



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 14, 2023**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070](https://bainbridgewa.zoom.us/j/86561143070)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

AGENDA

1. **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM**
We would like to begin by acknowledging that the land on which we gather is within the 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. **PLANNING COMMISSION MEETING MINUTES - 6:05 PM**
Review and approve meeting minutes.
 - 2.a **Minutes** 5 Minutes
[PC Minutes 09282023.pdf](#)
[PC Minutes 11092023.pdf](#)
3. **PUBLIC COMMENT - 6:10 PM**
 - 3.a **Instructions for Providing Public Comment**
[Instructions for Providing Public Comment at Hybrid Meetings.docx](#)
4. **PUBLIC PARTICIPATION MEETING - 6:20 PM**
 - 4.a **Deercliff Multi-family Community Public Participation Meeting** 20 Minutes
[Deercliff MF_Project Narrative_7-29-23.pdf](#)

Deercliff MF_A-1 Site Photo Aerial.pdf
Deercliff MF Conceptual Site Plan_7-31-23.pdf

5. NEW BUSINESS - 6:40 PM

5.a Planning Commission Consideration of Public Comments Received, Deliberation & Recommendation on the Baker Hill 7 Preliminary Subdivision (City File No. PLN52091 SUB) 60

Minutes

Baker Hill 7 Staff Report to Planning Commission.pdf

Applicant Project Narrative dated 27SEP2021.pdf

Preliminary Plat 7544PP-Sheets 1-10 2023.02.02 Revisions dated 02FEB2023 submitted 03FEB2023.pdf

C1 Conceptual Utilities Plan REV1 dated 24JAN2023 submitted 24JAN2023.pdf

SEPA Checklist dated 29AUG2022.pdf

Geotechnical Engineering Report Revised 01JUN2023.pdf

Evaluation of Septic System Feasibility dated 29MAR2022.pdf

Traffic Impact Analysis dated Oct 2022.pdf

Tree Retention Plan dated 29AUG2022.pdf

Public Comment (4).pdf

DRB Final Review and Recommendation_Preapplication Phase_15AUG2023.pdf

5.b Noise Variance for Puget Sound Electric (PSE) to replace overhead electric distribution system wires crossing over State Route 305 at NE Hidden Cove Road and NE Day Road overnight on December 20 and 21, 2023 10 Minutes

SR305_Noise_Variance_Land_Use_Application Signed.pdf

SR305_Noise_Variance_Work_Locations_Map.pdf

SR305_Noise_Variance_Aerial_Maps.pdf

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

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

8. ADJOURNMENT - 8:00 PM

GUIDING PRINCIPLES

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

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

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

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

decisions.

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

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

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

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



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

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



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: December 14, 2023

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I approve the September 28, 2023 minutes and the November 09, 2023 minutes as presented.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission September 28, 2023

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW**

Planning Commission Chair Ashley Mathews called the meeting to order at 6:03 PM in the Council Chambers and on the Zoom platform.

Present were Chair - Ashley Mathews, Vice-Chair – Sarah Blossom, Commissioners - Peter Schaab, Ben Deines, Ariel Birtley, Yesh Subramanian, and Sean Sullivan. Also present was Council Liaison - Jon Quitslund. City Staff present were Interim Planning Manager – David Greetham, who filled in for Director – Patricia Charnas, and Senior Planners Jennifer Sutton.

Chair Mathews read the Land Acknowledgement.

2) **PLANNING COMMISSION MEETING MINUTES**

[Cover Page](#)

[Minutes - Planning Commission 08242023.pdf](#)

MOTION: I move to approve the August 24, 2023, Meeting Minutes as presented.

Blossom/Subramanian: The motion carried unanimously, 7-0.

3) **PUBLIC COMMENT**

Instructions for Providing Public Comment

[Cover Page](#)

[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)

No public comments were made.

4) **PUBLIC HEARING**

4a. **Public Hearing on Ordinance No. 2023-25 Repealing Moratorium on Inns in Neighborhood Centers and Adopting New Regulations - Planning,**

[Sept 28 Presentation to Planning Commission.pptx](#)

[Ordinance No. 2023-25 and Exhibit A Repealing Moratorium on Inns in Neighborhood Centers
and Adopting New Regulations.pdf](#)

PUBLIC COMMENT

Mike Schwank – offered comments against inns in the neighborhood.

Marilyn McLauchlin – offered comments that she would like to see all involved follow the Comprehensive Plan in place.

Belinda Thornburgh – made comments in favor of inns and like-minded (and viable) businesses in neighborhood centers.

MOTION: I propose to amend the ordinance 2023-25 so that BIMC 18.09.030.D.1.a. would only allow 3 inns in Lynwood Center and no inns in Rolling Bay or Island Centers.

Blossom/Birtley: The motion was defeated, 1-6.

MOTION: I move to approve the proposed ordinance with the amendment of one inn permitted as a conditional use for both Rolling Bay and Island Centers while retaining the three inns without the conditional use for Lynwood Center. Friendly amendment made by Ben Deines to apply conditional use to the Lynwood Center, making all neighborhood centers conditional use permits.

Sullivan/Deines: The motion carried unanimously, 7-0.

MOTION: I move to recommend Ordinance 2023-25 as amended to the City Council.

Blossom/Schaab: The motion carried unanimously, 7-0.

MOTION: I move to direct staff to communicate the Planning Commission's concern about the conditional use creating non-conforming uses and provide legal review to council.

Blossom/Deines: The motion carried unanimously, 7-0.

5) FOR THE GOOD OF THE ORDER

Commissioners Peter Schaab and Ben Deines offered positive comments and feedback after attending the Visioning Workshop for the Comprehensive Plan Kick-off event.

6) ADJOURNMENT - 7:10 PM

Ashley Mathews, Chair

Renee Argetsinger, Clerk to the Planning Commission



Planning Commission November 09, 2023

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Planning Commission Chair Ashley Mathews called the meeting to order at 6:16 PM in the Council Chambers and on the Zoom platform.

Present were Chair - Ashley Mathews, Vice-Chair – Sarah Blossom, Commissioners - Peter Schaab, Ben Deines, Ariel Birtley, and Sean Sullivan. Excused was Yesh Subramanian. Also present was Council Liaison - Jon Quitslund. City Staff present were Director – Patricia Charnas, Interim Planning Manager – David Greetham, Senior Planners Jennifer Sutton and Peter Best, Planners – Auburn Lovett, Jenny Murphy and Joanne Mendenhall and Engineering Manager – Paul Nylund.

Chair Mathews read the Land Acknowledgement.

2) PLANNING COMMISSION MEETING MINUTES

Minutes -

The meeting minutes from September 28, 2023, were tabled until the next meeting.

3) COMPREHENSIVE PLAN OPEN HOUSE

The Planning Commission hosted an Open House for the Winslow Subarea Plan Update.

6) ADJOURNMENT - 7:56 PM

Ashley Mathews, Chair

Renee Argetsinger, Clerk to the Planning Commission

DRAFT



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: December 14, 2023

ESTIMATED TIME:

AGENDA ITEM: Instructions for Providing Public Comment

SUMMARY: Instructions for providing public comment are attached.

AGENDA CATEGORY: Discussion

PROPOSED BY: City Council

RECOMMENDED MOTION: Information only.

COMMUNITY ENGAGEMENT AND OUTREACH:

FISCAL IMPACT:

Amount:	
Ongoing Cost:	
One-Time Cost:	
Included in Current Budget?	

BACKGROUND:

ATTACHMENTS:

[Instructions for Providing Public Comment at Hybrid Meetings.docx](#)

FISCAL DETAILS:

Fund Name(s):

Coding:

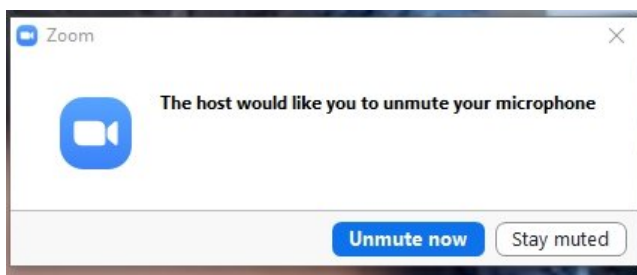


CITY CLERK'S OFFICE

Members of the public are encouraged to submit written public comment to the City Council at any time by emailing Council at council@bainbridgewa.gov. Members of the public who wish to provide public comment may attend the business meeting in Council Chambers or may participate remotely by following the instructions outlined below. If you are attending in-person, please sign up to speak on the sign-in sheet by the Chamber doors. The Mayor will call the people signed up on the sign-in sheet in Council Chambers first, and speakers will have three minutes to speak from the podium. Following the in-person comment, the Mayor will call people who have raised their hands in the Zoom meeting. A timer on the screen will indicate when 3 minutes have elapsed. Guidelines for public comment are also attached.

INSTRUCTIONS FOR PROVIDING PUBLIC COMMENT REMOTELY

1. Join the Zoom webinar by following the link posted on the agenda and on the City calendar.
2. Sign in to Zoom with your full name.
3. The Mayor will indicate when it is time for public comment.
4. Attendee indicates desire to speak by clicking on "Raise Hand" option at the bottom of the screen.
5. Attendee clicks button "Unmute now" after they are called to speak by the Mayor.



6. Attendee will appear on screen with other panelists, but without video, just name.

IMPORTANT NOTE: If you do not have the latest version of Zoom, the Clerk will promote you to panelist. You will then appear with video enabled. Look for the video icon in the bottom left-hand corner of the screen to turn off your video.

7. Attendee provides their comment.

8. A timer on the screen will track your time.
9. Stop speaking when the timer reaches the 3-minute mark.
10. Attendee is returned to attendee group, and microphone is muted.
11. Public comment is simply received by the Council, with no response.

Excerpt from the Governance Manual regarding public comment:

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council's parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

- (a) Speaking without being recognized by the Presiding Officer.
- (b) Continuing to speak after the allotted time has expired.
- (c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.
- (d) Throwing objects.
- (e) Speaking on an issue that is not within the jurisdiction of the City Council or is otherwise irrelevant to Council business.
- (f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.

- (g) Impersonating a City Councilmember or a member of the City staff.
- (h) Shouting or otherwise engaging in loud or boisterous behavior.
- (i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.
- (j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.
- (k) Booing, hissing, or otherwise disrupting the comments of another speaker.
- (l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, or any other words considered “fighting words” under constitutional law.
- (m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: December 14, 2023

ESTIMATED TIME: 20 Minutes

AGENDA ITEM: Deercliff Multi-family Community Public Participation Meeting

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 site plan and design review and conditional use processes.

BACKGROUND: Deercliff Multi-family Community (City Project No. PLN52629) is a proposal for 33 attached units in four buildings. The 9.5 acre property is located within the R-3.5 district on the east side of State Route 305, just north of John Nelson Park and south of Ace Hardware.

The project requires a major conditional use permit, major Site Plan and Design Review permit, and is subject to State Environmental Policy Act (SEPA) review.

The applicant participated in a Conceptual Design Review meeting with the Design Review Board (DRB) on October 16, 2023 and preapplication conference with City staff on September 19, 2023.

After a public participation meeting, next steps include: Design Guidance meeting and Final Review and Recommendation meeting with the Design Review Board prior to land use application, Planning Commission review and recommendation on the land use permit, and Hearing Examiner decision.

ATTACHMENTS:

Attn: Planning and Community Development
From: Charles Wenzlau, Wenzlau Architects
Date: July 28, 2023
RE: DEERCLIFF COMMUNITY – PROJECT NARRATIVE
PRE-APPLICATION CONFERENCE

PROJECT SITE: The 9.5 acre site is located south of Highschool Road shopping area between SR305 and Ferncliff Avenue, and is approximately ½ mile from the WSF Ferry Terminal. The site has a flag lot connection to Ferncliff which is 30' wide.

CRITICAL AREAS: The site is bisected by the Winslow Ravine and is heavily wooded. No current delineation or environment report are available currently. The COBI GIS mapping indicates a fish bearing stream and small wetland at the north of the site. The site also has moderate to steep slopes primarily associated with the Winslow Ravine. The buffers associated with these critical areas are preliminary. Approximately 3 acres of the site is eligible for development.

The site design anticipated requesting buffer averaging for the stream buffer. This is requested to accommodate the creation of central community open space. The access from Deercliff appears to encroach into wetland buffer which will potentially require either buffer averaging or a Reasonable Use Exception. Given the exceptional natural features on the site and preliminary nature of the site plan, information from the environmental reports and coordination with COBI staff may result in modification of proposed layout.

SITE ACCESS: The primary access to the site is from the end of Deercliff Road. The Wing Point West subdivision was laid out with an extension of Deercliff to the east edge of the project site, anticipating future development. Site access options include an easement through the Ace Hardware property and the flag lot portion of the site.

The initial site concept is based upon the Deercliff connection. The easement to the north would result in more vehicle trips close to SR305 intersection and require excessive grading due to the steep slope at the north edge of the site. Utilizing the flag lot to the south of the site to provide access would encroach into the critical areas associated with the stream buffer. This option would also create a new intersection between Klickitat and Eagle Cliff, which are currently less than 500 feet apart.

ZONING: The zoning for the site is R 3.5 which will allow 33 units. Multi-family residential is allowed as a conditional use.

PROGRAM: The proposed use is to construct 33 attached units separated into 4 buildings. Unit types include 2 and 3 bedroom units within 2.5 story townhouses. Unit sizes will vary between 1400sf to 1600sf.

SEQUENCE AND TIMING: The project will be constructed in a single phase. No schedule has been established. The initial stage will be to complete entitlements and establish financing.

PROPOSED LAND OWNERSHIP: The project will either be held under single ownership as rental units or may be converted to condominiums at a later date.

PLANNING REVIEW: The building will be submitted as a Major Site Plan Review and Conditional Use Permit.

BONUS: No bonus density is anticipated at this time.

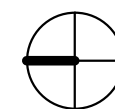
PARKING: Parking will be provided on site within a surface parking area located behind the building. The project is eligible for a parking reduction to 1.5 space/unit since it is within 1 mile of Ferry Terminal. Parking is proposed as 1 space within each unit with the balance provided as on street parking. No parking lots are proposed to help reduce impervious areas. The under-building parking area will include 1 bike parking space for each unit.

BUILDING HEIGHT: The maximum allowable building height is 25' to 35' by providing under-building parking.

LANDSCAPE: The project will preserve the roadside buffer along SR305. As proposed the tree retention requirement will be met with primarily with retention trees outside of the critical area buffers. New trees will be located along the shared property line to the east to enhance screening adjacent to Wing Point West Subdivision. No perimeter buffers are required.



SITE PHOTO (AERIAL)



A-1

DEERCLIFF COMMUNITY

NO SITUS ADDRESS

7/31/2023
PREAPP



WENZLAU ARCHITECTS





CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: December 14, 2023

ESTIMATED TIME: 60 Minutes

AGENDA ITEM: Planning Commission Consideration of Public Comments Received, Deliberation & Recommendation on the Baker Hill 7 Preliminary Subdivision (City File No. PLN52091 SUB)

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Kelly Tayara

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): Public Participation Meeting July 28, 2022

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:

Review public comments, conduct deliberations and provide a recommendation on the Baker Hill 7 Preliminary Subdivision (City File No. PLN52091 SUB) to the Director of Planning and Community Development for inclusion into the report to the hearing Examiner.

SUMMARY:

Planning Commission review and recommendation is required prior to decision by the Hearing Examiner.

BACKGROUND: Planning Commission Review and Recommendation for the proposed Baker Hill 7 subdivision project. The applicant requests Preliminary Subdivision approval to divide two lots totaling 6.35 acres into seven lots.

The staff report and other exhibits in this packet, along with additional land use application documents, including public comments received, are attached to this agenda bill. These documents may also be accessed by copying the link below into a search engine:

https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/19e5c647-fc04-4c33-b9d4-af0001629294?_conv=1

ATTACHMENTS:



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: December 7, 2023
To: Planning Commission
From: Kelly Tayara, Senior Planner
Project: Baker Hill 7 Subdivision
File Number: PLN52091 SUB

Summary of Request

The applicant requests Preliminary Subdivision approval to divide two lots totaling 6.35 acres into seven residential lots.

Staff Recommendation

Approval of the request as conditioned

Environmental Review

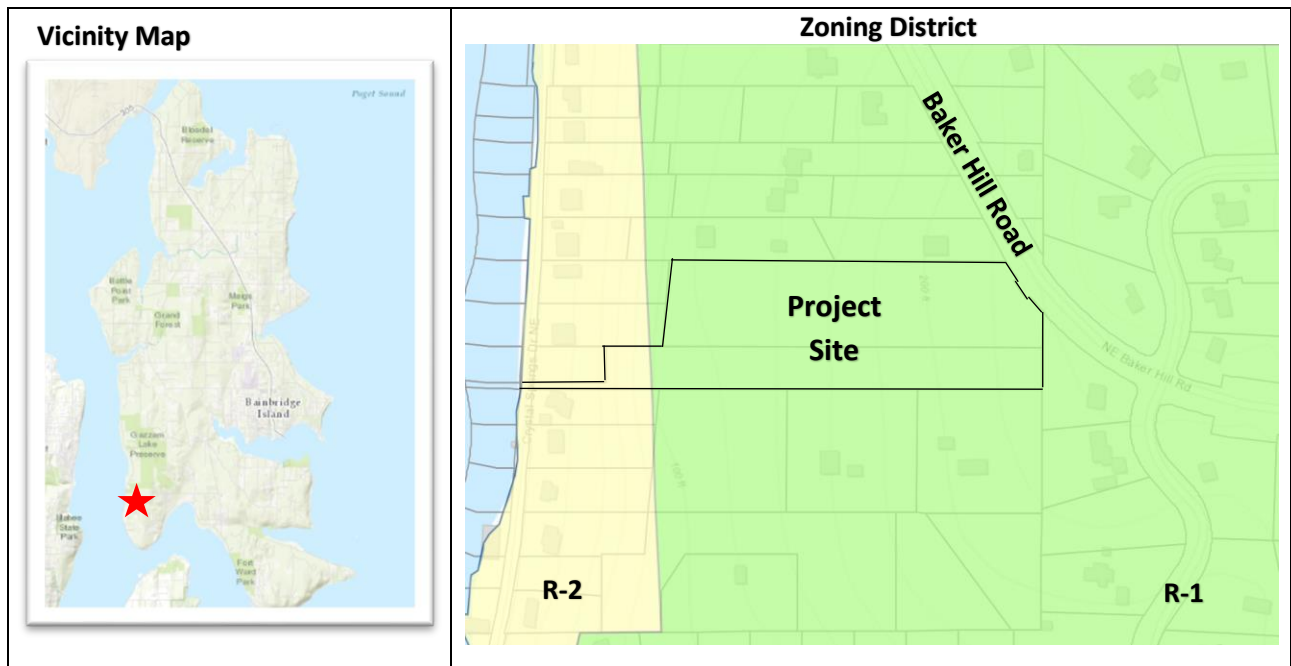
The project is subject to State Environmental Policy Act (SEPA) review. A threshold determination will be issued subsequent to Planning Commission review and recommendation, and prior to public hearing before the Hearing Examiner, the decision-making body for this application.

Part I: Land Use Process / Application History

Date:	Action:
October 18, 2021	Design Review Board Conceptual Review meeting held
July 5, 2022	Preapplication conference held
August 1, 2022	Design Review Board Design Guidance meeting held
August 15, 2022	Design Review Board Final Review and Recommendation meeting held
July 28, 2022	Public Participation meeting held
August 29, 2022	Application submitted
August 31, 2022	Notice of Complete Application issued
September 9, 2022	Notice of Application / SEPA Comment Period published
December 14, 2023	Planning Commission review / recommendation meeting (scheduled)

Part II: General Information and Site Characteristics

Assessor's Record Information:	
Tax lot numbers	052402-1-013-2004; 052402-1-015-2002
Owner of record	Nelda Christiansen Swiggett
Site size	276,776 square feet (6.35 acres)
Use:	
The lots are undeveloped.	
Zoning and Comprehensive Plan Designation:	
Lot 013 is zoned R-1 and the Comprehensive Plan designation is Residential-1. Lot 015 is split-zoned and within R-1 to the east and R-2 to the west, and the Comprehensive Plan designation are Residential-1 and Residential-2, respectively.	
Terrain / Soils:	
The site slopes down from east to west. 15 -39 percent slopes are in the eastern half of the site and lead to a sloping bench, then continue down to the west portion of the site which contains 15 – 39% slopes along with steep 40 – 75 percent slopes. The steep slopes are mapped as erosion and landslide hazard areas. Site soils are predominately Harstine gravelly ashy sandy loam in the eastern portion of the site, Kapowsin gravelly ashy loam in the center and along the shoreline, and Dystric xerorthents within the western steep slopes.	
Access:	
Proposed access is from Baker Hill Road	
Public Services:	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Schools	Bainbridge Island School District
Water	Kitsap Public Utilities District
Septic / Sewer	Individual on-site septic
Surrounding Properties - Use, Zoning, and Comprehensive Plan Designation:	
Except for one property to the south that is undeveloped, surrounding properties contain single-family residential development. One property to the north, properties to the west and two properties to the southwest are split-zoned: The easterly portions of the lots are located in the R-1 zoning district and Residential-1 Comprehensive Plan designation, and the westerly portions in the R-2 zoning district and Residential-2 Comprehensive Plan designation. Remaining surrounding properties to the north, east and south are within the R-1 district and Residential-1 Comprehensive Plan designation.	



Surrounding Development / Aerial Image 2018



Part III: Public Comment

Four public comments were received. Commenters expressed the following concerns:

- *Traffic*: Lynwood Center redevelopment has resulted in traffic impacts that are not addressed and will be exacerbated by this project. There are no road shoulders or paths along Baker Hill Road and cars must swerve to avoid pedestrians and bicyclists.
- *Density*: The 14 dwelling units proposed are not standard for the area.
- *Water Resources*: Water resources for existing homes are uncertain, let alone additional water service for 14 new homes. One commenter notes that the previous water provider stated no new water rights would be granted in the area, and that no water was found after recent drilling to a depth of 300 feet by the Kitsap Public Utility District.
- *Construction Noise*: Commenters are concerned about construction noise, especially during clearing, and due to construction vehicles accessing the property.
- *Ingress / Egress*: The subdivision will share the road approach to Baker Hill Road with the beneficiaries of the existing driveway easement serving three homes to the south. The existing driveway access may be compromised during and after subdivision construction. After construction, a hazardous vehicle and pedestrian situation will exist where the new subdivision road and the existing access drive meet.
- *Trees / Vegetation*: The site is surrounded by heavily vegetated lots and is not conducive to the clearing and development proposed. The road serving the subdivision requires transecting a gully, resulting in additional impact to the slope and vegetation. Commenters also express concern about the reliability of the proposed septic system, which is routed through trees.
- *Cluster Development*: Homes will be clustered instead of dispersed, resulting in a disproportionately dense development which is out of scale for the neighborhood. Property owners in the immediate vicinity of the cluster of homes will experience visual and noise impacts, as well as devalued properties.
- *Economy*: The project may be left half-finished given the current state of the national economy and rising interest rates, and this would be disastrous for the neighborhood.

Staff comment:

- *Traffic*: Recommended conditions include a six foot paved shoulder for the length of the property's Baker Hill Road frontage to increase bicyclist and pedestrian safety.
- *Density*: Seven primary residences and seven accessory dwelling units are proposed; accessory dwelling units are a permitted single-family residential use in all residential districts.
- *Water Resources*: The submitted documentation includes a non-binding water availability letter from the Kitsap Public Utility District; a binding letter is required with final plat application.
- *Construction Noise*: Construction activities are prohibited between the hours of 7:00 pm and 7:00 am on weekdays, 6:00 pm to 9:00 am on Saturdays, and legal holidays.
- *Ingress / Egress*: Recommended conditions include provision for widened pavement of the road approach to Baker Hill Road to the private driveway serving properties to the south of the site in order to alleviate congestion.
- *Trees / Vegetation*: Regulations limit site clearing to 35 percent of the lot. Recommended conditions include Building Site Applications which are approved by the Health District and contain sufficient detail to verify that primary drainfield installations can occur without substantial adverse impact to significant trees, as proposed, or that the installation maintains 100 percent of the annual average groundwater recharge volume in compliance with BIMC [16.20.100](#).E.4.
- *Cluster Development*: Homesite clustering is one of a number of regulatory requirements adopted in 2016 that translate Comprehensive Plan goals and policies related to residential growth and development patterns into specific standards for subdivision development. The intent of homesite clustering is, in part, to minimize ground disturbance, which is limited to 35 percent of the site.

Part IV: Agency Comment

The Fire Marshal recommends approval as proposed. The Kitsap Public Health District (KPHD) conducted preliminary assessment of a conceptual four-step design process drawing and the septic designer's feasibility evaluation that were provided to the agency by the applicant, and stated its review was complete with no additional comment.

Part V: Comprehensive Plan Analysis

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 guiding principles, goals and policies apply to the proposal:

1. Land Use Element

- A. Policy LU 14.1: The Residential District area is designated for less intensive residential development and a variety of agricultural and forestry uses.
- B. Policy LU 14.2: Encourage residential development that is compatible with the preservation of open space, forestry, agricultural activities, and natural systems. Accessory farm buildings and uses are allowable.

2. Housing Element

- A. 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.
 - 1) 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.

Comprehensive Plan Consistency Analysis

The existing northerly lot is within the Residential-1 Comprehensive Plan designation, and the existing southerly lot is split-zoned, with the eastern portion in the Residential-1 designation and the western portion in the Residential-2 designation.

The portion of the site within the Residential-2 Comprehensive Plan designation is within shoreline jurisdiction and contains steep slopes; the homesites are proposed outside of shoreline jurisdiction and over 300 feet from the steep slopes. Through Administrative Departure (BIMC [17.12.040](#)), the Design Review Board recommends an innovative approach to cluster homes within the portion of the property located in the Residential-1 designation in order to further satisfy the intent of the four-step design process, and to achieve greater consistency with the general purpose and intent of the subdivision standards.

This residential subdivision includes preservation of natural areas which include significant trees, and future plans include Accessory Dwelling Units which diversify the housing types on the Island.

Part VI: Land Use Code Analysis

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

1. BIMC [16.12](#) Shoreline Master Program

New subdivisions or all multifamily residential developments shall provide a community recreation and/or open space area for the benefit of all residents or property owners in the development.

While portions of the site are within shoreline jurisdiction, no development is proposed within the shoreline. Proposed development includes a pedestrian trail network with views of the water, and recommended conditions include the provision for access to the shoreline. As conditioned, the project conforms to shoreline regulations.

2. BIMC [16.20](#) Critical Areas

Standard	Requirement	Compliance Annotation
Aquifer Recharge Area (ARPA) BIMC 16.20.100	ARPA designation is required. Pervious trails are permitted in the ARPA.	The proposed ARPA is 180,732 square feet or 65 percent of the site (180,732 / 275,554) in compliance with this standard. A gravel trail network, along with drip system drainfields, are proposed in the ARPA. Pervious trails are permitted in the ARPA, and drainfields are permitted in the ARPA if construction of the system will not require the use of heavy equipment or removal of significant trees, or if the applicant demonstrates 100 percent of the annual average groundwater recharge volume is maintained. Recommended conditions include construction of the trail with pervious materials, and providing Building Site Applications which are approved by the Health District and contain sufficient detail to verify that primary drainfield installations can occur without substantial adverse impact to significant trees, or that the installation maintains 100 percent of the annual average groundwater recharge volume in compliance with BIMC 16.20.100.E.4.
Geologically Hazardous Areas (GHA) BIMC 16.20.130	GHAs include erosion and landslide hazard areas	Steep slopes in the site panhandle extend along the western edge of the site and offsite to the west are categorized as erosion hazard and landslide hazard due to the degree and height of slopes. Localized areas in the eastern portion of the site are greater than 40 percent slope but less than ten feet in height and therefore do not meet the definition of landslide hazard. All development activity is 300 feet or greater from landslide hazard slopes. The submitted geotechnical engineering report (Riley Group June 1, 2023) includes stormwater infiltration evaluation and the effects on slope stability. This staff recommendation includes recommended conditions of the City Development Engineer to ensure the recommendations of the geotechnical engineer are followed for drainage facilities. The project meets geologically hazardous area regulations.
Wetlands BIMC 16.20.140	Buffer and structure / hard surface setback from the buffer	Three wetlands impact the site and are depicted on the plat. The required 40-foot width buffer and 15-foot structure / hard surface setbacks from the buffers are depicted on the plat. No development or activity is proposed within 80 feet of a wetland. The project meets wetland regulations.

3. BIMC [17.12](#) Subdivision Standards

A four-step design process is required for all residential subdivisions in order to identify resources most worthy of preservation and what areas can best accommodate development. The four steps are: 1) delineate natural area; 2) locate homesites; 3) define access; and 4) draw lot lines. “Natural area” is defined as the undeveloped portion of a subdivision that contains natural resources features, such as critical areas, significant tree stands and native vegetation, and may be designated for the private use and enjoyment of property owners within the subdivision.

A. BIMC [17.12.040](#) Administrative Departures

A departure from existing subdivision standards may be requested by an applicant to allow use of an alternative standard to those listed in BIMC [17.12.050 through 17.12.070](#). Departures are not variances and are not required to meet the criteria associated with a variance application, and allow for adjustment to a standard in order to achieve better outcomes in cases where strict application of the standard would result in an inferior subdivision design.

In order for a departure to be allowed, it must satisfy the intent of the four-step design process, and the resulting subdivision must be consistent with the general purpose and intent of the subdivision ordinance and the specific standard. A departure shall not be allowed from Natural Area, Community Space or homesite size standards.

The Design Review Board (DRB) may include an administrative departure in its recommendation to the Planning Commission, if all of the following criteria are met:

- Because of unusual shape, exceptional topographic conditions, environmental constraints or other extraordinary situation or condition in connection with a specific piece of property, strict adherence to the existing standard would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the subdivision ordinance as provided in BIMC [17.04.010](#);
- The granting of the departure results in a subdivision with greater natural resource conservation value, less adverse impact to adjoining properties, or more practical design because of topography, critical area, or other extenuating circumstance;
- All possible efforts to comply with the standard or minimize potential harm or adverse impacts have been undertaken. Economic consideration may be taken into account but shall not be the overriding factor in approval;
- The departure is consistent with other applicable regulations and standards;
- The granting of any departure will not be unduly detrimental to the public welfare nor injurious to the property or improvements in the vicinity in which the property is located.

If the DRB recommendation is to grant the departure, the departure shall be included as a component of the project in subsequent reviews, and included in the Director’s recommendation to the Hearing Examiner unless a deviation from the recommendation is documented in the Director’s report.

The DRB conducted review during a Design Guidance meeting and recommends an administrative departure to cluster homes within the portion of the property lying within the Residential-1 Comprehensive Plan and R-1 zoning designation, as further discussed in the table below under Dimensional Standards.

To provide consistency with the DRB recommendation of approval for the proposed trail network and consistency with the [Design for Bainbridge](#) standards, goals and policies, an Administrative Departure to exclude land disturbing activity associated with the installation of a pervious trail network from the site area disturbance limitation of 35 percent.

B. BIMC [17.12.060](#) Homesites and [17.12.070](#) General Residential Subdivision Standards

The southern lot is split-zoned, with a small portion of the western lot within the R-2 district. All development is within the R-1 district, and the standards below apply to that district.

Standard	Requirement	Compliance Annotation
Homesites	No maximum homesite separation; site disturbance is limited to 35 % of the site.	Homesite, access, and primary drainfield areas encompass approximately 34 percent of the site. Additional site disturbance will result from installation of a pedestrian trail network proposed by the applicant and recommended for approval by the DRB (Context Analysis Final Drawings and Plans dated August 10, 2022). The trail network is over one-half linear mile in length, is outside shoreline jurisdiction and is within the ARPA; it provides views of the shoreline and meanders around two wetlands. The trail network fulfills the goals and principles of Design For Bainbridge, in that it supports design for a healthy, walkable, connected community and provides connection to the natural environment and a pedestrian experience which can help improve quality of life. The DRB recommended approval of the proposed gravel trail network, and the Code provides for an Administrative Departure from this standard, which limits site disturbance to 35 percent (BIMC 17.12.040). Recommended conditions include the limitation on site disturbance to 35 percent of the site provided, land disturbing activity associated with the installation of a pervious trail network shall be excluded from this limitation.
Dimensional Standards	Where a property is located in more than one district, units permitted by density calculations within each district must be constructed on the portion of the property located within that district. Permitted densities are not “blended” across district lines.	The site is located within two districts. The maximum density in the R-1 district is six lots and the maximum density in the R-2 district is one lot, for a total of seven lots (see detail density discussion in Section 4, Dimensional Standards for Zoning Districts, below). The DRB recommends an Administrative Departure (BIMC 17.12.040) to cluster homes within the portion of the property lying within the R-1 district, finding that the departure further satisfies the intent of the four-step design process and achieves greater consistency with the general purpose and intent of the subdivision standards.

Septic Systems	Reserve drainfield areas shall remain undisturbed until such time as their use is required. This standard shall be noted on the face of the preliminary plat.	Recommended conditions incorporate the requirement to leave reserve drainfield areas undisturbed unless and until their use is required.
Streets and Vehicle Access	Subdivisions shall comply with all applicable standards of the “City of Bainbridge Island Design and Construction Standards and Specifications,” and Island-Wide Transportation Plan (IWTP).	Recommended improvements include extension of the public road network serving the plat and improvements along Baker Hill Road. In accordance with the Design and Construction Standards The IWTP requires a shoulder facility on both sides of Baker Hill Road (Design Standard C), and single-side shoulder and bike facilities on Crystal Springs Drive. The recommended conditions include a shoulder facility along Baker Hill Road; the City Development Engineer evaluated Crystal Springs Drive and finds no improvements along the property frontage necessary.
Circulation and Access	All subdivisions shall include a circulation and access system of walkways, paths, or trails that interconnect lots, commonly owned natural area, community space, and adjacent access facilities. Trails that provide connection to streets, public areas or other trails through the subdivision boundaries shall provide public access. Multimodal facilities shall be consistent with “City of Bainbridge Island Design and Construction Standards and Specifications.”	The proposed vehicular access system connects to Baker Hill Road via a single curb cut. Recommended conditions include an easement to the shoreline to serve residents of the development. A trail network is proposed, connecting lots in the development. There are no commonly owned natural areas or trails connecting to streets or public areas. Access facilities are consistent with the City of Bainbridge Island Design and Construction Standards and Specifications.
Fencing	Sight-obscuring fencing is prohibited at the exterior boundary of a subdivision.	Recommended conditions include this requirement.
Perimeter (Landscape) Buffers	Perimeter buffers shall be established at the exterior boundary of all subdivisions with a gross area of one acre or greater. Allowed uses within buffers include utility lines and trails, provided no significant trees are removed.	The required 25-foot width perimeter buffer is depicted on the plat and is in compliance with this standard, except for the western-most portion of Lot 3; this recommendation includes a condition to correct that dimension. Recommended conditions include a requirement to maintain the buffer to full-screen standards and to plant additional vegetation if the existing vegetation does not provide an effective visual screen.

Roadside (Landscape) Buffers	Roadside buffers are required along collector or arterial roads in the R-1 and R-2 districts. Allowed uses within roadside buffers include utility lines and boxes, mailboxes, entry signs, bus shelters, and transit stops. Local access streets and trails may cross roadside buffers, provided no significant trees are removed.	The required 40-foot width roadside buffers from Baker Hill Road, an arterial roadway, and Crystal Springs Drive, a collector roadway, are depicted on the plat and in compliance with this standard. Recommended conditions include a requirement to maintain the buffer to full-screen standards and to plant additional vegetation if the existing vegetation does not provide an effective visual screen.
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C. BIMC Table [17.12.070](#)-1 Subdivision Dimensional Standards

Standard	Requirement	Compliance Annotation
Natural Area	45 %, unless the ARPA is greater; the natural area is increased to achieve that percentage.	The proposed primary natural area comprises 180,732 square feet or 65 percent of the lot (180,732 / 275,554), equal to the ARPA area. The natural area complies with this standard.
Community Space	7.5 % Not required if maximum Natural Area is provided.	The maximum natural area is provided, and therefore this standard is not applicable.
Homesite (Size)	7,500 to 10,000 square feet maximum	Homesite sizes are between 8,998 and 9,921 square feet in size and comply with this standard.
Home Size	N / A	This standard is not applicable in the R-1 district.
Lot Coverage (Lot area covered by buildings)	15 % maximum (R-1 District) 20% maximum (R-2 District)	The site is split-zoned. Lot area within the R-1 district is 255,458 square feet and lot area within the R-2 district is 10,455 square feet (see details in Section 4, Dimensional Standards for Zoning Districts, below). The maximum lot coverage is 38,318 square feet (255,458 x .15) within the R-1 district, and 2,091 square feet (10,455 x .2) within the R-2 district, for a total maximum lot coverage of 40,409 square feet (38,318 + 2,091). Proposed lot coverage is 5,924 square feet per lot, a total of 41,468 square feet. Recommended conditions include equal or proportional allocation of the maximum allowable lot coverage. The DRB recommends an Administrative Departure (BIMC 17.12.040) to cluster homes within the portion of the property lying within the R-1 district in order to further satisfy the intent of the four-step design process, and to achieve greater consistency with the general purpose and intent of the subdivision standards.

Setbacks		
Building to homesite boundary, building 1,600 sf or less	Minimum 5 feet Total 10 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Building to homesite boundary, building 1,601 sf or more	Minimum 10 feet Total 25 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Building outside homesite to exterior plat boundary	Minimum 25 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Homesite to exterior plat boundary	Minimum 25 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Homesite to edge of arterial right-of-way	Minimum 25 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Building outside homesite to edge of arterial right-of-way	Minimum 40 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Building (except shared garage) to subdivision access	Minimum 10 feet	This standard is listed on the preliminary plat and the project complies with the standard.

4. BIMC Table [18.12.020](#)-2 Dimensional Standards for Residential Zone Districts; BIMC [18.15](#) Development Standards and Guidelines; BIMC [18.18](#) Design Guidelines

Standard	Requirement	Compliance Annotation
Lot Area	District per lot minimum R-1: 40,000 sq ft R-2: 20,000 sq ft “Lot area” is the total horizontal area within the lot lines, excluding any area seaward of the line of the ordinary high water (OHW) mark, and excluding private streets and lot area in panhandles or flag lots narrower than 30 feet. “Streets” include access easements which serve or have the potential to serve four or more lots, or lots which may be subdivided into four or more lots (BIMC 18.36.030).	The site area of lot 013 is 170,933 square feet, and the site area of lot 015 is 104,621 square feet, for a total site area of 275,554 square feet, excluding the area seaward of Ordinary High Water. Excluding the panhandle area and existing access easement, the total lot area is 265,913 square feet (275,554 - 2,562 – 7,079). The site is split-zoned. Lot area within the R-1 district is 255,458 square feet (262,537 – 7,079) and lot area within the R-2 district is 10,455 (13,017 – 2,562) square feet. The DRB recommends an Administrative Departure (BIMC 17.12.040) to cluster homes within the portion of the property lying within the R-1 district in order to further satisfy the intent of the four-step design process, and to achieve greater consistency with the general purpose and intent of the subdivision standards. The aggregate lot area of 265,913 square feet provides the lot area required for seven lots in the R-1 district (265,913 / 40,000 = 6.64).*

Density	District per lot minimum R-1: 40,000 sq ft R-2: 20,000 sq ft	The total lot area is 265,913 square feet. The site is split-zoned. Lot area within the R-1 district is 255,458 square feet and lot area within the R-2 district is 10,455 square feet. The DRB recommends an Administrative Departure (BIMC 17.12.040) to cluster homes within the portion of the property lying within the R-1 district in order to further satisfy the intent of the four-step design process, and for greater consistency with the general purpose and intent of the subdivision standards. The maximum density in the R-1 district is 6.38 lots and the maximum density in the R-2 district is .52 lots, a total of seven lots (6.38 + .52 = 6.9) in the aggregate.*
Building Height	30 feet maximum	Compliance with this standard is ensured during building permit review.
Parking BIMC Tables 18.15.020 -1 / 18.15.020 -5	Two off-street spaces for each primary dwelling unit and one off-street space for each accessory dwelling unit.	Required parking spaces are inclusive of garages. As proposed, some parking spaces appear to pose user conflict (Revised Conceptual Utilities Plan sheet C1 dated January 24, 2023): Spaces designated for the Accessory Dwelling Units on Lots 1 and 3 appear difficult to navigate if cars are parked in the driveway serving the primary residence, and there does not appear to be adequate clearance to access the portion of the driveway / garage serving the primary residences on Lots 6 and 7. However, any concerns appear easily resolved, as the project provides adequate room for the minor adjustments that may be required. Recommended conditions include final civil plans in compliance with the parking dimensions in BIMC Table 18.15.020-5, including appropriate “aisle width” clearance for vehicles passing the ADU spaces on Lots 6 and 7 to access the portion of the driveway serving the primary residence, and any modifications necessary to avoid conflict for users on Lots 1 and 3.
Mobility and Access BIMC 18.15.030	Driveways shall provide well-defined, safe and efficient circulation.	The City Development Engineer finds that recommended conditions provide for conformance with City Design and Construction Standards and Specifications and meet this requirement.
Design Standards BIMC 18.18 / “ Design for Bainbridge ”	Detached single-family residential subdivision development shall comply with Chapters 1, 2, 3 and 5, and 6.	The DRB conducted design standard compliance review and unanimously recommends approval. The DRB recommends an Administrative Departure (BIMC 17.12.040) to cluster homes within the portion of the property lying within the R-1 district in order to further satisfy the intent of the four-step design process, and to achieve greater consistency with the general purpose and intent of the standards.

		To provide consistency with the DRB approval recommendation for the trail network and the Design for Bainbridge standards, goals and policies, an Administrative Departure is recommended to exclude land disturbing activity associated with installation of a pervious trail network from the site area disturbance limitation of 35 percent.
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**In accordance with BIMC [18.12.050](#) Rules of Measurement, when a calculation results in a fraction greater than or equal to one-half, the result shall be rounded up to the next whole number.*

5. Land Use Permit Review and Decision Criteria

A. BIMC [2.16.125](#).F Preliminary Long Subdivision Decision Criteria

The Planning Commission shall base its recommendations on site plan and design review and preliminary subdivision applications on the following criteria:

- 1) The applicable subdivision design guidelines and development standards of BIMC Titles 17 and 18 are satisfied.

The application followed the required preapplication review process to ensure compliance with design standards. Compliance with subdivision and zoning standards, including dimensional standards, design standards and landscaping requirements, are provided in this report. Compliance with standards and project conditions is ensured upon completion of land use (final plat) and building permit review.

- 2) The preliminary long subdivision makes appropriate provisions for the public health, safety and general and public use and interest, including those items listed in RCW [58.17.110](#).

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

The Fire Marshal recommends approval as proposed. The Kitsap Public Health District (KPHD) conducted preliminary assessment of a conceptual drawing and the septic designer's feasibility evaluation that were provided by the applicant, and stated its review was complete with no additional comment.

- 3) The preliminary long subdivision has been prepared consistent with the requirements of the four-step design process.

The preliminary subdivision was prepared consistent with the four-step design process in BIMC [17.12.030](#) to ensure the preliminary subdivision design is compatible with the physical characteristics of the site and the applicable design standards in [Design for Bainbridge](#).

- 4) Any portion of a long subdivision that contains a critical area, as defined in BIMC [16.20](#), conforms to all requirements of that chapter.

The maximum required Aquifer Recharge Protection Area (ARPA) of 65 percent of the site is designated on the preliminary plat and recommended conditions provide for recording Notice to Title of the ARPA. All homesite development is located 300 feet or greater from landslide hazard areas. The wetlands that impact the site are depicted on the plat and required buffers and setbacks from the buffers are depicted on the plat. Homesites are outside wetlands, buffers and their setbacks. As conditioned, the project conforms to critical area regulations.

- 5) Any portion of a long subdivision within shoreline jurisdiction, as defined in BIMC [16.12](#), conforms to all requirements of that chapter.

While portions of the site are within shoreline jurisdiction, no development is proposed within the shoreline. Proposed development includes a pedestrian trail network with views of the water, and recommended conditions include the provision for access to the shoreline. As conditioned, the project conforms to shoreline regulations.

- 6) The City Engineer's recommendation contains determinations that the following decision criteria are met, and such determinations are supported by substantial evidence within the record:
- The long subdivision meets the requirements of BIMC [17.12](#) related to streets and pedestrian access, and water, stormwater, and septic facilities; and
 - The long subdivision conforms to regulations concerning drainage in BIMC [15.19](#), [15.20](#) and [15.21](#) ; and
 - The long subdivision will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and
 - If the long subdivision will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the long subdivision, and the applicable service(s) can be made available at the site; and

The City Development Engineer makes the following findings:

- The preliminary long subdivision conforms to regulations concerning drainage in BIMC 15.19, 15.20 and 15.21.
- The preliminary long subdivision 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, nonmotorized facilities, and vehicular circulation systems as conditioned are adequate, safe, efficient, and consistent with the Island Wide Transportation Plan (IWTP) dated February 2017.
- The site will rely on public water service through Kitsap Public Utility District (KPUD). There is adequate capacity in the water system and water service can be made available at the site as conditioned by the non-binding water availability letter dated 29 August 2022 from KPUD. Sewerage will be treated through on-site septic (OSS) drain fields (under the purview of Kitsap Public Health District).
- The preliminary long subdivision, as shown on the Conceptual Utilities Plan prepared by Browne Wheeler Engineers, Inc. dated 24 January 2023, conforms to the City of Bainbridge Island Design and Construction Standards and Specifications (Standards) as conditioned, and any proposed deviation from the standards shall be requested by the applicant and approved by COBI Development Engineering prior to construction.
- A traffic study sufficient for the City engineer to perform a concurrency test is required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC). Review of single-family residential developments in the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition, indicates trip generation will exceed the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips [BIMC §15.40.060]. The Traffic Impact Study prepared by Transportation Solutions dated October 2022 has been reviewed and no deficiencies have been noted. The study found that with the proposed development, the studied intersections will operate at Level of Service (LOS) "B" or better, which is within the thresholds set in the IWTP, and that no project specific offsite mitigation as a result of reduced LOS is warranted.

A Certificate of Concurrency dated 11/21/2022 has been completed for the project as proposed.

- Consistent with BIMC 12.30.010, no construction permit, subdivision, short subdivision, or planned unit development shall be approved or granted until the owner of the affected property dedicates to the city the portion of land designated on the official street map or required by the Standards as a street ROW. NE Baker Hill Road is classified as a secondary arterial road with a minimum required ROW width of 60 FT. The existing NE Baker Hill Road ROW width along the project frontage is 70 FT, exceeding the minimum required width. As a result, no additional ROW dedication within the NE Baker Hill Road ROW is deemed necessary.

As documented above, the City Development Engineer finds that, as modified by recommended conditions included in this report, the project meets the decision criteria for approval.

- 7) The proposal complies with all applicable provisions of this code; Chapters [36.70A](#) and [58.17](#) RCW; and all other applicable provisions of state and federal laws and regulations.

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 final plat and building permit review. As conditioned, the development is consistent with all provisions of the Municipal Code, the Growth Management Act, State subdivision law, and all other provisions of State and Federal laws and regulation.

- 8) The proposal is consistent with the City's Comprehensive Plan.

Applicable Comprehensive Plan goals and policies are listed on page five of this report. Single-family residential subdivision is proposed within the residential Comprehensive Plan designation and provides diversification of housing types available on the Island.

The City Development Engineer finds that as conditioned, the project is in conformance with the applicable portions of the Comprehensive Plan pertaining to streets, roads, and utilities.

- 9) Appropriate provisions for maintenance in perpetuity of natural and/or community space have been made.

An appropriate management and maintenance plan for the natural areas is on the plat.

- 10) The preliminary subdivision design is compatible with the physical characteristics of the proposed subdivision site.

Part VII – CONCLUSIONS

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

The application is properly before the Planning Commission for review and recommendation. 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.

A Planning Commission recommendation is not a final decision and therefore there is no appeal.

Staff recommends approval subject to the following conditions:

SEPA Conditions

1. To mitigate recreation impacts, the applicant proposes a network of private trails. Plans submitted for construction shall substantially comply with the plans approved by the Design Review Board at the preapplication Final Review and Recommendation (Context Analysis Final Drawings and Plans dated August 10, 2022), provided: Where these plans and regulatory requirements or compliance with the plans / conditions identified in Condition 3 and 8 below conflict, these plans may be modified as determined necessary by the Department of Planning and Community Development.
2. To mitigate water, plant, animal and utility impacts, the applicant proposes selective removal of trees, notably within the primary drainfield areas. Final Plat application documentation shall include Building Site Applications which are approved by the Health District and contain sufficient detail to verify that primary drainfield installations can occur as proposed, without substantial adverse impact to significant trees as demonstrated by a tree survey of the impact area and arborist report that evaluates construction impacts, or that the installation maintains 100 percent of the annual average groundwater recharge volume in compliance with BIMC [16.20.100.E.4](#).

Project Conditions

3. Plans submitted for construction shall substantially comply with the following plans approved through this land use permit, except as provided in these conditions of approval: Revised Conceptual Utilities Plan sheet C1 dated January 24, 2023 (City File Revision 2 received 1/24/23) and Preliminary Plat dated February 2, 2023 (City File Revision 3 received 2/3/23).
4. 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.
5. 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.
6. Prior to final plat application, the applicant shall record an Aquifer Recharge Protection Area Notice to Title with the Kitsap County Auditor in a form approved by the City.
7. Prior to final plat application, the proposed trail network shall be construction or construction financially assured, consistent with the provisions of assurance in lieu of completion outlined in the City Engineer condition below, prior to final plat. Trails shall be constructed using pervious materials.
8. Site disturbance is limited to no more than 35 % of the site provided, land disturbing activity associated with the installation of the trail network shall be excluded from the calculation.
9. Reserve drainfield areas shall remain undisturbed unless and until such time as their use is required.
10. Sight-obscuring fencing is prohibited at the subdivision exterior boundary.
11. The dimension of the perimeter landscape buffer along the western portion of the site in Lot 3 shall be depicted and dimensioned as 25 feet in width.
12. Roadside and perimeter landscape buffers shall be planted, if necessary, and maintained in perpetuity, to the full-screen vegetation standards in accordance with BIMC [18.15.010.D.4](#), to the satisfaction of the Department of Planning and Community Development. Any required planting shall occur prior to temporary or final occupancy issuance for the first home in the subdivision. Financial maintenance assurance for any required plantings shall be in accordance with BIMC [18.15.010.H](#), to the satisfaction of the Department of Planning and Community Development.
13. The total maximum lot coverage of 40,409 square feet shall be allocated equally or proportionally (e.g. based on resultant lot size) on the face of the final plat.

14. Civil plan submitted with plat utilities and final plat applications shall comply with parking dimensions in BIMC Table [18.15.020-5](#), including appropriate “aisle width” clearance for vehicles passing the spaces serving an Accessory Dwelling Unit (ADU) on Lots 6 and 7 in order to access the driveway parking area or garage serving a primary residence. Additionally, civil plans shall be modified as necessary to address any potential conflict for users of spaces serving an ADU and the driveway parking area serving a primary residence on Lots 1 and 3.
15. All activities shall comply with Puget Sound Clean Air Agency (PSCAA) regulations.
16. Prior to any site activity, the applicant shall submit to the City for approval a dust control plan which is in conformance with PSCAA regulations [Article 9 Emission Standards Regulation I-9](#) and Department of Ecology guidelines [Dust Control Methods Publication 96-433](#).
17. The project shall comply with the following to the satisfaction of the City Survey Program Manager:
 - A. On the ROW dedication, include the language: The City of Bainbridge Island is also granted the right to go beyond the above described right-of-way where necessary to accommodate the slopes of cuts and fills in roadway construction and maintenance.
 - B. The shown encroachment along the north boundary will require resolution, such as an agreement to resolve any potential adverse claim to the subject property. Such agreement shall require review and approval by the City prior to final plat approval.
18. The project shall comply with the following conditions to the satisfaction of the City Engineer:
 - A. Every lot corner shall be staked by a three-quarter-inch galvanized iron pipe or equivalent approved by the City, driven into the ground and marked or tagged with the certificate number of the surveyor setting said monument. The position and type of every permanent monument shall be noted on the plat. Perimeter and public street monuments (if required) shall be twenty-four inches long, and set in concrete or constructed of an equivalent approved by the City.
 - B. Consistent with the decision criteria considered to recommend approval of a preliminary subdivision found in BIMC 2.16 and RCW 58.17.110, public improvements along project ROW frontage are required as a condition of development. The existing paved geometry of NE Baker Hill Road includes a 9 FT wide eastbound travel lane with a 1 FT wide paved shoulder which is not consistent with the standard geometry specified in Standard Drawing 7-020. As a result, a 6 FT wide paved shoulder with a 3 FT wide gravel shoulder shall be required along the subject parcel’s frontage which is consistent with Standard Detail 7-020 and meets the minimum design criteria for Type C shoulders which are identified as being required along the south side of NE Baker Hill Road fronting the subject parcel. The Crystal Springs Drive NE ROW was evaluated and no improvements along the subject parcel’s Crystal Springs Drive NE frontage are anticipated to be necessary.
 - C. Access to the new lots will require an extension of the public road network. The new public road on the eastern edge of the development shall be classified as local access – residential suburban and as such will be required to comply with Table 7.1 of the standards for ROW dedication, street characteristics, and geometric layout. The minimum ROW width shall be 30 FT and shall contain a road per Standard Drawing 7-060 (18 FT minimum paved width) or 7-065, 7-066, and 7-067 (12 FT minimum paved width with 18 FT wide turnouts a maximum of 300 FT apart). Additionally, the new road(s) shall comply with AASHTO standards where the Standards are silent. Signage and striping shall comply with the Standards, and with the current version of the Manual on Uniform Traffic Control Devices (MUTCD) where the Standards are silent.
 - D. The project proposes to install an 18 FT wide paved road section where the proposed road intersects with NE Baker Hill Road that extends approximately 30 FT to the southwest where

the proposed road narrows to a 12 FT wide paved section. The 18 FT wide road section shall be carried out an additional 80 FT, for a total of approximately 110 FT, to the proposed location of the relocated residential access drive to the south to help alleviate congestion at this location.

