There will be no (street) frontages on this project.
- d. There will be no fencing or monolithic features proposed along publicly visible edges of the site.

S5)

- a. There is no proposed pedestrian access to the site proposed.
- b. There is no proposed pedestrian access to the site proposed. There is no dedicated public pedestrian access to the site.
- c. All site activities will meet ANSI 117 criteria where applicable.
- d. There is no grade parking or active pedestrian areas on the site.
- e. There is no bicycle parking proposed for the site.
- f. There are no pedestrian-oriented public spaces proposed on the site.

S6)

- a. The existing entry to the site is clearly identified and will remain as is.
- b. The existing entry to the site is for vehicles only. No changes are proposed.
- c. Daily heavy trucking movement is separated from weekend passenger vehicle traffic.
- d. There are no public spaces on the site.
- e. No pedestrian entrances are proposed for the site.
- f. There are no public facing frontages proposed for the new restroom building.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

S1)

S2) Minimize the loss of trees without compromising safety.

S3)

S4)

S5)

S6)

DRB Findings:

This project meets S1-S6 site design standards.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

PUBLIC REALM STANDARDS

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- 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)**
 - a. There are no on-site pedestrian walkways proposed.
 - b. All on-site pedestrian circulation will be discouraged.
 - c. N/A see above
 - d. The existing site entry is located towards the site's most active public street.
 - e. Bicycle circulation on the site will be discouraged for safety reasons.
- P2)**

N/A The entire function of the site is to provide for heavy industrial type truck activities and community private vehicle access.
- P3)**

N/A There will be no public spaces on the site.
- P4)**

N/A There will be no public spaces on the site.
- P5)**

N/A There are no existing block or frontage patterns in the area.
- P6)**

N/A There are no commercial streets in the area.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

P1)

P2) Flip the parking so the handicap space is closer to the door.

P3)

P4)

P5)

P6)

DRB Findings:

This standard is not applicable to this project.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 simple geometric concept expresses the simple function of the building.
- B2)**

The use of solar energy. Wood structural framing and metal cladding material with 25% recycled content tends to express a bit of the architectural language of the island.
- B3)**

The four facades are modulated with a rhythmic arrangement of fenestration elements.
- B4)**

Solar roof panels will be visible on the roof building.
- B5)**

Solar panels will be of the latest most efficient products. State of the art materials and connection details will be designed into the building.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

B1)

B2)

B3) Suggestion to add windows, this would help add natural light into the building.

B4)

B5)

DRB Findings:

This project meets B1-B5 building design standards.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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)

- a. Only native drought resistant planting will be used around the perimeter of the restroom building.
- b. Vine Maple (*Acer Circinatum*) will be the only deciduous species used. These will be located near the entrances to the building to screen the entrances from customers using the sit facilities.
- c. See above
- d. See L-1.b above
- e. See L-1.b above

L2)

- a. There are no open spaces proposed on the site.
- b. Building interior spaces are private and no open to the public.
- c. Vine Maple trees will provide scale and seasonal color at the edge of the existing Evergreen tree areas.
- d. No planting is proposed along streets in the area.
- e. No public art is proposed for the site.

L3)

- a. Only native drought tolerant species plant material will be used.
- b. N/A
- c. No shade trees are proposed in the paved surface areas.
- d. No planting in area right of entrance pathways
- e. Local gravel will be used for the building entrance pathways.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

- f. The steep sloped roof will be used for solar panel mounting surface.
- g. The retention of the majority of existing tree cover area on the site will help provide some particulate matter reduction.

L4)

- a. The preservation of the majority of the existing tree cover on the site will help retain the existing hydrological functions of the site.
- b. Green stormwater design will be designed and installed per the latest City requirements.
- c. Steep roof pitch for mounting of solar panels precludes a vegetative roof design.
- d. The roof area is so small it renders rainwater capture impractical.

L5)

- a. The majority of the existing large trees and related understory will be preserved.
- b. New plant design area will be very small in area so that the effect on stormwater retention and infiltration is incalculable.
- c. Retention of the majority of the existing plant materials on the site will remain attractive to birds, pollinators, and wildlife.
- d. Only native drought tolerant species plant material will be used.

L6)

- a. There are no existing significant view or view corridors on the site
- b. See above
- c. See L6, a above
- d. There will be no streets on site.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

L1)

L2)

L3)

L4)

L5)

L6)

DRB Findings:

This project meets L1-L6 landscape standards.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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:

DRB Discussion:

Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable

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:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

Not applicable

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

DRB Discussion:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

DRB Discussion:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

Not applicable

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

DRB Discussion:

Not applicable

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:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

DRB Discussion:
Not applicable

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

Applicant Response:

DRB Discussion:
Not applicable

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

Applicant Response:

DRB Discussion:
Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

Not applicable

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:

Not applicable

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

Applicant Response:

DRB Discussion:

Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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)

Standard 2)

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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)

Standard 2)

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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)

Standard 2)

DRB Discussion:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Findings:

Not applicable



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

This project is recommended for:

Approval ☒

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE:



Joseph Dunstan, Chair

DATE: 05/17/2021

Attendee Report					
Report Generated:	5/18/2021 8:03				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	919 6894 5681	5/17/2021 13:49	121	5	5
				Total Users	Max Concurrent Views
				19	0
Host Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	5/17/2021 13:49	5/17/2021 15:50	121	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jon Quitslund	jonquitslund@att.net	5/17/2021 14:02	5/17/2021 15:49	108	
Leslie	lschneider@bainbridgewa.gov	5/17/2021 13:59	5/17/2021 15:50	111	
Mark Epstein	mepstein@bainbridgewa.gov	5/17/2021 14:55	5/17/2021 15:11	16	
David	dgreetham@bainbridgewa.gov	5/17/2021 13:59	5/17/2021 15:50	112	
Shawn	shawn.parks@cobicommittee.email	5/17/2021 14:05	5/17/2021 15:50	106	
Joseph	joseph.dunstan@cobicommittee.email	5/17/2021 13:54	5/17/2021 15:50	117	
Michael	michael.loverich@cobicommittee.email	5/17/2021 13:58	5/17/2021 15:50	112	
Don Roberts	don@milesyanick.com	5/17/2021 14:04	5/17/2021 14:55	51	
Todd	todd.thiel@cobicommittee.email	5/17/2021 13:56	5/17/2021 15:50	114	
Miles Yanick	milesyanick@milesyanick.com	5/17/2021 14:03	5/17/2021 14:55	52	
Laurel	laurel.wilson@cobicommittee.email	5/17/2021 13:57	5/17/2021 15:50	113	
Bob	bob.russell@cobicommittee.email	5/17/2021 13:49	5/17/2021 15:50	121	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jon Quitslund	jonquitslund@att.net	5/17/2021 14:01	5/17/2021 14:02	1	
Mark Epstein	mepstein@bainbridgewa.gov	5/17/2021 14:37	5/17/2021 14:55	19	
Don Roberts	don@milesyanick.com	5/17/2021 14:02	5/17/2021 14:04	3	
Miles Yanick	milesyanick@milesyanick.com	5/17/2021 14:01	5/17/2021 14:03	3	
Heather Church	heatherchurch@comcast.net	5/17/2021 14:01	5/17/2021 14:55	54	
Other Attended					
User Name	Join Time	Leave Time	Time in Session (minutes)		
12067159987	5/17/2021 15:34	5/17/2021 15:50	16		

WEBVTT

1

00:00:01.800 --> 00:00:13.230

Joseph: So Hello everybody, my name is Joe dunston on the current chair of the design review board city of bainbridge island i'd like to welcome everybody to our monthly.

2

00:00:13.860 --> 00:00:33.900

Joseph: Bi weekly meeting today is may 17 and we have an agenda, including reviewing the Vincent road the transfer station employees with mastering project and we're going to look at the bench donation project, and we have new and old business.

3

00:00:35.130 --> 00:00:42.930

Joseph: Given that agenda does anybody have any any ethical questions or relationships, they would like to.

4

00:00:44.550 --> 00:00:49.890

Joseph: disclose if I don't hear from anybody, I will assume there is none.

5

00:00:51.450 --> 00:01:08.730

Joseph: Okay, very good all right great well so um first thing on the agenda is the approval of the Minutes for may 3 2021 summary minutes does anybody have any comments about them or do I hear a motion to accept them for the records.

6

00:01:13.320 --> 00:01:13.770

Joseph: Anybody.

7

00:01:16.050 --> 00:01:17.160

Joseph: Okay, Michael Thank you.

8

00:01:17.760 --> 00:01:18.150

Second.

9

00:01:19.230 --> 00:01:20.400

Joseph: Second okay.

10

00:01:22.020 --> 00:01:23.280

Marlene Schubert: who gave the second i'm sorry.

11

00:01:24.060 --> 00:01:24.900

Joseph: Bob did.

12

00:01:26.760 --> 00:01:27.120

Joseph: Good.

13

00:01:27.870 --> 00:01:38.310

Joseph: All right, all in favor Aye raise your hand okay cool great Thank you Okay, thank you, everybody for being here, we do have a requirement we do have Leslie here.

14

00:01:38.730 --> 00:01:50.130

Joseph: Leslie Snyder are constantly is on we have Bob Russell here from the Dr B, we have Todd Field from the DMV Michael Leverage from the DMV.

15

00:01:50.670 --> 00:02:10.740

Joseph: Laurel Wilson from the Dr B and that's it right now is that right anybody else, since it a couple of us may be coming on in a moment, we have some participants in the audience Marlene you want to bring forth Vincent Road crew, so to speak.

16

00:02:11.400 --> 00:02:13.380

Marlene Schubert: yeah so I'm promoting Miles Yannick.

17

00:02:13.560 --> 00:02:17.040

Marlene Schubert: Miles once you get on you can let me know if there's anyone else, we need to pull.

18

00:02:17.040 --> 00:02:18.330

Marlene Schubert: forward or David, do you know.

19

00:02:19.770 --> 00:02:22.470

David: I'll leave it to Miles, but I'll be glad to do a short intro when we're ready.

20

00:02:22.980 --> 00:02:23.820

Marlene Schubert: Okay okay.

21

00:02:26.100 --> 00:02:43.440

Joseph: Okay, and I should I should announce also that John Queenslanders here is

liaison to the planning Commission and David greet them is usually here is our representative from the PC ED but today I think he's representing Kelly's that right.

22

00:02:43.830 --> 00:02:51.930

Joseph: Because I'm sound so welcome David double duty, you know okay and Miles Yannick are you.

23

00:02:52.950 --> 00:02:54.120

Joseph: On board with us.

24

00:02:55.200 --> 00:02:55.860

Miles Yannick: files.

25

00:02:56.340 --> 00:02:57.870

Joseph: yeah yes.

26

00:02:58.890 --> 00:03:02.250

Joseph: anybody else with your group today, or is it just you.

27

00:03:05.070 --> 00:03:06.750

Miles Yannick: Can you hear me dollar Roberts.

28

00:03:08.280 --> 00:03:09.390

Joseph: And Roberts.

29

00:03:09.750 --> 00:03:10.920

Marlene Schubert: Can I can promote him.

30

00:03:11.460 --> 00:03:12.930

Joseph: Okay let's put him.

31

00:03:17.370 --> 00:03:20.520

Joseph: In anybody else from your group.

32

00:03:24.540 --> 00:03:25.020

Miles Yannick: No.

33

00:03:25.860 --> 00:03:26.280

Okay.

34

00:03:28.830 --> 00:03:34.440

Joseph: David, would you like to introduce this project for miles and miles can take over and.

35

00:03:34.830 --> 00:03:42.450

David: Sure, thank you i'll just do a high level introduction here degrees and planning manager is chaired us and said sitting in for the project.

36

00:03:43.020 --> 00:03:48.690

David: manager Kelly tiara today, this is the Vincent road transfer station it's an employer restroom and break room.

37

00:03:49.320 --> 00:03:56.280

David: A little bit of background it's been before the Dr be some of you may have been here in fall of 19 I think was September of 19.

38

00:03:57.000 --> 00:04:02.490

David: A prior iteration of this came through so that's why working with the Chair, we decided to start back at design guidance.

39

00:04:02.940 --> 00:04:07.440

David: Rather than conceptual, even though the APP can has answered some of the conceptual questions in the checklist.

40

00:04:07.980 --> 00:04:14.340

David: We agreed that this is a an iteration of the prior review so we'll pick it up at design guidance and keep moving forward through the checklist.

41

00:04:15.150 --> 00:04:21.900

David: The checklist isn't The excuse me, the worksheet is new, since their last iteration so they've they've filled out their information in the worksheet for today.

42

00:04:22.650 --> 00:04:32.490

David: This is in the residential zone it's our 0.4 waste transfer is allowed as a conditional use in that zone, this is not a new US as most of you know, the.

43

00:04:32.820 --> 00:04:40.620

David: Famous disposal operates within a larger city on piece, they have a parcel contained within the city's larger parcel, and this is on that parcel.

44

00:04:41.310 --> 00:04:48.210

David: it's two stories and with that i'll step aside and leave it to the outcomes to present their project, unless you have any more questions for me right now.

45

00:04:49.980 --> 00:04:51.270

Joseph: Any questions for David.

46

00:04:52.380 --> 00:04:52.980

Okay.

47

00:04:54.420 --> 00:05:03.990

Joseph: four miles before you start i'll make to say that we'd like to have maybe 10 minutes or less presentation of what's changed from the last time.

48

00:05:04.500 --> 00:05:20.550

Joseph: You were here, and then we can go directly into the design guidance worksheet and review your comments that you've made previously, that are in there and we'll add our comments to it and we'll try to wrap that up today Ken.

49

00:05:22.020 --> 00:05:22.980

Joseph: So please.

50

00:05:24.420 --> 00:05:25.470

Joseph: Please do you are here.

51

00:05:25.860 --> 00:05:26.250

Okay.

52

00:05:27.300 --> 00:05:35.100

Miles Yanick: The whole thing is probably a little out of order little difficult for us little difficult for you also we originally applied for a.

53

00:05:36.210 --> 00:05:44.250

Miles Yanick: Building permit back in 2017 I believe went to the design review board at that time the board.

54

00:05:45.840 --> 00:06:04.230

Miles Yanick: That was in place that time felt it was a de minimis issue, and maybe not necessary to come back again in the meantime Sony gorgeous has changed a lot of things changed and we went to back to the design review board again with a project for development for the entire site.

55

00:06:05.280 --> 00:06:24.930

Miles Yanick: which included basically moving the babies disposal operations from its site adjacent the SEC high middle school up to the Vincent roadside that included their administrative offices their truck maintenance garage.

56

00:06:26.400 --> 00:06:29.970

Miles Yanick: The employee restroom facility break room sort of thing.

57

00:06:31.260 --> 00:06:41.430

Miles Yanick: landscaping of the entire site and drain each for the entire site clearing about 25,000 square feet of tree cover in the area.

58

00:06:41.910 --> 00:06:56.010

Miles Yanick: Anyway, that whole idea after after a public meeting, which was held before the planning Commission that idea was abandoned, there were some citizen objection to the whole site and.

59

00:06:56.610 --> 00:06:58.440

Miles Yanick: It was just so better that we just backed.

60

00:06:58.440 --> 00:07:03.870

Miles Yanick: away from the whole thing anyway, in the meantime, then probably our mistake.

61

00:07:05.130 --> 00:07:06.990

Miles Yanick: We applied for a building permit.

62

00:07:09.120 --> 00:07:15.900

Miles Yanick: And that's that's where we got hung up he said once you can apply for a building permit until you've been before the design review board.

63

00:07:16.590 --> 00:07:26.100

Miles Yanick: And of course we said we've been to before the design review board a couple of times but it didn't make any difference we were out of out of sync with

the process so.

64

00:07:27.150 --> 00:07:37.530

Miles Yanick: We are now back to the design review board, and we are proposing a small building of about 700 square feet two stories light wood frame.

65

00:07:39.330 --> 00:07:49.590

Miles Yanick: Excuse me metal siding and that's about it, the remainder of the site remains as is or were proposing no changes to the site at all.

66

00:07:51.120 --> 00:07:55.770

Miles Yanick: So we're asking for design review of the building of the site I guess.

67

00:07:56.820 --> 00:08:04.590

Joseph: Okay, can can Marlene can you share the Dr site plan a couple things made sure the drawings.

68

00:08:06.210 --> 00:08:08.880

Joseph: So you've scaled your project way back apparently.

69

00:08:09.270 --> 00:08:22.170

Miles Yanick: Yes, we have where's it we're just looking for the employees restroom and storage, right now, the employees are using the hose bib and a Santa can and we're replacing it with a bill.

70

00:08:25.770 --> 00:08:28.740

Marlene Schubert: What other documents, would you like to see this is the latest site plan.

71

00:08:31.440 --> 00:08:33.450

Miles Yanick: Maybe you can use the aerial.

72

00:08:34.560 --> 00:08:35.550

Miles Yanick: photograph of my.

73

00:08:37.230 --> 00:08:38.130

Miles Yanick: show a little more.

74

00:08:42.600 --> 00:08:44.010

Marlene Schubert: Do you know which one it is i'm not.

75

00:08:45.270 --> 00:08:45.600

David: Sorry.

76

00:08:45.630 --> 00:08:46.560

Marlene Schubert: I just found it.

77

00:08:48.360 --> 00:08:48.660

Joseph: Good.

78

00:08:50.790 --> 00:08:51.480

Joseph: Oh, there we go.

79

00:08:52.110 --> 00:08:53.640

Joseph: Okay, so there you go.

80

00:08:53.790 --> 00:09:11.820

Miles Yanick: Great and that's the site yes inside as David David mentioned it's surrounded entirely by the city of bainbridge property 100% around the around the property comes in, from Vincent road which comes in smiling Center road.

81

00:09:12.930 --> 00:09:16.650

Miles Yanick: Right now, the gate is there the toll booth is there the.

82

00:09:18.570 --> 00:09:28.710

Miles Yanick: The refuse collection bends are here and what happens is the the refuse collection trucks, the main trucks come in here.

83

00:09:29.280 --> 00:09:44.490

Miles Yanick: go around to here and go into the transfer shed where they're loaded into containers and then they kill up over here and every morning they take off and go back out here, going all the way to the.

84

00:09:46.050 --> 00:09:54.330

Miles Yanick: The South kits transfer facilities was a loaded on trains and taking the central Oregon and put in a landfill, though.

85

00:09:56.130 --> 00:09:59.100

Miles Yanick: Right now, our employees come in.

86

00:10:00.390 --> 00:10:01.170

Miles Yanick: From here.

87

00:10:02.940 --> 00:10:17.580

Miles Yanick: Dr cars getting their trucks then they're gone, but we had no facility right in this area, right here for them to change it close change your coveralls have a bite to lunch, perhaps even shower should they.

88

00:10:18.780 --> 00:10:23.070

Miles Yanick: get any oil and grease and nasty stuff on them that sort of thing miles.

89

00:10:23.250 --> 00:10:31.080

David: miles sorry to interrupt here since Marlene is sharing the screen feel free to ask her to call out anything with your cursor since we can't see your cursor where you.

90

00:10:31.140 --> 00:10:32.940

Miles Yanick: Are you can't see my cursor oh.

91

00:10:34.350 --> 00:10:34.710

Joseph: yeah.

92

00:10:34.740 --> 00:10:36.030

Miles Yanick: Sorry i'm sorry.

93

00:10:36.780 --> 00:10:37.710

Joseph: No that's fine but.

94

00:10:38.910 --> 00:10:40.500

Miles Yanick: Thank you do is looking great too.

95

00:10:43.770 --> 00:10:55.380

Miles Yanick: Well, as anyway okay take a look at the employees restroom and break room and then just north of that Thank you just north is that will be a building a thing field.

96

00:10:56.130 --> 00:11:13.170

Miles Yanick: And we're informed by the drain field design and that we can snake there the trees pretty well and there so remove very few trees, the only change that we will be removing or in the immediate vicinity of the break room itself.

97

00:11:16.020 --> 00:11:20.880

Miles Yanick: that's about it it's a pretty simple little building.

98

00:11:22.890 --> 00:11:30.540

Miles Yanick: The color of the building Maybe you can see, this on my screen the color of the building.

99

00:11:34.140 --> 00:11:53.250

Miles Yanick: There you go the color of the building is, although the name is called taco blue it's actually kind of a nondescript blue Gray, which we felt would be very appropriate in a nice foggy morning in November and we're kind of blend with the the background of the trees and whatnot.

100

00:11:53.610 --> 00:11:54.060

Joseph: So we're.

101

00:11:54.480 --> 00:11:58.020

Joseph: Not we're not seeing that she was still seeing the site plan.

102

00:11:58.860 --> 00:12:02.820

Miles Yanick: Oh couldn't you see if you look at, if you look at my picture on the screen.

103

00:12:02.880 --> 00:12:03.810

Joseph: Oh there oh.

104

00:12:03.840 --> 00:12:04.470

Miles Yanick: There it is.

105

00:12:04.800 --> 00:12:05.310

Okay.

106

00:12:07.470 --> 00:12:10.560

Joseph: So it's a medium medium to dark blue yeah.

107

00:12:10.620 --> 00:12:11.760

Miles Yanick: yep yep.

108

00:12:13.470 --> 00:12:20.880

Miles Yanick: kind of an Ambrose move the idea behind this is to try and actually disguise the building as much as possible.

109

00:12:23.250 --> 00:12:37.560

Miles Yanick: to let it blend in with the with a foggy days and the cloudy days up there on the Hill and I re emphasize that this is strictly for the use of the employees the onsite employees there no public access to this building at all.

110

00:12:39.090 --> 00:12:41.310

Joseph: Do you have any building elevations.

111

00:12:42.270 --> 00:12:45.720

Miles Yanick: Yes, we do Marlene that's you can go to that yeah.

112

00:12:50.640 --> 00:12:51.090

Miles Yanick: There we go.

113

00:12:51.570 --> 00:12:53.250

Miles Yanick: This is pretty simple little bell ring.

114

00:12:54.930 --> 00:13:10.020

Miles Yanick: You can see the box with metal siding in that tahoe blue collar on the lower right, where it says South elevation on the roof, you will see what looks like a bunch of rectangles they're actually solar power.

115

00:13:11.070 --> 00:13:12.480

Miles Yanick: solar panels fired me.

116

00:13:13.680 --> 00:13:17.370

Miles Yanick: The building is is essentially and that's their building.

117

00:13:18.090 --> 00:13:18.480

mm hmm.

118

00:13:21.120 --> 00:13:27.960

Joseph: Okay, and so, is it a we say it's 700 square feet, that the building footprints so it's 1400 square feet of user.

119

00:13:28.950 --> 00:13:31.650

Miles Yanick: That is correct it's 1400 usable space.

120

00:13:33.180 --> 00:13:34.890

Miles Yanick: Maybe we can go to a floor plan.

121

00:13:38.250 --> 00:13:39.810

Marlene Schubert: Did you say to go back to the site plan.

122

00:13:41.160 --> 00:13:43.620

Miles Yanick: should be an actual buildings floor plan in there.

123

00:13:43.680 --> 00:13:44.100

Marlene Schubert: got it.

124

00:13:44.760 --> 00:13:45.810

Marlene Schubert: got our plan.

125

00:13:45.930 --> 00:13:46.680

Marlene Schubert: yeah sure.

126

00:13:46.770 --> 00:13:47.340

Miles Yanick: All right.

127

00:13:52.800 --> 00:13:56.580

Miles Yanick: yeah in the upper right is the actual main floor plan.

128

00:13:57.660 --> 00:14:00.420

Miles Yanick: A small kitchen at restroom.

129

00:14:02.370 --> 00:14:09.690

Miles Yanick: handicap accessible, all the way through break room with bench in a few lockers and stairs to the second floor.

130

00:14:12.390 --> 00:14:15.330

Miles Yanick: We see the parking, by the way, as a.

131

00:14:16.920 --> 00:14:19.890

Miles Yanick: What I would call a casual parking arrangement.

132

00:14:20.910 --> 00:14:25.350

Miles Yanick: Right now it's gravel surface and people are.

133

00:14:27.480 --> 00:14:28.980

Miles Yanick: Out of the way i'll put this out.

134

00:14:30.540 --> 00:14:38.850

Miles Yanick: There no formal parking places they're just on site knowledge of stay out of the way as a big trucks, the big transport trucks.

135

00:14:39.360 --> 00:14:51.000

Miles Yanick: And everybody seems to know how to do that and rather than marketing a lot of marketing handicap space and regular parking spaces in front of the building, we thought we would.

136

00:14:52.080 --> 00:14:55.650

Miles Yanick: left as developed with just tire stops and.

137

00:14:57.030 --> 00:14:59.640

Miles Yanick: Just let the people park at the tire stops.

138

00:15:01.500 --> 00:15:03.480

Miles Yanick: just below the floor plan.

139

00:15:04.890 --> 00:15:11.760

Miles Yanick: Also on the right side you can slide that a little bit is an end undetermined space.

140

00:15:12.720 --> 00:15:24.690

Miles Yanick: The owner suggested we call it a future office space we don't really know whether that will be a future office space or general storage space or just the space above the locker rooms.

141

00:15:25.680 --> 00:15:32.910

Miles Yanick: We do have restroom up there, but there's no particular plans for that development that space as of right now.

142

00:15:34.860 --> 00:15:45.510

Joseph: So you don't have any future plans for how many people might work there or i'm not sure what the building code says about one access, depending on the number of people work up there.

143

00:15:47.370 --> 00:15:53.550

Miles Yanick: that's a very good question and just from experience, I would say occupant load is such that.

144

00:15:54.630 --> 00:16:02.460

Miles Yanick: policy do math in my head 200 square feet at the only be an occupant load of about three maybe four.

145

00:16:02.910 --> 00:16:03.660

And I think.

146

00:16:04.770 --> 00:16:07.620

Miles Yanick: One X guys is how to click OK.

147

00:16:09.210 --> 00:16:09.630

OK.

148

00:16:10.770 --> 00:16:20.010

Joseph: i'm just curious on the accessible Perkins stoller it's all going to be gravel is that one going to be possibly concrete or that gravel also.

149

00:16:21.240 --> 00:16:30.450

Miles Yanick: We had saw that space up there has been driven on for 70 or 80 years and it's it's pat pretty hard.

150

00:16:32.820 --> 00:16:38.640

Miles Yanick: We hadn't planned on it being concrete we'd like to leave it as it is.

151

00:16:39.870 --> 00:16:42.480

Miles Yanick: But maybe your wisdom can help us out a little bit.

152

00:16:44.160 --> 00:16:45.330

Joseph: um well normally.

153

00:16:45.390 --> 00:16:54.000

Joseph: You know, normally to to actually achieve them accessible space, it should be a concrete but, in reality, of course.

154

00:16:54.930 --> 00:17:07.470

Joseph: If it's a three quarter mine is DG fractured rock that's been you know driven over really tamped down with a lot of fine material it's almost like concrete, I mean it's pretty tough.

155

00:17:07.890 --> 00:17:12.870

Joseph: So practical point of view, it probably would work fine.

156

00:17:14.490 --> 00:17:20.550

Joseph: But if you want to fully achieve an accessible say you'd have to look at the Cross slow in you know.

157

00:17:21.240 --> 00:17:32.280

Joseph: in both directions to make sure it was 2% or less than it was concrete but it's not clear to me in this kind of thing and it's an employee parking space difference record Laurel do you have a question.

158

00:17:35.790 --> 00:17:41.700

Laurel: Just gonna ask if we could just go back to the site plan for one second for talking about the park is probably best to talk about it in terms of cycling.

159

00:17:41.940 --> 00:17:42.900

Joseph: cycling okay.

160

00:17:45.270 --> 00:17:59.760

Laurel: So let's check and zoom in but basically that basically you're not removing any trees for for the parking and parking in the existing compressed compacted gravel area or, including the parking into that that treat area.

161

00:18:01.380 --> 00:18:03.390

Miles Yanick: that's pretty close to yeah the way it is.

162

00:18:03.660 --> 00:18:06.990

Laurel: No right to your but you're not removing any trees for the parking.

163

00:18:07.710 --> 00:18:08.730

Miles Yanick: I doubt it.

164

00:18:09.810 --> 00:18:23.310

Laurel: Because i'm in my, I guess, my question is, is it possible, I mean if that if you were to pull the building South the the depth of a parking space, so that the parking you know could still happen in the area where people already park that's all.

165

00:18:24.030 --> 00:18:31.410

Miles Yanick: i'll put it this way, we could consider it I see where you're coming from yeah The thing that was will affect that yes, the.

166

00:18:31.980 --> 00:18:46.890

Miles Yanick: Circulation routes were the big transfer trucks if we get too far into the existing open space we might impede their circulation, but yeah, although we certainly take a look at I see what you're saying yeah.

167

00:18:46.920 --> 00:18:55.950

Laurel: yeah be nice enough to pull out a few trees as possible, I do remember the original proposal for this project, and I think the current one, is a huge improvement, so thank you.

168

00:18:56.310 --> 00:18:57.330

Joseph: Yes, I agree with that.

169

00:18:58.920 --> 00:19:01.620

Joseph: yeah okay anybody else.

170

00:19:02.820 --> 00:19:05.670

Joseph: Have any other comments or questions from other Dr be members.

171

00:19:08.220 --> 00:19:08.820

Marlene Schubert: up and.

172

00:19:11.850 --> 00:19:17.640

Bob: yeah just a couple more minor questions, I guess, I am i'm assuming that the

parking stalls or sloped in some fashion right.

173

00:19:18.630 --> 00:19:19.770

Miles Yanick: i'll say it again, please.

174

00:19:20.790 --> 00:19:26.100

Bob: I assume that the parking stalls are slopes of the water drains away from the building proposed.

175

00:19:26.520 --> 00:19:28.290

Miles Yanick: Yes, absolutely.

176

00:19:30.180 --> 00:19:47.580

Bob: um the solar on the roof, and is that what's the solar designed for I mean, is it designed for the lighting and everything or just the water or what just out of curiosity what's the solar there's six panels there, so I would assume there's you've got quite a bit of electricity there.

177

00:19:48.450 --> 00:19:51.810

Miles Yanick: we're not that far along, yet we just were at the.

178

00:19:52.950 --> 00:19:55.110

Miles Yanick: What is it conceptual design meeting.

179

00:19:56.610 --> 00:20:02.190

Miles Yanick: I can tell you from experience it will probably supply everything is this building needs.

180

00:20:02.880 --> 00:20:03.930

Bob: yeah that's.

181

00:20:03.990 --> 00:20:05.640

Miles Yanick: Not on personal experience yeah.

182

00:20:06.510 --> 00:20:08.100

Bob: yeah that's what it would appear to be.

183

00:20:08.130 --> 00:20:08.880

Bob: Too me too.

184

00:20:09.300 --> 00:20:20.760

Bob: i'm just the last question, this is more a city thing but you're covered as far as the arpa requirement, I mean that's 65% is that something you have to deal with at all, or do you know Dave.

185

00:20:21.930 --> 00:20:29.220

David: yeah we've had some discussions with miles on that going back miles feel free to jump in on where you're at with the plan around that, but that is a.

186

00:20:29.850 --> 00:20:41.160

David: consideration here because it's in the R 0.4 zone, and it does require our retention of that native vegetation up to 65% with an option of.

187

00:20:41.760 --> 00:20:49.410

David: Clearing some vegetation but showing that you can infiltrate the equivalent amount with an engineering report, so there are two ways to approach it either leave the trees.

188

00:20:49.740 --> 00:20:58.650

David: or demonstrate your infiltration capability miles, do you want to add anything to that I think you've been more directly involved with the plan around that but feel free to add anything to what i've just said.

189

00:20:59.130 --> 00:21:10.410

Miles Yanick: uh yes we looked at, we looked at clearing progress and we decided, are the cities that came back and said that's not required, and I believe that we are.

190

00:21:14.280 --> 00:21:18.810

Miles Yanick: Clearing below the the clearing below the men and.

191

00:21:19.920 --> 00:21:27.840

Miles Yanick: The men and I can't remember how the various folks, but I think we're exempt because we're clearing such a small area.

192

00:21:30.210 --> 00:21:35.730

David: miles hell continue to work with Kelly on that I know there's been some discussion back and forth, which will.

193

00:21:36.510 --> 00:21:44.310

David: Pardon me which will resolve through the pre ap and fight before you formally apply well I know you've applied for the building paint but it's on hold right now yeah.

194

00:21:45.120 --> 00:21:55.920

David: But we will need to resolve that question again, there are two options if the tree retention can't occur, then there's an engineering option to infiltrate the equivalent amount into the into the ground water.

195

00:21:58.140 --> 00:21:59.460

Marlene Schubert: floral and then Todd.

196

00:21:59.760 --> 00:22:01.500

Joseph: park yes Laurel.

197

00:22:01.890 --> 00:22:03.210

Laurel: I guess my only other comment.

198

00:22:04.530 --> 00:22:09.360

Laurel: From you know, I was going to ask you how many trees you're pulling out, but it seems to me, if the main entry.

199

00:22:09.870 --> 00:22:21.600

Laurel: is to the West, it would make more sense to have your accessible parking also to the West, because the parking to the east is to the private stair they go straight up straight up to the stairs.

200

00:22:21.900 --> 00:22:33.030

Laurel: With so I just I mean It just seems like there should as a relationship would be relationship between the mudroom entry and the accessible parking that would be closer rather than further it's just a sort of a thought.

201

00:22:33.600 --> 00:22:36.570

Miles Yanick: That would require removal a few more trees, though.

202

00:22:39.480 --> 00:22:39.930

Joseph: You would.

203

00:22:40.380 --> 00:22:48.210

Laurel: know and understand you've just slipping just flipping the successful putting the accessible parking here on the left, no, no, no, none of it, none over there.

204

00:22:48.480 --> 00:22:54.750

Laurel: So just to have a successful not accessible not accessible, so the accessible is closer to the entry.

205

00:22:55.470 --> 00:22:56.100

Miles Yanick: Oh, I see.

206

00:22:56.490 --> 00:22:57.870

Laurel: It also I mean, obviously.

207

00:22:57.870 --> 00:23:01.770

Laurel: flipping the door, so that you're not going around the door when you enter.

208

00:23:02.400 --> 00:23:04.410

Joseph: Right, you could come.

209

00:23:06.840 --> 00:23:08.340

Miles Yanick: mm hmm OK.

210

00:23:09.510 --> 00:23:18.960

Laurel: I see something that indicates that is the main entry obviously you know even i'm not sure how people know that which door they go in the butt that they're supposed to go in on the West side.

211

00:23:20.100 --> 00:23:20.880

Miles Yanick: Where we're taking.

212

00:23:21.510 --> 00:23:22.530

Laurel: Your experience but.

213

00:23:24.210 --> 00:23:26.520

Miles Yanick: Since the users, our employees, they would.

214

00:23:27.240 --> 00:23:27.600

Laurel: write.

215

00:23:27.690 --> 00:23:31.260

Miles Yanick: My they would know the public doesn't need to know we don't want the public to know.

216

00:23:32.670 --> 00:23:33.270

Laurel: That i'm.

217

00:23:33.570 --> 00:23:42.000

Laurel: Just connecting the accessible parking closer to the mudroom entry, you know just flipping that parking relationship and also flipping the door, so that you don't walk around to go in.

218

00:23:42.750 --> 00:23:46.230

Miles Yanick: The doors, a very good point looks like an error on our part.

219

00:23:48.900 --> 00:23:49.980

Joseph: Todd did you ever.

220

00:23:53.580 --> 00:24:05.700

Todd: yeah I only had one suggestion, maybe, and in the break room if it's possible to get windows above the lockers they're just this this good natural light over by the counter but the locker area might be a little.

221

00:24:06.270 --> 00:24:07.770

Todd: An opportunity for a little more like.

222

00:24:08.310 --> 00:24:09.420

Todd: what's going on and.

223

00:24:09.900 --> 00:24:17.160

Todd: And maybe the mud room as well just to get as much, you know as much like for the people, as we can, which.

224

00:24:17.280 --> 00:24:17.880

Actually.

225

00:24:21.900 --> 00:24:29.790

Joseph: Can we go back to the elevations just look unless we're have any more

questions about the plotline is everybody.

226

00:24:32.340 --> 00:24:32.790

Joseph: Okay.

227

00:24:36.990 --> 00:24:43.560

Joseph: I can't we know what I can't see what the pictures on that I can remember, was it a little 612.

228

00:24:44.460 --> 00:24:45.810

Marlene Schubert: I see 312 up here.

229

00:24:46.890 --> 00:24:48.900

Joseph: Okay yeah right okay.

230

00:24:54.180 --> 00:24:55.860

Joseph: you're not going to capture any water.

231

00:24:58.800 --> 00:25:00.270

Miles Yanick: We hadn't planned on.

232

00:25:01.890 --> 00:25:04.440

Miles Yanick: The roof areas so pretty tiny.

233

00:25:05.520 --> 00:25:06.840

Joseph: mm hmm it is.

234

00:25:08.790 --> 00:25:10.920

Joseph: And what color is going to be.

235

00:25:11.850 --> 00:25:14.190

Joseph: same same color okay out.

236

00:25:16.380 --> 00:25:17.820

Joseph: The standings team.

237

00:25:18.930 --> 00:25:20.910

Miles Yanick: Right now, yes, yes mm hmm.

238

00:25:21.150 --> 00:25:21.570

Okay.

239

00:25:23.580 --> 00:25:23.970

Okay.

240

00:25:26.280 --> 00:25:31.110

Joseph: um everybody comes to commit them Michael Gemini comments or.

241

00:25:33.210 --> 00:25:34.350

Marlene Schubert: Bob has his hand raised.

242

00:25:34.950 --> 00:25:35.970

Joseph: Well, go ahead.

243

00:25:38.430 --> 00:25:40.350

Bob: Oh, Michael had a comment you can go first.

244

00:25:41.520 --> 00:25:42.600

Marlene Schubert: yeah he shook his head, no.

245

00:25:43.080 --> 00:25:44.550

Joseph: Okay, so go ahead.

246

00:25:45.630 --> 00:25:47.760

Bob: yeah yeah is there is there.

247

00:25:49.590 --> 00:25:55.950

Bob: Is there any way that you can just kind of break the exterior there between the first and second floor or some kind of a.

248

00:25:57.900 --> 00:25:59.670

Bob: some kind of a break or something I mean.

249

00:26:01.080 --> 00:26:04.050

Bob: it's just yeah it's just kind of a flat flat looking.

250

00:26:05.370 --> 00:26:11.010

Bob: exterior just seems like it'd be kind of Nice I realized it's just a break room but i'm just looking for a little bit.

251

00:26:11.040 --> 00:26:13.410

Miles Yanick: yeah I see your point go go back.

252

00:26:13.620 --> 00:26:21.390

Miles Yanick: To take a lot of the south elevation now and go back to the comment about windows above the lockers and the restrooms.

253

00:26:22.530 --> 00:26:32.460

Miles Yanick: There would take a look at go straight up that's a West elevation and see those tiny windows just below the band.