- E. Access to lots 1, 2, and 5 will require a new private road accessing the ROW from the proposed cul-de-sac. Private streets shall conform to the same design requirements as public streets except that "Right-of-Way Width" shall be replaced by "Easement Width". The minimum easement width for private roads shall be 30 FT per Standard Drawing 7-065 (12 FT minimum paved width).
- F. As proposed, easements for access, water, sewer, and stormwater facilities are required. Draft versions of any required easement(s) shall be submitted with the application for final plat by the applicant, unless specifically deferred by COBI PCD or PW Engineering staff. Easements shall be recorded in conjunction with approved final plat. In no case shall the final plat be recorded without establishment of the easement(s).
- G. OSS facilities should be located outside of the ROW. Revocable License Agreements (RLA) shall be completed for any private improvements approved to be located within City ROW. The RLA shall include a map and legal description of the as-built improvements approved to be located within the ROW prepared by a licensed land surveyor.
- H. Future development on proposed Lots 1 – 7 will be subject to Transportation Impact Fees (BIMC 15.30) per the COBI fee schedule in effect at the time of permit issuance. Fees shall be due in full at the time of building permit issuance.
- I. A water main extension from the existing KPUD main within the NE Baker Hill Road ROW shall be required to serve the project unless otherwise waived by KPUD. The main extension shall be constructed to KPUD standards and any required extension agreements with KPUD shall be executed prior to or in conjunction with the plat utility and construction permit reviews.
- J. The following Condition shall be recorded on the face of the plat:
 - 1) All stormwater facilities approved to be located within the ROW shall be owned and maintained by COBI.
 - 2) All stormwater facilities located outside of the ROW shall be privately owned and maintained.
- K. A final stormwater report shall be submitted with the final plat detailing compliance with all applicable minimum requirements (MR 1-9) as required by BIMC 15.20. A draft Operations and Maintenance Manual shall be provided for review prior to issuance of any construction permits.
- L. The following condition shall be recorded on the face of the plat referencing the stormwater plan and report that are submitted with the final plat:
 - 1) The final stormwater plan and report prepared by [Engineer], dated [date] demonstrate compliance with the applicable stormwater minimum requirements, MR 1-9, and any future development shall be in substantial conformance with the aforementioned stormwater plan and report. If future development on any of the subject lots does not substantially conform with the final stormwater plan and report, a new stormwater plan and report shall be prepared by a professional engineer licensed in the State of Washington that demonstrates compliance with MR 1-9 for all subject lots collectively regardless of their state of development.
- M. Developer Extension Agreements pursuant to BIMC 13.32 shall be executed prior to or in conjunction with the plat utility permit review and associated construction permits. Agreements required for any public road extensions are separate from those for utility (water/sewer/storm) extensions and both (if necessary) should include any potential latecomer agreement application as desired by the applicant as part of the utility extension(s).
- N. Installation of civil improvements and submittal of associated as-built engineering plans must be completed prior to approval of final plat. In lieu of completion of those improvements and as-

built consistent with the conditions of a preliminary short plat approval, the City engineer may accept an assurance device, in an amount and in a form determined by the City, but not to exceed 125 percent of the established cost of completing the infrastructure. This device shall secure and provide for the actual construction and installation of the required improvements or the performance of the conditions within one year, or such additional time as the city engineer determines is appropriate after final plat approval.

- O. The site contains critical areas (wetlands, landslide hazards, erosion hazards) and shall conform to BIMC 16.20 Critical Areas. The following submitted geotechnical engineering documents prepared by The Riley Group, Inc. have been reviewed: Geotechnical Engineering Report dated 17 November 2021, revised Geotechnical Engineering Report dated 1 June 2023, and the response to comments memo dated 29 June 2023. The final report shall be submitted for review and approval prior to issuance of any construction permit. A Step 2 – Geotechnical Design Review/Permit Issuance form and a Step 3 – Certification for Final Inspection form shall be required during the construction permit phase unless otherwise waived by the city engineer.
- P. The recommendations provided in The Riley Group’s response to comments dated 29 June 2023, file name “2021-638-1 Response to Comments.pdf” submitted under REVISION 7, pertaining to the drainage feature referenced in section 4.6.2 of The Riley Group’s revised Geotechnical Engineering Report dated 1 June 2023 shall be included in the sites Covenants, Conditions, and Restrictions unless otherwise approved to be documented elsewhere by the city engineer.
- Q. Construction within the ROW will require a ROW use construction permit. The ROW use permit is subject to an independent review resulting in separate conditions, fees, and bonding requirements.
- R. Mailbox locations, relocations, and clustering shall be approved by the local postmaster and shall conform to the Standards for mailbox placement per standard drawings DWG. 8-220, DWG. 8-230, DWG. 8-240, and DWG. 8-250. Mailbox relocations shall be the financial responsibility of the developer if required.
- S. After preliminary subdivision approval, the applicant shall apply for a Plat Utility Permit to construct all necessary civil infrastructure serving the resultant divided lots. Application shall include civil improvement plans ready for construction and all supporting reports and engineering calculations for COBI review. It is anticipated this will be a Base Two Plat Utility permit per the current fee schedule.
- T. Site Plan indicates that greater than one acre will be disturbed during construction. To comply with Department of Ecology (DOE) Phase II NPDES Permittee requirements, coverage under the Construction General Stormwater Permit (CGSP) from Department of Ecology is required for the duration of the project and shall be in place prior to any clearing, grading, or other land disturbing activities.
- U. A Construction Stormwater Pollution Prevention Plan (SWPPP) utilizing the DOE template is required prior to construction activities resultant from the plat utility review approval, including clearing, grading, or civil improvements. Stormwater quality treatment and erosion and sedimentation control shall be designed in accordance with BIMC 15.20. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington.
- V. Record as-built drawings shall be completed and accepted prior to approval of final plat. Record as-built drawings shall comply with the Standards and shall contain the same level of detail and information as was provided in the construction plan set.
- W. No construction on or to the site may take place until civil improvement plans have been reviewed and approved by the City as part of a construction permit to include but not limited to Building, Grade and Fill, Plat Utility, or Right of Way Use permits.



Parcels: 052402-1-013-2004 & 052402-1-015-2002

Project Address: South of 6003 NE Baker Hill Rd, Bainbridge Island, WA 98110

Applicant: Kyle Kutz

Date: 09/27/2021

Property: The subject properties are two adjacent parcels, 052402-1-013-2004 & 052402-1-015-2002, located south of 6003 NE Baker Hill Road, Bainbridge Island, WA 98110. The lots are a combined ~274,864 square feet in size. The property is currently vacant other than a driveway easement connecting Baker Hill Road to a neighboring parcel.

Proposed Project: Construct a community consisting of six single family homes with six accessory dwelling units.

Statement of Intent

The proposed community is a partnership between Green Canopy Homes, a net-zero, deep green, design, development, and construction company, and the owners Clif and Nelda Swiggett who wish to use their land to build homes that are net zero, or net zero ready. They hope this project inspires others to follow suit by demonstrating that sustainably built homes can be beautiful, affordable, practical, and in many ways better than traditionally built homes. Finally, the Swiggetts, who have long standing connections to Bainbridge Island, hope to create a woodland community that preserves the exquisite beauty of the natural environment and facilitates neighbors getting to know and support one another.

The project site is heavily forested, modest to steeply sloping and contains a handful of small wetlands on the western half of the site. When walking through the site, one is reminded of the many beautiful state and national park campsites throughout western Washington, which is where we draw our inspiration and ethos from. Our intent, much like that of campsites, is to affect the natural amenities of the site as little as possible, while providing homes that are situated in and around those natural features.

When developing the proposed six homes and accessory dwelling units, we intend to use strategies such as limiting the amount of ground disturbance and tree removal, reducing the overall amount of vehicular impervious paving to the smallest amount possible by grouping the homes and access points around a central point, and siting the homes individually to follow the slope of the site while avoiding significant trees and other features of the land. We also plan to explore alternate paving materials or methods to reduce again the amount of paving on site while providing adequate access to the homes.

Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4 NE 1/4)
City of Bainbridge Island, Kitsap County, Washington

Dedication

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned owner in fee simple of the land hereby platted, dedicate to the use of the public forever the right of way for _____ as shown on the plat, and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes. The right of way dedicated may include right of way that was previously granted or dedicated. We reserve the right to make all slopes for cuts and fills upon the lots shown on the plat in the reasonable original grading of said right of way and the easements described below and we also reserve the right to allow surface drainage from said right of way and easements to flow over and across all lots where water might take a natural course after site development is completed.

Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformance with City of Bainbridge Island Zoning Ordinance. The owners hereof, their successors and assigns, hereby waive all claims for damage against any governmental authority arising from the construction and/or maintenance of public facilities and public property within this development.

Easement Provisions

Easements shown on the drawings are over, under and across the areas shown for the purposes stated.

Access and utilities easements refer to easements for ingress and egress and the construction, maintenance and repair of underground utilities and their appurtenances.

Drainfield easements refer to easements for the construction, maintenance and repair of underground utilities and their appurtenances.

Storm drainage easements refer to easement for the construction, maintenance and repair of underground and aboveground utilities and their appurtenances.

Pedestrian access easements refer to easements for pedestrian access only.

As shown on Sheets 7, 9 and 10:

The 20' access and utilities easement shown across Lots 1, 2, 3, 5 and 6, benefits Lots 1, 2, 3, 5 and 6.

The 3' access and utilities easement shown across the Eastern line of Lot 4, benefits Lot 7.

The drainfield easement shown on Lot 6 benefits Lots 1, 2 and 6.

The drainfield easement shown on Lot 7 benefits Lots 3, 4 and 7.

The storm drain easement for rain garden 1 area on Lots 1 and 2, benefits Lots 1, 2 and 5.

The storm drain easement for rain garden 2 area on Lots 2 and 3, benefits Lots 2, 3, and public right of way area.

The storm drain easement for rain garden 3 area on Lots 3 and 4, benefits Lots 3, 4, and public right of way area.

The storm drain easement for rain garden 4 area on Lot 4, benefits Lot 4 and 7.

The storm drain easement for rain garden 5 area on Lot 6, benefits Lots 5 and 6.

The storm drain easement for rain garden 7 area on Lot 4 benefits the public right of way.

The 5' pedestrian easement shown over Lot 3, benefits Lot 2.

The 5' pedestrian easement shown over Lot 6, benefits Lot 5.

The 5' pedestrian trail easement shown over all lots in the plat, benefits all lots in the plat.

The 15' pedestrian beach access easement over the waterfront portion of Lot 4, benefits all lots in the plat.

In witness whereof we have hereunto set our hands and seals.

Nelda Christiansen Swiggett

Acknowledgment

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Nelda Christiansen Swiggett is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of Washington
My appointment expires _____

Surveyors Certificate

I, Gavin M. Oak, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of August, 2022 through January, 2023, that the distances, courses, and angles are shown thereon correctly, and that monuments, other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

Gavin M. Oak, PLS
Registered Land Surveyor
Certificate No. 45168

Approvals

Engineer

Approved by the City Engineer this _____ day of _____, 2023.

Chris Wierzbicki

Health District

Examined and approved by the Bremerton-Kitsap County Health District this _____ day of _____, 2023.

Eric Evans, R.S.
Director, Environmental Health

Planning and Community Development

Approved by the Director of Planning and Community Development this _____ day of _____, 2023.

Patricia Charnas, Director
Planning and Community Development
City of Bainbridge Island

City Council

Approved by the City Council of Bainbridge Island this _____ day of _____, 2023.

Joe Deets, Mayor
City of Bainbridge Island

Treasurer's Certificate

I, Peter J. Boissonneau, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property are fully paid up to and including _____

Peter J. Boissonneau
Kitsap County Treasurer

Recording Certificate

Filed for record at the request of _____, on this _____ day of _____, 2023 recorded in Volume _____ of plats, Pages _____ records of Kitsap County, Washington.

Paul Andrews
Kitsap County Auditor

Attest: _____
Deputy



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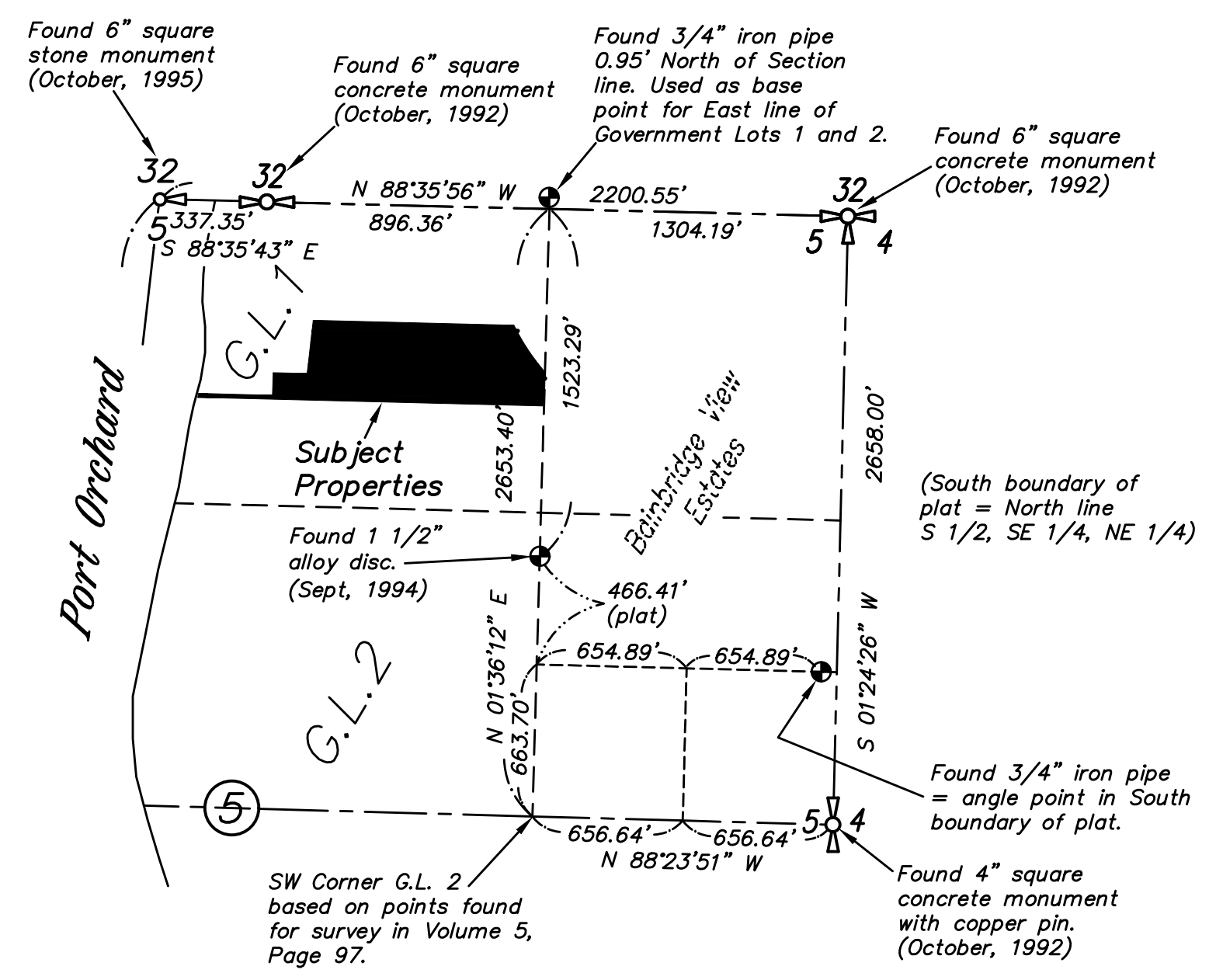
A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

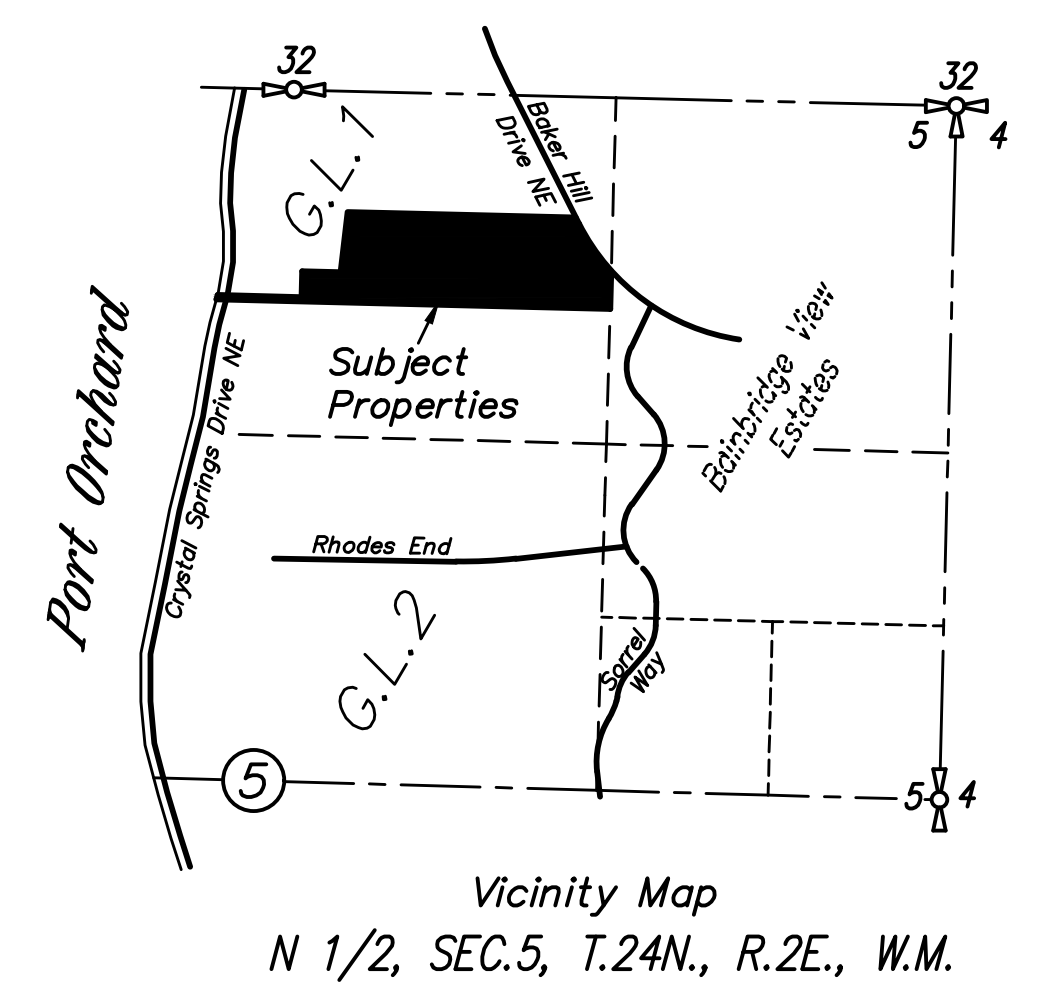
DATE 2/2/23 FIELD BOOK 1650, 1652
DRAWING 7544PP1 SHEET 1/10

Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4 NE 1/4)
City of Bainbridge Island, Kitsap County, Washington

Owner: Nelda Christiansen Swiggett 5231 So Pearl Street Seattle, WA. 98118-2147
Applicant: Green Canopy, c/o Kyle Kutz 27 South Hanford Street Seattle, Wa. 98134 417-860-2988 kylekutz@greencanopy.com
Assessor's Account Nos. 052402-1-013-2004; 052402-1-015-2002
Current use: Undeveloped
Proposed water service: Kitsap PUD
Proposed sewer service: Individual on-site septic systems
Zoning: R-1 and R-2
Comprehensive Plan: Residential-1 and Residential-2
Compliance with the fire flow requirements of BIMC 20.04 will be by a residential fire sprinkler system if required at time of construction..
Application File No.



SECTION SUBDIVISION
&
INDEXING VICINITY MAP
N 1/2, SEC.5, T.24N., R.2E., W.M.

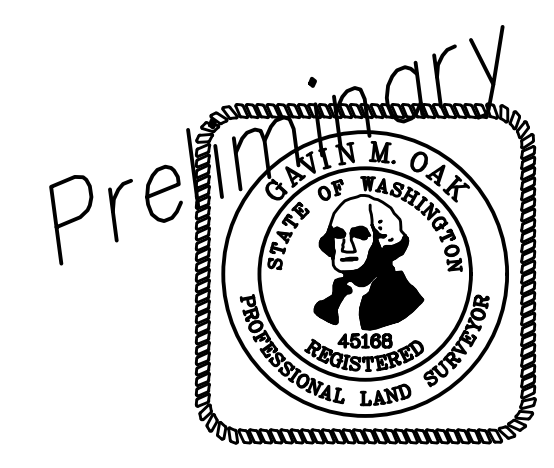


Legal Description
Assessor's Account No. 052402-1-013-2004
That portion of Government Lot 1, Section 5, Township 24 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington, described as follows:
Beginning at a point 506-2/3 feet South of the Northeast corner of said Government Lot 1; Thence South along said East line 200 feet; Thence West to the Government Meander Line; Thence Northerly along the said line to a point West of the Point of Beginning; Thence East to the Point of Beginning;
Excepting Tidelands fronting thereon
And Excepting the Westerly 400 feet of the said uplands lying between the Meander Line and a line parallel therewith and 400 feet distant therefrom at right angles.
And Except that portion conveyed to Kitsap County for Baker Road Extension West by deed recorded under Auditor's File No. 1021668.

Assessor's Account No. 052402-1-015-2002
Resultant Parcel B of the Boundary Line Adjustment recorded under Auditor's File No. 201902010066, being a re-recording of Auditor's File Nos. 201811080106 and 201812210188, and as depicted on survey recorded under Auditor's File No. 201811080107, in Volume 87 of surveys, Pages 166 and 167, records of Kitsap County, Washington, being a portion of Government Lot 1 (Northwest quarter of the Northeast quarter), Section 5, Township 24 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington; Together with tidelands of the second class, situate in front of, adjacent to and abutting thereon;
Subject to and Together with easements of record.

National Flood Insurance Program Designation
Zone X and AE
Flood Insurance Rate Map 53035C0380F
Effective Date: February 3, 2017

- Notes**
- 1) This survey was accomplished by field traverse with a three second total station.
 - 2) This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.



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DRAWING 7544PP2 SHEET 2/10

Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4 NE 1/4)
City of Bainbridge Island, Kitsap County, Washington

**NATURAL AREA AND AQUIFER RECHARGE
PROTECTION AREA (ARPA) MANAGEMENT PLAN**

NATURAL AREA AND ARPA OWNERSHIP AND MANAGEMENT ENTITY:

The natural area will be privately owned and managed by the owners of the lot upon which it occurs. Natural area and ARPA access is restricted to the owners of Lots 1 through 7 and their invited guests. The owners of the lots shall be responsible for the maintenance of the natural area and ARPA that occurs on their parcel in accordance with the Natural Area and ARPA Management Plan.

APPROVED USES WITHIN ARPA AND NATURAL AREA

The following approved uses are not allowed in those ARPA and Natural Areas that are part of the roadside or perimeter buffer per BIMC 17.12.050.A.9.

1. Passive recreation, including pervious trails.
2. Agricultural uses and fencing necessary for animal control in SNAs only.
3. Potable water wells and well houses.
4. Low impact fencing or signs marking the ARPA and Natural Area.
5. On-site sewage treatment system use approved by the Director (Consistent with BIMC 17.12.050.A.9.e).
6. Storm drainage system use approved by the Director (Consistent with BIMC 17.12.050.A.9.f).
7. Playgrounds and tot lots, picnic shelters and benches, community gardens, bus shelters, community art, or fountains may be allowed within a designated natural area, provided the proposed use will not adversely affect the function or characteristics of the specific natural area.
8. Solar panels, small wind energy generators, composting bins, rainwater harvesting barrels, cisterns, and rain gardens/swales, as defined in BIMC 18.36, may be allowed within a designated natural area, provided the proposed feature will not result in the damage or removal of significant trees.
9. Planting of native vegetation.
10. Planting of non-invasive, non-native vegetation.
11. Removal of invasive vegetation.
12. No structures, buildings, or parking facilities may be located within perimeter buffers, except that utility lines and trails may be located within perimeter buffers, provided no significant trees are removed.
13. No structures, buildings, or parking facilities may be located within roadside buffers, except that utility lines and boxes, mailboxes, entry sign, bus shelters, and transit stops may be located within roadside buffers. Local access streets and trails may cross roadside buffers, provided no significant trees are removed.

LIMITATIONS

1. Buildings are not permitted except for those identified in the management plan.
2. Existing vegetation shall be retained and maintained within utility corridors. Utility corridors shall be replanted with native vegetation. No cutting or clearing or other removal of existing and/or native vegetation shall be allowed in the designated ARPA and Natural Area in order to provide lawns, gardens, patios, decks, recreation facilities or other built features.
3. All trees within the natural area are required to be retained in perpetuity. Hazard tree removal may be allowed only with city approval and appropriate replanting provisions in BIMC 18.15.010.C. If trees required to be retained are not retained or if protection measures are not fully implemented, requirements for unauthorized removal provided in BIMC 18.15.010.C shall apply.
4. No construction activities or staging shall be permitted in the ARPA and Natural Areas except construction activity associated with installation of proposed drainfields. Prior to construction, temporary chain link fencing, orange construction fencing, or other construction fencing satisfactory to the Director, shall be placed around all of the natural space. Hazard trees within the natural area can and should be removed with the approval of the Director during the clearing and grading phase of construction.

ARPA AND NATURAL AREA MAINTENANCE PLAN

The natural area shall be maintained by the owners of the lot which it occurs on. Maintenance activities shall include, at a minimum, annual inspections of natural area for compliance with the ARPA and Natural Area Management Plan. If the ARPA and Natural Area is not maintained consistent with this ARPA and Natural Area Management Plan, the City shall have the right to provide the maintenance thereof and bill the owner for the cost of the maintenance.

Title Report Exceptions

1. This property is subject to an easement in favor of Puget Sound Energy as recorded under Auditor's File Nos. 8610300059 and 201307250143.
2. This property is subject to a Drainfield Easement as recorded under Auditor's File No. 201902010067.
3. Refer to the Boundary Line Adjustments recorded under Auditor's File Nos.201811080106/0107 and re-recorded under Auditor's File Nos. 201812210188 and 201902010066.
4. Refer to the Notice to Title as recorded under Kitsap County Auditor's File No. 201208020190.
5. Refer to the Notice for Maintenance and Monitoring Requirement as recorded under Kitsap County Auditor's File No. 201209240396.
6. Refer to the surveys recorded in Volume 18, Page 181 and Volume 70, Page 205 of surveys, records of Kitsap County, Washington.



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DRAWING 7544PP3 SHEET 3/10

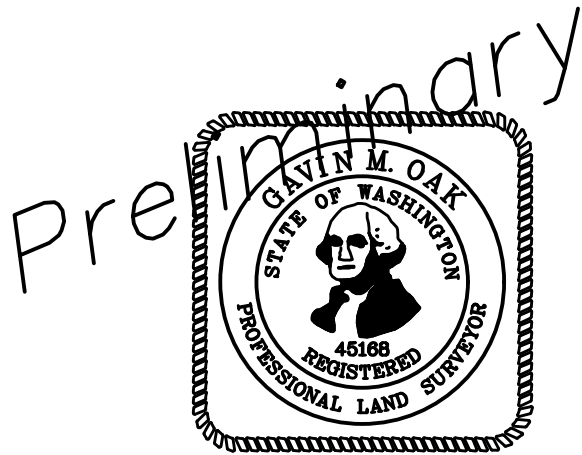
Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4 NE 1/4)
City of Bainbridge Island, Kitsap County, Washington

Conditions of Approval

Building Setbacks per R-1 Zoning

Building to homesite boundary (Net building size 1,600 sq. ft. or less): 5 feet or minimum, 10 feet total
Building to homesite boundary (Net building size 1,601 sq. ft. or more): 10 feet or minimum, 25 feet total
Building outside homesite to exterior boundary line (Net building size 200 sq. ft. or less): 25 feet
Building outside homesite to exterior boundary line (Net building size 201 sq. ft. or more): 25 feet
Homesite to exterior plat boundary line: 25 feet
Homesite to edge of arterial and collector right of way: 25 feet
Building outside homesite to edge of arterial and collector right of way: 40 feet
Any building, other than shared garage, to subdivision access road: 10 feet

Lot Coverage			
R-1 Zoning	15% of R-1 area	262,537 sq. ft.	= 39,381 sq. ft.
R-2 Zoning	20% of R-2 area	10,455 sq. ft.	= 2,091 sq. ft.
(R-2 Zoning area excludes 15' strip)			
Total Lot Coverage			41,472 sq. ft.
Lot Coverage for Lots 1 through 7 = 5,924 sq. ft. for each lot.			

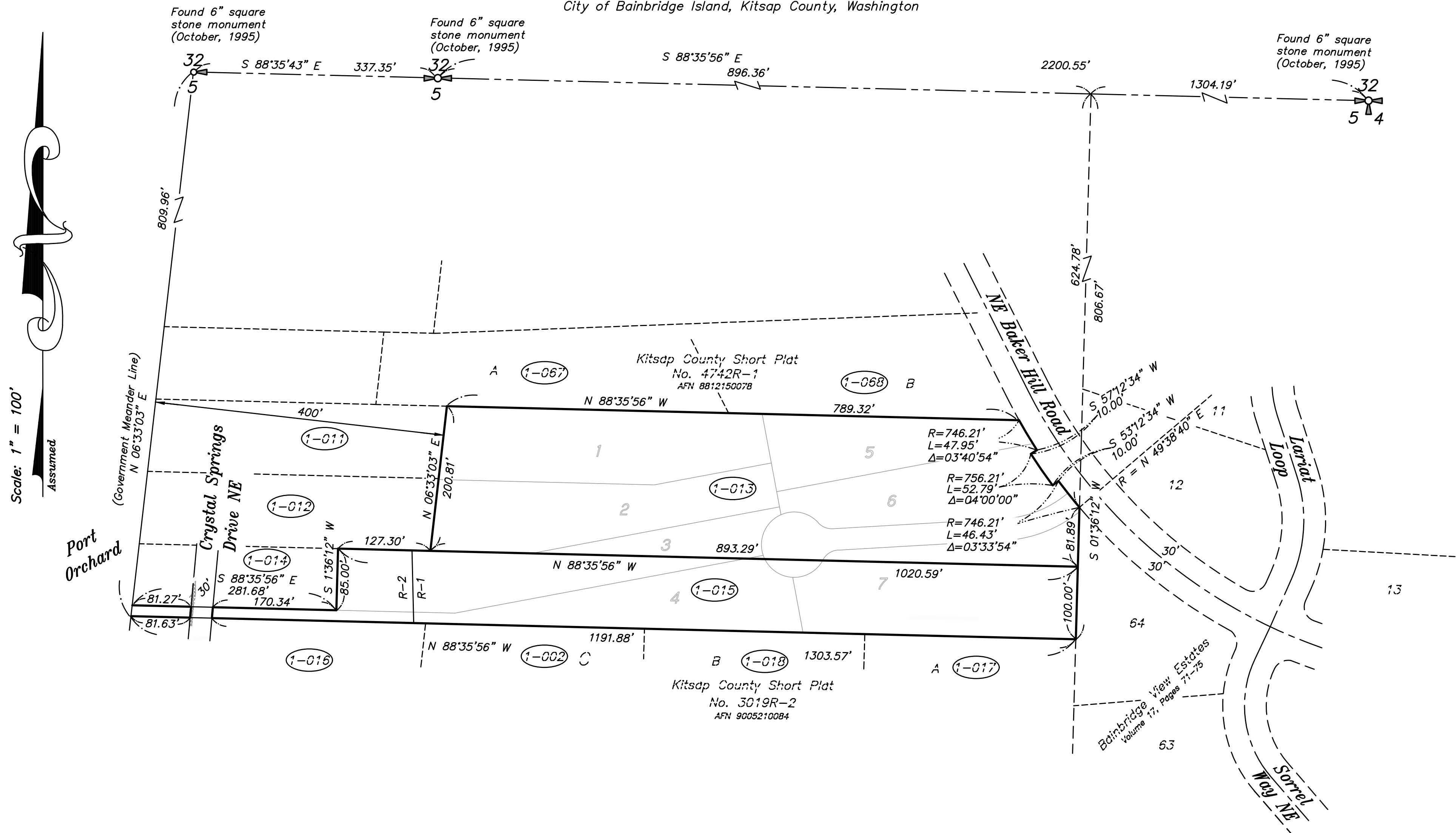


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DATE 2/2/23 FIELD BOOK 1650, 1652
DRAWING 7544PP4 SHEET 4/10

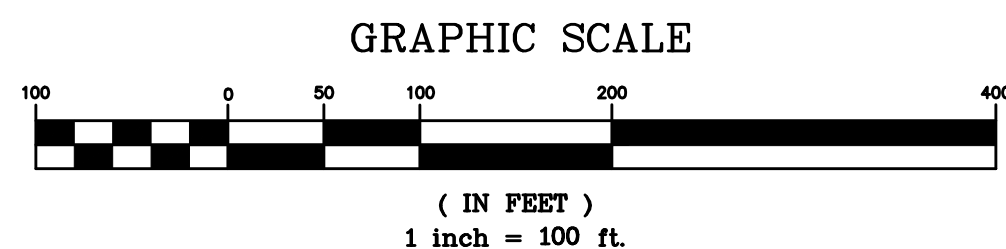
Preliminary Plat of Swiggett7
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(NW 1/4 NE 1/4)

City of Bainbridge Island, Kitsap County, Washington

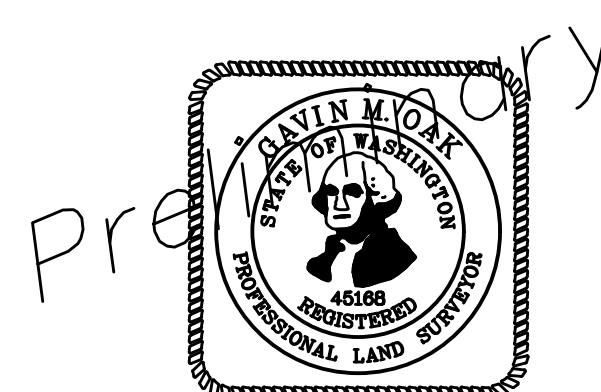


Legend

0-000 = Abbreviated Kitsap County Tax
Parcel No. at time of survey



Lot Areas		
1-013	170,933 sq. ft.	3.92 acres
1-015 (to East right of way of Crystal Springs Drive NE)	104,621 sq. ft.	2.40 acres



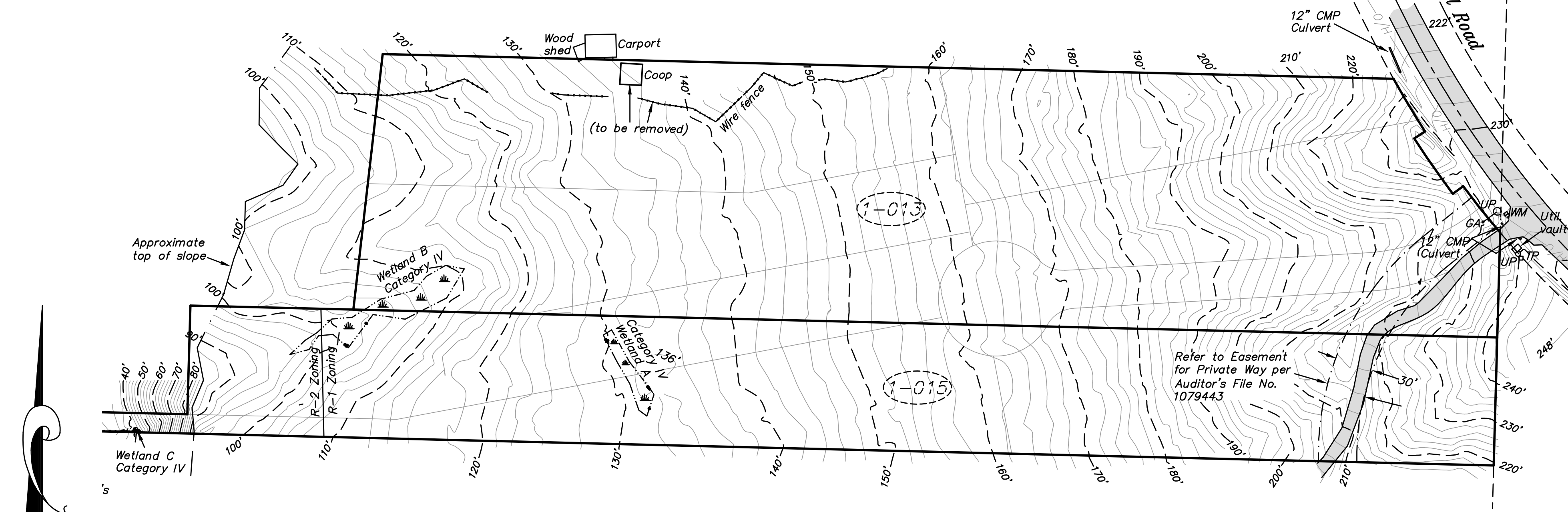
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DATE 2/2/23 FIELD BOOK 1650, 1652
DRAWING 7544PP5 SHEET 5/10

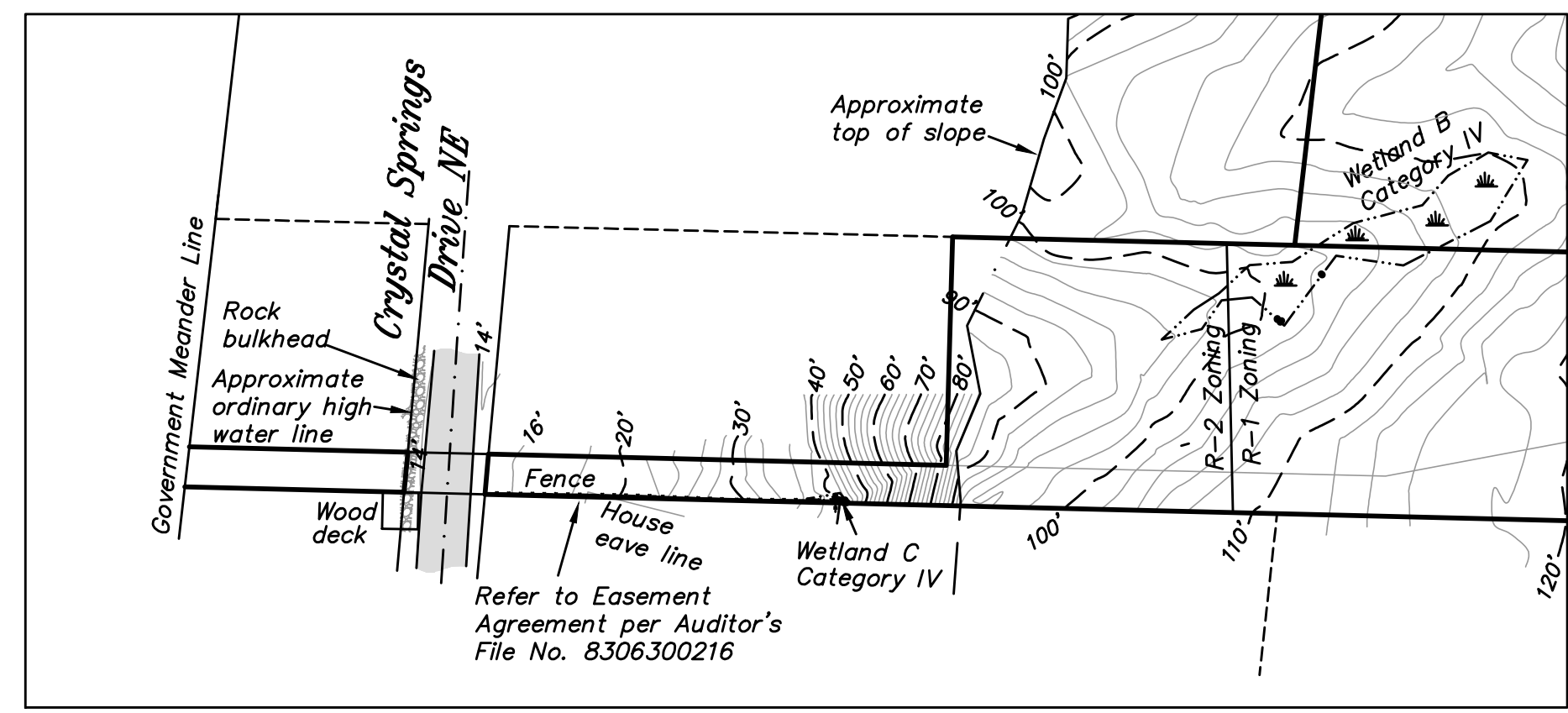
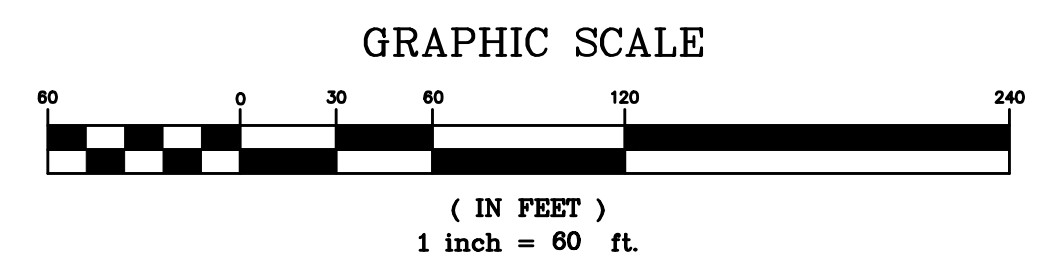
Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4 NE 1/4)
City of Bainbridge Island, Kitsap County, Washington
Existing Conditions



Scale: 1" = 60'
Assumed



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

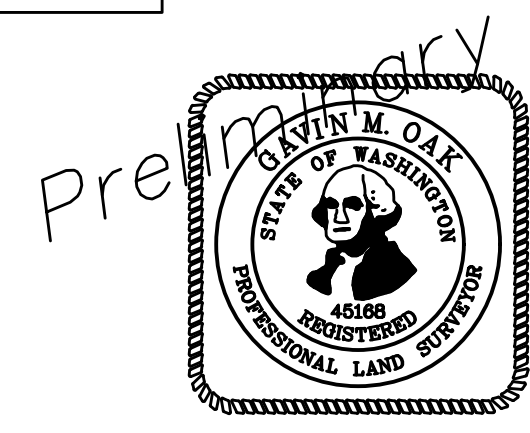


Legend

- UP ○ = Utility pole
- GA — = Guy anchor
- WM ◇ = Water meter
- TP □ = Telephone pedestal
- CB □ = Catch basin
- SALO = Septic access lid
- CO ○ = Clean out
- O/H— = Overhead utility line
- = Asphalt pavement surface

(C-000) = Abbreviated Kitsap County Tax
Parcel No. at time of survey

Areas
Total Area R-1 Zoning = 262,537 sq. ft.
Total Area R-2 Zoning = 10,455 sq. ft. (Excludes 15' strip)



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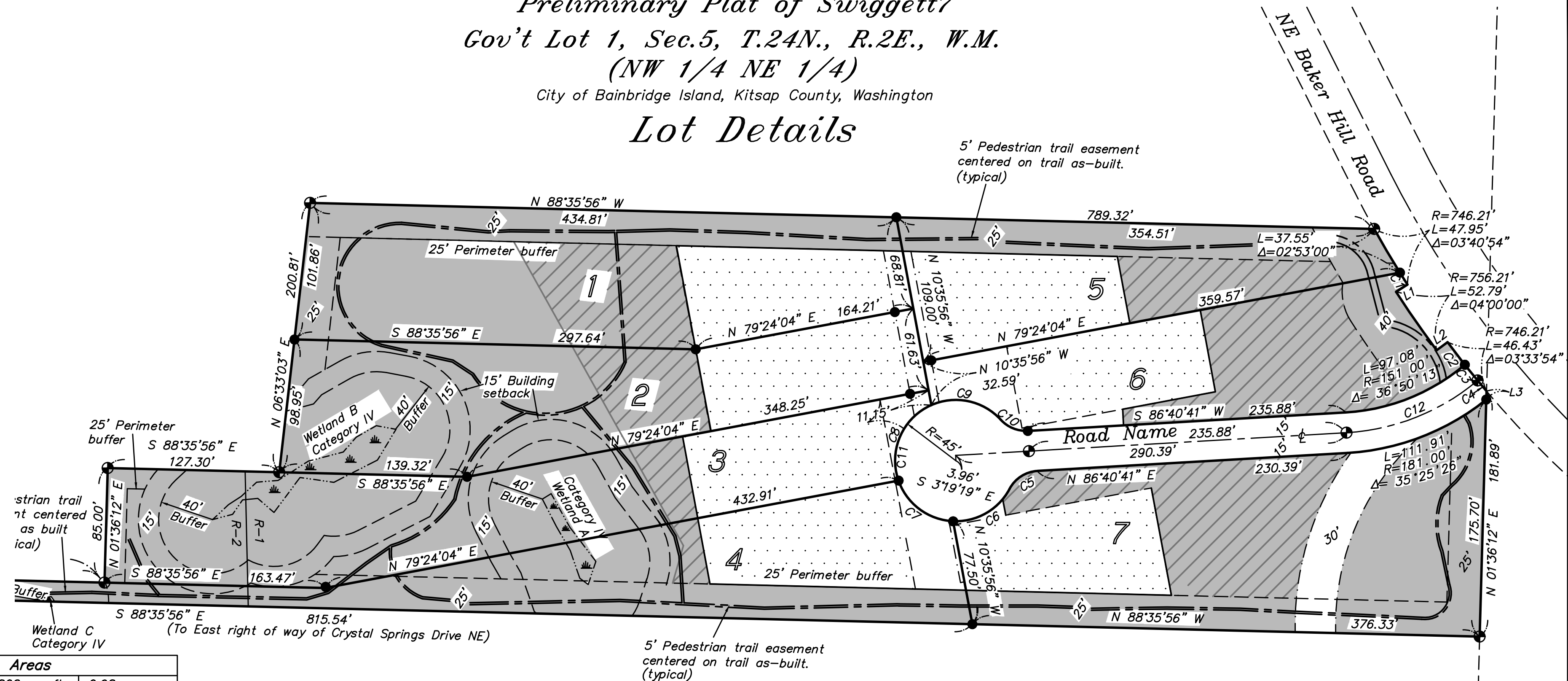
DATE 2/2/23 FIELD BOOK 1650, 1652
DRAWING 7544PP6 SHEET 6 / 10

Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4 NE 1/4)

City of Bainbridge Island, Kitsap County, Washington

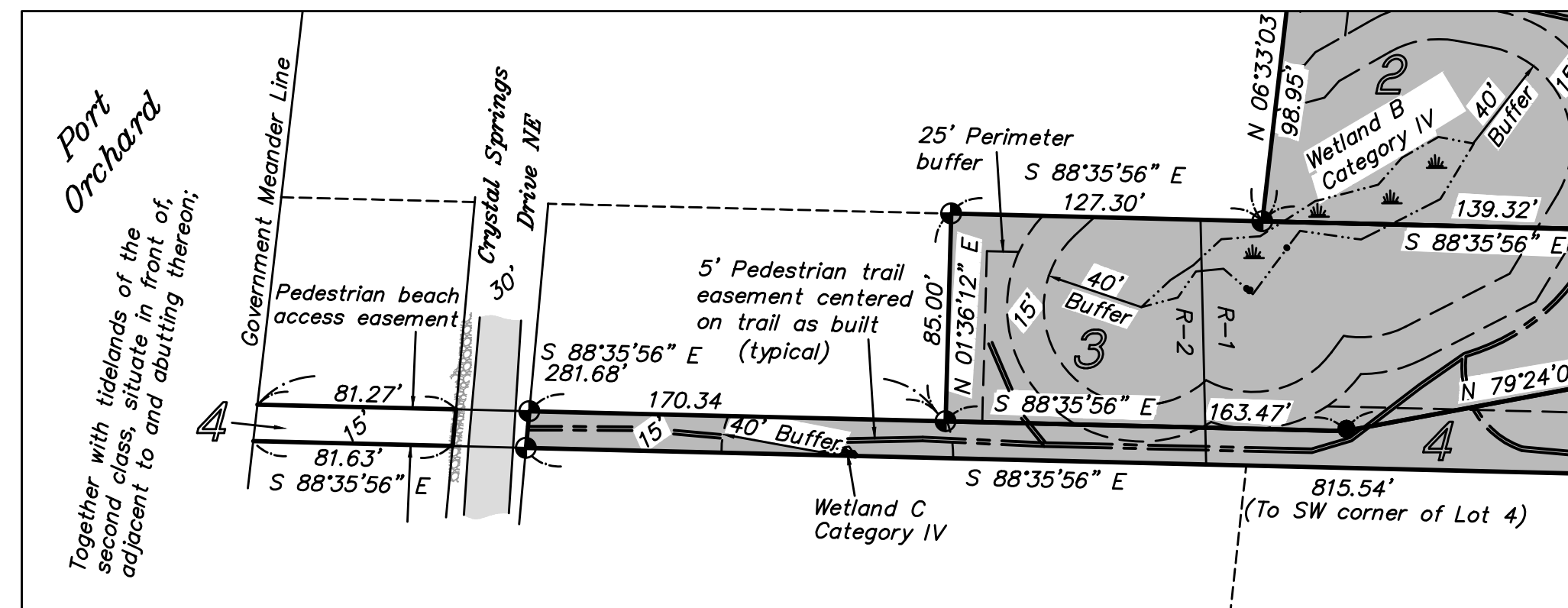
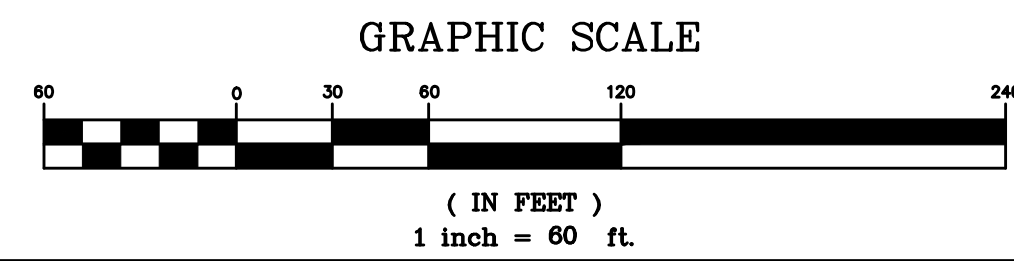
Lot Details

Scale: 1" = 60'
Assumed



Areas		
Lot 1	42,802 sq. ft.	0.98 acres
Lot 2	37,324 sq. ft.	0.86 acres
Lot 3	42,044 sq. ft.	0.96 acres
Lot 4	34,490 sq. ft.	0.79 acres
(31,928 sq. ft. excluding 15' strip)		
Lot 5	25,238 sq. ft.	0.58 acres
Lot 6	28,023 sq. ft.	0.64 acres
Lot 7	48,628 sq. ft.	1.12 acres

- Legend**
- = Set 3/4" iron pipe or magnetic nail with washer
 - ⊙ = Set 2" brass disk in concrete
 - [Dotted Pattern] = Homesite area
 - [Solid Grey] = Natural Area and Aquifer Recharge Protection Area (Primary Natural Area) (125,901 sq. ft. - 46%)
 - [Diagonal Lines] = Natural Area and Aquifer Recharge Protection Area (Secondary Natural Area)



Curve Table			
NUM	DELTA	ARC	RADIUS
C1	00°47'55"	10.40'	746.21'
C2	01°37'11"	21.09'	746.21'
C3	01°09'07"	25.33'	746.21'
C4	00°47'36"	10.33'	746.21'
C5	58°59'01"	25.74'	25.00'
C6	64°56'08"	51.00'	45.00'
C7	68°14'06"	53.59'	45.00'
C8	85°18'27"	67.00'	45.00'
C9	71°38'04"	56.26'	45.00'
C10	51°07'44"	22.31'	25.00'
C11	290°06'45"	227.85'	45.00'
C12	36°43'52"	106.42'	166.00'

Line Table		
NUM	BEARING	DISTANCE
L1	S 57°12'34" W	10.00'
L2	S 53°12'34" W	10.00'
L3	S 01°36'12" W	6.19'

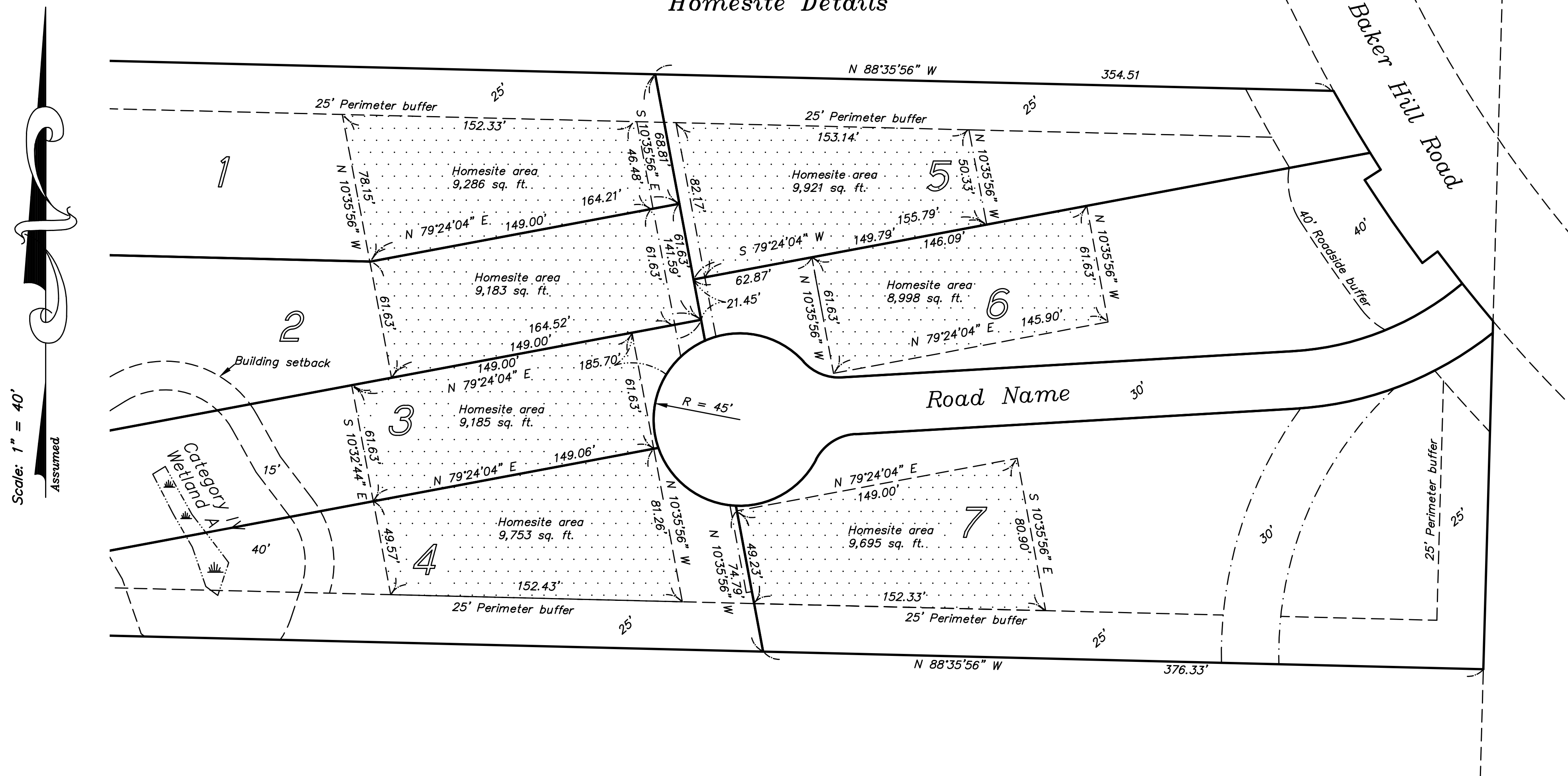
Total Area = 275,554 sq. ft. (6.33 acres) (To Easterly right of way of Crystal Springs Drive NE)	
Total Area for Density Calculation	
Total Area	275,554 sq. ft.
Minus 15' Strip	-2,562 sq. ft.
Minus existing 30' access easement	-7,079 sq. ft.
	265,913 sq. ft. (6.10 acres)
Natural Area and ARPA = 180,732 sq. ft. 4.15 acres (66%)	



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DRAWING 7544PP7 SHEET 7/ 10

Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4, NE 1/4)
City of Bainbridge Island, Kitsap County, Washington

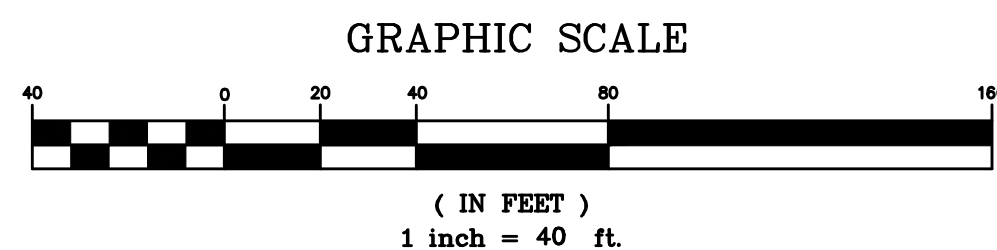
Homesite Details



Scale: 1" = 40'
Assumed

Legend

= Homesite area



Pr

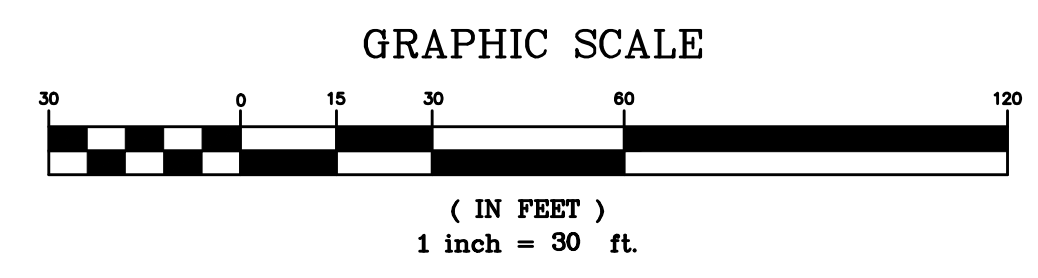
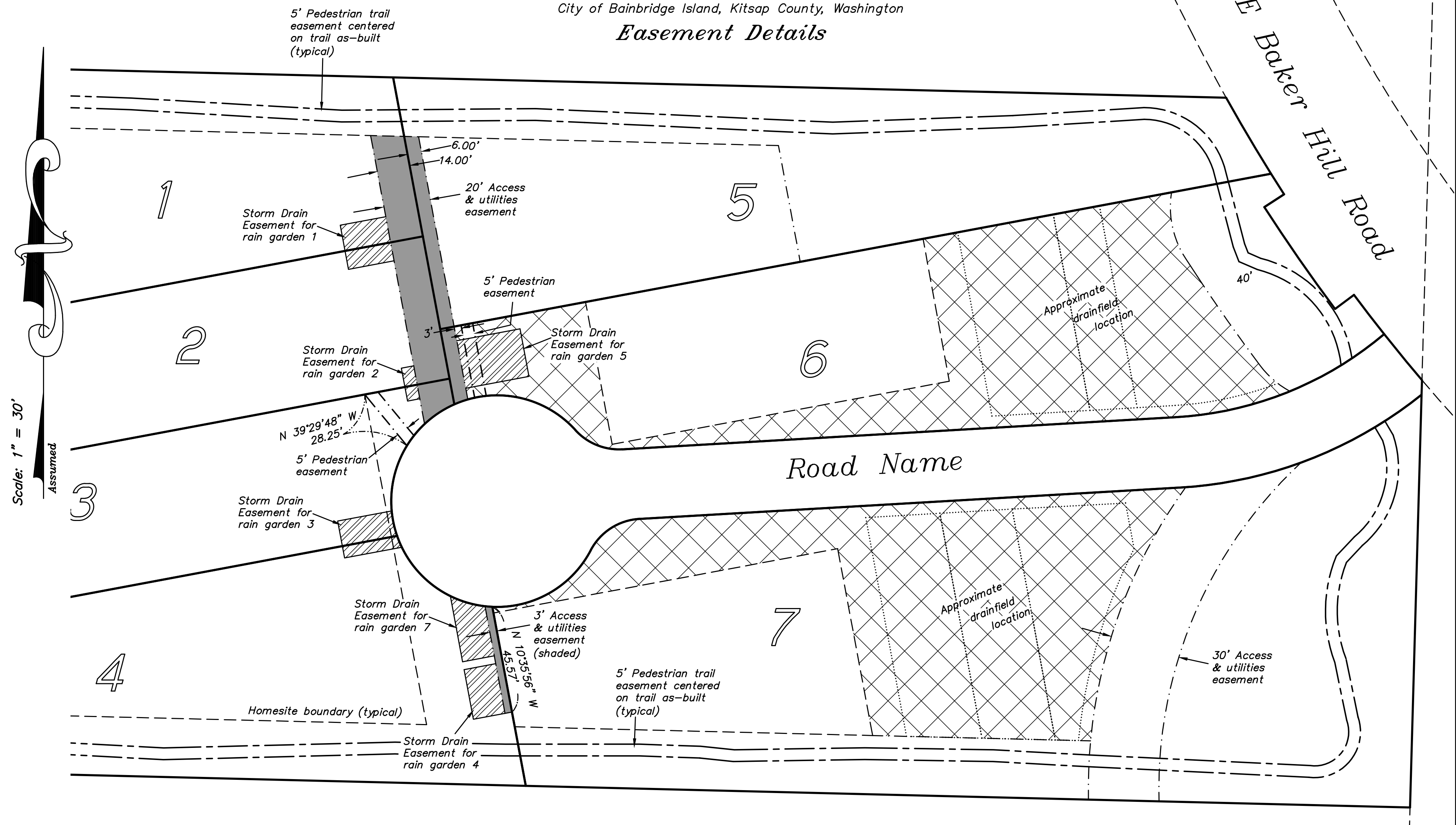
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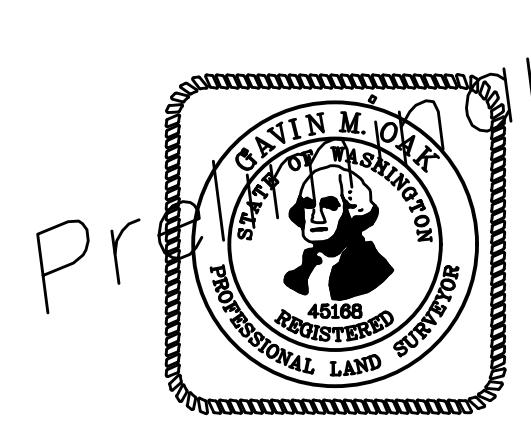
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

DATE 2/2/23 FIELD BOOK 1650, 1652
DRAWING 7544PP8 SHEET 8/10

Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4 NE 1/4)
City of Bainbridge Island, Kitsap County, Washington
Easement Details



- Legend**
- = Access and utilities easement
 - = Drainfield easement
 - = Storm Drain easement

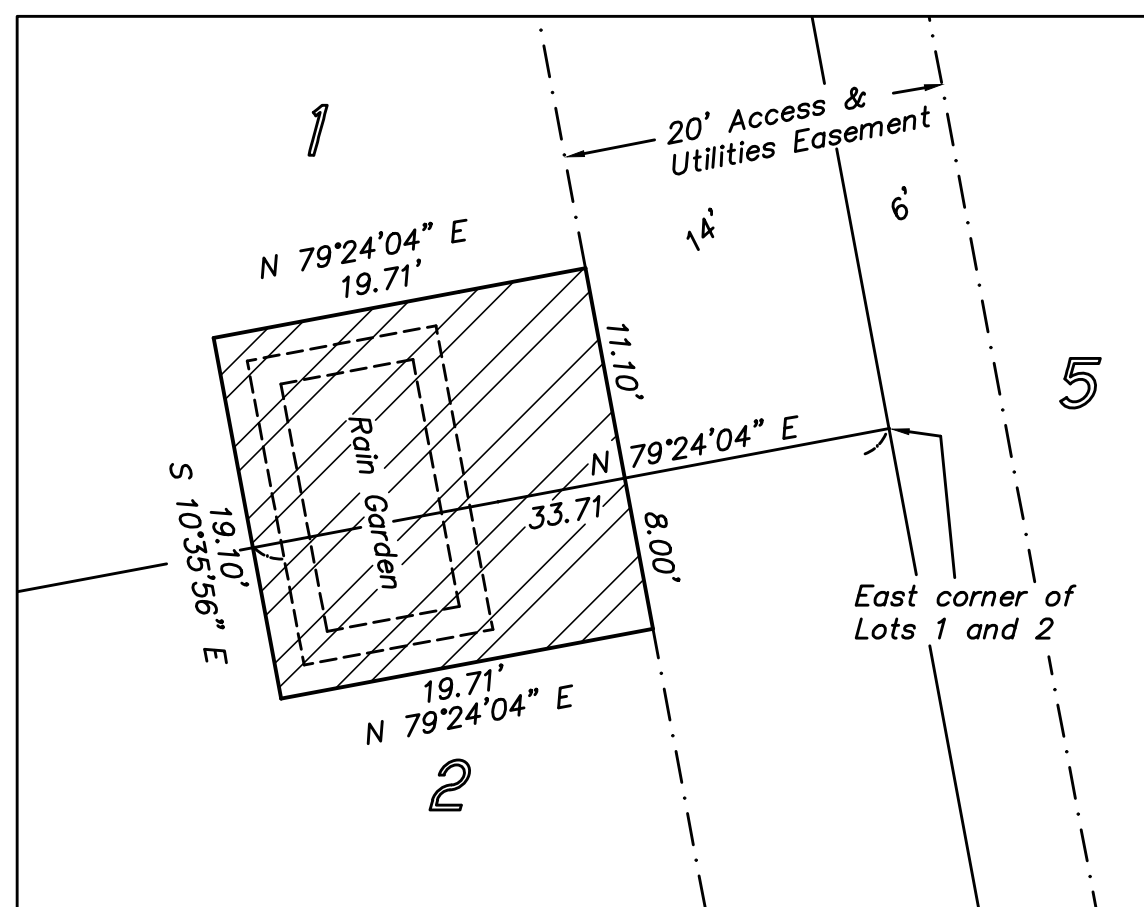


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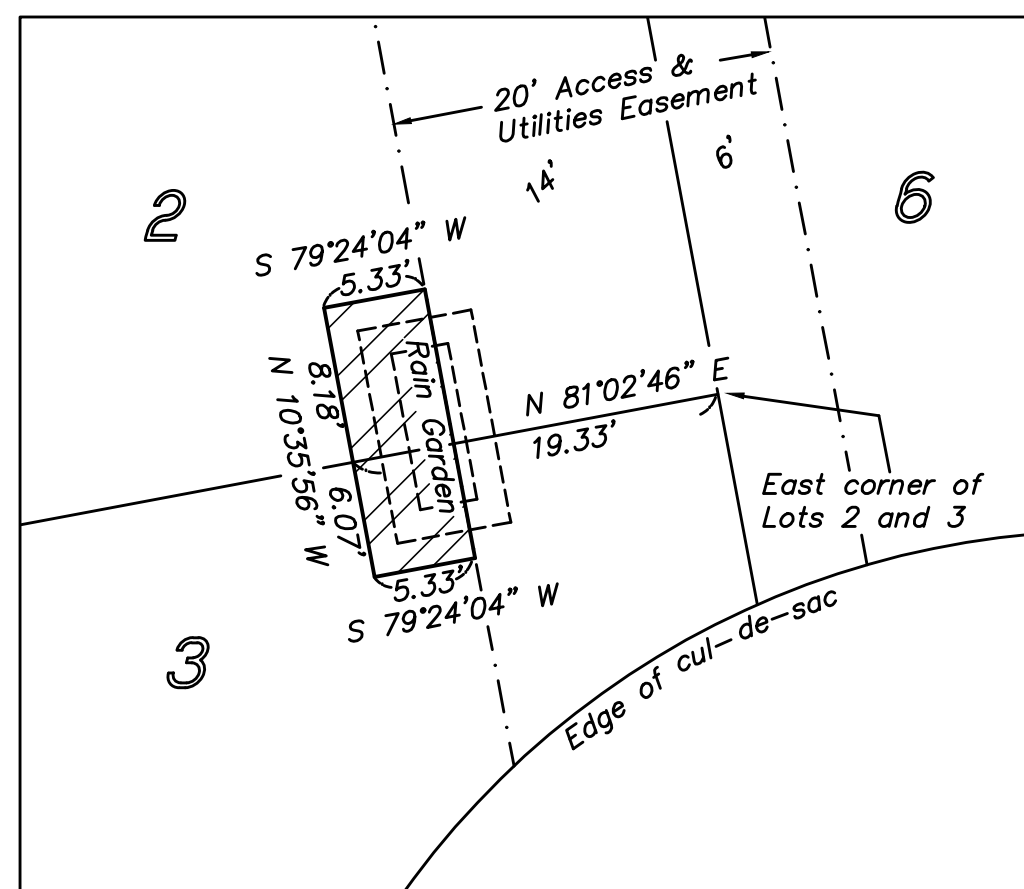
Preliminary Plat of Swiggett7
Gov't Lot 1, Sec.5, T.24N., R.2E., W.M.
(NW 1/4 NE 1/4)
City of Bainbridge Island, Kitsap County, Washington
Storm Drain Easement Details

Scale: 1" = 10'

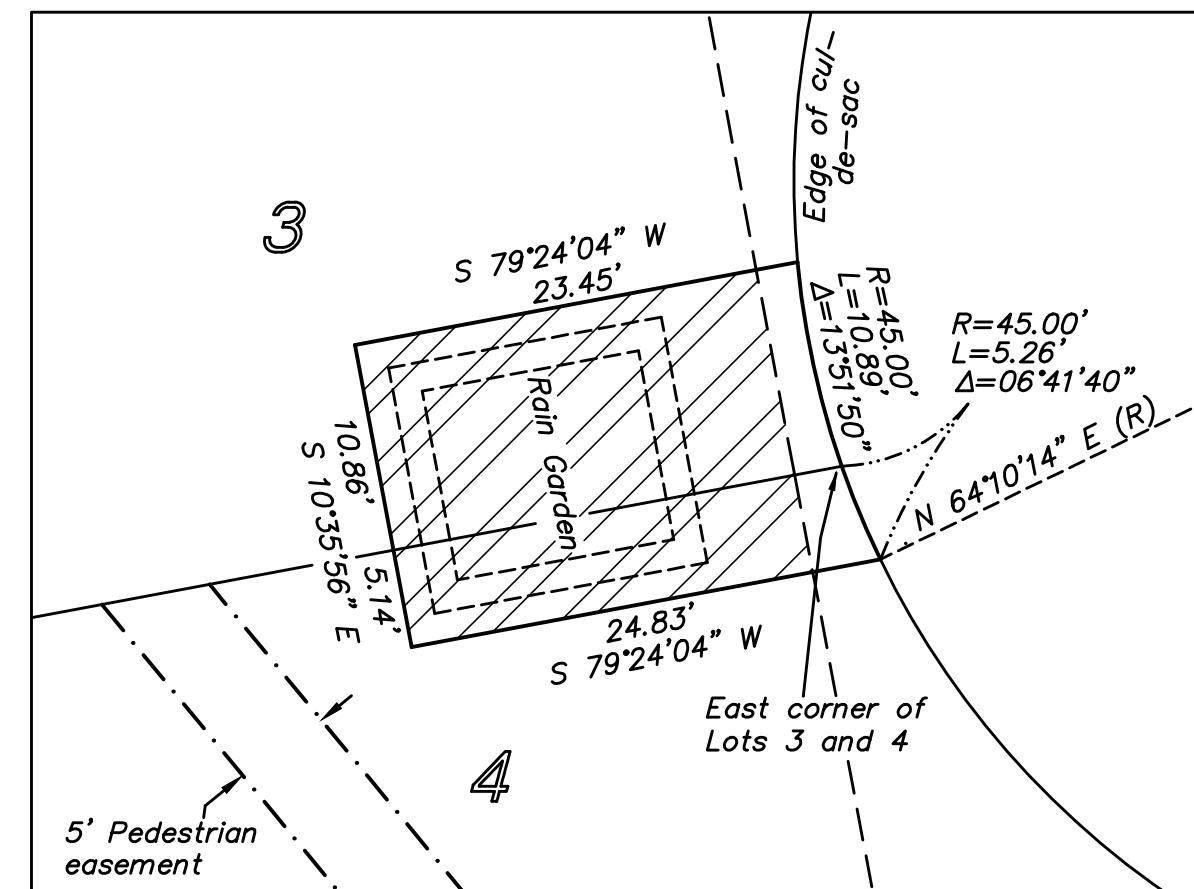
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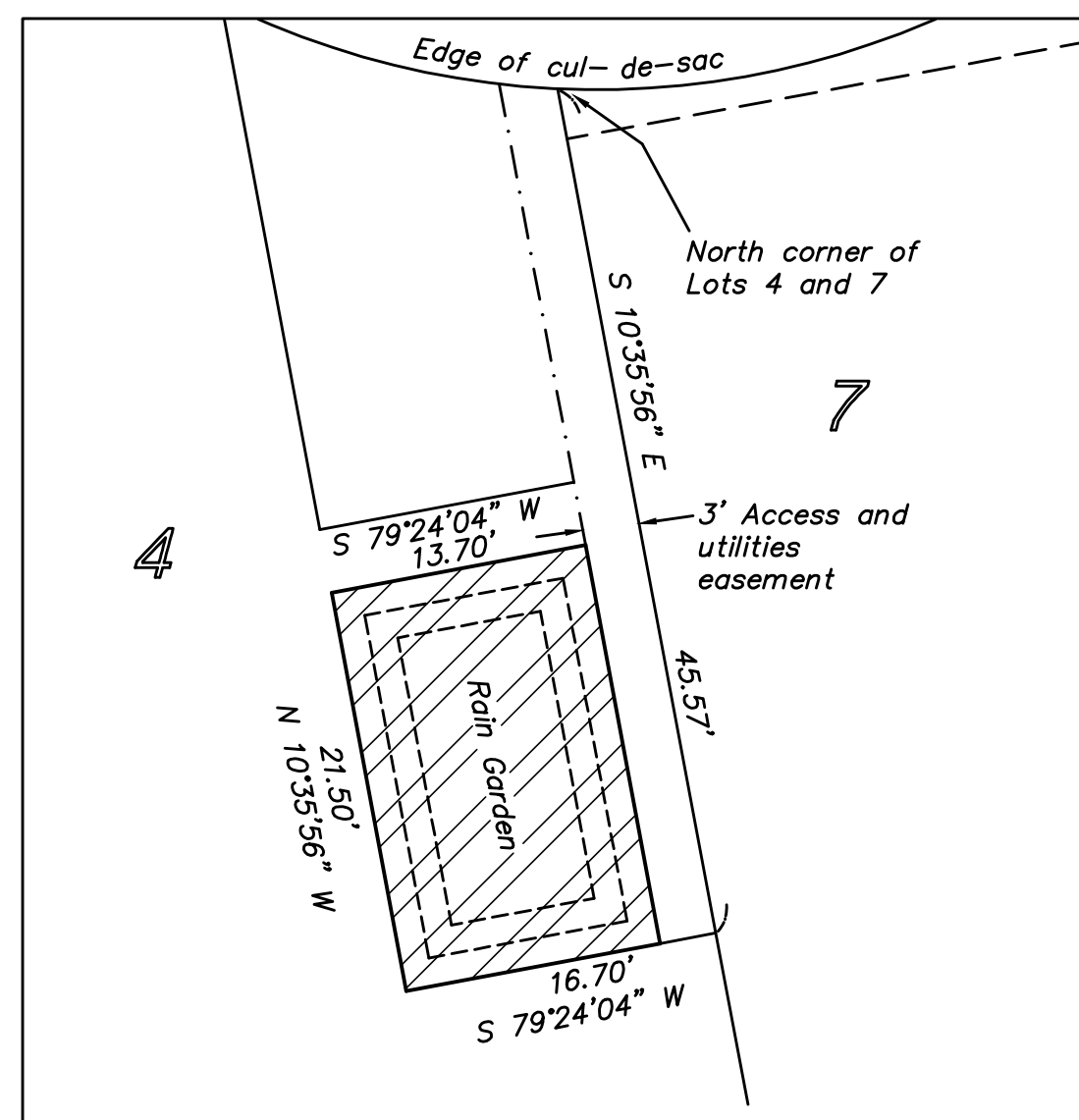
Storm Drain Easement Detail
(Rain Garden 1 area)



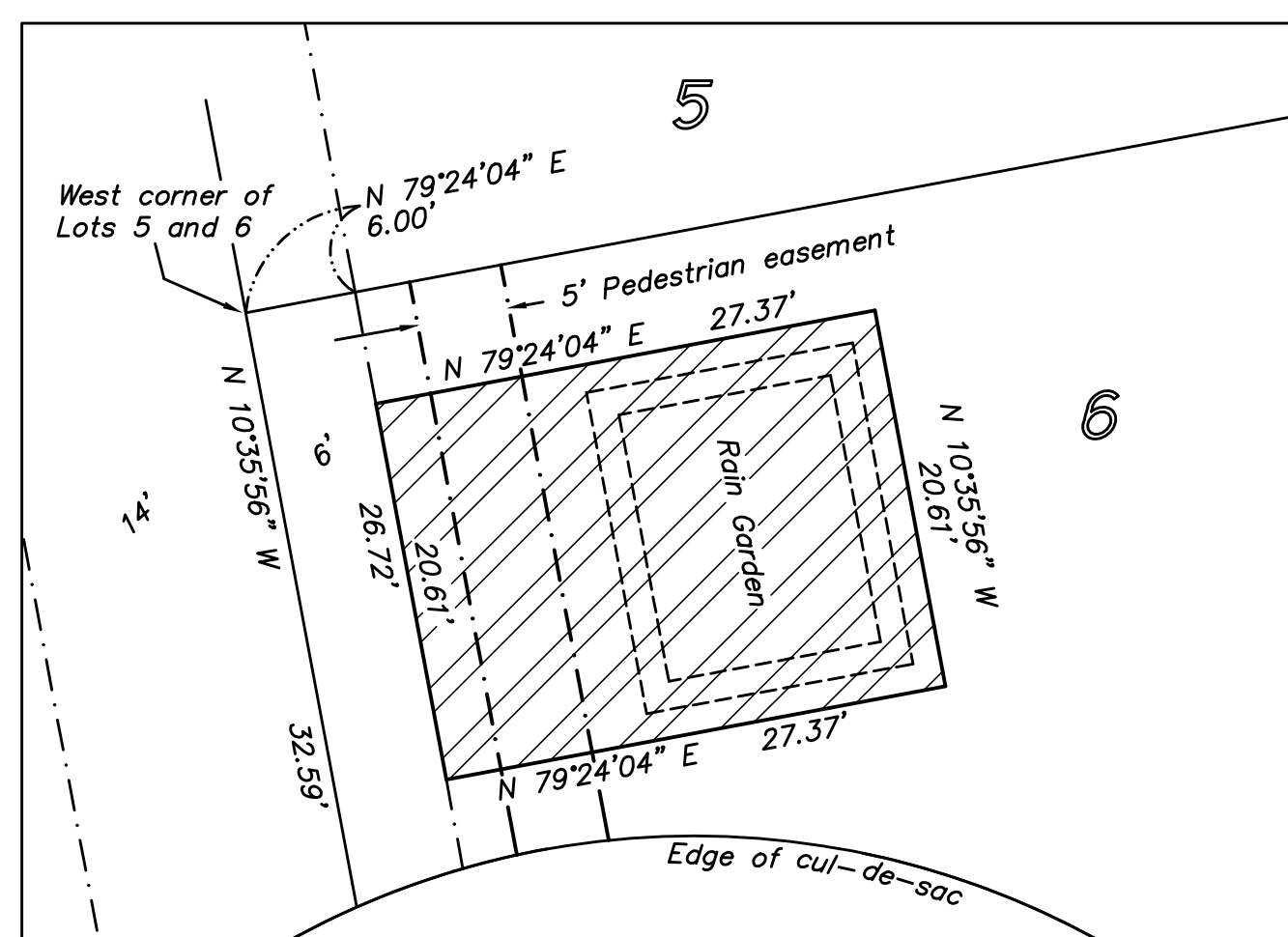
Storm Drain Easement Detail
(Rain Garden 2 area)



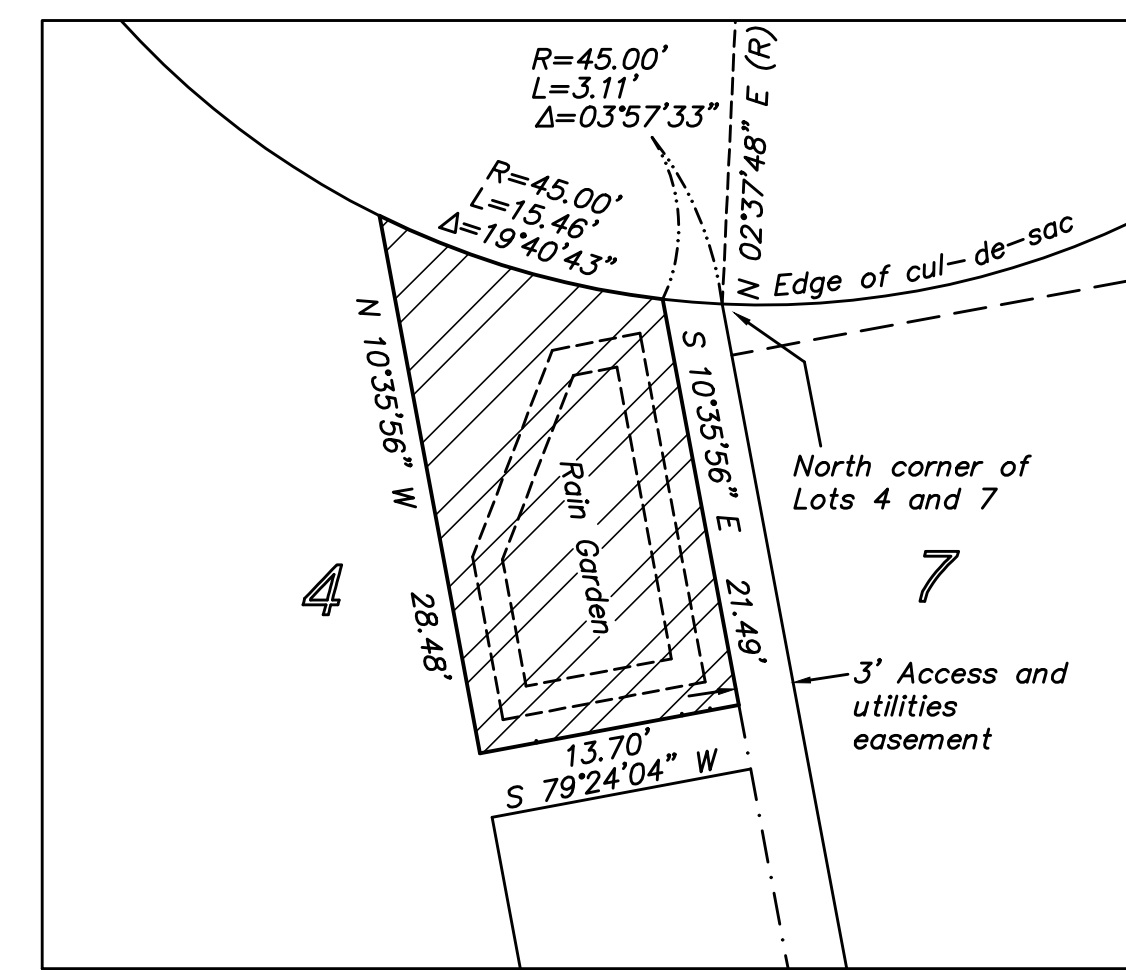
Storm Drain Easement Detail
(Rain Garden 3 area)



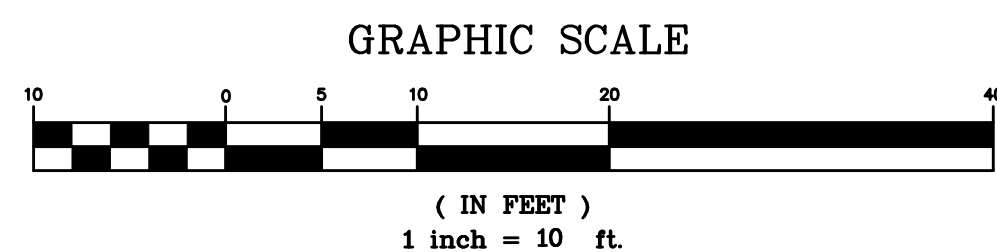
Storm Drain Easement Detail
(Rain Garden 4 area)



Storm Drain Easement Detail
(Rain Garden 5 area)



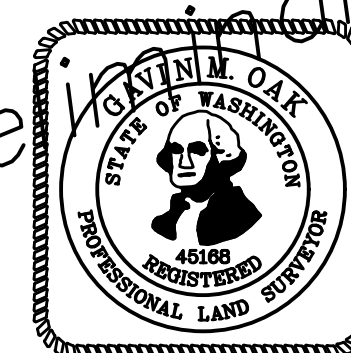
Storm Drain Easement Detail
(Rain Garden 7 area)



Legend

= Storm Drain easement

preliminary

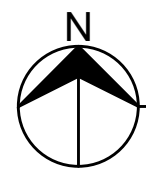
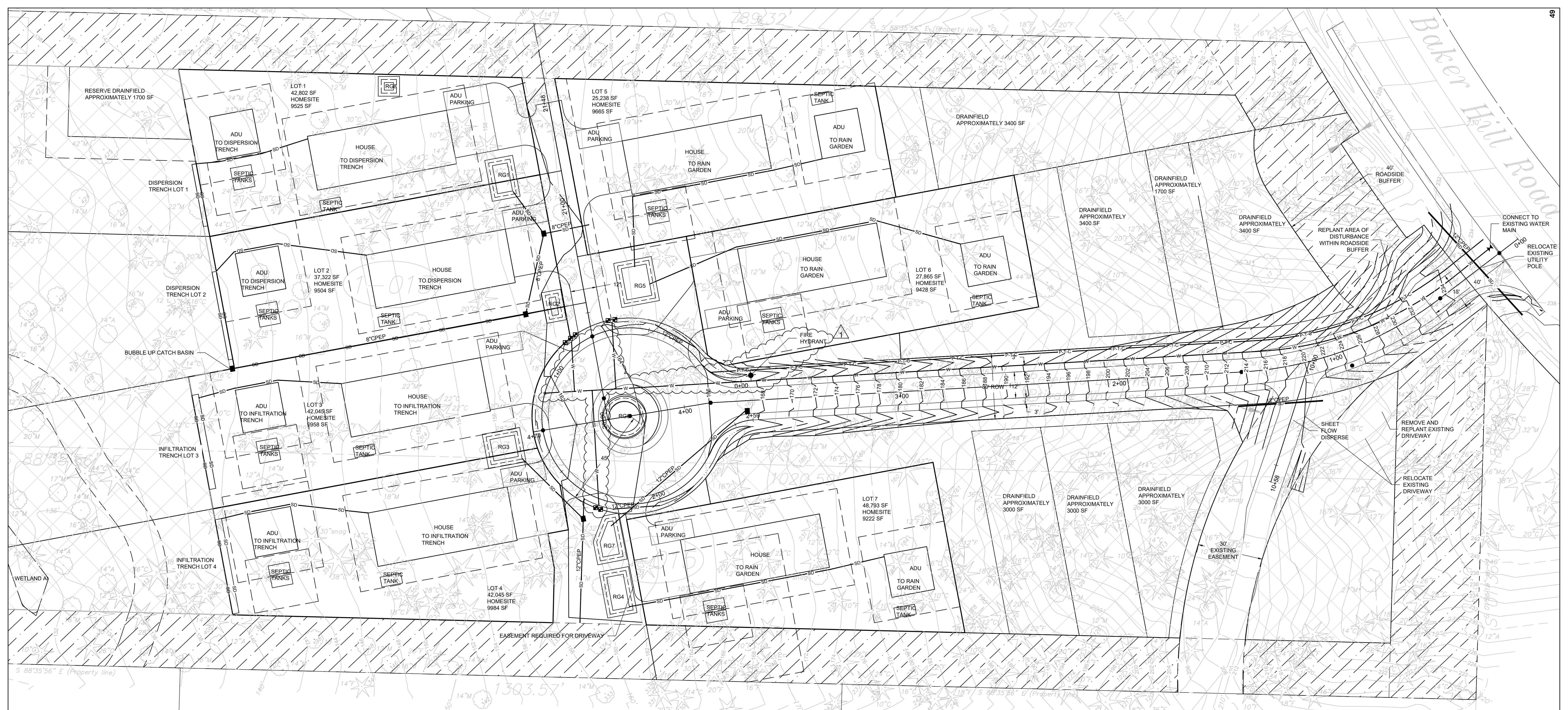


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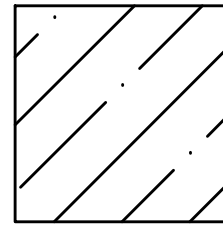
SITE PLAN

SCALE: 1" = 20'

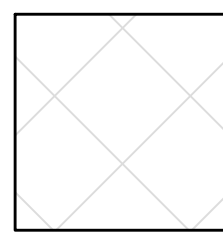


LEGEND

- EXISTING HOUSE/DRIVEWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- PROPERTY CORNER/STAKE
- SD PROPOSED STORM DRAIN
- DRAINAGE SETBACK
- PROPOSED BUILDING
- PROPOSED ROAD/DRIVEWAY
- PROPOSED WATER METER
- PROPOSED WATER



PERIMETER BUFFER
NATURAL AREA
ARPA



NATURAL AREA
ARPA

LOT SIZE 274,864 SF

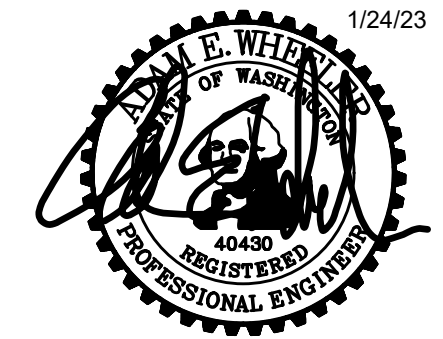
NATURAL AREA REQUIRED (45%) 123,689 SF
ARPA REQUIRED (65%) 178,662 SF
PROPOSED ARPA/NATURAL AREA (65%) 178,662 SF

EXISTING CONDITIONS
DRIVEWAY 2,383 SF
FOREST 272,481 SF

PROPOSED CONDITIONS
ROAD 11,941 SF
DRIVEWAYS & PARKING 8,081 SF
ROOF 14,175 SF
NEW EASEMENT DRIVEWAY 525 SF
TOTAL NEW IMPERVIOUS 34,712 SF

EASEMENT DRIVEWAY TO REMAIN 1,171 SF

PRELIMINARY
NOT FOR CONSTRUCTION



REV. 1 1/24/23 AEW RELOCATED FIRE HYDRANT.

CONCEPTUAL UTILITIES PLAN
SWIGGETT SUBDIVISION
PRELIMINARY PLAT

BROWNE • WHEELER
ENGINEERS, INC
2411 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

GREEN CANOPY
27 S. HANFORD STREET
SEATTLE, WA 98134

DATE 1/24/23
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # GR08-003

C1
1 OF 1

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Bainbridge 7 / Baker Hill Rd

2. Name of applicant: Kyle Kutz
3. Address and phone number of applicant and contact person: 27 S Hanford St, Saettle WA 98134, 417-860-2988
4. Date checklist prepared: 08/25/2022
5. Agency requesting checklist: City of Bainbridge Island, Department of Planning & Community Development
6. Proposed timing or schedule (including phasing, if applicable): Construction Start 4/2023, finish 4/2024
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Geotechnical Report, Wetland survey and delineation, arborist report
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None
10. List any government approvals or permits that will be needed for your proposal, if known. Preliminary Plat, Final Plat, Building permit (x7)
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Development of two undeveloped parcels, roughly 275,000sf in total, into seven single family homes with detached accessory dwelling units. A 12ft wide road will be required in a 30ft Right of Way.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. The two parcels do not have addresses. The parcel ID #s are 052402-1-013-2004 & 052402-1-015-2002. The northern most parcel is south of 6003 Baker Hill Rd. SEC 05, TWP 24, RNG 2E (NE/4), SEC 05, TWP 24, RNG 2E (NE/4)

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

The site slopes continuously from east to west with a steep cliff at the western most portion of the site

b. What is the steepest slope on the site (approximate percent slope)? >70%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Loose to medium dense silty sand with trace to some gravel, sand with trace to some silt and gravel, and sandy gravel with trace silt over dense to very dense silty sand with gravel glacial till.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No indications

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The majority of excavation will be for building foundations. The majority of fill will be for the required access road to achieve a ~15% slope. Cut soil will be used on site where feasible, and any other fill will be imported structural fill, around 500-1000yds.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion control measures will be in place prior to start of excavation

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 9%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Erosion control measures will be in place prior to start of excavation disturbed areas will be planted/ retained to control erosion.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. typical wood framed construction emissions

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
not known

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
none

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Three wetlands exist on site, A,B & C, and the site has 15ft of shoreline on the pudget sound.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. Development will occur within 200 feet of wetland A. Wetland A is a category IV wetland with a 40ft buffer + 15ft no build buffer.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No, water will be provided by KPUD utilities
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
The project will utilize individual pressurized drip septic systems for each SFR + ADU. The systems are approximately 3000sf, including reserve fields.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater from roofs and hardsurfaces will be collect and diverted to rain gardens and dispersion trenches. This water will infiltrate into the soil.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. No.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Effects on drainage patterns will be mitigated using LID and best practice stormwater management practices.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The subdivision and construction with comply with City of Bainbridge Island stormwater, grading and drainage control codes.

4. Plants [\[help\]](#)

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? Trees, grasses and shrubs will be removed for construction and replanted where appropriate.

c. List threatened and endangered species known to be on or near the site. None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Native plants will be replanted where appropriate. Rain garden suitable plants will also be used.
- e. List all noxious weeds and invasive species known to be on or near the site. None known

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [None known](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. None known
- c. Is the site part of a migration route? If so, explain. No
- d. Proposed measures to preserve or enhance wildlife, if any: selective removal of trees instead of clearcutting will maintain habitats. Rain gardens provide additional diversity for wildlife.
- e. List any invasive animal species known to be on or near the site. None known

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. All heating, cooling and cooking will be electric.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:
ERV, heat pump water heater, high efficiency building envelope, solar orientation.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. None
- 1) Describe any known or possible contamination at the site from present or past uses.
None known. The site is undeveloped and has never had any commercial uses.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. N/A
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. N/A
 - 4) Describe special emergency services that might be required. N/A
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
Improved indoor air quality, Low VOC building materials

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Light road traffic on Baker hill Rd
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Typical construction noises from 7am-5pm, low levels of noise from traffic leaving or entering the site.
- 3) Proposed measures to reduce or control noise impacts, if any: Noise generated by construction activity will be limited to approved house by City of Bainbridge Island.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. No current uses on site. Adjacent sites contain single family residences. No impacts to current land use are expected
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated,

how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No/

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: no

c. Describe any structures on the site. No existing structures

d. Will any structures be demolished? If so, what? N/A

e. What is the current zoning classification of the site? R-1 & R-2

f. What is the current comprehensive plan designation of the site? Residential 1, 2

g. If applicable, what is the current shoreline master program designation of the site? Shoreline Residential in unbuildable area, otherwise N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Wetland

i. Approximately how many people would reside or work in the completed project? 7-30

j. Approximately how many people would the completed project displace? 0

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

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project will complete the Long subdivision process as required by COBI

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: No impacts anticipated.

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 7 units + 7 ADUs. Middle to high income.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 0
- c. Proposed measures to reduce or control housing impacts, if any: Additional units will have a positive impact on housing supply.

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 25ft. Fiber Cement panels, cedar siding .
- b. What views in the immediate vicinity would be altered or obstructed? none
- b. Proposed measures to reduce or control aesthetic impacts, if any: The homes will not be visible from Baker Hill road.

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Path lighting and minimal downward pointed sconces on the homes will be the only source of artificial light at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No
- c. What existing off-site sources of light or glare may affect your proposal? None
- d. Proposed measures to reduce or control light and glare impacts, if any: Downward facing, warm temperature lighting.

12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? Gazzam lake Preserve, shoreline activities, point white pier.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Projects proposes private trails throughout the site for use by the resedents of the site.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The subdivision will connect to Baker Hill Rd via 12ft road within a 30ft right of way.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Kitsap county transit route 97 runs along Baker Hill rd – busses stop as riders flag them. There are no formal bus stops.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 21 new spaces. 0 removed.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe

(indicate whether public or private). A public road, 12ft in width within a 30ft ROW, with cul-de-sac turnaround is required

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
The project is forecast to generate:
- 114 weekday vehicle trips, split 57 in and out
 - 8 AM peak hour vehicle trips, split 2 in and 6 out
 - 11 PM peak hour vehicle trips, split 7 in and 4 out
- No trucks
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No
- h. Proposed measures to reduce or control transportation impacts, if any: Traffic impact analysis to be completed.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. 7-30 person increase to all public services
- b. Proposed measures to reduce or control direct impacts on public services, if any. None

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, water, telecom
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. refuse service, septic system,

C. Signature [\[HELP\]](#)

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

Signature: Kyle Kutz  Digitally signed by Kyle Kutz
DN: C=US, E=kylekutz@greencanopynode.com, O="Green Canopy NODE", CN=Kyle Kutz
Date: 2022.08.26 10:31:37-07'00'

Name of signee Kyle Kutz _____

Position and Agency/Organization _____

Date Submitted: 8/29/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



REVISED GEOTECHNICAL ENGINEERING REPORT

PREPARED BY:

**THE RILEY GROUP, INC.
17522 BOTHELL WAY NORTHEAST
BOTHELL, WASHINGTON 98011**

PREPARED FOR:

**GREEN CANOPY LLC
27 SOUTH HANFORD STREET
SEATTLE, WASHINGTON 98134**

RGI PROJECT NO. 2021-638-1

**BAINBRIDGE ISLAND SUBDIVISION
NORTHEAST BAKER HILL ROAD
BAINBRIDGE ISLAND, WASHINGTON**

JUNE 1, 2023



June 1, 2023

Kyle Kutz
Green Canopy LLC
27 South Hanford Street
Seattle, Washington 98134

**Subject: Revised Geotechnical Engineering Report
Bainbridge Island Subdivision
Northeast Baker Hill Road
Bainbridge Island, Washington
RGI Project No. 2021-638-1**

Dear Kyle Kutz:

As requested, The Riley Group, Inc. (RGI) has performed a Geotechnical Engineering Report (GER) for the Bainbridge Island Subdivision located at Parcel No. 052402-1-013-2004 & 052402-1-015-2002, west of Northeast Baker Hill Road, Bainbridge Island, Washington. Our services were completed in accordance with our proposal dated September 28, 2021 and authorized by Justin Hooks with Green Canopy LLC on October 4, 2021. The GER was revised to address infiltration of stormwater and the effects on slope stability. The information in this GER is based on our understanding of the proposed construction, and the soil and groundwater conditions encountered in the test pits completed by RGI at the site on October 20, 2021.

RGI recommends that you submit the project plans and specifications to RGI for a general review so that we may confirm that the recommendations in this GER are interpreted and implemented properly in the construction documents. RGI also recommends that a representative of our firm be present on site during portions of the project construction to confirm that the soil and groundwater conditions are consistent with those that form the basis for the engineering recommendations in this GER.

If you have any questions or require additional information, please contact us.

Respectfully submitted,

THE RILEY GROUP, INC.

Eric L. Woods, LG
Project Geologist



Kristina M. Weller, PE
Principal Geotechnical Engineer

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Executive Summary

This Executive Summary should be used in conjunction with the entire Geotechnical Engineering Report (GER) for design and/or construction purposes. It should be recognized that specific details were not included or fully developed in this section, and the GER must be read in its entirety for a comprehensive understanding of the items contained herein. Section 7.0 should be read for an understanding of limitations.

RGI's geotechnical scope of work included the advancement of five test pits to approximate depths of 6 to 11.5 feet below existing site grades.

Based on the information obtained from our subsurface exploration, the site is suitable for development of the proposed project. The following geotechnical considerations were identified:

Soil Conditions: The soils encountered during field exploration include loose to medium dense silty sand with trace to some gravel, sand with trace to some silt and gravel, and sandy gravel with trace silt over dense to very dense silty sand with gravel glacial till.

Groundwater: No groundwater seepage was encountered during our subsurface exploration.

Foundations: Foundations for the proposed building may be supported on conventional spread footings bearing on medium dense to dense native soil or structural fill.

Slab-on-grade: Slab-on-grade floors and slabs for the proposed building can be supported on medium dense to dense native soil or structural fill.

1.0 Introduction

This Geotechnical Engineering Report (GER) presents the results of the geotechnical engineering services provided for the Bainbridge Island Subdivision in Bainbridge Island, Washington. The purpose of this evaluation is to assess subsurface conditions and provide geotechnical recommendations for subdividing the property into six lots and constructing homes on each lot. Our scope of services included field explorations, laboratory testing, engineering analyses, and preparation of this GER.

The recommendations in the following sections of this GER are based upon our current understanding of the proposed site development as outlined below. If actual features vary or changes are made, RGI should review them in order to modify our recommendations as required. In addition, RGI requests to review the site grading plan, final design drawings and specifications when available to verify that our project understanding is correct and that our recommendations have been properly interpreted and incorporated into the project design and construction.

2.0 Project description

The project site is located at Parcel No. 052402-1-013-2004 & 052402-1-015-2002, west of Northeast Baker Hill Road, Bainbridge Island, Washington. The approximate location of the site is shown on Figure 1.

The site is currently an undeveloped, forested property comprised of two parcels. RGI understands that the property will be subdivided into six lots and homes will be constructed on the lots.

At the time of preparing this GER, building plans were not available for our review. Based on our experience with similar construction, RGI anticipates that the proposed building will be supported on perimeter walls with bearing loads of two to six kips per linear foot. Slab-on-grade floor loading of 150 pounds per square foot (psf) are expected.

3.0 Field Exploration and Laboratory Testing

3.1 FIELD EXPLORATION

On October 20, 2021, RGI observed the excavation of five test pits. The approximate exploration locations are shown on Figure 2.

Field logs of each exploration were prepared by the geologist that continuously observed the excavation. These logs included visual classifications of the materials encountered during excavating as well as our interpretation of the subsurface conditions between samples. The test pit logs included in Appendix A represent an interpretation of the field

logs and include modifications based on laboratory observation and analysis of the samples.

3.2 LABORATORY TESTING

During the field exploration, a representative portion of each recovered sample was sealed in containers and transported to our laboratory for further visual and laboratory examination. Selected samples retrieved from the test pits were tested for moisture content and grain size analysis to aid in soil classification and provide input for the recommendations provided in this GER. The results and descriptions of the laboratory tests are enclosed in Appendix A.

4.0 Site Conditions

4.1 SURFACE

The subject site is comprised of two parcels of land (Parcel No. 052402-1-013-2004 & 052402-1-015-2002), approximately 6.31 acres in size. The site is bound to the north, west, and south by residential properties, and to the east by Northeast Baker Hill Road.

The site is currently an undeveloped, forested property. The site slopes generally west at gradients of about 10 to 35 percent, with a total elevation change of about 185 feet. Slope gradients increase to greater than 40 percent along a portion of the western property line and to the west of the site. Several wetland areas are located in the western portion of the property. The site is vegetated with small- to large-diameter trees with a fern and mixed brush undergrowth.

4.2 GEOLOGY

Review of the *Preliminary Geologic Map of Bainbridge Island, Washington*, by Ralph A. Haugerud (2005) indicates that the soil in the eastern portion of the site is mapped as Pre-Vashon deposits (Map Unit Qpv), which is sand, gravel, silt, and peat deposited prior to the Vashon ice sheet advance, and the western portion of the site is mapped as Vashon till (Qvt), which is a compact mixture of clay, silt, sand, and gravel deposited by the Vashon ice sheet. These descriptions are generally similar to the findings in our field explorations.

4.3 SOILS

The soils encountered during field exploration include loose to medium dense silty sand with trace to some gravel, sand with trace to some silt and gravel, and sandy gravel with trace silt over dense to very dense silty sand with gravel glacial till.

More detailed descriptions of the subsurface conditions encountered are presented in the test pits included in Appendix A. Sieve analysis was performed on five selected soil samples. Grain size distribution curves are included in Appendix A.

4.4 GROUNDWATER

No groundwater seepage was encountered during our subsurface exploration.

It should be recognized that fluctuations of the groundwater table will occur due to seasonal variations in the amount of rainfall, runoff, and other factors not evident at the time the explorations were performed. In addition, perched water can develop within seams and layers contained in fill soils or higher permeability soils overlying less permeable soils following periods of heavy or prolonged precipitation. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the logs. Groundwater level fluctuations should be considered when developing the design and construction plans for the project.

4.5 SEISMIC CONSIDERATIONS

Based on the International Building Code (IBC), RGI recommends the follow seismic parameters for design.

Table 1 IBC

Parameter	2018 Value
Site Soil Class ¹	D ²
Site Latitude	47.6051
Site Longitude	-122.5718
Short Period Spectral Response Acceleration, S_s (g)	1.555
1-Second Period Spectral Response Acceleration, S_1 (g)	0.546
Adjusted Short Period Spectral Response Acceleration, S_{MS} (g)	1.555
Adjusted 1-Sec Period Spectral Response Acceleration, S_{M1} (g)	0.958 ³
Numeric seismic design value at 0.2 second; S_{Ds} (g)	1.036
Numeric seismic design value at 1.0 second; S_{D1} (g)	0.639 ³

1. Note: In general accordance with Chapter 20 of ASCE 7-16. The Site Class is based on the average characteristics of the upper 100 feet of the subsurface profile.

2. Note: ASCE 7-16 require a site soil profile determination extending to a depth of 100 feet for seismic site classification. The current scope of our services does not include the required 100 foot soil profile determination. Test pits extended to a maximum depth of 11.5 feet, and this seismic site class definition considers that similar soil continues below the maximum depth of the subsurface exploration. Additional exploration to deeper depths would be required to confirm the conditions below the current depth of exploration.

3. Note: In accordance with ASCE 11.4.8, a ground motion hazard analysis is not required for the following cases:

- Structures on Site Class E sites with S_s greater than or equal to 1.0, provided the site coefficient F_a is taken as equal to that of Site Class C.
- Structures on Site Class D sites with S_1 greater than or equal to 0.2, provided that the value of the seismic response coefficient C_s is determined by Eq. 12.8-2 for values of $T \leq 1.5T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8-3 for $T_L \geq T > 1.5T_s$ or Eq. 12.8-4 for $T > T_L$.
- Structures on Site Class E sites with S_1 greater than or equal to 0.2, provided that T is less than or equal to T_s and the equivalent static force procedure is used for design.

The above exceptions do not apply to seismically isolated structures, structures with damping systems or structures designed using the response history procedures of Chapter 16.

Liquefaction is a phenomenon where there is a reduction or complete loss of soil strength due to an increase in water pressure induced by vibrations from a seismic event. Liquefaction mainly affects geologically recent deposits of fine-grained sands that are below the groundwater table. Soils of this nature derive their strength from intergranular friction. The generated water pressure or pore pressure essentially separates the soil grains and eliminates this intergranular friction, thus reducing or eliminating the soil's strength.

RGI reviewed the results of the field and laboratory testing and assessed the potential for liquefaction of the site's soil during an earthquake. Since the site is underlain by glacial till or sand and gravel soils without a water table, RGI considers that the possibility of liquefaction during an earthquake is minimal.

4.6 GEOLOGIC HAZARD AREAS

Regulated geologically hazardous areas include erosion, landslide, earthquake, or other geological hazards. Based on Bainbridge Island GIS mapping, portions of the site are mapped as an Erosion Hazard Areas and Greater than 40% Slope.

4.6.1 EROSION HAZARD AREAS

Steep slopes near the western edge of the site and to the west of the site are mapped as Erosion Hazard Areas. During construction, RGI recommends implementing an erosion and sedimentation control plan as described in Section 5.2.1 of this report.