254

00:26:33.600 --> 00:26:33.900

Bob: That.

255

00:26:34.110 --> 00:26:43.800

Miles Yanick: same group of windows or similar group of windows were added to the south elevation I think he gets to break you're looking for and the in that plane.

256

00:26:45.180 --> 00:26:45.930

Miles Yanick: makes sense.

257

00:26:46.920 --> 00:26:49.590

Bob: yeah i'm not opposed to adding light that's for sure yeah.

258

00:26:50.010 --> 00:26:52.230

Joseph: yeah that's a good that's a good option.

259

00:26:52.500 --> 00:26:57.720

Miles Yanick: It would, as as light as well as as a horizontal breaking that vertical plane.

260

00:26:58.380 --> 00:27:00.570

Bob: mm hmm yeah yeah.

261

00:27:01.980 --> 00:27:05.010

Miles Yanick: The belly band, but I think the public would know that.

262

00:27:06.150 --> 00:27:06.930

Joseph: They wouldn't know that.

263

00:27:07.740 --> 00:27:08.490

Miles Yanick: yeah just.

264

00:27:09.870 --> 00:27:11.490

Bob: yeah that sounds okay.

265

00:27:14.430 --> 00:27:17.160

Joseph: Okay, any any other comments.

266

00:27:18.420 --> 00:27:31.290

Laurel: I appreciate the simplicity of this in a corner of the more attention you take into the fenestration from the previous scheme, yes, and I actually liked the simplicity of the south elevation so that there's a kind of break between.

267

00:27:32.520 --> 00:27:39.150

Laurel: You know the there really is a break away from that the gritty area looking out into the woods and so that that.

268

00:27:41.100 --> 00:27:42.210

Laurel: it's all good Thank you.

269

00:27:43.560 --> 00:27:46.680

Joseph: What did you carry on that point Laurel I think you know.

270

00:27:48.630 --> 00:27:52.410

Joseph: Simple complexity versus complex than plus today I just think.

271

00:27:53.430 --> 00:28:05.460

Joseph: Always there's always a little nicer you know, and it is a simple project but that's what makes it more fun to do in some ways to make make a simple project like this is very nice, I agree.

272

00:28:06.090 --> 00:28:12.780

Marlene Schubert: So, Joe we do have one attendee in the audience I don't know if you want to see if they had any comments I don't know if they're here for this project or.

273

00:28:13.230 --> 00:28:20.880

Joseph: yeah sure if you have any comments from the audience we'd love to hear put your hands up if you could please.

274

00:28:22.920 --> 00:28:26.760

Joseph: Interested or john question, if you have any questions.

275

00:28:30.060 --> 00:28:36.270

Jon Quitslund: Well, I would just comment i'm glad to see going forward with this project, I remember the the.

276

00:28:37.290 --> 00:28:42.750

Jon Quitslund: Probably before the planning Commission and you got some flack there but.

277

00:28:44.130 --> 00:28:45.780

Jon Quitslund: This, this is a, this is a.

278

00:28:46.920 --> 00:28:48.120

Jon Quitslund: good step forward.

279

00:28:51.660 --> 00:28:59.640

Joseph: I was actually surprised at the clock, but that was interesting yeah now, this is the most simpler building and looks looks really good yeah.

280

00:29:01.320 --> 00:29:05.520

Joseph: Okay, any other comments from anybody in the audience or any Dr be members.

281

00:29:07.530 --> 00:29:07.890

Joseph: Okay.

282

00:29:10.770 --> 00:29:17.130

Joseph: Can we then go to the anything else you'd like to say miles before we go to the worksheet no.

283

00:29:17.160 --> 00:29:17.610

Miles Yanick: Thank you.

284

00:29:18.060 --> 00:29:32.790

Joseph: Okay okay okay um I guess I would look to the Dr be the worksheet is usually pretty exhaustive and we go through a lot of points and questions and they've done a good job here of.

285

00:29:34.170 --> 00:29:34.890

Joseph: going through.

286

00:29:35.940 --> 00:29:50.430

Joseph: The soils and the vegetation and some of the things I noticed and took a role they really attempted to answer the questions but it's a simple project do we still want to go through it, one by one, I can go through it, maybe I would suggest category by category.

287

00:29:51.450 --> 00:29:55.830

Joseph: And and look look at that does anybody have a suggestion as to how to do that.

288

00:29:59.910 --> 00:30:01.830

Joseph: In comments on that.

289

00:30:02.400 --> 00:30:05.340

Marlene Schubert: Well, I, personally, I did notice there's only like three or four sections.

290

00:30:05.340 --> 00:30:08.490

Marlene Schubert: That this project had to address according.

291

00:30:08.490 --> 00:30:12.960

Marlene Schubert: To what i'm seeing in the workbook so there's not a lot that we don't have hundred pages.

292

00:30:13.260 --> 00:30:13.650

Right.

293

00:30:15.150 --> 00:30:22.890

Joseph: yeah um I appreciate the context on those they really did write stuff up you

really have to do, but that was really good, and I have no.

294

00:30:23.640 --> 00:30:35.280

Joseph: no qualms, with what they said and does anybody have any questions about the context analysis or can we go ahead and save the day they completed that and did a good job over there, good they have.

295

00:30:36.720 --> 00:30:39.690

Joseph: Anybody disagrees, yes, both.

296

00:30:40.740 --> 00:30:48.600

Bob: ya know I think also that I like the fact that they're they're looking at you know, looking at solar to owner of a small building and.

297

00:30:49.050 --> 00:31:01.440

Bob: You know, some people would just for go it, but you know i'm really happy to see that they're you know, looking at solar there, and you know, like it seems like it would probably take care of everything, maybe, so that I mean it's a it's not a huge you know huge.

298

00:31:03.300 --> 00:31:09.180

Bob: amount of energy required, but hey it's the concepts there sets a tone nice tone for the Allen.

299

00:31:12.780 --> 00:31:25.770

Joseph: Okay, good good unless I hear any other words, I would say, we can say yes to that normally the context analysis okay let's move on down see down to s.

300

00:31:26.490 --> 00:31:41.910

Joseph: let's just look at so in its entirety let's look at the five categories, protect and repair natural systems and preserving ridgewell like all those so does anybody see anything that they are specifically not doing that they we think they should be doing.

301

00:31:43.590 --> 00:31:50.520

Joseph: I think miles, you know you're still early on the project you don't have a sense of how many trees you're taking up yet do you.

302

00:31:51.810 --> 00:31:53.730

Miles Yanick: have in terms of number.

303

00:31:57.450 --> 00:31:59.520

Miles Yanick: I doubt if it's more than 15.

304

00:32:01.830 --> 00:32:05.340

Joseph: any significant treason, if we had an herbalist report yet.

305

00:32:05.400 --> 00:32:06.510

Miles Yanick: done, yes, we do.

306

00:32:06.840 --> 00:32:10.500

Miles Yanick: Okay, I believe that was submitted you apparently just make it to your.

307

00:32:12.960 --> 00:32:15.660

Miles Yanick: We did have an airbrush look at it, the the.

308

00:32:18.600 --> 00:32:20.430

Miles Yanick: trees are very poor health.

309

00:32:21.840 --> 00:32:23.910

Miles Yanick: There are no significant trees in the site.

310

00:32:25.320 --> 00:32:41.730

Miles Yanick: By definition, that is all tracing factor significant, but what is there are pretty poor health and there's no merchantability timber value because of the health is attorneys obsess about it it's.

311

00:32:43.080 --> 00:32:44.790

Miles Yanick: Not a very good stand up to.

312

00:32:45.720 --> 00:32:47.670

Miles Yanick: him that I don't think much would be lost.

313

00:32:50.790 --> 00:32:58.560

Joseph: I think on s6 support and contribute to a vibrant public ground we usually think of that as being street frontage.

314

00:32:59.040 --> 00:33:06.300

Joseph: And all that but really it's the employee realm that's being enhanced here actually yeah so.

315

00:33:06.810 --> 00:33:18.000

Joseph: yeah I don't I don't really see there's not really public spaces inside I don't see the public really seen the building or interacting with the building, so I think we give them a pass on that I think that's fine.

316

00:33:19.200 --> 00:33:27.810

Miles Yanick: There was some Congress session a couple years ago with a design review Board of providing a small space in the trees for.

317

00:33:30.390 --> 00:33:39.540

Miles Yanick: For trail or something, and given the industrial activity of the site, it was felt that it would just be too dangerous.

318

00:33:41.460 --> 00:33:47.340

Miles Yanick: tells us the public more around there we actually want the public in and out of there as quickly as possible.

319

00:33:50.760 --> 00:34:03.810

Joseph: And it does seem if you do have a lot of light inside the building that you know you don't really need another lunch area when I guess you could consider a picnic table or something, but I don't know that you need that.

320

00:34:06.480 --> 00:34:19.350

Joseph: Any any comments positive or negative and negative, which is critical comments about the S one through six otherwise i'd say we, we approve that section.

321

00:34:21.150 --> 00:34:21.810

Joseph: Yes, Bob.

322

00:34:22.470 --> 00:34:38.910

Bob: hey I guess David, I guess, maybe more for you, but you know, again, not a big deal, but I mean for something like this, I mean I think they're going to have to delineate the the natural areas, etc, etc, like we do on big projects.

323

00:34:39.840 --> 00:34:47.250

David: Not likely wait for a subdivision but Bob your question about the arpa was was certainly spot on and that's something I know Kelly and miles have talked about before.

324

00:34:47.550 --> 00:34:49.320

David: And will be required before the building.

325

00:34:49.320 --> 00:34:50.220

David: permit is issued.

326

00:34:51.300 --> 00:34:56.190

David: But not the type of natural area like a subdivision without this doesn't fall under those standards.

327

00:34:56.190 --> 00:34:56.490

All.

328

00:35:03.150 --> 00:35:09.180

Joseph: I think we're good on this section don't hear any other comments it's gone to the next section whirling Thank you.

329

00:35:10.170 --> 00:35:21.930

Joseph: public realm I would give them a pass on this to public realm is generally they have a lot of comments during they try and her dance the question to the public realm is really what they're trying to not achieve in many ways.

330

00:35:23.130 --> 00:35:35.640

Joseph: it's not the face of the facility and they don't want any of you know, visitors there, so I would say, this is not applicable to anybody have heartburn with that he.

331

00:35:37.020 --> 00:35:37.710

Joseph: will reveal.

332

00:35:37.830 --> 00:35:43.980

Michael: What laurels comments go in this area, even though they're not regarding specifically the public at large.

333

00:35:45.000 --> 00:35:46.260

Joseph: Questions about the.

334

00:35:49.560 --> 00:35:50.430

Marlene Schubert: Building a parking.

335

00:35:50.730 --> 00:35:52.530

Michael: The heart, as well as.

336

00:35:53.220 --> 00:35:54.150

Michael: door, I mean.

337

00:35:55.290 --> 00:35:56.400

Joseph: yeah sure.

338

00:35:57.270 --> 00:36:03.300

Marlene Schubert: Okay, so where that BP to with the parking or guide me please.

339

00:36:03.480 --> 00:36:06.120

Joseph: yeah maybe I can minimize yeah yeah.

340

00:36:07.200 --> 00:36:11.850

Joseph: let's put it under Peter Lord, can you state that in a sentence, possibly or.

341

00:36:15.030 --> 00:36:15.870

Marlene Schubert: How you're on mute.

342

00:36:19.980 --> 00:36:25.590

Laurel: necessarily for on like on the record kind of thing it was just it kind of common sense thing is still.

343

00:36:25.650 --> 00:36:25.980

Laurel: live.

344

00:36:26.070 --> 00:36:32.700

Laurel: A parking so the handicapped space was closer to the entrance and to flip the door, so it was easier to get in.

345

00:36:35.850 --> 00:36:48.060

Laurel: It doesn't doesn't need to be like it doesn't doesn't award special words, this is a common sense thing I am concerned about the number of trees coming out, and so I was thinking that if you could pull the building South and keep.

346

00:36:48.690 --> 00:37:03.210

Laurel: The parking to pull the building as far south as possible to keep the parking in the area that's already compacted and clear without compromising safety, that is a That is something that I think is you know, should be spoken.

347

00:37:05.940 --> 00:37:07.980

Marlene Schubert: Okay, so I just added to pee to.

348

00:37:08.700 --> 00:37:09.540

Laurel: me to just to open.

349

00:37:09.840 --> 00:37:11.190

Laurel: So you can't, no, no, no.

350

00:37:13.980 --> 00:37:16.170

Laurel: worry about the door they'll take care of that is a good.

351

00:37:16.620 --> 00:37:17.100

Joseph: One yeah.

352

00:37:18.750 --> 00:37:27.720

Laurel: But I didn't but the one question, I do think is common I think it's impossible is important is to preserve as many trees as possible, so if it's as.

353

00:37:28.770 --> 00:37:31.470

Laurel: Far south as you can bring the building and it's a.

354

00:37:32.610 --> 00:37:46.500

Laurel: respected Jason parking South you know so that you're not clearing trees for parking without compromising the safety of that that gravel area they were trucks pulled through I mean people already Parker someplace so.

355

00:37:46.590 --> 00:37:48.630

Joseph: Oh, more lean let's go back one.

356

00:37:48.900 --> 00:37:50.130

Joseph: caption that comment.

357

00:37:50.580 --> 00:37:52.050

Marlene Schubert: was wondering where would belong as.

358

00:37:52.050 --> 00:37:52.980

Joseph: One as one.

359

00:37:53.310 --> 00:37:55.920

Joseph: Then it would be see.

360

00:37:56.940 --> 00:37:59.010

Marlene Schubert: minimize the amount of trees, is that what I heard.

361

00:38:00.090 --> 00:38:02.130

Joseph: yeah, but I want to get the right category there.

362

00:38:03.360 --> 00:38:04.560

Joseph: I can't remember the number.

363

00:38:05.130 --> 00:38:10.440

Laurel: yeah the treeless not the amount of trees, you want to minimize the loss of trees.

364

00:38:11.340 --> 00:38:13.620

Marlene Schubert: I was going to finish the sentence I wasn't sure how to word it.

365

00:38:14.940 --> 00:38:21.570

Laurel: One way, I mean one way to do that, I mean, I think you know as Michael said he said the you know they're they're not have good health and so maybe.

366

00:38:21.990 --> 00:38:34.530

Laurel: You know, pulling that pulling that parking back into the woods, is the best solution, but i'm just asking them to look at the best solution in terms of minimal tree loss and maximum say.

367

00:38:35.340 --> 00:38:39.390

Joseph: Is there's two or three would be a good place to protect comment but.

368

00:38:40.590 --> 00:38:43.260

Joseph: let's go with us to just pick of it.

369

00:38:44.280 --> 00:38:45.240

Joseph: kind of similar.

370

00:38:46.080 --> 00:38:50.910

Laurel: So just nice tree last without without compromising compromising safety.

371

00:38:51.300 --> 00:38:53.010

Joseph: will not come from in the end that.

372

00:38:54.090 --> 00:38:59.400

Joseph: looks by moving compromising safety that doesn't look right.

373

00:39:03.780 --> 00:39:14.400

Joseph: And then I would add, this would actually potentially add more light interior light possibility in the building as an end as long as it doesn't.

374

00:39:15.840 --> 00:39:22.560

Joseph: interfere with the engineering geometry of the trucks pulling into the.

375

00:39:24.540 --> 00:39:25.710

Joseph: into the spaces.

376

00:39:27.150 --> 00:39:30.420

Joseph: which I assume miles is probably has looked at it would look at.

377

00:39:31.470 --> 00:39:37.800

Laurel: And monsters trees there's windows on the north of the kitchen area, those are operable windows right, so you can get fresh air in there.

378

00:39:38.010 --> 00:39:39.450

Miles Yanick: that's great maybe.

379

00:39:40.080 --> 00:39:40.590

Okay.

380

00:39:41.760 --> 00:39:44.850

Joseph: Thank you Laurel have to do to refresh us on that.

381

00:39:45.270 --> 00:39:47.910

Marlene Schubert: Do I have this right it's not making sense to me, I think I missed.

382

00:39:47.910 --> 00:39:53.700

Joseph: Something conference of the shelf and natural light into the building and.

383

00:39:54.360 --> 00:40:03.780

Laurel: that's it that's it building is about that's right it's about the comments about the windows it's a different situation in a different location that account.

384

00:40:04.770 --> 00:40:05.580

Marlene Schubert: Okay, so.

385

00:40:07.770 --> 00:40:09.180

Marlene Schubert: So where do we would you like that.

386

00:40:10.320 --> 00:40:12.660

Joseph: will put the building area, possibly.

387

00:40:13.110 --> 00:40:17.130

Joseph: Okay, thank you let's go to the next section and.

388

00:40:20.640 --> 00:40:35.520

Joseph: So under here I mean that's a you know expresses a clear organizing concept, I think the colors are very nice, I think, building design is very simple and doesn't overwhelm the site, obviously, I think, besides are all pretty good.

389

00:40:37.470 --> 00:40:42.540

Joseph: Not too much you can do on sustainable design in terms of water and other things materials, but.

390

00:40:43.470 --> 00:40:44.880

Laurel: They do have panels.

391

00:40:45.750 --> 00:40:49.290

Joseph: But it does have the solar panels exactly yes right.

392

00:40:52.110 --> 00:40:53.100

Joseph: and actually.

393

00:40:54.540 --> 00:41:01.230

Joseph: Obviously, represent recycled materials, I mean you know it's the ultimate material to be recycled.

394

00:41:08.280 --> 00:41:14.250

Joseph: Okay um I think under this one too I I don't see any any problems with any of those categories.

395

00:41:15.450 --> 00:41:20.850

Joseph: just add windows help at natural legends the building and yeah.

396

00:41:22.620 --> 00:41:22.890

Okay.

397

00:41:24.180 --> 00:41:29.790

Joseph: We want to make a point of distance learning about the belly band the David the or excuse me that.

398

00:41:31.290 --> 00:41:40.170

Joseph: lost my train of thought that Bob said about the miles his comment about adding those those windows, to make it almost looks like a belly band around the middle of building.

399

00:41:40.830 --> 00:41:42.120

Laurel: Those kind of covered in v3.

400

00:41:42.660 --> 00:41:44.220

Joseph: yeah okay.

401

00:41:47.460 --> 00:41:50.490

Joseph: Any other comments over to this project meets those standards.

402

00:41:52.200 --> 00:41:52.650

Joseph: Okay.

403

00:41:55.950 --> 00:41:56.460

Joseph: let's go.

404

00:42:01.980 --> 00:42:09.300

Joseph: doing any landscaping and you're not doing any site work specific to this project, other than at the building on the parking Is that correct.

405

00:42:09.600 --> 00:42:17.670

Miles Yanick: That is correct yeah something that's something that hasn't been mentioned it wasn't on this section of the worksheet is that.

406

00:42:18.990 --> 00:42:22.320

Miles Yanick: we're don't propose any new lighting as a site at all.

407

00:42:22.740 --> 00:42:29.610

Miles Yanick: Okay, and the reason for that is that their side is kind of relatively remote and the.

408

00:42:31.020 --> 00:42:47.070

Miles Yanick: The more light if you put on the site in addition to polluting surrounding areas is encouraged encourages vandalism there are lots of trucks and lots of things to fool with up there, and if you if you get the vandals a little light they'll take care of it.

409

00:42:47.490 --> 00:42:48.510

Miles Yanick: So we're proposing.

410

00:42:48.630 --> 00:42:49.470

Miles Yanick: No light.

411

00:42:49.530 --> 00:42:49.950

Ladies.

412

00:42:53.400 --> 00:42:57.420

Joseph: So you're going to have the building right, so if someone had to enter the building at night, you would have to stay.

413

00:42:57.450 --> 00:42:59.520

Miles Yanick: We might have a little tiny bit of.

414

00:42:59.640 --> 00:43:01.230

Miles Yanick: light by the answer your best.

415

00:43:01.650 --> 00:43:02.610

Joseph: that's good.

416

00:43:03.060 --> 00:43:12.390

Joseph: that's Okay, I know just a side comment and landscape, or maybe unrelated, but do you have any damage or anything from wildlife to the coyotes.

417

00:43:13.110 --> 00:43:18.930

Miles Yanick: come in and not that we've been able to observe and I have observed the site at night, as well as in the day.

418

00:43:19.680 --> 00:43:21.120

Miles Yanick: Because there's quite a bit of.

419

00:43:21.660 --> 00:43:40.950

Miles Yanick: activity on this site and I haven't I haven't seen anything, as I say, especially at night, my night visits were primarily to observe surrounding area light, but I spent a fair amount of time at night up there and and they would have never seen anything outside of.

420

00:43:42.450 --> 00:43:43.530

Miles Yanick: Normal birdlife.

421

00:43:44.760 --> 00:43:46.290

Miles Yanick: hawks bagels whatnot.

422

00:43:47.160 --> 00:43:50.220

Joseph: Are you I went through your landscape section.

423

00:43:51.420 --> 00:44:02.940

Joseph: And and are you when you do your contract documents in the building, are you going to have a landscape plan are you just going to do that, like on a time and materials basis of the landscape, how do you plan to do that.

424

00:44:02.970 --> 00:44:05.040

Miles Yanick: i'll be at 10am with the landscape.

425

00:44:05.070 --> 00:44:06.120

Joseph: Guy because it'll just.

426

00:44:06.210 --> 00:44:07.470

Miles Yanick: Be foundation planning.

427

00:44:07.770 --> 00:44:13.260

Joseph: Right okay yeah, so I think those plants are probably fine which talking about you know.

428

00:44:15.990 --> 00:44:24.360

Joseph: Okay, again on these categories, they don't see it's such a simple project I don't see it really being a problem with the.

429

00:44:25.980 --> 00:44:26.580

Joseph: landscape.

430

00:44:27.810 --> 00:44:28.920

Joseph: Yes, sorry.

431

00:44:29.340 --> 00:44:36.000

Bob: It you know I just you know kind of gave me thought you know I you know miles, are you going to have any kind of.

432

00:44:37.110 --> 00:44:47.010

Bob: location where they can eat outside if they want on a picnic table for break area I was thinking of that landscape and that while there's I didn't really see any picnic area and maybe they want to sit.

433

00:44:47.430 --> 00:44:55.350

Bob: Sit outside and you know I know those sceneries not probably the most pleasant in the world, but it feels kind of in the world, and since it's out of the way.

434

00:44:55.710 --> 00:44:56.820

Joseph: We wait one second.

435

00:44:59.430 --> 00:44:59.820

Miles Yanick: The.

436

00:45:00.990 --> 00:45:12.750

Miles Yanick: Other didn't seal is that was necessarily a part of the program for the employees, it might be nice maybe they'll find a spot is there, anyway, on their own.

437

00:45:14.610 --> 00:45:15.120

Miles Yanick: I didn't.

438

00:45:15.150 --> 00:45:26.520

Bob: yeah I was, I was just thinking of a picnic picnic table or something that just if I were working there in the summertime at that place is awful hot, I know, but he want to sit outside a little bit, but.

439

00:45:28.770 --> 00:45:29.550

Bob: Just a thought.

440

00:45:38.340 --> 00:45:41.550

Joseph: Okay sorry I disappeared sorry, excuse me.

441

00:45:43.050 --> 00:45:44.340

Joseph: Okay um.

442

00:45:45.990 --> 00:45:54.450

Joseph: So this project does meet anybody have any questions with that no okay i'm street types I didn't see where this was.

443

00:45:55.920 --> 00:45:58.320

Joseph: Relevant, we can say it's not.

444

00:45:59.880 --> 00:46:04.410

Joseph: does not apply believe miss someone thinks of the reason why should.

445

00:46:07.500 --> 00:46:08.940

Joseph: street frontage and types.

446

00:46:10.830 --> 00:46:11.970

Joseph: yeah okay.

447

00:46:15.390 --> 00:46:16.350

Joseph: subdivision.

448

00:46:18.000 --> 00:46:19.320

Joseph: frontage is the same.

449

00:46:22.680 --> 00:46:23.910

Joseph: subdivision right.

450

00:46:27.300 --> 00:46:28.350

Joseph: To do any of those.

451

00:46:31.440 --> 00:46:32.940

David: Division involves involved it's a destiny.

452

00:46:33.660 --> 00:46:35.700

Joseph: So just keep going on down yeah.

453

00:46:45.240 --> 00:46:47.370

Joseph: probably going to address those issues anyway.

454

00:46:48.660 --> 00:46:48.930

Joseph: yeah.

455

00:46:51.090 --> 00:46:52.980

Marlene Schubert: Oh boy I can do this later sorry.

456

00:46:53.550 --> 00:46:53.760

What.

457

00:46:55.950 --> 00:47:01.620

Joseph: types of nexus circulations not part of it either so that's fine i'm okay.

458

00:47:16.560 --> 00:47:23.280

Joseph: There is a section on larger sites that I perceive that as being more for.

459

00:47:24.930 --> 00:47:27.600

Joseph: More URBAN projects than this so.

460

00:47:29.010 --> 00:47:33.960

Joseph: Unless anybody has other thoughts or interpretations ever said, this is not up come on.

461

00:47:41.790 --> 00:47:47.880

Joseph: that's obviously not historic place, although there's a lot of history there in the Dome I don't know.

462

00:47:50.550 --> 00:47:51.660

Joseph: A lot there you know.

463

00:47:52.200 --> 00:47:52.740

Sarah.

464

00:47:55.380 --> 00:47:57.660

Joseph: archaeologist spend a lifetime there.

465

00:47:59.190 --> 00:48:17.880

Joseph: Okay, no specific uses not there and I think that is it does anybody have a problem, then, are there any we can approve this project, I believe, unless i'm speaking out of turn does anybody have any conditions that they we've talked about do we just assume that.

466

00:48:18.900 --> 00:48:21.090

Joseph: The files in team will.

467

00:48:22.110 --> 00:48:24.330

Joseph: will take a look at the things that we talked about.

468

00:48:25.440 --> 00:48:30.900

Joseph: Laurel deep do you want some kind of condition regarding the trees and moving the buildings out.

469

00:48:33.660 --> 00:48:37.200

Laurel: I just you know help me that they make the best decisions possible for the site.

470

00:48:37.950 --> 00:48:40.020

Joseph: Yes, I agree so.

471

00:48:40.800 --> 00:48:43.290

Laurel: there's a you know there's no ultimatum anything.

472

00:48:43.620 --> 00:48:44.040

Right.

473

00:48:45.390 --> 00:48:51.750

Joseph: I think miles, you understand what we're thinking there, so you would give it a shot to think about moving it if you could.

474

00:48:55.890 --> 00:49:04.410

David: Go so, if I may interrupt to laurels point there's technically a final design review required, even though this doesn't go through the standard land you searing examiner.

475

00:49:04.830 --> 00:49:17.160

David: usual processes it's a building permit but there's technically still a final review opportunity with so we're happy to circle back to you and I think we would circle back to you before we issue the building just for that last check.

476

00:49:18.300 --> 00:49:18.630

David: yeah.

477

00:49:18.870 --> 00:49:28.470

Joseph: So yeah I mean normally on a more complex projects, we would have the final design review and they would updated wine with anything that might change.

478

00:49:29.520 --> 00:49:41.460

Joseph: Some such a simple project i'm wondering if it would help be economical on this and not cost them more money can we move ahead or does anybody feel.

479

00:49:43.650 --> 00:49:46.350

Joseph: This is any Dr V people feel differently about that.

480

00:49:48.180 --> 00:49:52.980

Joseph: We want them to come back with another plan to see if they can move that or

say why they couldn't.

481

00:49:57.150 --> 00:49:58.260

Joseph: come up for me to.

482

00:49:58.260 --> 00:50:02.940

Marlene Schubert: Have audience let's see heather church, would like to speak i'll bring her forward.

483

00:50:03.120 --> 00:50:03.600

Okay.

484

00:50:06.960 --> 00:50:07.680

Joseph: Hello Hello.

485

00:50:08.250 --> 00:50:27.390

Heather Church: hi Good afternoon, I am the owner of Amish disposal and i'm proposing that we move ahead with it we've been waiting this bathroom for several years and i'm expecting any changes at this point, except for the ones proposed and our drivers desperately need a restroom.

486

00:50:29.610 --> 00:50:30.990

Heather Church: At that's it and.

487

00:50:32.160 --> 00:50:40.860

Joseph: I think the weekend, I think that we could go to improve this project for two more alternatives that would be reviewed, next year, can we do that well i'm.

488

00:50:42.150 --> 00:50:56.400

Joseph: Just kidding yeah no pass on that yeah I mean I don't I don't suspect miles that you're going to make any major changes to the building is you know I think I think laurels comment about the door and the accessibility part was a good comment, and I think.

489

00:50:57.450 --> 00:51:03.420

Joseph: If you can move the building out, it would be fine, the question is, if you did that would we need to see it.

490

00:51:05.310 --> 00:51:07.170

Joseph: And I think if you did do that.

491

00:51:08.700 --> 00:51:23.880

Joseph: That moves the building outward a little bit say some trees if you're able to do that, that would be an improvement, if you were not able to do that would be approved this i'm asking the Derby would we approve this project anyway just john.

492

00:51:24.270 --> 00:51:25.590

Shawn: I think we would approve it.

493

00:51:26.970 --> 00:51:27.210

Joseph: We.

494

00:51:28.260 --> 00:51:31.410

Shawn: don't think you have to do and I don't think we need to see it again and I.

495

00:51:32.880 --> 00:51:34.860

Shawn: You know, given its current state.

496

00:51:36.450 --> 00:51:37.620

Marlene Schubert: john has this hand race.

497

00:51:38.040 --> 00:51:40.380

Jon Quitslund: justin yeah just very briefly.

498

00:51:41.580 --> 00:51:49.260

Jon Quitslund: David probably has this in mind, already, but it will be a step before the planning Commission, since this is a conditional use.

499

00:51:50.790 --> 00:51:51.300

Jon Quitslund: matter.

500

00:51:52.890 --> 00:51:56.910

Jon Quitslund: I don't know that rates as a major conditional use up that's.

501

00:51:57.510 --> 00:51:58.530

Miles Yanick: A minor conditionally.

502

00:51:59.010 --> 00:52:03.660

Jon Quitslund: Minor okay yeah Okay, well then, then it doesn't it's it's it's administrative that's not.

503

00:52:05.070 --> 00:52:07.350

David: that's good yeah good.

504

00:52:08.550 --> 00:52:08.910

Okay.

505

00:52:09.960 --> 00:52:12.150

Joseph: Well, I think you could just touch the slides the building.

506

00:52:12.150 --> 00:52:18.390

Miles Yanick: forward because it's economically in our favor as far as we can sign up for it anyway we're moving to our trees.

507

00:52:18.690 --> 00:52:27.930

Joseph: Wait if you can do that yeah yeah I think we'll go with it with that that is our preference, I think, but that that would not be a condition.

508

00:52:29.730 --> 00:52:30.180

So.

509

00:52:31.590 --> 00:52:33.690

Joseph: Seven everybody yes.

510

00:52:34.650 --> 00:52:39.090

Bob: i'd like to i'd like to see him get restrooms and a break robot you know these people work hard.

511

00:52:39.090 --> 00:52:39.870

Bob: Out there and.

512

00:52:40.650 --> 00:52:48.930

Bob: That gets awful hot in the summertime again and i'd sure like this, the sooner the better they can get in for the employees and more respect, I think the employees will feel.

513

00:52:49.410 --> 00:52:49.830

Okay.

514

00:52:51.240 --> 00:52:57.300

Joseph: Okay, I don't hear any people that have any concerns that we can't approve this project, so we would approve it without.

515

00:52:58.830 --> 00:52:59.460

Joseph: Conditions.

516

00:53:00.600 --> 00:53:01.740

Joseph: Right okay.

517

00:53:02.820 --> 00:53:06.540

Joseph: All right, any other questions or comments final comments from anybody.

518

00:53:09.600 --> 00:53:15.210

Joseph: Okay hey miles, thank you for, thank you for coming with three times and.

519

00:53:18.330 --> 00:53:25.920

Joseph: i'm just curious i'm not trying to make more word David or actually john I guess they did change the plan, but they don't have to go.

520

00:53:25.920 --> 00:53:26.160

Jon Quitslund: Back to.

521

00:53:26.700 --> 00:53:30.900

Joseph: him again do they know yeah okay good.

522

00:53:32.040 --> 00:53:33.450

Joseph: Okay miles, thank you.

523

00:53:33.750 --> 00:53:33.900

I.

524

00:53:35.460 --> 00:53:36.480

Joseph: appreciate it very much.

525

00:53:39.480 --> 00:53:43.380

Joseph: I don't know what time it is Boomer a little bit ahead of schedule, I think, almost here.

526

00:53:44.970 --> 00:53:50.640

Joseph: Oh yes, we are rule ahead of schedule is i'm work Epstein outside.

527

00:53:50.730 --> 00:54:02.220

Marlene Schubert: By chance, I can't change here but i'm not sure that his i'll come bring them forward i'm not sure whether his architect is going to be here until 310 but we'll let him speak to that maybe.

528

00:54:10.680 --> 00:54:11.220

Mark Epstein: No.

529

00:54:12.690 --> 00:54:13.140

Joseph: More.

530

00:54:13.800 --> 00:54:15.300

Mark Epstein: hi thanks for letting me.

531

00:54:16.620 --> 00:54:23.340

Mark Epstein: yep so it's like the architect is incumbency just have me today, and if you're ready, I can get started.

532

00:54:24.480 --> 00:54:24.930

Joseph: Okay.

533

00:54:25.350 --> 00:54:37.740

Mark Epstein: Alright sounds good, well Lola Dr B members, one of my favorite city committees thanks for for having me here I don't take it to come visit you too often anymore.

534

00:54:39.210 --> 00:54:47.880

Mark Epstein: But, especially for our bench donation, which we turn praying for you today and typically the installations that we get our.

535

00:54:49.620 --> 00:54:57.600

Mark Epstein: We use for the standard ventures that are on the list of approved benches and those don't come before the Dr be in this case, we have a.

536

00:54:58.230 --> 00:55:12.210

Mark Epstein: donation, that is not on the approved list it's a custom bench, so it is here for your review and Just to give you a setup for those that haven't done these before.

537

00:55:13.170 --> 00:55:24.090

Mark Epstein: The procedure for the donations are they first come to the public works department, we review them for suitability and acceptability and then, if it's a custom events like this and.

538

00:55:24.870 --> 00:55:44.250

Mark Epstein: It comes before the Dr B for review is all our policy says, and then it goes on to Council for approval so we're just going to review step and so i'm prepared to take any suggestions you might have, and for them to the architect, and then we'll we'll go from there into at conferences.

539

00:55:44.850 --> 00:55:47.880

Mark Epstein: So any any questions about that, though.

540

00:55:50.610 --> 00:56:01.080

Mark Epstein: Okay, moving on to the plan and then i'll share my screen after we look at this plan for for a minute Thank you Marlene I guess is is.

541

00:56:02.130 --> 00:56:08.640

Mark Epstein: yeah it's going forward so yeah there's the area, and this is at three at winslow the old Virginia mason clinic.

542

00:56:08.820 --> 00:56:10.380

Mark Epstein: that's been converted.

543

00:56:10.440 --> 00:56:29.010

Mark Epstein: And the owner is wish to i'm assuming everyone's clear on where that is, if not just interrupt me and the owners wish to place to eight foot lying glue lamb pinches and there is a photo of one I guess that's ready to be installed.

544

00:56:30.270 --> 00:56:36.870

Mark Epstein: And i've got other photos to that I can I can share with you, and if you can go back to the plan Marlene.

545

00:56:38.040 --> 00:56:40.170

Mark Epstein: So the the two benches.

546

00:56:41.220 --> 00:56:57.240

Mark Epstein: One proposed right up against the retaining wall that's along their property line and the other one across from sidewalk in the space that is the former driveway maybe if you'll bear with me else, or if you let me share my screen.

547

00:56:57.450 --> 00:56:57.720

Marlene Schubert: yeah.

548

00:56:57.780 --> 00:56:59.940

Marlene Schubert: Let me, let me go ahead and give you that hold on one moment.

549

00:57:00.270 --> 00:57:00.720

Okay.

550

00:57:01.980 --> 00:57:02.790

Marlene Schubert: All right, go ahead mark.

551

00:57:03.270 --> 00:57:04.200

Mark Epstein: Okay, thank you.

552

00:57:07.980 --> 00:57:08.610

Mark Epstein: So.

553

00:57:09.720 --> 00:57:20.670

Mark Epstein: This isn't fair the old Google maps for you, before the new edition took place, but I have it appears to show you that, where the driveway premieres and where the benches would occur so.

554

00:57:21.180 --> 00:57:31.170

Mark Epstein: The one would occur, you know, like the new wall here, the second one they're proposing to put sort of right in this location Jason to where the landscape area juts out a little bit.

555

00:57:31.890 --> 00:57:39.060

Mark Epstein: And then public works, we want to preserve the driveway because there's very few places for city vehicles to.

556

00:57:39.930 --> 00:57:51.360

Mark Epstein: To to park we don't want to take up a regular parking space for doing some the maintenance london's low way so it's been reviewed internally and felt like it could fit there and still be still be compatible.

557

00:57:53.190 --> 00:57:57.450

Mark Epstein: i'm going to change my share here for a minute and.

558

00:58:00.090 --> 00:58:04.500

Joseph: Some more question i'm just curious it's kind of a funny question but.

559

00:58:06.270 --> 00:58:16.200

Joseph: The people that are proposing the benches what they are proposing them, why do they see them as being related to a potential outdoor area in the future.

560

00:58:16.410 --> 00:58:26.940

Mark Epstein: yeah let me, let me go to some of the photos So this was the photo you've already seen go forward here there's a little detail and i'll get to the context here in a minute oh.

561

00:58:27.630 --> 00:58:28.290

Mark Epstein: yeah i'm just.

562

00:58:28.350 --> 00:58:29.340

Mark Epstein: Trying to put together.

563

00:58:29.400 --> 00:58:30.360

Mark Epstein: So I think this is.

564

00:58:30.840 --> 00:58:35.670

Mark Epstein: yeah This is the context, so this is a picture of one of the benches already installed.

565

00:58:35.850 --> 00:58:36.510

Joseph: up there.

566

00:58:36.870 --> 00:58:44.130

Mark Epstein: At the at the entry way, so I think they see these two is being complementary to that out in print.

567

00:58:47.910 --> 00:58:54.390

Joseph: Do they see they see an outdoor environment happening because of who might come into the building.

568

00:58:55.770 --> 00:59:01.200

Joseph: Central renters like I mean like maybe a restaurant or I don't know what coffee house or something.

569

00:59:01.470 --> 00:59:10.410

Mark Epstein: yeah i'm not sure if their intentions, but this is an open air patio and yeah I have seen that that promoted so i'm not sure what that the US is going to be.

570

00:59:10.980 --> 00:59:20.340

Mark Epstein: But I think they did want to offer the benches just to create a seating area waiting area that's you know, in the sun out front of in front of their building.

571

00:59:21.330 --> 00:59:21.600

Okay.

572

00:59:22.950 --> 00:59:23.190

Joseph: Good.

573

00:59:23.790 --> 00:59:28.590

Mark Epstein: So I think that's it that's all I have to share yeah.

574

00:59:29.880 --> 00:59:34.680

Mark Epstein: And i'm happy to answer any questions about it take your comments.

575

00:59:36.570 --> 00:59:38.550

Marlene Schubert: Any comments i'd have this hand raised.

576

00:59:38.940 --> 00:59:39.270

Oh.

577

00:59:40.800 --> 00:59:41.160

Joseph: So.

578

00:59:41.910 --> 00:59:44.070

Todd: I can go back to the site plan.

579

00:59:44.370 --> 00:59:44.910

Todd: Yes, the.

580

00:59:45.240 --> 00:59:46.620

Marlene Schubert: location, I want to share mark.

581

00:59:46.710 --> 00:59:48.150

Mark Epstein: Okay sure yeah I can do it.

582

00:59:54.300 --> 01:00:00.540

Todd: I just am concerned about the one that's on the opposite side of the sidewalk that it narrows the.

583

01:00:01.290 --> 01:00:01.830

Mark Epstein: I don't hear.

584

01:00:01.980 --> 01:00:03.180

Todd: The width of the sidewalk.

585

01:00:03.540 --> 01:00:11.790

Mark Epstein: yeah that that was our concern to in fact they had proposed in in a little bit different configuration prior to this one settled on.

586

01:00:12.660 --> 01:00:26.610

Mark Epstein: They had first proposed having the bench I think right right out here, and another one right across it which kept it from kept have been about six feet wide or less than six feet wide so it's a seminarian here a little bit.

587

01:00:28.110 --> 01:00:36.780

Mark Epstein: So they can see the dimensions, they have now from from bench face to bench faces a little bit over nine nine feet two inches ethics with that says here.

588

01:00:37.350 --> 01:00:45.300

Mark Epstein: And the trash receptacle that's existing here with you know is narrower than the than the distance it had between the two benches now.

589

01:00:45.810 --> 01:00:46.110

Todd: uh huh.

590

01:00:50.670 --> 01:01:03.900

Joseph: i'm going on the top commenter I always, I think we don't give give enough attention to, why do we put benches, where we put them in the just put a bench down and someone's going to like it or something and.

591

01:01:04.440 --> 01:01:15.300

Joseph: My concern is not the bench design something so much as the locations, because a lot of people will be walking by when the fairies unload and will be a lot of traffic going by there.

592

01:01:15.690 --> 01:01:17.610

Joseph: And it's not going to be the best place to be.

593

01:01:17.610 --> 01:01:26.580

Joseph: Sitting people are going by with strollers and different things and I tend to like benches that are more perpendicular to.

594

01:01:27.960 --> 01:01:44.490

Joseph: The street and the walkway you know they create a little space here the two benches are sort of entering into the public right of way and that they're not creating a public space for themselves and intimate sort of an intimate little you know environment.

595

01:01:46.200 --> 01:02:01.230

Joseph: So that's that's the concern I have in terms of the bench itself, I actually like the black the dark black dark bench up against the white wall I think that's kind of a little bit slow start but I kind of like that.

596

01:02:02.730 --> 01:02:03.750

Joseph: Look that.

597

01:02:04.740 --> 01:02:12.150

Todd: Mike my concern with the bench along the wall is that the benches one thickness but if there's someone sitting there you double or triple the width of that bench.

598

01:02:12.180 --> 01:02:13.320

Todd: They have their legs out.

599

01:02:13.800 --> 01:02:20.160

Todd: Alright, have bags, so I would prefer to see if you could put the two benches perpendicular to the road.

600

01:02:20.640 --> 01:02:21.210

Todd: In then.

601

01:02:22.200 --> 01:02:24.780

Todd: You know, in that curb cut or something we.

602

01:02:24.960 --> 01:02:25.140

say.

603

01:02:26.280 --> 01:02:26.880

Mark Epstein: again here.

604

01:02:27.540 --> 01:02:29.310

Joseph: yeah space for itself.

605

01:02:29.580 --> 01:02:31.020

Joseph: Instead yeah.

606

01:02:31.470 --> 01:02:40.230

Todd: yeah they didn't turn perpendicular if they were just offset you know because there's that skirt area, you could have people sitting in opposite directions and so upon your room.

607

01:02:43.020 --> 01:02:44.880

Joseph: Sorry, I lost you on that marker.

608

01:02:45.420 --> 01:02:55.080

Mark Epstein: yeah I was gonna say just the one concern we had is if we start to use this as a sitting area, then it does take away that potential parking for for maintenance.

609

01:02:55.650 --> 01:02:56.580

Joseph: mm hmm yeah.

610

01:02:58.170 --> 01:03:00.060

Joseph: Okay Laurel your hand up.

611

01:03:00.390 --> 01:03:08.400

Laurel: yeah I mean it makes more sense to me actually because I guess really it's obvious you look at that anything oh my God it's just by the time you actually take the like.

612

01:03:08.910 --> 01:03:18.720

Laurel: Six foot diameter, the personal space around that bench is definitely compromising the entire sidewalk So if you were to bring the you could actually just make the two benches parallel.

613

01:03:19.290 --> 01:03:31.530

Laurel: Along you know just a parallel line creates a kind of this courtyard space when the service vehicles and parking there, but without compromising the service vehicle area, you know it's just.

614

01:03:31.560 --> 01:03:38.280

Laurel: Like right exactly like that, just to have the two benches parallel like that, and then he can create it doesn't compromise the walkway.

615

01:03:38.820 --> 01:03:50.910

Laurel: When service vehicles are not parks, you know, to the south, there you know kind of creates a kind of space where people can have their dogs and hang out and all of that, but it doesn't interfere with the trucks or whatever it's using that space.

616

01:03:52.200 --> 01:04:03.510

Mark Epstein: yeah I think the other thing they want they did in putting the bench up against the wall, there is, you know I had mentioned when they first proposed it, since they are aren't there on barmes your backs.

617

01:04:03.930 --> 01:04:10.980

Mark Epstein: And that we sort of encourage that because it's a little more universally acceptable for for a wider range of users.

618

01:04:11.370 --> 01:04:14.970

Mark Epstein: So they thought that having against the wall will provide at least the back on that, but.

619

01:04:15.870 --> 01:04:23.040

Mark Epstein: But, but I just I like this location better if we can still use that as a nother use as well.

620

01:04:24.660 --> 01:04:25.950

Mark Epstein: I think you have to kill them like that.

621

01:04:26.190 --> 01:04:29.160

Mark Epstein: Also, I think they want and create that little care out there.

622

01:04:30.390 --> 01:04:34.950

Joseph: You know, also mark i've watched over by toys R Us.

623

01:04:35.220 --> 01:04:42.840

Joseph: And beat the painted you know concrete things there they don't have any backs, and I see people sitting on them all the time.

624

01:04:43.140 --> 01:04:47.700

Joseph: Sure, and you know I mean that's always nice, but I do agree with.

625

01:04:49.110 --> 01:04:52.500

Joseph: A comedy So where does wider variety of people, you know i'm.

626

01:04:54.150 --> 01:04:55.290

Joseph: used all the time.

627

01:04:57.840 --> 01:05:06.660

Mark Epstein: So yeah The other thing, let me just share the my screen here, I can do that again i'm not seeing where it is today okay hold on.

628

01:05:09.690 --> 01:05:11.250

Marlene Schubert: you're currently sharing so maybe.

629

01:05:11.790 --> 01:05:18.600

Mark Epstein: You can pull yeah Okay, let me stop the share for a second and go and try and get to the photograph again.

630

01:05:19.890 --> 01:05:31.200

Mark Epstein: Just to the other yeah there it is okay so just The other thing that I think, maybe they're going at is to try to break up this wall little bit so that isn't just a blank a blank was just one other consideration.

631

01:05:31.980 --> 01:05:32.190

it's.

632

01:05:35.610 --> 01:05:42.090

Joseph: The landscaping I think the landscaping does a good job of breaking up the wall to do that.

633

01:05:42.330 --> 01:05:53.460

Mark Epstein: yeah but just in terms of the spacing you can see the distance between the you know the trash compactor in the wall here and the bench would be over here, I think, at first, they had a bench right across the trash compactor and that.

634

01:05:53.940 --> 01:06:03.780

Mark Epstein: That would pinch it too much, but I guess, I thought is here, you know, there is enough space for people to get around, but then you're doing a little shaky and around people there are folks sitting there.

635

01:06:04.980 --> 01:06:13.260

Joseph: I just don't think anybody would sit there honestly with people walking by so close I just don't think it's a very good space to that.

636

01:06:14.550 --> 01:06:15.540

Joseph: Personally, but.

637

01:06:16.590 --> 01:06:16.980

Mark Epstein: Okay.

638

01:06:18.450 --> 01:06:25.950

Joseph: yeah yeah any other comments about that any comments about the bench itself mentioned some kind of Nice I don't know.

639

01:06:27.540 --> 01:06:28.740

Mark Epstein: yeah okay.

640

01:06:31.050 --> 01:06:34.020

Joseph: I might mention so Sean.

641

01:06:34.140 --> 01:06:38.130

Shawn: You know just I agree with our own Todd about the one that's up against the wall just.

642

01:06:39.450 --> 01:06:40.980

Mark Epstein: Just the other side of the sidewalk.

643

01:06:41.340 --> 01:06:48.660

Shawn: yeah florals ideas, Nice and clean, or just yeah just makes sense to get out of that giant traffic area and.

644

01:06:50.010 --> 01:06:57.990

Joseph: So I just thought i'd fill this out some smarts here and it doesn't exactly relate, but a little bit to the same here, I was in edmonds over the weekend.

645

01:06:58.680 --> 01:07:08.970

Joseph: As anybody been there, in the last couple weeks that means downtown a lot of the restaurants, have put up with structures to have covered outdoor.

646

01:07:09.840 --> 01:07:19.020

Joseph: Eating areas, and they have several probably eight or 10 of them on the streets and they're very large and they're taking up parking spaces to the three parking spaces.

647

01:07:19.530 --> 01:07:30.270

Joseph: And they talking to someone who works for the city over there, they are so popular that they're going to inculcate them into the city code going to keep them.

648

01:07:30.570 --> 01:07:30.960

Joseph: And we are.

649

01:07:31.170 --> 01:07:32.130

Shawn: doing the same thing.

650

01:07:32.310 --> 01:07:43.260

Joseph: And salesman same thing right and and other cities in California done this and I just see this from an urban design perspective is coming to bainbridge as well.

651

01:07:44.070 --> 01:07:52.680

Joseph: You know, and I just think we should be thinking long term about our streets That way, you know I know I know that mark wants it for a.

652

01:07:53.550 --> 01:08:02.520

Joseph: For you know, a vehicle or whatever, and I understand that, but I bet you over time there'll be demand to put some kind of a statue there and those kinds of places.

653

01:08:03.210 --> 01:08:11.070

Joseph: You know the little coffee house or restaurant or something so I just pulled that out of the Dr beam from work working to think about.

654

01:08:12.120 --> 01:08:14.580

Joseph: That kind of is the future coming, I think.

655

01:08:15.690 --> 01:08:24.570

Mark Epstein: It is timely, my other hat is managing the sustainable transportation plan and so discussions about winslow way and what to do with it, I think, are.

656

01:08:24.990 --> 01:08:42.240

Mark Epstein: are timely and will be timely sort of the next year, so I think encourage the Dr be to be active and use your voice for that, because you'll have the streets are used is really it's it's their public streets and how we use them for public uses is important.

657

01:08:42.720 --> 01:08:50.310

Joseph: Well, I hope to Dr B and i'm talking to a city here talking to you mark and talking to David and Leslie you know.

658

01:08:51.120 --> 01:09:00.210

Joseph: I hope the one the one slow master plan comes out starts starts going in the next year or two, you know that Dr beacon to the extent.

659

01:09:00.900 --> 01:09:15.330

Joseph: Is wanted, we would like to be involved in, you know some of those things going on, because the public streets, the public realm that's what the deeper be book is really pushing and that's what we're talking about public realm so.

660

01:09:16.170 --> 01:09:17.610

David: Thanks for i'll share that with the director.

661

01:09:17.940 --> 01:09:19.140

Joseph: yeah yeah.

662

01:09:20.250 --> 01:09:25.740

Joseph: Okay, any any other final comments, so we just reject him out of hand.

663

01:09:27.300 --> 01:09:41.160

Mark Epstein: Well, yes, he gets review and comment, so I will pass a line that the benches are fine and the location would be within the apron side by side, parallel to the sidewalk okay very good.

664

01:09:41.580 --> 01:09:42.480

Joseph: Okay, thank you.

665

01:09:42.780 --> 01:09:45.420

Joseph: Great okay thanks.

666

01:09:45.630 --> 01:09:45.810

Mark Epstein: Thanks.

667

01:09:46.380 --> 01:09:47.940

Joseph: for bringing it to us yeah.

668

01:09:48.510 --> 01:09:49.710

Joseph: Like okay.

669

01:09:50.760 --> 01:09:57.690

Joseph: Okay cool um so Marlene can you bring the agenda backup per second.

670

01:10:01.590 --> 01:10:01.950

Joseph: We have.

671

01:10:03.270 --> 01:10:13.230

Joseph: The old old business several things to talk about and David, would you like to be a little early but that's Okay, would you like to take it over.

672

01:10:13.860 --> 01:10:16.110

David: yeah it's nice to be had a schedule isn't it.

673

01:10:16.560 --> 01:10:17.130

Joseph: It is.

674

01:10:17.760 --> 01:10:19.560

David: Marlene i'm going to share screen if that's okay.

675

01:10:19.620 --> 01:10:22.170

Marlene Schubert: Oh yeah let me stop okay go ahead.

676

01:10:23.940 --> 01:10:27.690

David: bring up this wonderful graphic that Joe has been working on for us.

677

01:10:28.890 --> 01:10:35.010

David: Okay, this is the background tour or brief update here is refresher where we've been and where we're going where we've been is.

678

01:10:35.880 --> 01:10:45.540

David: Your recommendation to move the pre application meeting up to the beginning of the process concurrent General Conference in the planning Commission at our first visit in March.

679

01:10:46.500 --> 01:10:56.310

David: We went back for a second discussion in April to discuss what kind of changes to design for bainbridge might your Subcommittee, which again is Bob vicki and Joe and they've been working very hard, by the way.

680

01:10:57.990 --> 01:11:03.360

David: What they would recommend for changes to design for bainbridge just to make sure your meetings or even even more efficient and.

681

01:11:03.960 --> 01:11:11.130

David: Have the materials that you want to for good product, so the feedback we got from the planning Commission in April was.

682

01:11:12.000 --> 01:11:20.700

David: let's try to not expand those meaning requirements in the design for gamers

document they like the flow of the document it's fairly concise right now, and I think we've had some of that discussion here as well.

683

01:11:21.210 --> 01:11:31.050

David: In our last update so we've since met three more times in the last several weeks with your subcommittee and the joint planning Commission group, which includes John Switzerland and.

684

01:11:31.800 --> 01:11:40.230

David: chair McCormick Osmond and also build Chester so I want to and then we're going to go back for a final touch in.

685

01:11:41.460 --> 01:11:44.910

David: At the end of May, and then we'll have a public hearing on these changes.

686

01:11:45.660 --> 01:11:53.040

David: And I wanted to share with you today with the key changes that your subcommittee is recommending and and certainly you subcommittee folks and John feel free to jump in anytime.

687

01:11:53.700 --> 01:11:59.460

David: As a reminder, what we've already got concurrence on is move that pre up right up to the beginning, we talked about that many times.

688

01:12:00.330 --> 01:12:06.330

David: here's a fairly recent change that has happened, has come from the subcommittee discussions and has.

689

01:12:06.780 --> 01:12:13.590

David: Preliminary buy in from the planning Commission move the public participation meeting up from what was formerly after step four.

690

01:12:14.280 --> 01:12:26.550

David: To between step two and two and four, so the ppm would occur between your conceptual review in your design guidance that way, the Community is getting some input in the middle of your process instead of after.

691

01:12:28.170 --> 01:12:32.670

David: Anybody does anybody want to add anything in that before we jumped to a final change I'll talk about in a minute, is there any.

692

01:12:33.060 --> 01:12:46.500

Joseph: thoughts on my dad that going into design guidance, the dmV would have information we gained from the public participation, we, the comments that people made concerns they had that would help us in our design gardens.

693

01:12:48.120 --> 01:12:51.150

David: And we got positive feedback from the planning Commission April now proposals.

694

01:12:51.150 --> 01:12:52.860

David: So so far we've got.

695

01:12:54.000 --> 01:13:02.190

David: concurrence on this concurrence on this and then here's the hot off the press are fairly new from one of the last meetings about a week and a half to two weeks ago.

696

01:13:02.820 --> 01:13:10.860

David: Your subcommittee and the planning Commission subcommittee came up with a recommendation to move the final designer view from what was formerly.

697

01:13:11.460 --> 01:13:26.460

David: After the project application so as a refresher everything in white is is the project proposal stage before they've applied everything in grey is when they've been formally applied for the project with the city well that final design review used to be up in this section.

698

01:13:27.030 --> 01:13:37.710

David: It would now move back up, excuse me on the process to after design guidance and before they formally apply for the projects, so your review would be completed.

699

01:13:38.430 --> 01:13:44.100

David: Unless something changes drastically which i'm sure, maybe Joe or somebody wants to talk about, but unless something changes drastically.

700

01:13:44.490 --> 01:13:55.560

David: Dear be will actually complete the review before the applicant even submits the farmer application with the city so that's that's kind of a big a new change, do you want to add to that Joe or anybody want to jump in on that.

701

01:13:56.610 --> 01:13:59.010

Joseph: No, I think you explained it fine.

702

01:14:01.080 --> 01:14:02.640

Joseph: A couple comments john and Bob.

703

01:14:02.850 --> 01:14:03.960

Joseph: Johnny want to go ahead.

704

01:14:04.350 --> 01:14:05.370

Jon Quitslund: Well, just briefly.

705

01:14:06.660 --> 01:14:12.120

Jon Quitslund: Perhaps that final design review should be and recommendation.

706

01:14:14.280 --> 01:14:16.530

Jon Quitslund: is I think that's the way it stated in the.

707

01:14:17.040 --> 01:14:22.710

Joseph: yeah you're right Well, I can look at that time, because it is a recommendation, yes.

708

01:14:24.870 --> 01:14:26.100

David: Thanks john that's good catch.

709

01:14:28.470 --> 01:14:30.630

Joseph: Okay, so Bob did you.

710

01:14:32.070 --> 01:14:33.660

Joseph: want to add something to that okay.

711

01:14:34.140 --> 01:14:37.770

Bob: yeah okay so you're going to put the word and recommendation in there.

712

01:14:38.130 --> 01:14:39.330

Joseph: i'll change it yep.

713

01:14:40.320 --> 01:14:42.420

Bob: thanks in advance okay oh yeah to the way.

714

01:14:42.960 --> 01:14:43.380

yep.

715

01:14:45.600 --> 01:14:46.440

David: Sorry sorry about.

716

01:14:46.470 --> 01:14:51.390

Bob: Okay, so Okay, and the other thing Joe we where it says.

717

01:14:53.550 --> 01:15:10.170

Bob: The colby projects and middle we said application some metal, so we can keep it consistent with the first one either applications some metal or colby applications some metal whichever that I don't think it's projects and mental was application submitted, we talked about.

718

01:15:10.230 --> 01:15:13.170

Joseph: Oh i'm just six OK, I can.

719

01:15:14.610 --> 01:15:16.200

Bob: Just to keep it consistent.

720

01:15:19.560 --> 01:15:25.440

Bob: yeah and then one last thing that I think is really important, and a number of people brought it up at the.

721

01:15:25.920 --> 01:15:39.660

Bob: Planning Commission the planning director brought it up, I think, is a pretty simple solution if you could just just pull a scroll down a little bit on the chart there yeah if we could just stick a on the if we just stick a bubble on the.

722

01:15:42.000 --> 01:15:48.150

Bob: On the left hand side I guess out right after number six was something like if there's a significant design change.

723

01:15:48.450 --> 01:15:56.430

Bob: return to Dr B design guidance review we've got to get something in there, because that came up that came up by number of members of the planning Commission.

724

01:15:56.760 --> 01:16:10.050

Bob: Like bang though there wasn't even any hesitation everyone was asking what happens if they change the design too much, the consequence of that we're going to design review boards going to have to look at it again so by sticking a bubble in there, Joe that would take care of.

725

01:16:10.860 --> 01:16:13.590

Joseph: Let me ask this question I don't understand.

726

01:16:13.920 --> 01:16:23.520

Joseph: So what were they were they didn't explain yeah which shows going to that was the second public participation meeting optional on the right hand side there.

727

01:16:24.930 --> 01:16:30.210

Joseph: Was there because through the design guidance process into the final review.

728

01:16:31.980 --> 01:16:35.580

Joseph: A applicant might change their plans significantly.

729

01:16:37.470 --> 01:16:42.600

Joseph: Significantly enough that they have to have a second public participation meeting.

730

01:16:43.860 --> 01:17:00.600

Joseph: After that, after goes after it's reviewed and this goes to step six I don't see Bob where they would change their plans, because they're submitting another project, so why would they come back to design review there's nothing there that tells it's a review.

731

01:17:01.620 --> 01:17:06.180

Joseph: That would make them want to change your need to change their project is there.

732

01:17:07.590 --> 01:17:17.910

Bob: What what when they when they submit their formal application if they have a different design and what we approved it would have to come back, possibly to the Dr B design guidance.

733

01:17:18.450 --> 01:17:28.620

Bob: Or, and then into a second other participation meeting i'm concerned about once

we approved while we've seen we don't know what they're going to submit.

734

01:17:30.420 --> 01:17:32.580

Joseph: Now this is totally different.

735

01:17:33.030 --> 01:17:40.140

Joseph: But the planning director is the one who sits there and says, this has changed 20% 25%, and this needs to go back.

736

01:17:41.310 --> 01:17:55.410

Joseph: I mean, I think the planning director would make that decision, and I find it highly likely that anybody would put submit something that wasn't what the final recommendation that was so totally different than what we just reviewed.

737

01:17:56.880 --> 01:17:59.070

Bob: And I hear what you're saying, but maybe john you could.

738

01:17:59.070 --> 01:18:06.360

Bob: comment on in for the planning director, as well as three or four planning Commissioners all asked that same question that's, the reason I thought well shoot.

739

01:18:06.660 --> 01:18:19.380

Bob: that's an easy fix if it they submit something different, I agree, I mean I haven't been on the board that long I don't know why someone would submit something really different than what we approved, but if they did there's a way of going back that's all I was saying.

740

01:18:19.920 --> 01:18:22.320

Bob: That was just based on listening to the planning Commissioners.

741

01:18:22.830 --> 01:18:24.120

Joseph: Okay john do you have a.

742

01:18:24.480 --> 01:18:26.070

Joseph: Well, for the explain.

743

01:18:26.130 --> 01:18:30.480

Jon Quitslund: I guess I don't have the memory that Bob has have.

744

01:18:31.560 --> 01:18:33.150

Jon Quitslund: kind of a hey.

745

01:18:35.820 --> 01:18:53.550

Jon Quitslund: The thing is the planning Commission makes this recommendation on the basis of scrutiny and discussion and public comment and the brb can can contribute to our deliberations if if there have been these changes.

746

01:18:55.440 --> 01:18:56.310

Jon Quitslund: It seems to me that.

747

01:18:57.660 --> 01:19:02.070

Jon Quitslund: Once the once the design review board has.

748

01:19:04.050 --> 01:19:09.450

Jon Quitslund: rendered a recommendation that's part of the staff report coming to the planning Commission.

749

01:19:13.410 --> 01:19:14.070

Jon Quitslund: At some point.

750

01:19:15.150 --> 01:19:16.140

Jon Quitslund: you're letting go of it.

751

01:19:16.890 --> 01:19:17.370

yeah.

752

01:19:19.080 --> 01:19:19.500

Jon Quitslund: and

753

01:19:21.510 --> 01:19:22.830

Jon Quitslund: And the projects of middle.

754

01:19:23.970 --> 01:19:28.320

Jon Quitslund: might be in response to critique or or.

755

01:19:30.270 --> 01:19:34.320

Jon Quitslund: Conditions place by the the IRB at stage five.

756

01:19:35.910 --> 01:19:45.810

Jon Quitslund: And if the you know, the only reason to to modify the project would be to make it more consistent with the Dr these recommendations.

757

01:19:46.380 --> 01:19:46.890

Joseph: mm hmm.

758

01:19:48.090 --> 01:19:49.350

Joseph: Well yeah.

759

01:19:50.670 --> 01:19:51.570

Jon Quitslund: I think we want to.

760

01:19:53.220 --> 01:19:57.180

Jon Quitslund: protect a process that doesn't have a lot of doubling back in it.

761

01:19:57.540 --> 01:19:58.260

Jon Quitslund: Because that'll.

762

01:19:59.010 --> 01:19:59.520

it'll get.

763

01:20:01.110 --> 01:20:02.670

Jon Quitslund: tied in knots potentially.

764

01:20:04.200 --> 01:20:06.330

Bob: Where you're calling Sprite it up so, and the reason I.

765

01:20:06.330 --> 01:20:10.770

Bob: brought it up your your colleagues definitely in the planning director all brought it up and that's the.

766

01:20:10.770 --> 01:20:11.790

Bob: Real i'm not it up.

767

01:20:12.540 --> 01:20:17.850

Jon Quitslund: I know we were talking, we were we were talking about the sequence i'm.

768

01:20:19.050 --> 01:20:20.730

Jon Quitslund: i'm I think.

769

01:20:24.360 --> 01:20:28.680

Jon Quitslund: Your group has to be considered has to be comfortable with this, the set of.

770

01:20:29.760 --> 01:20:36.210

Jon Quitslund: With this pattern whatever whatever form, you give to it don't don't try to do it on the basis of people who aren't here.

771

01:20:39.120 --> 01:20:42.570

Joseph: Well i'm Laurel, you said you look like you have a comment.

772

01:20:43.860 --> 01:20:44.340

Laurel: it's do.

773

01:20:44.700 --> 01:20:57.720

Laurel: month and basically the comment is about the inevitable change the design takes because what we're talking about is reviewing something with the intent of complying with the design for bainbridge island.

774

01:20:58.260 --> 01:21:06.840

Laurel: But it's well in advance of a permit and as anyone's ever built anything you know and, especially, I mean the press of lumber scope three times this year is tripled this year.

775

01:21:07.080 --> 01:21:17.250

Laurel: The price of always be is going up eight times this year a design is you know after you've got your permit and you're getting ready to build it design changes inevitably based on budget.

776

01:21:17.850 --> 01:21:29.010

Laurel: And so what so we can't say well you know it's like that's it you've designed it now, you have to stick with it because that's not that's not really our position.

777

01:21:29.100 --> 01:21:37.140

Laurel: it's the position of the client of the contract today, but there must

they're probably needs to be some thing that.

778

01:21:38.520 --> 01:21:48.270

Laurel: Just assures that the thing that gets built in the end complies with the intent of the design for bainbridge review.

779

01:21:48.720 --> 01:22:00.060

Laurel: Because inevitably design projects change all the time, and you know we're just talking about pre permit stuff you know we're just like young schematic design, but not but not even you know through.

780

01:22:01.410 --> 01:22:13.050

Laurel: You know, through the through the through the design phase so it's just I mean we can't be naive and say oh yeah Now this is this is they've they've submitted their final design, and this is what they're going to build, because we know that it never happens that way.

781

01:22:14.490 --> 01:22:17.730

Joseph: Thank you Sean you had your hand up do you take it down.

782

01:22:21.930 --> 01:22:27.300

Shawn: i'm I just I was thinking, similarly to the world, I was also like how much.

783

01:22:27.960 --> 01:22:43.710

Shawn: How normally are historically when I first start on this and I do like the direction that we're in more lockstep with planning and everyone early on and but normally by the time the final design review they put in a lot of man time a lot.

784

01:22:43.740 --> 01:22:53.250

Shawn: of money in hours you know and they're already in sort of they've already committed to an application at that point, and so I just.

785

01:22:54.450 --> 01:23:01.470

Shawn: I don't know I just some curious about what we're really asking, even in this, are we really we're asking them to really put.

786

01:23:03.120 --> 01:23:11.340

Shawn: Put the put their dollars, where their mouth is, I guess, or and knowing that it will change, I also would into what laurels thinking is I would.

787

01:23:14.130 --> 01:23:19.500

Shawn: In a consequential worst case scenario, like our is there a loophole for someone to.

788

01:23:20.730 --> 01:23:24.300

Shawn: Maybe you know enter with good intention and and.

789

01:23:25.410 --> 01:23:27.720

Shawn: Maybe not actually have good intention.

790

01:23:28.860 --> 01:23:34.290

Shawn: Later on down the road i'm just things to just things that are coming up as we're chatting.

791

01:23:35.280 --> 01:23:36.870

Joseph: Okay Todd you have your hands up.

792

01:23:37.860 --> 01:23:46.770

Todd: Well, I just wanted to comment about the the changes after permit material changes aren't allowed, at least in my experience.

793

01:23:48.390 --> 01:24:01.320

Todd: So I think there is, you know minor changes that don't affect you know scale footprint parking all that stuff you know that would have to be maintained as it's going through if there's small changes to permit that.

794

01:24:02.250 --> 01:24:13.050

Todd: Potentially Okay, but you know it's a permit drawing it's a legal document and you can't really go back and say Oh well, we ran into you know, we ran into finance troubles we're only building half of this.

795

01:24:14.220 --> 01:24:20.400

Todd: At some point there's some trigger that this is not the project that was reviewed so it needs to go back.

796

01:24:21.570 --> 01:24:29.190

Laurel: But the other always permit revisions and other things, and you know and people will make voluntary changes after the initial permitted ever pull up windows, or whatever, because.

797

01:24:30.000 --> 01:24:37.890

Laurel: Much and they're considered voluntary changes and they just cloud them and move on, so um so I don't know it's just it's just a thing that I think.

798

01:24:38.280 --> 01:24:47.100

Laurel: We just it's just We just have to recognize there's a reality that you know a lot can happen between you know, there can be a lot of slip between couple, as they say.

799

01:24:48.600 --> 01:24:51.960

Joseph: So, before going to buy one, let me just comment home.

800

01:24:52.950 --> 01:25:07.350

Joseph: and David, you can correct me here I mean the planning director can make a decision at any point throughout this project throughout this process that the projects change significantly enough that it needs to have further review Is that correct.

801

01:25:08.310 --> 01:25:20.430

David: yeah it's been a slightly different contexts in the past, usually it's after they what Todd was talking about after they get a permit in the percentage of changes is how we decided doesn't need to go through either a minor or major conditional use permit adjustment.

802

01:25:20.430 --> 01:25:20.970

process.

803

01:25:22.170 --> 01:25:32.100

David: This will be new because we haven't had final design review going into the permit application before, so this will be a new twist on what the director should look at and certainly if if the.

804

01:25:32.940 --> 01:25:37.620

David: This group he turns we should add a bubble up here, we were happy to present that through me so.

805

01:25:37.710 --> 01:25:46.320

Joseph: Absolutely yeah i'm just so by the thing i'm saying i'm under number seven planning Commission recommendation its potential.

806

01:25:46.830 --> 01:26:02.760

Joseph: That the planning Commission could make recommendations or conditions that would also the project substantially at that point, it would be up to the planning director, and in my understanding, to say that there's been so many changes that has to go back to design the view.

807

01:26:04.650 --> 01:26:04.920

Joseph: That.

808

01:26:05.670 --> 01:26:11.670

Joseph: Bob that's what you're trying to get that I think is, do we show that box or not, is that right.

809

01:26:12.990 --> 01:26:19.410

Bob: I mean well, first of all, Joe I i'm just merely repeating what I heard at the planning Commission meeting.

810

01:26:19.890 --> 01:26:24.390

Bob: This wasn't something that I just came up with that really clear your.

811

01:26:25.440 --> 01:26:26.580

Bob: eye on mean.

812

01:26:27.870 --> 01:26:38.010

Bob: Like Laurel and Sean I mean I you know I haven't been on the Commission long enough to know if people change things, someone like wintergreen would they change something I don't know.

813

01:26:38.100 --> 01:26:40.830

Bob: I mean the risk is greater with someone like that.

814

01:26:42.240 --> 01:26:54.960

Bob: I guess, I mean if it's there So what if we add a bubble on the bus, you know after the weather when, after the crb projects and middle or application Dean complete if we had a bubble there.

815

01:26:55.920 --> 01:27:02.700

Bob: what's the big deal well a big deal is then all of a sudden we're promoting the people can change their design.

816

01:27:04.200 --> 01:27:14.760

Bob: that's one option, I mean if I were a sneaky guy hey well, that means I can change my design, maybe i'll do that, I guess, one question I have is and it's.

817

01:27:15.240 --> 01:27:27.060

Bob: What is, I guess, David, this is more you to answer, but when uh when the applicant submits their their design drawings, for their you know, for their final application.

818

01:27:27.510 --> 01:27:36.720

Bob: what's the in house processes, the plan or kind of look at the site plan and the elevations to see because I see that that's it that intake point that's the point.

819

01:27:37.170 --> 01:27:46.260

Bob: That the planner is going to have to look at the drawings and see if they look pretty close you know I agree there's twists and turns that.

820

01:27:46.590 --> 01:27:58.350

Bob: can occur, the isn't going to change anything, but it seems to me that the planner has to make a decision at that point whether or not they see that it complies or not, is that I don't know what we do right now.

821

01:27:58.440 --> 01:28:06.780

David: Who transfer bob's question, yes, this may affect the planner adds a section to the staff report referring back to the designer view and how the project relates to that.

822

01:28:07.500 --> 01:28:17.310

David: And to answer joe's earlier question about the director there's a good example it's already occurred, the hotel project, it was actually I realized, there was some confusion around it, in the end, but, but the process was.

823

01:28:17.730 --> 01:28:21.630

David: When they made some changes to the hotel, the director did send it back to you.

824

01:28:22.770 --> 01:28:23.760

David: So if there is.

825

01:28:23.820 --> 01:28:27.450

David: precedent for that, even in the existing permit review process so.

826

01:28:27.480 --> 01:28:39.480

Joseph: So so that's the question terms of this chart is if there is a minor concern I don't mind if everybody thinks we should put another block in there and do that that's fine.

827

01:28:39.900 --> 01:28:58.140

Joseph: But it seems like that there is that the Planning Directive decision, the mechanism in place to send it back, do we need to show it on this chart or not, is the question and if everybody thinks we should put it on the chart I i'll just put it in what does everybody feel about that.

828

01:28:59.610 --> 01:29:03.750

Joseph: Or is it obvious, the way it is that's the question I think that's a Bob is getting.

829

01:29:05.430 --> 01:29:17.700

Bob: Well, it wasn't obvious to the planning Commission that is for sure, and to the director, I mean I listened to that carefully and boy I thought oh wow that we're going to have to make a change here, because these people do not accept what they see.

830

01:29:19.230 --> 01:29:24.240

Bob: I mean that's just that's just a flat out fact if you go back and look at them look at that meeting you're going to see it.

831

01:29:24.990 --> 01:29:35.070

Bob: And I hate to push something forward again and they're going to ask the same question well what if they want to take it back again after they submit their design what's the process there's no process.

832

01:29:35.610 --> 01:29:39.720

Joseph: So what So where do you see that box going in what point.

833

01:29:40.050 --> 01:29:43.740

Bob: Well, I thought i'd just go right after the applicants and middle.

834

01:29:45.240 --> 01:29:51.750

Bob: You know if, like David says, if the planner looks at the design and the design is just really different.

835

01:29:53.340 --> 01:30:09.360

Bob: than what we approve than before the applications even deemed incomplete I would think we'd have a line there to the left is saying to refer back to you know, so now we get the design or significant design change goes back to the design review board or design guidance.

836

01:30:09.900 --> 01:30:17.310

Joseph: But then the that argument wouldn't you put it up to the planning Commission recommendation because they could make recommendations to significantly altered the.

837

01:30:17.310 --> 01:30:19.470

Bob: process fine wherever you want to put it, Joe I.

838

01:30:19.650 --> 01:30:27.990

Bob: I just think it's a good idea to have it in there, I don't see I don't I just listened to the planning Commissioners and the director that's all I did.

839

01:30:28.470 --> 01:30:38.160

Bob: was so darn obvious that we have to do something and then the second thing Joe is we do have to bring that Gray area up to the up to the application some middle there.

840

01:30:38.400 --> 01:30:40.410

David: yeah Bob you're correct I was going to use that to will bring.

841

01:30:40.410 --> 01:30:41.430

Joseph: Over okay.

842

01:30:42.090 --> 01:30:42.510

Bob: yeah.

843

01:30:42.870 --> 01:30:43.290

Joseph: All right.

844

01:30:43.770 --> 01:30:46.020

Bob: No i'm fine with that Joe I think that.

845

01:30:46.260 --> 01:30:59.340

Bob: it'll get through the planning Commission and the director a lot easier if

there's a if there's an added bubble in there that shows that there is a way to push it back to the design review board and I don't think I don't think that detracts from the flow at all.

846

01:30:59.700 --> 01:31:03.090

Joseph: Okay, so i'm john you have your hand up some.

847

01:31:06.840 --> 01:31:11.550

Jon Quitslund: Just that just to say that I remember lively discussion of the.

848

01:31:12.780 --> 01:31:16.590

Jon Quitslund: possibility of the second part is public participation meeting.

849

01:31:17.730 --> 01:31:26.100

Jon Quitslund: Because we do want I mean I remember Kim insisting on this and that's that's why that second public participation meeting is in there.

850

01:31:27.570 --> 01:31:28.380

Jon Quitslund: The public should.

851

01:31:29.640 --> 01:31:41.070

Jon Quitslund: should have an occasion either to learn that that changes have been made in response to criticism or the changes have been made that may be disappointing to the public.

852

01:31:43.410 --> 01:31:43.860

Jon Quitslund: And that.

853

01:31:46.050 --> 01:32:01.440

Jon Quitslund: The need for that second public participation meeting would be on a case by case, you know, depending on how things have have evolved and again it's with reference to step five the.

854

01:32:02.460 --> 01:32:07.140

Jon Quitslund: Dr b's final design review and recommendation.

855

01:32:09.300 --> 01:32:28.950

Joseph: Okay um alright, well, I can make that change and that's fine, no, no problem i'll do i'll probably move it probably done the eight, so the deployment has the opportunity, send it back to for the design guns yeah okay that sounds great i'm

David did you have other.

856

01:32:32.910 --> 01:32:36.120

David: Things i'll just join the group that your subcommittee is also made.

857

01:32:37.710 --> 01:32:42.660

David: done a lot of work on the meeting descriptions and clarifying those and those will be part of the ordinance and the revised.