4.6.2 LANDSLIDE HAZARD AREAS

Reconnaissance of the site slopes showed no signs of past slide activity. No seeps or springs were observed on the slope face. The slopes are well vegetated and appear stable. Based on observations, site slopes less than 40 percent do not meet the criteria of a landslide hazard area.

Based on Bainbridge Island GIS mapping, the slope along a portion of the western property line and to the west of the site meets the criteria of a Landslide Hazard Area due to 40 percent or greater slopes at least 10 feet in height. Localized areas of slope in the eastern portion of the site are mapped as greater than 40 percent slope but are less than 10 feet in height.

Based on our understanding of the project, the proposed development is located about 300 feet or greater from the Landslide Hazard Area in the western portion of the property.

Two wetland areas (Wetland A and B) are located between the proposed development area and the Landslide Hazard Area, with drainage directed west toward a north and south topographic drainage and down the face of the steep slope to the west of the site. The south topographic drainage is partially occupied by a wetland (Wetland B), and natural overflow drainage of the wetland has caused past issues with residences at the toe of slope

to the west of the site. A plywood dam with corrugated drain pipe has been installed about 30 feet from the top of slope to collect runoff from the wetland and transport down the face of the slope to the city system in Crystal Springs Drive Northeast. Recently, runoff from the wetland has been observed flowing around the plywood and infiltrating before the top of slope, then emerging as seeps in the slope face.

Observation of the topographic drainages in May 2023 showed little to no flow, and runoff is likely occurring primarily in the winter months and after large rain events. A screen was observed at the dam location that was likely installed to catch debris, but was clogged with debris at the mouth of the pipe, reducing the functionality of the system.

RGI understands there will be an approximately 20 percent increase in the volume of water entering the underlying soil after development of the site through a system of rain gardens, infiltration trenches, and dispersion. The additional groundwater will primarily enter the Wetland B drainage, with minor amounts entering the drainage in the northwestern portion of the site and a third drainage to the south of the site.

With the existing dam and corrugated pipe, natural flow over the slope face has been restricted, and additional runoff flowing around the dam may not reduce the overall stability of the slope. In our opinion, there is no reasonable method to quantify the effect this system is having on slope stability, positively or negatively, however; the existing dam and pipe appear to be performing as intended. Periodic, at minimum yearly and preferably monthly in the late fall, winter and spring months, maintenance of the dam will improve functionality and reduce water issues at the residences to the west of the site and the effect on the stability of the slope.

Provided the recommendations in this report are followed including the maintenance and cleaning of the makeshift dam, the proposed development should not have an adverse effect on the stability of the site slopes.

5.0 Discussion and Recommendations

5.1 GEOTECHNICAL CONSIDERATIONS

Based on our study, the site is suitable for the proposed construction from a geotechnical standpoint. Foundations for the proposed buildings can be supported on conventional spread footings bearing on competent native soil or structural fill. Slab-on-grade floors can be similarly supported.

Detailed recommendations regarding the above issues and other geotechnical design considerations are provided in the following sections. These recommendations should be incorporated into the final design drawings and construction specifications.

5.2 EARTHWORK

The earthwork is expected to include installing infiltration systems, excavating and backfilling the building foundations, and preparing pavement subgrades.

5.2.1 EROSION AND SEDIMENT CONTROL

Potential sources or causes of erosion and sedimentation depend on construction methods, slope length and gradient, amount of soil exposed and/or disturbed, soil type, construction sequencing and weather. The impacts on erosion-prone areas can be reduced by implementing an erosion and sedimentation control plan. The plan should be designed in accordance with applicable city and/or county standards.

RGI recommends the following erosion control Best Management Practices (BMPs):

- Scheduling site preparation and grading for the drier summer and early fall months and undertaking activities that expose soil during periods of little or no rainfall
- Retaining existing vegetation whenever feasible
- Establishing a quarry spall construction entrance
- Installing siltation control fencing or anchored straw or coir wattles on the downhill side of work areas
- Covering soil stockpiles with anchored plastic sheeting
- Revegetating or mulching exposed soils with a minimum 3-inch thickness of straw if surfaces will be left undisturbed for more than one day during wet weather or one week in dry weather
- Directing runoff away from exposed soils and slopes
- Minimizing the length and steepness of slopes with exposed soils and cover excavation surfaces with anchored plastic sheeting
- Decreasing runoff velocities with check dams, straw bales or coir wattles
- Confining sediment to the project site
- Inspecting and maintaining erosion and sediment control measures frequently (The contractor should be aware that inspection and maintenance of erosion control BMPs is critical toward their satisfactory performance. Repair and/or replacement of dysfunctional erosion control elements should be anticipated.)

Permanent erosion protection should be provided by reestablishing vegetation using hydroseeding and/or landscape planting. Until the permanent erosion protection is established, site monitoring should be performed by qualified personnel to evaluate the effectiveness of the erosion control measures. Provisions for modifications to the erosion control system based on monitoring observations should be included in the erosion and sedimentation control plan.

5.2.2 STRIPPING AND SUBGRADE PREPARATION

Stripping efforts should include removal of pavements, vegetation, organic materials, and deleterious debris from areas slated for building, pavement, and utility construction. The test pits encountered 6 to 12 inches of topsoil and rootmass. Deeper areas of stripping may be required in heavily vegetated areas of the site.

Subgrade soils that become disturbed due to elevated moisture conditions should be overexcavated to reveal firm, non-yielding, non-organic soils and backfilled with compacted structural fill. In order to maximize utilization of site soils as structural fill, RGI recommends that the earthwork portion of this project be completed during extended periods of warm and dry weather if possible. If earthwork is completed during the wet season (typically November through May) it will be necessary to take extra precautionary measures to protect subgrade soils. Wet season earthwork will require additional mitigative measures beyond that which would be expected during the drier summer and fall months.

5.2.3 EXCAVATIONS

All temporary cut slopes associated with the site and utility excavations should be adequately inclined to prevent sloughing and collapse. The site soils consist of medium dense silty sand with trace to some gravel, sand with trace to some silt and gravel, and sandy gravel with trace silt over dense to very dense silty sand with gravel glacial till.

Accordingly, for excavations more than 4 feet but less than 20 feet in depth, the temporary side slopes should be laid back with a minimum slope inclination of 1H:1V (Horizontal:Vertical). If there is insufficient room to complete the excavations in this manner, or excavations greater than 20 feet in depth are planned, using temporary shoring to support the excavations should be considered. For open cuts at the site, RGI recommends:

- No traffic, construction equipment, stockpiles or building supplies are allowed at the top of cut slopes within a distance of at least five feet from the top of the cut
- Exposed soil along the slope is protected from surface erosion using waterproof tarps and/or plastic sheeting
- Construction activities are scheduled so that the length of time the temporary cut is left open is minimized
- Surface water is diverted away from the excavation
- The general condition of slopes should be observed periodically by a geotechnical engineer to confirm adequate stability and erosion control measures

In all cases, however, appropriate inclinations will depend on the actual soil and groundwater conditions encountered during earthwork. Ultimately, the site contractor

must be responsible for maintaining safe excavation slopes that comply with applicable OSHA or WISHA guidelines.

5.2.4 STRUCTURAL FILL

RGI recommends fill below the foundation and floor slab, behind retaining walls, and below pavement and hardscape surfaces be placed in accordance with the following recommendations for structural fill. The structural fill should be placed after completion of site preparation procedures as described above.

The suitability of excavated site soils and import soils for compacted structural fill use will depend on the gradation and moisture content of the soil when it is placed. As the amount of fines (that portion passing the U.S. No. 200 sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and adequate compaction becomes more difficult or impossible to achieve. Soils containing more than about 5 percent fines cannot be consistently compacted to a dense, non-yielding condition when the moisture content is more than 2 percent above or below optimum. Optimum moisture content is that moisture that results in the greatest compacted dry density with a specified compactive effort.

Non-organic site soils are only considered suitable for structural fill provided that their moisture content is within about two percent of the optimum moisture level as determined by American Society of Testing and Materials D1557-09 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (ASTM D1557). Excavated site soils may not be suitable for re-use as structural fill depending on the moisture content and weather conditions at the time of construction. If soils are stockpiled for future reuse and wet weather is anticipated, the stockpile should be protected with plastic sheeting that is securely anchored. Even during dry weather, moisture conditioning (such as, windrowing and drying) of site soils to be reused as structural fill may be required.

The site soils are moisture sensitive and may require moisture conditioning prior to use as structural fill. If on-site soils are or become unusable, it may become necessary to import clean, granular soils to complete site work.

Prior to use, an RGI representative should observe and test all materials imported to the site for use as structural fill. Structural fill materials should be placed in uniform loose layers not exceeding 12 inches and compacted to 95 percent of the maximum dry density. The soil's maximum density and optimum moisture should be determined by ASTM D1557.

Placement and compaction of structural fill should be observed by RGI. A representative number of in-place density tests should be performed as the fill is being placed to confirm that the recommended level of compaction is achieved.

5.2.5 CUT AND FILL SLOPES

All permanent cut and fill slopes should be graded with a finished inclination no greater than 2H:1V. Upon completion of construction, the slope face should be trackwalked, compacted and vegetated, or provided with other physical means to guard against erosion. All fill placed for slope construction should meet the structural fill requirements as described in this section.

Final grades at the top of the slopes must promote surface drainage away from the slope crest. Water must not be allowed to flow in an uncontrolled fashion over the slope face. If it is necessary to direct surface runoff towards the slope, it should be controlled at the top of the slope, piped in a closed conduit installed on the slope face, and taken to an appropriate point of discharge beyond the toe of the slope.

5.2.6 WET WEATHER CONSTRUCTION CONSIDERATIONS

RGI recommends that preparation for site grading and construction include procedures intended to drain ponded water, control surface water runoff, and to collect shallow subsurface seepage zones in excavations where encountered. It will not be possible to successfully compact the subgrade or utilize on-site soils as structural fill if accumulated water is not drained prior to grading or if drainage is not controlled during construction. Attempting to grade the site without adequate drainage control measures will reduce the amount of on-site soil effectively available for use, increase the amount of select import fill materials required, and ultimately increase the cost of the earthwork phases of the project. Free water should not be allowed to pond on the subgrade soils. RGI anticipates that the use of berms and shallow drainage ditches, with sumps and pumps in utility trenches, will be required for surface water control during wet weather and/or wet site conditions.

5.3 FOUNDATIONS

Following site preparation and grading, the proposed building foundation can be supported on conventional spread footings bearing on competent native soil or structural fill. Loose, organic, or other unsuitable soils may be encountered in the proposed building footprint. If unsuitable soils are encountered, they should be overexcavated and backfilled with structural fill. If loose soils are encountered, the soils should be moisture conditioned and compacted to a firm and unyielding condition.

Perimeter foundations exposed to weather should be at a minimum depth of 18 inches below final exterior grades. Interior foundations can be constructed at any convenient depth below the floor slab. Finished grade is defined as the lowest adjacent grade within 5 feet of the foundation for perimeter (or exterior) footings and finished floor level for interior footings.

Table 2 Foundation Design

Design Parameter	Value
Allowable Bearing Capacity	2,000 psf ¹
Friction Coefficient	0.30
Passive pressure (equivalent fluid pressure)	250 pcf ²

1. psf = pounds per square foot

2. pcf = pounds per cubic foot

The allowable foundation bearing pressures apply to dead loads plus design live load conditions. For short-term loads, such as wind and seismic, a 1/3 increase in this allowable capacity may be used. At perimeter locations, RGI recommends not including the upper 12 inches of soil in the computation of passive pressures because they can be affected by weather or disturbed by future grading activity. The passive pressure value assumes the foundation will be constructed neat against competent soil or backfilled with structural fill as described in Section 5.2.4. The recommended base friction and passive resistance value includes a safety factor of about 1.5.

With spread footing foundations designed in accordance with the recommendations in this section, maximum total and differential post-construction settlements of 1 inch and 1/2 inch, respectively, should be expected.

5.4 RETAINING WALLS

If retaining walls are needed for the buildings, RGI recommends cast-in-place concrete walls be used. If retaining walls are needed outside of buildings for grade changes, modular block walls may be used. The magnitude of earth pressure development on retaining walls will partly depend on the quality of the wall backfill. RGI recommends placing and compacting wall backfill as structural fill. Wall drainage will be needed behind the wall face. A typical retaining wall drainage detail is shown in Figure 3.

With wall backfill placed and compacted as recommended, level backfill and drainage properly installed, RGI recommends using the values in the following table for design.

Table 3 Retaining Wall Design

Design Parameter	Value
Active Earth Pressure (unrestrained walls)	35 pcf
At-rest Earth Pressure (restrained walls)	50 pcf

For seismic design, an additional uniform load of 7 times the wall height (H) for unrestrained walls and 14H in psf for restrained walls should be applied to the wall surface. Friction at the base of foundations and passive earth pressure will provide resistance to these lateral loads. Values for these parameters are provided in Section 5.3.

5.5 SLAB-ON-GRADE CONSTRUCTION

RGI recommends that the concrete slab be placed on top of medium dense native soil or structural fill. Immediately below the floor slab, RGI recommends placing a four-inch thick capillary break layer of clean, free-draining sand or gravel that has less than five percent passing the U.S. No. 200 sieve. This material will reduce the potential for upward capillary movement of water through the underlying soil and subsequent wetting of the floor slab. Where moisture by vapor transmission is undesirable, an 8- to 10-millimeter thick plastic membrane should be placed on a 4-inch thick layer of clean gravel. For the anticipated floor slab loading, we estimate post-construction floor settlements of 1/4- to 1/2-inch.

5.6 DRAINAGE

5.6.1 SURFACE

Final exterior grades should promote free and positive drainage away from the building area. Water must not be allowed to pond or collect adjacent to foundations or within the immediate building area. For non-pavement locations, RGI recommends providing a minimum drainage gradient of 3 percent for a minimum distance of 10 feet from the building perimeter. In paved locations, a minimum gradient of 1 percent should be provided unless provisions are included for collection and disposal of surface water adjacent to the structure.

5.6.2 SUBSURFACE

RGI recommends installing perimeter foundation drains. A typical footing drain detail is shown on Figure 4. The foundation drains and roof downspouts should be tightlined separately to an approved discharge facility. Subsurface drains must be laid with a gradient sufficient to promote positive flow to a controlled point of approved discharge.

5.6.3 INFILTRATION

Sand with varying amounts of silt and gravel were observed overlying the Vashon-age lodgment till soils at the site. The thickness of the sand soils overlying the till ranged from 4 feet in TP-3, to 8 feet in TP-4 and TP-5, and greater than 11.5 feet in TP-2. No groundwater was observed in any of the test pits. The lodgment till is considered a restrictive layer in stormwater infiltration planning.

Based on the site soil conditions shallow downspout infiltration trenches or drywells appear to be feasible on the proposed lots, with the exception of the two lots in the vicinity

of test pit TP-3, where only shallow infiltration trenches would be feasible. Low impact development (LID) stormwater infiltration elements appear to be feasible on all of the lots and the entrance access road.

The soils in test pits TP-1, TP-2, and TP-4 were evaluated for infiltration rates based on the soil grain size method. Infiltration rates were evaluated for the shallow sandy soils overlying the lodgment till. The grain size method evaluation was completed per the guidelines in the Washington State Department of Ecology Stormwater Management Manual for Western Washington (SWMMWW).

Table 4 Infiltration Rates

Location	Sample Depth	Design Infiltration Rate (Inches per hour)
TP-1	2	12
TP-2	4	11
TP-4	3	7

We applied the SWMMWW correction factors to the K_{sat} initial rates to estimate the K_{sat} design

$K_{sat} \text{ design} = K_{sat} \text{ initial} \times (CF_v) \times (CF_t) \times (0.9)$

Where CF_v = Site variability correction factor = 1

CF_t = Test method uncertainty = 0.4

0.9 = long-term conductivity loss

RGI recommends we review the locations and depth of any proposed infiltration facility.

5.7 UTILITIES

Utility pipes should be bedded and backfilled in accordance with American Public Works Association (APWA) specifications. For site utilities located within the right-of-ways, bedding and backfill should be completed in accordance with City of Bainbridge Island specifications. At a minimum, trench backfill should be placed and compacted as structural fill, as described in Section 5.2.4. Where utilities occur below unimproved areas, the degree of compaction can be reduced to a minimum of 90 percent of the soil's maximum density as determined by the referenced ASTM D1557.

6.0 Additional Services

RGI is available to provide further geotechnical consultation throughout the design phase of the project. RGI should review the final design and specifications in order to verify that earthwork and foundation recommendations have been properly interpreted and incorporated into project design and construction.

RGI is also available to provide geotechnical engineering and construction monitoring services during construction. The integrity of the earthwork and construction depends on proper site preparation and procedures. In addition, engineering decisions may arise in the field in the event that variations in subsurface conditions become apparent. Construction monitoring services are not part of this scope of work. If these services are desired, please let us know and we will prepare a cost proposal.

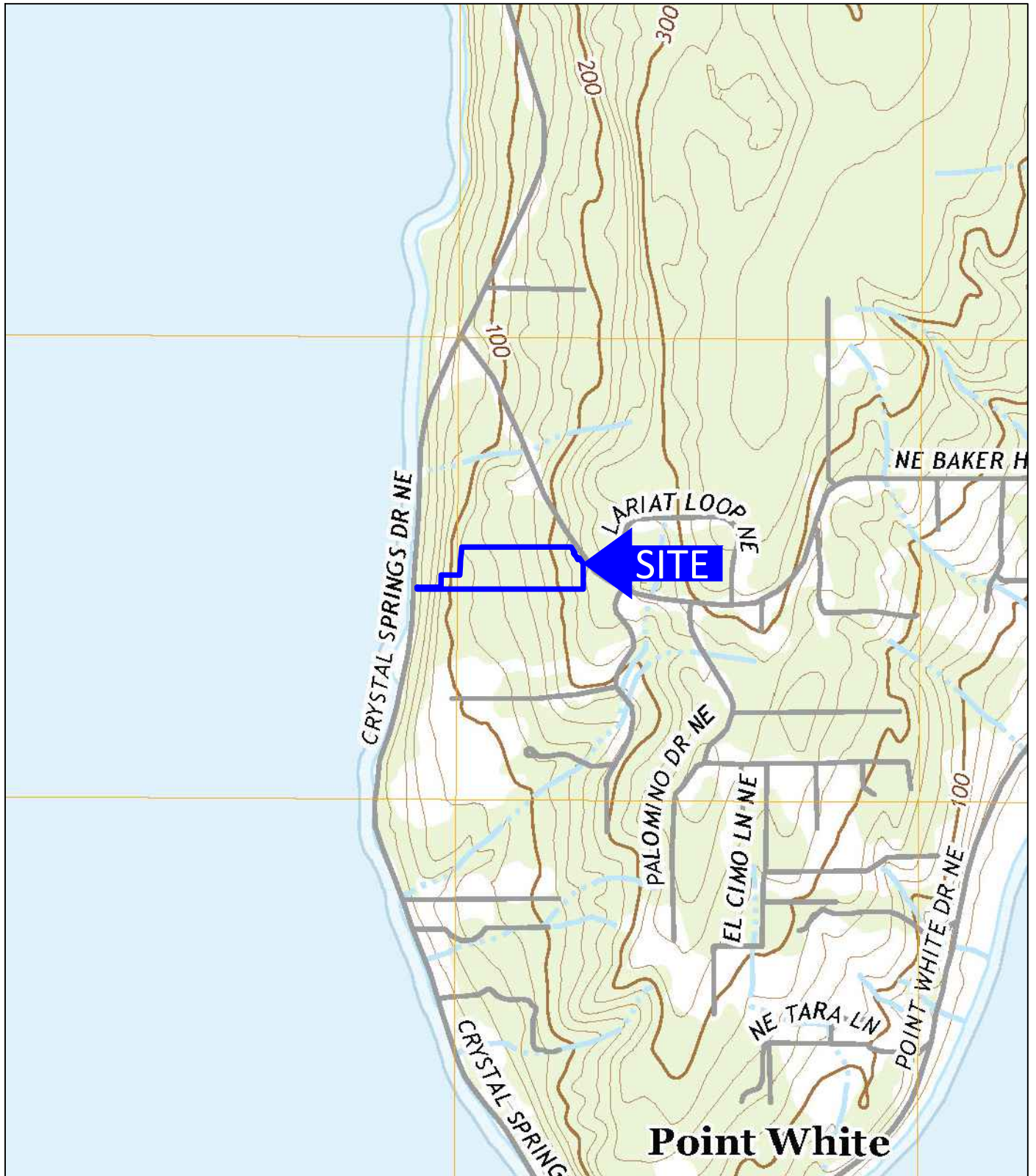
7.0 Limitations

This GER is the property of RGI, Green Canopy LLC, and its designated agents. Within the limits of the scope and budget, this GER was prepared in accordance with generally accepted geotechnical engineering practices in the area at the time this GER was issued. This GER is intended for specific application to the Bainbridge Island Subdivision project in Bainbridge Island, Washington, and for the exclusive use of Green Canopy LLC and its authorized representatives. No other warranty, expressed or implied, is made. Site safety, excavation support, and dewatering requirements are the responsibility of others.

The scope of services for this project does not include either specifically or by implication any environmental or biological (for example, mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, we can provide a proposal for these services.

The analyses and recommendations presented in this GER are based upon data obtained from the explorations performed on site. Variations in soil conditions can occur, the nature and extent of which may not become evident until construction. If variations appear evident, RGI should be requested to reevaluate the recommendations in this GER prior to proceeding with construction.

It is the client's responsibility to see that all parties to the project, including the designers, contractors, subcontractors, are made aware of this GER in its entirety. The use of information contained in this GER for bidding purposes should be done at the contractor's option and risk.



USGS, 2020, Bremerton East, Washington
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'



Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

Bainbridge Island Subdivision

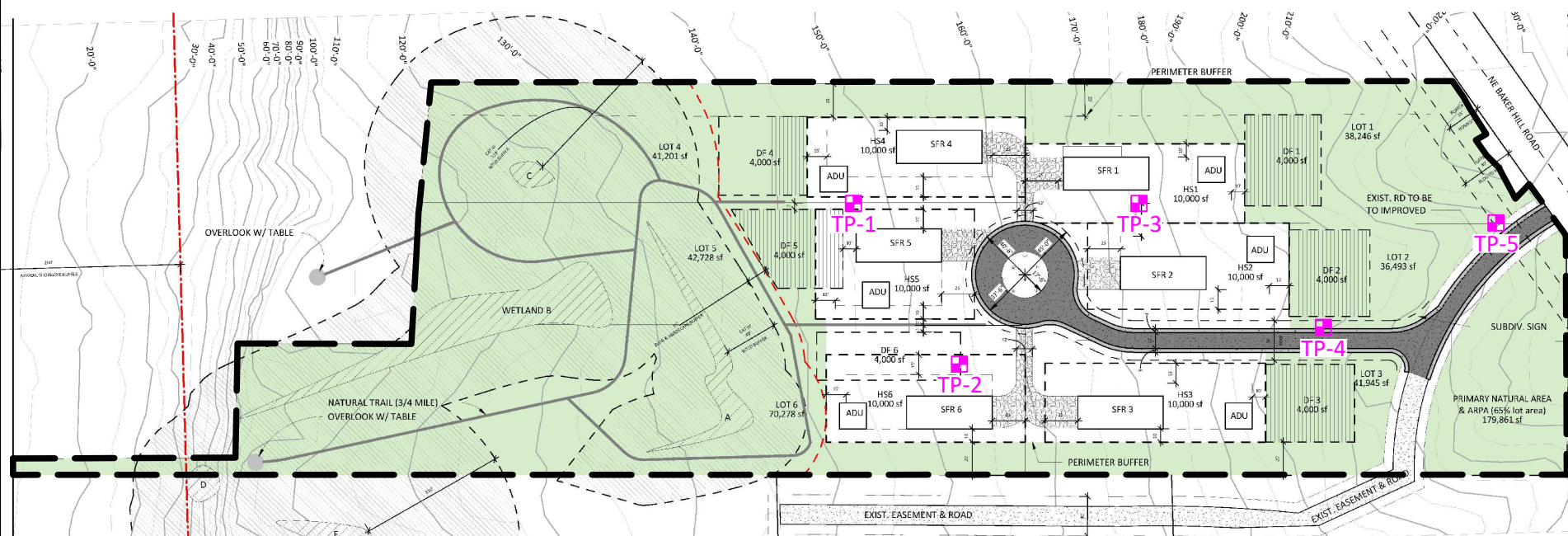
RGI Project Number:
2021-638-1

Site Vicinity Map

Address: Northeast Baker Hill Road, Bainbridge Island, Washington 98110

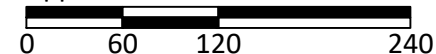
Figure 1

Date Drawn:
11/2021



 = Test pit by RGI, 10/20/21
 = Site boundary

Approximate Scale: 1"=120'



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Bainbridge Island Subdivision

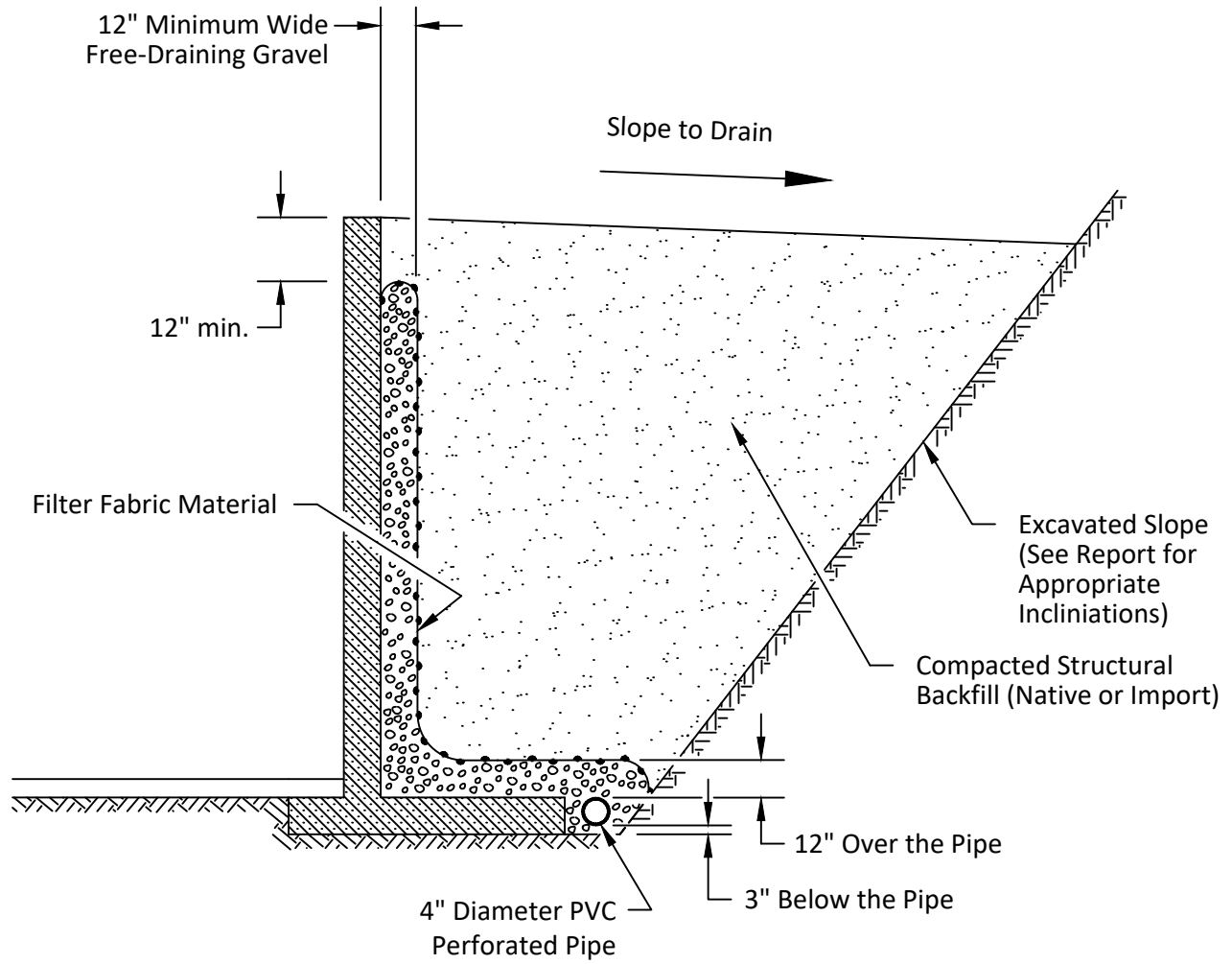
RGI Project Number:
 2021-638-1

Geotechnical Exploration Plan

Address: Northeast Baker Hill Road, Bainbridge Island, Washington 98110

Figure 2

Date Drawn:
 11/2021



Not to Scale



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RGI Project Number:

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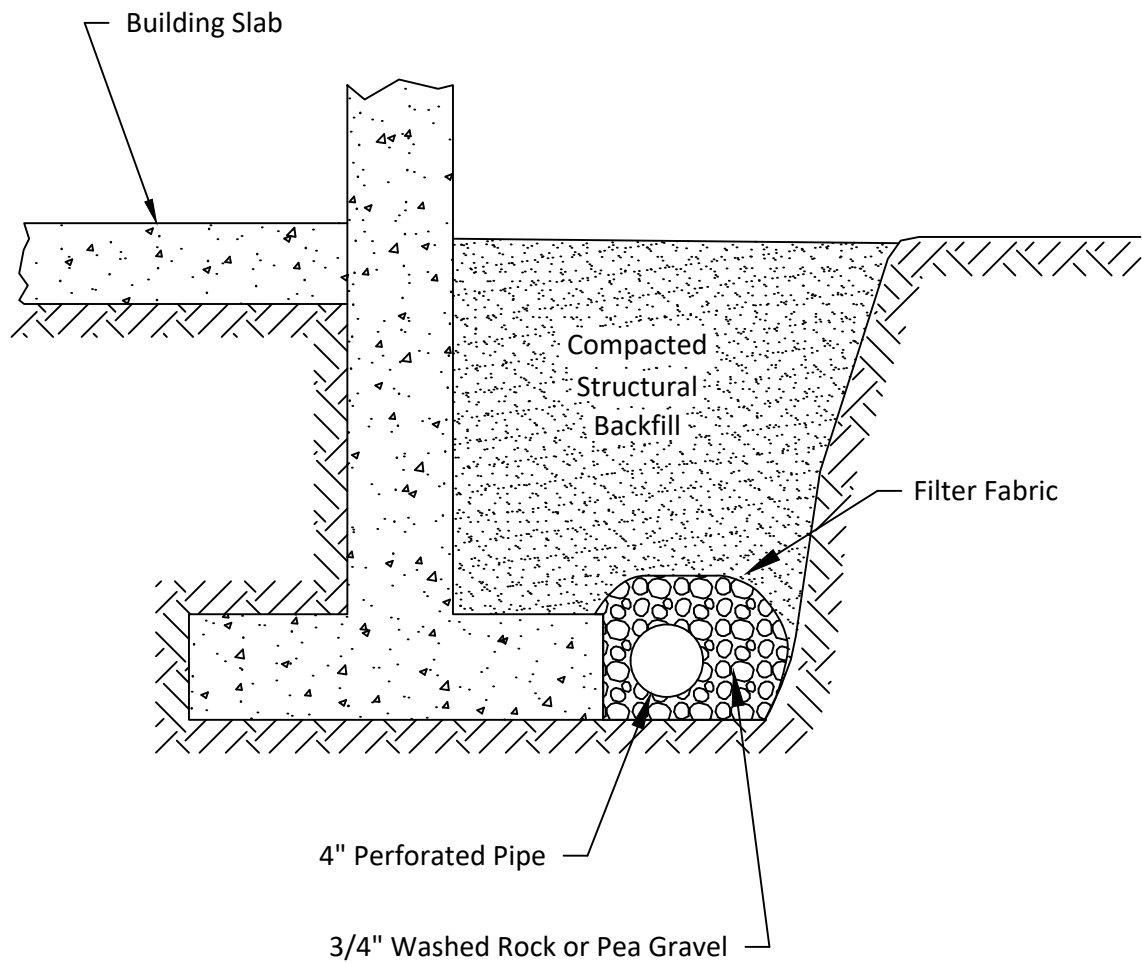
Retaining Wall Drainage Detail

Figure 3

Date Drawn:

11/2021

Address: Northeast Baker Hill Road, Bainbridge Island, Washington 98110



Not to Scale



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Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

Bainbridge Island Subdivision

RGI Project Number:
2021-638-1

Typical Footing Drain Detail

Figure 4

Date Drawn:
11/2021

Address: Northeast Baker Hill Road, Bainbridge Island, Washington 98110

APPENDIX A

FIELD EXPLORATION AND LABORATORY TESTING

On October 20, 2021, RGI performed field explorations using a trackhoe. We explored subsurface soil conditions at the site by observing the excavation of five test pits to a maximum depth of 11.5 feet below existing grade. The test pit locations are shown on Figure 2. The test pit locations were approximately determined by measurements from existing property lines and paved roads.

A geologist from our office conducted the field exploration and classified the soil conditions encountered, maintained a log of each test exploration, obtained representative soil samples, and observed pertinent site features. All soil samples were visually classified in accordance with the Unified Soil Classification System (USCS).

Representative soil samples obtained from the explorations were placed in closed containers and taken to our laboratory for further examination and testing. As a part of the laboratory testing program, the soil samples were classified in our in house laboratory based on visual observation, texture, plasticity, and the limited laboratory testing described below.

Moisture Content Determinations

Moisture content determinations were performed in accordance with ASTM D2216-10 Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass (ASTM D2216) on representative samples obtained from the exploration in order to aid in identification and correlation of soil types. The moisture content of typical sample was measured and is reported on the test pit logs.

Grain Size Analysis

A grain size analysis indicates the range in diameter of soil particles included in a particular sample. Grain size analyses was determined using D6913-04(2009) Standard Test Methods for Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis (ASTM D6913) on five of the samples.

Project Name: **Bainbridge Island Subdivision**Project Number: **2021-638-1**Client: **Green Canopy LLC**Test Pit No.: **TP-1**Sheet **1** of **1**

Date(s) Excavated: 10/20/2021	Logged By ELW	Surface Conditions: Ferns
Excavation Method: Test Pit	Bucket Size: N/A	Total Depth of Excavation: 8.5 feet bgs
Excavator Type: Tracked Excavator	Excavating Contractor: Kelly's Excavating	Approximate Surface Elevation 145
Groundwater Level: Not Encountered	Sampling Method(s) Grab	Compaction Method Bucket
Test Pit Backfill: Cuttings	Location Northeast Baker Hill Road, Bainbridge Island, Washington	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
145	0			TPSL		8" topsoil	
				SM		Reddish brown silty SANND with trace gravel, loose, moist	11% moisture
				SP		Gray gravelly SAND with trace silt and gravel, medium dense, moist	5% moisture, 4% fines
				SP-SM		Gray gravelly SAND with some silt, medium dense, moist	
140	5					Contains silty sand interbeds	3% moisture
				GP		Gray sandy GRAVEL with trace silt, medium dense, moist	4% moisture, 2% fines
						Test Pit terminated at 8.5'	
135	10						

Project Name: **Bainbridge Island Subdivision**Project Number: **2021-638-1**Client: **Green Canopy LLC**Test Pit No.: **TP-2**Sheet **1** of **1**

Date(s) Excavated: 10/20/2021	Logged By ELW	Surface Conditions: Ferns
Excavation Method: Test Pit	Bucket Size: N/A	Total Depth of Excavation: 11.5 feet bgs
Excavator Type: Tracked Excavator	Excavating Contractor: Kelly's Excavating	Approximate Surface Elevation 155
Groundwater Level: Not Encountered	Sampling Method(s) Grab	Compaction Method Bucket
Test Pit Backfill: Cuttings	Location Northeast Baker Hill Road, Bainbridge Island, Washington	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
155	0			TPSL		6" topsoil	
				SP		Gray SAND with some gravel and trace silt , medium dense, moist	5% moisture
						Contains silt sand bed with iron oxide staining	4% moisture, 5% fines
150	5			SP-SM		Gray sand with some silt and trace gravel, medium dense, moist	6% moisture
145	10						5% moisture
						Test Pit terminated at 11.5'	

Project Name: **Bainbridge Island Subdivision**Project Number: **2021-638-1**Client: **Green Canopy LLC**Test Pit No.: **TP-3**Sheet **1** of **1**

Date(s) Excavated: 10/20/2021	Logged By ELW	Surface Conditions: Ferns
Excavation Method: Test Pit	Bucket Size: N/A	Total Depth of Excavation: 6 feet bgs
Excavator Type: Tracked Excavator	Excavating Contractor: Kelly's Excavating	Approximate Surface Elevation 175
Groundwater Level: Not Encountered	Sampling Method(s) Grab	Compaction Method Bucket
Test Pit Backfill: Cuttings	Location Northeast Baker Hill Road, Bainbridge Island, Washington	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
175	0			TPSL		8" topsoil	
				SM		Reddish brown silty SAND with trace gravel, loose, moist	9% moisture
				SM		Brown silty SAND with some gravel, medium dense, moist	
				SM		Gray silty SAND with some gravel, dense, moist (Glacial Till)	3% moisture
170	5					Becomes very dense	4% moisture, 22% fines
						Test Pit terminated at 6'	
165	10						

Project Name: **Bainbridge Island Subdivision**Project Number: **2021-638-1**Client: **Green Canopy LLC**Test Pit No.: **TP-4**Sheet **1** of **1**

Date(s) Excavated: 10/20/2021	Logged By ELW	Surface Conditions: Ferns
Excavation Method: Test Pit	Bucket Size: N/A	Total Depth of Excavation: 9 feet bgs
Excavator Type: Tracked Excavator	Excavating Contractor: Kelly's Excavating	Approximate Surface Elevation 195
Groundwater Level: Not Encountered	Sampling Method(s) Grab	Compaction Method Bucket
Test Pit Backfill: Cuttings	Location Northeast Baker Hill Road, Bainbridge Island, Washington	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
195	0			TPSL		12" topsoil	
				SM		Reddish brown silty SAND with trace gravel, loose, moist	7% moisture
				SP-SM		Tan SAND with some silt and gravel, medium dense, moist	4% moisture, 10% fines
190	5			SM		Brown silty SAND with some gravel, medium dense, moist	2% moisture
				SP-SM		Brown SAND with some silt and gravel, medium dense, moist	3% moisture
				SM		Gray silty SAND with some gravel, dense, moist (Glacial Till)	4% moisture
185	10					Test Pit terminated at 9'	

Project Name: **Bainbridge Island Subdivision**Project Number: **2021-638-1**Client: **Green Canopy LLC**Test Pit No.: **TP-5**Sheet **1** of **1**

Date(s) Excavated: 10/20/2021	Logged By ELW	Surface Conditions: Ferns
Excavation Method: Test Pit	Bucket Size: N/A	Total Depth of Excavation: 9 feet bgs
Excavator Type: Tracked Excavator	Excavating Contractor: Kelly's Excavating	Approximate Surface Elevation 220
Groundwater Level: Not Encountered	Sampling Method(s) Grab	Compaction Method Bucket
Test Pit Backfill: Cuttings	Location Northeast Baker Hill Road, Bainbridge Island, Washington	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
220	0			TPSL		8" topsoil	
				SM		Reddish brown silty SAND with some gravel, loose, moist Becomes brown, medium dense	5% moisture
215	5						2% moisture
				SM		Gray silty SAND with some gravel, dense, moist (Glacial Till)	5% moisture
210	10					Test Pit terminated at 9'	

Project Name: **Bainbridge Island Subdivision**

Project Number: **2021-638-1**

Client: **Green Canopy LLC**



Key to Logs Sheet 1 of 1

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
1	2	3	4	5	6	7	8

COLUMN DESCRIPTIONS

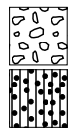
- | | |
|---|--|
| <p>1 Elevation (feet): Elevation (MSL, feet).</p> <p>2 Depth (feet): Depth in feet below the ground surface.</p> <p>3 Sample Type: Type of soil sample collected at the depth interval shown.</p> <p>4 Sample Number: Sample identification number.</p> | <p>5 USCS Symbol: USCS symbol of the subsurface material.</p> <p>6 Graphic Log: Graphic depiction of the subsurface material encountered.</p> <p>7 MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.</p> <p>8 REMARKS AND OTHER TESTS: Comments and observations regarding drilling or sampling made by driller or field personnel.</p> |
|---|--|

FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity
 COMP: Compaction test
 CONS: One-dimensional consolidation test
 LL: Liquid Limit, percent

PI: Plasticity Index, percent
 SA: Sieve analysis (percent passing No. 200 Sieve)
 UC: Unconfined compressive strength test, Q_u , in ksf
 WA: Wash sieve (percent passing No. 200 Sieve)

MATERIAL GRAPHIC SYMBOLS



Poorly graded GRAVEL (GP)

Silty SAND (SM)



Poorly graded SAND (SP)

Poorly graded SAND with Silt (SP-SM)

Topsoil

TYPICAL SAMPLER GRAPHIC SYMBOLS



Auger sampler

Bulk Sample

3-inch-OD California w/ brass rings



CME Sampler

Grab Sample

2.5-inch-OD Modified California w/ brass liners



Pitcher Sample

2-inch-OD unlined split spoon (SPT)

Shelby Tube (Thin-walled, fixed head)

OTHER GRAPHIC SYMBOLS

- ▽ Water level (at time of drilling, ATD)
- ▽ Water level (after waiting)
- Minor change in material properties within a stratum
- Inferred/gradational contact between strata
- ?— Queried contact between strata

GENERAL NOTES

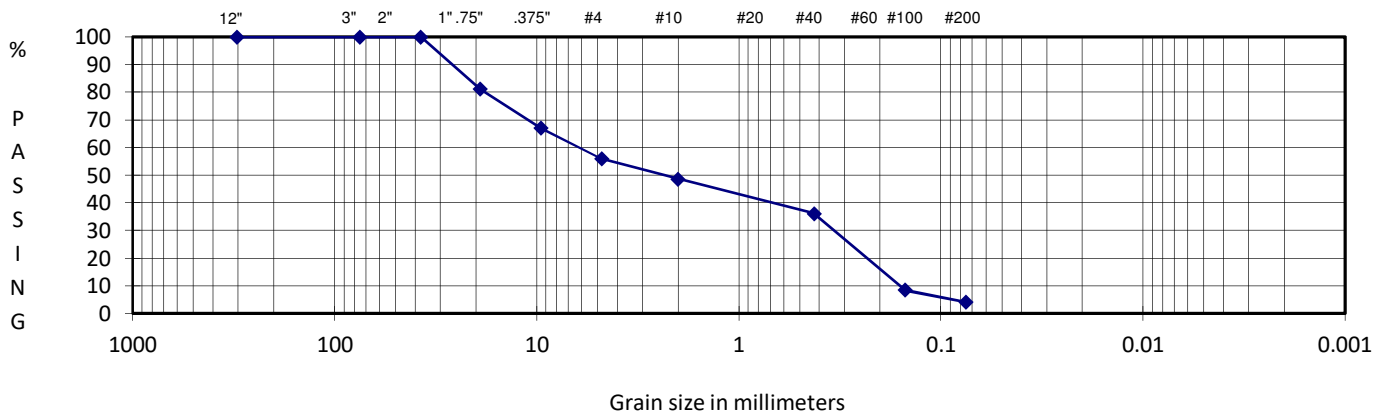
- Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
- Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

PROJECT TITLE	Bainbridge Island Subdivision	SAMPLE ID/TYPE	TP-1
PROJECT NO.	2021-638-1	SAMPLE DEPTH	2'
TECH/TEST DATE	JDH 11/10/2021	DATE RECEIVED	10/20/2021
WATER CONTENT (Delivered Moisture)		Total Weight Of Sample Used For Sieve Co	
Wt Wet Soil & Tare (gm)	(w1) 611.0	Weight Of Sample (gm)	589.9
Wt Dry Soil & Tare (gm)	(w2) 589.9	Tare Weight (gm)	125.7
Weight of Tare (gm)	(w3) 125.7	(w6) Total Dry Weight (gm)	464.2

Weight of Water (gm)	(w4=w1-w2) 21.1	SIEVE ANALYSIS	
Weight of Dry Soil (gm)	(w5=w2-w3) 464.2	Cumulative	
Moisture Content (%)	(w4/w5)*100 5	Wt Ret	(Wt-Tare)

% COBBLES	0.0	12.0"	125.7	0.00	0.00	100.00	cobbles
% C GRAVEL	18.9	3.0"	125.7	0.00	0.00	100.00	coarse gravel
% F GRAVEL	25.2	2.5"					coarse gravel
% C SAND	7.3	2.0"					coarse gravel
% M SAND	12.5	1.5"	125.7	0.00	0.00	100.00	coarse gravel
% F SAND	32.0	1.0"					coarse gravel
% FINES	4.1	0.75"	213.6	87.90	18.94	81.06	fine gravel
% TOTAL	100.0	0.50"					fine gravel
		0.375"	278.9	153.20	33.00	67.00	fine gravel
D10 (mm)	0.17	#4	330.6	204.90	44.14	55.86	coarse sand
D30 (mm)	0.35	#10	364.5	238.80	51.44	48.56	medium sand
D60 (mm)	6.1	#20					medium sand
Cu	35.9	#40	422.4	296.70	63.92	36.08	fine sand
Cc	0.1	#60					fine sand
		#100	551.2	425.50	91.66	8.34	fine sand
		#200	571.0	445.30	95.93	4.07	finer
		PAN	589.9	464.20	100.00	0.00	silt/clay



DESCRIPTION: Gravelly SAND with trace silt

USCS: SP

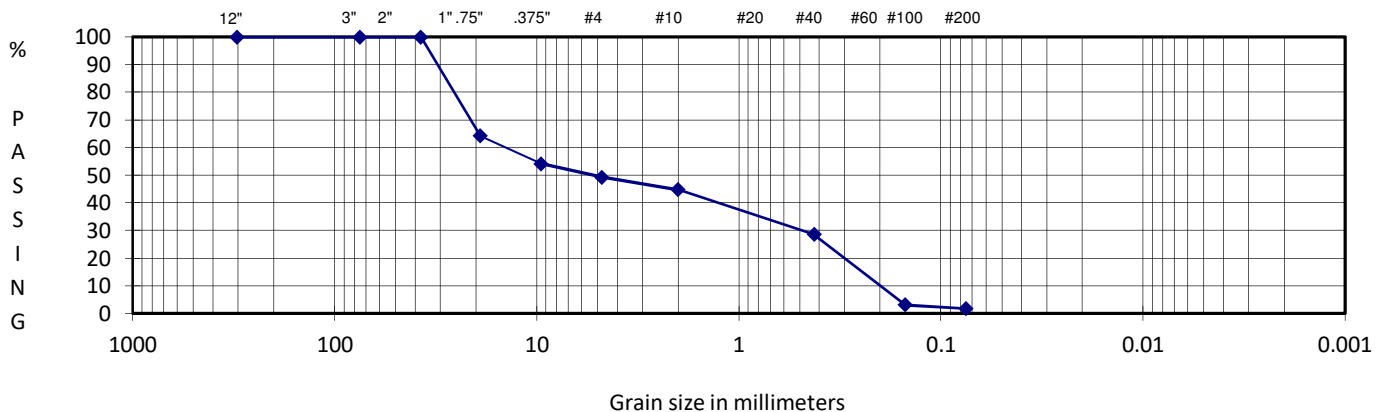
Prepared For:
Green Canopy LLC

Reviewed By:
ELW

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

PROJECT TITLE	Bainbridge Island Subdivision	SAMPLE ID/TYPE	TP-1
PROJECT NO.	2021-638-1	SAMPLE DEPTH	8'
TECH/TEST DATE	CD 10/22/2021	DATE RECEIVED	10/21/2021
WATER CONTENT (Delivered Moisture)		Total Weight Of Sample Used For Sieve Corrected For Hygroscopic Moisture	
Wt Wet Soil & Tare (gm)	(w1) 858.0	Weight Of Sample (gm)	829.2
Wt Dry Soil & Tare (gm)	(w2) 829.2	Tare Weight (gm)	15.8
Weight of Tare (gm)	(w3) 15.8	(w6) Total Dry Weight (gm)	813.4
Weight of Water (gm)	(w4=w1-w2) 28.8	SIEVE ANALYSIS	
Weight of Dry Soil (gm)	(w5=w2-w3) 813.4		
Moisture Content (%)	(w4/w5)*100 4		

		Wt Ret	(Wt-Tare)	Cumulative (%Retained) {(wt ret/w6)*100}	% PASS (100-%ret)	
		+Tare				
% COBBLES	0.0	12.0"	15.8	0.00	0.00	cobbles
% C GRAVEL	35.8	3.0"	15.8	0.00	0.00	coarse gravel
% F GRAVEL	15.0	2.5"				coarse gravel
% C SAND	4.5	2.0"				coarse gravel
% M SAND	16.2	1.5"	15.8	0.00	0.00	coarse gravel
% F SAND	26.8	1.0"				coarse gravel
% FINES	1.7	0.75"	306.8	291.00	35.78	64.22
% TOTAL	100.0	0.50"				fine gravel
		0.375"	389.1	373.30	45.89	54.11
D10 (mm)	0.2	#4	428.7	412.90	50.76	49.24
D30 (mm)	0.48	#10	465.1	449.30	55.24	44.76
D60 (mm)	16	#20				medium sand
Cu	80.0	#40	597.0	581.20	71.45	28.55
Cc	0.1	#60				fine sand
		#100	804.1	788.30	96.91	3.09
		#200	815.2	799.40	98.28	1.72
		PAN	829.2	813.40	100.00	0.00
						silt/clay



DESCRIPTION: Poorly graded sandy GRAVEL with trace silt

USCS: GP

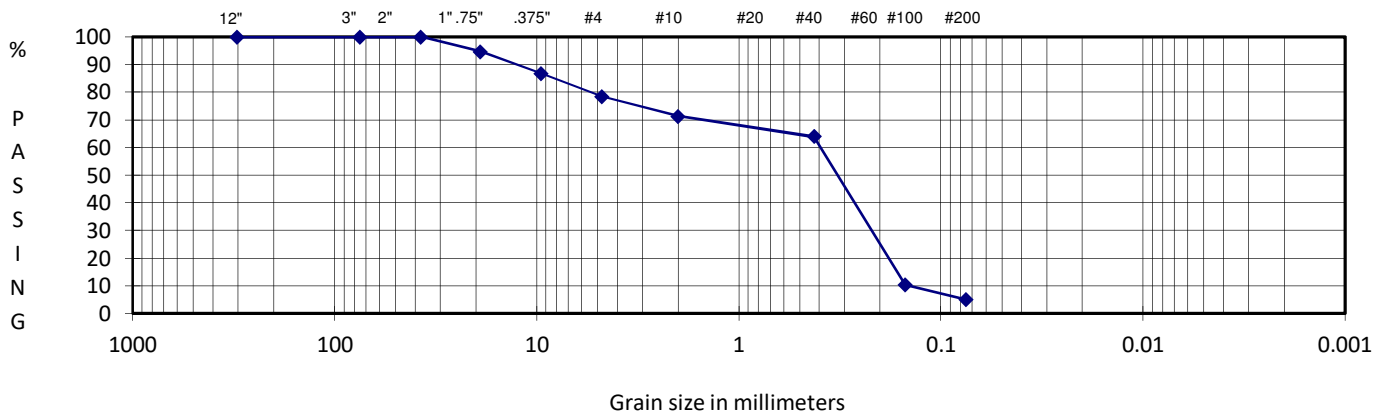
Prepared For:
Green Canopy LLC

Reviewed By:
ELW

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

PROJECT TITLE	Bainbridge Island Subdivision	SAMPLE ID/TYPE	TP-2
PROJECT NO.	2021-638-1	SAMPLE DEPTH	4'
TECH/TEST DATE	CD 10/22/2021	DATE RECEIVED	10/21/2021
WATER CONTENT (Delivered Moisture)		Total Weight Of Sample Used For Sieve Corrected For Hygroscopic Moisture	
Wt Wet Soil & Tare (gm)	(w1) 681.1	Weight Of Sample (gm)	657.4
Wt Dry Soil & Tare (gm)	(w2) 657.4	Tare Weight (gm)	16.1
Weight of Tare (gm)	(w3) 16.1	(w6) Total Dry Weight (gm)	641.3

Weight of Water (gm)		(w4=w1-w2)	23.7	SIEVE ANALYSIS				
Weight of Dry Soil (gm)		(w5=w2-w3)	641.3					
Moisture Content (%)		(w4/w5)*100	4	Wt Ret	(Wt-Tare)	Cumulative (%Retained)	% PASS	
				+Tare		{{wt ret/w6}*100}	(100-%ret)	
% COBBLES	0.0	12.0"	16.1	0.00	0.00	100.00	cobbles	
% C GRAVEL	5.4	3.0"	16.1	0.00	0.00	100.00	coarse gravel	
% F GRAVEL	16.2	2.5"					coarse gravel	
% C SAND	7.2	2.0"					coarse gravel	
% M SAND	7.3	1.5"	16.1	0.00	0.00	100.00	coarse gravel	
% F SAND	59.0	1.0"					coarse gravel	
% FINES	5.0	0.75"	50.5	34.40	5.36	94.64	fine gravel	
% TOTAL	100.0	0.50"					fine gravel	
		0.375"	100.8	84.70	13.21	86.79	fine gravel	
D10 (mm)	0.16	#4	154.5	138.40	21.58	78.42	coarse sand	
D30 (mm)	0.22	#10	200.8	184.70	28.80	71.20	medium sand	
D60 (mm)	0.4	#20					medium sand	
Cu	2.5	#40	247.3	231.20	36.05	63.95	fine sand	
Cc	0.8	#60					fine sand	
		#100	591.4	575.30	89.71	10.29	fine sand	
		#200	625.6	609.50	95.04	4.96	fines	
		PAN	657.4	641.30	100.00	0.00	silt/clay	