858

01:32:43.200 --> 01:32:52.740

David: packet going back to the planning Commission, but I really want to thank the the group the subcommittee that's really worked hard on this and stay tuned I think the next touch of planning Commission will be may 27.

859

01:32:53.550 --> 01:32:58.170

Joseph: So do you want to also should I talk about the appendix, or do you want to do that.

860

01:32:58.200 --> 01:33:07.230

David: yeah yeah Joe do you want it, you want to talk about that what we're going to do with the appendix, and they and what was formerly going to be an expanded list in design for bainbridge do you want to talk about what.

861

01:33:07.470 --> 01:33:08.820

Joseph: came of that yeah so.

862

01:33:10.920 --> 01:33:13.140

Joseph: it's this part of this whole process.

863

01:33:14.580 --> 01:33:20.730

Joseph: we're going to look at code changes we're going to look at the chart in the meeting differences and critical changes.

864

01:33:21.210 --> 01:33:32.550

Joseph: And then we also starting to look at the D for the book and what it needs and how to do things so we're trying to add clarity to the D for be book about when you come to the.

865

01:33:33.690 --> 01:33:41.040

Joseph: conceptual meeting what documents do you have to have we want to have a list

you have to have these documents 1234.

866

01:33:41.460 --> 01:33:50.370

Joseph: When you come to design review, you have to have these drawings 1234 or five, but when you find come to the final meeting you have these documents one to 10 or whatever.

867

01:33:51.000 --> 01:34:00.450

Joseph: So instead of putting that in the text or encode somewhere in the text or city code we're going to create in the D for be book and appendix.

868

01:34:01.260 --> 01:34:10.320

Joseph: And then the appendix, it would say on the book concept review meeting see appendix a for some models to go to Appendix at the back.

869

01:34:10.890 --> 01:34:22.980

Joseph: And it's been updated, with all the things that are required just the list, like a bullet bullet point list right and at the same time we're thinking of adding actual graphic examples.

870

01:34:24.120 --> 01:34:35.070

Joseph: You know, good examples of a second good examples of building elevations good examples of amassing draw Oh, you know what a mess boring show mass and would look like.

871

01:34:35.700 --> 01:34:44.670

Joseph: And a few few examples like that so they'd have examples of what we're talking about so there's very clear going forward what they need.

872

01:34:45.270 --> 01:34:53.820

Joseph: So that's what's happening in in an expanded appendix or just so you know that that's also something that could possibly be.

873

01:34:54.420 --> 01:35:14.070

Joseph: altered over time easily amended over time that can be commended easier than doing code and all that so any comments about the happen if anybody has any good drawings of a site cloud of good examples i've got quite a few from past years here with the dmV.

874

01:35:15.300 --> 01:35:25.260

Joseph: But authority will just put one or two or three in there and everybody would

then have to not have less confusion for the planner and for the applicant about what we want.

875

01:35:27.060 --> 01:35:32.070

Joseph: Any comments about any of any of this David talked about or talked about or anything.

876

01:35:33.510 --> 01:35:35.040

Joseph: Any concerns okay.

877

01:35:36.450 --> 01:35:37.080

Joseph: Okay, great.

878

01:35:37.530 --> 01:35:39.720

Joseph: Thanks everybody Thank you Dave.

879

01:35:40.830 --> 01:35:42.390

Joseph: They also need gender.

880

01:35:42.750 --> 01:35:43.920

Marlene Schubert: Marlene I can't rewrite.

881

01:35:43.980 --> 01:35:49.170

Marlene Schubert: Project updates day, but do you have any general project updates you wanted to share.

882

01:35:49.770 --> 01:35:54.990

David: We haven't firmed up too many projects going forward, except that wintergreen is going to be.

883

01:35:56.520 --> 01:36:01.650

David: I think your next big project Marlene do we have that on the June date yet, can you refresh me.

884

01:36:02.250 --> 01:36:03.600

Marlene Schubert: Let me look here real quick.

885

01:36:03.630 --> 01:36:04.620

Joseph: yeah I think we've said in.

886

01:36:05.220 --> 01:36:05.610

June.

887

01:36:06.750 --> 01:36:11.340

Marlene Schubert: We have June 7 right now chat I don't know if it's tentative or what but that's on the calendar yet so.

888

01:36:11.610 --> 01:36:20.250

David: let's let's actually assume that, as it go so June June 7 is wintergreen and so that's your next big review, and this will be the final design review and recommendation.

889

01:36:22.500 --> 01:36:31.920

David: So that's your next biggie coming as refresher you just looked at messenger house that was a big one, and this will be your next big one coming we we don't have.

890

01:36:32.730 --> 01:36:42.480

David: A big bubble of projects waiting to come to you right now, but you know how they come in waves, but right now wintergreen is your next big major review so.

891

01:36:43.020 --> 01:36:46.440

Joseph: Just a quick come on kind of surprised that there's no bigger backlog.

892

01:36:47.730 --> 01:36:49.230

Joseph: pies I don't see those.

893

01:36:49.320 --> 01:36:52.620

David: I think there are things that are in various stages of development.

894

01:36:52.650 --> 01:37:01.200

David: That aren't quite right for their next review at dmv yet so that's we're just in one of those slight pause in between a one of the first okay.

895

01:37:02.430 --> 01:37:04.050

Joseph: Okay, great all right.

896

01:37:05.430 --> 01:37:07.440

Joseph: Any comments any questions.

897

01:37:07.500 --> 01:37:11.790

Todd: yeah David are we expecting updated presentation or drawings for wintergreen.

898

01:37:13.200 --> 01:37:24.270

David: Oh that's a great question because there's been so much discussed on this, so we do well, first let me take a step back Todd we took your recommendation and in the text we are emphasizing that the applicant must present their project.

899

01:37:24.540 --> 01:37:27.810

David: At each meeting and that came from your recommendation previously.

900

01:37:28.800 --> 01:37:30.150

Joseph: When excuse me so.

901

01:37:31.260 --> 01:37:35.190

Joseph: That way we put that was an applicant lead presentation.

902

01:37:36.270 --> 01:37:39.270

Joseph: So, however, they want to present, but they have to present.

903

01:37:40.080 --> 01:37:52.830

David: Yes, so that's what we will expect of them, even without the new code quite in place yet, at the next meeting is a strong presentation clear presentation of what has or has not changed, but that is their final design review.

904

01:37:54.690 --> 01:37:59.790

David: And so the APP the burden is on the applicant to make their case and present a project.

905

01:38:01.650 --> 01:38:12.120

Joseph: So um I know not not kosher talking about other projects oh goodness in here, but just to follow up on todd's comment about wintergreen since we're all here.

906

01:38:13.650 --> 01:38:24.330

Joseph: If if they come back with insignificant changes to what they've already presented to us and they don't satisfy.

907

01:38:25.080 --> 01:38:35.820

Joseph: least most they are not satisfied 22 conditions 22 standards, so they would have to start satisfy all standards or, as many of them as they possibly can, with any new plans.

908

01:38:36.180 --> 01:38:52.290

Joseph: So the plans, would have to be significantly different and significantly in advanced from what they are now and that's a question for June seven is if if they don't, then I think we should continue with what we did with the.

909

01:38:53.310 --> 01:39:05.100

Joseph: worksheet in the decisions we've already made and make a decision based on them not meeting standards if they do make a significant amount of changes.

910

01:39:05.700 --> 01:39:16.140

Joseph: It might unfortunately require more meetings to go through if it's really complex but that's the question that they haven't sent anything in its new I think it's an easy decision.

911

01:39:17.730 --> 01:39:18.510

Joseph: easier.

912

01:39:19.140 --> 01:39:22.650

Shawn: If they haven't said anything that's new do we even need to go through it.

913

01:39:23.400 --> 01:39:24.270

Joseph: that's that's a.

914

01:39:24.600 --> 01:39:26.700

Joseph: Great question and I believe that.

915

01:39:26.880 --> 01:39:30.540

Shawn: We do a fairly exhaustive run through the last one.

916

01:39:30.720 --> 01:39:38.130

Joseph: Are we good yeah and then the burden is on them to meet those 22 standards and they haven't met any of them.

917

01:39:38.730 --> 01:39:43.740

Joseph: So if they haven't changed their site plan if they have an altered, a lot of their work they have.

918

01:39:44.490 --> 01:39:53.400

Joseph: You know they have a lot of work to do if they've done that work good on them, we can review it if they haven't done that work, I think we should just stop it.

919

01:39:53.910 --> 01:40:04.200

Joseph: We should just say we're done because they haven't met those standards, and we should go with the decision that we made at the last meeting we met with them.

920

01:40:04.860 --> 01:40:08.040

David: and Joe by stopping do you mean you would still make your recommendation, though right.

921

01:40:08.100 --> 01:40:09.780

Joseph: Oh no yeah i'm sorry not we're going to.

922

01:40:09.780 --> 01:40:11.040

Joseph: start our review.

923

01:40:11.400 --> 01:40:13.170

Joseph: We need to make a recommendation, the worksheet.

924

01:40:13.380 --> 01:40:17.160

Joseph: directly to it, we go directly to a recommendation right.

925

01:40:21.720 --> 01:40:22.560

David: Action so.

926

01:40:23.160 --> 01:40:23.820

Shawn: Oh sorry.

927

01:40:24.330 --> 01:40:24.990

David: Oh sorry go ahead.

928

01:40:25.350 --> 01:40:26.340

Joseph: Go ahead chart.

929

01:40:26.460 --> 01:40:30.630

Shawn: And I have to retrain myself how to raise my hand, so I apologize.

930

01:40:32.280 --> 01:40:33.240

Joseph: Laurel and Todd.

931

01:40:35.790 --> 01:40:38.040

Shawn: You raised her hand and i'm like I have something to say.

932

01:40:40.500 --> 01:40:50.670

Shawn: No yeah I was just trying to get clarity that since we already have established order opinion that we wouldn't need to be going through it if they haven't made any changes, we could simply just say.

933

01:40:51.750 --> 01:40:53.610

Shawn: almost like rinse repeat correct.

934

01:40:54.120 --> 01:40:55.350

Joseph: yeah yeah my.

935

01:40:55.680 --> 01:40:56.250

Joseph: My thing.

936

01:40:56.550 --> 01:40:57.450

Shawn: To go through it again.

937

01:40:57.990 --> 01:41:07.080

Joseph: My my take on, it would be that we would ask them to do a 10 minute presentation of their changes not Pope right, but the presentation of the changes.

938

01:41:07.530 --> 01:41:17.010

Joseph: And if they have made dramatic changes we go, we work for the food that if they have not we say thank you, we are not ready to make our decision.

939

01:41:17.550 --> 01:41:19.140

Shawn: Okay, so we're okay.

940

01:41:19.770 --> 01:41:22.830

Shawn: Perfect that's perfect, I just wanted clarity, thank you.

941

01:41:23.310 --> 01:41:28.500

Joseph: yeah no yeah right okay anything else, for the good of the order any.

942

01:41:28.590 --> 01:41:32.040

Shawn: Concerns I mean I do want to say, thanks to you, Bob and vicki.

943

01:41:32.040 --> 01:41:36.000

Shawn: For really working behind the scenes to kind of improve.

944

01:41:36.240 --> 01:41:36.780

Joseph: Thank you.

945

01:41:40.020 --> 01:41:40.740

Shawn: I want to thank you.

946

01:41:41.370 --> 01:41:42.540

Shawn: For it and, of course, Dave.

947

01:41:42.600 --> 01:41:43.260

Shawn: Always Dave.

948

01:41:43.950 --> 01:41:46.470

David: I think you're subcommittee to you guys have all worked very hard.

949

01:41:48.330 --> 01:41:50.070

Joseph: enough to go ahead.

950

01:41:51.750 --> 01:41:52.350

Joseph: coach on.

951

01:41:54.180 --> 01:42:00.030

Joseph: Oh i'm OK, I see people have learned to put the hands of bob's got to stand up again so Michael.

952

01:42:00.930 --> 01:42:02.010

Bob: Michael can go first.

953

01:42:03.930 --> 01:42:04.230

Shawn: Oh.

954

01:42:06.240 --> 01:42:06.690

Joseph: Good what.

955

01:42:07.770 --> 01:42:11.670

Michael: Is this or a committee issues or whatever.

956

01:42:12.060 --> 01:42:13.500

Michael: Yes, reading that stage of the.

957

01:42:13.920 --> 01:42:15.360

Joseph: desert absolutely go ahead.

958

01:42:15.420 --> 01:42:15.810

Is.

959

01:42:17.940 --> 01:42:24.630

Michael: One thing something came up recently i'm going to be teaching in New York, starting in two weeks.

960

01:42:25.200 --> 01:42:25.980

Joseph: And so, really.

961

01:42:27.930 --> 01:42:34.800

Michael: i'll be living there for two months so i'll be trying to attend these meetings but studio ends.

962

01:42:36.990 --> 01:42:40.350

Michael: Like at three o'clock Pacific time.

963

01:42:40.740 --> 01:42:41.490

Michael: Oh so.

964

01:42:42.750 --> 01:42:45.450

Michael: how's that gonna work i'll try and make it work but.

965

01:42:46.440 --> 01:42:48.210

Laurel: it'll work he said it'll be five o'clock.

966

01:42:48.210 --> 01:42:48.540

there.

967

01:42:50.670 --> 01:42:51.600

Joseph: yeah yeah so.

968

01:42:51.630 --> 01:42:52.080

Michael: we'll see.

969

01:42:52.560 --> 01:42:53.340

Todd: Just what you want to do.

970

01:42:53.670 --> 01:42:54.630

Joseph: What are you going to be teaching.

971

01:42:55.140 --> 01:42:55.830

Joseph: Columbia.

972

01:42:56.790 --> 01:42:59.460

Joseph: Very cool congratulations.

973

01:43:00.960 --> 01:43:03.900

Joseph: I think you're gonna find you like teaching that's my theory.

974

01:43:04.620 --> 01:43:08.610

Joseph: you're gonna like it very good congratulations that's fair yeah.

975

01:43:09.150 --> 01:43:15.270

Michael: yeah so that's actually the wintergreen one will be really challenging, because that will be the first week of teaching so i'm not.

976

01:43:15.270 --> 01:43:16.500

Michael: Sure on that.

977

01:43:17.730 --> 01:43:21.360

Michael: OK, I will try and submit written comments, if I can't get them.

978

01:43:22.170 --> 01:43:23.160

Joseph: Okay, thank you.

979

01:43:23.670 --> 01:43:27.240

Marlene Schubert: Keep me posted on your attendance Michael so I can perfect Thank you.

980

01:43:27.720 --> 01:43:28.620

Joseph: Okay bob's.

981

01:43:30.180 --> 01:43:40.860

Bob: Oh yeah I just had a quickie you know we we talked about dating the you know back in the I could I could push another email.

982

01:43:41.400 --> 01:43:51.120

Bob: We never went through it, it wasn't at the top of the list, but we wanted to format our pages so we've got dates on the plans we've got a page number we've got the.

983

01:43:51.600 --> 01:44:06.090

Bob: ideal PL and number, so that if you drop a page on the floor, you know exactly where it's from we went through this with wintergreen they don't have any dates on anything we fight so in the desert, I can push I can find that email I had, and that I sent to you and Dave.

984

01:44:06.810 --> 01:44:10.710

Bob: and push it out to you again I think it's really important to get that in the D for the book.

985

01:44:10.950 --> 01:44:17.520

Joseph: so soon to Dave and I and then Dave and I will look at it see think incorporated is that good day.

986

01:44:17.610 --> 01:44:24.690

Bob: yeah you know what I mean I mean wintergreen as a prime example of no dates know page numbers no nothing Okay, thank you.

987

01:44:25.140 --> 01:44:26.910

Joseph: john john go ahead.

988

01:44:29.250 --> 01:44:33.030

Shawn: i'm I mainly just practicing raising my hand and.

989

01:44:35.580 --> 01:44:49.140

Shawn: how's that going, and I just remember, though I just I will actually be on site doing an installation, so I won't be at wintergreen either, and obviously be gone for like that whole next month for different.

990

01:44:49.650 --> 01:44:51.300

Joseph: Well okay.

991

01:44:52.320 --> 01:44:54.240

Marlene Schubert: So you're out the month of June is that kind of what.

992

01:44:54.240 --> 01:44:56.670

Joseph: i'm hearing yeah could you send us an email to.

993

01:44:56.760 --> 01:45:02.310

Shawn: That or dad I don't know if that like starts to make it where where you no longer want me to party or not.

994

01:45:02.850 --> 01:45:03.900

Joseph: We don't want you anyway.

995

01:45:03.930 --> 01:45:12.180

Shawn: The next thing I know i'll send you I will send you a date email though it's so crazy I can't believe, like the years already that's May.

996

01:45:12.900 --> 01:45:15.630

Shawn: Know listening to Michael said that I was like oh wait.

997

01:45:16.410 --> 01:45:21.210

Joseph: yeah oh yeah Laurel yes, are you leaving teaching somewhere.

998

01:45:22.020 --> 01:45:24.930

Laurel: Well, actually, I was going to start new business by saying I need to.

999

01:45:25.590 --> 01:45:39.960

Laurel: Be because I delete the Dr be i've got so much conflict of time, and I also felt I mean there's many, many, many, many reasons, time is just one of them um, but I also felt that.

1000

01:45:41.010 --> 01:45:53.730

Laurel: I spoke out in a way, during one of the Wyatt and Madison meetings that preempted they're smashing that house, I think that historic house that the Oliver House would still be standing.

1001

01:45:54.030 --> 01:45:57.630

Laurel: If they didn't get when that it was going to end up going back through historic review again.

1002

01:45:58.200 --> 01:46:09.600

Laurel: And I felt slightly responsible if that is just kind of its ways really heavy on my conscious because it's now just sitting there in this, you know big slab so they but still, you know they were going to smash it but there would have been more time.

1003

01:46:10.620 --> 01:46:10.920

Laurel: On.

1004

01:46:11.670 --> 01:46:16.020

Laurel: It you know might not have happened that way, so I used to say it's kind of a problem for me.

1005

01:46:17.760 --> 01:46:23.850

Laurel: But anyway, so yeah I think all, all in all I just and I have so many conflicts with work time and everything else.

1006

01:46:24.990 --> 01:46:33.180

Joseph: So could you i'm sorry i'm sorry I feel like you're very, very valuable in a person with a lot of really great comments really.

1007

01:46:34.770 --> 01:46:47.880

Joseph: let's go I really mean that yeah if you could send send me a note and no person onto the chain of what they think you'd be your last one, because we're

interviewing right now for two positions so we built.

1008

01:46:48.600 --> 01:46:48.960

three.

1009

01:46:50.070 --> 01:46:52.680

Joseph: Maybe three right okay.

1010

01:46:53.790 --> 01:46:54.330

Joseph: Sorry.

1011

01:46:54.990 --> 01:46:56.580

Joseph: don't give Laurel a big hands.

1012

01:46:57.510 --> 01:47:00.300

Laurel: I wish I could just create another 10 hours a week or something like.

1013

01:47:00.360 --> 01:47:04.020

Joseph: I know that's right yeah right we really appreciate everything you've done.

1014

01:47:04.170 --> 01:47:04.560

yeah there's.

1015

01:47:06.150 --> 01:47:06.540

Joseph: No.

1016

01:47:07.140 --> 01:47:11.130

Joseph: Wait okay well i'm gonna end this before anybody else leave.

1017

01:47:13.200 --> 01:47:14.700

Marlene Schubert: Joel or just kidding.

1018

01:47:15.240 --> 01:47:22.080

Joseph: No yeah right oh yeah no um any other allied just mentioned as a side comment.

1019

01:47:23.130 --> 01:47:27.330

Joseph: That we are going to be looking at going forward.

1020

01:47:28.980 --> 01:47:33.720

Joseph: That you know, maybe looking at how committees might work, how we could have.

1021

01:47:34.320 --> 01:47:48.630

Joseph: A two person committee or 3% committee that could come and go, not work, all the time, but i'm specific projects that have a specific task to talk to other people who thought, this is a pretty good idea and so i'll be looking at that in the future.

1022

01:47:49.920 --> 01:48:01.410

Joseph: And you know, safe and get everybody involved no people work, and I know that's difficult, so we want to accommodate everybody, some of us are retired, some of us are not so yeah.

1023

01:48:02.130 --> 01:48:12.030

Joseph: Okay anything else, for the good of the order mm hmm Okay, thank you very much anybody in the audience that wants to speak merlin you know, is there anybody there.

1024

01:48:12.540 --> 01:48:14.880

Marlene Schubert: there's someone that came in just on through the phone.

1025

01:48:15.450 --> 01:48:18.030

Marlene Schubert: Oh, so I don't know who it is, but there is somebody out there.

1026

01:48:20.040 --> 01:48:23.130

Joseph: Any comments on any subject someone speak.

1027

01:48:24.240 --> 01:48:24.810

Not.

1028

01:48:26.670 --> 01:48:36.420

Joseph: see any hands or anything so Okay, well then, I would like to call this meeting a close and thank you for your participation and.

1029

01:48:37.980 --> 01:48:48.990

Joseph: See you all later and Michael have a good good time at Columbia you'll like it yeah it's great Thank you Leslie okay everybody say later.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: October 28, 2021

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: (6:50 PM) - Review and approve minutes from October 14, 2021

AGENDA CATEGORY: Minutes

PROPOSED BY: Jane Rasely

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the minutes as distributed.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission Special Meeting October 14, 2021

Meeting Minutes

1) [CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE](#)

Chair Kimberly McCormick Osmond called the meeting to order at 6:02 PM. Commissioners in attendance were Vice-chair Joe Paar, William Chester, Lisa Macchio, Sarah Blossom, Ashley Mathews and Yesh Subramanian. City Staff present were Planning & Community Development Director Heather Wright, Senior Planner Jennifer Sutton, City Arborist Nick Snyder and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The Land Acknowledgement was read, and the agenda reviewed. There were not any conflicts disclosed.

[PUBLIC PARTICIPATION MEETING](#)

Public Participation Meeting for Samson KBA Subdivision

[Cover Page](#)

[Samson KBA Pre App Drawings.pdf](#)

[Samson KBA Subdivision_Zoning Summary.pdf](#)

[Design for Bainbridge Worksheet_with DRB comment.pdf](#)

Senior Planner Kelly Tayara presented an overview of the project and introduced project applicants Charlie Wenzlau and Kelly Samson.

2) [PLANNING COMMISSION MEETING MINUTES](#)

2.a Review and Approve Meeting Minutes from September 23, 2021

[Cover Page](#)

[Planning Commission Minutes DRAFT 092321.pdf](#)

Motion: I move to approve the minutes as distributed.

Mathews/Blossom: Passed Unanimously

3) [PUBLIC COMMENT](#)

None.

4) UNFINISHED BUSINESS

- 4.a Discussion on Draft Ordinance No. 2021-07 – Updates to Chapter 16.32 BIMC (Protection of Landmark Trees)

[Cover Page](#)

[Staff Memo PC](#)

[Exhibit A to Ordinance No. 2021-07 Updates to BIMC 16.32 \(Protection of Landmark Trees\)--10072021.docx](#)

[Ordinance No. 2021-07 Updates to BIMC 16.32 \(Protection of Landmark Trees\)--10072021.docx](#)

City Arborist Nick Snyder presented changes to draft Ordinance No. 2021-07 the Planning Commission asked for at their last meeting on this ordinance.

5) NEW BUSINESS

- 5.a Review Comprehensive Plan and Winslow Master Plan goals and policies relevant to hotels as a use

[Cover Page](#)

[Staff Memo to PC with background and next steps](#)

[Ordinance No. 2021-03 Relating to Triage Code Updates_Aproved 04132021.pdf](#)

[Planning Commission Recorded Motion on Winslow Hotel 072519.pdf](#)

[HEX Decision Bainbridge - Winslow Hotel CUP-SPR 022820.pdf](#)

Senior Planner Jennifer Sutton provided a recap of the last time the Planning Commission had reviewed the topic of hotels in the Winslow core area.

Motion: I am going to move to make a recommendation to the City Council that hotels located in the MUTC, Ferry Terminal or Gateway Districts or High School Road Districts can be consistent with the comprehensive plan provided they are defined in a way that is consistent with comprehensive plan goals and policies and they include specific use standards that are consistent with comprehensive goals and policies.

McCormick Osmond/Chester: Passed Unanimously

6) PLANNING DIRECTOR'S REPORT

- 6.a Presentation on Wintergreen Floor Area and Parking

[Cover Page](#)

[Wintergreen Outstanding Questions Presentation](#)

Director Heather Wright provided updated information about the Wintergreen project application already reviewed by the Commissioners. She also provided an update on items of interest to the Planning Commission.

7) **FOR THE GOOD OF THE ORDER**

8) **ADJOURNMENT**

Meeting was adjourned at 8:56 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: October 28, 2021

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: (7:05 PM) - Fort Ward Stables Renovation- Bldg 15 Site Plan Review and Conditional Use Permit (PLN51760 SPR/CUP)

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Ellen Fairleigh

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

PREVIOUS COUCIL REVIEW DATE(S): N/A

RECOMMENDED MOTION:

Review and Recommendation at a public meeting where public comment is taken.

SUMMARY:

The proposal includes renovation of Fort Ward Stables - Building 15 for an architectural school. This is phase one of a two-phase renovation project. Submitted application materials and associated documents can be found on the public portal using the link provided in the document entitled "PLN51760 SPR CUP Link to Electronic Permit File on Public Portal."

BACKGROUND: BIMC 2.16.040.E.5. Review and Recommendation by Planning Commission.

a. In the case of a major site plan and design review application, the planning commission shall review the application prior to the review and final decision by the director.

b. The purpose of the planning commission review and recommendation meeting is to review a proposed project for consistency with applicable design guidelines, BIMC Title 17, and the comprehensive plan.

c. The planning commission shall consider the application at a public meeting where public comments will be taken. The planning commission shall recommend approval, approval with conditions or denial of an application. In making a recommendation, the planning commission shall consider the applicable decision criteria, all other applicable law, and the

recommendation of the design review board. If the applicable criteria are not met, the planning commission shall recommend the proposal be modified or denied.

d. 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.

e. 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. The planning commission's written findings will be included in the staff report transmitted to the director. The planning commission's recommendation shall be given substantial weight by the director in making a decision.

f. A planning commission recommendation is not a final decision and therefore there is no appeal of the recommendation.

ATTACHMENTS:



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: October 28, 2021
To: Planning Commission
From: Ellen Fairleigh, Planner
Project: Fort Ward Stables Renovation- Bldg. 15
File Number: PLN51760 SPR/CUP

Summary of Request

The applicant requests approval of consolidated applications for a Site Plan and Design Review permit (major) and a Conditional Use Permit (minor) to renovate Building 15 (stables) for use as an architecture school with an accessory office use. Additionally, pursuant to the Historic Preservation Program (BIMC Chapter 18.24), the applicant requests modification to the following development standards:

(1) use as an “educational facility”; Educational facilities are a major conditional use in this zoning district, and historic properties can propose a use not normally allowed. It has been an administrative practice that uses allowed as a major conditional use on a property on the local register are allowed to be reviewed and processed as a minor conditional use pursuant to BIMC 2.16.050.

(2) setbacks; The existing building is nonconforming to the front and side setbacks. The applicant is proposing to add a transparent canopy within the existing nonconforming front yard setback to provide shelter for those visiting the building.

To respond to a concern from a neighbor about potential noise and lighting impacts from the use and to mitigate any impacts from the building’s location in the setback, the applicant is proposing a fence along a portion of the southern property line and minimal lighting at the entry to Building 15.

(3) lot coverage; The site is nonconforming to lot coverage due to the existing buildings. The applicant is proposing to increase the lot coverage by the addition of an approximately 305 square foot canopy to provide shelter at the entrance to Building 15.

(4) landscaping requirements to include roadside and perimeter buffers and parking lot landscaping; The applicant is proposing to not provide buffers due to the existing historic location of the buildings, the fact that the building is located within the front and side setbacks, and the temporary nature of the parking lot within the courtyard.

Both the Historic Preservation Commission (HPC) and Design Review Board (DRB) have reviewed the site plan and design as well as the requested modifications to development standards. Both the HPC and DRB recommends approval of the site plan and modifications.

The overall master plan is a two-phase project. The land use review included in this report covers phase one only.

Additional Considerations for the Planning Commission

Staff is requesting input from the Planning Commission on the following two items:

- (1) Should an additional condition be added requiring roadside, perimeter, or parking lot landscaping if the applicant/property owner does not apply for permit(s) for phase two land use permit within the next three years. Staff considers the parking lot landscaping and landscaping abutting Endstone right-of-way as an area that may need additional landscaping in three years if phase two doesn't proceed.
- (2) Staff is working with the applicant to determine the best way to mitigate lighting from the proposed use so that the impacts are similar to a single-family residence. The applicant is proposing one single light at the entrance to Building 15 that will stay lit throughout the night. Other outdoor entrance lighting could either be conditioned to be on a timer that turns the outdoor lights out at a certain time, or on a motion sensor. Additionally, all outdoor lighting must be compliance with BIMC 18.15.040 Outdoor lighting (e.g., no light trespass, shielded, and aimed downward).

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. The Planning Commission's recommendation shall be given substantial weight by the Director in making a decision. A Planning Commission recommendation is not a final decision and therefore there is no appeal of the recommendation. (BIMC 2.16.040.E.5, as modified by Ordinance 2021-03)

Environmental Review

The project is subject to the State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800(1)(b)(iv)). The SEPA environmental review applies to the overall master plan to include both project phases.

Staff Recommendation

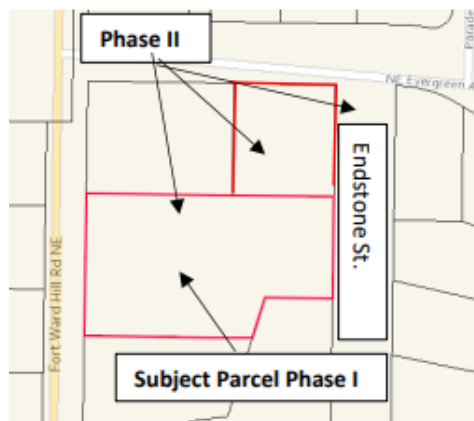
Staff recommends approval of the request as conditioned.

Background:

The project was presented at a Public Participation Meeting in front of the Planning Commission on October 8, 2020. At that time the project proposed a café use associated with the proposed architecture school. The café proposal has since been removed from the project. The current proposed use of Building 15 is for the initial classroom and office space for the [School of Regenerative Design](#) and an accessory office space for [McLennan Design Inc.](#), with flexible learning space, design workspaces, and an outdoor classroom.

The subject property located at 1584 Fort Ward Hill Road is developed with Building 15, commonly referred to as “the stables”, and Building 16, commonly referred to as “the barracks”. Building 15 was built in 1911 as a coal shed but is also identified as being used as a twelve-car garage and as stables. Building 16 was built in 1912 as a Quartermaster and Commissary Storehouse and was later converted to an enlisted personnel barracks in the 1940s. Building 15 and Building 16 are listed as contributing resources as part of the Fort Ward Historic District listing on the National Register of Historic Places. Additionally, on January 7, 2021, the property located at 1584 Fort Ward Hill Road, including Building 15 and Building 16, was listed on the Bainbridge Island Local Register of Historic Places.

Both buildings are vacant and in need of repair. The overall proposed master plan is to rehabilitate the buildings and the site as a two-phase project. Phase one is for the rehabilitation of Building 15. Proposed renovations include a new enclosure with new wood siding, exterior windows, and new roofing in addition to a new interior floor slab and miscellaneous interior shell construction to support the tenant improvement work. The proposed use of Building 15 is an architecture school with an accessory office use for McLennan Design Inc. Phase two is for the rehabilitation of Building 16, site improvements, and extension of parking in the Endstone Street right-of-way. Phase two also includes the vacant parcel owned by the applicant to the north of the subject property.



The land use review proposed in the subject applications and reviewed in this report includes phase one of the project only. The property owner will apply for additional land use permit(s) as required prior to commencing any work proposed as part of phase two.

In accordance with provisions in the Historic Preservation Program, the Director of Planning and Community Development may waive or modify development standards, such as setbacks, lot coverage, landscape buffers, and parking requirements, for designated Local Register properties (BIMC 18.24.010.C). Designated local register properties may be authorized for a use not otherwise permitted in the zoning district. A request for modification is processed through a minor conditional use permit.

The applicant is requesting modification to the following development standards: (1) use as an “educational facility”; (2) setbacks; (3) lot coverage; and (4) landscaping requirements to include roadside and perimeter buffers and parking lot landscaping.

Part I: Land Use Process / Application History

Date:	Action:
June 15, 2020	Design Review Board Design Guidance Review Meeting* <i>*Design Review Board Conceptual Proposal Review meeting was waived by the Director in accordance with BIMC 2.16.040.D.1.</i>
July 28, 2020	Preapplication conference held
October 8, 2020	Public Participation Meeting held
April 27, 2021	Application submitted
May 24, 2021	Notice of Incomplete Application issued
June 3, 2021	Additional application materials submitted
June 18, 2021	Notice of Complete Application issued
July 2, 2021	Notice of Application / SEPA Comment Period published
September 2, 2021	Requested modifications to development standards reviewed by Historic Preservation Commission
September 20, 2021	Design Review Board Review and Recommendation

Part II: General Information and Site Characteristics

Assessor's Record Information:	
Tax lot number	112402-3-004-2003
Owner of record	Green Warrior Holdings LLC
Site size	Approximately 0.71 acres
Use:	
There is no current use of the property. Two vacant, historic structures are located on the property, Building 15 and Building 16, and are listed on the Local Historic Register. Building 15 and Building 16 are also listed as contributing resources as part of the Fort Ward Historic District listing on the National Register of Historic Places.	
Zoning and Comprehensive Plan Designation:	
R-2 zoning district (two units per acre) / Residential-2 Comprehensive Plan designation	
Terrain:	
Generally flat	
Soils:	
Cathcart Silt Loam	
Critical Areas:	
There are no mapped critical areas on the subject property	
Access:	

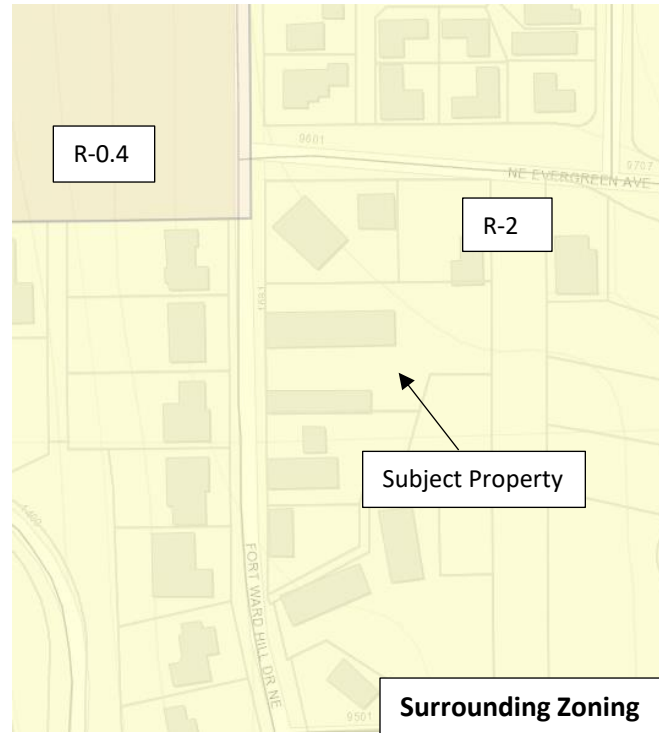
The property is accessed from Fort Ward Hill Road NE. No change to the access is proposed as part of phase one of the project.

Public Services:

Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Schools	Bainbridge Island School District
Water	KPUD- South Bainbridge Water
Sewer	Kitsap County Sewer District No. 7

Surrounding Properties - Use, Zoning, and Comprehensive Plan Designation:

The surrounding properties contain primarily residential development, with the exception of the Fort Ward Community Hall located to the east of the property at 9705 NE Evergreen Avenue and Fort Ward Park located to the northwest of the property. The surrounding properties are within the R-2 zoning district and Residential-2 Comprehensive Plan designation. Fort Ward Park is within the R-0.4 zoning district and Residential- 0.4 Comprehensive Plan designation.





Aerial Photograph



Street View, Source: Google Earth

Part III: Agency and Public Comment

1. Agency Comment

The Kitsap Public Health District completed review of the project with “no comment”.

The Fire Marshal recommends approval subject to the following conditions:

- The project shall comply with all applicable provisions of the adopted Fire Code.
- Fire flow is required for the project. This can be accomplished through a fire hydrant or automatic fire sprinklers.

2. Public Comment

Four public comments were received.

One comment expressed disappointment that the café was no longer part of the proposed project while also expressing support for the proposed school and accessory office. The commenter believes that the scope and capacity of the project will not unduly increase traffic or noise within the neighborhood.

In general, the three other comments expressed a desire to maintain the character of the neighborhood. A common concern is that outdoor lighting is not intrusive or cause light pollution on adjacent properties.

One commenter suggested a wall be installed along the southern property line of the subject property to help reduce impacts from lights, headlights, and noise on adjacent properties.

Another common concern is traffic. Commenters expressed the need for a traffic study or that data on actual traffic impacts be collected after the completion of each project phase.

One of the commenters expressed concern regarding the security of the site, both during construction and after the rehabilitation of Building 15 is complete.

One of the commenters offered information regarding the underlying historic water and drainage system on the property and associated issues with flooding on and in the vicinity of the subject property.

One of the commenters expressed opposition to parking in the right-of-way and zoning relief for setbacks.

Staff Response:

- **Lighting:** Staff recommended conditions address lighting and noise. The BIMC requires that outdoor lighting be designed, installed, and located so that there is no light trespass. Outdoor lighting fixtures must be shielded and aimed downward. The applicant states that the outdoor lighting on the north elevation of Building 15 will not remain on during the entire night, with the exception of one porch type light at the main entrance, similar to the adjacent houses along the street. That light will illuminate the entry for nighttime or early morning access to the building if needed. The applicant states that the entire lighting system, including the outdoor lighting, will be on timers or sensors to manage the lighting and to not burn the fixtures during daylight hours, when the spaces are not occupied, or throughout the night. (Condition 1 & 2)
- **Fence:** A fence is proposed near the southern property line adjacent to the outdoor classroom patio and along a portion of the south property line, as requested by the commenter.
- **Traffic:** Submitted Trip generation calculation methods per the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition (or later) are based on square footage of the primary use (ITE code 715, single tenant office). The trip generation projections of 1.74 peak PM trips

per 1000sf indicates that trip generation will be short of the threshold of 50 average daily trips (ADT), or 5 or more AM or PM peak-hour trips added as a result of this project. Based on trip generation projections, the City Development Engineer determined that, in accordance with BIMC Chapter 15.40, a traffic study sufficient for the City Engineer to perform a concurrency test is not required.

- **Site Security:** The City requires that construction sites are secure, which can be accomplished in a variety of ways, including fencing and signage. The applicant intends to keep security barriers up around Building 16 after the completion of phase one and allow limited access to the temporary parking area and the rehabilitated Building 15. Additionally, the applicant is in the process of preparing a barracks stabilization package for submission to the City to further secure Building 16 by replacing doors and windows and securing openings to further restrict public access without permission.
- **Water & Drainage:** The City Development Engineer determined that phase one of the project proposes less than 800 square feet of new or replaced hard surfaces and no drainage review is required. The public comments have been shared with the property owner for informational purposes.
- **Parking & Zoning Relief:** Proposed parking for the future phase two of the project is within the unopened Endstone St. right-of-way, to the east of the subject property, and not along or within the Fort Ward Hill Rd. or NE Evergreen Ave. right-of-way. Proposed parking for phase one is entirely on the subject property. The modification to development standards related to setbacks proposed by the applicant is to allow for a canopy over the existing entrance on the north side of Building 15. Building 15 is currently existing within the front yard setback, and the proposed canopy will project into the front setback due to the existing location of the building. No additional buildings are proposed. The Historic Preservation Program in BIMC Chapter 18.24 does allow the Director to waive or modify development standards as an incentive for participation in the historic preservation program and this relief has been recommended for approval by the Historic Preservation Commission.

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 21.5: Identify and support practical owner/operator economic incentives and policies to encourage the rehabilitation and preservation of significant historic resources
 - C. Policy LU 21.6: Engage in cooperative efforts with owners to encourage the preservation of historic resources.
 - D. Policy LU 22.3: Collaborate with interested stakeholders to promote historic preservation on the Island.

- E. Policy LU 22.5: Maintain and enhance the unique character of Fort Ward Study Area to recognize the history and natural landscape of the area and the sense of community that exists including an open space system made up of wetlands, a neighborhood park, the historic marching fields, unbuildable slopes and the Fort Ward Park.
- 2. Economic Element
 - A. Policy EC 3.1: Encourage the use of green building materials and techniques in all types of construction, as well as design approaches that are responsive to changing conditions.
- 3. Cultural Element
 - B. 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.

Staff Comprehensive Plan Consistency Analysis:

Building 15 and 16 have been vacant for approximately 55 years. The preservation and reuse of Building 15 and Building 16 will allow the structures to maintain their historic integrity and thereby preserve a prominent element of the history of Fort Ward. Building 15 and Building 16 are listed as contributing resources as part of the Fort Ward Historic District listing on the National Register of Historic Places, and the subject property, to include both Building 15 and Building 16, are listed on the Bainbridge Island Local Register of Historic Places.

The property owners collaborated with the Historic Preservation Commission (HPC) to preserve and rehabilitate Building 15 while maintaining the historic integrity of the structure.

The application materials state that the historic buildings will be rehabilitated with sustainable design principles fully integrated into the building and site design, including strategies for renewable energy, water conservation, rainwater collection, and stormwater management.

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 (SAR) 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 Development Engineer has preliminarily determined that the project is exempt from SAR. The SAR exemption will be issued with the associated building permit. Projects that are exempt from SAR are not required to designate an ARPA. This project does not require an ARPA designation at this time.

2. BIMC Title 18 Zoning

A. BIMC 18.09.020 Permitted Uses

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

In accordance with BIMC 2.16.050.B.1, an educational facility requires a major conditional use

permit. Through the historic preservation incentive provisions of BIMC 18.24.010.C, the educational facility can be processed through a minor conditional use permit.

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

Dimensional Standard	Requirement	Proposed / Compliance Evaluation
Lot Coverage	10% maximum	Lot coverage in the R-2 district is 20 percent maximum. Educational facilities are limited to 50 percent of the maximum lot coverage, or 10 percent. The site is 0.71 acres or approximately 30,928 square feet in size. Existing lot coverage, which includes Building 15 and Building 16, is approximately 24 percent (7,402 square feet). No additional buildings are proposed, but a canopy from the north side of Building 15 is proposed that will count toward additional lot coverage. The proposed canopy is approximately 305 square feet. Proposed lot coverage is approximately 25 percent. The change of use to an educational facility triggers the request for modification to lot coverage requirements as well as the increase in lot coverage from the proposed canopy. 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). The applicant requests to modify lot coverage development standards to allow for 25 percent lot coverage, of which less than 1% of the increase is due to an expansion
Setback - Front Lot Line	25 feet minimum	The existing buildings are within the required front setback along Fort Ward Hill Road. Redevelopment of Building 15 proposes a canopy over the entrance on the north side of the building. The proposed canopy will project into the front setback to approximately 4.5 feet from the front property line along Fort Ward Hill Road. The purpose of the canopy is to provide shelter over the entrances to Building 15. Properties listed on the Local Historic Register may be approved for modifications or waivers

		from development standards, including setbacks, as provided in the Historic Preservation Program (BIMC 18.24). The applicant requests to modify setback development standards to allow for the proposed canopy to encroach to within approximately 4.5 feet of the front property line along Fort Ward Hill Road. The east property line of the subject property abuts Endstone St. which is unopened City right-of-way and therefore also requires a front setback. Existing and proposed development complies with the required 25-foot setback from the east property line.
Setback - Side Lot Line	5 feet minimum/15 feet total	For properties with multiple front lot lines, the remaining setbacks are side setbacks in accordance with BIMC 18.12.050. Building 15 is an existing nonconforming building to the required 5-foot minimum side setback along the south property line. Permitted setback modifications are found in BIMC 18.12.040. At or near-grade structures which are less than four inches in height and fences up to 6 feet in height are permitted in setbacks. The proposed patio for the outdoor classroom and the six-foot high fence are permitted setback encroachments. The project complies with this standard.
Building Height	30 feet base / 35 feet maximum	The existing height of Building 15 is less than 30 feet and complies with this standard.

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.

Landscaping Requirement	Proposed / Compliance Evaluation
Perimeter Landscape Buffer: 25-foot-wide full screen	A perimeter buffer is required along the north and south property lines, and a roadside buffer is required along the east and west property lines.
Roadside Buffer: 25-foot-wide partial screen/15-foot wide minimum	Properties listed on the Local Historic Register may be approved for modifications or waivers from development standards, including landscaping requirements, as provided in the Historic Preservation Program (BIMC 18.24).
Parking Lot Landscaping: One tree for every four parking stalls and a landscaped area at	

the end of parking aisles Tree Units: The development parcel will contain at least the same number of tree units after the proposed development as it had before the development or redevelopment	The applicant requests to modify landscape development standards to waive the requirement for perimeter and roadside buffers and parking lot landscaping. The request is due to the existing proximity of Building 15 to the south property line and to the west property line along Fort Ward Hill Rd. Building 16 encroaches over the property line along Fort Ward Hill Road. In conclusion, there is less than three feet available out of the required 25 feet for the south property perimeter buffer adjacent to Building 15, and no space available between the existing buildings and the west property line for a roadside buffer along Fort Ward Hill Road. The applicant is proposing extensive site landscaping as part of phase two of the project on the eastern portion of the subject parcel, to include community gardens and public orchards. Reference Exhibit 3 Master Plan Phase One and Phase Two. Additionally, due to the temporary nature of the parking lot, discussed in the section below, the applicant requests that parking lot landscaping requirements be waived. No tree removal is proposed, and the same number of tree units will exist on site after the redevelopment as before.
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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.

The proposed use of Building 15 is to create space that will establish the initial classroom and office space for the School of Regenerative Design and accessory office space for McLennan Design Inc. The proposed floor plan includes flexible learning space and design workspaces. The applicant emphasizes the dependent relationship between these entities as the “students will become an integral part of the office culture” and the “architects, designers and planners will become an integral part of the educational process”. For these reasons, the applicant proposes that the parking standard for Building 15 is similar to an office use. In accordance with BIMC Table 18.15.020-1, the parking standard for retail, commercial and personal services in a building with 1,000 square feet of floor area or more is 4 spaces per 1,000 square feet of floor area. The floor area of Building 15 is 2,152 square feet. Using this standard, nine parking spaces are

required and the project proposes ten parking spaces. The project complies with this standard.

Phase two is not included in this proposal. However, the applicant proposes that parking during phase two be relocated to the unopened Endstone Street right-of-way to the east of the subject property. The parking proposed during phase one is a temporary parking area within the courtyard. During phase two, the parking will be relocated, and the courtyard will be designed as an extension of the public realm with more landscaped open spaces, orchard, and gardens for public access.

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 provides adequate circulation and walkways. The project is conditioned that building permits for construction demonstrate project compliance with Section 6 of the City of Bainbridge Island Design and Construction Standards related to Site Access.

2) Bicycle facilities

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

The project is conditioned to meet this requirement.

F. BIMC Chapter 18.18 Design Guidelines

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

The Design Review Board (DRB) reviewed the project for consistency with "Design for Bainbridge" standards and guidelines. There are no proposed departures from design standards. The DRB completed the DRB Final Design Review worksheet and recommends approval.

G. BIMC Chapter 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;
- Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

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 (HPC) reviewed the requested modifications to development standards to provide a recommendation as to whether the proposal is compatible with the historic nature of the building and/or site. The HPC recommends approval of the requested modifications to development standards as proposed.

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, design guidelines, the comprehensive plan, and applicable subarea and master plans; 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 Bainbridge Island Municipal Code. The Design Review Board finds the project to be consistent with the applicable design guidelines in “Design for Bainbridge”. Applicable Comprehensive Plan policies and goals are provided on p. 7 of this report.

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

Site redevelopment was discussed during public meetings with the Design Review Board and the Historic Preservation Commission.

Building 15 and Building 16 are existing historic structures. Allowing the proposed modifications to development standards provides the opportunity to rehabilitate Building 15 and the subject property with sensitivity to the historic building. The open spaces and landscaping are designed with the intent to be sensitive to the historic nature of the site. No additional buildings are proposed. Due to the existing proximity of the buildings to the property lines, and the temporary nature of the parking in the courtyard, the applicant requests modifications to development standards related to perimeter and roadside buffers and parking lot landscaping. The landscape plan submitted by the applicant proposes landscaped planters on the north side of Building 15 as part of phase one.

- 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 completed review of the project with “no comment”. The applicant provided a Sewer Availability Letter from Kitsap County Sewer District #7 confirming availability for sanity sewer service to 1584 Fort Ward Hill Rd. The applicant also provided a water availability letter from KPUD confirming that Kitsap PUD can serve the subject property.

- 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. Based on trip generation projections, the City Development Engineer determined that, in accordance with BIMC Chapter 15.40, a traffic study sufficient for the City Engineer to perform a concurrency test is not required.

- 5) The city engineer has determined that the site plan and design meets the following decision criteria:
- The site plan and design conforms to regulations concerning drainage in Chapters [15.20](#) and [15.21](#) BIMC; and
 - 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
 - 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
 - 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
 - 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
 - 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 are adequate to accommodate anticipated traffic.**
- Based on trip generation projections, the City Development Engineer determined that, in accordance with BIMC Chapter 15.40, a traffic study sufficient for the City Engineer to perform a concurrency test is not required.**
- There is capacity in the water and sewer system to serve the development based on**

documentation submitted by the applicant from Kitsap County Sewer District #7 and KPUD.

- The Island Wide Transportation Plan (IWTP) Non-Motorized Planned Facilities map requires a sidewalk and a shoulder facility on both sides along the Fort Ward Hill Road property frontage. The project is conditioned that at the time of construction permits, the applicant must demonstrate compliance with the IWTP or request a deviation.
 - The project frontage is located on Fort Ward Hill Road, classified as an urban collector with a minimum ROW requirement of 50 feet. Currently only 40 feet of ROW exists, but the existing historical buildings are non-conforming and there is zero feet clearance between the buildings and the existing lot line/ROW. No additional ROW dedication is required.
- 6) 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. The applicant intends to follow the requirements of the [Living Building Challenge version 4.0 petal certification](#).
- 7) 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 subject property does not contain a mapped critical area or buffer.
- 8) 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
The subject property is not within shoreline jurisdiction.
- 9) 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; and
This criterion is not applicable.
- 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 review process identified in BIMC 2.16.040 and BIMC 2.16.050.

B. BIMC 2.16.050 Minor Conditional Use Permit Decision Criteria

A nonagricultural minor conditional use 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

Through the provisions of the Historic Preservation Program, this proposal provides for modification to development standards. Building 15 is an existing historic structure within close proximity to the south and west property lines. Allowing modifications to development standards including use as an educational facility, setbacks, lot coverage, and landscaping requirements to include roadside and perimeter buffers and parking lot landscaping supports the goals of the Historic Preservation Program. As conditioned, use as an educational facility with an accessory office use is compatible with the character of the neighborhood. This site is adjacent to the recently renovated community center that once was the site of the historic Fort Ward bakery building.

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

Recommended conditions are provided to ensure that the use will not be detrimental to uses or property in the vicinity of the subject property while providing for the preservation and rehabilitation of the existing historic structure on the subject property.

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

Applicable Comprehensive Plan policies and goals are provided on p. 7 of this report. The Island Wide Transportation Plan (IWTP) Non-Motorized Planned Facilities map requires a sidewalk and a shoulder facility on both sides along the Fort Ward Hill Road property frontage. The project is conditioned that at the time of construction permits, the applicant must demonstrate compliance with the IWTP or request a deviation.

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

Through the provisions of the Historic Preservation Program, this proposal provides for modification to development standards. As conditioned, the proposal complies with all other provisions of the Bainbridge Island Municipal Code.

- 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

As conditioned, and through requirements of the Bainbridge Island Municipal Code, impacts to surrounding properties are reduced to the greatest extent possible. The applicant states that the entire lighting system, including the outdoor lighting, will be on timers or sensors to manage the lighting and to not burn the fixtures during daylight hours, when the spaces are not occupied, or throughout the night. Proposed outdoor

lighting will be shielded and directed downward. Noise must be in compliance with BIMC Chapter 16.16 Noise Regulations. A fence is proposed along a portion of the south property line to screen the subject property from adjacent properties to the south. Adequate parking to serve the proposed use is provided on site.

- 6) Noise levels shall be in compliance with BIMC [16.16.020](#) and [16.16.040.A](#); and

The project is required to comply with noise regulations in BIMC 16.16.020 and 16.16.040.A.

- 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. Based on trip generation projections, the City Development Engineer determined that, in accordance with BIMC Chapter 15.40, a traffic study sufficient for the City Engineer to perform a concurrency test is not required.

- 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

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 are adequate to accommodate anticipated traffic.
- Based on trip generation projections, the City Development Engineer determined that, in accordance with BIMC Chapter 15.40, a traffic study sufficient for the City Engineer to perform a concurrency test is not required.
- There is capacity in the water and sewer system to serve the development based on documentation submitted by the applicant from Kitsap County Sewer District #7 and KPUD.
- The Island Wide Transportation Plan (IWTP) Non-Motorized Planned Facilities map requires a sidewalk and a shoulder facility on both sides along the Fort Ward Hill Road property frontage. The project is conditioned that at the time of construction permits, the applicant must demonstrate compliance with the IWTP or request a deviation.
- The project frontage is located on Fort Ward Hill Road, classified as an urban collector with a minimum ROW requirement of 50 feet. Currently only 40 feet of ROW exists, but the existing historical buildings are non-conforming and there is zero feet clearance between the buildings and the existing lot line/ROW. No additional ROW dedication is required.

- 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 completed review of the project with “no comment”. The applicant provided a Sewer Availability Letter from Kitsap County Sewer District #7 confirming availability for sanity sewer service to 1584 Fort Ward Hill Rd. The applicant also provided a water availability letter from KPUD confirming that Kitsap PUD can serve the subject property.

- 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

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

Additional 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 shall meet the following criteria:

- 1) Nonagricultural Minor Conditional Use Decision Criteria 1-10, 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

The project is reviewed against criteria 1-10 of the Nonagricultural Minor Conditional Use decision criteria above. The Historic Preservation Commission (HPC) met with the

applicant several times to discuss site redevelopment. At their regular public meeting on January 7, 2021, the HPC approved listing the property located at 1584 Fort Ward Hill Road, including Building 15 and Building 16, on the Local Historic Register. At their September 2, 2021 meeting, the HPC recommended approval of the request to modify development standards, 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.

Redevelopment is subject to HPC review which is based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The applicant states that the design intent is to restore the buildings to comply with the Department of the Interior standards for rehabilitation with minimal alterations. The proposal to rehabilitate Building 15 is consistent with historic elements of the structure such as white wood siding, and preservation of the original footprint and façade of the historic structure. The applicant submitted the associated building permit for this project, which was reviewed by the HPC at their regular public meeting on October 7, 2021. The HPC waived review in accordance with BIMC 18.24.060.

Part VI – Exhibits

1. PLN51760 SPR CUP Site Plan and Illustrated Site Plan Phase One
2. PLN51760 SPR CUP Civil and Landscape Plan
3. PLN51760 SPR CUP Master Plan Phase One & Phase Two
4. PLN51760 SPR CUP Floor Plan
5. PLN51760 SPR CUP Renderings
6. PLN51760 SPR CUP Planner memo to Historic Preservation Commission dtd Sept. 2, 2021
7. PLN51760 SPR CUP Historic Preservation Commission Minutes dtd Sept. 2, 2021
8. PLN51760 SPR CUP Design Review Board Minutes dtd Sept. 20, 2021
9. PLN51760 SPR CUP Design Review Board Final Design Review Worksheet
10. PLN51760 SPR CUP Public Comment

Part VII – 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 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. Compliance will require exterior lighting to be shielded and directed downward.

2. To further mitigate light impacts, all exterior lights shall be on a timer or motion sensor, with only one single light permitted at the entrance to Building 15 to stay lit throughout the night, similar to a porch light for a single-family residence.
2. To mitigate potential noise impacts, the applicant shall provide a fence along the southern property line as indicated on the site plan to provide a buffer to the adjoining property.
3. 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.
4. 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/m³) and any instantaneous PM10 emissions shall not exceed a concentration equivalent to an AQI of 100 (154µg/m³).

Project Conditions

5. 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.
6. Plans submitted for construction shall substantially comply with the plans approved through this consolidated land use permit.
7. 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.
8. This review and approval is for phase one of the overall master plan only to include the rehabilitation of Building 15 and identified parking and site work. The property owner must obtain additional land use and building permits as applicable prior to beginning any work on phase two of the project to include the rehabilitation of Building 16, additional site improvements, and relocation of parking in the unopened Endstone Street right-of-way.

9. At the time of the land use review or permit submittal for phase two of the overall master plan, the City may modify or revise the SEPA determination issued with phase one of this project if new information regarding the environmental impacts of phase two are identified. At the time of land use review for phase two, a new SEPA checklist may be required to evaluate impacts, including but not limited to, traffic.
10. 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.
11. 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.
12. Modifications to development standards are contingent upon the listed historic elements of the property. Unless destroyed by natural events, the subject property including Building 15 and Building 16, 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.
13. The project shall include bicycle racks for at least four bicycles. Compliance shall be verified at the time of building permit review.
14. The project shall obtain the Living Building Challenge version 4.0 petal certification.
15. The applicant shall install landscaping as proposed along the north side of Building 15 to function as parking lot landscaping.
16. 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 flow is required for the project. This can be accomplished through a fire hydrant or automatic fire sprinklers.
14. The project shall comply with the following conditions to the satisfaction of the Building Official:
 - a. The project shall comply with 2018 ICC Building Codes.
 - b. The project shall comply with the 2018 Washington State Energy Code.
15. The project shall comply with the following conditions to the satisfaction of the City Engineer:

General

- a. Civil improvement plans, reports, and computations shall be submitted with the application to the City for commercial Building Permit(s). Plans to construct all necessary infrastructure including site drainage, grading and utilities serving the site will be reviewed and approved prior to issuance of any construction permit.

- b. Phase II of the site master plan will be reviewed and permitted under separate cover and will likely have a larger utility and stormwater footprint. The Phase II plan shall include Phase I in its totality as a common plan of development when evaluating the overall site conformance with COBI design and construction standards.
- c. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to issuing project final certificate of occupancy for each applicable phase of development.

Stormwater

- d. The proposed phase I project creates less than 800sf of new and replaced hard surfaces, and is required to comply with Min Requirement #2 only, construction erosion control.
- e. A construction Stormwater Pollution Prevention Plan (SWPPP, also known as an erosion control plan) is required prior to permitting construction activities including clearing or grading or civil improvements for all phases of the project that are subject to compliance with BIMC 15.20.
- f. 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.

Utilities

- g. The site is located within the Kitsap Public Utility district water service area. Changes in water meter size, number and/or location shall comply with KPUD Design and Construction Standards unless otherwise approved by KPUD during the building permit review/construction process.
- h. The site is located within Kitsap County Sewer District 7 sewer service area. Changes in Drainage Fixture Units and associated sanitary sewer connections and appurtenances shall be calculated, designed, reviewed installed and inspected per Sewer District 7 Design and Construction Standards and Specifications and any other Federal, State or Local regulatory standards. The design and review of the DFU changes shall be completed during the building permit review process. Inspection conditions for the associated building permit(s) may include a required TV inspection of the side sewer connection prior to reconnection/reactivation at the discretion of Sewer District 7.
- i. Cross connection control (backflow prevention) requirements as established by Washington Administrative code and implemented by COBI and required by KPUD as the local water service provider shall be satisfied during the building permit review/construction process.

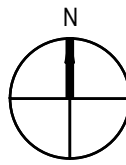
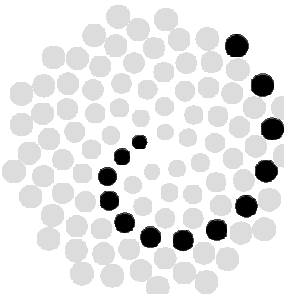
Traffic and Roads

- j. Submitted Trip generation calculation methods per the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition (or later) are based on square footage of the primary use (ITE code 715, single tenant office). The trip generation projections of 1.74 peak PM trips per 1000sf indicates that trip generation will be short of the threshold of 50 average daily trips (ADT), or 5 or more AM or PM peak-hour trips added as a result of this project. Therefore, a traffic study sufficient for the City engineer to perform a concurrency test was not required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC).
- k. Project is subject to Transportation Impact Fee analysis per BIMC 15.30. Applicable TIFs are payable prior to building permit issuance.

- l. The urban collector classification for a City of Bainbridge Island road is detailed in COBI standard Drawing 7-030. The 2016 Island Wide Transportation Plan, Chapter 6, Non-Motorized Systems indicates that the frontage along the project site shall contain sidewalks and shoulder facilities (bike lanes). Consistent with the decision criteria considered to recommend land use approvals found in BIMC 2.16 and RCW 58.17.110, public improvements along the project frontage on Fort Ward Hill Road may be required as a condition of development to ensure frontage conforms with design standards prior to issuance of any certificate of occupation.
- m. Section 6 of the COBI Design and Construction Standards delineates the quantity and configuration requirements for industrial and commercial development access points to the public ROW (Fort Ward Hill Road, in this instance). Building permits for construction shall demonstrate project (and future master site plan) compliance with these standards.

Permitting

- n. Anticipated ROW work is anticipated for utility connections. Any construction activities within the Public Right-of-Way (ROW) with the exception of the road approach/driveway work associated with issued building permits will require a separate ROW use permit prior to commencing. An issued ROW permit will be subject to separate review, conditions, inspections and bonding requirements.



No.	Issue Description	YYYY-MM-DD
1	PERMIT SET	06/30/2020
2	LAND USE APPLICATION	03/01/2021
3	LAND USE APPLICATION - REVISION	06/01/2021
4	COMMERCIAL BUILDING PERMIT(C-REP)	08/10/2021

No.	Revision Description	YYYY-MM-DD
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Drawn by GC Reviewed by DD, JW

Project No. 15003

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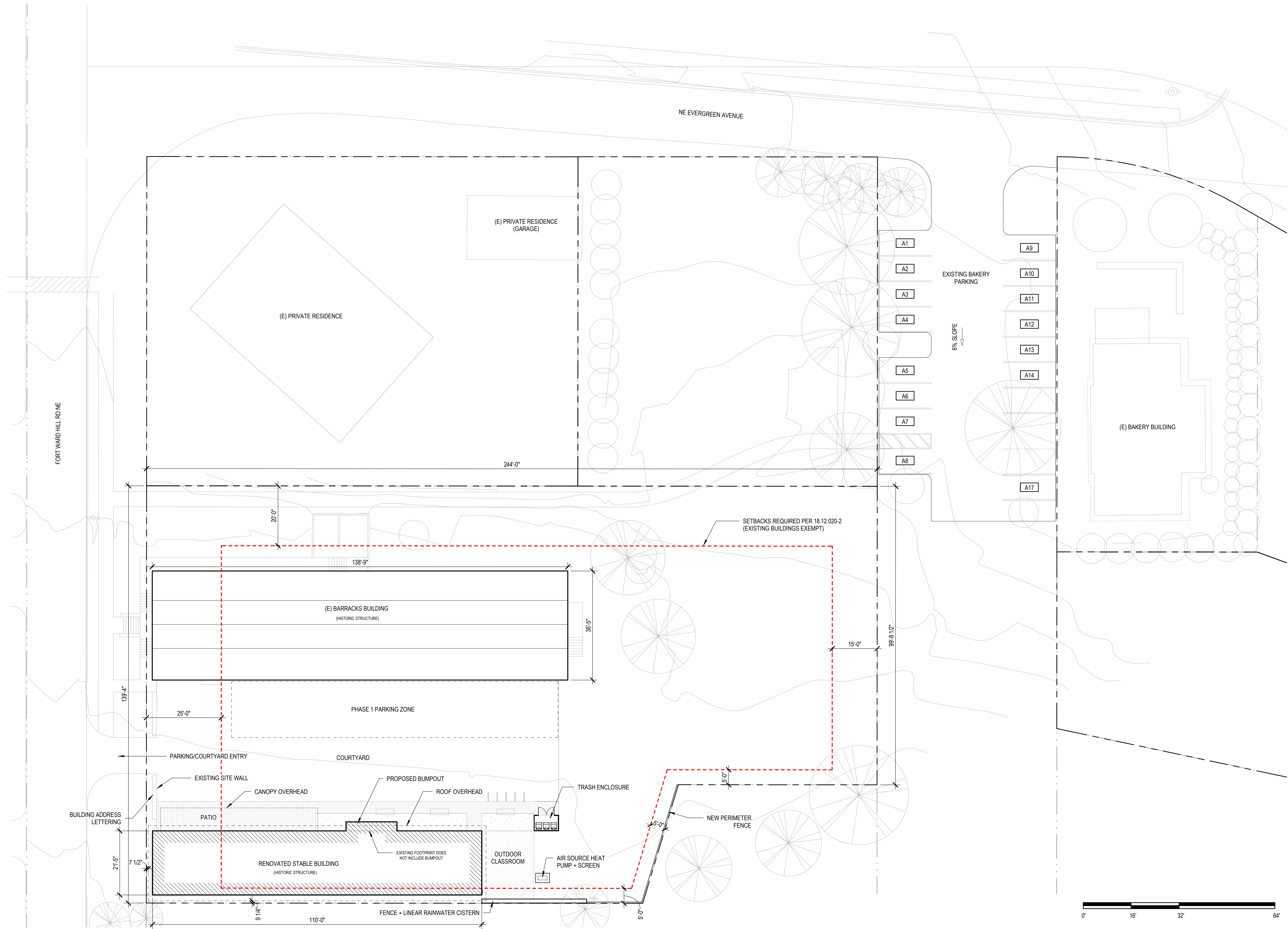
Sheet Title:

SITE PLAN

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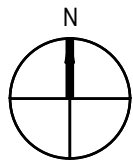
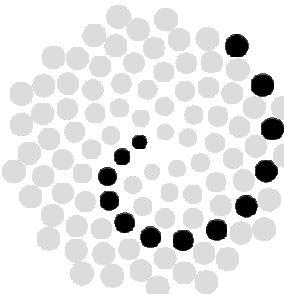
Sheet Number:

A100



1 SITE PLAN - PHASE 1

1/16" = 1'-0"



No.	Issue Description	YYYY-MM-DD
1	PERMIT SET	06/30/2020
2	LAND USE APPLICATION	03/01/2021
2	LAND USE APPLICATION - REVISION	06/01/2021

No.	Revision Description	YYYY-MM-DD
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Drawn by Author Reviewed by Checker

Project No. 15003

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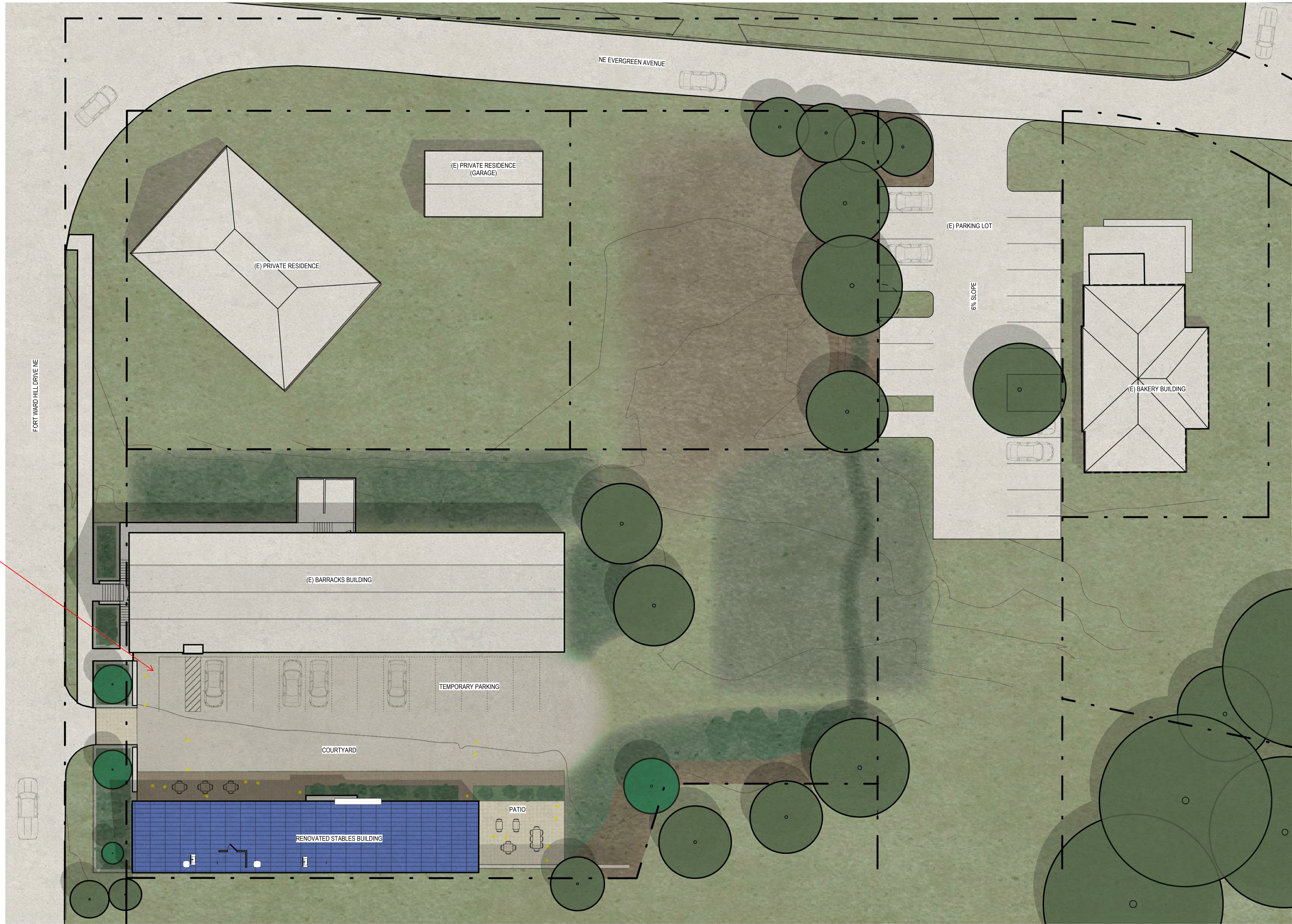
Sheet Title:

ILLUSTRATED SITE
PLAN - PHASE 1

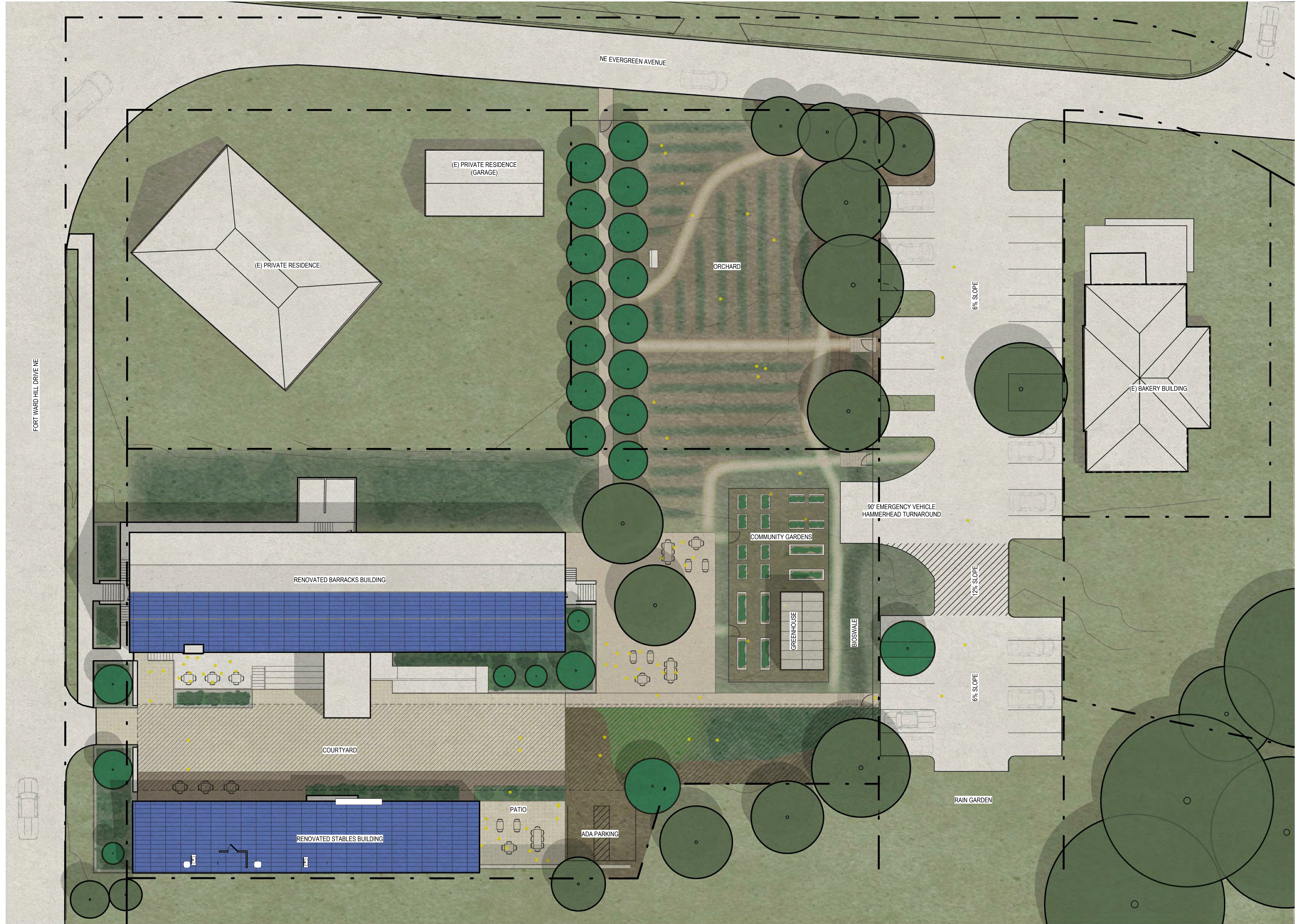
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Sheet Number:

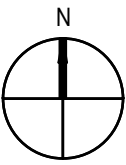
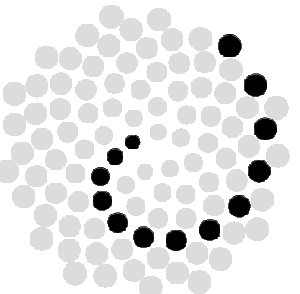
G005



1 SITE PLAN - ILLUSTRATED - PHASE 1
1/16" = 1'-0"



1 SITE PLAN - ILLUSTRATED - PHASE 2
1/16" = 1'-0"



No.	Issue Description	YYYY-MM-DD
1	PERMIT SET	06/30/2020
2	LAND USE APPLICATION	03/01/2021
2	LAND USE APPLICATION - REVISION	06/01/2021

No.	Revision Description	YYYY-MM-DD
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Drawn by Author Reviewed by Checker

Project No. 15003

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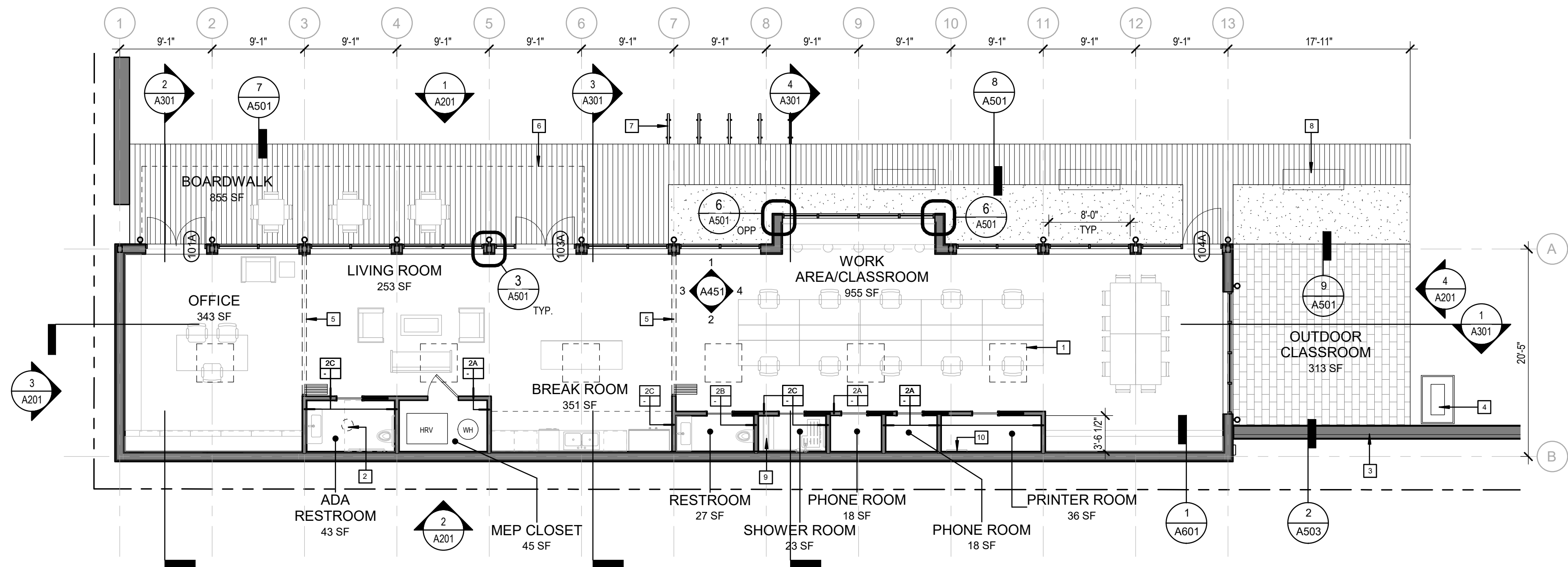
Sheet Title:

ILLUSTRATED SITE
PLAN - PHASE 2

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Sheet Number:

G006



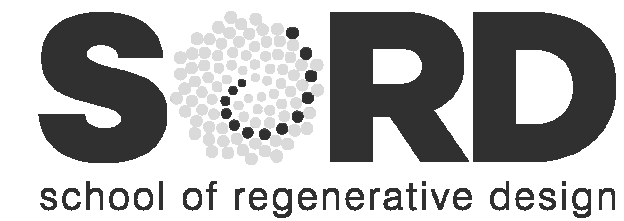
1 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

- 1. SEE SHEET G003 FOR ARCHITECTURAL GENERAL NOTES & SYMBOLS.
- 2. XXX

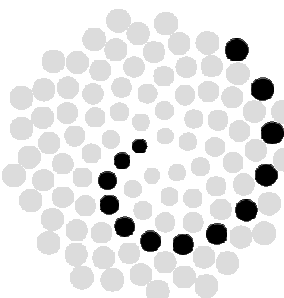
KEYNOTES - FLOOR PLANS

- 1. SKYLIGHT OVERHEAD, TYP.
- 2. SKY TUNNEL OVERHEAD, TYP.
- 3. LINEAR RAINWATER CISTERN + SCREEN
- 4. AIR SOURCE HEAT PUMP + SCREEN
- 5. OPERABLE WALL SYSTEM
- 6. GLASS CANOPY OVERHEAD
- 7. BICYCLE PARKING
- 8. BENCH, TYP.
- 9. SHOWER BENCH
- 10. MAIN ELECTRICAL PANEL



School of Regenerative
Design

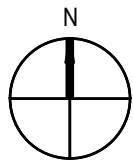
1584 Fort Ward Hill Road NE
Bainbridge Island, WA 98110



McLennan Design, LLC

500 Winslow Way E., Suite 201
Bainbridge Island, WA 98110
t 206 219 3777

Key Plan



Professional Seals

No.	Issue Description	YYYY-MM-DD
1	PERMIT SET	06/30/2020
2	LAND USE APPLICATION	03/01/2021
2	LAND USE APPLICATION - REVISION	06/01/2021

No.	Revision Description	YYYY-MM-DD
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Drawn by GC Reviewed by DD, JW

Project No. 15003

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Sheet Title:

FLOOR PLAN

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Sheet Number:

A101



AERIAL VIEW



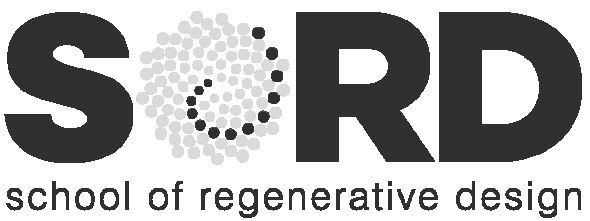
VIEW OF OFFICE WORK AREA



VIEW FROM OFFICE / CLASSROOM

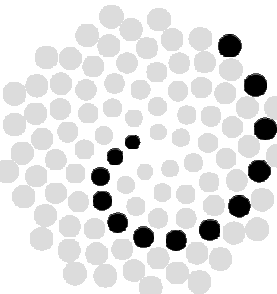


VIEW FROM FORT WARD HILL DRIVE



School of Regenerative
Design

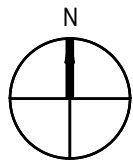
1584 Fort Ward Hill Road NE
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Key Plan



Professional Seals

No.	Issue Description	YYYY-MM-DD
1	PERMIT SET	06/30/2020
2	LAND USE APPLICATION	03/01/2021
2	LAND USE APPLICATION - REVISION	06/01/2021

No.	Revision Description	YYYY-MM-DD
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Drawn by Author Reviewed by Checker

Project No. 15003

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Sheet Title:

RENDERINGS

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Sheet Number:

G007

MEMORANDUM

DATE: SEPTEMBER 2, 2021 (CORRECTED)
TO: HISTORIC PRESERVATION COMMISSION
FROM: ELLEN FAIRLEIGH, ASSOCIATE PLANNER
SUBJECT: FORT WARD STABLE REQUEST FOR ZONING STANDARDS MODIFICATION

The property located at 1584 Fort Ward Hill Road, to include both Building 16 (the barracks) and Building 15 (the stables), is listed on the Local Historic Register. The property on which they are located has been vacant for a number of years and the buildings are in need of repair. There is no current use on the property.