DESCRIPTION: Poorly graded SAND with some gravel and trace silt

USCS: SP

Prepared For:
Green Canopy LLC

Reviewed By:
ELW

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

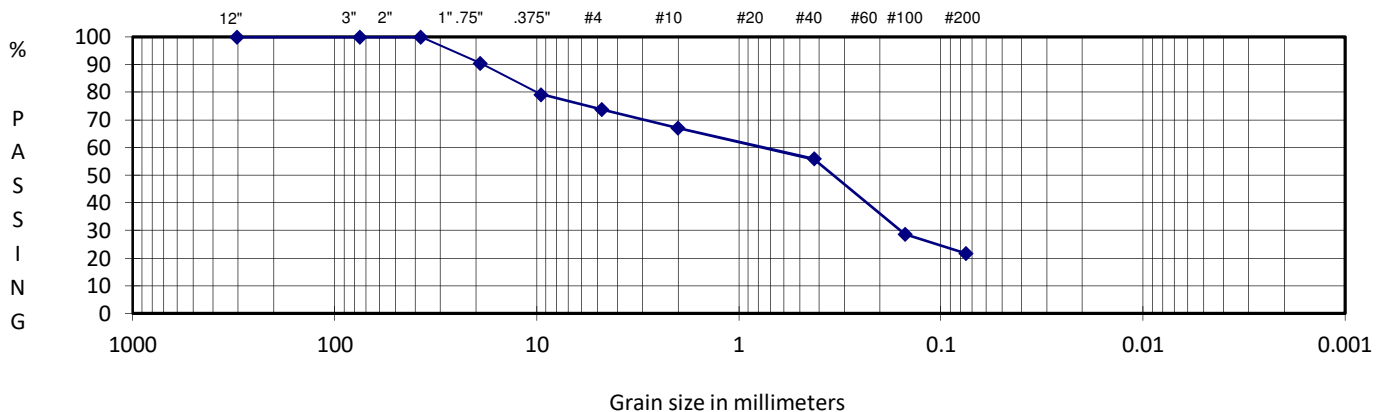
PROJECT TITLE	Bainbridge Island Subdivision	SAMPLE ID/TYPE	TP-3
PROJECT NO.	2021-638-1	SAMPLE DEPTH	5.5'
TECH/TEST DATE	CD 10/22/2021	DATE RECEIVED	10/21/2021

WATER CONTENT (Delivered Moisture)

Total Weight Of Sample Used For Sieve Corrected For Hygroscopic Moisture

Wt Wet Soil & Tare (gm)	(w1)	530.2	Weight Of Sample (gm)	511.9
Wt Dry Soil & Tare (gm)	(w2)	511.9	Tare Weight (gm)	16.2
Weight of Tare (gm)	(w3)	16.2	(w6) Total Dry Weight (gm)	495.7
Weight of Water (gm)	(w4=w1-w2)	18.3	SIEVE ANALYSIS	
Weight of Dry Soil (gm)	(w5=w2-w3)	495.7		
Moisture Content (%)	(w4/w5)*100	4		

% COBBLES	0.0	12.0"	16.2	0.00	0.00	100.00	cobbles
% C GRAVEL	9.6	3.0"	16.2	0.00	0.00	100.00	coarse gravel
% F GRAVEL	16.7	2.5"					coarse gravel
% C SAND	6.7	2.0"					coarse gravel
% M SAND	11.1	1.5"	16.2	0.00	0.00	100.00	coarse gravel
% F SAND	34.2	1.0"					coarse gravel
% FINES	21.6	0.75"	63.8	47.60	9.60	90.40	fine gravel
% TOTAL	100.0	0.50"					fine gravel
		0.375"	119.9	103.70	20.92	79.08	fine gravel
D10 (mm)		#4	146.8	130.60	26.35	73.65	coarse sand
D30 (mm)		#10	180.1	163.90	33.06	66.94	medium sand
D60 (mm)		#20					medium sand
Cu		#40	235.2	219.00	44.18	55.82	fine sand
Cc		#60					fine sand
		#100	370.3	354.10	71.43	28.57	fine sand
		#200	404.7	388.50	78.37	21.63	fines
		PAN	511.9	495.70	100.00	0.00	silt/clay



DESCRIPTION Silty SAND with some gravel

USCS SM

Prepared For:
Green Canopy LLC

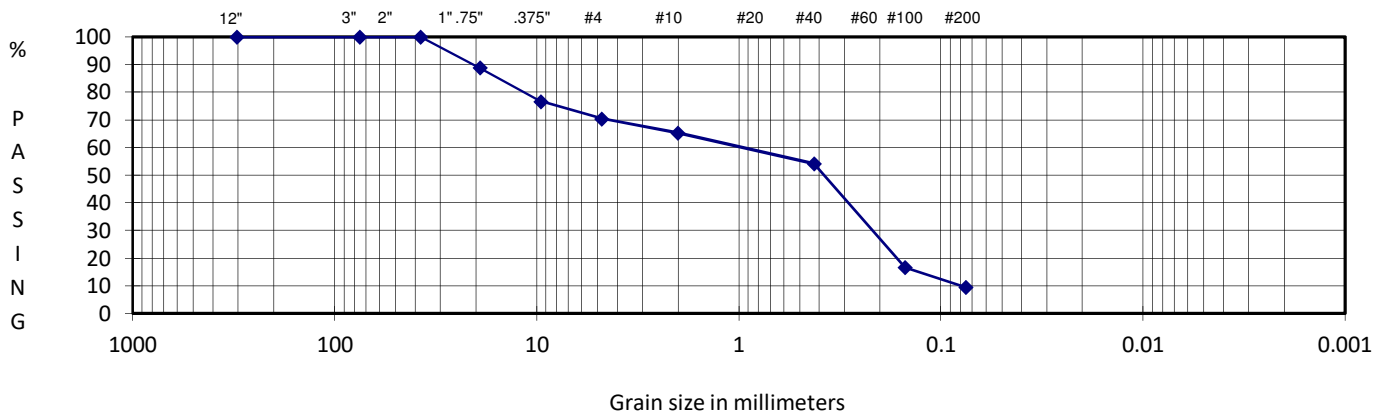
Reviewed By:
ELW

GRAIN SIZE ANALYSIS
ASTM D421, D422, D1140, D2487, D6913

PROJECT TITLE	Bainbridge Island Subdivision	SAMPLE ID/TYPE	TP-4
PROJECT NO.	2021-638-1	SAMPLE DEPTH	3'
TECH/TEST DATE	JDH 11/10/2021	DATE RECEIVED	10/20/2021
WATER CONTENT (Delivered Moisture)		Total Weight Of Sample Used For Sieve Co	
Wt Wet Soil & Tare (gm)	(w1) 609.0	Weight Of Sample (gm)	588.9
Wt Dry Soil & Tare (gm)	(w2) 588.9	Tare Weight (gm)	124.1
Weight of Tare (gm)	(w3) 124.1	(w6) Total Dry Weight (gm)	464.8

Weight of Water (gm)	(w4=w1-w2) 20.1	SIEVE ANALYSIS	
Weight of Dry Soil (gm)	(w5=w2-w3) 464.8	Cumulative	
Moisture Content (%)	(w4/w5)*100 4	Wt Ret (Wt-Tare) (%Retained) % PASS	

% COBBLES	0.0	12.0"	124.1	0.00	0.00	100.00	cobbles
% C GRAVEL	11.3	3.0"	124.1	0.00	0.00	100.00	coarse gravel
% F GRAVEL	18.4	2.5"					coarse gravel
% C SAND	5.1	2.0"					coarse gravel
% M SAND	11.2	1.5"	124.1	0.00	0.00	100.00	coarse gravel
% F SAND	44.6	1.0"					coarse gravel
% FINES	9.5	0.75"	176.7	52.60	11.32	88.68	fine gravel
% TOTAL	100.0	0.50"					fine gravel
		0.375"	233.2	109.10	23.47	76.53	fine gravel
D10 (mm)	0.08	#4	262.0	137.90	29.67	70.33	coarse sand
D30 (mm)	0.22	#10	285.6	161.50	34.75	65.25	medium sand
D60 (mm)	0.94	#20					medium sand
Cu	11.8	#40	337.6	213.50	45.93	54.07	fine sand
Cc	0.6	#60					fine sand
		#100	512.3	388.20	83.52	16.48	fine sand
		#200	544.9	420.80	90.53	9.47	finer
		PAN	588.9	464.80	100.00	0.00	silt/clay





ALLIED SEPTIC DESIGN AND EXCAVATING

Frank A. Marcinko, Owner • ALLIESD820R6 • (360) 801-0147 (C)

5677 Minnig Ln. NW • Seabeck, WA 98380-8751

alliedsepticdesign@gmail.com

EVALUATION OF SEPTIC SYSTEM FEASIBILITY

PROJECT: BAKER HILL DEVELOPMENT PROJECT

CLIENT: GREEN CANOPY NODE • ATTN: Clinton Fry • clinton@greencanopynode.com

ADDRESS: ##### Baker Hill Rd. • Bainbridge Island, WA 98110

TAX IDs: Current Parcel IDs: 052402-1-013-2004 & 025402-1-015-2002

On April 5, 2002, I evaluated soils on Baker Hill Rd. for Green Canopy NODE with the potential goal of creating seven single-family residences with one Auxilliary Dwelling Unit (ADU) per home, which depending on the soils evaluation would then forecast the location and type of specific septic systems needed. The two existing parcels will be subdivided to form the seven individual parcels. These wooded parcels feature cedar trees, along with Douglas firs and maples. The property slopes to the west and varies in elevation by over 90 feet throughout the usable area; a total 240-foot elevation change occurs from the waterfront access at sea level to the highest point.

SOILS EVALUATION: The proposed drainfield areas will require substantial modification to the current site plan due to the soils types and depth. Results as follow:

1,2 For Homesites 1 & 2, I dug two preliminary Soil Logs which revealed Type 4 sand loam to a mottled layer at 15" and 18" until I hit a water table running above silty soil.

3 Homesite 3 revealed Soil Logs to 28" of Type 4 sand loam. A second log at the southern edge of Homesite 3 was also Type 4 sand loam at 42" until reaching a compacted sand and gravel layer, which is the limiting factor.

4 The architect's proposed drainfield area for Homesite 4 will not work due to the Category 4 Wetland draining over the proposed area.

5 Homesite 5 showed a Type 4 Soil Log of sand and gravel to 38" to a mottled silt layer, and use of the NVB area would likely be rejected by planning and zoning.

6 Homesite 6 revealed an excellent area for drainfields with great Type 3 medium sandy soil. I quit digging at 60" and did not reach any clay or hardpan.

7 Homesite 7's proposed drainfield showed Type 4 sandy loam and gravel to a 47" depth until a mottled clay layer at 48". I also dug to the east of the proposed drainfield beyond the road easement and found good Type 4 sand loam and sand and gravel soils to 48" until hardpan.

SEPTIC SYSTEM RECOMMENDATIONS: *NOTE 1 Septic installation costs continue to rise. NOTE 2 Analysis/changes by all parties will affect the following recommendations regarding these proposed drainfield areas:*

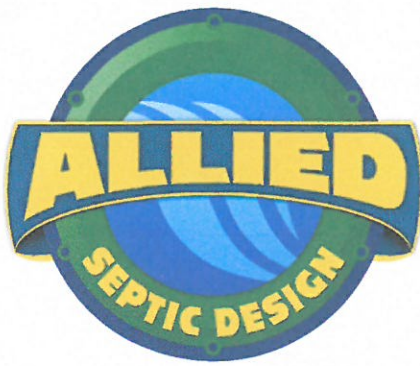
1,2 I suggest we abandon the proposed drainfield areas and plan to move the drainfields close to NE Baker Hill Road. These will be two separate pump to gravity systems at an estimated cost of \$23,000 installation cost range each.

3 I recommend a pressure distribution system in the proposed drainfield area with a standard installation cost in the \$26,000 range.

4 I suggest we abandon the proposed drainfield area and plan to move a pump-to-gravity drainfield close to the NE Baker Hill Road with a \$23,000 installation cost range.

5 This homesite would utilize a pressure distribution system moved to a shared area across the common property line with Lot 6. The installation cost range is \$26,000.

6, 7 These sites would utilize a pump-to-gravity in the proposed drainfield areas; the installation cost range is \$22,000.



ALLIED SEPTIC DESIGN AND EXCAVATING

Frank A. Marcinko, Owner • ALLIESD820R6 • (360) 801-0147 (C)

5677 Minnig Ln. NW • Seabeck, WA 98380-8751

alliedsepticdesign@gmail.com

Page 2 of 2

Finally, once I submit the designs/BSA (Building Site Application) for septic systems, the system and soil type determination will require a final approval of a Kitsap Public Health District inspector and the review by the Bainbridge Island Building Department.

Design Costs: \$1,700 per parcel, includes the Record of Construction/As-Built. After payment to Allied Septic Design and Excavating is received it will take two to three weeks before the designs are sent to the Kitsap Public Health Department (KPHD). **Total = \$11,900.**

Additionally, you will write a check to KPHD for \$820 (Single-Family Residential Onsite Sewage System on Public Water Supply Permit) for each parcel. **Total = \$5,740.** KPHD takes checks or online submittals. I usually send the check for permits with the design submittals or carry them to the Health Department. Perhaps a phone call to them would clarify what would work best for your company.

Prepared by Frank Marcinko, March 29, 2022

Frank A. Marcinko | Licensed Designer / Installer

Licensed Septic Designer for the State of Washington, License No. 20100609

Licensed Septic Installer in Mason and Kitsap Counties



Baker Hill 7

Traffic Impact Study

Project No.: PLN52091 SUB

October 2022



10/3/2022

prepared for:
Green Canopy NODE
and
City of Bainbridge Island

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EXECUTIVE SUMMARY

Baker Hill 7 is proposed with seven (7) single-family lots, each with a small accessory dwelling unit, at 6298 NE Baker Hill Road. The project is proposed to be built-out by 2024.

The project is forecast to generate up to:

- 114 weekday trips, 57-in and 57-out
- 8 AM peak hour trips, 2-in and 6-out
- 11 PM peak hour trips, 7-in and 4-out

The project is not forecast to result in any significant or adverse intersection LOS deficiencies. With the project, local intersections, including the site access at NE Baker Hill Road and NE Baker Hill Road at Lynwood Center Road NE, are forecast to operate satisfy the city's LOS thresholds and no offsite mitigation is warranted.

Stopping and intersection sight distance were measured in the field. The project driveway satisfies the AASHTO Green Book sight distance recommendations. There are no crash trends near the site to suggest a safety issue

Traffic impact fees are estimated to be \$20,546.05, based on the current 2022 fee schedule.

INTRODUCTION

This purpose of this traffic impact analysis is to identify potentially significant traffic impacts generated by Baker Hill 7 and, where appropriate, outline programmatic and/or physical improvements to reduce or eliminate potential adverse impacts.

This study includes analyses of near-term and long-range traffic impacts associated with the project and incorporates comments from the City of Bainbridge Island staff.

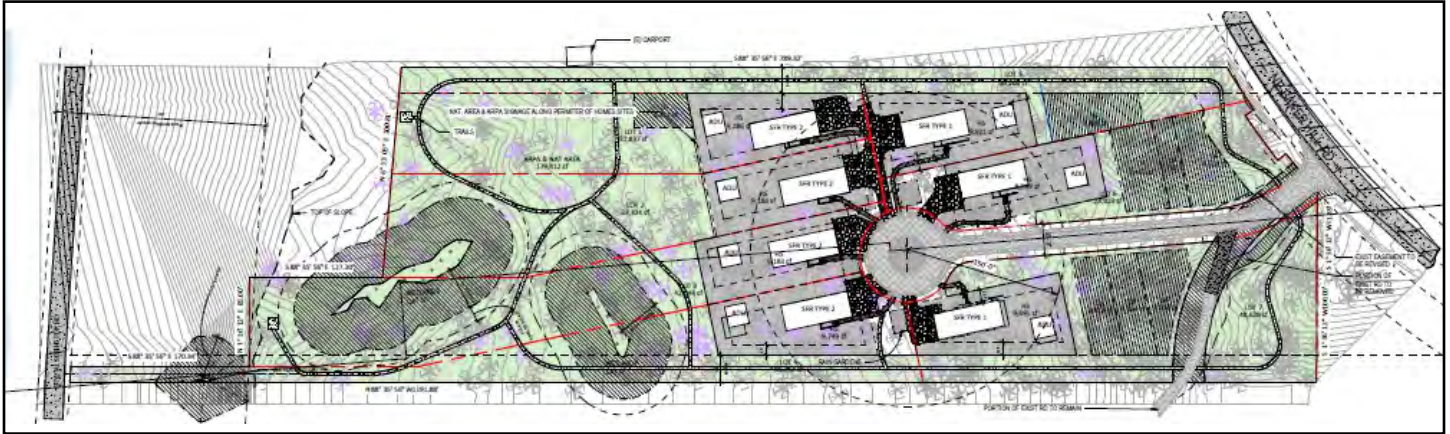
A scoping memorandum was approved by City staff on August 25, 2022, that included trip generation and distribution forecasts and review of sightlines at the proposed project driveway.

PROJECT DESCRIPTION

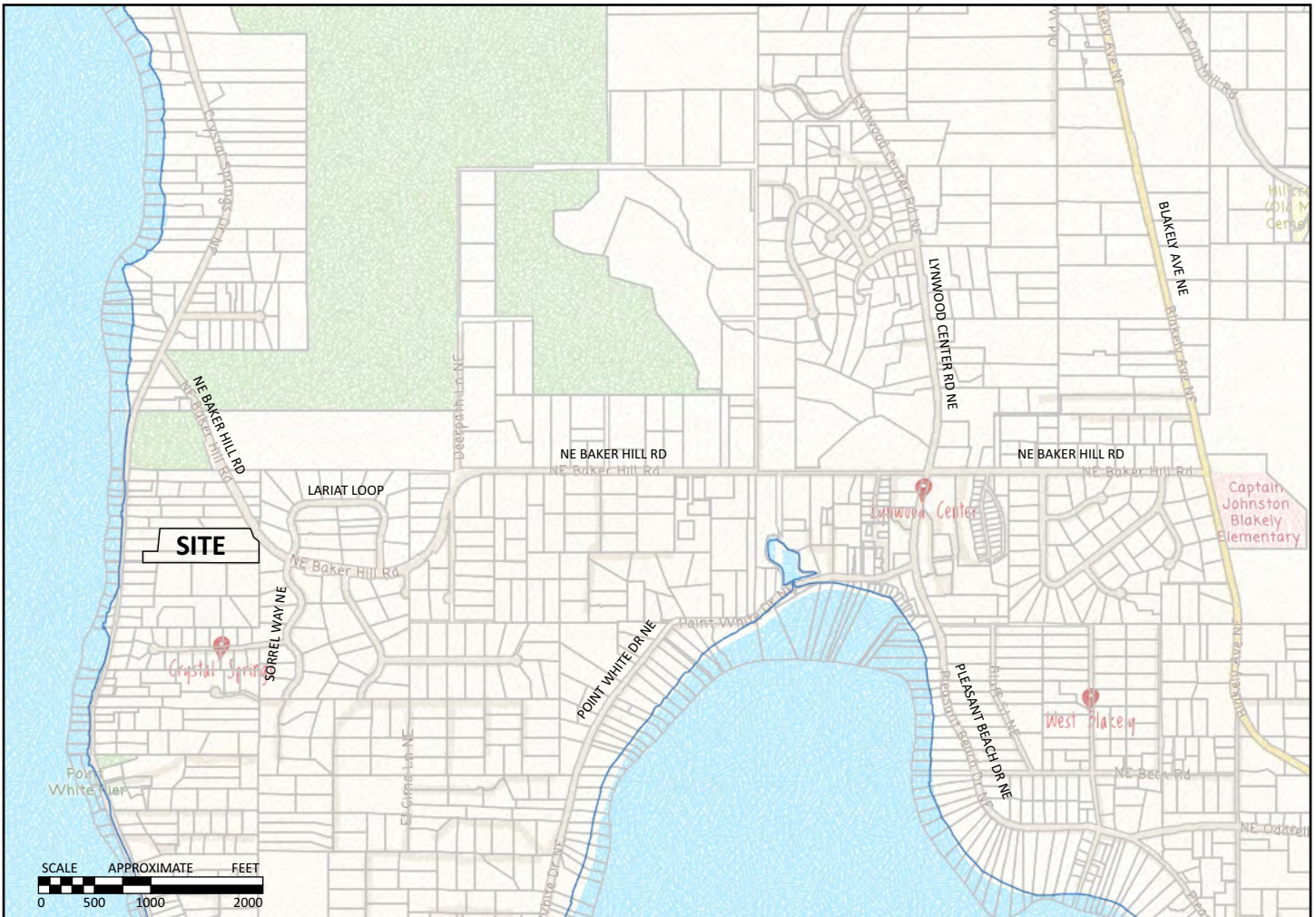
Baker Hill 7 is proposed at 6298 NE Baker Hill Road. The site include development of two vacant land parcels nos. 052402-1-013-2004 and 052402-1-015-200. The site and surrounding properties are zoned R-1, single-family residential district.

Baker Hill 7 includes seven (7) single-family lots, each with a small accessory dwelling unit. Build-out and occupancy are anticipated by 2024. Project access is via a shared driveway off NE Baker Hill Road that is approximately 300 feet to the north and west of the NE Baker Hill Road intersection with Sorrel Way NE and Lariat Loop. The project driveway will share access with two existing single-family land parcels south of the site.

A vicinity map and a conceptual site plan are included as **Figure 1**.



Site Plan



Vicinity Map

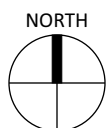


Figure 1:
Vicinity Map and Site Plan

PROJECT IMPACTS

Trip Generation

Trip generation was forecast using data from the current ITE *Trip Generation Manual, 11th Edition*.

- The single-family homes (7 dwelling units) were evaluated using average trip rates from the ITE Land Use 210, Single-Family Detached Housing.
- The accessory dwelling units (7 dwelling units) were evaluated using average trip rates from the ITE Land Use 220, Multifamily Housing (Low-Rise) - Not Close to Rail Transit.

Table 1 summarizes the trip generation forecast.

Table 1: Vehicle Trip Generation

Land Use (ITE LU)	Units	Avg. Rate	%-In	%-Out	In	Out	Total
Single-Family (LU 210)	7	9.43 / Unit	50%	50%	33	33	66
Accessory Dwelling (220)	7	6.74 / Unit	50%	50%	24	24	48
Weekday					57	57	114
Single-Family (LU 210)	7	0.70 / Unit	26%	74%	1	4	5
Accessory Dwelling (220)	7	0.40 / Unit	24%	76%	1	2	3
AM Peak Hour					2	6	8
Single-Family (LU 210)	7	0.94 / Unit	63%	37%	4	3	7
Accessory Dwelling (220)	7	0.51 / Unit	63%	37%	3	1	4
PM Peak Hour					7	4	11

Trip Distribution and Travel Assignment

Peak hour development generated vehicle trips were distributed to and from the east of the site based on review of local traffic volumes. Project generated PM peak hour vehicle trips are illustrated in **Figure 2**.

Afternoon (PM) peak hour intersection turning movement volumes will be collected at Lynwood Center Road NE and NE Baker Hill Road and in the vicinity of the site access on NE Baker Hill Road in mid-September at the earliest, when schools are back in session.

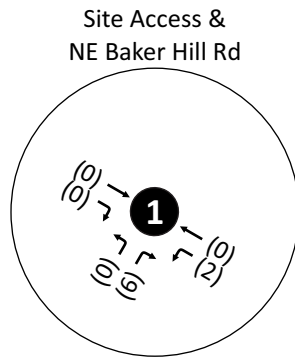
2022 EXISTING CONDITIONS

Roadway Conditions

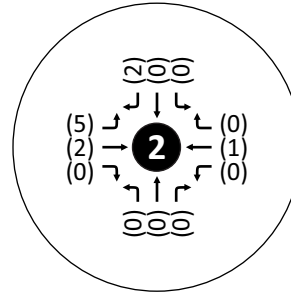
NE Baker Hill Road is classified as a Secondary Arterial, per the *City of Bainbridge Island – Island Wide Transportation Plan* (2007), and as an Urban Major Collector, by the *WSDOT Functional Classification Map*. The roadway includes one travel-lane in each direction and gravel shoulders. The posted speed is 30-mph, and the project driveway is on a horizontal curve.

Lynwood Center Road NE is classified as a Secondary Arterial, per the *City of Bainbridge Island – Island Wide Transportation Plan* (2007), and as an Urban Minor Arterial, by the *WSDOT Functional Classification Map*. The roadway includes one travel-lane in each direction. Asphalt shoulder sections are along the roadway and the posted speed limit is 35-mph north of NE Baker Hill Road. Asphalt shoulder, sidewalk and parking sections along the roadway and the posted speed limit of 25-mph in the Lynwood Center neighborhood area south of NE Baker Hill Road.

(AM Peak Hour)

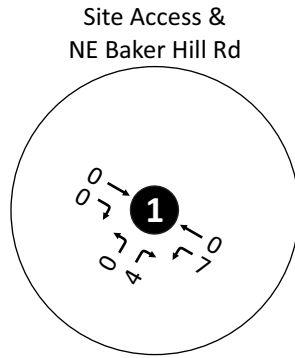


Lynwood Center Rd NE & NE Baker Hill Rd

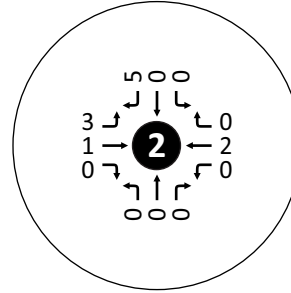


AM Peak Hour
Inbound Trips: (2)
Outbound Trips: (6)
Total Trips: (8)

PM Peak Hour



Lynwood Center Rd NE & NE Baker Hill Rd



PM Peak Hour
Inbound Trips: 7
Outbound Trips: 4
Total Trips: 11

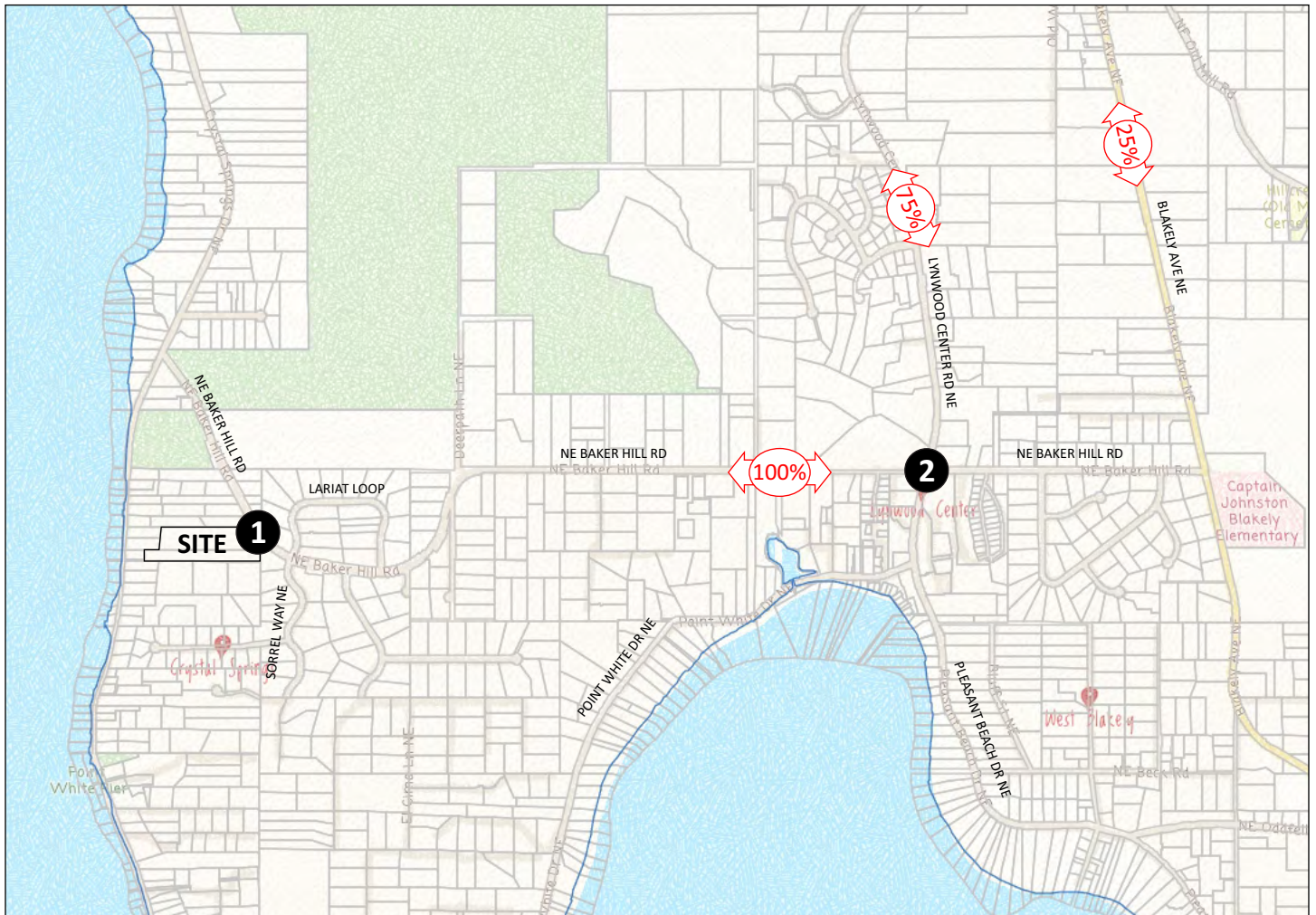


Figure 2:
Trip Distribution and Travel Assignment

City staff identified the NE Baker Hill Road intersection with Lynwood Center Road NE for traffic analysis. The study intersection includes stop signs on the NE Baker Hill Road approaches from the east and west and a marked east-west crosswalk is on the south side of the intersection.

The site driveway with NE Baker Hill Road will also be evaluated for sight distance and exiting delay.

Traffic Conditions

Existing intersection volumes were collected at the study intersection and near the site driveway on Wednesday, September 28, 2022, by IDAX Data Solutions, and independent traffic count consulting firm. The volumes were collected from 7 to 9 AM (AM peak hour period) and from 4 to 6 PM (PM peak hour period). Copies of the volumes are included in the **Appendix**.

Figure 3 illustrates the existing peak hour traffic volumes.

Traffic Operations

Level-of-service (LOS) is a measure of an intersection's ability to serve the entering traffic flow. Intersection LOS is categorized from "A," little to no delay, to "F," gridlock. The City of Bainbridge Island uses a PM peak hour intersection LOS threshold based on road classification and an intersection's location in the city.

NE Baker Hill Road and Lynwood Center Road NE is in a Neighborhood Center and has a LOS threshold of "D." NE Baker Hill Road near the site is in a Conservation Area and has a LOS threshold of "C." The Synchro computer program was used to evaluate intersection LOS based on HCM 6 methodology.

Table 2 summarize the intersection LOS for existing conditions.

Table 2: 2022 Existing Intersection LOS

Intersection	Mvmt.	AM Peak Hour		PM Peak Hour	
		LOS	Delay ¹	LOS	Delay ¹
NE Baker Hill Road at Lynwood Center Rd NE	EB Stop	B	12.3	B	12.4
	WB Stop	B	10.7	B	11.8
	NB Free	A	7.6	A	7.7
	SB Free	A	7.6	A	7.5
NE Baker Hill Road at Site Access	EB Stop	A	0.0	A	0.0
	NB Free	A	0.0	A	0.0
	SB Free	A	0.0	A	0.0

1. Seconds of vehicle delay

The study intersections operate at LOS "B" or better and satisfy their intersection LOS thresholds. There were no AM or PM peak hour volumes recorded at the existing shared driveway off NE Baker Hill Road during the traffic volume counts.

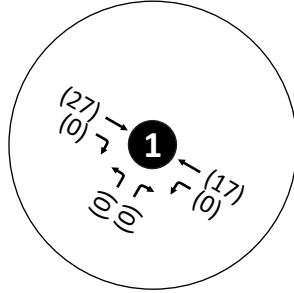
Transit and Non-Motorized

Kitsap Transit Route #97, Crystal Springs, provide weekday morning and afternoon service on NE Baker Hill Road between to and from Lynwood Center and the ferry terminal. There are no designated stops; however, the bus will stop for riders when flagged.

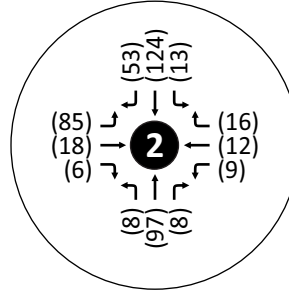
There are no bicycle lanes or sidewalks on NE Baker Hill Road near the site.

(AM Peak Hour)

Site Access &
NE Baker Hill Rd

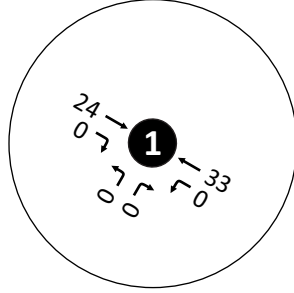


Lynwood Center Rd NE &
NE Baker Hill Rd



PM Peak Hour

Site Access &
NE Baker Hill Rd



Lynwood Center Rd NE &
NE Baker Hill Rd

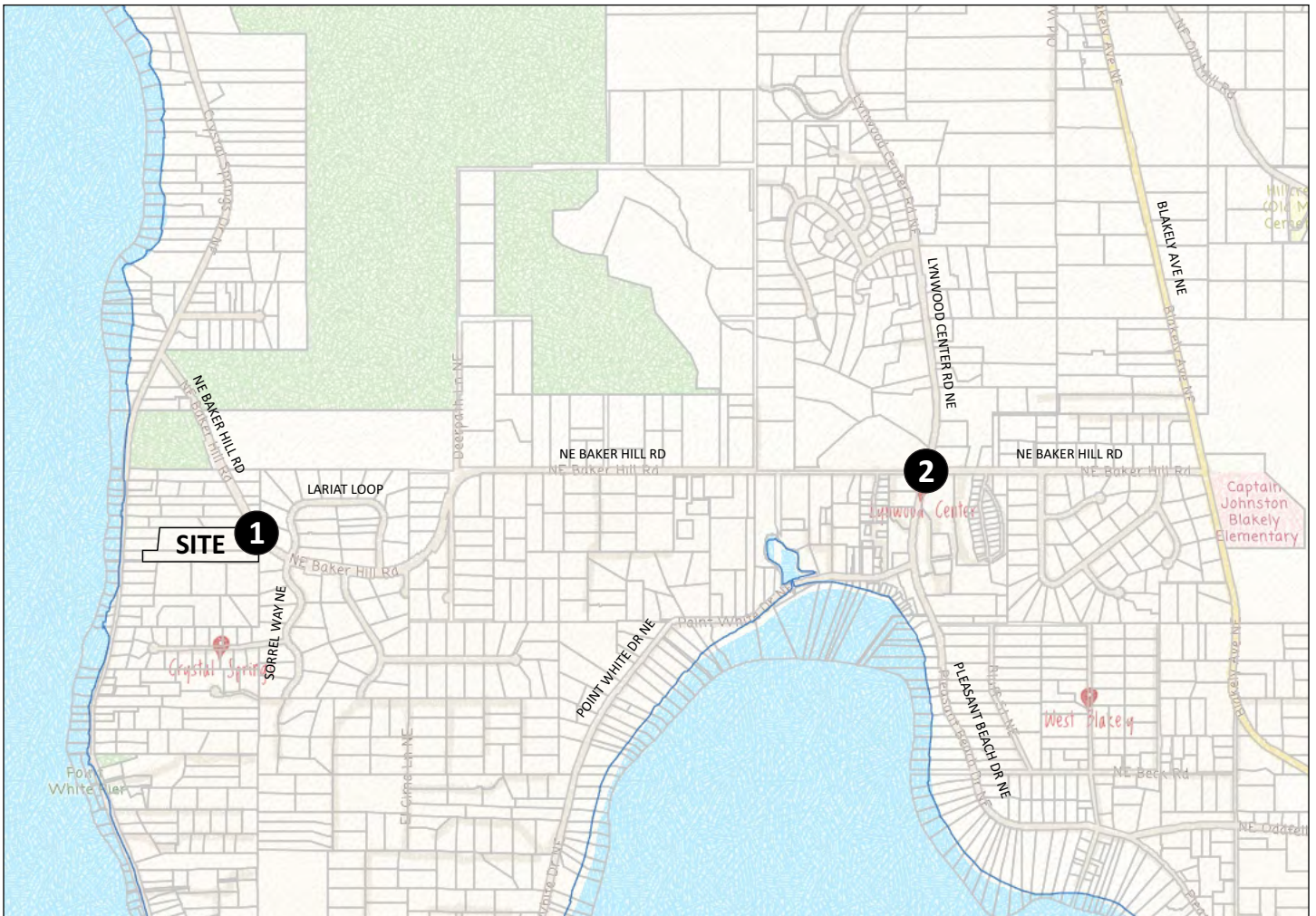
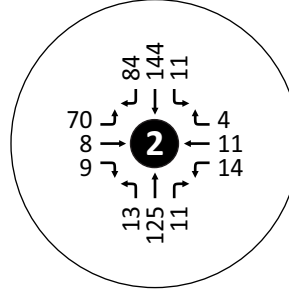


Figure 3:
2022 Existing Peak Hour Volumes

Safety Analysis

A crash history was reviewed from WSDOT crash records between 2017 and 2021. The crash history is summarized by year in **Table 2**.

Table 2: Crash History

Location	Number of Crashes by Year					Average Crashes / Year
	2021	2020	2019	2018	2017	
NE Baker Hill Road with 250' of the site	0	0	0	0	0	0.0
NE Baker Hill Road at Lynwood Center	1	0	0	1	1	0.6

There were no crashes reported on NE Baker Hill Road near the site and 3 crashes were reported at NE Baker Hill Road and Lynwood Center Road NE.

There were no fatalities or serious injuries were reported.

At NE Baker Hill Road and Lynwood Center Road NE:

- In 2001, one crash resulted in a possible injury and involved a vehicle making a westbound left and another vehicle traveling northbound.
- In 2018, one crash resulted in an unknown injury and involved one vehicle making a northbound right-turn and colliding with a wood signpost.
- In 2017, one crash resulted in property damage only and involved one vehicle making a northbound left and another vehicle traveling northbound overtaking the first vehicle.

2024 TRAFFIC CONDITIONS

This section describes the future near-term traffic conditions just prior to and at project build out and full occupancy, year 2024.

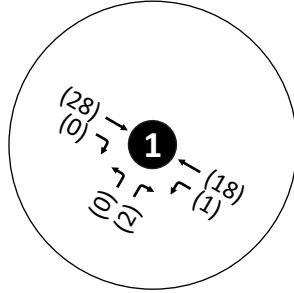
Traffic Conditions

Future traffic conditions include:

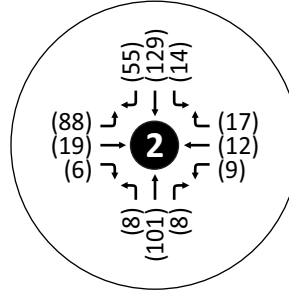
- There are no roadway improvements identified in the City's Six-Year (2021-2026) Capital Improvement Plan near the site or at the study intersection.
- Non-project traffic growth in the study area is assumed to be 2% annually. The growth rate was applied to the existing intersection volumes to forecast future conditions without the project. **Figure 4** illustrates the year 2024 PM peak hour traffic volumes without the project.
- Future conditions assume 2 outbound and 1 inbound AM peak hour trips and 1 outbound and 2 inbound PM peak hour trips at the shared driveway off NE Baker Hill Road.
- Peak hour project trips were added to the future conditions without the project to forecast future conditions with the project built out. Project trips are illustrated in Figure 2. **Figure 5** illustrates the year 2024 PM peak hour traffic volumes with the project.

(AM Peak Hour)

Site Access &
NE Baker Hill Rd

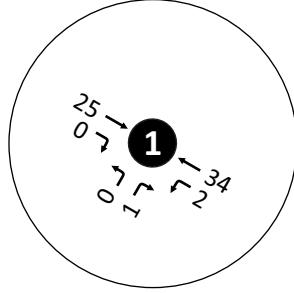


Lynwood Center Rd NE &
NE Baker Hill Rd



PM Peak Hour

Site Access &
NE Baker Hill Rd



Lynwood Center Rd NE &
NE Baker Hill Rd

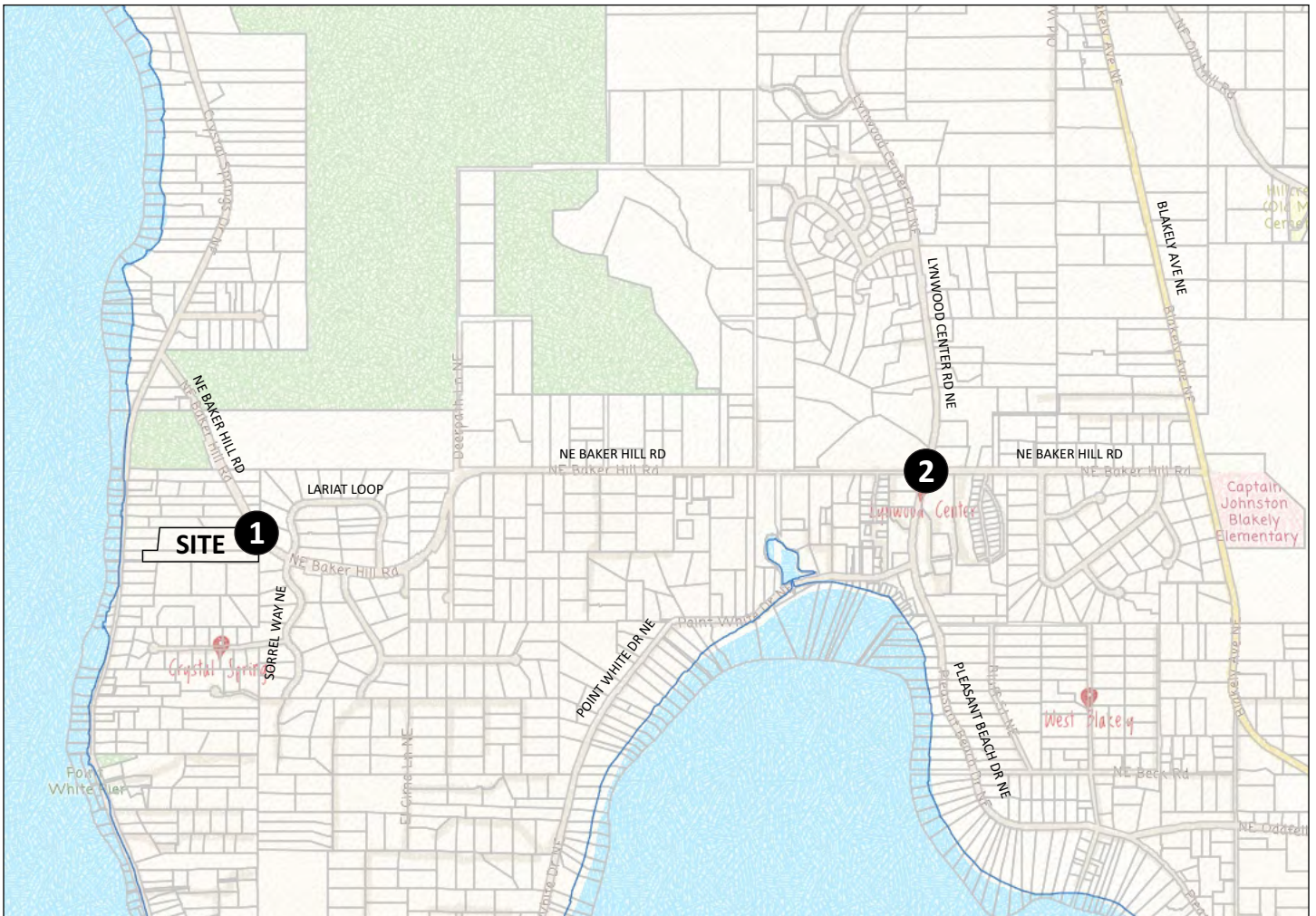
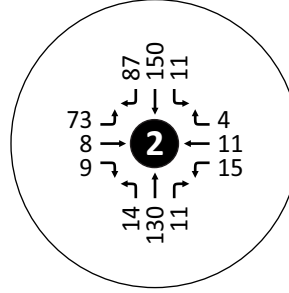
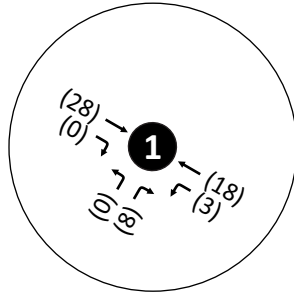


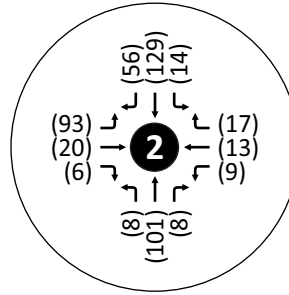
Figure 4:
2024 Peak Hour Volumes without the Project

(AM Peak Hour)

Site Access &
NE Baker Hill Rd

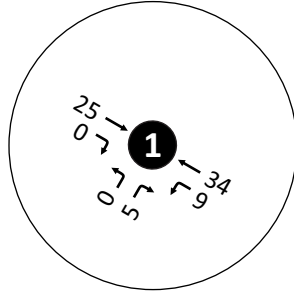


Lynwood Center Rd NE &
NE Baker Hill Rd



PM Peak Hour

Site Access &
NE Baker Hill Rd



Lynwood Center Rd NE &
NE Baker Hill Rd

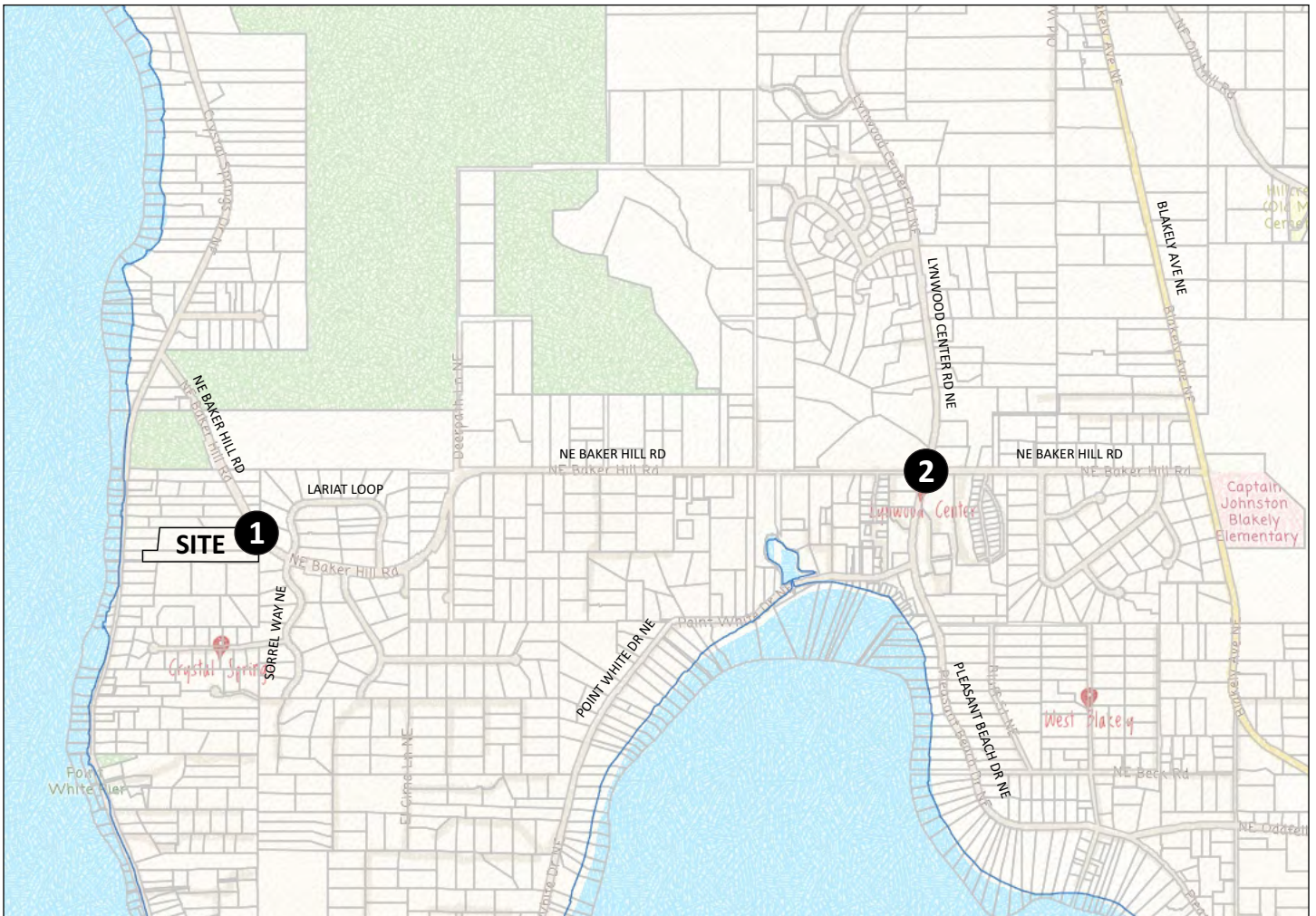
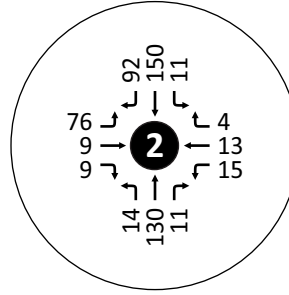


Figure 5:
2024 Peak Hour Volumes with the Project

Traffic Operations

Table 4 summarize the intersection LOS for future conditions.

Table 4: 2024 Future Intersection LOS

Intersection	Mvmt.	2024 without the Project				2024 with the Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹
NE Baker Hill Road at Lynwood Center Rd NE	EB Stop	B	12.6	B	12.6	B	12.8	B	12.8
	WB Stop	B	10.8	B	12.0	B	10.8	B	12.1
	NB Free	A	7.6	A	7.7	A	7.6	A	7.7
	SB Free	A	7.6	A	7.5	A	7.6	A	7.5
NE Baker Hill Road at Site Access	EB Stop	A	8.5	A	8.4	A	8.5	A	8.5
	NB Free	A	7.3	A	7.3	A	7.3	A	7.3
	SB Free	A	0.0	A	0.0	A	0.0	A	0.0

1. Seconds of vehicle delay

The study intersections operate at LOS “B” or better and satisfy their intersection LOS thresholds.

No project-specific offsite improvements are warranted based on the LOS calculations.

Transit and Non-Motorized

No changes are proposed to the public transit and non-motorized networks.

Safety Analysis

Stopping and intersection sight distance were evaluated at the site access off NE Baker Hill Road using the AASHTO Green Book guidelines.

Per the City’s Design and Construction Standards, the design speed for a collection arterial is 40-mph. The posted speed on NE Baker Hill Road is 30-mph, and the design speed may be conservative.

Stopping sight distance is the distance traveled from the time a driver recognizes an object at the edge of the roadway, applies the vehicle’s brakes, and stops the vehicle. The Green Book recommends a driver’s eye height of 3.5-feet and an object height of 2.5-feet. The recommended stopping sight distance is 305-feet for a 40-mph design speed.

Figure 6 illustrates the stopping sight distance at the driveway at NE Baker Hill Road.

Intersection sight distance is the distance recommended for a driver to see approaching vehicles before their line of sight is blocked by an obstruction near the intersection. The Green Book identifies intersection sight distance as an enhancement for traffic operations, whereas stopping sight distance is required for safe operations. The Green Book recommends drivers’ eye heights of 3.5-feet and the driver entering the travel-way be offset 14.5-feet from the edge of the travel-way. The recommended intersection sight distance is 445-feet for a 40-mph design speed.

Figure 7 illustrates the intersection sight distance at the driveway at NE Baker Hill Road.

Stopping and intersection sight distance sightlines north of the driveway exceed 445-feet and satisfy AASHTO guidelines.



NORTH



SCALE APPROXIMATE FEET
0 25 50 100

Figure 6:
Stopping Sight Distance NE Baker Hill Road at Site Access

Baker Hill 7 Traffic Study
6298 NE Baker Hill Road



Transportation Solutions
INNOVATIVE | PRACTICAL | EQUITABLE

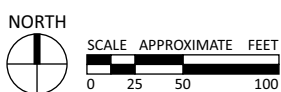


Figure 7:
Intersection Sight Distance NE Baker Hill Road at Site Access

Stopping and intersection sight distance sightlines south of the driveway satisfy AASHTO guidelines.

- An object at the edge of the driveway can be seen by vehicles approaching the site from the NE Baker Hill Road intersection with Sorrel Way NE and Lariat Loop (Exhibit 3 photo inset). The stopping sight distance is guidance is satisfied.
- Vehicles approaching the driveway from the south can see a vehicle at the driveway from just south of the NE Baker Hill Road intersection with Sorrel Way NE and Lariat Loop (Exhibit 4 photo inset). The sloped area on the north side of the NE Baker Hill Road limits the sightline to the intersection sight distance recommendation (445-feet). Tree limbs and vegetation on private properties should be removed from the right-way to enhance sight distance.

Based on the crash frequency and forecasted intersection LOS with the project, safety mitigation is not needed at the site access or at the NE Baker Road intersection with Lynwood Center Road NE.

Site Access

Peak hour volumes were evaluated for left-turn lane warrants at the site access using the WSDOT Design Manual's Left-Turn Storage Guidelines: Two-Lane, Unsignalized from Exhibit 1310-7a.

Figure 8 includes left turn lane analysis and shows that a left-turn is not required for site access.

The site access is not anticipated to adversely impact NE Baker Hill Road.

FUTURE YEAR 2042 CONDITIONS

This section documents long-range traffic conditions in year 2042 without and with the project. The long-range horizon year analysis is intended to assist with the City of Bainbridge Island's comprehensive planning.

Traffic Conditions

Year 2042 traffic conditions include:

- No new transportation facility improvements in the study area.
- A 2% annual non-project traffic growth rate, applied to the traffic conditions without the project.
- Future conditions assume 2 outbound and 1 inbound AM peak hour trips and 1 outbound and 2 inbound PM peak hour trips at the shared driveway off NE Baker Hill Road.
- **Figure 9** illustrates the year 2024 PM peak hour traffic volumes with the project.

Traffic Operations

Table 5 summarize the intersection LOS for future conditions with the project.

The study intersections operate at LOS "C" or better and satisfy their intersection LOS thresholds. No project mitigation is warranted.