The property owner is in the process of redeveloping the site. The overall master plan is a two-phase project. Phase one is for the rehabilitation of Building 15 (stable) and phase two is for the rehabilitation of Building 16 (barracks), site improvements, and extension of parking in the Endstone Street right-of-way. The City is in the process of reviewing submitted land use applications for phase one.

Proposed redevelopment in phase one includes renovation of Building 15 (stable). Proposed renovations include a new enclosure with new wood siding, exterior windows, and new roofing in addition to a new interior floor slab and miscellaneous interior shell construction to support the tenant improvement work. The proposed use of Building 15 (stable) is an architecture school with an accessory office use for McLennan Design Inc.

In accordance with provisions in the Historic Preservation Program, the Director of Planning and Community Development may waive or modify development standards, such as setbacks, lot coverage, landscape buffers, and parking requirements, for designated Local Register properties (BIMC 18.24.010.C). Designated local register properties may be authorized for a use not otherwise permitted in the zoning district. A request for modification is processed through a minor conditional use permit.

The applicant is requesting modification to the following development standards: (1) use as an “educational facility”; (2) setbacks; (3) lot coverage; and (4) landscaping requirements to include roadside and perimeter buffers and parking lot landscaping.

Use as an “Educational Facility”:

The property is located in the R-2 residential zoning district. In accordance with BIMC Table 18.09.020 Use Table and BIMC 2.16.050.B.1, an “educational facility” requires a major conditional use permit. The application proposes that the “educational facility” be processed through a minor conditional use permit.

Setbacks:

A 25-foot front setback is required in the R-2 zoning district. The existing buildings are within the required front setback along Fort Ward Hill Road, as well as the required side setback (5 feet minimum, 15 feet total) along the south property line. Redevelopment of Building 15 (stable) proposes a canopy over the entrances on the north side of the building. The proposed canopy will project into the front setback to approximately 4.5 feet from the front property line along Fort Ward Hill Road.

Lot Coverage:

Private educational facilities are limited to 50% of the allowable lot coverage in the zoning district. For the R-2 zoning district, allowable lot coverage is reduced from 20% to 10%. Lot coverage, in this context, means the portion of the site covered by buildings. The site is 0.71 acres or approximately 30,928 square feet in size. Lot coverage is limited to 10% of the site area (3,093 square feet). Existing lot coverage, which includes Building 15 (stable) and Building 16 (barracks), is approximately 24% (7,402 square feet). No additional buildings are proposed, but the proposed canopy will count toward additional lot coverage. The change of use to an educational facility triggers the request for modification to lot coverage requirements as well as the increase in lot coverage from the proposed canopy. The proposed canopy is approximately 305 square feet. Proposed lot coverage is approximately 25%.

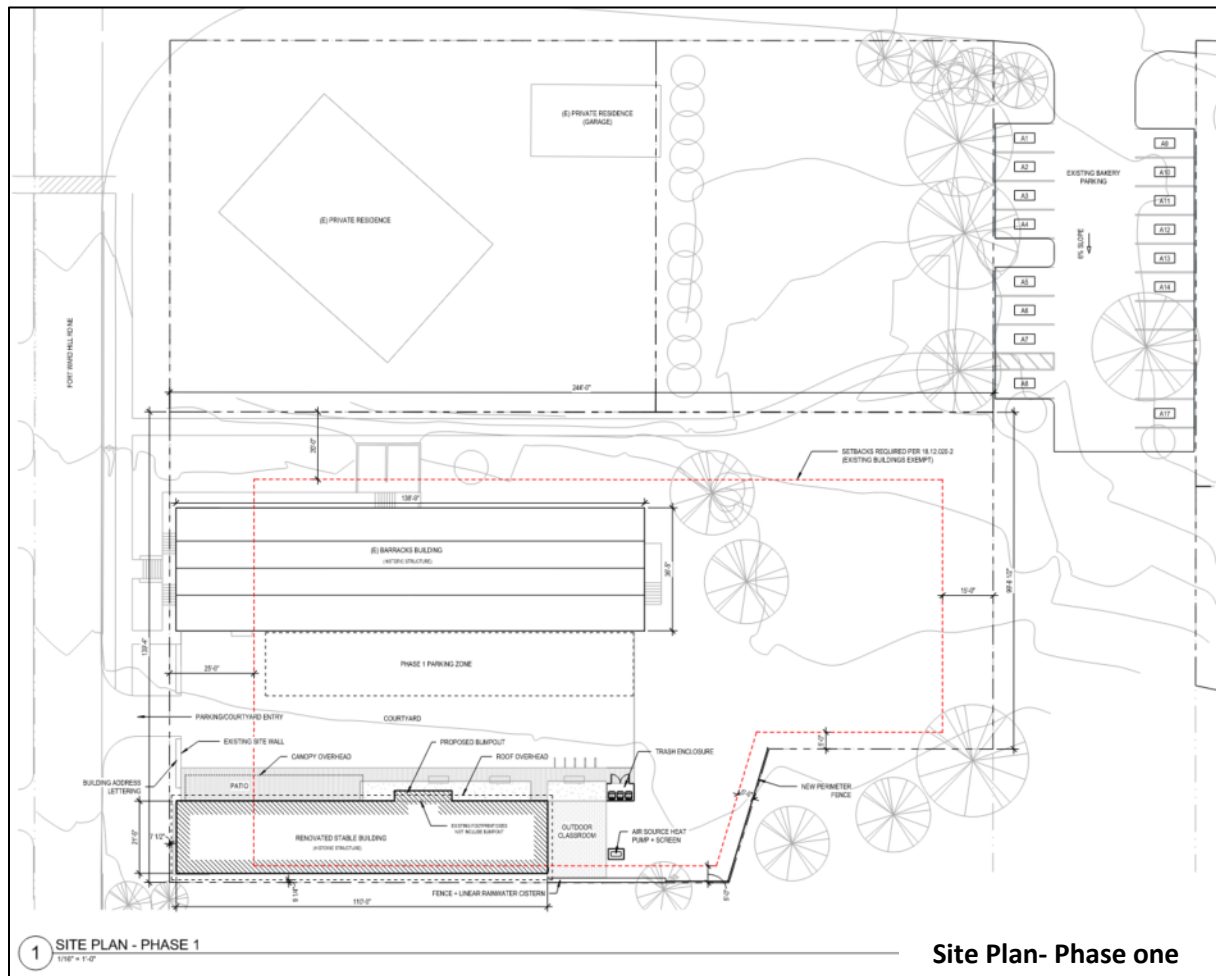
Landscaping Requirements:

Non-residential uses in this district require a 25-foot-wide full screen perimeter landscape buffer from the abutting residential uses. Additionally, a 25-foot wide (15-foot minimum) partial screen roadside buffer is required when the property abuts a right-of-way. Under these regulations, a perimeter buffer is required along the north and south property lines, and a roadside buffer is required along the west and east property lines. The applicant requests zoning relief from landscape buffer requirements and proposes no additional landscaping in these areas. This request is partially due to the existing buildings’ proximity to the property lines. The applicant also requests that no parking lot landscaping be required due to the temporary nature of the parking area in phase one: The phase 2 proposal includes relocation of parking facilities to a different location. The requirement for parking lots is one tree for every four parking stalls with a landscaped area at the end of parking aisles. Ten parking stalls are proposed.

The Director respectfully requests that the Historic Preservation Commission review the application to modify the development standards for use as an educational facility, setbacks, lot coverage, and landscaping requirements, and provide a recommendation as to whether the proposal is compatible with the historic nature of the building and/or site.

Summary of Request

Standard	Allowed/Required	Proposed
Use as an “Educational Facility”	Major Conditional Use Permit	Minor Conditional Use Permit
Setbacks	25-foot front setback	Canopy within 4.5 feet of front property line along Fort Ward Hill Road NE. Building 15 (stable) is an existing non-conformity to required setbacks along Fort Ward Hill Rd. NE and the south property line.
Lot Coverage	10%	Approximately 25%
Perimeter Buffer	25-foot-wide full screen landscape buffer	None proposed. Existing proximity of Building 15 (stable) to the south property line is approximately three feet.
Roadside Buffer	25-foot-wide partial screen/15-foot-wide minimum landscape buffer	None proposed. Existing proximity of Building 15 (stable) to the west property line along Fort Ward Hill Rd NE is approximately two feet and Building 16 (barracks) encroaches over the property line.
Parking Lot Landscaping	One-tree for every four parking stalls and a landscaped area at the end of parking aisles	None proposed.



Site Plan- Phase one

Call to Order (Attendance, Agenda, Ethics)
Approval of Meeting Minutes from August 5, 2021
Call for Public Comment
Committee Updates
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

The meeting was called to order at 2:05 PM. Commissioners in attendance were Rick Chandler, Susan Hughes, Eric Kortum and Christopher Moreno. City Staff present were Senior Planner Kelly Tayara, Associate Planner Ellen Fairleigh and Administrative Specialist Jane Rasely who prepared minutes.

The agenda was reviewed and approved.

Review & Approve Minutes

Motion: I move that we approve the minutes from the August 5 meeting.

Hughes/Chandler: Passed Unanimously

Call for Public Comment

Kathy Hansen – Lives near proposed project with the Fort Ward stables and is in support of the project.

Review of Permit Applications

Project Name: Fort Ward Stables Renovation

Associate Planner Ellen Fairleigh introduced the proposed project and Jason McLennan, who presented the project.

Motion: I move that we approve the modification standards that have been outlined today.

Hughes/Kortum: Passed Unanimously

Discussion of Friends of the Farm Letter to Council

Commissioner Hughes led discussion of a letter she drafted.

Committee Updates

Tabled until the next meeting.

New/Old Business

Fort Ward Stables building permit application will return next month.
List of register eligible properties that have been sent letters in the past.

Adjourn

Meeting adjourned by motion at 4:10 PM.

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – September 7, 2021
Fort Ward Stable Renovation ([PLN51760 SPR/CUP](#))
Summary of DRB findings for Wintergreen Townhome project
New/Old Business
 Sub-committee Code Changes Update
 General Project Update
 Board Member Issues/Concerns
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joe Dunstan called the meeting to order at 2:00 PM. Committee Members in attendance were Vicki Clayton, Michael Loverich, Todd Thiel, Shawn Parks and Bob Russell. City Council member Leslie Schneider was present. Planning Commissioner Ashley Matthews was present. City Staff present were Planning Manager David Greetham, Associate Planner Ellen Fairleigh and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – September 7, 2021

Motion: I make a motion to approve the minutes of the 7th of September.
Russell/Loverich: Passed Unanimously

Fort Ward Stable Renovation ([PLN51760 SPR/CUP](#))

#3 Final Design Review Meeting

51760 SPR CUP Design for Bainbridge Worksheet FINAL 09202021

Summary of DRB findings for Wintergreen Townhome project

Discussion only

New/Old Business

- Discuss joint Planning Commission and Design Review Board Committee to review BIMC & Comprehensive Plan
 - Council Member Schneider has committed to get clarification from Council Member Carr on purpose and goal for joint committee
- Update: Sub-committee "code changes" for project review process-David Greetham
- Update: General Project Update-David Greetham
- Board Member Issues/Concerns

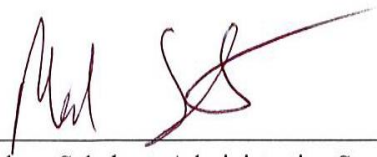
Adjourn

The meeting was adjourned at 4:40 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist



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)



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

#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: Phase 1: Fort Ward Stables Renovation – Building 15
PROJECT ADDRESS or PARCEL: 11240230042003
DATE: 09/20X/2021
PROJECT PLANNER: Ellen Fairleigh
Design Review Board Meeting Dates: 06/15/2020 ; 09/20/2021

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:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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:

The Fort Ward Stables Renovation Project is the first phase of two phases of work in the proposed site masterplan. The first phase of work would provide for the rehabilitation of the existing Stables Building (Building 15) with only minimal site work in the existing open courtyard space, including a temporary parking area as shown in the drawing package. The second phase of work would provide for the full rehabilitation of the existing Enlisted Barracks Building (Building 16) and a full site design to modify the open courtyard space, relocating the temporary parking to a completed parking lot in the right-of-way to the east of the project site, and completing the remaining site gardens, landscaping and park areas. The two site phases are represented in the illustrated site plans submitted in this package. The project team is looking for approval to begin the first phase scope of work for rehabilitation of the existing Stables Building. The following Discussion comments are provided to clarify the initial intent with the first phase of the work, and the final resolution with the full site design under the second phase of work.

S1) The project team is fully committed to the protection of the natural systems existing in the Fort Ward Historic District. No existing trees are being disturbed and there will be very minimal topsoil disturbance with no new building excavation required in the first phase. With the completion of the second phase of the work, the design will incorporate restoration of the natural systems on the project site through regenerative design strategies that are integrated into the overall project masterplan and site building design. This will include removing invasive vegetation (blackberries) and installing native vegetation in the landscape areas called out on the site plan. Preservation of the



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

existing trees will be a primary consideration in the site design although the site has very few trees.

S2) The project team is fully committed to the protection of the existing wildlife habitat on the site. A preliminary ecological site analysis was developed by our biologist Juan Rovalo as the project masterplan was being considered. In the first phase certain native plantings and a pollinator garden are being integrated into the site scope of work. The development of site concepts to promote community gardens and orchards for potential food production will be a strong part of the second phase of the development. The development will be balanced with evaluating more opportunity to create wildlife habitat and introduce more ecological diversity into the project site. The proposed landscaped site areas will be connected and open across the entire project site with no perimeter barriers.

S3) The project team has completed a comprehensive site analysis to determine the unique aspects of the site, and the context of this project location in the Fort Ward Historic District. For the first phase, the intent is to rebuild the historic Stables Building into a functioning building and provide minor work in the existing courtyard open space. In the second phase, the long-term goal is to restore and honor the character of the existing Enlisted Barracks Building while retaining the character of the courtyard and site features. The team has met with the DAHP office and discussed the requirements for rehabilitation of the existing structures. The design plan is to preserve these historical buildings and greatly honor the unique characteristics of this place.

S4) The identity of the Fort Ward Historic District is a significant element of the project design process. The project team will remain committed to the historical significance of the building rehabilitation as well as preserving the local identity of the Fort Ward neighborhood. The existing buildings have already defined the patterns on the project site, including existing setbacks, open spaces between the buildings, and existing scale. The existing patterns and character will be preserved and enhanced. The building frontage for the Stables Building will be rehabilitated in the first phase, and visual barriers to the site will not be created. The building frontage for the Enlisted Barracks Building will be rehabilitated in the second phase. It is to the benefit of the entire Fort Ward Community that these buildings be restored and brought back to life.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

S5) The project team is committed to make the project easily accessible from the local bus transit stops and pedestrian sidewalks on Fort Ward Hill Road and to work within the existing fabric of the community. Pedestrians will have easy access into the project site from the sidewalks along the primary streets. In the first phase, the site planning will include bicycle parking near the Stables Building to promote bicycling to the project site. Access for people of all abilities will be provided. In the second phase, the courtyard between the buildings will become a pedestrian-oriented public space to complete the proposed project site masterplan. As a community asset, our goal is to enrich the quality of life for Fort Ward residents and to provide a place for people to walk and bike in the neighborhood. Cars will be accommodated in the project site masterplan but will have a secondary role to pedestrians and bicycles. It is also the intent to host a car share program on site to even further reduce vehicle use.

S6) This Site Design Standard is not represented on this form, but it is included in the Design for Bainbridge Design Review Manual. The site includes an existing rammed earth entry portal element on the Fort Ward Hill Road frontage that is an invitation to the public to enter the courtyard between the historic buildings. This portal has an existing vehicular drive that will be used for car access to the temporary parking area included in the first phase. In the second phase, this entry is intended to become a primary pedestrian and bicycle entry, with limited vehicle access. In the second phase, the final public parking access will be from Evergreen Street into a right-of-way directly east of the parcel. The Fort Ward Hill Road entrance to the project site will be reinforced as an extension of the public realm into the project site.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

S1)

S2)

S3)

S4)

S5)

S6) DRB agrees with applicant's vision for a courtyard that contributes to the public realm and the outdoor courtyard to be the center of this project.

DRB Findings:

DRB agrees with S1-S6; This project is a good example of the definition of public realm.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

PUBLIC REALM STANDARDS

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- 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 project team is committed to encouraging pedestrian and bicycling circulation on the project site, and to extend the network of pedestrian circulation in the Fort Ward Historic District. Pedestrians and cyclists will have easy access into the project site from Fort Ward Hill Road, and all circulation routes will be safe and comfortable. Access will be provided for people of all abilities into the project site. For the first phase, bicycle parking will be provided adjacent to the Stables Building on the project site. Additional bicycle parking will be provided in the second phase with the rehabilitation of the Enlisted Barracks Building.

P2) In the first phase, a temporary parking area will be provided for the Stables Building as shown on the drawings. In the second phase, this temporary parking area will be removed and a permanent parking lot is intended to be constructed in the right of-way on the east side of the parcel. This parking lot has been discussed as shared parking with the Community Center Building and a final agreement will be implemented to replace the temporary on-site parking into this parking lot. Fire lane access, delivery and service to the buildings will be maintained through the courtyard and drive entrance from Fort Ward Hill Road. Car share and van pool options will be promoted to reduce car traffic.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

P3) The existing historic buildings currently define a large courtyard space between the structures to be rehabilitated. In the first phase, this existing courtyard will be maintained with minimal work to level the existing surface and provide a crushed gravel level surface for the temporary parking. In the second phase, this courtyard will be designed as an extension of the public realm and will be activated as an open space for pedestrians and as a path to access landscaped open spaces on the parcel. All of the existing open spaces will be enhanced and all view corridors will be preserved in the final project site design.

P4) The entry portal fronted on Fort Ward Hill Road will provide access into the project site with the first phase scope of work, and will provide a pedestrian-scale connector to the Community Center building directly east of the project site, with the completion of the second phase. These public spaces are connected through the project site and the public will be encouraged to use the site as a through-route. The gardens and park-like spaces planned for the final phase of the site masterplan will be designed for access and direct engagement by the public.

P5) The first phase will only develop minimal site design work. The project team will be developing the primary site design in the final phase of the site masterplan, and the design will encourage a porous site with pedestrian routes through the project site.

P6) The west edge of the two building structures is located adjacent to Fort Ward Hill Road which is a residential street, but includes these two buildings that are part of the historic Fort Ward era. The project team will restore the west edge of the Stables Building in the first phase. In the second phase, the west edge of the Enlisted Barracks Building will be restored with landscape and a beautifully restored building front. The intent is to provide an entry portal to the site from this primary street. The proposed uses within the rehabilitated historic buildings will also provide a destination for local residents and pedestrians and will increase the activity along the west edge. Potential for art installations will be explored.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

P1)

P2)

P3)

P4)

P5)

P6)

DRB Findings:

DRB agrees with P1-P6



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 existing project site includes vacant structures defined as buildings of historical significance in the Fort Ward Historic District. The new project site masterplan intends to rehabilitate these existing historical buildings in two separate phases, respecting the architectural concept of the two buildings flanking a courtyard open space. The Stables Building on the south edge will be rehabilitated in the first phase. The Enlisted Barracks Building along the north edge will be rehabilitated in the second phase. The open courtyard will be preserved as an important element of the historical site. The rehabilitated building uses within the renovated buildings will be designed to consider the relationships between the buildings and the access to the open courtyard and public spaces. The historic buildings will be renovated with sustainable design principles fully integrated into the building and site design, including strategies for renewable energy, water conservation, rainwater collection, and stormwater management. These principles will be expressed in the buildings and in the overall site design.

B2) The project design for the Stables Building in the first phase will include selection of materials and systems that will be consistent with the architectural vernacular of the Fort Ward Historic District and Bainbridge Island. Because the building rehabilitation is for a structure of historical interest, the design is careful to provide reference to the historic nature of the original building. The architectural language is consistent with this historic context. Any new building additions will clearly be distinguished from historic elements utilizing best practice historic renovation work.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

B3) In the first phase, the composition of the facades of the existing Stables Building is a reference to the existing historic building, including the selection of materials and the geometry of the glazing and horizontal wood siding elements. The building facades are composed to closely represent the historical façades of the original building structures. The building scale is existing. Mechanical equipment and trash/recycling elements will be screened with similar building materials.

B4) The project team is fully committed to the principles of sustainable design. For the first phase, the existing Stables Building will be fully rehabilitated for reuse and building materials will be vetted for non-toxic components. Renewable energy sources are a primary consideration for the project design and will be supplemented with natural light and ventilation strategies to minimize energy use and consumption. The project will be evaluated for petal certification under the Living Building Challenge. The design for the Stables Building will include renewable energy with solar panels on the building roof, and rainwater collection into cisterns. In the second phase, additional sustainable design principles will be integrated into the rehabilitation of the Enlisted Barracks Building, and the site strategies will include rainwater gardens and regenerative stormwater management principles. These features will be included as opportunities to inform and educate the public with the completion of the project site masterplan.

B5) The project team is committed to utilizing durable, locally sourced materials, in accordance with the Living Building Challenge. In the first phase, the Stables Building project will be designed and detailed to be appropriate for the local climate, and to be an appropriate renovation of the historic buildings in the Fort Ward Historic District. This commitment will continue in the second phase for the final design of the Enlisted Barracks Building.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

B1)

B2)

B3)

B4)

B5)

DRB Findings:

This project hits all of the building design standards which is exemplary for a historic building and also updating it to modern times.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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) There will be minimal landscaping design implemented in the first phase. In the first phase certain native plantings and a pollinator garden is being integrated into the site scope of work. In the second phase, the primary landscaping elements will be designed to encourage the extension of the public realm into the project site. Pedestrian circulation as a through-route in addition to developing the courtyard open space for specific activity zones between the buildings. Landscaping elements will be placed to create appropriate human scale and texture within the open courtyard space, including the outdoor decking, seating areas and pedestrian circulation paths along the building edges. The second phase of work would provide for a full site design to modify the open courtyard space, and completion of the remaining site gardens and orchards for potential on-site food production, and open park areas.

L2) In the first phase public access to the project site and the Stables Building will be provided and maintained. For the second phase and completion of the final project site masterplan, the landscape design will continue to support public access to the project site and the connection of public spaces within the Fort Ward Historic District. The project design will include elements of Biophilia with a strong connection of the building occupants to the exterior natural areas. People will be encouraged to spend time outdoors and the landscape design will support outdoor spaces. Art installations can be explored.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

L3) The project site design will include principles of sustainable design and restoration of the hydrological functions of the project site. The first phase will have minimal site and landscape work, but the second phase will include extensive landscape design and sustainable site initiatives. Invasive plantings (blackberries) will be removed and replaced with native species that will provide sustainable solutions to restore the project site. Existing trees will be preserved and new plantings will be selected and placed to provide opportunities for food production, to increase habitat, and to provide a beautiful park-like setting in the final phase of the project masterplan development.

L4) For the second phase and the final project site masterplan, the project site design will include principles of best practice for green infrastructure, including rainwater gardens and bioswales to handle all stormwater. Paved surfaces will be minimized and will include permeable surfaces. The existing building roof area for the Enlisted Barracks Building will be utilized for rainwater collection into an integrated cistern design, similar to the rainwater collection for the roof area of the Stables Building completed in the first phase. The first phase scope of site work does not provide any increase for the amount of existing impervious surface area. The rainwater collection from the existing Stables Building roof will reduce the impact of storm water run-off and the rainwater will be used for landscaping on the north edge of the existing building.

L5) In the second phase, the development of the site concepts to promote community gardens and orchards for potential food production will be balanced with evaluating more opportunity to create wildlife habitat and introduce more ecological diversity into the project site.

L6) With the second phase and the final completion of the project site masterplan, the proposed Enlisted Barracks Building rehabilitation and overall site design will preserve all of the existing views and view corridors into the project site, and from the site to adjacent historic properties and public spaces. The landscape design will complement these existing view corridors.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

L1)

L2)

L3)

L4)

L5)

L6)

DRB Findings:

Applicants request for departure for development standards for roadside buffer, perimeter buffers and parking lot planting is supported by the DRB.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 team recognizes that the primary street and two building frontages for the project is Fort Ward Hill Road. The frontage for the first phase will be the west façade of the Stables Building. The frontage for the second phase will be the west façade of the Enlisted Barracks Building. In general, the residential street will likely be considered a Green Street Type for an urban residential district. The project design for both phases of work in the project site masterplan, will support low traffic speeds and continue to emphasize pedestrians and open spaces with the extension of the public realm into the project site. It is anticipated that this street might be considered a Neighborhood Mixed Street Type with lower traffic volume, walkable and bikeable routes, with varied building frontage types. The primary building types are private residences on both sides of the street. The project design will enhance the pedestrian and bike connections and the character of the street frontage.

DRB Discussion:

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

The frontage along Fort Ward Hill Road is primarily as a landscape frontage along the residential green street. The existing historical buildings have an existing frontage on the west property line and the setback is existing and this will remain unchanged.

DRB Discussion:

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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:

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

Applicant Response:

DRB Discussion:

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

DRB Discussion:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

DRB Discussion:

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:

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

DRB Discussion:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:

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

Applicant Response:

DRB Discussion:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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:

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

Applicant Response:

DRB Discussion:

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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 scope of the first phase of the project site masterplan is to rehabilitate the existing Stables Building with access into the courtyard space between the two historic buildings. For the second phase, including the rehabilitation of the Enlisted Barracks Building and the completion of the proposed site masterplan, it is the intent of the site design to provide enhanced access to the courtyard space, in addition to developing more landscaped open spaces, orchards, gardens and park space to provide additional amenities for the public to access. The final site design will encourage the residents in the neighborhood to venture into the site as an extension of the public realm.

Standard 2)

For the first phase, the initial parking spaces will be temporary and will be located in the courtyard space between the historic buildings as indicated. This will not require any permanent paved surfaces or lot striping and the existing rammed earth walls will help minimize the visual impact from the public realm. In the second phase of the proposed site masterplan the temporary parking will be removed from the courtyard and permanent parking will be located in the shared parking spaces with the Community Center project, in the lot directly east of the project site. Fire lane access, delivery and service to the buildings will be maintained through the courtyard and drive entrance from Fort Ward Hill Road.



DESIGN for BAINBRIDGE WORKSHEET

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DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET

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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 Owner of tax parcel, 112402-3-004-200, Green Warrior Holdings LLC, is committed to working to preserve both of the historic structures located on the project site and to remain compatible with the historic buildings located in the Fort Ward Historic District. Historic structures have been renovated into private residences on the parcel directly to the north and directly to the south of this parcel, maintaining the exterior brick facades and other materials. A local non-profit in combination with the City Parks Department and the Sewer District is currently renovating the historical building structure to the east into a community center. For the first phase, the rehabilitation of the Stables Building will include historical references to the existing exterior materials, and will provide some new elements, including new window systems, glass awnings, standing seam roofing, and alternate wood finishes. The rehabilitation of the Enlisted Barracks Building will be included in the second phase of the proposed site masterplan, and will be restored in compliance with the historic guidelines for a project listed on the National Register of Historic Places, and in review with the DAHP.

Standard 2)

The Stables Building will be rehabilitated in the first phase. The building is an historic structure that was believed to be originally constructed in 1911 to house horses and horse-drawn carriages and coal carts. The structure was modified to become a twelve-car garage to support the Enlisted Personnel Barracks and Dispensary Building added to the existing district in 1942. The Enlisted Barracks Building will be rehabilitated in the second phase. The building is listed in the National Register of Historic Places and has been defined as a building of historical interest in the Bainbridge Island Municipal Code, Chapter 18.24 Historic Preservation Program. The Stables Building is a deteriorated wood-framed structure with painted wood siding and remnants of a metal shingle roofing material. This structure is not listed in the National Register of Historic Places but is defined as a contributing resource to the Fort Ward Historic District. This building



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

is not on the local register and not listed as a building of historical interest. The Owner is fully committed to preserving both of the historic structures located on the project site. McLennan Design Inc will design the renovation of Stables Building as an initial phase of a master plan to develop both structures and the entire project site. In this initial phase, the Stables Building will be preserved and saved from potential demolition. The existing building will be renovated to maintain the historic integrity of the building structure, including maintaining the existing structure and salvage of materials for reuse.

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:

Project meets Standard 1 & Standard 2.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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)

Standard 2)

DRB Discussion:

Standard 1)

Standard 2)

DRB Findings:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

This project is recommended for:

Approval ☒

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE: _____

A handwritten signature in blue ink, appearing to read 'Dunstan', written over a horizontal line.

Chair, Design Review Board

DATE: 10/18/2021

Marlene Schubert

From: Kathy Hansen <kathy.hansen206@gmail.com>
Sent: Friday, July 9, 2021 6:30 PM
To: PCD; Ellen Fairleigh
Subject: Public Comment on PLN51760 SPR/CUP

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Fairleigh,

Thank you for the opportunity to comment on PLN51760 SPR/CUP. We are supportive of efforts to rehabilitate, repurpose and restore buildings that have been a neighborhood eyesore and danger, to the School of Regenerative Design (SORD). We are particularly pleased that the applicant will no longer pursue the idea of a café in a residential neighborhood not designated as a neighborhood center and appreciate the thoughtful design for the Stable building as an office space. This plan is consistent with the plan that area residents celebrated years ago at a picnic on the grounds.

We do have questions and comments after reviewing the SEPA checklist for the Stable building:

Questions and concerns related to lighting. The checklist states:

The proposed site development will minimize light pollution. The light will include only low light levels along the exterior building and to provide evening lighting in the courtyard between the existing buildings after dusk. The majority of the site will remain unlit. The type of lighting selected will have a cut-off to limit lighting spill onto adjacent properties, and will not produce high glare.

We have concerns that this lighted space would serve as an after-hours attraction that is not wanted in a quiet residential neighborhood. Couldn't security be achieved by the use of motion sensors after dusk? Having the building lighted all night is uncharacteristic of the neighborhood.

A second concern is the proposed method for securing the property both during and after construction. Over the 4th of July weekend, our six-year old Grand-daughter's unsolicited comment was that you can get inside the gates. During our more than a decade of living here, we have escorted kids out of both the main building and those who access the grounds through obvious gaps in the fence.

How will the construction site be adequately secured?

After the Stable building is restored, how will it be separated from the Barracks building which is a known safety hazard?

Is there a plan to secure the property after-hours or will people be free to access the property and courtyard area?

A third concern is traffic. Traffic that adds an additional 15 daily trips should not significantly impact the average daily number of vehicles that use Fort Ward Hill Road. Upon completion at each phase of the redevelopment, we request that there be data collected that show the actual trips generated and not a projected number. We are requesting a copy of this data.

The proposed number of vehicle trips generated by the proposal will be fairly minimal due to the proposed uses for the rehabilitated historic buildings and the commitment to have people utilize ride or vanshare, mass transit or bicycle options. It is

not anticipated that any commercial truck vehicles, with the exception of delivery trucks delivering to residential neighborhoods, would add to traffic on the existing streets. The peak volumes for passenger vehicles would likely occur on weekday mornings between 7 - 9am, and weekday evenings between 5 - 6pm. The number of vehicle trips per day would be estimated to be approximately 15 total trips, based on ITE Trip Generation results.

We look forward to your or the applicants responses and wish Green Warrior Holdings LLC success with the project,

Kathleen & Thomas Hansen

1525 Fort Ward Hill Rd NE

Bainbridge Island, WA

Dear Ms. Fairliegh,

Date: July 12, 2021

Re: Comments on Fort Ward Stable Renovation - BLDG 15 SPR/CUP. City file no. PLN51760 SPR is the primary file (see also PLN51760 CUP). Project Number PLN51760 SPR/CUP.

While I do not oppose reasonable development on this historic property site, I do oppose the project's requests that would have negative affects on the character of the Fort Ward neighborhood's quiet family residential area. I do oppose the project developer's requests that would compromise the neighborhood's character in order to make the project cost effective for the developer. That is not an acceptable approach; the project planning should be restricted to the property without requiring impositions on the surrounding neighborhood.

I oppose the following requests in this project.

1. Oppose permitting the project to use the very limited public rights-of-way easements for its commercial and business parking. The public rights-of-way in this area are very limited and already well used by residents and service vehicles. The additional right-of-way parking spaces this project requests are unreasonable and unrealistic in this setting.

2. Oppose zoning relief of setbacks for this project. The site has considerable space within its boundaries for planned development without setback modifications.

3. Oppose proposed lighting of the building exteriors and courtyard. This is a dark neighborhood with no night lighting except the occasional porch light and the night lighting would be intrusive to the character of the neighborhood.

4. The addition of traffic from the proposed project would exacerbate the already unsafe conditions on Fort Ward Hill Road. The project should be required to have a traffic study before adding 30 or 60 or more daily car trips on this road (based on the proposed request for 30 parking spaces in the public easements, each car two ways a day). It is unrealistic to state that project users would use "vanshare" or mass transit or bicycle when there is no evidence or data to support that statement. It is doubtful given that the commuter busses to this area are few and limited. Bicycling is also unrealistic, it is a long way and many hills to bicycle here every day.

Yours truly,

Bonnie Harris
1702 Fort Ward Hill Rd NE
Bainbridge Island, WA 98110

Marlene Schubert

From: Elizabeth Davidson <elizabethdavidson33@gmail.com>
Sent: Tuesday, July 13, 2021 8:34 AM
To: PCD
Cc: Ellen Fairleigh
Subject: public comment submission PLN51760 SPR/CUP

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My husband, Sam Davidson, and I are residents of the Fort Ward neighborhood and wish to submit comments for the proposed development of the Fort Ward Stable Renovation.

We restored the historic Quartermaster Stable, the accompanying Wagon Shed, and the Munitions Building, at 1564, 1566, and 1568 Fort Ward Hill Rd, beginning in 1992, and have been residing at 1566 Fort Ward Hill Rd. since then. This building, the Quartermaster Stable, is located directly to the south of the proposed renovation project and our property extends to the east, parallel to the length of the proposed renovation property. It is therefore directly affected by not only the proximity of the project (two buildings away) in an already very dense neighborhood, but is affected visually by potential additions to that property.

We are concerned most specifically by the potential for major light pollution from outdoor light installation along the length of both the "stable" and of Building 16 itself.

We hope that any outdoor light installation will not be mounted on the upper story of Building 16, and that outdoor lighting that's installed for the stable and building 16 be not only shielded and downward directed, but that it not be ongoing at night. That would be, I think, considered light pollution. Constant night lighting would also greatly impact our own residence, as it would illuminate our residence significantly if allowed to be shining at night. The property overlooks our property, all along its length, and from an elevated level. Even motion sensitivity lighting could be a problem as there's a great deal of wildlife in the area that would trigger lighting regularly during the night.

We would like to propose that some kind of wall be installed along the south edge of the property, as it overlooks the properties to the south of it, to help shield the neighboring area from the lights from the buildings, from headlight of cars as they use the parking areas (both temporary and later), and to help reduce the noise of both the traffic on that property and the occupation. As it is a relatively small piece of property in a residential neighborhood, to have the population increase in one piece of property by as many people as this allows is significant.

We do not oppose the development. We recognize that this proposal is a visionary and thoughtful way of preserving this building. We just also know that this significantly increases the number of people, the lighting, the noise, and the traffic in an already dense neighborhood and hope that as much of the impact as possible can be softened and mitigated.

We are also aware, in reviewing the documents, that perhaps there is not as much knowledge of the underlying historic water and drainage system as might be necessary. Under the paved courtyard between the stable and building 16 is, I believe, the remains of quite a lot of clay pipes, some of which are broken, and which continue to collect and distribute water, but unpredictably, to the south. They have also flooded the basement of Building 16, significantly, on several occasions. We have experienced major flooding in the past from some of this unaddressed underground system and hope that by drawing attention to it it might help prevent assumptions being made about drainage and lack of excavation of that area for problem solving. The

Blossoms, who used to own this building, and who controlled the water system previously could be of great assistance in taking a look at this potential problem.

Thank you for the opportunity to have input in this project as it moves forward. We have been encouraged by the willingness of the School to engage the neighborhood in dialogue, and look forward to a mutual and rewarding relationship. We look forward to any participation and assistance we can provide, and to a wonderful resolution of this renovation for all of us.

Respectfully,

Elizabeth and Sam Davidson

Marlene Schubert

From: Jess Morgan <jess.a.morgan89@gmail.com>
Sent: Thursday, July 15, 2021 1:21 PM
To: PCD; Grant Morgan
Subject: Re: PLN51760 SPR CUP

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Fairleigh:

Thank you for the opportunity to comment on this project. While we are disappointed that the project owners are no longer pursuing a cafe, as indicated by another comment, we are pleased to welcome the school and office to Fort Ward. We believe the capacity of the proposed facility signals that this project will not unduly increase traffic or noise levels. We hope Green Warriors LLC will be permitted to move forward with this project as scheduled without excessive interference from the City of Bainbridge Island.

Sincerely,
Jess and Grant Morgan

Link to electronic permit file on public portal:

<https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/368fbb8c-b3de-4966-98ec-ad1701571ec2? conv=1>



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: October 28, 2021

ESTIMATED TIME: 20 Minutes

AGENDA ITEM: (7:50 PM) - Consideration and Recommendation on Possible Extension of the Housing Design Demonstration Projects (HDDP) program, BIMC 2.16.020.S, Ordinance No. 2021-35.

AGENDA CATEGORY: Ordinance

PROPOSED BY: Jennifer Sutton

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S): October 12, 2021; Motion to refer the HDDP program extension to the Planning Commission for consideration and a recommendation on a proposal to extend the project for 2 years.

RECOMMENDED MOTION:

I move to schedule a public hearing and recommendation on Ordinance No. 2021-35 for the November 18, 2021 Planning Commission meeting.

SUMMARY:

On October 12, the City Council discussed whether to extend the City's Housing Design Demonstration Project (HDDP) program. The program is codified in BIMC Section 2.16.020.S. (see attached). Without an extension, the HDDP program is set to expire on December 31, 2021. At that meeting, the City Council heard public comment about how the HDDP program could be used in the near term to construct affordable housing if it were extended. The City Council then approved a motion to refer the HDDP program extension to the Planning Commission for consideration and a recommendation on a proposal to extend the project for 2 years. That extension is drafted in Ordinance No. 2021-35 (attached).

On December 10, 2019, the Council approved Ordinance No. 2019-32 (see attached) to extend the City's HDDP program for two additional years, until December 31, 2021. In so doing, the program was also narrowed to only be available for development projects that provide at least 50% of residential units as affordable housing.

At the time, the City was working on preliminary design concepts for the Suzuki Affordable Housing project, which was being planned as an HDDP project with more than 50% affordable housing. The City owns 13.83 acres, commonly referred to as the "Suzuki Property", at the intersection of Sportsman Club Road and New Brooklyn Road. Development at Suzuki was removed from the City's priority affordable housing work list in 2020; additional work has not happened since that time. The City has not received any formal development proposals that plan to utilize the HDDP program since the program was extended and narrowed at the end of 2019.

BACKGROUND: The City's Housing Design Demonstration Projects (HDDP) program (BIMC Section 2.16.020.S, attached) was originally approved in 2009 as a 3-year Pilot Program in the greater Winslow area (map in presentation). Goals of the HDDP program include the promotion of green building, sustainable site development, and housing diversity & affordability using development standard flexibility & density incentives, including a density incentive.

HDDP projects must meet minimum green building certification standards and limit dwelling units to a 1,600 square foot maximum dwelling unit size.

Since its inception, there have been 439 units built of which 47 are affordable and all received a green building certification. With out this program, there is no other municipal code section that mandates green development and affordable housing.

Ordinance No. 2019-32 (see attached) narrowed the program to only be available for development projects that provide at least 50% of residential units as affordable housing, and extended the HDDP program until December 31, 2021. In 2010, the HDDP program was recognized with a Sustainability award by the Washington State Chapter of the American Planning Association.

ATTACHMENTS:

Ordinance 2021-35: Consider Extension of Housing Design Demonstration Project (HDDP) Program



Ferncliff Village



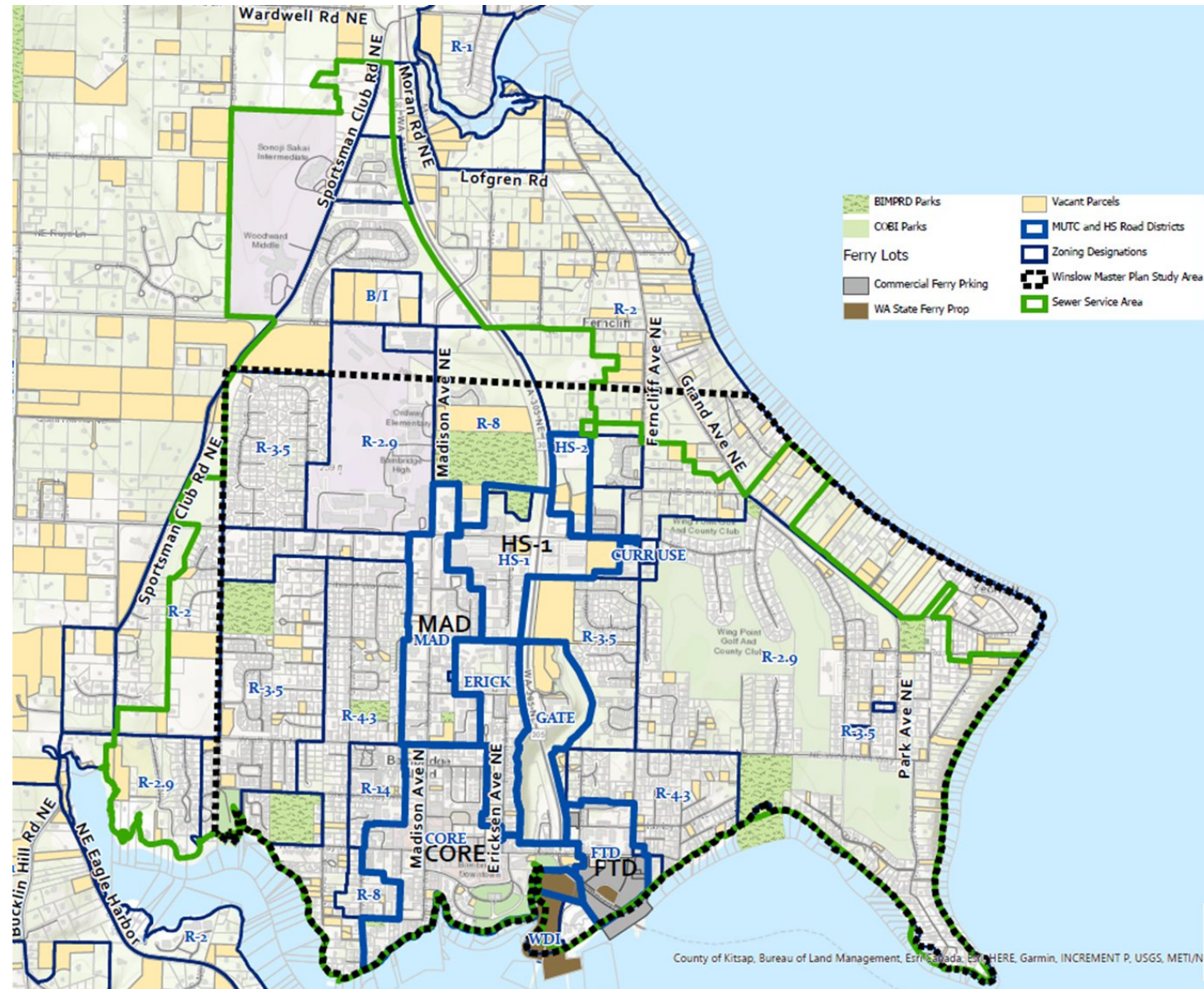
Grow Community

Housing Design Demonstration Project (HDDP) Program

OVERVIEW & HISTORY

- 2009 3-year Pilot Program applies in the greater Winslow area Revised in 2013; Revised in 2016 to reflect LID requirements, extended until 2021 (BIMC 2.16.020.S).
- Promotes green building, sustainable site development, and housing diversity & affordability using development standard flexibility & density incentives
- 1,600 square foot maximum dwelling unit size for all HDDP units
- 2019 2-year extension narrowed program to only allow HDDP projects that include at least 50% affordable housing units.
- 10/12 City Council Motion to the Planning Commission to consider a recommendation to extend the HDDP program for 2 additional years.

Winslow Sewer
Service Area
(*green line*)



HOW DOES HDDP WORK?

HDDP projects require green building, sustainable site development & affordable housing.

Excerpt Table [2.16.020.Q-1](#): Housing Design Demonstration Project Scoring System

Density Incentives	Requirements to Receive Incentives	
	Green Building and Innovative Site Development	Housing Diversity
Tier 3		
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development	50% affordable housing
	25 Points in Innovative Site Development Practices	Home size not larger than 1,600 sq. ft.

NOTE For required affordable housing units:

Home ownership projects: 50% of required affordable house units should serve ≤ 80% AMI

Rental projects: 50% of required affordable house units should serve ≤ 60% AMI.

Table 2.16.020.5-3 Innovative Site Development Scoring Method

Minimum Site Development Point Requirement	WATER QUALITY & CONSERVATION Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, green roofs and covered parking. All HDDP projects will follow the stormwater manual adopted in Chapter <u>15.20</u> BIMC.	LANDSCAPING & OPEN SPACE Project provides well-designed common open space, with at least 5 percent of the gross land area, set aside as open space and designed as an integrated part of the project rather than an isolated element. The common open space must be outside of critical areas and their buffers and required roadside buffers. Appropriate community amenities such as playgrounds, composting and neighborhood gardens promoting the production of locally grown food are encouraged. Resident neighborhood community gardens can be in common open space areas, and shall be appropriately located for solar exposure, and include water availability, soil amenities, and storage for garden tools. Required growing space for neighborhood gardens is 60 square feet per dwelling unit, not including any existing orchard area. Open space dedicated to the public pursuant to the standards of BIMC Sections 17.12.030. A1, A2, A3, A6 & A7 is encouraged.	TRANSPORTATION Project design provides enhanced sensitivity to pedestrian and bicycle travel to promote the people getting around without a car, a reduced carbon footprint, improved health of humans, and lower pollution levels. Project internally preserves existing informal internal connection to external non-motorized facilities, furthering the Island-wide Transportation Plan (IWTP) and using such solutions as woonerfs, green streets, and natural trails and paths. Project reduces reliance on automobiles and trip counts, and promotes alternative transportation, such as integrating parking and charging facilities for electric cars, or bus shelters.																																																																																
25	<table><thead><tr><th>REQUIREMENT</th><th>VALUE</th></tr></thead><tbody><tr><td>Number of dwelling units that integrate greywater reuse components into building design:</td><td></td></tr><tr><td>10%</td><td>1</td></tr><tr><td>11-20%</td><td>2</td></tr><tr><td>21-30%</td><td>3</td></tr><tr><td>Over 31%</td><td>4</td></tr><tr><td>Percentage of total roof area qualifying as "green roofs":</td><td></td></tr><tr><td>15-30%</td><td>2</td></tr><tr><td>Over 31%</td><td>4</td></tr><tr><td>Project integrates cisterns: % of total roof area directed to cisterns:</td><td></td></tr><tr><td>15-30%</td><td>2</td></tr><tr><td>Over 31%</td><td>4</td></tr><tr><td>Percentage of total parking spaces that are covered (i.e. parking garage, carport):</td><td></td></tr><tr><td>5-20%</td><td>1</td></tr><tr><td>21-40%</td><td>2</td></tr><tr><td>41-60%</td><td>3</td></tr><tr><td>61-80%</td><td>4</td></tr><tr><td>Over 81%</td><td>5</td></tr></tbody></table>	REQUIREMENT	VALUE	Number of dwelling units that integrate greywater reuse components into building design:		10%	1	11-20%	2	21-30%	3	Over 31%	4	Percentage of total roof area qualifying as "green roofs":		15-30%	2	Over 31%	4	Project integrates cisterns: % of total roof area directed to cisterns:		15-30%	2	Over 31%	4	Percentage of total parking spaces that are covered (i.e. parking garage, carport):		5-20%	1	21-40%	2	41-60%	3	61-80%	4	Over 81%	5	<table><thead><tr><th>% OF OPEN SPACE</th><th>VALUE</th><th>VALUE IF PUBLIC</th></tr></thead><tbody><tr><td>5-10%</td><td>2</td><td>4</td></tr><tr><td>11-15%</td><td>4</td><td>6</td></tr><tr><td>16-20%</td><td>6</td><td>8</td></tr><tr><td>21-25%</td><td>8</td><td>10</td></tr><tr><td>Greater than 25%</td><td>10</td><td>12</td></tr><tr><td>Incorporates neighborhood garden</td><td>2</td><td></td></tr><tr><td>Preserves tree that qualifies as a "Heritage tree" under City Program. The tree is not otherwise required to be preserved.</td><td colspan="2">2 per tree</td></tr><tr><td>All Private yard areas ≤ 20% turf</td><td colspan="2">4</td></tr><tr><td>Project landscaping integrates at least 60% native or drought tolerant plants</td><td colspan="2">4</td></tr></tbody></table>	% OF OPEN SPACE	VALUE	VALUE IF PUBLIC	5-10%	2	4	11-15%	4	6	16-20%	6	8	21-25%	8	10	Greater than 25%	10	12	Incorporates neighborhood garden	2		Preserves tree that qualifies as a "Heritage tree" under City Program. The tree is not otherwise required to be preserved.	2 per tree		All Private yard areas ≤ 20% turf	4		Project landscaping integrates at least 60% native or drought tolerant plants	4		<table><thead><tr><th>TRANSPORTATION COMPONENTS</th><th>VALUE</th></tr></thead><tbody><tr><td>Project preserves, creates or integrates internal and external non-motorized connections.</td><td>2</td></tr><tr><td>Provides public walkways, separated paths, or bike lanes. No points for facilities required by IWTP.</td><td>3</td></tr><tr><td>On-site car sharing program</td><td>1 per each car</td></tr><tr><td>Electric vehicle charging stations for 3% of vehicle parking capacity.</td><td>3</td></tr><tr><td>Covered, consolidated bike parking for subdivisions</td><td>3</td></tr><tr><td>Bus Shelter</td><td>2</td></tr></tbody></table>	TRANSPORTATION COMPONENTS	VALUE	Project preserves, creates or integrates internal and external non-motorized connections.	2	Provides public walkways, separated paths, or bike lanes. No points for facilities required by IWTP.	3	On-site car sharing program	1 per each car	Electric vehicle charging stations for 3% of vehicle parking capacity.	3	Covered, consolidated bike parking for subdivisions	3	Bus Shelter	2
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HDDP Projects to Date							
HDDP Project	Tier	Zone	Max. Base Density	# & Type of Dwelling units	Green Building Certification Requirement	# of Affordable (AH) Units	Status
**Ferncliff Village (HRB)	3	R-3.5	20	40: Single-family (SF) & Townhomes (TH)	Evergreen Sustainable Development	40	Completed
**Grow Community	2	R-14	112	149: SF, Apartments (Apts.), Condos & Townhomes	Built Green 5	0	Mostly Built
Ericksen Urban Cottages	1	MUTC/ Ericksen	0.6 Res. FAR	16 SF	LEED Certified Required, Achieved LEED Platinum	0	Completed
Madrona Townhomes (The Walk)	1	MUTC/ Core	1.0 Res. FAR	52 SF TH & ADUs	LEED Certified	5	Completed
Bainbridge Landing	1	MUTC/ Ferry TD	1.1 Res. FAR	140: SF TH, Apts.& Age-in-Place	LEED Certified or Built Green 4	0	Under Construction
**Wallace Cottages	2	R-4.3	10	19 SF & Age-in-Place	LEED Silver or Built Green 4	2	Under Construction
Madison Place	1	MUTC/ Madison	0.6 Res. FAR	18 SF & Duplexes	LEED Certified or Built Green 4	0	Under Construction
Ericksen Gardens	1	MUTC/ Ericksen	0.6 Res. FAR	5 SF (including 1 ADU)	LEED Certified or Built Green 4	0	Completed
Total HDDP Units Permitted				439	Total Designated AH Units	47	
**# of Bonus Units Achieved Through HDDP				66			

NEXT STEPS

- Hold Planning Commission Public Hearing (November 18) on Ordinance No. 2021-35 and complete recommendation to the City Council on the HDDP program for an 2 additional years, until December 31, 2023.
- City Council review and consideration of Ordinance No. 2021-35.

ORDINANCE NO. 2021-35

AN ORDINANCE of the City of Bainbridge Island, Washington, amending Bainbridge Island Municipal Code Section 2.16.020.S to extend the Housing Design Demonstration Project program.

WHEREAS, on August 12, 2009, the City Council adopted Ordinance No. 2009-06, establishing a pilot Housing Design Demonstration Project (“HDDP”) program to allow for the development of projects to increase the variety of housing choices available to residents of all economic segments and to encourage sustainable development through the use of development standard incentives; and

WHEREAS, Ordinance No. 2009-06 established a sunset date of August 26, 2012, for the HDDP program; and

WHEREAS, on July 18, 2012, the City Council approved Ordinance No. 2012-09, extending the HDDP program until December 31, 2013, to allow time for the City to further evaluate the program; and

WHEREAS, the City Council convened an Ad Hoc Committee made up of a Planning Commissioner, three City Councilmembers, a member of the Design Review Board, and a representative from the Housing Resources Board to evaluate and make recommendations on the HDDP program; and

WHEREAS, the Ad Hoc Committee recommended changes to the HDDP program, including extending the HDDP program until the end of 2016 to allow time for the construction of approved projects; and

WHEREAS, on December 11, 2013, the City Council adopted those recommendations with the approval of Ordinance No. 2013-25, extending the HDDP program to December 31, 2016; and

WHEREAS, on September 27, 2016, the City Council adopted Ordinance No. 2016-27, extending the HDDP program until December 31, 2019, to allow time to review the program and compare it to other affordable housing tools the City may choose to utilize, as envisioned by the draft 2016 Comprehensive Plan; and

WHEREAS, on February 28, 2017, the City Council adopted Ordinance No. 2017-01, approving the 2016 Comprehensive Plan; and

WHEREAS, the 2016 Comprehensive Plan includes several policies related to promotion of sustainable development and affordable housing; and

WHEREAS, the purpose of the existing HDDP program is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socioeconomic spectrum, promote compact, low-

impact development where it is most appropriate, and encourage high quality and innovation in building design, site development, and “green” building practices; and

WHEREAS, the Affordable Housing Task Force was created by the City Council on May 9, 2017, and was instructed to make recommendations for specific actions, programs, and strategies the City of Bainbridge Island and the City Council can take in the near-term to improve access to affordable housing across the economic spectrum; and

WHEREAS, the City’s Affordable Housing Task Force issued a final report in July 2018 with many recommendations on how to increase housing affordability and diversity on Bainbridge Island, which include similar goals as the HDDP program described above; and

WHEREAS, on October 1 and 22, 2019, a majority of the City Council indicated support for extending the HDDP program until December 31, 2021; and

WHEREAS, on December 10, 2019 the City Council approved Ordinance 2019-32 which narrowed the program to only apply to projects that provided at least 50% of housing units as affordable housing and extended the HDDP program until December 31, 2019; and

WHEREAS, the City is still working to accomplish many of the recommendations made by the Affordable Housing Task Force’s final report and to implement City green building standards, and both affordable housing and green building are required as part of the HDDP program; and

WHEREAS, at the time Ordinance 2019-32 was approved, the City was working on preliminary design concepts for the Suzuki Affordable Housing project, which was being planned as an HDDP project with more than 50% affordable housing, however development at Suzuki was removed from the City's priority affordable housing work list in 2020; and

WHEREAS, although City has not received any formal development proposals that plan to utilize the HDDP program since the program was extended and narrowed at the end of 2019, there was public comment at the October 12, 2021 City Council that there is at least one affordable housing project in a conceptual phase that would utilize the HDDP program; and

WHEREAS, on October 12, 2021, the City Council voted 6-0 to support a two-year extension of the HDDP program until December 31, 2023 and referred the issue to the Planning Commission for consideration and a recommendation; and

WHEREAS, the Planning Commission discussed this Ordinance No. 2021-35 on October 28, 2021 and held a public hearing on November 18, 2021, and after closing the public hearing, completed a recommendation on Ordinance No. 2021-35 to the City Council TBD; and

WHEREAS, notice was given on XXX to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106 related to this Ordinance No. 2021-35; and

WHEREAS, the City Council considered versions of this Ordinance No. 2021-35 on December 7 and 14, 2021, and desires to extend the HDDP program for two additional years; and

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

Section 1. Section 2.16.020.S.10 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

10. Demonstration Period. This subsection S and related provisions of BIMC Titles 2, 17, and 18 shall expire on December 31, ~~2021~~2023.

Section 2. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. 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 X day of December, 2021.

APPROVED BY THE MAYOR this X day of December, 2021

, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, City Clerk

FILED WITH THE CITY CLERK:	, 2021
PASSED BY THE CITY COUNCIL:	, 2021
PUBLISHED:	, 2021
EFFECTIVE DATE:	, 2021
ORDINANCE NUMBER:	2021-35

2.16.020.S. Housing Design Demonstration Projects.

1. Purpose and Goals. The purpose of this subsection S is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socio-economic spectrum, and to promote compact, low-impact development where it is most appropriate. Further, its purpose is to encourage high quality and innovation in building design, site development, and “green” building practices.

The goals of this program are to increase the housing supply and the choice of housing styles available in the community; to promote socio-economic diversity by adding to the stock of income-qualified housing; to encourage development of smaller homes, at reasonable prices, in neighborhoods attractive to a mix of income and age levels; and to demonstrate that innovative design and building techniques (conserving water and energy, using sustainably sourced materials, limiting environmental impacts) are compatible with market considerations.

2. Applicability. This subsection S is applicable to all properties located within the Winslow sanitary sewer system service area. An application for a housing design demonstration project may be applied to single-family residential subdivisions, mixed-use/multifamily and multifamily developments. Since the purpose is to provide housing projects as demonstrations, the city will accept projects for consideration and approval prior to the sunset date of the ordinance codified in this chapter. The city will limit acceptance of projects outlined in this section to two projects after the effective date of the ordinance codified in this section.

3. Review and Approval Process. Housing design demonstration project applications shall be reviewed as specified in the same manner as other applications for the same type of underlying land use permit (see BIMC [2.16.030](#) through [2.16.210](#)), with additional review steps done in the order below as outlined in this subsection.

- a. Conceptual Proposal Review. Applicants proposing a demonstration project shall meet with city staff during the conceptual phase to discuss the goals and evaluation parameters of the proposed project. The conceptual proposal review is an informal discussion between the applicant and city staff regarding a proposed project. There are no required application materials for this stage. Applicants shall contact the planning department staff to request a meeting, and the meeting shall be scheduled by staff for no more than three weeks after the request date. The purpose of the conceptual proposal review is to determine if the proposal is eligible to be considered as an application for a housing design demonstration project and to assist the applicant by identifying (i) requirements for submittal, including types of supplemental materials for application; (ii) compliance with applicable city plans, goals, policies, codes, or guidelines and possible revisions to the project that will enhance the proposal with respect to these requirements; (iii) areas of BIMC Title [17](#), Subdivisions, and BIMC Title [18](#), Zoning, where the applicant seeks flexibility; and (iv) required plans, studies, reports, and/or other materials specific to the proposal that will provide necessary information for staff and the design review board, and to review the project under the criteria outlined in subsection S.4 of this section.
- b. Public Participation Program. The applicant is required to participate in one or more community meetings, either through (i) the city’s public participation program following the procedures

outlined in Resolution Nos. 2010-32 and 2001-11, or (ii) an equivalent public meeting that includes participation by city staff, as approved by the director.

- c. **Preapplication Conference.** The applicant shall apply for a preapplication conference pursuant to subsection I of this section. Housing design demonstration projects shall be reviewed by both staff and the design review board, pursuant to subsection F of this section. The applicant shall submit an HDDP proposal consistent with the requirements in the administrative manual. The applicant shall consider input received during the public meetings and conceptual review with city staff in crafting the proposal. The proposal will be evaluated pursuant to subsection S.4 of this section by city staff with the design review board serving in an advisory role, in addition to their review of applicable design guidelines. The director shall prepare written findings of facts, and applicants will receive preliminary notification from the director whether the proposal will qualify as a housing design demonstration project, or feedback about how to improve the proposal to qualify. If the applicant changes the proposal in any significant manner other than a response to feedback from the public meeting, conceptual review, or the preapplication review, an additional preapplication conference may be required.
- d. **Application Submittal.** An applicant may submit a land use permit application (subdivision, site plan and design review, or conditional use permit) for a housing design demonstration project after completion of a required conceptual and preapplication review and notification by the city that the proposal qualifies as a housing design demonstration project. Upon receipt of an application, the director shall provide notice to the applicant and public in accordance with subsection M of this section and commence the application review process. Housing design demonstration projects that require more than one land use permit must utilize the consolidated project review process outlined in BIMC [2.16.170](#). All housing design demonstration project applications, including subdivisions, shall be reviewed by the design review board and the planning commission at public meetings. The design review board and the planning commission shall make recommendations on all housing design demonstration projects.
- e. **Permit Decision.** The decision to approve or deny a housing design demonstration project shall be made as part of underlying land use permit approval. The decision shall be based upon the decision criteria of the underlying planning permit, and the decision criteria outlined in subsection S.5 of this section. Housing design demonstration project approval conditions shall be included in the final permit approval and shall address any ongoing compliance requirements, including compliance with approved design plans. The city may require that the applicant record covenants to ensure ongoing compliance or maintenance for required project components.
- f. **Building Permit.** The applicant shall submit a building permit that is consistent with all conditions of the land use permit approval. The applicant shall also submit documentation that the project has applied for required certification by a green building rating system, such as Evergreen Sustainable Development, LEED, or BuiltGreen. Proof of ongoing certification shall be required during construction and project certification must be completed prior to final occupancy.

- g. **Living Building Challenge.** For projects pursuing the Living Building Challenge standard of the International Living Building Institute, the applicant must show proof of pursuing ongoing certification during construction for all required elements. After construction, and prior to issuance of the certificate of occupancy, the applicant must show proof of initial project compliance as to the site, materials, indoor quality and beauty/inspiration components of the Living Building Challenge and that the project is likely to achieve the elements of energy and water following 12 months of occupancy as required under Living Building Challenge certification. For those elements of energy and water that require occupancy of the building for 12 months for Living Building Challenge certification, the applicant must submit a report to the city following 12 months of occupancy, demonstrating its progress towards meeting these remaining elements of the Living Building Challenge standard. If certification of those elements has not been achieved, the applicant must provide quarterly reports of progress towards certification of these elements, including additional steps and timeline that will be taken to achieve certification.

4. **Evaluation Method.** Each project will be evaluated for innovation and achievement of the goals of this subsection S of this section using a number of factors. The evaluation factors are divided into three categories. Examples of sustainable development methods do not limit other mechanisms of meeting the evaluation factor. Projects that qualify as housing design demonstration projects are eligible to use the flexible development standard incentives outlined in subsections S.6 and 7 of this section, and are eligible for the residential incentives outlined below and in subsection S.8 of this section. Tables 2.16.020.S-1, S-2, and S-3 show how projects are scored to qualify for the housing design demonstration project program.

Table 2.16.020.S-1: Housing Design Demonstration Project Scoring System

Density Incentives	Requirements to Receive Incentives	
	Green Building and Innovative Site Development	Housing Diversity
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	• LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development • 25 Points in Innovative Site Development Practices	• 50% affordable housing • Home size not larger than 1,600 sq. ft.
NOTE: For required affordable housing units: - o Home ownership projects: 50% of required affordable house units should serve ≤ 80% AMI - o Rental projects: 50% of required affordable house units should serve ≤ 60% AMI.		

Table 2.16.020.S-2 Housing Diversity Scoring Method

		Affordable Housing			Unit Size		Unit Type	
		Project includes a number of housing units that are designated affordable for a period of 99 years to the spectrum of income levels as defined by BIMC 18.36.030.16 and 18.21.020.A. Rental housing is encouraged by awarding more points for the creation of rental housing.			Project includes a variety of unit sizes, excluding garages, that provide for a broad mix of income levels and family size. In order to score a point in a unit size range, the project shall provide at least 10% of the total number of units in that range. For example, in a 40-unit development, at least 4 units sized between 1,001 and 1,200 ft ² would be needed to score points in that range.		Unit type: Project includes a variety of housing unit types (i.e., single-family style, townhouse, flat, age-in-place, ADUs, cottages) or innovative type of housing. In order to score points for different unit types, the project shall provide at least 10% of the total number units of that type. For example, in a 40-unit development of townhomes and duplexes, at least 4 units of townhomes would be needed to score points for having 2 different unit types.	
Total Housing Diversity Points Required		Affordable Units	Ownership Value	Rental Value	Unit Size Range	Value	Number of Different Unit Types	Value
		10%	10	12	< 800 ft ²	1	2	2
		11 – 15%	12	14	801 – 1,000 ft ²	1	3	3
		16 – 20%	14	16	1,001 – 1,200 ft ²	1	4	4
		21 – 25%	16	18	1,201 – 1,400 ft ²	1	5	5
		> than 25%	20	22	1,401 – 1,600 ft ²	1	Min. Pts. Required	
		Minimum % Required			Size Requirement	Min. Pts. Required		
20 pts		50%			Max. home size 1,600 ft ²	NA	NA	

Table 2.16.020.S-3 Innovative Site Development Scoring Method

Minimum Site Development Point Requirement	WATER QUALITY & CONSERVATION Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, green roofs and covered parking. All HDDP projects will follow the stormwater manual adopted in Chapter <u>15.20</u> BIMC.		LANDSCAPING & OPEN SPACE Project provides well-designed common open space, with at least 5 percent of the gross land area, set aside as open space and designed as an integrated part of the project rather than an isolated element. The common open space must be outside of critical areas and their buffers and required roadside buffers. Appropriate community amenities such as playgrounds, composting and neighborhood gardens promoting the production of locally grown food are encouraged. Resident neighborhood community gardens can be in common open space areas, and shall be appropriately located for solar exposure, and include water availability, soil amenities, and storage for garden tools. Required growing space for neighborhood gardens is 60 square feet per dwelling unit, not including any existing orchard area. Open space dedicated to the public pursuant to the standards of BIMC Sections 17.12.030. A1, A2, A3, A6 & A7 is encouraged.			TRANSPORTATION Project design provides enhanced sensitivity to pedestrian and bicycle travel to promote the people getting around without a car, a reduced carbon footprint, improved health of humans, and lower pollution levels. Project internally preserves existing informal internal connection to external non-motorized facilities, furthering the Island-wide Transportation Plan (IWTP) and using such solutions as woonerfs, green streets, and natural trails and paths. Project reduces reliance on automobiles and trip counts, and promotes alternative transportation, such as integrating parking and charging facilities for electric cars, or bus shelters.																																																																																	
	25	<table><tr><th>REQUIREMENT</th><th>VALUE</th></tr><tr><td colspan="2">Number of dwelling units that integrate greywater reuse components into building design:</td></tr><tr><td>10%</td><td>1</td></tr><tr><td>11-20%</td><td>2</td></tr><tr><td>21-30%</td><td>3</td></tr><tr><td>Over 31%</td><td>4</td></tr><tr><td colspan="2">Percentage of total roof area qualifying as “green roofs”:</td></tr><tr><td>15-30%</td><td>2</td></tr><tr><td>Over 31%</td><td>4</td></tr><tr><td colspan="2">Project integrates cisterns: % of total roof area directed to cisterns:</td></tr><tr><td>15-30%</td><td>2</td></tr><tr><td>Over 31%</td><td>4</td></tr><tr><td colspan="2">Percentage of total parking spaces that are covered (i.e. parking garage, carport):</td></tr><tr><td>5-20%</td><td>1</td></tr><tr><td>21-40%</td><td>2</td></tr><tr><td>41-60%</td><td>3</td></tr><tr><td>61-80%</td><td>4</td></tr><tr><td>Over 81%</td><td>5</td></tr></table>		REQUIREMENT	VALUE	Number of dwelling units that integrate greywater reuse components into building design:		10%	1	11-20%	2	21-30%	3	Over 31%	4	Percentage of total roof area qualifying as “green roofs”:		15-30%	2	Over 31%	4	Project integrates cisterns: % of total roof area directed to cisterns:		15-30%	2	Over 31%	4	Percentage of total parking spaces that are covered (i.e. parking garage, carport):		5-20%	1	21-40%	2	41-60%	3	61-80%	4	Over 81%	5	<table><tr><th>% OF OPEN SPACE</th><th>VALUE</th><th>VALUE IF PUBLIC</th></tr><tr><td>5-10%</td><td>2</td><td>4</td></tr><tr><td>11-15%</td><td>4</td><td>6</td></tr><tr><td>16-20%</td><td>6</td><td>8</td></tr><tr><td>21-25%</td><td>8</td><td>10</td></tr><tr><td>Greater than 25%</td><td>10</td><td>12</td></tr><tr><td>Incorporates neighborhood garden</td><td>2</td><td></td></tr><tr><td>Preserves tree that qualifies as a “Heritage tree” under City Program. The tree is not otherwise required to be preserved.</td><td colspan="2">2 per tree</td></tr><tr><td>All Private yard areas ≤ 20% turf</td><td colspan="2">4</td></tr><tr><td>Project landscaping integrates at least 60% native or drought tolerant plants</td><td colspan="2">4</td></tr></table>			% OF OPEN SPACE	VALUE	VALUE IF PUBLIC	5-10%	2	4	11-15%	4	6	16-20%	6	8	21-25%	8	10	Greater than 25%	10	12	Incorporates neighborhood garden	2		Preserves tree that qualifies as a “Heritage tree” under City Program. The tree is not otherwise required to be preserved.	2 per tree		All Private yard areas ≤ 20% turf	4		Project landscaping integrates at least 60% native or drought tolerant plants	4		<table><tr><th>TRANSPORTATION COMPONENTS</th><th>VALUE</th></tr><tr><td>Project preserves, creates or integrates internal and external non-motorized connections.</td><td>2</td></tr><tr><td>Provides public walkways, separated paths, or bike lanes. No points for facilities required by IWTP.</td><td>3</td></tr><tr><td>On-site car sharing program</td><td>1 per each car</td></tr><tr><td>Electric vehicle charging stations for 3% of vehicle parking capacity.</td><td>3</td></tr><tr><td>Covered, consolidated bike parking for subdivisions</td><td>3</td></tr><tr><td>Bus Shelter</td><td>2</td></tr></table>		TRANSPORTATION COMPONENTS	VALUE	Project preserves, creates or integrates internal and external non-motorized connections.	2	Provides public walkways, separated paths, or bike lanes. No points for facilities required by IWTP.	3	On-site car sharing program	1 per each car	Electric vehicle charging stations for 3% of vehicle parking capacity.	3	Covered, consolidated bike parking for subdivisions	3	Bus Shelter
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- a. Housing Diversity. Evaluation will review:
 - i. Unit Type. The project includes a variety of unit types, for example, single-family, townhomes, flats, duplex, cottages, age-in-place or accessory dwelling units;
 - ii. Unit Size. The project includes a variety of housing unit sizes that provide for a broad mix of income levels and family size; and
 - iii. Affordable Housing. The project includes housing units that are affordable to the spectrum of income levels as described in Chapter [18.21](#) BIMC, Affordable Housing, and BIMC [18.36.030](#). Designated affordable housing shall remain affordable for 99 years from the time of final inspection on the affordable unit. The applicant shall record covenants that demonstrate how the unit will remain affordable and be managed for 99 years.
 - b. Innovative Site Development. Evaluation will review:
 - i. Water Quality and Conservation. Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, vegetated roofs and covered parking. All HDDP projects will follow the Department of Ecology's 2012 Stormwater Management Manual for Western Washington, as amended in December 2014.
 - ii. Landscaping. The project uses low maintenance landscaping that integrates a high proportion of native plants or drought-tolerant plants that are climate appropriate. The project limits the amount of lawn in private yards in favor of common open space. Projects are encouraged to use cisterns to collect rainwater for irrigation or garden use.
 - iii. Common Open Space. The project provides connected common open space area set aside as active open space and designed and integrated into the project. The open space could include active elements such as a neighborhood garden/pea patch and composting facilities, or a playground. Critical areas and their buffers and required roadside buffers do not contribute to "common open space" under the housing design demonstration project program.
 - iv. Transportation. The project (A) uses a design that provides enhanced sensitivity to pedestrian travel; (B) internally preserves existing informal, internal connection to external trail(s), or creates new connections where appropriate, to implement the Island-wide Transportation Plan (IWTP); (C) reduces reliance on automobiles and trip counts, and promotes alternative transportation and public transit; (D) minimizes the visual dominance of automobiles throughout the project; or (E) the project accommodates needs of alternative vehicles through techniques such as parking and charging facilities for electric cars, locating rechargeable electric vehicle (EV) parking in a conspicuous and preferred location close to a main building entrance, and integrating a parking space for a vehicle sharing program, such as Zipcar[™].
 - c. Innovative Building Design. The project is constructed under a green building certification program that requires third-party verification such as the Evergreen Sustainable Development, Living Building Challenge standard of the International Living Building Institute, Passive House Institute US/International, LEED or the BuiltGreen Program of the Master Builders of King and Snohomish Counties.
5. Approval Criteria. In addition to decision criteria required by the underlying planning permit or approval, an application for a housing design demonstration project may be approved if the following criteria are met:

- a. The applicant clearly demonstrates evaluation factors listed in subsection S.4 of this section as shown in the housing design demonstration project scoring system as evaluated by the planning department;
- b. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter;
- c. The project does not adversely impact existing public service levels for surrounding properties;
- d. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process;
- e. If a project will be phased, each phase of a proposed project must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed; and
- f. The applicant is meeting required housing diversity standards.