Stopped-controlled LOS at NE Baker Hill Road and Lynwood Center Road NE is forecast to decrease from LOS "B" (2024) to LOS "C" (2042) with the project.

Exhibit 1310-7 Left-Turn Storage Guidelines: Two-Lane, Unsignalized

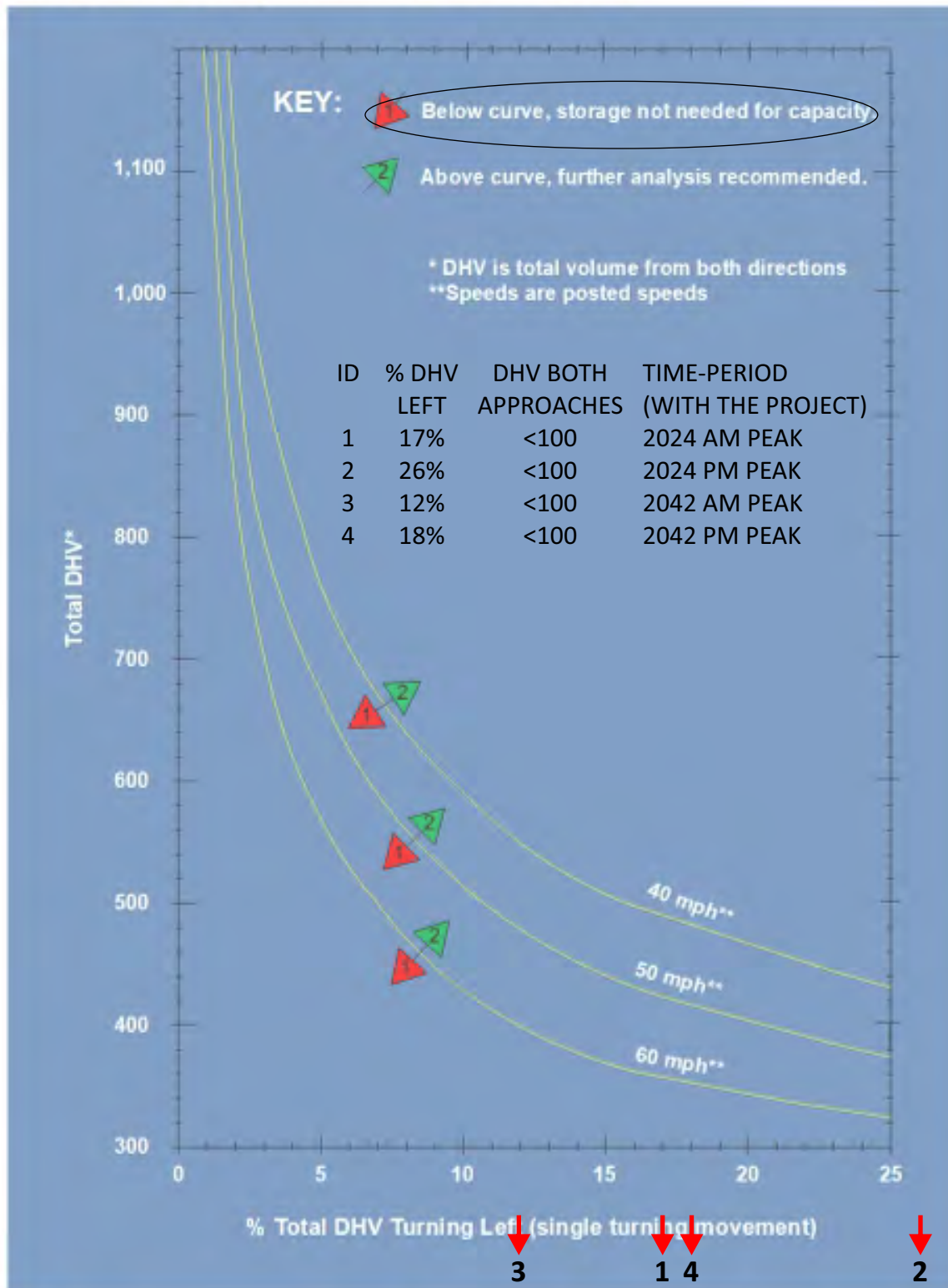
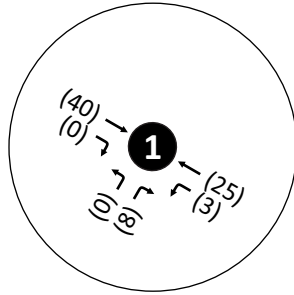


Figure 8:
 Left-Turn Lane Analysis NE Baker Hill Road at Site Access

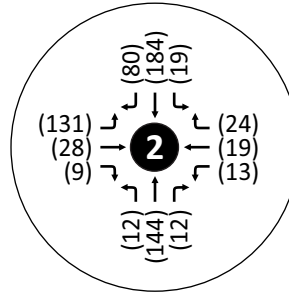


(AM Peak Hour)

Site Access &
NE Baker Hill Rd

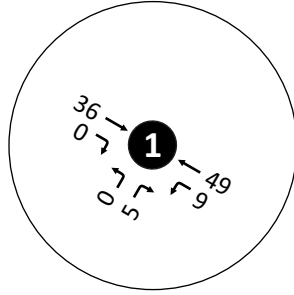


Lynwood Center Rd NE &
NE Baker Hill Rd



PM Peak Hour

Site Access &
NE Baker Hill Rd



Lynwood Center Rd NE &
NE Baker Hill Rd

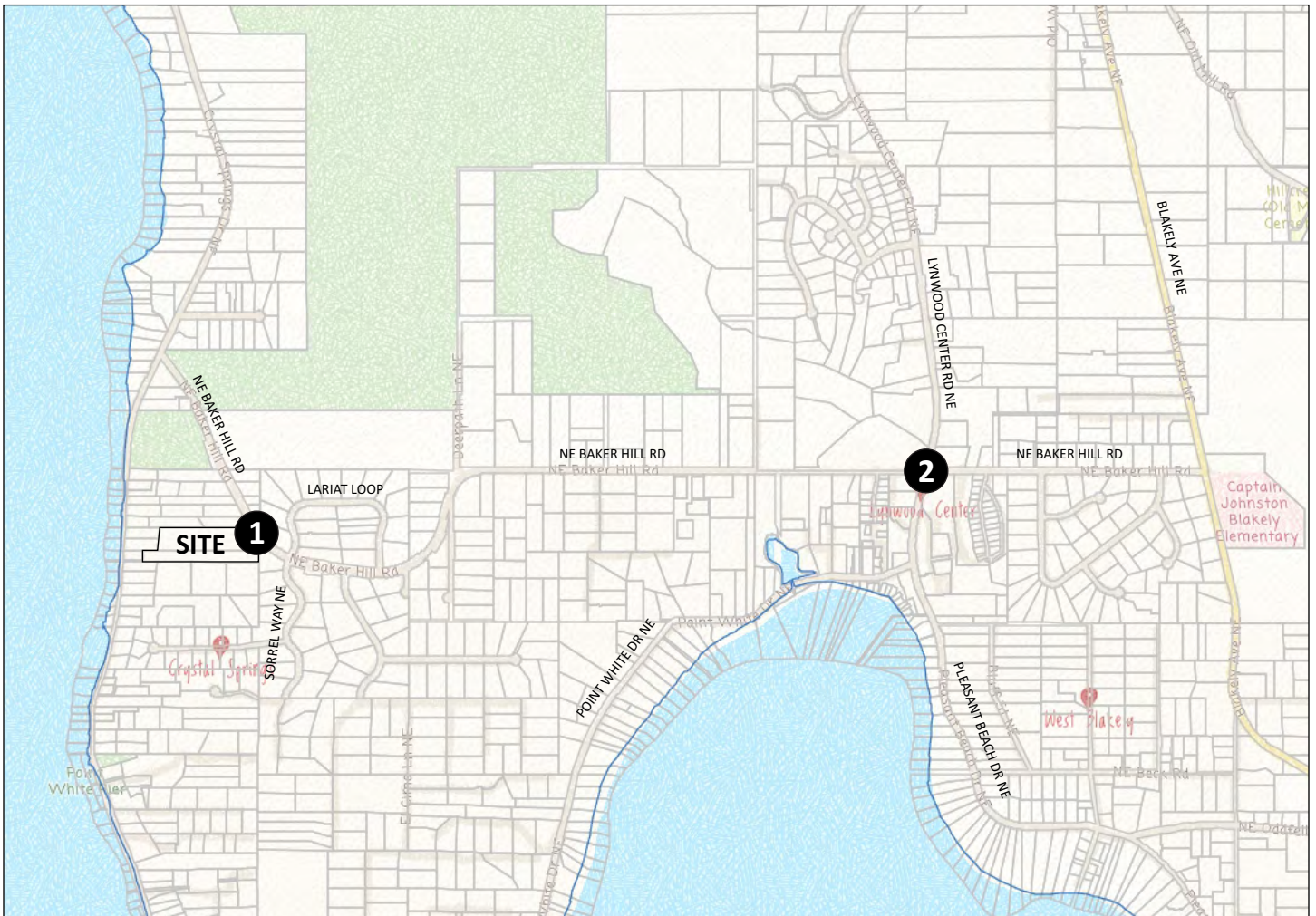
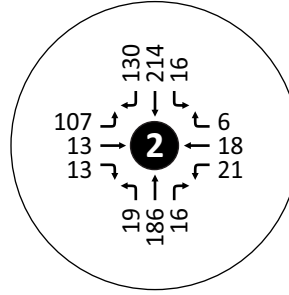


Figure 9:
2042 Peak Hour Volumes with the Project

Table 5: 2042 Future Intersection LOS

Intersection	Mvmt.	2024 with the Project				2042 with the Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹
NE Baker Hill Road at Lynwood Center Rd NE	EB Stop	B	12.8	B	12.8	C	17.4	C	17.3
	WB Stop	B	10.8	B	12.1	B	12.4	C	14.6
	NB Free	A	7.6	A	7.7	A	7.8	A	8.0
	SB Free	A	7.6	A	7.5	A	7.7	A	7.7
NE Baker Hill Road at Site Access	EB Stop	A	8.5	A	8.5	A	8.6	A	8.5
	NB Free	A	7.3	A	7.3	A	7.3	A	7.3
	SB Free	A	0.0	A	0.0	A	0.0	A	0.0

1. Seconds of vehicle delay

TRAFFIC MITIGATION

Offsite Mitigation

The study intersections satisfy LOS standards, and no offsite mitigation is warranted.

Frontage Improvements

Frontage improvements will be constructed to city standards.

Traffic Impact Fees

Table 6 estimates the project's Transportation Impact Fees based on the 2022-2023 rate schedule. Fees are due prior to the issuance of a building permit and the fee amount is subject to recalculation based on the fee schedule in effect at the time a complete building permit application is filed.

Table 6: Transportation Impact Fee Estimate

Land Use (ITE LU)	Units	Fee Rate	Fee Estimate
Single-Family (210)	7	\$1,811.83 / Unit	\$12,682.74
Accessory Dwelling (220)	7	\$1,123.33 / Unit	\$7,863.31
Total Fee Estimate			\$20,546.05

APPENDIX

- Traffic Volumes
- Crash History
- Intersection LOS

Traffic Volume Counts

Baker Hill Rd

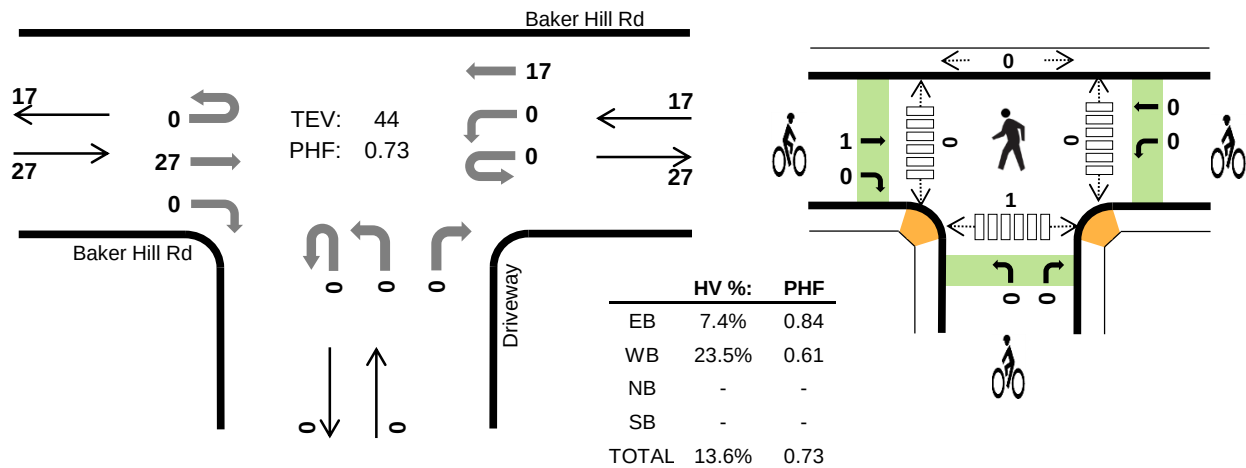


Peak Hour

Date: 09/28/2022

Count Period: 7:00 AM to 9:00 AM

Peak Hour: 7:30 AM to 8:30 AM



Two-Hour Count Summaries

Interval Start	Baker Hill Rd Eastbound				Baker Hill Rd Westbound				Driveway Northbound				0 Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
7:15 AM	0	0	4	0	0	0	3	0	0	0	0	0	0	0	0	0	7	0
7:30 AM	0	0	7	0	0	0	2	0	0	0	0	0	0	0	0	0	9	0
7:45 AM	0	0	8	0	0	0	3	0	0	0	0	0	0	0	0	0	11	30
8:00 AM	0	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	9	36
8:15 AM	0	0	8	0	0	0	7	0	0	0	0	0	0	0	0	0	15	44
8:30 AM	0	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	5	40
8:45 AM	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	8	37
Count Total	0	0	42	0	0	0	25	0	0	0	0	0	0	0	0	0	67	0
Peak Hour	All	0	0	27	0	0	0	17	0	0	0	0	0	0	0	0	44	0
	HV	0	0	2	0	0	0	4	0	0	0	0	0	0	0	0	6	0
	HV%	-	-	7%	-	-	-	24%	-	-	-	-	-	-	-	-	14%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	1	1
7:45 AM	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0
8:00 AM	2	2	0	0	4	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	1	1
8:45 AM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0
Count Total	4	5	0	0	9	3	0	0	0	3	0	0	0	2	2
Peak Hr	2	4	0	0	6	1	0	0	0	1	0	0	0	1	1

Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Baker Hill Rd				Baker Hill Rd				Driveway				0				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
7:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
7:45 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	4
8:00 AM	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	4	7
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
8:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	6
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Count Total	0	0	4	0	0	0	5	0	0	0	0	0	0	0	0	0	9	0
Peak Hour	0	0	2	0	0	0	4	0	0	0	0	0	0	0	0	0	6	0

Two-Hour Count Summaries - Bikes

Interval Start	Baker Hill Rd			Baker Hill Rd			Driveway			0			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	2	2
Count Total	0	3	0	0	0	0	0	0	0	0	0	0	3	0
Peak Hour	0	1	0	0	0	0	0	0	0	0	0	0	1	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Baker Hill Rd

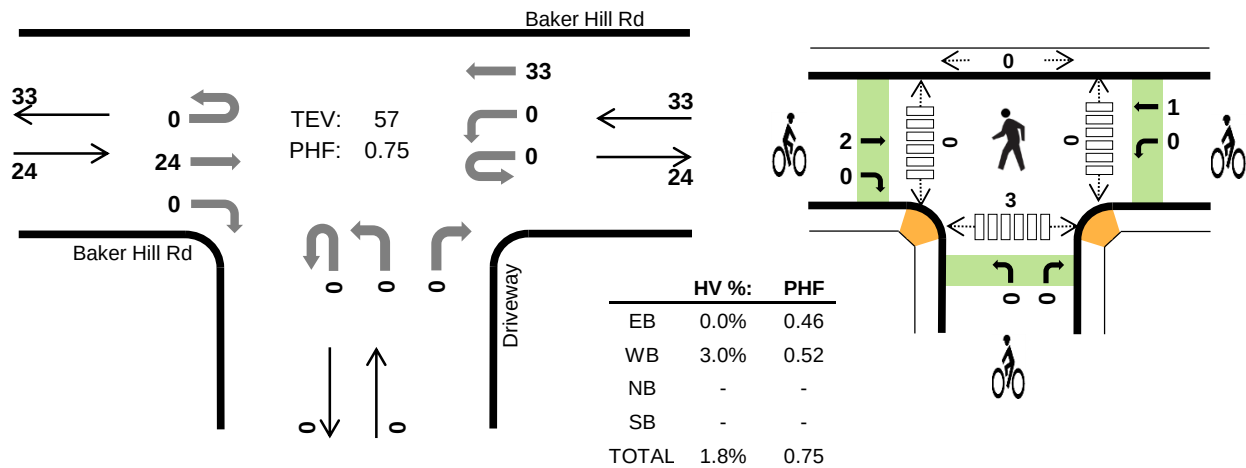


Peak Hour

Date: 09/28/2022

Count Period: 4:00 PM to 6:00 PM

Peak Hour: 5:00 PM to 6:00 PM



Two-Hour Count Summaries

Interval Start	Baker Hill Rd Eastbound				Baker Hill Rd Westbound				Driveway Northbound				0 Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	5	0	0	0	3	0	0	0	0	0	0	0	0	0	8	0
4:15 PM	0	0	5	0	0	0	4	0	0	0	0	0	0	0	0	0	9	0
4:30 PM	0	0	7	0	0	0	7	0	0	0	0	0	0	0	0	0	14	0
4:45 PM	0	0	6	0	0	0	4	0	0	0	0	0	0	0	0	0	10	41
5:00 PM	0	0	2	0	0	0	8	0	0	0	0	0	0	0	0	0	10	43
5:15 PM	0	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	12	46
5:30 PM	0	0	13	0	0	0	3	0	0	0	0	0	0	0	0	0	16	48
5:45 PM	0	0	3	0	0	0	16	0	0	0	0	0	0	0	0	0	19	57
Count Total	0	0	47	0	0	0	51	0	0	0	0	0	0	0	0	0	98	0
Peak Hour	All	0	0	24	0	0	0	33	0	0	0	0	0	0	0	0	57	0
	HV	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0
	HV%	-	-	0%	-	-	-	3%	-	-	-	-	-	-	-	-	2%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	1	1
4:30 PM	1	0	0	0	1	0	2	0	0	2	0	0	0	1	1
4:45 PM	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
5:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	2	2
5:45 PM	0	1	0	0	1	2	0	0	0	2	0	0	0	0	0
Count Total	1	5	0	0	6	2	5	0	0	7	0	0	0	5	5
Peak Hr	0	1	0	0	1	2	1	0	0	3	0	0	0	3	3

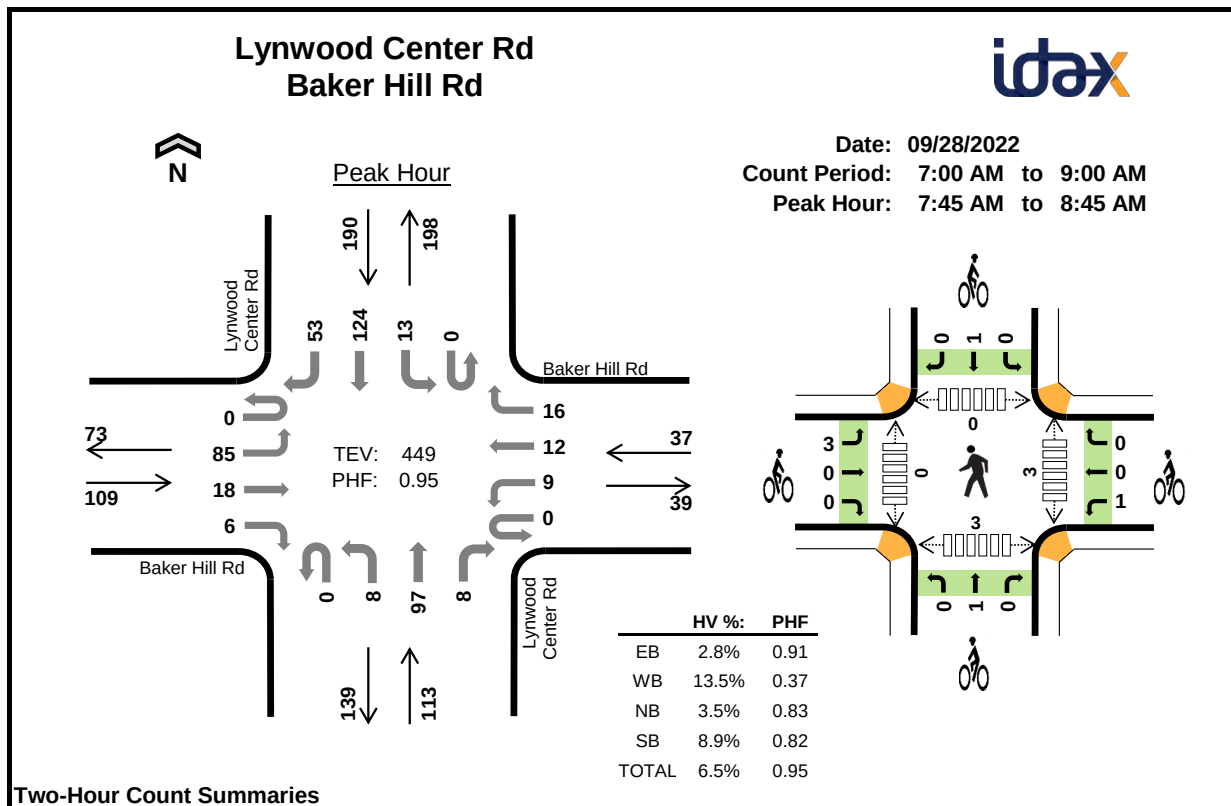
Two-Hour Count Summaries - Heavy Vehicles

Interval Start	Baker Hill Rd				Baker Hill Rd				Driveway				0				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	0
4:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
4:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	5
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	1
Count Total	0	0	1	0	0	0	5	0	0	0	0	0	0	0	0	0	6	0
Peak Hour	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0

Two-Hour Count Summaries - Bikes

Interval Start	Baker Hill Rd			Baker Hill Rd			Driveway			0			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	2	0	0	0	0	0	0	0	2	0
4:45 PM	0	0	0	0	2	0	0	0	0	0	0	0	2	4
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:30 PM	0	0	0	0	1	0	0	0	0	0	0	0	1	3
5:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	2	3
Count Total	0	2	0	0	5	0	0	0	0	0	0	0	7	0
Peak Hour	0	2	0	0	1	0	0	0	0	0	0	0	3	0

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

**Two-Hour Count Summaries**

Interval Start		Baker Hill Rd				Baker Hill Rd				Lynwood Center Rd				Lynwood Center Rd				15-min Total	Rolling One Hour
		Eastbound				Westbound				Northbound				Southbound					
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
	7:00 AM	0	10	1	0	0	1	0	1	0	0	9	0	0	3	12	3	40	0
	7:15 AM	0	12	2	0	0	1	3	0	0	0	20	0	0	2	19	3	62	0
	7:30 AM	0	22	8	2	0	1	3	6	0	0	30	4	0	11	13	3	103	0
	7:45 AM	0	20	3	1	0	4	10	11	0	2	17	1	0	6	22	11	108	313
	8:00 AM	0	24	3	1	0	3	2	2	0	1	30	3	0	3	25	21	118	391
	8:15 AM	0	20	8	2	0	1	0	1	0	3	24	4	0	3	31	10	107	436
	8:30 AM	0	21	4	2	0	1	0	2	0	2	26	0	0	1	46	11	116	449
	8:45 AM	0	11	0	6	0	0	0	0	0	1	15	1	0	2	36	14	86	427
Count Total		0	140	29	14	0	12	18	23	0	9	171	13	0	31	204	76	740	0
Peak Hour	All	0	85	18	6	0	9	12	16	0	8	97	8	0	13	124	53	449	0
	HV	0	3	0	0	0	2	2	1	0	0	3	1	0	2	13	2	29	0
	HV%	-	4%	0%	0%	-	22%	17%	6%	-	0%	3%	13%	-	15%	10%	4%	6%	0

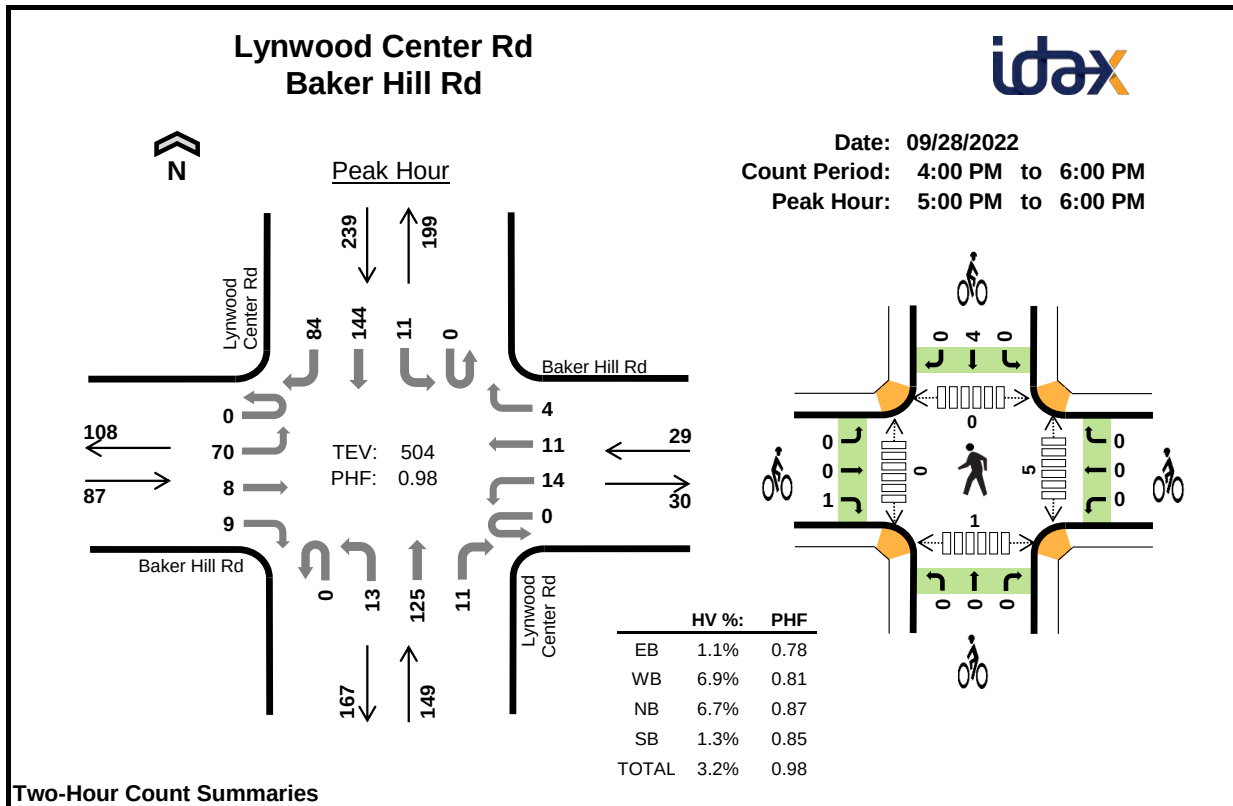
Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:00 AM	1	0	1	3	5	0	0	0	0	0	0	0	0	0	0
7:15 AM	1	0	1	5	7	0	0	0	0	0	0	0	0	0	0
7:30 AM	1	0	5	2	8	0	0	2	0	2	0	0	0	0	0
7:45 AM	0	2	0	2	4	0	0	0	1	1	0	0	0	0	0
8:00 AM	1	1	2	5	9	3	1	1	0	5	3	0	0	3	6
8:15 AM	1	0	1	5	7	0	0	0	0	0	0	0	0	0	0
8:30 AM	1	2	1	5	9	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	3	3	1	0	0	0	1	0	0	0	2	2
Count Total	6	5	11	30	52	4	1	3	1	9	3	0	0	5	8
Peak Hour	3	5	4	17	29	3	1	1	1	6	3	0	0	3	6

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Baker Hill Rd				Baker Hill Rd				Lynwood Center Rd				Lynwood Center Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	1	0	0	0	0	0	0	0	0	1	0	0	0	3	0	5	0
7:15 AM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	4	1	7	0
7:30 AM	0	0	0	1	0	0	0	0	0	0	4	1	0	0	2	0	8	0
7:45 AM	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2	0	4	24
8:00 AM	0	1	0	0	0	0	1	0	0	0	2	0	0	1	3	1	9	28
8:15 AM	0	1	0	0	0	0	0	0	0	0	0	1	0	1	4	0	7	28
8:30 AM	0	1	0	0	0	1	0	1	0	0	1	0	0	0	4	1	9	29
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	3	28
Count Total	0	4	1	1	0	2	2	1	0	0	9	2	0	3	24	3	52	0
Peak Hour	0	3	0	0	0	2	2	1	0	0	3	1	0	2	13	2	29	0

Two-Hour Count Summaries - Bikes																	
Interval Start	Baker Hill Rd			Baker Hill Rd			Lynwood Center Rd			Lynwood Center Rd			15-min Total	Rolling One Hour			
	Eastbound			Westbound			Northbound			Southbound							
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT					
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7:30 AM	0	0	0	0	0	0	0	2	0	0	0	0	2	0			
7:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	1	3			
8:00 AM	3	0	0	1	0	0	0	1	0	0	0	0	5	8			
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	8			
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	6			
8:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	1	6			
Count Total	3	1	0	1	0	0	0	3	0	0	1	0	9	0			
Peak Hour	3	0	0	1	0	0	0	1	0	0	1	0	6	0			

Note: U-Turn volumes for bikes are included in Left-Turn, if any.



Interval Start		Baker Hill Rd				Baker Hill Rd				Lynwood Center Rd				Lynwood Center Rd				15-min Total	Rolling One Hour
		Eastbound				Westbound				Northbound				Southbound					
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		0	20	2	1	0	1	0	2	0	1	29	2	0	3	23	22	106	0
4:15 PM		0	16	1	2	0	1	1	4	0	1	28	0	0	3	32	19	108	0
4:30 PM		0	15	3	5	0	3	1	1	0	1	35	5	0	3	33	19	124	0
4:45 PM		0	17	0	4	0	6	3	4	0	2	16	0	0	2	46	17	117	455
5:00 PM		0	16	0	1	0	5	2	1	0	4	35	4	0	0	39	21	128	477
5:15 PM		0	22	4	2	0	2	2	0	0	2	30	4	0	5	35	19	127	496
5:30 PM		0	22	2	4	0	5	2	2	0	1	32	0	0	1	29	20	120	492
5:45 PM		0	10	2	2	0	2	5	1	0	6	28	3	0	5	41	24	129	504
Count Total		0	138	14	21	0	25	16	15	0	18	233	18	0	22	278	161	959	0
Peak Hour	All	0	70	8	9	0	14	11	4	0	13	125	11	0	11	144	84	504	0
	HV	0	1	0	0	0	0	1	1	0	0	9	1	0	0	3	0	16	0
	HV%	-	1%	0%	0%	-	0%	9%	25%	-	0%	7%	9%	-	0%	2%	0%	3%	0

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	1	0	4	3	8	0	0	0	1	1	1	0	0	0	1
4:15 PM	1	0	0	1	2	0	0	1	1	2	2	0	0	0	2
4:30 PM	2	0	4	2	8	0	0	2	2	4	1	1	0	0	2
4:45 PM	0	1	0	3	4	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	4	0	4	0	0	0	0	0	1	0	0	1	2
5:15 PM	1	0	2	0	3	0	0	0	0	0	2	0	0	0	2
5:30 PM	0	1	0	1	2	0	0	0	2	2	2	0	0	0	2
5:45 PM	0	1	4	2	7	1	0	0	2	3	0	0	0	0	0
Count Total	5	3	18	12	38	1	0	3	8	12	9	1	0	1	11
Peak Hour	1	2	10	3	16	1	0	0	4	5	5	0	0	1	6

Two-Hour Count Summaries - Heavy Vehicles																		
Interval Start	Baker Hill Rd				Baker Hill Rd				Lynwood Center Rd				Lynwood Center Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	1	0	0	0	0	0	0	0	0	4	0	0	1	2	0	8	0
4:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2	0
4:30 PM	0	2	0	0	0	0	0	0	0	0	4	0	0	0	2	0	8	0
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3	0	4	22
5:00 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	4	18
5:15 PM	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	3	19
5:30 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	2	13
5:45 PM	0	0	0	0	0	0	1	0	0	0	4	0	0	0	2	0	7	16
Count Total	0	5	0	0	0	0	2	1	0	0	17	1	0	2	10	0	38	0
Peak Hour	0	1	0	0	0	0	1	1	0	0	9	1	0	0	3	0	16	0

Two-Hour Count Summaries - Bikes																	
Interval Start	Baker Hill Rd			Baker Hill Rd			Lynwood Center Rd			Lynwood Center Rd			15-min Total	Rolling One Hour			
	Eastbound			Westbound			Northbound			Southbound							
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT					
4:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0			
4:15 PM	0	0	0	0	0	0	0	1	0	0	1	0	2	0			
4:30 PM	0	0	0	0	0	0	0	2	0	0	2	0	4	0			
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	7			
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	6			
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4			
5:30 PM	0	0	0	0	0	0	0	0	0	0	2	0	2	2			
5:45 PM	0	0	1	0	0	0	0	0	0	0	2	0	3	5			
Count Total	0	0	1	0	0	0	0	3	0	0	8	0	12	0			
Peak Hour	0	0	1	0	0	0	0	0	0	0	4	0	5	0			

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Crash History

ORCHARD ST / LAKEWOOD DR FROM CIRQUE DR / 56th ST TO 64th ST

REPORT NUMBER	# VEH	# PEDS	# BIKES	VEHICLE 1 TYPE	VEHICLE 2 TYPE	JUNCTION RELATIONS	WEATHER	ROADWAY SURFACE	LIGHTING CONDITION	FIRST COLLISION OBJECT / STRUCK	VEHICLE 1 ACTION	VEHICLE 2 ACTION	VEHICLE 1 COMPASS DIRECTION FROM	VEHICLE 2 COMPASS DIRECTION TO	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 2 (UNIT 1)
E063202	1	0	0	Passenger Car		At Intersection	Overcast	Wet	Daylight	Wood Sign	Going Straight Ahead	West	East		None	
E063272	2	0	0	Pickup, Panel	Pickup, Panel	At Intersection	Overcast	Ice	Dawn	One parked	Making Left	Illegally Park	South	West	None	
E687693	2	0	0	Pickup, Panel	Pickup, Panel	Not at Intersection	Clear or Partly Cloudy	Dry	Daylight	One parked	Legally Park	Going Straight Ahead	East		None	
E846869	1	0	0	Pickup, Panel	Truck or Van	Not at Intersection	Raining	Wet	Daylight	Tree or shrub	Going Straight Ahead	West	East		Inattention	
E913380	0	0	1			Not at Intersection	Overcast	Dry	Dawn	Pedalcyclist	All Other Involvements	"ONE UNIT - PEDALCYCLIST ONLY or PEDALCYCLIST STRIKES PARKED VEHICLE"			Overcorrecting / Oversteering	
E827556	2	0	0	Truck (Flatbed)	Passenger Car	Not at Intersection	Clear or Partly Cloudy	Dry	Daylight	From same Backing	Stopped for Vehicle Stop	Vehicle Backing	Vehicle Stop	Vehicle Stop	Improper Backing	
E894553	2	0	0	Pickup, Panel	Pickup, Panel	Not at Intersection	Raining	Wet	Daylight	One parked	Going Straight Ahead	Illegally Park	West	West	Apparently Asleep or Fatigued	
E663864	2	0	0	Pickup, Panel	Bus or Motor Vehicle	Not at Intersection	Clear or Partly Cloudy	Dry	Daylight	From same	Going Straight Ahead	Starting in Lane	West	East	Follow Too Closely	
E838347	2	0	0	Passenger Car	Passenger Car	At Intersection	Raining	Wet	Daylight	Entering at Intersection	Making Left	Going Straight Ahead	South	North	Did Not Give Other Distraction	
E793260	1	0	0	Passenger Car		At Intersection	Overcast	Wet	Dark-No Street Lighting	Wood Sign	Making Right Turn	South	East		Other Contributing Circumstance	
E642811	2	0	0	Passenger Car	Pickup, Panel	At Intersection	Raining	Wet	Daylight	From opposite	Making Left	Overtaking	South	North	None	
E835061	1	0	0	Pickup, Panel	Truck or Van	Not at Intersection	Clear	Dry	Daylight	Metal Sign	Going Straight Ahead	South	West		Other Contributing Circumstance	

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Intersection Capacity Reports**Intersection Level-of-Services and Delay Categories**

LOS Category	Signal and Roundabout Delay	Unsignalized Intersection Delay
A	≤ 10 sec	≤ 10 sec
B	10-20 sec	10-15 sec
C	20-35 sec	15-25 sec
D	35-55 sec	25-35 sec
E	55-80 sec	35-50 sec
F	> 80 sec	> 50 sec

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	17	27	0
Future Vol, veh/h	0	0	0	17	27	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	73	73	73	73
Heavy Vehicles, %	0	0	0	24	7	0
Mvmt Flow	0	0	0	23	37	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	60	37	37	0	-	0
Stage 1	37	-	-	-	-	-
Stage 2	23	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	952	1041	1587	-	-	-
Stage 1	991	-	-	-	-	-
Stage 2	1005	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	952	1041	1587	-	-	-
Mov Cap-2 Maneuver	952	-	-	-	-	-
Stage 1	991	-	-	-	-	-
Stage 2	1005	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1587	-	-	-	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Control Delay (s)	0	-	0	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Intersection												
Int Delay, s/veh	4.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	85	18	6	9	12	16	8	97	8	13	124	53
Future Vol, veh/h	85	18	6	9	12	16	8	97	8	13	124	53
Conflicting Peds, #/hr	0	0	3	3	0	0	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	4	0	0	22	17	6	0	3	13	15	10	4
Mvmt Flow	89	19	6	9	13	17	8	102	8	14	131	56
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	324	316	162	328	340	109	187	0	0	113	0	0
Stage 1	187	187	-	125	125	-	-	-	-	-	-	-
Stage 2	137	129	-	203	215	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.5	6.2	7.32	6.67	6.26	4.1	-	-	4.25	-	-
Critical Hdwy Stg 1	6.14	5.5	-	6.32	5.67	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.5	-	6.32	5.67	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.698	4.153	3.354	2.2	-	-	2.335	-	-
Pot Cap-1 Maneuver	625	603	888	589	558	934	1399	-	-	1399	-	-
Stage 1	810	749	-	833	764	-	-	-	-	-	-	-
Stage 2	861	793	-	755	698	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	595	591	885	560	547	931	1399	-	-	1395	-	-
Mov Cap-2 Maneuver	595	591	-	560	547	-	-	-	-	-	-	-
Stage 1	805	741	-	826	757	-	-	-	-	-	-	-
Stage 2	826	786	-	720	690	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.3		10.7		0.5		0.5					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1399	-	-	605	670	1395	-	-				
HCM Lane V/C Ratio	0.006	-	-	0.19	0.058	0.01	-	-				
HCM Control Delay (s)	7.6	0	-	12.3	10.7	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.7	0.2	0	-	-				

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	33	24	0
Future Vol, veh/h	0	0	0	33	24	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	3	0	0
Mvmt Flow	0	0	0	44	32	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	76	32	32	0	-	0
Stage 1	32	-	-	-	-	-
Stage 2	44	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	932	1048	1593	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	932	1048	1593	-	-	-
Mov Cap-2 Maneuver	932	-	-	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1593	-	-	-	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Control Delay (s)	0	-	0	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Intersection												
Int Delay, s/veh	3.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	70	8	9	14	11	4	13	125	11	11	144	84
Future Vol, veh/h	70	8	9	14	11	4	13	125	11	11	144	84
Conflicting Peds, #/hr	0	0	1	1	0	0	0	0	5	5	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	1	0	0	0	9	25	0	7	9	0	2	0
Mvmt Flow	71	8	9	14	11	4	13	128	11	11	147	86
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	379	382	191	387	420	139	233	0	0	144	0	0
Stage 1	212	212	-	165	165	-	-	-	-	-	-	-
Stage 2	167	170	-	222	255	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.5	6.2	7.1	6.59	6.45	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.11	5.5	-	6.1	5.59	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.5	-	6.1	5.59	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4	3.3	3.5	4.081	3.525	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	580	554	856	575	514	852	1346	-	-	1451	-	-
Stage 1	792	731	-	842	749	-	-	-	-	-	-	-
Stage 2	837	762	-	785	684	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	559	541	855	551	502	848	1346	-	-	1444	-	-
Mov Cap-2 Maneuver	559	541	-	551	502	-	-	-	-	-	-	-
Stage 1	784	724	-	829	738	-	-	-	-	-	-	-
Stage 2	812	751	-	760	678	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.4		11.8		0.7		0.3					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1346	-	-	578	557	1444	-	-				
HCM Lane V/C Ratio	0.01	-	-	0.154	0.053	0.008	-	-				
HCM Control Delay (s)	7.7	0	-	12.4	11.8	7.5	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.5	0.2	0	-	-				

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	2	1	18	28	0
Future Vol, veh/h	0	2	1	18	28	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	73	73	73	73
Heavy Vehicles, %	0	0	0	24	7	0
Mvmt Flow	0	3	1	25	38	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	65	38	38	0	-	0
Stage 1	38	-	-	-	-	-
Stage 2	27	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	946	1040	1585	-	-	-
Stage 1	990	-	-	-	-	-
Stage 2	1001	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	945	1040	1585	-	-	-
Mov Cap-2 Maneuver	945	-	-	-	-	-
Stage 1	989	-	-	-	-	-
Stage 2	1001	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.5	0.4		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1585	-	1040	-	-	
HCM Lane V/C Ratio	0.001	-	0.003	-	-	
HCM Control Delay (s)	7.3	0	8.5	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection												
Int Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	88	19	6	9	12	17	8	101	8	14	129	55
Future Vol, veh/h	88	19	6	9	12	17	8	101	8	14	129	55
Conflicting Peds, #/hr	0	0	3	3	0	0	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	4	0	0	22	17	6	0	3	13	15	10	4
Mvmt Flow	93	20	6	9	13	18	8	106	8	15	136	58
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	337	328	168	340	353	113	194	0	0	117	0	0
Stage 1	195	195	-	129	129	-	-	-	-	-	-	-
Stage 2	142	133	-	211	224	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.5	6.2	7.32	6.67	6.26	4.1	-	-	4.25	-	-
Critical Hdwy Stg 1	6.14	5.5	-	6.32	5.67	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.5	-	6.32	5.67	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.698	4.153	3.354	2.2	-	-	2.335	-	-
Pot Cap-1 Maneuver	613	594	881	578	549	929	1391	-	-	1394	-	-
Stage 1	802	743	-	829	761	-	-	-	-	-	-	-
Stage 2	856	790	-	748	691	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	582	582	878	548	537	926	1391	-	-	1390	-	-
Mov Cap-2 Maneuver	582	582	-	548	537	-	-	-	-	-	-	-
Stage 1	797	734	-	822	754	-	-	-	-	-	-	-
Stage 2	820	783	-	712	683	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.6		10.8		0.5		0.5					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1391	-	-	593	665	1390	-	-				
HCM Lane V/C Ratio	0.006	-	-	0.201	0.06	0.011	-	-				
HCM Control Delay (s)	7.6	0	-	12.6	10.8	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.7	0.2	0	-	-				

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	2	34	25	0
Future Vol, veh/h	0	1	2	34	25	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	3	0	0
Mvmt Flow	0	1	3	45	33	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	84	33	33	0	-	0
Stage 1	33	-	-	-	-	-
Stage 2	51	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	923	1046	1592	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	977	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	921	1046	1592	-	-	-
Mov Cap-2 Maneuver	921	-	-	-	-	-
Stage 1	993	-	-	-	-	-
Stage 2	977	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	0.4		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1592	-	1046	-	-	
HCM Lane V/C Ratio	0.002	-	0.001	-	-	
HCM Control Delay (s)	7.3	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection												
Int Delay, s/veh	3.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	73	8	9	15	11	4	14	130	11	11	150	87
Future Vol, veh/h	73	8	9	15	11	4	14	130	11	11	150	87
Conflicting Peds, #/hr	0	0	1	1	0	0	0	0	5	5	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	1	0	0	0	9	25	0	7	9	0	2	0
Mvmt Flow	74	8	9	15	11	4	14	133	11	11	153	89
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	394	397	199	401	436	144	242	0	0	149	0	0
Stage 1	220	220	-	172	172	-	-	-	-	-	-	-
Stage 2	174	177	-	229	264	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.5	6.2	7.1	6.59	6.45	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.11	5.5	-	6.1	5.59	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.5	-	6.1	5.59	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4	3.3	3.5	4.081	3.525	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	567	544	847	563	503	846	1336	-	-	1445	-	-
Stage 1	785	725	-	835	743	-	-	-	-	-	-	-
Stage 2	830	756	-	778	677	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	546	530	846	539	490	842	1336	-	-	1438	-	-
Mov Cap-2 Maneuver	546	530	-	539	490	-	-	-	-	-	-	-
Stage 1	776	718	-	822	731	-	-	-	-	-	-	-
Stage 2	804	744	-	753	671	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.6		12		0.7		0.3					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1336	-	-	565	545	1438	-	-				
HCM Lane V/C Ratio	0.011	-	-	0.163	0.056	0.008	-	-				
HCM Control Delay (s)	7.7	0	-	12.6	12	7.5	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.6	0.2	0	-	-				

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	8	3	18	28	0
Future Vol, veh/h	0	8	3	18	28	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	73	73	73	73
Heavy Vehicles, %	0	0	0	24	7	0
Mvmt Flow	0	11	4	25	38	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	71	38	38	0	-	0
Stage 1	38	-	-	-	-	-
Stage 2	33	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	938	1040	1585	-	-	-
Stage 1	990	-	-	-	-	-
Stage 2	995	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	935	1040	1585	-	-	-
Mov Cap-2 Maneuver	935	-	-	-	-	-
Stage 1	987	-	-	-	-	-
Stage 2	995	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.5	1		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1585	-	1040	-	-	
HCM Lane V/C Ratio	0.003	-	0.011	-	-	
HCM Control Delay (s)	7.3	0	8.5	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection												
Int Delay, s/veh	4.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	93	21	6	9	13	17	8	101	8	14	129	57
Future Vol, veh/h	93	21	6	9	13	17	8	101	8	14	129	57
Conflicting Peds, #/hr	0	0	3	3	0	0	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	4	0	0	22	17	6	0	3	13	15	10	4
Mvmt Flow	98	22	6	9	14	18	8	106	8	15	136	60
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	338	329	169	342	355	113	196	0	0	117	0	0
Stage 1	196	196	-	129	129	-	-	-	-	-	-	-
Stage 2	142	133	-	213	226	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.5	6.2	7.32	6.67	6.26	4.1	-	-	4.25	-	-
Critical Hdwy Stg 1	6.14	5.5	-	6.32	5.67	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.5	-	6.32	5.67	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.698	4.153	3.354	2.2	-	-	2.335	-	-
Pot Cap-1 Maneuver	612	593	880	576	547	929	1389	-	-	1394	-	-
Stage 1	801	742	-	829	761	-	-	-	-	-	-	-
Stage 2	856	790	-	746	690	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	580	581	877	544	536	926	1389	-	-	1390	-	-
Mov Cap-2 Maneuver	580	581	-	544	536	-	-	-	-	-	-	-
Stage 1	796	733	-	822	754	-	-	-	-	-	-	-
Stage 2	819	783	-	708	682	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.8		10.8		0.5		0.5					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1389	-	-	590	659	1390	-	-				
HCM Lane V/C Ratio	0.006	-	-	0.214	0.062	0.011	-	-				
HCM Control Delay (s)	7.6	0	-	12.8	10.8	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.8	0.2	0	-	-				

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	5	9	34	25	0
Future Vol, veh/h	0	5	9	34	25	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	3	0	0
Mvmt Flow	0	7	12	45	33	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	102	33	33	0	-	0
Stage 1	33	-	-	-	-	-
Stage 2	69	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	901	1046	1592	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	894	1046	1592	-	-	-
Mov Cap-2 Maneuver	894	-	-	-	-	-
Stage 1	987	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.5	1.5		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1592	-	1046	-	-	
HCM Lane V/C Ratio	0.008	-	0.006	-	-	
HCM Control Delay (s)	7.3	0	8.5	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

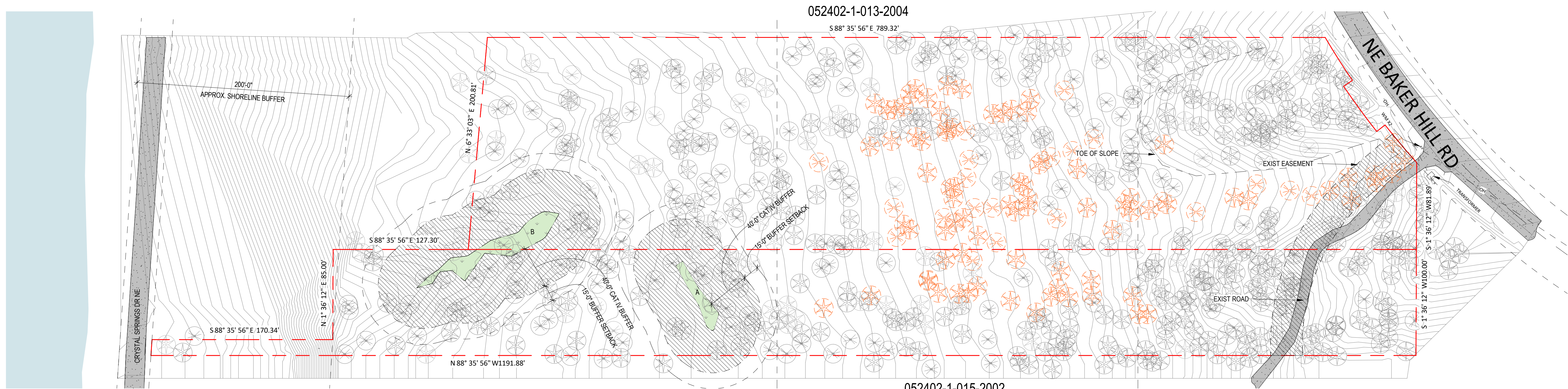
Intersection												
Int Delay, s/veh	3.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	76	9	9	15	13	4	14	130	11	11	150	92
Future Vol, veh/h	76	9	9	15	13	4	14	130	11	11	150	92
Conflicting Peds, #/hr	0	0	1	1	0	0	0	0	5	5	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	1	0	0	0	9	25	0	7	9	0	2	0
Mvmt Flow	78	9	9	15	13	4	14	133	11	11	153	94
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	397	399	201	404	441	144	247	0	0	149	0	0
Stage 1	222	222	-	172	172	-	-	-	-	-	-	-
Stage 2	175	177	-	232	269	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.5	6.2	7.1	6.59	6.45	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.11	5.5	-	6.1	5.59	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.5	-	6.1	5.59	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4	3.3	3.5	4.081	3.525	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	565	542	845	561	500	846	1331	-	-	1445	-	-
Stage 1	783	723	-	835	743	-	-	-	-	-	-	-
Stage 2	829	756	-	775	674	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	542	528	844	536	488	842	1331	-	-	1438	-	-
Mov Cap-2 Maneuver	542	528	-	536	488	-	-	-	-	-	-	-
Stage 1	774	716	-	822	731	-	-	-	-	-	-	-
Stage 2	801	744	-	749	668	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.8		12.1		0.7		0.3					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1331	-	-	560	539	1438	-	-				
HCM Lane V/C Ratio	0.011	-	-	0.171	0.061	0.008	-	-				
HCM Control Delay (s)	7.7	0	-	12.8	12.1	7.5	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.6	0.2	0	-	-				

Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	8	3	25	40	0
Future Vol, veh/h	0	8	3	25	40	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	73	73	73	73
Heavy Vehicles, %	0	0	0	24	7	0
Mvmt Flow	0	11	4	34	55	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	97	55	55	0	-	0
Stage 1	55	-	-	-	-	-
Stage 2	42	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	907	1018	1563	-	-	-
Stage 1	973	-	-	-	-	-
Stage 2	986	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	904	1018	1563	-	-	-
Mov Cap-2 Maneuver	904	-	-	-	-	-
Stage 1	970	-	-	-	-	-
Stage 2	986	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.6	0.8		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1563	-	1018	-	-	
HCM Lane V/C Ratio	0.003	-	0.011	-	-	
HCM Control Delay (s)	7.3	0	8.6	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection												
Int Delay, s/veh	5.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	131	28	9	13	19	24	12	144	12	19	184	80
Future Vol, veh/h	131	28	9	13	19	24	12	144	12	19	184	80
Conflicting Peds, #/hr	0	0	3	3	0	0	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	4	0	0	22	17	6	0	3	13	15	10	4
Mvmt Flow	138	29	9	14	20	25	13	152	13	20	194	84
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	483	470	239	486	506	162	278	0	0	168	0	0
Stage 1	276	276	-	188	188	-	-	-	-	-	-	-
Stage 2	207	194	-	298	318	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.5	6.2	7.32	6.67	6.26	4.1	-	-	4.25	-	-
Critical Hdwy Stg 1	6.14	5.5	-	6.32	5.67	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.5	-	6.32	5.67	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.698	4.153	3.354	2.2	-	-	2.335	-	-
Pot Cap-1 Maneuver	491	495	805	460	448	872	1296	-	-	1335	-	-
Stage 1	726	685	-	770	717	-	-	-	-	-	-	-
Stage 2	790	744	-	670	628	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	450	479	803	421	434	870	1296	-	-	1331	-	-
Mov Cap-2 Maneuver	450	479	-	421	434	-	-	-	-	-	-	-
Stage 1	718	673	-	759	707	-	-	-	-	-	-	-
Stage 2	737	734	-	620	617	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	17.4		12.4		0.6		0.5					
HCM LOS	C		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1296	-	-	466	548	1331	-	-				
HCM Lane V/C Ratio	0.01	-	-	0.379	0.108	0.015	-	-				
HCM Control Delay (s)	7.8	0	-	17.4	12.4	7.7	0	-				
HCM Lane LOS	A	A	-	C	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	1.8	0.4	0	-	-				