6. Development Standard Incentives for Development Projects in the Mixed-Use Town Center. The applicant may request that development standards from BIMC Titles [17](#) and [18](#) be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title [16](#) may not be modified. The following development standards may be modified:

- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
- b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
- c. Natural Area. For MUTC projects developed under BIMC Title [17](#), the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 50 square feet of natural area per unit.
- d. Residential Parking. The parking requirements outlined in BIMC [18.15.020](#) may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC [18.15.020](#).J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project program, then the development shall integrate at least one guest parking space for every five dwelling units.
- e. Setbacks. Unless required for public safety purposes, such as sight distance, setbacks may be reduced as described below. This section does not supersede lesser setback requirements in the MUTC/HS Road district zones, as outlined in Tables 17.12.070-1 and 18.12.020-2, as applicable.
 - i. Zoning Setback Reductions.
 - (A) Front setback within project: 10 feet.
 - (B) Rear setback within project: minimum of five feet.

- (C) Side setback within project: minimum of five feet.
 - ii. Subdivision Setback Reductions.
 - (A) All interior subdivision setbacks: zero feet.
 - (B) Building to exterior subdivision boundary: five feet.
 - (C) Building to right-of-way or on-site private access: 10 feet.
 - f. Building Height. Buildings within the Mixed-Use Town Center or High School Road districts may achieve a maximum building height not to exceed the optional height outlined in Table 18.12.020-2.
7. Development Standard Incentives for Development Projects in Residential Zones. The applicant may request that development standards from BIMC Titles [17](#) and [18](#) be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title [16](#) may not be modified. The following development standards may be modified:
- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
 - b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
 - c. Natural Area. For residentially zoned projects developed under BIMC Title [17](#), the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 400 square feet of natural area per unit.
 - d. Residential Parking. The parking requirements outlined in BIMC [18.15.020](#) may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC [18.15.020](#).J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project, then the development shall integrate at least one guest parking space for every five dwelling units.
 - e. Setbacks. Unless required for public safety purposes, such as sight distance, zoning and subdivision setbacks may be reduced as described below. This section does not supersede lesser setback requirements as outlined in Tables 17.12.070-1 and 18.12.020-1, as applicable. Additional vegetative landscaping screen may be required by the director when reducing setbacks.
 - i. Zoning Setback Reductions.
 - (A) Front setback to on-site access: 10 feet.
 - ii. Subdivision Setback Reductions.
 - (A) All interior subdivision setbacks: zero feet.
 - (B) Building to on-site access: 10 feet.

8. Density Bonus Incentives. An increase in residential base density may be permitted as outlined in Table 2.16.020.S-4.

Table 2.16.020.S-4 : Housing Diversity Program Project Density Bonuses
• 2.5 x Base Density • OR Max. Bonus Mixed-Use FAR (all residential)

9. Housing Project Visit. In order to learn from the innovative design practices used, all projects completed under this subsection S shall allow city staff to conduct occasional site tours. City staff will make a request of the property owner prior to conducting a tour and will not access the properties for tours more than once every three months. The site tours will be limited to the exterior and common grounds of the property and conducted during regular business hours. Visits will be coordinated through the staff and property owner, and the owner will receive written notice no less than two weeks in advance of each visit. Any additional access to private property or at alternative times shall be at the permission and cooperation of the individual homeowner only.

10. Demonstration Period. This subsection S and related provisions of BIMC Titles [2](#), [17](#), and [18](#) shall expire on December 31, 2021.



COMPREHENSIVE PLAN INTRODUCTION

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 Policy 3.1

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create *affordable housing*.

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 Policy 5.2

Recognize that the sustainable use of the Island's finite land base is served by *green building* practices.

LAND USE ELEMENT

Policy LU 5.1

Winslow is the urban core of the Island while the Neighborhood Centers are smaller-scale mixed-use centers. In order to achieve the *goals* of the GMA this Plan:

- Encourages development in areas where *public facilities* and services exist or can be provided in an efficient and effective manner.
- Provides a vibrant, pedestrian-oriented core.
- Reduces sprawl.
- Provides choice of housing location and lifestyle.
- Maintains and protects environmentally sensitive and resource lands.
- Encourages the retention of open space.
- Maintains and enhances fish and wildlife habitat.

Policy LU 5.5

Implement a *green building* code.

Policy LU 5.8

Adopt *development standards* and program public improvements to encourage walkability within each *designated center* and to the surrounding areas.

LU Action #3 Amend the City's development code to implement green building codes. Utilize lessons learned from communities of comparable environmental and socio-economic characteristics to implement green building codes which address issues such as site sustainability, water use efficiency, energy use efficiency, indoor environmental quality, and the impact on the atmosphere, materials and resources by buildings.

ECONOMIC ELEMENT

DIVERSIFIED ECONOMY

GOAL EC-1

Promote economic vitality, growth and stability.

Bainbridge Island has the opportunity to create a robust, resilient and durable economy by demonstrating early leadership and acknowledging the changes that will affect our economy. Planning for these changes and taking actions that support and encourage a local economy will help reduce community vulnerability to issues such as aging demographics, housing availability, transportation constraints, and *climate change*.

By providing enterprises that both serve and employ local residents, Bainbridge Island will be better able to withstand fluctuations in the larger regional economy. In addition, people who live and work in their community are available to invest time and money in their families, organizations, and community life. A key to a healthy, stable and vital economy is to create and undertake business opportunities that anticipate and respond to conditions that affect our community. This would include identifying emerging needs and markets so that Bainbridge Island businesses benefit from being on the leading edge of change.

Policy EC 3.1

Encourage the use of *green building* materials and techniques in all types of construction, as well as design approaches that are responsive to changing conditions.

JOBS/HOUSING BALANCE

GOAL EC-5

Provide a variety of *affordable housing* choices so that more people who work on Bainbridge Island can live here.

The Housing Element of the *comprehensive plan* provides several options for the development of *affordable housing* on the Island.

Policy EC 5.1

Continue to monitor the progress in implementing the Housing Element and evaluate new ways of providing *affordable housing*.

Policy EC 5.2

In concert with the Housing Element's Goals and Policies, pursue a housing strategy that seeks to accommodate a wide variety of housing options, both in design and affordability, to meet the demands of the full range of the population including service sector employees, retirees, students, artists, farmers and craftspeople.

Policy EC 9.1

Increase availability of housing to enable service sector employees to live on the Island.

ENVIRONMENTAL ELEMENT

Goal EN-4

Encourage sustainable development that maintains diversity of healthy, functioning ecosystems that are essential for maintaining our quality of life and economic viability into the future.

Policy EN 4.1

Employ conservation design methods and principles such as *low impact development* techniques for managing storm and waste water, *green building* materials, high-efficiency heating and lighting systems.

Policy EN 12.2

Facilitate the improvement and convenience of low carbon mass transit and increased car-sharing, cycling, walking and the development of alternative vehicle infrastructure (e.g., charging stations) to reduce *greenhouse gas* emissions.

Policy EN 12.3

Strive for reduced *greenhouse gas* emissions by, among other actions, integrating *climate change* into the city planning process, including *land use* and transportation planning and management, and making *climate change* considerations and meeting *greenhouse gas* emission reduction goals a component of city decision making.

EN Action #2 Integrate sustainability and conservation into regulations.

UTILITIES ELEMENT

Policy U 13.5

Minimize disruption and/or degradation of natural drainage systems, minimize impervious areas by restricting site coverage, and encourage site permeability by retaining natural vegetation and buffers, and specifying use of permeable materials.

Policy U 14.2

Encourage the conservation of electrical energy, especially during periods of peak usage, and encourage energy saving building code strategies, local renewable energy, and other cost effective approaches to meeting the island's energy needs, including distributed energy systems.

HOUSING ELEMENT

GOAL HO-1

Make steady progress toward the following aspirational targets for increasing the diversity of *housing types* and the supply of *affordable housing*.

Policy HO 1.1

Decrease to 20% or less the number of cost burdened families living in rental housing (down from 40%).

Policy HO 1.2

Decrease to 18% or less the number of cost burdened families owning homes (down from 34%).

Policy HO 1.3

Increase rental housing units to at least 11% of total housing units (up from 7%).

Policy HO 1.7

Achieve a jobs-housing balance of .8 (up from 0.59).

GOAL HO-3

Promote and maintain a variety of *housing types* to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island and encourages more socio-economic diversity. Partner with community non-profit organizations and local and regional private and public entities in carrying out the following policies.

Policy HO 3.1

Encourage innovative zoning regulations that increase the variety of *housing types* and choices suitable to a range of household sizes and incomes in a way that is compatible with the character of existing neighborhoods. Examples of innovative approaches are *cottage housing* development, *conservation villages*, stacked or common-wall housing, *tiny houses* and *accessory dwelling units*.

Policy HO 3.4

Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting *affordable housing goals* and implementing strategies.

Policy HO 3.5

Support the efforts of community non-profit housing organizations and local and regional public and private entities in developing and managing *affordable housing* on Bainbridge Island.

Policy HO 3.6

Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses*, *micro units* and *cottage housing*.

GOAL HO-6

Facilitate the provision of a diverse *affordable housing* stock in all geographic areas of the community.

Policy HO 6.1

Encourage housing created by agencies such as a community land trust.

Policy HO 6.2

In order to provide for permanently *affordable housing* pursue effective strategies to reduce the land cost component of *affordable housing* which may include alternative land use zoning, *density bonuses* and other incentives.

Policy HO 6.3

Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity and access to housing including *affordable housing*.

Policy HO 6.7

Support the development of *livable neighborhoods*.

GOAL HO-7

Promote and facilitate the provision of rental and for-purchase housing that is affordable to *income-qualified* households with a variety of income levels.

Policy HO 9.5

Consider the options for making City-owned land or air-space available through long-term leases or other mechanisms for the purpose of creating income-qualified housing and support other public entities that wish to use publicly-owned land for this purpose. Take into consideration however, the full range of uses that City-owned properties may serve over the long-term.

HIGH PRIORITY ACTIONS

HO Action #2 Amend the City's development code to facilitate an increase in the diversity of housing types and supply of affordable housing.

HO Action #3 Partner with other jurisdictions, the development community, and non-profit organizations to increase the diversity of housing types and supply of affordable housing.

MEDIUM PRIORITY ACTIONS

HO Action #7 Focus additional city and other financial resources to help increase the supply of affordable housing.

HUMAN SERVICES ELEMENT

HOUSING AND HUMAN SERVICES

GOAL HS-3

Recognize the interrelationship between housing and human services. The human services sector not only provides support services for those living in *affordable housing* but also enables people at risk or in crisis situations to remain in their existing housing.

The Human Services Element complements the Housing Element, which deals primarily with the development, retention and construction of *affordable housing*.

Policy HS 3.2

Promote the creation of a mix of housing alternatives and services for people at different levels of independence.

MEDIUM PRIORITY ACTIONS

HS Action #3

Amend the City's development code and create public/private partnerships to increase the diversity of housing types and supply of affordable housing.

NOTE: Same Action in Housing Element.

ORDINANCE NO. 2019-32

AN ORDINANCE of the City of Bainbridge Island, Washington, amending Bainbridge Island Municipal Code Section 2.16.020.S. to thereby revise and extend the Housing Design Demonstration Project program.

WHEREAS, on August 12, 2009, the City Council adopted Ordinance No. 2009-06, establishing a pilot Housing Design Demonstration Project (“HDDP”) program to allow for the development of projects to increase the variety of housing choices available to residents of all economic segments and to encourage sustainable development through the use of development standard incentives; and

WHEREAS, Ordinance No. 2009-06 established a sunset date of August 26, 2012, for the HDDP program; and

WHEREAS, on July 18, 2012, the City Council approved Ordinance No. 2012-09, extending the HDDP program until December 31, 2013, to allow time for the City to further evaluate the program; and

WHEREAS, the City Council convened an Ad Hoc Committee made up of a Planning Commissioner, three City Councilmembers, a member of the Design Review Board, and a representative from the Housing Resources Board to evaluate and make recommendations on the HDDP program; and

WHEREAS, the Ad Hoc Committee recommended changes to the HDDP program, including extending the HDDP program until the end of 2016 to allow time for the construction of approved projects; and

WHEREAS, on December 11, 2013, the City Council adopted those recommendations with the approval of Ordinance No. 2013-25, extending the HDDP program to December 31, 2016; and

WHEREAS, on September 27, 2016, the City Council adopted Ordinance No. 2016-27, extending the HDDP program until December 31, 2019, to allow time to review the program and compare it to other affordable housing tools the City may choose to utilize, as envisioned by the draft 2016 Comprehensive Plan; and

WHEREAS, on February 28, 2017, the City Council adopted Ordinance No. 2017-01, approving the 2016 Comprehensive Plan; and

WHEREAS, the 2016 Comprehensive Plan includes several policies related to promotion of sustainable development and affordable housing; and

WHEREAS, the purpose of the existing HDDP program is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socioeconomic spectrum, promote compact, low-

impact development where it is most appropriate, and encourage high quality and innovation in building design, site development, and “green” building practices; and

WHEREAS, the Affordable Housing Task Force was created by the City Council on May 9, 2017, and was instructed to make recommendations for specific actions, programs, and strategies the City of Bainbridge Island and the City Council can take in the near-term to improve access to affordable housing across the economic spectrum; and

WHEREAS, Ordinance No. 2018-02 imposed a temporary six-month moratorium on the acceptance of certain development (“development moratorium”), stating the City Council’s concerns regarding likely adverse impacts related to growth and development under existing regulations; and

WHEREAS, Tier 3 HDDP projects require that 50% of dwelling units be designated for affordable housing and these Tier 3 HDDP projects are exempt from the development moratorium; and

WHEREAS, in 2018 and early 2019, the Design Review Board and Planning Commission worked on revisions to Title 17 of the Bainbridge Island Municipal Code (“BIMC”) relating to subdivisions to improve consistency between subdivision development and the City’s Comprehensive Plan; and

WHEREAS, in 2017-2018, the Planning Commission expressed concern during project review and recommendation meetings related to HDDP land use applications that the existing HDDP program is difficult to implement and is not achieving its stated purpose and goals; and

WHEREAS, on June 21, 2018, the Planning Commission recommended that the City Council suspend the existing HDDP program until work on revisions to Title 17 BIMC are completed; and

WHEREAS, on July 24, 2018, the City Council discussed the issue of suspending the HDDP program as recommended by the Planning Commission, and held a public hearing on and approved Ordinance No. 2018-31 on August 28, 2018; and

WHEREAS, Ordinance No. 2018-31 suspended the HDDP program except for projects that produced 100% of units as affordable housing, exceeding the underlying Tier 3 HDDP provisions that require at least 50% of units be designated as affordable housing; and

WHEREAS, on September 24, 2019, the City Council approved updated subdivision standards via Ordinance No. 2019-03 and thereby satisfied a basis for suspending the HDDP program; and

WHEREAS, this Ordinance No. 2019-32 will restore Tier 3 of the HDDP program to the form it was previously by removing the sentence that was added by Ordinance No. 2018-31, and with removal of that sentence Tier 3 HDDP development projects will revert back to requiring at least 50% (rather than 100%) of units to be designated as affordable housing; and

WHEREAS, the City's Affordable Housing Task Force issued a final report in July 2018 with many recommendations on how to increase housing affordability and diversity on Bainbridge Island, which include similar goals as the HDDP program described above; and

WHEREAS, the City is still working to accomplish many of the recommendations made by the Task Force's final report and to implement City green building standards, and both affordable housing and green building are required as part of the HDDP program; and

WHEREAS, the HDDP program is currently set to expire on December 31, 2019; and

WHEREAS, on October 1 and 22, 2019, a majority of the City Council indicated support for extending the HDDP program until December 31, 2021; and

WHEREAS, the Planning Commission discussed this Ordinance No. 2019-32 on October 24, 2019 and held a public hearing on November 7, 2019, and after closing the public hearing, voted 5-2 to recommend denial of Ordinance No. 2019-32 to the City Council; and

WHEREAS, after the Planning Commission completed their recommendation on Ordinance No. 2019-32, the Commission voted 6-1 to recommend to the City Council that they direct the Planning Commission and staff to draft an interim affordable housing ordinance that includes density incentives to promote affordable housing and green building; and

WHEREAS, notice was given on November 5, 2019 to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106 related to this Ordinance No. 2019-32; and

WHEREAS, the City Council considered versions of this Ordinance No. 2019-32 on October 22, November 26, and December 10, 2019, and desires to extend the HDDP program for Tier 3 projects only, also increasing the duration of affordability from 50 years to 99 years; and

WHEREAS, Ordinance No. 2019-32 also corrects municipal code references and terminology for consistency with the new subdivision regulations, approved with Ordinance No. 2019-03 on September 24, 2019.

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

Section 1. Section 2.16.020.S. of the Bainbridge Island Municipal Code is hereby amended as shown in Exhibit A, which is incorporated herein.

Section 2. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

PASSED BY THE CITY COUNCIL this 10th day of December, 2019.

APPROVED BY THE MAYOR this 10th day of December, 2019.



Kol Medina, Mayor

ATTEST/AUTHENTICATE:



Christine Brown, City Clerk

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

October 15, 2019
December 10, 2019
December 13, 2019
December 18, 2019
2019-32

Attachment: Exhibit A

EXHIBIT A

2.16.020 General provisions.

S. Housing Design Demonstration Projects.

1. Purpose and Goals. The purpose of this subsection S is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socio-economic spectrum, and to promote compact, low-impact development where it is most appropriate. Further, its purpose is to encourage high quality and innovation in building design, site development, and “green” building practices.

The goals of this program are to increase the housing supply and the choice of housing styles available in the community; to promote socio-economic diversity by adding to the stock of income-qualified housing; to encourage development of smaller homes, at reasonable prices, in neighborhoods attractive to a mix of income and age levels; and to demonstrate that innovative design and building techniques (conserving water and energy, using sustainably sourced materials, limiting environmental impacts) are compatible with market considerations.

2. Applicability. This subsection S is applicable to all properties located within the Winslow sanitary sewer system service area. An application for a housing design demonstration project may be applied to single-family residential subdivisions, mixed-use/multifamily and multifamily developments. ~~The city will only accept applications for housing design demonstration projects where 100 percent of the housing units created will constitute affordable housing, as defined by BIMC 18.36.030.16, for one or more of the income groups defined in BIMC 18.21.020.A.~~ Since the purpose is to provide housing projects as demonstrations, the city will accept projects for consideration and approval prior to the sunset date of the ordinance codified in this chapter. The city will limit acceptance of ~~Tier 3 and 4~~ projects outlined in this section to two three projects after the effective date of Ordinance 2019-32 in each tier.

3. Review and Approval Process. Housing design demonstration project applications shall be reviewed as specified in the same manner as other applications for the same type of underlying land use permit (see BIMC 2.16.030 through 2.16.210), with additional review steps done in the order below as outlined in this subsection.

a. Conceptual Proposal Review. Applicants proposing a demonstration project shall meet with city staff during the conceptual phase to discuss the goals and evaluation parameters of the proposed project. The conceptual proposal review is an informal discussion between the applicant and city staff regarding a proposed project. There are no required application materials for this stage. Applicants shall contact the planning department staff to request a meeting, and the meeting shall be scheduled by staff for no more than three weeks after the request date. The purpose of the conceptual proposal review is to determine if the proposal is eligible to be considered as an application for a housing design demonstration project and to assist the applicant by identifying (i) requirements for submittal, including types of supplemental materials for application; (ii) compliance with applicable city plans, goals, policies, codes, or guidelines and possible revisions to the project that will enhance the proposal with respect to these requirements; (iii) areas of BIMC Title 18, Zoning, and BIMC Title 17, subdivisions, where the applicant seeks flexibility; and (iv) required plans, studies, reports, and/or other materials specific to the proposal that will provide necessary information for staff and the design review board, and to review the project under the criteria outlined in subsection S.4 of this section.

b. Public Participation Program. The applicant is required to participate in one or more community meetings, either through the city’s (i) public participation program following the procedures outlined in Resolution Nos. 2010-32 and 2001-11, or (ii) an equivalent public meeting that includes participation by city staff, as approved by the director.

c. Preapplication Conference. The applicant shall apply for a preapplication conference pursuant to subsection I of this section. Housing design demonstration projects shall be reviewed by both staff and the design review board, pursuant to subsection F of this section. The applicant shall submit a HDDP proposal consistent with the

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requirements in the administrative manual. The applicant shall consider input received during the public meetings and conceptual review with city staff in crafting the proposal. The proposal will be evaluated pursuant to subsection S.4 of this section by city staff with the design review board serving in an advisory role, in addition to their review of applicable design guidelines. The director shall prepare written findings of facts, and applicants will receive preliminary notification from the director whether the proposal will qualify as a housing design demonstration project, or feedback about how to improve the proposal to qualify. If the applicant changes the proposal in any significant manner other than a response to feedback from the public meeting, conceptual review, or the preapplication review, an additional preapplication conference may be required.

d. Application Submittal. An applicant may submit a land use permit application (subdivision, site plan and design review, or conditional use permit) for a housing design demonstration project after completion of a required conceptual and preapplication review and notification by the city that the proposal qualifies as a housing design demonstration project. Upon receipt of an application, the director shall provide notice to the applicant and public in accordance with subsection M of this section and commence the application review process. Housing design demonstration projects that require more than one land use permit must utilize the consolidated project review process outlined in BIMC 2.16.170. All housing design demonstration project applications, including subdivisions, shall be reviewed by the design review board and the planning commission at public meetings. The design review board and the planning commission shall make recommendations on all housing design demonstration projects.

e. Permit Decision. The decision to approve or deny a housing design demonstration project shall be made as part of underlying land use permit approval. The decision shall be based upon the decision criteria of the underlying planning permit, and the decision criteria outlined in subsection S.5 of this section. Housing design demonstration project approval conditions shall be included in the final permit approval and shall address any ongoing compliance requirements including compliance with approved design plans. The city may require that the applicant record covenants to ensure ongoing compliance or maintenance for required project components.

f. Building Permit. The applicant shall submit a building permit that is consistent with all conditions of the land use permit approval. The applicant shall also submit documentation that the project has applied for required certification by a green building rating system, such as Evergreen Sustainable Development, LEED, or BuiltGreen. Proof of ongoing certification shall be required during construction and project certification must be completed prior to final occupancy.

g. Living Building Challenge. For projects pursuing the Living Building Challenge standard of the International Living Building Institute, the applicant must show proof of pursuing ongoing certification during construction for all required elements. After construction and prior to issuance of the certificate of occupancy, the applicant must show proof of initial project compliance as to the Site, Materials, Indoor Quality and Beauty/Inspiration components of the Living Building Challenge and that the project is likely to achieve the elements of energy and water following 12 months of occupancy as required under Living Building Challenge certification. For those elements of energy and water that require occupancy of the building for 12 months for Living Building Challenge certification, the applicant must submit a report to the city following 12 months of occupancy, demonstrating its progress towards meeting these remaining elements of the Living Building Challenge standard. If certification of those elements has not been achieved, the applicant must provide quarterly reports of progress towards certification of these elements, including additional steps and timeline that will be taken to achieve certification.

4. Evaluation Method. Each project will be evaluated for innovation and achievement of the goals of this subsection S of this section using a number of factors. The evaluation factors are divided into three categories. Examples of sustainable development methods do not limit other mechanisms of meeting the evaluation factor. Projects that

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qualify as housing design demonstration projects are eligible to use the flexible development standard incentives outlined in subsections S.6 and 7 of this section, and. Projects qualifying as a Tier 2, 3, or 4 project are eligible for the residential incentives outlined below and in subsection S.8 of this section. Tables 2.16.020.S-1, S-2, and S-3 show how projects are scored to qualify for different tiers in the housing design demonstration project program.

Table 2.16.020.S-1: Housing Design Demonstration Project Scoring System		
Requirements to Receive Incentives		
Density Incentives	Green Building and Innovative Site Development	Housing Diversity
Tier 4		
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	Living Building Challenge (ILFI) OR Passive House (Passive House Institute US/International)	Home size not greater than 1,600 sq. ft.
	30 Points in Innovative Site Development Practices	10 pts/10% of units affordable housing
Tier 3		
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development	50% affordable housing
	25 Points in Innovative Site Development Practices	Home size not larger than 1,600 sq. ft.
Tier 2		
1.5 x Base Density (R-8 and R-14); OR 2.0 x Base Density not to exceed R-8 density (R-2, R-2.9, R-3.5, and R-4.3); OR Max. Bonus Mixed-Use FAR	LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development	Home size not greater than 1,600 sq. ft.
		10% of units affordable housing
		25 Points in Innovative Site Development Practices
Tier 1		
No Density Bonus	LEED Certification, BuiltGreen 4, or Evergreen Sustainable Development	Home size not greater than 1,600 sq. ft.
		4 points (projects with < 20 units) in “Housing Diversity” category
	14 Points in Innovative Site Development Practices	5 points (projects with ≥ 20 units) in “Housing Diversity” category
		Projects with ≥ 20 units must get 2 points in “Unit Type” category
NOTE: For Tiers 2 and 3 required affordable housing units: Home ownership projects: 50% of required affordable house units should serve ≤ 80% AMI Rental projects: 50% of required affordable house units should serve ≤ 60% AMI.		

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Table 2.16.020.S-2 Housing Diversity Scoring Method								
		Affordable Housing			Unit Size		Unit Type	
		Project includes a number of housing units that are designated affordable for a period of 50-99 years to the spectrum of income levels as defined by BIMC 18.36.030.16 and 18.21.020.A. Rental housing is encouraged by awarding more points for the creation of rental housing.			Project includes a variety of unit sizes, excluding garages, that provide for a broad mix of income levels and family size. In order to score a point in a unit size range, the project shall provide at least 10% of the total number of units in that range. For example, in a 40-unit development, at least 4 units sized between 1,001 and 1,200 ft ² would be needed to score points in that range.		Unit type: Project includes a variety of housing unit types (i.e., single-family style, townhouse, flat, age-in-place, ADUs, cottages) or innovative type of housing. In order to score points for different unit types, the project shall provide at least 10% of the total number units of that type. For example, in a 40-unit development of townhomes and duplexes, at least 4 units of townhomes would be needed to score points for having 2 different unit types.	
TIER	Total Housing Diversity Points Required	Affordable Units	Ownership Value	Rental Value	Unit Size Range	Value	Number of Different Unit Types	Value
		10%	10	12	< 800 ft ²	1	2	2
		11 – 15%	12	14	801 – 1,000 ft ²	1	3	3
		16 – 20%	14	16	1,001 – 1,200 ft ²	1	4	4
		21 – 25%	16	18	1,201 – 1,400 ft ²	1	5	5
		> than 25%	20	22	1,401 – 1,600 ft ²	1	Min. Pts. Required	
		Minimum % Required			Size Requirement	Min. Pts. Required		
4	10 pts	10%			Max. home size 1,600 ft ²	NA	NA	
3	20 pts	50%			Max. home size 1,600 ft ²	NA	NA	
2	12 pts (projects < 20 units) 15 pts (projects ≥ 20 units)	10%			Max. home size 1,600 ft ²	NA	Projects ≥ 20 units must get 3 pts in “unit type”	
1	4 pts (projects < 20 units) 5 pts (projects ≥ 20 units)	NA			Max. home size 1,600 ft ²	NA	Projects ≥ 20 units must get 2 pts in “unit type”	

Table 2.16.020.S-3 Innovative Site Development Scoring Method									
TIER	Minimum Site Development Point Requirement	WATER QUALITY & CONSERVATION Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, green roofs and covered parking. All HDDP projects will follow the stormwater manual adopted in Chapter 15.20 BIMC.		LANDSCAPING & OPEN SPACE Project provides well-designed common open space, with at least 5 percent of the gross land area, set aside as open space and designed as an integrated part of the project rather than an isolated element. The common open space must be outside of critical areas and their buffers and required roadside buffers. Appropriate community amenities such as playgrounds, composting and neighborhood gardens promoting the production of locally grown food are encouraged. Resident neighborhood community gardens can be in common open space areas, and shall be appropriately located for solar exposure, and include water availability, soil amenities, and storage for garden tools. Required growing space for neighborhood gardens is 60 square feet per dwelling unit, not including any existing orchard area. Open space dedicated to the public pursuant to the standards of BIMC Sections 17.12.030. A1, A2, A3, A6 & A7 is encouraged.			TRANSPORTATION Project design provides enhanced sensitivity to pedestrian and bicycle travel to promote the people getting around without a car, a reduced carbon footprint, improved health of humans, and lower pollution levels. Project internally preserves existing informal internal connection to external non-motorized facilities, furthering the Island-wide Transportation Plan (IWTP) and using such solutions as woonerfs, green streets, and natural trails and paths. Project reduces reliance on automobiles and trip counts, and promotes alternative transportation, such as integrating parking and charging facilities for electric cars, or bus shelters.		
4	30	REQUIREMENT		VALUE					
		Number of dwelling units that integrate greywater reuse components into building design:							
		10%	1						
3	25	11-20%		2					
		21-30%		3					
		Over 31%		4					
		Percentage of total roof area qualifying as “green roofs”:							
		15-30%	2						
2	25	Over 31%		4					
		Project integrates cisterns: % of total roof area directed to cisterns:							
		15-30%	2						
1	14	Over 31%		4					
		Percentage of total parking spaces that are covered (i.e. parking garage, carport):							
		5-20%	1						
		21-40%		2					
		41-60%		3					
		61-80%		4					
Over 81%		5							

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a. Housing Diversity. Evaluation will review:

- i. Unit Type. The project includes a variety of unit types, for example, single-family, townhomes, flats, duplex, cottages, age-in-place or accessory dwelling units;
- ii. Unit Size. The project includes a variety of housing unit sizes that provide for a broad mix of income levels and family size; and
- iii. Affordable Housing. The project includes housing units that are affordable to the spectrum of income levels as ~~defined~~ described in Chapter 18.21 BMC, Affordable Housing and 18.36.030.16, ~~except that affordable housing units required for a housing design demonstration project must use the Bremerton-Silverdale Average Median Income (AMI).~~ Designated affordable housing shall remain affordable for ~~50~~ 99 years from the time of final inspection on the affordable unit. The applicant shall record covenants that demonstrate how the unit will remain affordable and be managed for ~~50~~ 99 years.

b. Innovative Site Development. Evaluation will review:

- i. Water Quality and Conservation. Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, vegetated roofs and covered parking. All HDDP projects will follow the Department of Ecology's 2012 Stormwater Management Manual for Western Washington, as amended in December 2014.
- ii. Landscaping. The project uses low maintenance landscaping that integrates a high proportion of native plants or drought-tolerant plants that are climate appropriate. The project limits the amount of "lawn" in private yards in favor of common open space. Projects are encouraged to use cisterns to collect rainwater for irrigation or garden use.
- iii. Common Open Space. The project provides connected common open space area set aside as active open space and designed and integrated into the project. The open space could include active elements such as a neighborhood garden/pea patch and composting facilities, or a playground. Critical areas and their buffers and required roadside buffers do not contribute to "common open space" under the housing design demonstration project program.
- iv. Transportation. The project (A) uses a design that provides enhanced sensitivity to pedestrian travel; (B) internally preserves existing informal, internal connection to external trail(s), or creates new connections where appropriate, to implement the Island-wide Transportation Plan (IWTP); (C) reduces reliance on automobiles and trip counts, and promotes alternative transportation and public transit; (D) minimizes the visual dominance of automobiles throughout the project; or (E) the project accommodates needs of alternative vehicles through techniques such as parking and charging facilities for electric cars, locating rechargeable electric vehicle (EV) parking in a conspicuous and preferred location close to a main building entrance, and integrating a parking space for a vehicle sharing program, such as Zipcar™.

c. Innovative Building Design. The project is constructed under a green building certification program that requires third-party verification such as the Evergreen Sustainable Development, Living Building Challenge standard of the International Living Building Institute, Passive House

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Institute US/International, LEED or the BuiltGreen Program of the Master Builders of King and Snohomish Counties.

5. Approval Criteria. In addition to decision criteria required by the underlying planning permit or approval, an application for a housing design demonstration project may be approved if the following criteria are met:

- a. The applicant clearly demonstrates evaluation factors listed in subsection S.4 of this section as shown in the housing design demonstration project scoring system as evaluated by the planning department;
- b. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter;
- c. The project does not adversely impact existing public service levels for surrounding properties;
- d. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process;
- e. If a project will be phased, each phase of a proposed project must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed; and
- f. The applicant is meeting required housing diversity standards.

6. Development Standard Incentives ~~for~~ Development Projects in the Mixed-Use Town Center. The applicant may request that development standards from BIMC Titles 17 and 18 be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:

- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
- b. Maximum Lot Coverage. Maximum lot coverage can be increased by five percent for Tier 1 projects, and 10 percent for Tier 2 projects. For example, for a Tier 1 project in the Madison overlay district, the 35 percent lot coverage limit may be increased to 40 percent. Tier 3 and 4 projects may increase lot coverage above zoning district requirements with no maximum.
- c. Natural Area Open Space. For MUTC projects developed under BIMC Title 17, flexible lot subdivision, the prescriptive open space natural area requirements in ~~BIMC 17.12.030.A Table 17.12.070-1~~ do not apply. Instead, the project shall integrate at least 50 square feet of open space natural area per unit. ~~The open space shall be located along a public or private street or driveway, or public walkway.~~
- d. Residential Parking. The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and 1.5 parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any

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other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to BIMC Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or sub-compact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC 18.15.020.J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project program, then the development shall integrate at least one guest parking space for every five dwelling units.

e. Setbacks. Unless required for public safety purposes, such as sight distance, setbacks ~~required by BIMC Title 18 in any district other than the Mixed-Use Town Center or the High-School Road zoning district~~ may be reduced as described below. This section does not supersede lesser setback requirements in the MUTC/HS Road district zones, as outlined in Tables 18.12.020-2 ~~3~~ and 17.12.070-1, as applicable.

i. Zoning Setback Reductions.

(A) Front setback within project: 10 feet.

(B) Rear setback within project: minimum of five feet.

(C) Side setback within project: minimum of five feet.

ii. Subdivision Setback Reductions.

(A) All interior subdivision setbacks: zero feet.

(B) Building to exterior subdivision boundary: five feet.

(C) Building to right-of-way or on-site private access: 10 feet.

f. Building Height. Buildings within the Mixed-Use Town Center or High School Road districts may achieve a maximum building height not to exceed the optional height outlined in Table 18.12.020-2 ~~3~~.

7. Development Standard Incentives – for Development Projects in Residential Zones. The applicant may request that development standards from BIMC Titles 17 and 18 be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:

a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.

b. Maximum Lot Coverage. Maximum lot coverage can be increased ~~by five percent for Tier 1 projects, and 10 percent for Tier 2 projects. For example, for Tier 1 projects in the R-4.3 district, the 25 percent lot coverage limit may be increased to 30 percent. Tier 3 and 4 projects may increase lot coverage above zoning district requirements with no maximum.~~

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c. ~~Natural Area Open Space~~. For residentially zoned projects developed under BIMC Title 17, ~~flexible lot subdivision~~, the prescriptive ~~open space~~ natural area requirements in ~~BIMC 17.12.030. A Table 17.12.070-1~~ do not apply. Instead, the project shall integrate at least 400 square feet of ~~open space~~ natural area per unit. ~~The open space shall be located along a public or private street or driveway, or public walkway. This common consolidated open space would be in addition to any protected critical areas or buffers.~~

d. Residential Parking. The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and 1.5 parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or sub-compact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC 18.15.020.J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project, then the development shall integrate at least one guest parking space for every five dwelling units.

e. Setbacks. Unless required for public safety purposes, such as sight distance, zoning and subdivision setbacks ~~required by BIMC Title 18~~ may be reduced as described below. This section does not supersede lesser setback requirements as outlined in Tables 18.12.020-1 and 17.12.070-1, as applicable. Additional vegetative landscaping screen may be required by the director when reducing setbacks.

i. Zoning Setback Reductions.

(A) Front setback to on-site access: 10 feet.

ii. Subdivision Setback Reductions.

(A) All interior subdivision setbacks: zero feet.

(B) Building to on-site access: 10 feet.

8. Density Bonus Incentives. An increase in residential base density may be permitted as outlined in Table 2.16.020.S-4.

Table 2.16.020.S-4: Housing Diversity Program Project Density Bonuses	
Tier 4	
2.5 x Base Density OR Max. Bonus Mixed-Use FAR (all residential)	
Tier 3	
2.5 x Base Density OR Max. Bonus Mixed-Use FAR (all residential)	
Tier 2	
• 1.5 x Base Density (R-8 and R-14) OR • 2.0 x Base Density not to exceed R-8 density (for R-2, R-2.9, R-3.5, and R-4.3) OR • Max. Bonus Mixed-Use FAR (all residential)	
Tier 1	
No Density Bonus	

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9. Housing Project Visit. In order to learn from the innovative design practices used, all projects completed under this subsection S shall allow city staff to conduct occasional site tours. City staff will make a request of the property owner prior to conducting a tour and will not access the properties for tours more than once every three months. The site tours will be limited to the exterior and common grounds of the property and conducted during regular business hours. Visits will be coordinated through the staff and property owner, and the owner will receive written notice no less than two weeks in advance of each visit. Any additional access to private property or at alternative times shall be at the permission and cooperation of the individual homeowner only.

10. Demonstration Period. This subsection S and related provisions of BIMC Titles 2, 17, and 18 shall expire on December 31, ~~2021-2019~~. (Ord. 2018-20 § 6, 2018; Ord. 2018-31 § 1, 2018; Ord. 2018-24 § 1, 2018; Ord. 2018-08 §§ 2 – 6, 2018; Ord. 2017-03 § 1, 2017; Ord. 2016-28 §§ 2, 3 (Exh. A), 2016; Ord. 2016-27 §§ 1 – 5, 2016; Ord. 2013-25 §§ 2, 3, 2013; Ord. 2012-09 § 1, 2012; Ord. 2011-02 § 2 (Exh. A), 2011)