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	5	9	49	36	0
Future Vol, veh/h	0	5	9	49	36	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	0	3	0	0
Mvmt Flow	0	7	12	65	48	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	137	48	48	0	-	0
Stage 1	48	-	-	-	-	-
Stage 2	89	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	861	1027	1572	-	-	-
Stage 1	980	-	-	-	-	-
Stage 2	940	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	854	1027	1572	-	-	-
Mov Cap-2 Maneuver	854	-	-	-	-	-
Stage 1	972	-	-	-	-	-
Stage 2	940	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.5	1.1		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1572	-	1027	-	-	
HCM Lane V/C Ratio	0.008	-	0.006	-	-	
HCM Control Delay (s)	7.3	0	8.5	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Intersection												
Int Delay, s/veh	4.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	107	13	13	21	18	6	19	186	16	16	214	130
Future Vol, veh/h	107	13	13	21	18	6	19	186	16	16	214	130
Conflicting Peds, #/hr	0	0	1	1	0	0	0	0	5	5	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	1	0	0	0	9	25	0	7	9	0	2	0
Mvmt Flow	109	13	13	21	18	6	19	190	16	16	218	133
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	565	566	286	572	624	203	351	0	0	211	0	0
Stage 1	317	317	-	241	241	-	-	-	-	-	-	-
Stage 2	248	249	-	331	383	-	-	-	-	-	-	-
Critical Hdwy	7.11	6.5	6.2	7.1	6.59	6.45	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.11	5.5	-	6.1	5.59	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.11	5.5	-	6.1	5.59	-	-	-	-	-	-	-
Follow-up Hdwy	3.509	4	3.3	3.5	4.081	3.525	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	437	436	758	434	393	783	1219	-	-	1372	-	-
Stage 1	696	658	-	767	693	-	-	-	-	-	-	-
Stage 2	758	704	-	687	600	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	407	419	757	404	378	779	1219	-	-	1365	-	-
Mov Cap-2 Maneuver	407	419	-	404	378	-	-	-	-	-	-	-
Stage 1	683	648	-	749	677	-	-	-	-	-	-	-
Stage 2	718	688	-	651	591	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	17.3		14.6		0.7		0.3					
HCM LOS	C		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1219	-	-	428	419	1365	-	-				
HCM Lane V/C Ratio	0.016	-	-	0.317	0.11	0.012	-	-				
HCM Control Delay (s)	8	0	-	17.3	14.6	7.7	0	-				
HCM Lane LOS	A	A	-	C	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	1.3	0.4	0	-	-				



1 SITE PLAN - TREE RETENTION
1" = 50'-0"

LEGEND	
	WETLANDS
	BUFFERS
	WATER
	PROPERTY LINES
	RETAINED TREE
	REMOVED TREE

Mark	Species	Type	DbH	Phase Removed
1	Douglas Fir	CONIFEROUS	33.30"	Demo
18	Western Red Cedar	CONIFEROUS	36.90"	Demo
19	Douglas Fir	CONIFEROUS	28.40"	Demo
20	Western Red Cedar	CONIFEROUS	28.50"	Demo
21	Western Hemlock	CONIFEROUS	20.00"	Demo
23	Douglas Fir	CONIFEROUS	10.60"	Demo
27	Western Red Cedar	CONIFEROUS	23.60"	Demo
28	Big Leaf Maple	DECIDUOUS	22.20"	Demo
29	Big Leaf Maple	DECIDUOUS	15.40"	Demo
58	Big Leaf Maple	DECIDUOUS	14.70"	Demo
59	Douglas Fir	CONIFEROUS	15.60"	Demo
81	Douglas Fir	CONIFEROUS	15.00"	Demo
103	Big Leaf Maple	DECIDUOUS	12.70"	Demo
104	Douglas Fir	CONIFEROUS	20.20"	Demo
105	Big Leaf Maple	DECIDUOUS	17.30"	Demo
138	Douglas Fir	CONIFEROUS	40.90"	Demo
139	Western Red Cedar	CONIFEROUS	23.40"	Demo
140	Western Red Cedar	CONIFEROUS	31.50"	Demo
141	Western Red Cedar	CONIFEROUS	24.50"	Demo
144	Big Leaf Maple	DECIDUOUS	18.20"	Demo
152	Big Leaf Maple	DECIDUOUS	20.90"	Demo
154	Big Leaf Maple	DECIDUOUS	17.70"	Demo
155	Douglas Fir	CONIFEROUS	39.50"	Demo
156	Western Red Cedar	CONIFEROUS	10.80"	Demo
157	Western Red Cedar	CONIFEROUS	18.60"	Demo
180	Western Red Cedar	CONIFEROUS	10.00"	Demo
181	Western Red Cedar	CONIFEROUS	12.00"	Demo
183	Douglas Fir	CONIFEROUS	16.40"	Demo
188	Big Leaf Maple	DECIDUOUS	18.20"	Demo
191	Big Leaf Maple	DECIDUOUS	12.00"	Demo
192	Big Leaf Maple	DECIDUOUS	15.60"	Demo
206	Douglas Fir	CONIFEROUS	13.50"	Demo
207	Douglas Fir	CONIFEROUS	30.70"	Demo
209	Douglas Fir	CONIFEROUS	15.00"	Demo
210	Douglas Fir	CONIFEROUS	27.80"	Demo
211	Douglas Fir	CONIFEROUS	11.80"	Demo
216	Douglas Fir	CONIFEROUS	31.30"	Demo
217	Western Red Cedar	CONIFEROUS	31.00"	Demo
218	Western Red Cedar	CONIFEROUS	31.60"	Demo
219	Douglas Fir	CONIFEROUS	11.30"	Demo
220	Douglas Fir	CONIFEROUS	28.00"	Demo
221	Western Red Cedar	CONIFEROUS	25.70"	Demo
222	Big Leaf Maple	DECIDUOUS	15.10"	Demo
223	Big Leaf Maple	DECIDUOUS	21.20"	Demo
224	Western Red Cedar	CONIFEROUS	29.00"	Demo
227	Western Red Cedar	CONIFEROUS	28.60"	Demo

228	Douglas Fir	CONIFEROUS	22.00"	Demo
229	Western Red Cedar	CONIFEROUS	14.20"	Demo
230	Western Red Cedar	CONIFEROUS	23.50"	Demo
231	Western Red Cedar	CONIFEROUS	12.30"	Demo
232	Western Red Cedar	CONIFEROUS	22.80"	Demo
254	Douglas Fir	CONIFEROUS	11.00"	Demo
255	Western Red Cedar	CONIFEROUS	15.20"	Demo
257	Western Red Cedar	CONIFEROUS	33.10"	Demo
259	Big Leaf Maple	DECIDUOUS	15.60"	Demo
260	Western Red Cedar	CONIFEROUS	27.20"	Demo
261	Douglas Fir	CONIFEROUS	29.20"	Demo
262	Big Leaf Maple	DECIDUOUS	13.60"	Demo
263	Douglas Fir	CONIFEROUS	23.50"	Demo
264	Douglas Fir	CONIFEROUS	12.70"	Demo
265	Douglas Fir	CONIFEROUS	19.60"	Demo
266	Douglas Fir	CONIFEROUS	24.00"	Demo
267	Big Leaf Maple	DECIDUOUS	16.20"	Demo
268	Big Leaf Maple	DECIDUOUS	16.20"	Demo
271	Big Leaf Maple	DECIDUOUS	15.50"	Demo
272	Western Red Cedar	CONIFEROUS	15.50"	Demo
274	Douglas Fir	CONIFEROUS	30.50"	Demo
275	Western Red Cedar	CONIFEROUS	16.20"	Demo
276	Western Red Cedar	CONIFEROUS	16.90"	Demo
277	Douglas Fir	CONIFEROUS	17.10"	Demo
278	Douglas Fir	CONIFEROUS	14.50"	Demo
291	Western Red Cedar	CONIFEROUS	15.90"	Demo
292	Douglas Fir	CONIFEROUS	24.80"	Demo
293	Western Red Cedar	CONIFEROUS	16.60"	Demo
294	Western Red Cedar	CONIFEROUS	13.30"	Demo
295	Douglas Fir	CONIFEROUS	12.30"	Demo
296	Douglas Fir	CONIFEROUS	23.10"	Demo
297	Douglas Fir	CONIFEROUS	24.60"	Demo
302	Douglas Fir	CONIFEROUS	13.30"	Demo
303	Douglas Fir	CONIFEROUS	12.10"	Demo
307	Western Red Cedar	CONIFEROUS	17.60"	Demo
308	Douglas Fir	CONIFEROUS	19.80"	Demo
309	Western Red Cedar	CONIFEROUS	21.70"	Demo
311	Big Leaf Maple	DECIDUOUS	17.10"	Demo
312	Western Red Cedar	CONIFEROUS	29.50"	Demo
313	Western Red Cedar	CONIFEROUS	23.10"	Demo
314	Big Leaf Maple	DECIDUOUS	15.60"	Demo
316	Big Leaf Maple	DECIDUOUS	23.37"	Demo
317	Western Red Cedar	CONIFEROUS	28.40"	Demo
319	Western Red Cedar	CONIFEROUS	26.20"	Demo
320	Western Red Cedar	CONIFEROUS	16.70"	Demo
321	Douglas Fir	CONIFEROUS	23.20"	Demo
322	Western Red Cedar	CONIFEROUS	29.20"	Demo

	323 Western Red Cedar	CONIFEROUS	30.10"	Demo
	324 Western Red Cedar	CONIFEROUS	10.40"	Demo
	352 Western Red Cedar	CONIFEROUS	16.90"	Demo
	365 Big Leaf Maple	DECIDUOUS	15.40"	Demo
	396 Western Red Cedar	CONIFEROUS	26.00"	Demo
U175	Douglas Fir	CONIFEROUS	14.00"	Demo
U176	Douglas Fir	CONIFEROUS	12.00"	Demo
U178	Douglas Fir	CONIFEROUS	14.00"	Demo
U228	Douglas Fir	CONIFEROUS	14.00"	Demo
	2 Big Leaf Maple	DECIDUOUS	25.06"	None
	3 Big Leaf Maple	DECIDUOUS	27.40"	None
	4 Big Leaf Maple	DECIDUOUS	17.92"	None
	5 Western Red Cedar	CONIFEROUS	14.00"	None
	6 Douglas Fir	CONIFEROUS	31.30"	None
	7 Douglas Fir	CONIFEROUS	12.10"	None
	8 Douglas Fir	CONIFEROUS	25.60"	None
	9 Big Leaf Maple	DECIDUOUS	11.05"	None
	10 Douglas Fir	CONIFEROUS	32.70"	None
	11 Douglas Fir	CONIFEROUS	21.60"	None
	12 Douglas Fir	CONIFEROUS	14.40"	None
	13 Douglas Fir	CONIFEROUS	10.70"	None
	14 Douglas Fir	CONIFEROUS	23.10"	None
	15 Douglas Fir	CONIFEROUS	18.50"	None
	16 Big Leaf Maple	DECIDUOUS	14.03"	None
	17 Big Leaf Maple	DECIDUOUS	36.55"	None
	22 Douglas Fir	CONIFEROUS	36.90"	None
	24 Big Leaf Maple	DECIDUOUS	12.00"	None
	25 Western Red Cedar	CONIFEROUS	38.60"	None
	26 Douglas Fir	CONIFEROUS	11.30"	None
	30 Big Leaf Maple	DECIDUOUS	18.00"	None
	31 Douglas Fir	CONIFEROUS	25.30"	None
	32 Douglas Fir	CONIFEROUS	16.20"	None
	33 Douglas Fir	CONIFEROUS	16.50"	None
	34 Douglas Fir	CONIFEROUS	18.30"	None
	35 Douglas Fir	CONIFEROUS	13.50"	None
	36 Douglas Fir	CONIFEROUS	11.70"	None
	37 Douglas Fir	CONIFEROUS	21.30"	None
	38 Douglas Fir	CONIFEROUS	29.70"	None
	39 Douglas Fir	CONIFEROUS	10.50"	None
	40 Douglas Fir	CONIFEROUS	10.40"	None
	41 Douglas Fir	CONIFEROUS	24.00"	None
	42 Douglas Fir	CONIFEROUS	15.10"	None
	43 Douglas Fir	CONIFEROUS	18.40"	None
	44 Big Leaf Maple	DECIDUOUS	16.30"	None
	45 Douglas Fir	CONIFEROUS	21.20"	None
	46 Big Leaf Maple	DECIDUOUS	17.20"	None
	47 Douglas Fir	CONIFEROUS	12.60"	None

48	Western Red Cedar	CONIFEROUS	14.30"	None
49	Big Leaf Maple	DECIDUOUS	12.00"	None
50	Douglas Fir	CONIFEROUS	21.10"	None
51	Big Leaf Maple	DECIDUOUS	20.00"	None
52	Western Red Cedar	CONIFEROUS	17.90"	None
53	Douglas Fir	CONIFEROUS	32.00"	None
54	Western Red Cedar	CONIFEROUS	29.20"	None
55	Douglas Fir	CONIFEROUS	20.50"	None
56	Big Leaf Maple	DECIDUOUS	16.90"	None
57	Douglas Fir	CONIFEROUS	15.10"	None
60	Douglas Fir	CONIFEROUS	11.10"	None
61	Douglas Fir	CONIFEROUS	10.70"	None
62	Douglas Fir	CONIFEROUS	26.10"	None
63	Douglas Fir	CONIFEROUS	10.00"	None
64	Douglas Fir	CONIFEROUS	17.00"	None
65	Western Red Cedar	CONIFEROUS	12.70"	None
66	Douglas Fir	CONIFEROUS	22.90"	None
67	Western Red Cedar	CONIFEROUS	20.00"	None
68	Douglas Fir	CONIFEROUS	16.20"	None
69	Western Red Cedar	CONIFEROUS	14.60"	None
70	Douglas Fir	CONIFEROUS	20.20"	None
71	Western Red Cedar	CONIFEROUS	12.60"	None
72	Douglas Fir	CONIFEROUS	30.10"	None
73	Douglas Fir	CONIFEROUS	12.10"	None
74	Western Red Cedar	CONIFEROUS	17.10"	None
75	Douglas Fir	CONIFEROUS	16.60"	None
76	Big Leaf Maple	DECIDUOUS	24.98"	None
77	Douglas Fir	CONIFEROUS	10.40"	None
78	Big Leaf Maple	DECIDUOUS	44.60"	None
79	Western Red Cedar	CONIFEROUS	25.30"	None
80	Western Red Cedar	CONIFEROUS	35.30"	None
82	Big Leaf Maple	DECIDUOUS	13.60"	None
83	Big Leaf Maple	DECIDUOUS	18.30"	None
84	Western Red Cedar	CONIFEROUS	12.90"	None
85	Douglas Fir	CONIFEROUS	16.10"	None
86	Douglas Fir	CONIFEROUS	23.00"	None
87	Big Leaf Maple	DECIDUOUS	14.80"	None
88	Douglas Fir	CONIFEROUS	10.90"	None
89	Douglas Fir	CONIFEROUS	12.90"	None
90	Western Red Cedar	CONIFEROUS	11.20"	None
91	Douglas Fir	CONIFEROUS	19.30"	None
92	Big Leaf Maple	DECIDUOUS	17.10"	None
93	Big Leaf Maple	DECIDUOUS	15.40"	None
94	Western Red Cedar	CONIFEROUS	10.10"	None
95	Big Leaf Maple	DECIDUOUS	13.40"	None
96	Big Leaf Maple	DECIDUOUS	13.70"	None
97	Big Leaf Maple	DECIDUOUS	12.70"	None

98	Big Leaf Maple	DECIDUOUS	14.10"	None
99	Big Leaf Maple	DECIDUOUS	20.50"	None
100	Western Red Cedar	CONIFEROUS	15.90"	None
101	Big Leaf Maple	DECIDUOUS	17.90"	None
102	Big Leaf Maple	DECIDUOUS	14.20"	None
106	Big Leaf Maple	DECIDUOUS	17.20"	None
107	Douglas Fir	CONIFEROUS	20.20"	None
108	Douglas Fir	CONIFEROUS	16.97"	None
109	Western Red Cedar	CONIFEROUS	15.20"	None
110	Western Red Cedar	CONIFEROUS	27.40"	None
111	Douglas Fir	CONIFEROUS	16.10"	None
112	Western Red Cedar	CONIFEROUS	10.00"	None
113	Western Red Cedar	CONIFEROUS	18.30"	None
114	Western Red Cedar	CONIFEROUS	18.60"	None
115	Douglas Fir	CONIFEROUS	31.40"	None
116	Western Red Cedar	CONIFEROUS	27.20"	None
117	Douglas Fir	CONIFEROUS	27.70"	None
118	Red Alder	DECIDUOUS	15.70"	None
119	Douglas Fir	CONIFEROUS	18.00"	None
120	Douglas Fir	CONIFEROUS	26.90"	None
121	Douglas Fir	CONIFEROUS	18.50"	None
122	Western Red Cedar	CONIFEROUS	9.50"	None
123	Douglas Fir	CONIFEROUS	17.50"	None
124	Douglas Fir	CONIFEROUS	18.40"	None
125	Douglas Fir	CONIFEROUS	20.00"	None
126	Big Leaf Maple	DECIDUOUS	14.00"	None
127	Big Leaf Maple	DECIDUOUS	13.50"	None
128	Douglas Fir	CONIFEROUS	21.30"	None
129	Douglas Fir	CONIFEROUS	14.50"	None
130	Douglas Fir	CONIFEROUS	16.50"	None
131	Douglas Fir	CONIFEROUS	17.90"	None
132	Douglas Fir	CONIFEROUS	19.60"	None
133	Douglas Fir	CONIFEROUS	13.20"	None
134	Douglas Fir	CONIFEROUS	21.00"	None
135	Douglas Fir	CONIFEROUS	22.80"	None
136	Douglas Fir	CONIFEROUS	25.20"	None
137	Douglas Fir	CONIFEROUS	15.70"	None
142	Western Red Cedar	CONIFEROUS	24.00"	None
143	Douglas Fir	CONIFEROUS	13.00"	None
146	Big Leaf Maple	DECIDUOUS	18.20"	None
147	Big Leaf Maple	DECIDUOUS	15.20"	None
148	Douglas Fir	CONIFEROUS	17.60"	None
149	Douglas Fir	CONIFEROUS	21.40"	None
150	Big Leaf Maple	DECIDUOUS	21.00"	None
151	Big Leaf Maple	DECIDUOUS	13.30"	None
153	Big Leaf Maple	DECIDUOUS	27.00"	None
158	Western Red Cedar	CONIFEROUS	30.50"	None

159	Western Red Cedar	CONIFEROUS	37.10"	None
160	Western Red Cedar	CONIFEROUS	34.50"	None
161	Western Red Cedar	CONIFEROUS	10.20"	None
162	Douglas Fir	CONIFEROUS	10.80"	None
163	Douglas Fir	CONIFEROUS	12.50"	None
164	Douglas Fir	CONIFEROUS	15.50"	None
165	Western Red Cedar	CONIFEROUS	30.30"	None
166	Western Red Cedar	CONIFEROUS	26.20"	None
167	Douglas Fir	CONIFEROUS	21.20"	None
168	Douglas Fir	CONIFEROUS	16.60"	None
169	Douglas Fir	CONIFEROUS	14.40"	None
170	Western Red Cedar	CONIFEROUS	21.50"	None
171	Douglas Fir	CONIFEROUS	24.30"	None
172	Western Red Cedar	CONIFEROUS	10.30"	None
173	Douglas Fir	CONIFEROUS	20.80"	None
174	Douglas Fir	CONIFEROUS	22.00"	None
175	Douglas Fir	CONIFEROUS	25.07"	None
176	Western Red Cedar	CONIFEROUS	33.00"	None
177	Western Red Cedar	CONIFEROUS	14.10"	None
178	Western Red Cedar	CONIFEROUS	15.30"	None
179	Western Red Cedar	CONIFEROUS	14.62"	None
182	Western Red Cedar	CONIFEROUS	12.71"	None
184	Big Leaf Maple	DECIDUOUS	17.40"	None
185	Douglas Fir	CONIFEROUS	18.50"	None
186	Big Leaf Maple	DECIDUOUS	22.80"	None
187	Western Red Cedar	CONIFEROUS	12.60"	None
189	Big Leaf Maple	DECIDUOUS	13.70"	None
190	Big Leaf Maple	DECIDUOUS	15.00"	None
193	Douglas Fir	CONIFEROUS	17.60"	None
194	Western Red Cedar	CONIFEROUS	14.10"	None
195	Douglas Fir	CONIFEROUS	21.80"	None
196	Douglas Fir	CONIFEROUS	26.70"	None
197	Western Red Cedar	CONIFEROUS	21.00"	None
198	Douglas Fir	CONIFEROUS	19.30"	None
199	Western Red Cedar	CONIFEROUS	41.30"	None
200	Big Leaf Maple	DECIDUOUS	31.70"	None
201	Big Leaf Maple	DECIDUOUS	22.77"	None
202	Big Leaf Maple	DECIDUOUS	13.80"	None
203	Big Leaf Maple	DECIDUOUS	18.70"	None
204	Big Leaf Maple	DECIDUOUS	16.20"	None
205	Big Leaf Maple	DECIDUOUS	17.50"	None
208	Douglas Fir	CONIFEROUS	17.20"	None
212	Western Red Cedar	CONIFEROUS	32.00"	None
213	Big Leaf Maple	DECIDUOUS	15.50"	None
214	Douglas Fir	CONIFEROUS	20.60"	None
215	Douglas Fir	CONIFEROUS	15.60"	None
225	Douglas Fir	CONIFEROUS	33.10"	None

226	Douglas Fir	CONIFEROUS	16.70"	None
233	Douglas Fir	CONIFEROUS	18.00"	None
234	Douglas Fir	CONIFEROUS	12.40"	None
235	Douglas Fir	CONIFEROUS	11.60"	None
236	Douglas Fir	CONIFEROUS	25.50"	None
237	Western Red Cedar	CONIFEROUS	28.90"	None
238	Western Red Cedar	CONIFEROUS	11.90"	None
239	Douglas Fir	CONIFEROUS	24.60"	None
240	Douglas Fir	CONIFEROUS	19.20"	None
241	Douglas Fir	CONIFEROUS	23.30"	None
242	Western Red Cedar	CONIFEROUS	19.30"	None
243	Western Red Cedar	CONIFEROUS	10.00"	None
244	Douglas Fir	CONIFEROUS	21.30"	None
245	Douglas Fir	CONIFEROUS	19.60"	None
246	Douglas Fir	CONIFEROUS	15.50"	None
247	Douglas Fir	CONIFEROUS	18.20"	None
248	Douglas Fir	CONIFEROUS	22.60"	None
249	Douglas Fir	CONIFEROUS	11.30"	None
251	Douglas Fir	CONIFEROUS	16.80"	None
252	Douglas Fir	CONIFEROUS	22.50"	None
253	Douglas Fir	CONIFEROUS	24.10"	None
256	Big Leaf Maple	DECIDUOUS	16.10"	None
258	Douglas Fir	CONIFEROUS	40.90"	None
269	Big Leaf Maple	DECIDUOUS	13.90"	None
270	Western Red Cedar	CONIFEROUS	10.00"	None
273	Western Red Cedar	CONIFEROUS	11.10"	None
279	Western Red Cedar	CONIFEROUS	21.20"	None
280	Big Leaf Maple	DECIDUOUS	12.20"	None
281	Big Leaf Maple	DECIDUOUS	18.50"	None
282	Big Leaf Maple	DECIDUOUS	12.90"	None
283	Douglas Fir	CONIFEROUS	22.50"	None
284	Douglas Fir	CONIFEROUS	15.10"	None
285	Big Leaf Maple	DECIDUOUS	16.30"	None
286	Big Leaf Maple	DECIDUOUS	14.80"	None
287	Douglas Fir	CONIFEROUS	26.87"	None
288	Big Leaf Maple	DECIDUOUS	32.02"	None
289	Big Leaf Maple	DECIDUOUS	12.90"	None
290	Western Red Cedar	CONIFEROUS	35.10"	None
298	Douglas Fir	CONIFEROUS	27.70"	None
299	Douglas Fir	CONIFEROUS	13.30"	None
300	Western Red Cedar	CONIFEROUS	27.20"	None
301	Douglas Fir	CONIFEROUS	30.30"	None
304	Douglas Fir	CONIFEROUS	18.50"	None
305	Western Red Cedar	CONIFEROUS	17.50"	None
306	Douglas Fir	CONIFEROUS	37.80"	None
310	Big Leaf Maple	DECIDUOUS	44.18"	None
315	Western Red Cedar	CONIFEROUS	33.00"	None

318	Western Red Cedar	CONIFEROUS	21.00"	None
325	Western Red Cedar	CONIFEROUS	32.90"	None
326	Douglas Fir	CONIFEROUS	21.70"	None
327	Big Leaf Maple	DECIDUOUS	15.40"	None
328	Douglas Fir	CONIFEROUS	11.30"	None
329	Western Red Cedar	CONIFEROUS	30.10"	None
330	Western Red Cedar	CONIFEROUS	14.84"	None
331	Douglas Fir	CONIFEROUS	20.20"	None
332	Douglas Fir	CONIFEROUS	18.30"	None
333	Big Leaf Maple	DECIDUOUS	13.20"	None
334	Big Leaf Maple	DECIDUOUS	29.00"	None
335	Douglas Fir	CONIFEROUS	33.00"	None
336	Western Red Cedar	CONIFEROUS	20.10"	None
337	Western Red Cedar	CONIFEROUS	33.70"	None
338	Western Red Cedar	CONIFEROUS	29.20"	None
339	Western Red Cedar	CONIFEROUS	36.00"	None
340	Western Red Cedar	CONIFEROUS	10.70"	None
341	Pacific Madrone	CONIFEROUS	10.20"	None
342	Big Leaf Maple	DECIDUOUS	13.20"	None
345	Douglas Fir	CONIFEROUS	21.70"	None
346	Big Leaf Maple	DECIDUOUS	17.60"	None
347	Douglas Fir	CONIFEROUS	13.70"	None
348	Big Leaf Maple	DECIDUOUS	12.30"	None
349	Western Red Cedar	CONIFEROUS	19.30"	None
350	Western Red Cedar	CONIFEROUS	18.50"	None
351	Western Red Cedar	CONIFEROUS	32.30"	None
353	Western Red Cedar	CONIFEROUS	27.10"	None
354	Western Red Cedar	CONIFEROUS	38.00"	None
355	Western Red Cedar	CONIFEROUS	13.10"	None
356	Big Leaf Maple	DECIDUOUS	18.60"	None
357	Western Red Cedar	CONIFEROUS	44.60"	None
358	Douglas Fir	CONIFEROUS	14.30"	None
359	Western Red Cedar	CONIFEROUS	13.30"	None
360	Big Leaf Maple	DECIDUOUS	16.50"	None
361	Big Leaf Maple	DECIDUOUS	16.40"	None
362	Big Leaf Maple	DECIDUOUS	12.00"	None
363	Big Leaf Maple	DECIDUOUS	17.80"	None
364	Western Red Cedar	CONIFEROUS	18.20"	None
366	Western Red Cedar	CONIFEROUS	20.50"	None
367	Western Red Cedar	CONIFEROUS	22.40"	None
368	Western Red Cedar	CONIFEROUS	35.30"	None
369	Big Leaf Maple	DECIDUOUS	13.60"	None
370	Western Red Cedar	CONIFEROUS	17.00"	None
371	Douglas Fir	CONIFEROUS	13.70"	None
372	Big Leaf Maple	DECIDUOUS	32.00"	None
373	Big Leaf Maple	DECIDUOUS	21.20"	None
374	Big Leaf Maple	DECIDUOUS	27.20"	None

375	Western Red Cedar	CONIFEROUS	30.70"	None
376	Big Leaf Maple	DECIDUOUS	22.00"	None
377	Western Red Cedar	CONIFEROUS	27.20"	None
378	Western Red Cedar	CONIFEROUS	31.20"	None
379	Western Red Cedar	CONIFEROUS	44.40"	None
380	Western Red Cedar	CONIFEROUS	14.60"	None
381	Western Red Cedar	CONIFEROUS	12.50"	None
382	Big Leaf Maple	DECIDUOUS	16.30"	None
383	Western Red Cedar	CONIFEROUS	15.20"	None
384	Western Red Cedar	CONIFEROUS	16.70"	None
385	Western Red Cedar	CONIFEROUS	16.50"	None
386	Big Leaf Maple	DECIDUOUS	19.20"	None
387	Western Red Cedar	CONIFEROUS	16.40"	None
388	Western Red Cedar	CONIFEROUS	38.50"	None
389	Western Red Cedar	CONIFEROUS	17.20"	None
390	Western Red Cedar	CONIFEROUS	32.20"	None
391	Western Red Cedar	CONIFEROUS	20.30"	None
392	Western Red Cedar	CONIFEROUS	14.50"	None
393	Big Leaf Maple	DECIDUOUS	18.60"	None
394	Big Leaf Maple	DECIDUOUS	14.10"	None
395	Red Alder	DECIDUOUS	12.20"	None
397	Western Red Cedar	CONIFEROUS	24.00"	None
398	Big Leaf Maple	DECIDUOUS	21.30"	None
404	Big Leaf Maple	DECIDUOUS	16.50"	None
406	Big Leaf Maple	DECIDUOUS	17.60"	None
407	Big Leaf Maple	DECIDUOUS	13.20"	None
408	Western Red Cedar	CONIFEROUS	16.10"	None
409	Western Red Cedar	CONIFEROUS	30.10"	None
410	Western Red Cedar	CONIFEROUS	32.10"	None
411	Western Red Cedar	CONIFEROUS	27.00"	None
412	Western Red Cedar	CONIFEROUS	28.90"	None
413	Western Red Cedar	CONIFEROUS	37.70"	None
414	Western Red Cedar	CONIFEROUS	39.40"	None
415	Douglas Fir	CONIFEROUS	28.30"	None
417	Western Red Cedar	CONIFEROUS	37.40"	None
418	Big Leaf Maple	DECIDUOUS	16.60"	None
419	Western Red Cedar	CONIFEROUS	13.70"	None
420	Red Alder	DECIDUOUS	18.30"	None
421	Red Alder	DECIDUOUS	17.10"	None
422	Red Alder	DECIDUOUS	15.00"	None
423	Big Leaf Maple	DECIDUOUS	17.00"	None
424	Big Leaf Maple	DECIDUOUS	15.00"	None
425	Big Leaf Maple	DECIDUOUS	42.00"	None
426	Western Red Cedar	CONIFEROUS	14.50"	None
427	Western Red Cedar	CONIFEROUS	16.70"	None
428	Western Red Cedar	CONIFEROUS	11.40"	None
429	Western Red Cedar	CONIFEROUS	20.20"	None

	430 Big Leaf Maple	DECIDUOUS	21.00"	None
	433 Western Red Cedar	CONIFEROUS	31.00"	None
	434 Western Red Cedar	CONIFEROUS	26.20"	None
	435 Douglas Fir	CONIFEROUS	28.00"	None
	436 Douglas Fir	CONIFEROUS	28.00"	None
	437 Douglas Fir	CONIFEROUS	35.50"	None
	438 Western Red Cedar	CONIFEROUS	22.00"	None
	439 Douglas Fir	CONIFEROUS	33.00"	None
	440 Western Red Cedar	CONIFEROUS	35.70"	None
	441 Big Leaf Maple	DECIDUOUS	20.00"	None
U1	Douglas Fir	CONIFEROUS	52.00"	None
U2	Douglas Fir	CONIFEROUS	16.00"	None
U3	Big Leaf Maple	DECIDUOUS	18.00"	None
U4	Big Leaf Maple	DECIDUOUS	24.00"	None
U5	Big Leaf Maple	DECIDUOUS	20.00"	None
U6	Big Leaf Maple	DECIDUOUS	16.00"	None
U7	Big Leaf Maple	DECIDUOUS	24.00"	None
U8	Douglas Fir	CONIFEROUS	20.00"	None
U10	Western Red Cedar	CONIFEROUS	10.00"	None
U11	Red Alder	DECIDUOUS	18.00"	None
U17	Western Red Cedar	CONIFEROUS	10.00"	None
U18	Big Leaf Maple	DECIDUOUS	20.00"	None
U20	Douglas Fir	CONIFEROUS	22.00"	None
U21	Douglas Fir	CONIFEROUS	26.00"	None
U22	Western Red Cedar	CONIFEROUS	30.00"	None
U23	Douglas Fir	CONIFEROUS	44.00"	None
U24	Western Red Cedar	CONIFEROUS	30.00"	None
U25	Douglas Fir	CONIFEROUS	44.00"	None
U27	Western Red Cedar	CONIFEROUS	40.00"	None
U29	Big Leaf Maple	DECIDUOUS	18.00"	None
U31	Douglas Fir	CONIFEROUS	28.00"	None
U32	Douglas Fir	CONIFEROUS	10.00"	None
U33	Douglas Fir	CONIFEROUS	10.00"	None
U34	Western Red Cedar	CONIFEROUS	42.00"	None
U35	Western Hemlock	CONIFEROUS	12.00"	None
U36	Douglas Fir	CONIFEROUS	38.00"	None
U37	Douglas Fir	CONIFEROUS	42.00"	None
U38	Big Leaf Maple	DECIDUOUS	26.00"	None
U39	Red Alder	DECIDUOUS	14.00"	None
U40	Big Leaf Maple	DECIDUOUS	42.00"	None
U41	Big Leaf Maple	DECIDUOUS	18.00"	None
U42	Red Alder	DECIDUOUS	12.00"	None
U43	Western Red Cedar	CONIFEROUS	10.00"	None
U44	Big Leaf Maple	DECIDUOUS	38.00"	None
U47	Big Leaf Maple	DECIDUOUS	18.00"	None
U48	Western Red Cedar	CONIFEROUS	44.00"	None
U49	Red Alder	DECIDUOUS	12.00"	None

U50	Big Leaf Maple	DECIDUOUS	18.00"	None
U51	Western Red Cedar	CONIFEROUS	16.00"	None
U52	Western Red Cedar	CONIFEROUS	36.00"	None
U53	Red Alder	DECIDUOUS	12.00"	None
U54	Western Red Cedar	CONIFEROUS	36.00"	None
U55	Big Leaf Maple	DECIDUOUS	34.00"	None
U56	Western Red Cedar	CONIFEROUS	14.00"	None
U57	Red Alder	DECIDUOUS	12.00"	None
U58	Red Alder	DECIDUOUS	16.00"	None
U59	Red Alder	DECIDUOUS	14.00"	None
U60	Big Leaf Maple	DECIDUOUS	20.00"	None
U61	Big Leaf Maple	DECIDUOUS	25.00"	None
U62	Big Leaf Maple	DECIDUOUS	21.00"	None
U63	Douglas Fir	CONIFEROUS	12.00"	None
U64	Western Red Cedar	CONIFEROUS	52.00"	None
U65	Western Red Cedar	CONIFEROUS	36.00"	None
U66	Big Leaf Maple	DECIDUOUS	46.00"	None
U67	Western Red Cedar	CONIFEROUS	12.00"	None
U68	Western Red Cedar	CONIFEROUS	22.00"	None
U70	Western Red Cedar	CONIFEROUS	32.00"	None
U71	Big Leaf Maple	DECIDUOUS	35.00"	None
U73	Big Leaf Maple	DECIDUOUS	44.00"	None
U74	Western Red Cedar	CONIFEROUS	20.00"	None
U75	Big Leaf Maple	DECIDUOUS	26.00"	None
U76	Western Red Cedar	CONIFEROUS	12.00"	None
U77	Western Red Cedar	CONIFEROUS	14.00"	None
U78	Big Leaf Maple	DECIDUOUS	12.00"	None
U79	Western Red Cedar	CONIFEROUS	14.00"	None
U80	Red Alder	DECIDUOUS	12.00"	None
U82	Western Red Cedar	CONIFEROUS	10.00"	None
U84	Western Red Cedar	CONIFEROUS	10.00"	None
U85	Western Red Cedar	CONIFEROUS	10.00"	None
U86	Western Red Cedar	CONIFEROUS	12.00"	None
U87	Red Alder	DECIDUOUS	12.00"	None
U88	Western Red Cedar	CONIFEROUS	10.00"	None
U89	Western Red Cedar	CONIFEROUS	40.00"	None
U90	Western Red Cedar	CONIFEROUS	46.00"	None
U91	Big Leaf Maple	DECIDUOUS	84.00"	None
U93	Big Leaf Maple	DECIDUOUS	16.00"	None
U94	Red Alder	DECIDUOUS	18.00"	None
U95	Western Red Cedar	CONIFEROUS	16.00"	None
U96	Big Leaf Maple	DECIDUOUS	14.00"	None
U97	Red Alder	DECIDUOUS	12.00"	None
U98	Western Hemlock	CONIFEROUS	20.00"	None
U99	Western Red Cedar	CONIFEROUS	28.00"	None
U100	Red Alder	DECIDUOUS	12.00"	None
U101	Red Alder	DECIDUOUS	14.00"	None

U102	Red Alder	DECIDUOUS	12.00"	None
U103	Big Leaf Maple	DECIDUOUS	12.00"	None
U104	Red Alder	DECIDUOUS	12.00"	None
U107	Western Red Cedar	CONIFEROUS	12.00"	None
U108	Red Alder	DECIDUOUS	12.00"	None
U109	Western Red Cedar	CONIFEROUS	28.00"	None
U110	Western Red Cedar	CONIFEROUS	10.00"	None
U112	Western Red Cedar	CONIFEROUS	18.00"	None
U113	Western Red Cedar	CONIFEROUS	38.00"	None
U114	Big Leaf Maple	DECIDUOUS	28.00"	None
U115	Big Leaf Maple	DECIDUOUS	23.00"	None
U116	Western Red Cedar	CONIFEROUS	16.00"	None
U117	Western Red Cedar	CONIFEROUS	18.00"	None
U118	Big Leaf Maple	DECIDUOUS	14.00"	None
U119	Red Alder	DECIDUOUS	12.00"	None
U120	Western Red Cedar	CONIFEROUS	16.00"	None
U121	Big Leaf Maple	DECIDUOUS	28.00"	None
U122	Big Leaf Maple	DECIDUOUS	50.00"	None
U123	Big Leaf Maple	DECIDUOUS	36.00"	None
U125	Western Red Cedar	CONIFEROUS	10.00"	None
U126	Western Red Cedar	CONIFEROUS	14.00"	None
U127	Western Hemlock	CONIFEROUS	16.00"	None
U128	Red Alder	DECIDUOUS	14.00"	None
U129	Big Leaf Maple	DECIDUOUS	26.00"	None
U130	Big Leaf Maple	DECIDUOUS	24.00"	None
U131	Western Red Cedar	CONIFEROUS	22.00"	None
U132	Western Red Cedar	CONIFEROUS	24.00"	None
U133	Big Leaf Maple	DECIDUOUS	16.00"	None
U135	Big Leaf Maple	DECIDUOUS	12.00"	None
U136	Big Leaf Maple	DECIDUOUS	16.00"	None
U137	Red Alder	DECIDUOUS	12.00"	None
U138	Western Red Cedar	CONIFEROUS	10.00"	None
U140	Western Red Cedar	CONIFEROUS	10.00"	None
U141	Red Alder	DECIDUOUS	12.00"	None
U142	Red Alder	DECIDUOUS	12.00"	None
U143	Big Leaf Maple	DECIDUOUS	40.00"	None
U144	Western Red Cedar	CONIFEROUS	32.00"	None
U145	Big Leaf Maple	DECIDUOUS	20.00"	None
U146	Western Red Cedar	CONIFEROUS	36.00"	None
U147	Red Alder	DECIDUOUS	12.00"	None
U148	Big Leaf Maple	DECIDUOUS	12.00"	None
U149	Big Leaf Maple	DECIDUOUS	12.00"	None
U150	Red Alder	DECIDUOUS	16.00"	None
U151	Big Leaf Maple	DECIDUOUS	17.00"	None
U152	Western Red Cedar	CONIFEROUS	28.00"	None
U153	Western Red Cedar	CONIFEROUS	44.00"	None
U154	Big Leaf Maple	DECIDUOUS	14.00"	None

U155	Western Red Cedar	CONIFEROUS	16.00"	None
U156	Western Red Cedar	CONIFEROUS	12.00"	None
U157	Red Alder	DECIDUOUS	14.00"	None
U158	Western Red Cedar	CONIFEROUS	12.00"	None
U159	Red Alder	DECIDUOUS	14.00"	None
U160	Western Red Cedar	CONIFEROUS	30.00"	None
U161	Big Leaf Maple	DECIDUOUS	16.00"	None
U162	Western Red Cedar	CONIFEROUS	26.00"	None
U163	Western Red Cedar	CONIFEROUS	10.00"	None
U164	Douglas Fir	CONIFEROUS	14.00"	None
U165	Red Alder	DECIDUOUS	12.00"	None
U166	Douglas Fir	CONIFEROUS	30.00"	None
U167	Big Leaf Maple	DECIDUOUS	10.00"	None
U168	Big Leaf Maple	DECIDUOUS	14.00"	None
U169	Big Leaf Maple	DECIDUOUS	16.00"	None
U170	Big Leaf Maple	DECIDUOUS	14.00"	None
U171	Red Alder	DECIDUOUS	14.00"	None
U172	Red Alder	DECIDUOUS	12.00"	None
U173	Big Leaf Maple	DECIDUOUS	16.00"	None
U174	Douglas Fir	CONIFEROUS	14.00"	None
U177	Big Leaf Maple	DECIDUOUS	16.00"	None
U179	Big Leaf Maple	DECIDUOUS	12.00"	None
U180	Douglas Fir	CONIFEROUS	10.00"	None
U181	Douglas Fir	CONIFEROUS	16.00"	None
U182	Douglas Fir	CONIFEROUS	18.00"	None
U183	Douglas Fir	CONIFEROUS	22.00"	None
U184	Douglas Fir	CONIFEROUS	16.00"	None
U186	Big Leaf Maple	DECIDUOUS	27.00"	None
U187	Douglas Fir	CONIFEROUS	26.00"	None
U188	Douglas Fir	CONIFEROUS	26.00"	None
U190	Douglas Fir	CONIFEROUS	16.00"	None
U192	Douglas Fir	CONIFEROUS	14.00"	None
U193	Douglas Fir	CONIFEROUS	12.00"	None
U194	Douglas Fir	CONIFEROUS	26.00"	None
U196	Douglas Fir	CONIFEROUS	26.00"	None
U197	Douglas Fir	CONIFEROUS	22.00"	None
U198	Douglas Fir	CONIFEROUS	12.00"	None
U199	Big Leaf Maple	DECIDUOUS	12.00"	None
U203	Douglas Fir	CONIFEROUS	20.00"	None
U204	Douglas Fir	CONIFEROUS	12.00"	None
U205	Douglas Fir	CONIFEROUS	16.00"	None
U206	Western Red Cedar	CONIFEROUS	20.00"	None
U207	Western Red Cedar	CONIFEROUS	16.00"	None
U208	Douglas Fir	CONIFEROUS	20.00"	None
U210	Big Leaf Maple	DECIDUOUS	24.00"	None
U211	Western Red Cedar	CONIFEROUS	26.00"	None
U212	Big Leaf Maple	DECIDUOUS	16.00"	None

U213	Western Red Cedar	CONIFEROUS	22.00"	None
U214	Western Red Cedar	CONIFEROUS	20.00"	None
U215	Douglas Fir	CONIFEROUS	38.00"	None
U216	Western Red Cedar	CONIFEROUS	18.00"	None
U217	Western Red Cedar	CONIFEROUS	20.00"	None
U218	Douglas Fir	CONIFEROUS	16.00"	None
U219	Western Red Cedar	CONIFEROUS	26.00"	None
U220	Western Red Cedar	CONIFEROUS	20.00"	None
U221	Big Leaf Maple	DECIDUOUS	32.00"	None
U224	Western Red Cedar	CONIFEROUS	28.00"	None
U225	Big Leaf Maple	DECIDUOUS	14.00"	None
U226	Western Red Cedar	CONIFEROUS	14.00"	None
U227	Big Leaf Maple	DECIDUOUS	12.00"	None
U229	Douglas Fir	CONIFEROUS	20.00"	None
U230	Douglas Fir	CONIFEROUS	18.00"	None
U232	Douglas Fir	CONIFEROUS	18.00"	None
U234	Douglas Fir	CONIFEROUS	18.00"	None
U235	Western Red Cedar	CONIFEROUS	22.00"	None
U236	Douglas Fir	CONIFEROUS	18.00"	None
U237	Douglas Fir	CONIFEROUS	12.00"	None
U238	Douglas Fir	CONIFEROUS	16.00"	None
U239	Douglas Fir	CONIFEROUS	14.00"	None
U240	Douglas Fir	CONIFEROUS	16.00"	None
U241	Douglas Fir	CONIFEROUS	20.00"	None
U242	Western Red Cedar	CONIFEROUS	32.00"	None
U243	Douglas Fir	CONIFEROUS	10.00"	None
U244	Douglas Fir	CONIFEROUS	22.00"	None
U245	Douglas Fir	CONIFEROUS	14.00"	None
U246	Douglas Fir	CONIFEROUS	28.00"	None

From: [Kelly Tayara](#)
To: amyjohnson@gmail.com
Cc: [PCD](#)
Subject: RE: SEPA Baker Hill 7
Date: Friday, September 23, 2022 2:54:27 PM
Attachments: [Tree Retention Plan.pdf](#)

Hello,

I am the City's project manager and am providing the attached tree retention plan, which does not identify how many trees will be removed, but does identify which trees will be removed.

Thank you for taking the time to comment on the proposal.

Kelly Tayara, Senior Planner
Department of Planning and Community Development



www.bainbridgewa.gov
206.780.3787 (office) 206.780.3750 (Planning Department)

-----Original Message-----

From: Amy Johnson <amyjohnson@gmail.com>
Sent: Friday, September 23, 2022 2:04 PM
To: PCD <PCD@bainbridgewa.gov>
Subject: SEPA Baker Hill 7

[You don't often get email from amyjohnson@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF BAINBRIDGE ISLAND EMAIL SYSTEM
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Hello,

I am writing to submit the following public comments on the SEPA checklist for the Baker Hill 7 project.

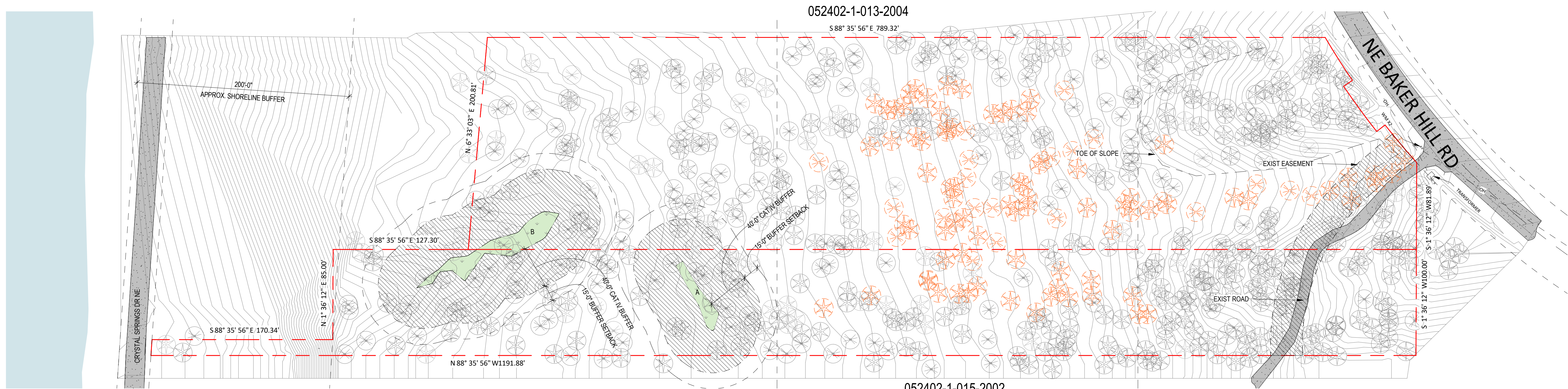
The lot for which this project is proposed is entirely inappropriate for a 7 home development for the following reasons:

Water - adding 7 more residences in an area with limited water sources is not feasible.

Removal of trees - the plan does not specify how many trees will be removed for this project. This particular lot, surrounded by heavily vegetated, well-established homes, does not welcome the type of infrastructure being proposed.

Traffic - because of Lynwood Center development, this area is already recognized as one that cannot afford added traffic.

Amy Johnson
Baker Hill neighbor
703-554-5387



1 SITE PLAN - TREE RETENTION
1" = 50'-0"

LEGEND	
	WETLANDS
	BUFFERS
	WATER
	PROPERTY LINES
	RETAINED TREE
	REMOVED TREE

Mark	Species	Type	DbH	Phase Removed
1	Douglas Fir	CONIFEROUS	33.30"	Demo
18	Western Red Cedar	CONIFEROUS	36.90"	Demo
19	Douglas Fir	CONIFEROUS	28.40"	Demo
20	Western Red Cedar	CONIFEROUS	28.50"	Demo
21	Western Hemlock	CONIFEROUS	20.00"	Demo
23	Douglas Fir	CONIFEROUS	10.60"	Demo
27	Western Red Cedar	CONIFEROUS	23.60"	Demo
28	Big Leaf Maple	DECIDUOUS	22.20"	Demo
29	Big Leaf Maple	DECIDUOUS	15.40"	Demo
58	Big Leaf Maple	DECIDUOUS	14.70"	Demo
59	Douglas Fir	CONIFEROUS	15.60"	Demo
81	Douglas Fir	CONIFEROUS	15.00"	Demo
103	Big Leaf Maple	DECIDUOUS	12.70"	Demo
104	Douglas Fir	CONIFEROUS	20.20"	Demo
105	Big Leaf Maple	DECIDUOUS	17.30"	Demo
138	Douglas Fir	CONIFEROUS	40.90"	Demo
139	Western Red Cedar	CONIFEROUS	23.40"	Demo
140	Western Red Cedar	CONIFEROUS	31.50"	Demo
141	Western Red Cedar	CONIFEROUS	24.50"	Demo
144	Big Leaf Maple	DECIDUOUS	18.20"	Demo
152	Big Leaf Maple	DECIDUOUS	20.90"	Demo
154	Big Leaf Maple	DECIDUOUS	17.70"	Demo
155	Douglas Fir	CONIFEROUS	39.50"	Demo
156	Western Red Cedar	CONIFEROUS	10.80"	Demo
157	Western Red Cedar	CONIFEROUS	18.60"	Demo
180	Western Red Cedar	CONIFEROUS	10.00"	Demo
181	Western Red Cedar	CONIFEROUS	12.00"	Demo
183	Douglas Fir	CONIFEROUS	16.40"	Demo
188	Big Leaf Maple	DECIDUOUS	18.20"	Demo
191	Big Leaf Maple	DECIDUOUS	12.00"	Demo
192	Big Leaf Maple	DECIDUOUS	15.60"	Demo
206	Douglas Fir	CONIFEROUS	13.50"	Demo
207	Douglas Fir	CONIFEROUS	30.70"	Demo
209	Douglas Fir	CONIFEROUS	15.00"	Demo
210	Douglas Fir	CONIFEROUS	27.80"	Demo
211	Douglas Fir	CONIFEROUS	11.80"	Demo
216	Douglas Fir	CONIFEROUS	31.30"	Demo
217	Western Red Cedar	CONIFEROUS	31.00"	Demo
218	Western Red Cedar	CONIFEROUS	31.60"	Demo
219	Douglas Fir	CONIFEROUS	11.30"	Demo
220	Douglas Fir	CONIFEROUS	28.00"	Demo
221	Western Red Cedar	CONIFEROUS	25.70"	Demo
222	Big Leaf Maple	DECIDUOUS	15.10"	Demo
223	Big Leaf Maple	DECIDUOUS	21.20"	Demo
224	Western Red Cedar	CONIFEROUS	29.00"	Demo
227	Western Red Cedar	CONIFEROUS	28.60"	Demo

228	Douglas Fir	CONIFEROUS	22.00"	Demo
229	Western Red Cedar	CONIFEROUS	14.20"	Demo
230	Western Red Cedar	CONIFEROUS	23.50"	Demo
231	Western Red Cedar	CONIFEROUS	12.30"	Demo
232	Western Red Cedar	CONIFEROUS	22.80"	Demo
254	Douglas Fir	CONIFEROUS	11.00"	Demo
255	Western Red Cedar	CONIFEROUS	15.20"	Demo
257	Western Red Cedar	CONIFEROUS	33.10"	Demo
259	Big Leaf Maple	DECIDUOUS	15.60"	Demo
260	Western Red Cedar	CONIFEROUS	27.20"	Demo
261	Douglas Fir	CONIFEROUS	29.20"	Demo
262	Big Leaf Maple	DECIDUOUS	13.60"	Demo
263	Douglas Fir	CONIFEROUS	23.50"	Demo
264	Douglas Fir	CONIFEROUS	12.70"	Demo
265	Douglas Fir	CONIFEROUS	19.60"	Demo
266	Douglas Fir	CONIFEROUS	24.00"	Demo
267	Big Leaf Maple	DECIDUOUS	16.20"	Demo
268	Big Leaf Maple	DECIDUOUS	16.20"	Demo
271	Big Leaf Maple	DECIDUOUS	15.50"	Demo
272	Western Red Cedar	CONIFEROUS	15.50"	Demo
274	Douglas Fir	CONIFEROUS	30.50"	Demo
275	Western Red Cedar	CONIFEROUS	16.20"	Demo
276	Western Red Cedar	CONIFEROUS	16.90"	Demo
277	Douglas Fir	CONIFEROUS	17.10"	Demo
278	Douglas Fir	CONIFEROUS	14.50"	Demo
291	Western Red Cedar	CONIFEROUS	15.90"	Demo
292	Douglas Fir	CONIFEROUS	24.80"	Demo
293	Western Red Cedar	CONIFEROUS	16.60"	Demo
294	Western Red Cedar	CONIFEROUS	13.30"	Demo
295	Douglas Fir	CONIFEROUS	12.30"	Demo
296	Douglas Fir	CONIFEROUS	23.10"	Demo
297	Douglas Fir	CONIFEROUS	24.60"	Demo
302	Douglas Fir	CONIFEROUS	13.30"	Demo
303	Douglas Fir	CONIFEROUS	12.10"	Demo
307	Western Red Cedar	CONIFEROUS	17.60"	Demo
308	Douglas Fir	CONIFEROUS	19.80"	Demo
309	Western Red Cedar	CONIFEROUS	21.70"	Demo
311	Big Leaf Maple	DECIDUOUS	17.10"	Demo
312	Western Red Cedar	CONIFEROUS	29.50"	Demo
313	Western Red Cedar	CONIFEROUS	23.10"	Demo
314	Big Leaf Maple	DECIDUOUS	15.60"	Demo
316	Big Leaf Maple	DECIDUOUS	23.37"	Demo
317	Western Red Cedar	CONIFEROUS	28.40"	Demo
319	Western Red Cedar	CONIFEROUS	26.20"	Demo
320	Western Red Cedar	CONIFEROUS	16.70"	Demo
321	Douglas Fir	CONIFEROUS	23.20"	Demo
322	Western Red Cedar	CONIFEROUS	29.20"	Demo

	323 Western Red Cedar	CONIFEROUS	30.10"	Demo
	324 Western Red Cedar	CONIFEROUS	10.40"	Demo
	352 Western Red Cedar	CONIFEROUS	16.90"	Demo
	365 Big Leaf Maple	DECIDUOUS	15.40"	Demo
	396 Western Red Cedar	CONIFEROUS	26.00"	Demo
U175	Douglas Fir	CONIFEROUS	14.00"	Demo
U176	Douglas Fir	CONIFEROUS	12.00"	Demo
U178	Douglas Fir	CONIFEROUS	14.00"	Demo
U228	Douglas Fir	CONIFEROUS	14.00"	Demo
	2 Big Leaf Maple	DECIDUOUS	25.06"	None
	3 Big Leaf Maple	DECIDUOUS	27.40"	None
	4 Big Leaf Maple	DECIDUOUS	17.92"	None
	5 Western Red Cedar	CONIFEROUS	14.00"	None
	6 Douglas Fir	CONIFEROUS	31.30"	None
	7 Douglas Fir	CONIFEROUS	12.10"	None
	8 Douglas Fir	CONIFEROUS	25.60"	None
	9 Big Leaf Maple	DECIDUOUS	11.05"	None
	10 Douglas Fir	CONIFEROUS	32.70"	None
	11 Douglas Fir	CONIFEROUS	21.60"	None
	12 Douglas Fir	CONIFEROUS	14.40"	None
	13 Douglas Fir	CONIFEROUS	10.70"	None
	14 Douglas Fir	CONIFEROUS	23.10"	None
	15 Douglas Fir	CONIFEROUS	18.50"	None
	16 Big Leaf Maple	DECIDUOUS	14.03"	None
	17 Big Leaf Maple	DECIDUOUS	36.55"	None
	22 Douglas Fir	CONIFEROUS	36.90"	None
	24 Big Leaf Maple	DECIDUOUS	12.00"	None
	25 Western Red Cedar	CONIFEROUS	38.60"	None
	26 Douglas Fir	CONIFEROUS	11.30"	None
	30 Big Leaf Maple	DECIDUOUS	18.00"	None
	31 Douglas Fir	CONIFEROUS	25.30"	None
	32 Douglas Fir	CONIFEROUS	16.20"	None
	33 Douglas Fir	CONIFEROUS	16.50"	None
	34 Douglas Fir	CONIFEROUS	18.30"	None
	35 Douglas Fir	CONIFEROUS	13.50"	None
	36 Douglas Fir	CONIFEROUS	11.70"	None
	37 Douglas Fir	CONIFEROUS	21.30"	None
	38 Douglas Fir	CONIFEROUS	29.70"	None
	39 Douglas Fir	CONIFEROUS	10.50"	None
	40 Douglas Fir	CONIFEROUS	10.40"	None
	41 Douglas Fir	CONIFEROUS	24.00"	None
	42 Douglas Fir	CONIFEROUS	15.10"	None
	43 Douglas Fir	CONIFEROUS	18.40"	None
	44 Big Leaf Maple	DECIDUOUS	16.30"	None
	45 Douglas Fir	CONIFEROUS	21.20"	None
	46 Big Leaf Maple	DECIDUOUS	17.20"	None
	47 Douglas Fir	CONIFEROUS	12.60"	None

48	Western Red Cedar	CONIFEROUS	14.30"	None
49	Big Leaf Maple	DECIDUOUS	12.00"	None
50	Douglas Fir	CONIFEROUS	21.10"	None
51	Big Leaf Maple	DECIDUOUS	20.00"	None
52	Western Red Cedar	CONIFEROUS	17.90"	None
53	Douglas Fir	CONIFEROUS	32.00"	None
54	Western Red Cedar	CONIFEROUS	29.20"	None
55	Douglas Fir	CONIFEROUS	20.50"	None
56	Big Leaf Maple	DECIDUOUS	16.90"	None
57	Douglas Fir	CONIFEROUS	15.10"	None
60	Douglas Fir	CONIFEROUS	11.10"	None
61	Douglas Fir	CONIFEROUS	10.70"	None
62	Douglas Fir	CONIFEROUS	26.10"	None
63	Douglas Fir	CONIFEROUS	10.00"	None
64	Douglas Fir	CONIFEROUS	17.00"	None
65	Western Red Cedar	CONIFEROUS	12.70"	None
66	Douglas Fir	CONIFEROUS	22.90"	None
67	Western Red Cedar	CONIFEROUS	20.00"	None
68	Douglas Fir	CONIFEROUS	16.20"	None
69	Western Red Cedar	CONIFEROUS	14.60"	None
70	Douglas Fir	CONIFEROUS	20.20"	None
71	Western Red Cedar	CONIFEROUS	12.60"	None
72	Douglas Fir	CONIFEROUS	30.10"	None
73	Douglas Fir	CONIFEROUS	12.10"	None
74	Western Red Cedar	CONIFEROUS	17.10"	None
75	Douglas Fir	CONIFEROUS	16.60"	None
76	Big Leaf Maple	DECIDUOUS	24.98"	None
77	Douglas Fir	CONIFEROUS	10.40"	None
78	Big Leaf Maple	DECIDUOUS	44.60"	None
79	Western Red Cedar	CONIFEROUS	25.30"	None
80	Western Red Cedar	CONIFEROUS	35.30"	None
82	Big Leaf Maple	DECIDUOUS	13.60"	None
83	Big Leaf Maple	DECIDUOUS	18.30"	None
84	Western Red Cedar	CONIFEROUS	12.90"	None
85	Douglas Fir	CONIFEROUS	16.10"	None
86	Douglas Fir	CONIFEROUS	23.00"	None
87	Big Leaf Maple	DECIDUOUS	14.80"	None
88	Douglas Fir	CONIFEROUS	10.90"	None
89	Douglas Fir	CONIFEROUS	12.90"	None
90	Western Red Cedar	CONIFEROUS	11.20"	None
91	Douglas Fir	CONIFEROUS	19.30"	None
92	Big Leaf Maple	DECIDUOUS	17.10"	None
93	Big Leaf Maple	DECIDUOUS	15.40"	None
94	Western Red Cedar	CONIFEROUS	10.10"	None
95	Big Leaf Maple	DECIDUOUS	13.40"	None
96	Big Leaf Maple	DECIDUOUS	13.70"	None
97	Big Leaf Maple	DECIDUOUS	12.70"	None

98	Big Leaf Maple	DECIDUOUS	14.10"	None
99	Big Leaf Maple	DECIDUOUS	20.50"	None
100	Western Red Cedar	CONIFEROUS	15.90"	None
101	Big Leaf Maple	DECIDUOUS	17.90"	None
102	Big Leaf Maple	DECIDUOUS	14.20"	None
106	Big Leaf Maple	DECIDUOUS	17.20"	None
107	Douglas Fir	CONIFEROUS	20.20"	None
108	Douglas Fir	CONIFEROUS	16.97"	None
109	Western Red Cedar	CONIFEROUS	15.20"	None
110	Western Red Cedar	CONIFEROUS	27.40"	None
111	Douglas Fir	CONIFEROUS	16.10"	None
112	Western Red Cedar	CONIFEROUS	10.00"	None
113	Western Red Cedar	CONIFEROUS	18.30"	None
114	Western Red Cedar	CONIFEROUS	18.60"	None
115	Douglas Fir	CONIFEROUS	31.40"	None
116	Western Red Cedar	CONIFEROUS	27.20"	None
117	Douglas Fir	CONIFEROUS	27.70"	None
118	Red Alder	DECIDUOUS	15.70"	None
119	Douglas Fir	CONIFEROUS	18.00"	None
120	Douglas Fir	CONIFEROUS	26.90"	None
121	Douglas Fir	CONIFEROUS	18.50"	None
122	Western Red Cedar	CONIFEROUS	9.50"	None
123	Douglas Fir	CONIFEROUS	17.50"	None
124	Douglas Fir	CONIFEROUS	18.40"	None
125	Douglas Fir	CONIFEROUS	20.00"	None
126	Big Leaf Maple	DECIDUOUS	14.00"	None
127	Big Leaf Maple	DECIDUOUS	13.50"	None
128	Douglas Fir	CONIFEROUS	21.30"	None
129	Douglas Fir	CONIFEROUS	14.50"	None
130	Douglas Fir	CONIFEROUS	16.50"	None
131	Douglas Fir	CONIFEROUS	17.90"	None
132	Douglas Fir	CONIFEROUS	19.60"	None
133	Douglas Fir	CONIFEROUS	13.20"	None
134	Douglas Fir	CONIFEROUS	21.00"	None
135	Douglas Fir	CONIFEROUS	22.80"	None
136	Douglas Fir	CONIFEROUS	25.20"	None
137	Douglas Fir	CONIFEROUS	15.70"	None
142	Western Red Cedar	CONIFEROUS	24.00"	None
143	Douglas Fir	CONIFEROUS	13.00"	None
146	Big Leaf Maple	DECIDUOUS	18.20"	None
147	Big Leaf Maple	DECIDUOUS	15.20"	None
148	Douglas Fir	CONIFEROUS	17.60"	None
149	Douglas Fir	CONIFEROUS	21.40"	None
150	Big Leaf Maple	DECIDUOUS	21.00"	None
151	Big Leaf Maple	DECIDUOUS	13.30"	None
153	Big Leaf Maple	DECIDUOUS	27.00"	None
158	Western Red Cedar	CONIFEROUS	30.50"	None

159	Western Red Cedar	CONIFEROUS	37.10"	None
160	Western Red Cedar	CONIFEROUS	34.50"	None
161	Western Red Cedar	CONIFEROUS	10.20"	None
162	Douglas Fir	CONIFEROUS	10.80"	None
163	Douglas Fir	CONIFEROUS	12.50"	None
164	Douglas Fir	CONIFEROUS	15.50"	None
165	Western Red Cedar	CONIFEROUS	30.30"	None
166	Western Red Cedar	CONIFEROUS	26.20"	None
167	Douglas Fir	CONIFEROUS	21.20"	None
168	Douglas Fir	CONIFEROUS	16.60"	None
169	Douglas Fir	CONIFEROUS	14.40"	None
170	Western Red Cedar	CONIFEROUS	21.50"	None
171	Douglas Fir	CONIFEROUS	24.30"	None
172	Western Red Cedar	CONIFEROUS	10.30"	None
173	Douglas Fir	CONIFEROUS	20.80"	None
174	Douglas Fir	CONIFEROUS	22.00"	None
175	Douglas Fir	CONIFEROUS	25.07"	None
176	Western Red Cedar	CONIFEROUS	33.00"	None
177	Western Red Cedar	CONIFEROUS	14.10"	None
178	Western Red Cedar	CONIFEROUS	15.30"	None
179	Western Red Cedar	CONIFEROUS	14.62"	None
182	Western Red Cedar	CONIFEROUS	12.71"	None
184	Big Leaf Maple	DECIDUOUS	17.40"	None
185	Douglas Fir	CONIFEROUS	18.50"	None
186	Big Leaf Maple	DECIDUOUS	22.80"	None
187	Western Red Cedar	CONIFEROUS	12.60"	None
189	Big Leaf Maple	DECIDUOUS	13.70"	None
190	Big Leaf Maple	DECIDUOUS	15.00"	None
193	Douglas Fir	CONIFEROUS	17.60"	None
194	Western Red Cedar	CONIFEROUS	14.10"	None
195	Douglas Fir	CONIFEROUS	21.80"	None
196	Douglas Fir	CONIFEROUS	26.70"	None
197	Western Red Cedar	CONIFEROUS	21.00"	None
198	Douglas Fir	CONIFEROUS	19.30"	None
199	Western Red Cedar	CONIFEROUS	41.30"	None
200	Big Leaf Maple	DECIDUOUS	31.70"	None
201	Big Leaf Maple	DECIDUOUS	22.77"	None
202	Big Leaf Maple	DECIDUOUS	13.80"	None
203	Big Leaf Maple	DECIDUOUS	18.70"	None
204	Big Leaf Maple	DECIDUOUS	16.20"	None
205	Big Leaf Maple	DECIDUOUS	17.50"	None
208	Douglas Fir	CONIFEROUS	17.20"	None
212	Western Red Cedar	CONIFEROUS	32.00"	None
213	Big Leaf Maple	DECIDUOUS	15.50"	None
214	Douglas Fir	CONIFEROUS	20.60"	None
215	Douglas Fir	CONIFEROUS	15.60"	None
225	Douglas Fir	CONIFEROUS	33.10"	None

226	Douglas Fir	CONIFEROUS	16.70"	None
233	Douglas Fir	CONIFEROUS	18.00"	None
234	Douglas Fir	CONIFEROUS	12.40"	None
235	Douglas Fir	CONIFEROUS	11.60"	None
236	Douglas Fir	CONIFEROUS	25.50"	None
237	Western Red Cedar	CONIFEROUS	28.90"	None
238	Western Red Cedar	CONIFEROUS	11.90"	None
239	Douglas Fir	CONIFEROUS	24.60"	None
240	Douglas Fir	CONIFEROUS	19.20"	None
241	Douglas Fir	CONIFEROUS	23.30"	None
242	Western Red Cedar	CONIFEROUS	19.30"	None
243	Western Red Cedar	CONIFEROUS	10.00"	None
244	Douglas Fir	CONIFEROUS	21.30"	None
245	Douglas Fir	CONIFEROUS	19.60"	None
246	Douglas Fir	CONIFEROUS	15.50"	None
247	Douglas Fir	CONIFEROUS	18.20"	None
248	Douglas Fir	CONIFEROUS	22.60"	None
249	Douglas Fir	CONIFEROUS	11.30"	None
251	Douglas Fir	CONIFEROUS	16.80"	None
252	Douglas Fir	CONIFEROUS	22.50"	None
253	Douglas Fir	CONIFEROUS	24.10"	None
256	Big Leaf Maple	DECIDUOUS	16.10"	None
258	Douglas Fir	CONIFEROUS	40.90"	None
269	Big Leaf Maple	DECIDUOUS	13.90"	None
270	Western Red Cedar	CONIFEROUS	10.00"	None
273	Western Red Cedar	CONIFEROUS	11.10"	None
279	Western Red Cedar	CONIFEROUS	21.20"	None
280	Big Leaf Maple	DECIDUOUS	12.20"	None
281	Big Leaf Maple	DECIDUOUS	18.50"	None
282	Big Leaf Maple	DECIDUOUS	12.90"	None
283	Douglas Fir	CONIFEROUS	22.50"	None
284	Douglas Fir	CONIFEROUS	15.10"	None
285	Big Leaf Maple	DECIDUOUS	16.30"	None
286	Big Leaf Maple	DECIDUOUS	14.80"	None
287	Douglas Fir	CONIFEROUS	26.87"	None
288	Big Leaf Maple	DECIDUOUS	32.02"	None
289	Big Leaf Maple	DECIDUOUS	12.90"	None
290	Western Red Cedar	CONIFEROUS	35.10"	None
298	Douglas Fir	CONIFEROUS	27.70"	None
299	Douglas Fir	CONIFEROUS	13.30"	None
300	Western Red Cedar	CONIFEROUS	27.20"	None
301	Douglas Fir	CONIFEROUS	30.30"	None
304	Douglas Fir	CONIFEROUS	18.50"	None
305	Western Red Cedar	CONIFEROUS	17.50"	None
306	Douglas Fir	CONIFEROUS	37.80"	None
310	Big Leaf Maple	DECIDUOUS	44.18"	None
315	Western Red Cedar	CONIFEROUS	33.00"	None

318	Western Red Cedar	CONIFEROUS	21.00"	None
325	Western Red Cedar	CONIFEROUS	32.90"	None
326	Douglas Fir	CONIFEROUS	21.70"	None
327	Big Leaf Maple	DECIDUOUS	15.40"	None
328	Douglas Fir	CONIFEROUS	11.30"	None
329	Western Red Cedar	CONIFEROUS	30.10"	None
330	Western Red Cedar	CONIFEROUS	14.84"	None
331	Douglas Fir	CONIFEROUS	20.20"	None
332	Douglas Fir	CONIFEROUS	18.30"	None
333	Big Leaf Maple	DECIDUOUS	13.20"	None
334	Big Leaf Maple	DECIDUOUS	29.00"	None
335	Douglas Fir	CONIFEROUS	33.00"	None
336	Western Red Cedar	CONIFEROUS	20.10"	None
337	Western Red Cedar	CONIFEROUS	33.70"	None
338	Western Red Cedar	CONIFEROUS	29.20"	None
339	Western Red Cedar	CONIFEROUS	36.00"	None
340	Western Red Cedar	CONIFEROUS	10.70"	None
341	Pacific Madrone	CONIFEROUS	10.20"	None
342	Big Leaf Maple	DECIDUOUS	13.20"	None
345	Douglas Fir	CONIFEROUS	21.70"	None
346	Big Leaf Maple	DECIDUOUS	17.60"	None
347	Douglas Fir	CONIFEROUS	13.70"	None
348	Big Leaf Maple	DECIDUOUS	12.30"	None
349	Western Red Cedar	CONIFEROUS	19.30"	None
350	Western Red Cedar	CONIFEROUS	18.50"	None
351	Western Red Cedar	CONIFEROUS	32.30"	None
353	Western Red Cedar	CONIFEROUS	27.10"	None
354	Western Red Cedar	CONIFEROUS	38.00"	None
355	Western Red Cedar	CONIFEROUS	13.10"	None
356	Big Leaf Maple	DECIDUOUS	18.60"	None
357	Western Red Cedar	CONIFEROUS	44.60"	None
358	Douglas Fir	CONIFEROUS	14.30"	None
359	Western Red Cedar	CONIFEROUS	13.30"	None
360	Big Leaf Maple	DECIDUOUS	16.50"	None
361	Big Leaf Maple	DECIDUOUS	16.40"	None
362	Big Leaf Maple	DECIDUOUS	12.00"	None
363	Big Leaf Maple	DECIDUOUS	17.80"	None
364	Western Red Cedar	CONIFEROUS	18.20"	None
366	Western Red Cedar	CONIFEROUS	20.50"	None
367	Western Red Cedar	CONIFEROUS	22.40"	None
368	Western Red Cedar	CONIFEROUS	35.30"	None
369	Big Leaf Maple	DECIDUOUS	13.60"	None
370	Western Red Cedar	CONIFEROUS	17.00"	None
371	Douglas Fir	CONIFEROUS	13.70"	None
372	Big Leaf Maple	DECIDUOUS	32.00"	None
373	Big Leaf Maple	DECIDUOUS	21.20"	None
374	Big Leaf Maple	DECIDUOUS	27.20"	None

375	Western Red Cedar	CONIFEROUS	30.70"	None
376	Big Leaf Maple	DECIDUOUS	22.00"	None
377	Western Red Cedar	CONIFEROUS	27.20"	None
378	Western Red Cedar	CONIFEROUS	31.20"	None
379	Western Red Cedar	CONIFEROUS	44.40"	None
380	Western Red Cedar	CONIFEROUS	14.60"	None
381	Western Red Cedar	CONIFEROUS	12.50"	None
382	Big Leaf Maple	DECIDUOUS	16.30"	None
383	Western Red Cedar	CONIFEROUS	15.20"	None
384	Western Red Cedar	CONIFEROUS	16.70"	None
385	Western Red Cedar	CONIFEROUS	16.50"	None
386	Big Leaf Maple	DECIDUOUS	19.20"	None
387	Western Red Cedar	CONIFEROUS	16.40"	None
388	Western Red Cedar	CONIFEROUS	38.50"	None
389	Western Red Cedar	CONIFEROUS	17.20"	None
390	Western Red Cedar	CONIFEROUS	32.20"	None
391	Western Red Cedar	CONIFEROUS	20.30"	None
392	Western Red Cedar	CONIFEROUS	14.50"	None
393	Big Leaf Maple	DECIDUOUS	18.60"	None
394	Big Leaf Maple	DECIDUOUS	14.10"	None
395	Red Alder	DECIDUOUS	12.20"	None
397	Western Red Cedar	CONIFEROUS	24.00"	None
398	Big Leaf Maple	DECIDUOUS	21.30"	None
404	Big Leaf Maple	DECIDUOUS	16.50"	None
406	Big Leaf Maple	DECIDUOUS	17.60"	None
407	Big Leaf Maple	DECIDUOUS	13.20"	None
408	Western Red Cedar	CONIFEROUS	16.10"	None
409	Western Red Cedar	CONIFEROUS	30.10"	None
410	Western Red Cedar	CONIFEROUS	32.10"	None
411	Western Red Cedar	CONIFEROUS	27.00"	None
412	Western Red Cedar	CONIFEROUS	28.90"	None
413	Western Red Cedar	CONIFEROUS	37.70"	None
414	Western Red Cedar	CONIFEROUS	39.40"	None
415	Douglas Fir	CONIFEROUS	28.30"	None
417	Western Red Cedar	CONIFEROUS	37.40"	None
418	Big Leaf Maple	DECIDUOUS	16.60"	None
419	Western Red Cedar	CONIFEROUS	13.70"	None
420	Red Alder	DECIDUOUS	18.30"	None
421	Red Alder	DECIDUOUS	17.10"	None
422	Red Alder	DECIDUOUS	15.00"	None
423	Big Leaf Maple	DECIDUOUS	17.00"	None
424	Big Leaf Maple	DECIDUOUS	15.00"	None
425	Big Leaf Maple	DECIDUOUS	42.00"	None
426	Western Red Cedar	CONIFEROUS	14.50"	None
427	Western Red Cedar	CONIFEROUS	16.70"	None
428	Western Red Cedar	CONIFEROUS	11.40"	None
429	Western Red Cedar	CONIFEROUS	20.20"	None

	430 Big Leaf Maple	DECIDUOUS	21.00"	None
	433 Western Red Cedar	CONIFEROUS	31.00"	None
	434 Western Red Cedar	CONIFEROUS	26.20"	None
	435 Douglas Fir	CONIFEROUS	28.00"	None
	436 Douglas Fir	CONIFEROUS	28.00"	None
	437 Douglas Fir	CONIFEROUS	35.50"	None
	438 Western Red Cedar	CONIFEROUS	22.00"	None
	439 Douglas Fir	CONIFEROUS	33.00"	None
	440 Western Red Cedar	CONIFEROUS	35.70"	None
	441 Big Leaf Maple	DECIDUOUS	20.00"	None
U1	Douglas Fir	CONIFEROUS	52.00"	None
U2	Douglas Fir	CONIFEROUS	16.00"	None
U3	Big Leaf Maple	DECIDUOUS	18.00"	None
U4	Big Leaf Maple	DECIDUOUS	24.00"	None
U5	Big Leaf Maple	DECIDUOUS	20.00"	None
U6	Big Leaf Maple	DECIDUOUS	16.00"	None
U7	Big Leaf Maple	DECIDUOUS	24.00"	None
U8	Douglas Fir	CONIFEROUS	20.00"	None
U10	Western Red Cedar	CONIFEROUS	10.00"	None
U11	Red Alder	DECIDUOUS	18.00"	None
U17	Western Red Cedar	CONIFEROUS	10.00"	None
U18	Big Leaf Maple	DECIDUOUS	20.00"	None
U20	Douglas Fir	CONIFEROUS	22.00"	None
U21	Douglas Fir	CONIFEROUS	26.00"	None
U22	Western Red Cedar	CONIFEROUS	30.00"	None
U23	Douglas Fir	CONIFEROUS	44.00"	None
U24	Western Red Cedar	CONIFEROUS	30.00"	None
U25	Douglas Fir	CONIFEROUS	44.00"	None
U27	Western Red Cedar	CONIFEROUS	40.00"	None
U29	Big Leaf Maple	DECIDUOUS	18.00"	None
U31	Douglas Fir	CONIFEROUS	28.00"	None
U32	Douglas Fir	CONIFEROUS	10.00"	None
U33	Douglas Fir	CONIFEROUS	10.00"	None
U34	Western Red Cedar	CONIFEROUS	42.00"	None
U35	Western Hemlock	CONIFEROUS	12.00"	None
U36	Douglas Fir	CONIFEROUS	38.00"	None
U37	Douglas Fir	CONIFEROUS	42.00"	None
U38	Big Leaf Maple	DECIDUOUS	26.00"	None
U39	Red Alder	DECIDUOUS	14.00"	None
U40	Big Leaf Maple	DECIDUOUS	42.00"	None
U41	Big Leaf Maple	DECIDUOUS	18.00"	None
U42	Red Alder	DECIDUOUS	12.00"	None
U43	Western Red Cedar	CONIFEROUS	10.00"	None
U44	Big Leaf Maple	DECIDUOUS	38.00"	None
U47	Big Leaf Maple	DECIDUOUS	18.00"	None
U48	Western Red Cedar	CONIFEROUS	44.00"	None
U49	Red Alder	DECIDUOUS	12.00"	None

U50	Big Leaf Maple	DECIDUOUS	18.00"	None
U51	Western Red Cedar	CONIFEROUS	16.00"	None
U52	Western Red Cedar	CONIFEROUS	36.00"	None
U53	Red Alder	DECIDUOUS	12.00"	None
U54	Western Red Cedar	CONIFEROUS	36.00"	None
U55	Big Leaf Maple	DECIDUOUS	34.00"	None
U56	Western Red Cedar	CONIFEROUS	14.00"	None
U57	Red Alder	DECIDUOUS	12.00"	None
U58	Red Alder	DECIDUOUS	16.00"	None
U59	Red Alder	DECIDUOUS	14.00"	None
U60	Big Leaf Maple	DECIDUOUS	20.00"	None
U61	Big Leaf Maple	DECIDUOUS	25.00"	None
U62	Big Leaf Maple	DECIDUOUS	21.00"	None
U63	Douglas Fir	CONIFEROUS	12.00"	None
U64	Western Red Cedar	CONIFEROUS	52.00"	None
U65	Western Red Cedar	CONIFEROUS	36.00"	None
U66	Big Leaf Maple	DECIDUOUS	46.00"	None
U67	Western Red Cedar	CONIFEROUS	12.00"	None
U68	Western Red Cedar	CONIFEROUS	22.00"	None
U70	Western Red Cedar	CONIFEROUS	32.00"	None
U71	Big Leaf Maple	DECIDUOUS	35.00"	None
U73	Big Leaf Maple	DECIDUOUS	44.00"	None
U74	Western Red Cedar	CONIFEROUS	20.00"	None
U75	Big Leaf Maple	DECIDUOUS	26.00"	None
U76	Western Red Cedar	CONIFEROUS	12.00"	None
U77	Western Red Cedar	CONIFEROUS	14.00"	None
U78	Big Leaf Maple	DECIDUOUS	12.00"	None
U79	Western Red Cedar	CONIFEROUS	14.00"	None
U80	Red Alder	DECIDUOUS	12.00"	None
U82	Western Red Cedar	CONIFEROUS	10.00"	None
U84	Western Red Cedar	CONIFEROUS	10.00"	None
U85	Western Red Cedar	CONIFEROUS	10.00"	None
U86	Western Red Cedar	CONIFEROUS	12.00"	None
U87	Red Alder	DECIDUOUS	12.00"	None
U88	Western Red Cedar	CONIFEROUS	10.00"	None
U89	Western Red Cedar	CONIFEROUS	40.00"	None
U90	Western Red Cedar	CONIFEROUS	46.00"	None
U91	Big Leaf Maple	DECIDUOUS	84.00"	None
U93	Big Leaf Maple	DECIDUOUS	16.00"	None
U94	Red Alder	DECIDUOUS	18.00"	None
U95	Western Red Cedar	CONIFEROUS	16.00"	None
U96	Big Leaf Maple	DECIDUOUS	14.00"	None
U97	Red Alder	DECIDUOUS	12.00"	None
U98	Western Hemlock	CONIFEROUS	20.00"	None
U99	Western Red Cedar	CONIFEROUS	28.00"	None
U100	Red Alder	DECIDUOUS	12.00"	None
U101	Red Alder	DECIDUOUS	14.00"	None

U102	Red Alder	DECIDUOUS	12.00"	None
U103	Big Leaf Maple	DECIDUOUS	12.00"	None
U104	Red Alder	DECIDUOUS	12.00"	None
U107	Western Red Cedar	CONIFEROUS	12.00"	None
U108	Red Alder	DECIDUOUS	12.00"	None
U109	Western Red Cedar	CONIFEROUS	28.00"	None
U110	Western Red Cedar	CONIFEROUS	10.00"	None
U112	Western Red Cedar	CONIFEROUS	18.00"	None
U113	Western Red Cedar	CONIFEROUS	38.00"	None
U114	Big Leaf Maple	DECIDUOUS	28.00"	None
U115	Big Leaf Maple	DECIDUOUS	23.00"	None
U116	Western Red Cedar	CONIFEROUS	16.00"	None
U117	Western Red Cedar	CONIFEROUS	18.00"	None
U118	Big Leaf Maple	DECIDUOUS	14.00"	None
U119	Red Alder	DECIDUOUS	12.00"	None
U120	Western Red Cedar	CONIFEROUS	16.00"	None
U121	Big Leaf Maple	DECIDUOUS	28.00"	None
U122	Big Leaf Maple	DECIDUOUS	50.00"	None
U123	Big Leaf Maple	DECIDUOUS	36.00"	None
U125	Western Red Cedar	CONIFEROUS	10.00"	None
U126	Western Red Cedar	CONIFEROUS	14.00"	None
U127	Western Hemlock	CONIFEROUS	16.00"	None
U128	Red Alder	DECIDUOUS	14.00"	None
U129	Big Leaf Maple	DECIDUOUS	26.00"	None
U130	Big Leaf Maple	DECIDUOUS	24.00"	None
U131	Western Red Cedar	CONIFEROUS	22.00"	None
U132	Western Red Cedar	CONIFEROUS	24.00"	None
U133	Big Leaf Maple	DECIDUOUS	16.00"	None
U135	Big Leaf Maple	DECIDUOUS	12.00"	None
U136	Big Leaf Maple	DECIDUOUS	16.00"	None
U137	Red Alder	DECIDUOUS	12.00"	None
U138	Western Red Cedar	CONIFEROUS	10.00"	None
U140	Western Red Cedar	CONIFEROUS	10.00"	None
U141	Red Alder	DECIDUOUS	12.00"	None
U142	Red Alder	DECIDUOUS	12.00"	None
U143	Big Leaf Maple	DECIDUOUS	40.00"	None
U144	Western Red Cedar	CONIFEROUS	32.00"	None
U145	Big Leaf Maple	DECIDUOUS	20.00"	None
U146	Western Red Cedar	CONIFEROUS	36.00"	None
U147	Red Alder	DECIDUOUS	12.00"	None
U148	Big Leaf Maple	DECIDUOUS	12.00"	None
U149	Big Leaf Maple	DECIDUOUS	12.00"	None
U150	Red Alder	DECIDUOUS	16.00"	None
U151	Big Leaf Maple	DECIDUOUS	17.00"	None
U152	Western Red Cedar	CONIFEROUS	28.00"	None
U153	Western Red Cedar	CONIFEROUS	44.00"	None
U154	Big Leaf Maple	DECIDUOUS	14.00"	None

U155	Western Red Cedar	CONIFEROUS	16.00"	None
U156	Western Red Cedar	CONIFEROUS	12.00"	None
U157	Red Alder	DECIDUOUS	14.00"	None
U158	Western Red Cedar	CONIFEROUS	12.00"	None
U159	Red Alder	DECIDUOUS	14.00"	None
U160	Western Red Cedar	CONIFEROUS	30.00"	None
U161	Big Leaf Maple	DECIDUOUS	16.00"	None
U162	Western Red Cedar	CONIFEROUS	26.00"	None
U163	Western Red Cedar	CONIFEROUS	10.00"	None
U164	Douglas Fir	CONIFEROUS	14.00"	None
U165	Red Alder	DECIDUOUS	12.00"	None
U166	Douglas Fir	CONIFEROUS	30.00"	None
U167	Big Leaf Maple	DECIDUOUS	10.00"	None
U168	Big Leaf Maple	DECIDUOUS	14.00"	None
U169	Big Leaf Maple	DECIDUOUS	16.00"	None
U170	Big Leaf Maple	DECIDUOUS	14.00"	None
U171	Red Alder	DECIDUOUS	14.00"	None
U172	Red Alder	DECIDUOUS	12.00"	None
U173	Big Leaf Maple	DECIDUOUS	16.00"	None
U174	Douglas Fir	CONIFEROUS	14.00"	None
U177	Big Leaf Maple	DECIDUOUS	16.00"	None
U179	Big Leaf Maple	DECIDUOUS	12.00"	None
U180	Douglas Fir	CONIFEROUS	10.00"	None
U181	Douglas Fir	CONIFEROUS	16.00"	None
U182	Douglas Fir	CONIFEROUS	18.00"	None
U183	Douglas Fir	CONIFEROUS	22.00"	None
U184	Douglas Fir	CONIFEROUS	16.00"	None
U186	Big Leaf Maple	DECIDUOUS	27.00"	None
U187	Douglas Fir	CONIFEROUS	26.00"	None
U188	Douglas Fir	CONIFEROUS	26.00"	None
U190	Douglas Fir	CONIFEROUS	16.00"	None
U192	Douglas Fir	CONIFEROUS	14.00"	None
U193	Douglas Fir	CONIFEROUS	12.00"	None
U194	Douglas Fir	CONIFEROUS	26.00"	None
U196	Douglas Fir	CONIFEROUS	26.00"	None
U197	Douglas Fir	CONIFEROUS	22.00"	None
U198	Douglas Fir	CONIFEROUS	12.00"	None
U199	Big Leaf Maple	DECIDUOUS	12.00"	None
U203	Douglas Fir	CONIFEROUS	20.00"	None
U204	Douglas Fir	CONIFEROUS	12.00"	None
U205	Douglas Fir	CONIFEROUS	16.00"	None
U206	Western Red Cedar	CONIFEROUS	20.00"	None
U207	Western Red Cedar	CONIFEROUS	16.00"	None
U208	Douglas Fir	CONIFEROUS	20.00"	None
U210	Big Leaf Maple	DECIDUOUS	24.00"	None
U211	Western Red Cedar	CONIFEROUS	26.00"	None
U212	Big Leaf Maple	DECIDUOUS	16.00"	None

U213	Western Red Cedar	CONIFEROUS	22.00"	None
U214	Western Red Cedar	CONIFEROUS	20.00"	None
U215	Douglas Fir	CONIFEROUS	38.00"	None
U216	Western Red Cedar	CONIFEROUS	18.00"	None
U217	Western Red Cedar	CONIFEROUS	20.00"	None
U218	Douglas Fir	CONIFEROUS	16.00"	None
U219	Western Red Cedar	CONIFEROUS	26.00"	None
U220	Western Red Cedar	CONIFEROUS	20.00"	None
U221	Big Leaf Maple	DECIDUOUS	32.00"	None
U224	Western Red Cedar	CONIFEROUS	28.00"	None
U225	Big Leaf Maple	DECIDUOUS	14.00"	None
U226	Western Red Cedar	CONIFEROUS	14.00"	None
U227	Big Leaf Maple	DECIDUOUS	12.00"	None
U229	Douglas Fir	CONIFEROUS	20.00"	None
U230	Douglas Fir	CONIFEROUS	18.00"	None
U232	Douglas Fir	CONIFEROUS	18.00"	None
U234	Douglas Fir	CONIFEROUS	18.00"	None
U235	Western Red Cedar	CONIFEROUS	22.00"	None
U236	Douglas Fir	CONIFEROUS	18.00"	None
U237	Douglas Fir	CONIFEROUS	12.00"	None
U238	Douglas Fir	CONIFEROUS	16.00"	None
U239	Douglas Fir	CONIFEROUS	14.00"	None
U240	Douglas Fir	CONIFEROUS	16.00"	None
U241	Douglas Fir	CONIFEROUS	20.00"	None
U242	Western Red Cedar	CONIFEROUS	32.00"	None
U243	Douglas Fir	CONIFEROUS	10.00"	None
U244	Douglas Fir	CONIFEROUS	22.00"	None
U245	Douglas Fir	CONIFEROUS	14.00"	None
U246	Douglas Fir	CONIFEROUS	28.00"	None

To Whom It May Concern regarding comments on the **Baker Hill 7 / PLN52091 SUB** project:

We are the owners of the property adjacent to the Christiansen Swiggett development being proposed on Baker Hill. However, we are currently living in the United Kingdom volunteering for our church. We will return to our home at 6157 Northeast Baker Hill Road next June.

We of course were concerned to hear about the proposed development next to our property. Here is the description in the NOTICE OF APPLICATION / SEPA COMMENT PERIOD:

Long subdivision of two lots into seven lots. Each resultant lot will contain a single-family residence and a detached accessory dwelling unit.

The development includes seven homes of approximately 2400 sq ft, and each will have a completed ADU as stated in the notice above. We understand that there are wetlands on the lower portion, and therefore, they are planning to cluster the homes in a central area of the acreage. We have met with the owners of the property, Nelda Christiansen Swiggett and Clif Swiggett and are reassured regarding many of our concerns which included protection of the wetlands, the integrity of the high bank at the west end of the property, the footprint required for seven homes and the drain field issues. We believe there will be significant construction noise as trees are cleared and construction vehicles are accessing the property.

Our remaining concerns focus on the following points:

- We are primarily concerned about the number of 14 dwelling units for this project, which is not standard for this area of Bainbridge Island.
- We are concerned about whether South Bainbridge Water has the capacity to supply water for 14 additional dwellings, and the impact the proposal may have on the water supply for the homes already on the water system.
- We are concerned about the ingress and egress to the development. The topography for the proposed access road would require transecting a gully with significant added impact to the upper slope and vegetation.
- Related to ingress and egress, the development has the likelihood for two vehicles for each home plus one for each ADU. The attendant traffic will require at least a double wide access road.

We were initially very opposed to the project but after talking with the property owners we can understand the advantages of their vision. We remain concerned about the environmental impacts that the density and above noted concerns present. We request that the City of Bainbridge Island and the developers consider reducing the total number of units to 5 or remove the ADUs from each unit to reduce the impact on the surrounding environment and the protection of such environmental concerns noted.

As per the NOTICE OF APPLICATION / SEPA COMMENT PERIOD **we request that we be notified of any further review, public hearing, and decisions** regarding the Baker Hill 7 project. Notices can be sent to gregoryekeyes@outlook.com and pswkeyes@gmail.com .

Thank you for your kind consideration,

Gregory E. Keyes, M.D. and Pamela W. Keyes

Owners of Kitsap County parcels 1-002 and 1-018

Gregory - 206-383-9140; Pamela - 206-383-9157

S I R C A Architect

6163 NE Baker Hill Road
Bainbridge Island, WA 98110
phone (206) 780-1429
cell (206) 353-7643
sirca.architect@gmail.com

September 20th, 2022

To: City of Bainbridge Planning Dept
Re: **Baker Hill 7 proposed development PLN 52091 SUV**

This letter is in response to the proposed 14-unit development (7 single-family houses + 7 DADU's) that is currently under SEPA review; we are the homeowners located at 6163 NE Baker Hill Road which is directly adjacent to the subject property. My wife Judy and myself have the following concerns:

1. There appear to be wetlands located toward the west end of the property which will be impacted by this development, which will likely preclude any development in or near this area assuming that there are significant setback requirements from the wetland. The proposed septic systems for these houses are planned to be located uphill, toward the east end of the property near Baker Hill Road. Given these two parameters, it seems that the 14 new units will likely be clustered in the middle of the site, close to where our home is located, so instead of having a single house across from our property, there will be a disproportionately dense development which will be out of scale for the neighborhood. We are concerned both for the visual and noise impacts that this will create, and my impact our property value as well.
2. The proposed stormwater management will rely on rain gardens, but are there plans for where this water will go? If it needs to remain on site, this will also take up a lot of land space and likely make the unit clustering even tighter.
3. There was some mention that the proposed access driveway coming off Baker Hill Road may impact the existing driveway easement that we use for access to our property, including some "adjustments" to the easement, which seems like a non-starter to us. We are worried that access to our property may be compromised during and after the construction process. Once completed, there will be a great increase of traffic coming up that new driveway, which it seems will be directly adjacent to our driveway and create a messy & hazardous traffic/pedestrian situation.
4. Has a traffic study been performed to determine the impact to the local road systems?
5. The proposed dispersal septic system near the east end of the site appears to be a cutting-edge design, to be routed between trees that need to be preserved, and we are concerned about the overall system as to how reliable it will be and how any reserve system would be provided for.
6. Noting the current water project ongoing near Gazzam Lake, the drilling there has failed to find water, and we are concerned about the impact of 14 new units to this system. Will there be upgrades required to the water system for this development?
7. Given the current state of the national economy and the rising interest rates, there is the possibility of recession and/or that the project may become too expensive to build or could run into trouble down the road, leaving a half-finished fiasco similar to what happened during the Lynwood Center development; this would be disastrous for our local neighborhood.

In conclusion, while we are not opposed to the overall project and respect the company hired to manage the project, we would appreciate the city's review of the proposed high density and its impact to ourselves and to the local neighborhood. We would like to see the project reduced in scope, as it appears to be too intense for our quiet rural area. Please contact us with any future developments.

Best regards,
Dave and Judy Sircoloumb

From: [Kristine Cramer](#)
To: [PCD](#)
Subject: Re: SEPA comments Baker Hill 7
Date: Friday, September 23, 2022 1:41:52 PM

You don't often get email from kristinedcramer@gmail.com. [Learn why this is important](#)

CAUTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF BAINBRIDGE ISLAND EMAIL SYSTEM -Take caution NOT to open attachments or links unless you know the sender AND you were expecting the attachment or the link.

Hello,

I am writing to submit the following public comments on the SEPA checklist for the Baker Hill 7 project. As a neighbor, I have several concerns about this development and its environmental and traffic impacts to our small community.

1. Water resources. When we moved to Baker Hill in 2007, we were told water resources were critical. We were told by Point White Water (now taken over by KPUD) that there would be no new water rights given in this area. We have recently learned of KPUD's attempts to shore up our water resources in the Gazzam Nature Preserve. As I understand it, KPUD drilled over 300 feet down to find water and did not find any. How can we consider adding homes (7 plus ADUs, which suggests up to 14 residences!) to this neighborhood where our future water resources are uncertain. What is the plan for ensuring water to existing homes, let alone for this additional 7-14?
2. Vegetation cover. Your SEPA document does not state how many trees will be removed for this development, nor does it state mitigation measures. It says "replanted where appropriate." This leaves far too much wiggle room for the developer to turn our wooded neighborhood into another North Town Woods. We don't want that. We choose to live out here for the rural character, and this development and the loss of our woods threatens to change the character of Baker Hill for the worse.
3. Traffic. As Lynnwood Center has been developed, road traffic has increased considerably on Baker Hill. We are at a disadvantage at the bottom of Baker Hill where we have a two-way stop sign and wait for traffic. This subdivision will add more vehicular traffic and more delays on Baker Hill. In addition, many people (including 4 members of my family) walk and bicycle on Baker Hill. There are no road shoulders or paths, meaning that cars have to swerve to avoid pedestrians and bikers. Additional vehicular traffic on Baker Hill adds to the danger and risk to non-motorized users.

Thank you for your review of my questions and concerns.

Regards,
Kristine Cramer
6000 NE Baker Hill Rd.
206-384-5647

On Thu, Sep 22, 2022 at 8:23 AM Kristine Cramer <kristinedcramer@gmail.com> wrote:
Hello,

I would like to review and comment on your SEPA document which is currently out for

public comment. I spoke with the Planning Department who directed me to the notification. I have now clicked through almost every link available and have seen your postcard proofs, notices, etc., but I cannot find the actual SEPA checklist.

I understand comments are due tomorrow and would like for you to either call or send me a direct link to the checklist today so that I can review and comment.

Thank you,
Kristine Cramer
206-384-5647

Call to Order (Attendance, Agenda, Ethics)

Review and Approval of Minutes – August 1, 2022

Baker Hill 7 ([PLN52091 DRB-FRR](#))

New/Old Business

Pre-app conference attendees

Design for Bainbridge Manual Update

Appendix B Examples

General Project Update

Next Meeting: 09/05/2022 Labor Day holiday

Board Member Issues/Concerns

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Todd Thiel called the meeting to order at 2:01 PM. Committee Members in attendance were Vicki Clayton, Anna Snyder-Kelly, Elaine Liffgens, Bob Russell, and Marc Aubain. City Council member Clarence Moriwaki was present. City Staff present were Planning Manager HB Harper, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. Todd Thiel disclosed he had a working relationship with Green Canopy, the developers of the Baker Hill 7 project.

Review and Approval of Minutes – August 1, 2022

Motion: I make a motion to approve the August 1 meeting minutes.

Clayton/Russell: Passed Unanimously

Baker Hill 7 ([PLN52091 DRB-FRR](#))

#3 Final Design Review & Recommendation Meeting

See attached PLN52091 Design for Bainbridge Subdivision Worksheet FINAL 08152022

New/Old Business

- Pre-app Conference Attendees
- Design for Bainbridge Manual Updates
 - Appendix B Examples
- General Project Update
- Next Meeting: 09/05/2022 Labor Day holiday
- Board Member Issues/Concerns

Adjourn

The meeting was adjourned at 4:18 PM.

Approved by:



Todd Thiel, Chair



Marlene Schubert, Administrative Specialist

Attendee Report				
Report Generated:	8/15/2022 17:34			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers
Design Review Board Regular Meeting	850 4927 7424	8/15/2022 13:33	166	5
			Total Users	Max Concurrent Views
			12	0
Host Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Marlene Schubert	mschubert@bainbridgewa.gov	8/15/2022 13:33	8/15/2022 16:18	166
Panelist Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Kyle Kütz		8/15/2022 14:02	8/15/2022 15:06	64
Clif Swiggett		8/15/2022 14:03	8/15/2022 15:06	64
MilaFakhrudinova		8/15/2022 14:03	8/15/2022 15:06	63
Attendee Details				
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Kyle Kütz		8/15/2022 14:01	8/15/2022 14:02	2
Kyle Kütz		8/15/2022 15:06	8/15/2022 15:06	1
Sarah B		8/15/2022 15:34	8/15/2022 15:45	11
Sarah Blossom		8/15/2022 15:44	8/15/2022 16:09	25
Dianne		8/15/2022 14:25	8/15/2022 15:40	75
Clif Swiggett		8/15/2022 14:01	8/15/2022 14:03	2
Clif Swiggett		8/15/2022 15:06	8/15/2022 15:06	1
MilaFakhrudinova		8/15/2022 14:01	8/15/2022 14:03	3



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
August 15, 2022**

PLEASE PRINT

Join ListServ?
(Provide Phone **AND**
Email)

Name	Affiliation	Phone / Email	
TODD THIEL	DRB		☐
ELAINE LIFFGENS	DRB		☐
Clarence Moriwaki	COBI		☐
HB HARPER	COBI		☐
MARC AUBIN	DRB.		☐
Bob Russell	DRB		☐
Vicki Clayton	DRB		☐
Anna Snyder Kelly	DRB		☐



CITY OF
BAINBRIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
August 15, 2022**

PLEASE PRINT

**Join ListServ?
(Provide Phone AND
Email)**

Name	Affiliation	Phone / Email	
Kelly Toyare	Staff		☐
			☐
			☐
			☐
			☐
			☐
			☐
			☐



Design for Bainbridge Subdivision Worksheet

PROJECT: Baker Hill 7 (PLN52091)

PROJECT ADDRESS or PARCEL: 052402-1-013-2004 & 052402-1-015-2002

DATE: 8/15/2022

PROJECT PLANNER: Kelly Tayara

Design Review Board Meeting Dates: DRB-CON 10.18.2021, DRB-DG 08.01.2022, DRB-FRR 08.15.2022

4-STEP DESIGN PROCESS

17.12.030 Four-step design process. 

The city's approach to planning for subdivisions requires a four-step process that gives the highest priority to identification and conservation of existing natural site features.

This process reverses the conventional site planning approach, which typically begins by laying out the streets, lot lines and building footprints. Instead of first identifying the areas to be cleared for development, the design process begins by analyzing on-site resources and the site's relationship to surrounding properties, in order to identify what resources are most worthy of preservation and what areas can best accommodate development.

This design process is required for all residential subdivisions. The process is further defined in BIMC [2.16.125.D](#); it consists of four steps: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines. (Ord. 2019-03 § 5 (Exh. A), 2019)

4-Step Design Process Complete:

Yes: ☒ No: ☐ N/A: ☐



Chapter 3 **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

	Met	Does Not Meet
C1	☒	☐
C2	☒	☐
C3	☒	☐
C4	☒	☐
C5	☒	☐
C6	☐	☐

If marked Does Not Meet, additional information required:

C6 – N/A



Chapter 5

STREET TYPES AND FRONTAGES

Street Types	Check all that apply
State Route	☐
Main Street	☐
Neighborhood Main Street	☐
Neighborhood Mixed Use	☐
Mixed Use Arterial	☐
Rural by Design	☒
Green Street	☐
Rural Green Street	☒
Frontage Types	Check all that apply
Linear / Storefront	☐
Landscape	☐
Plaza	☐
Forecourt	☐
Stoop / Terrace	☐
Vegetated Buffer	☒
Parking	☐

Applicant Response – Street Types and Frontages:

Proposal maintains the native vegetation along Baker Hill Rd in the ROW buffer. For the new subdivision street, as much as possible, existing trees and vegetation will be maintained. The steepness of the main road does not allow for alternative pavings, however, we are requesting the use of permeable paving at the cul-de-sac to create a visual and textural transition between the public street and driveways.

DRB Discussion – Street Types and Frontages:

Click or tap here to enter text.

DRB Findings – Street Types and Frontages:

Met

Does Not Meet



Design for Bainbridge **Subdivision Worksheet**

Street Types	☒	☐
Frontages	☒	☐



Chapter 6

SUBDIVISION GUIDELINES

ISLAND CHARACTER: REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response – Island Character:

By maintaining the vegetation in the roadside buffer along Baker Hill rd, the 25ft buffer between the homesites and lot line, and as much native vegetation as possible, we are maintaining the existing roadway character and reflecting the character of the neighboring properties which are heavily wooded.

DRB Discussion – Island Character:

Click or tap here to enter text.

DRB Findings – Island Character:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Neighborhood Context:

The neighborhood context is that of homes set back and screened if not hidden from view from Baker Hill Rd. With the cluster of homes located far downhill and within the forest, there will be little evidence that a small cluster of homes has been built from Baker Hill Rd.

DRB Discussion – Neighborhood Context:

Click or tap here to enter text.

DRB Findings – Neighborhood Context:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Natural Area:

By clustering the homes as proposed, we are maximizing the contiguous natural area on the site, given the topographic constraints of the hill. We are avoiding the wetlands and steep slopes to the west, leaving those areas undisturbed with the exception of a walking trail that winds through the forest, giving residents exposure to the natural beauty around them.

DRB Discussion – Natural Area:

08/01/2022: Very interested in seeing the forest undergrowth reclamation in area disturbed by roadway and drainfield construction. It is understood that there will be a separate rain garden plan.

DRB Findings – Natural Area:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Natural Site Conditions:

The site is organized as proposed in order to avoid the wetlands to the west and the steeper slopes to the east, settling the cluster of homes between those on the least sloping areas of the site. The homesites and lots are drawn in such a way as to promote the building of homes that are long along the east/west axis which presents the narrow face of the building to the slope. This reduces the effect on the natural drainage of the site by creating a smaller barrier for water to flow around as it moves downhill.

DRB Discussion – Natural Site Conditions:

08/01/2022: Topography, solar access, and natural drainage flow were considered in homesite design.

DRB Findings – Natural Site Conditions:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

HISTORIC AND CULTURAL RESOURCES: PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response – Historical and Cultural Resources:

The site design incorporates walking trails throughout in order for the residents to access the the more remote portions of the site without disturbing critical areas such as the wetlands.

DRB Discussion – Historical and Cultural Resources:

N/A

DRB Findings – Historical and Cultural Resources:

Met

Does Not Meet

☐☐



Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Stormwater:

The current stormwater strategy includes several infiltrating rain gardens throughout the site, with a larger rain garden proposed in the center of the cul-de-sac with an emphasis on reducing the changes to the downhill water flow.

DRB Discussion – Stormwater:

08/01/2022: It is understood that applicant will use rain gardens and onsite infiltration to handle stormwater.

DRB Findings – Stormwater:

Met	Does Not Meet
☒	☐



Design for Bainbridge Subdivision Worksheet

SEPTIC SYSTEMS: MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response – Septic Systems:

Septic facilities are all planned to be pressure-drip dispersion facilities, uphill from the cluster of homes. These systems use a shallow trench and flexible piping that follows the topography of the site while weaving in and around existing trees. The trenches are filled with gravel that blends into the surroundings over time. The placement of the septic systems place them as far from downhill neighboring sites as possible.

DRB Discussion – Septic Systems:

Click or tap here to enter text.

DRB Findings – Septic Systems:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Water Conservation:

The landscape plan calls for replanting of native plants where disturbed and no typical grass lawns are currently planned. While lawns offer some utility, they use a disproportionate amount of water to maintain and offer little in the way of water retention and absorption. The stormwater infrastructure is focused heavily on infiltration and dispersion on the site.

DRB Discussion – Water Conservation:

08/01/2022: It is understood that there will be an accompanying operations and maintenance plan for public stormwater facilities i.e. rain garden.

DRB Findings – Water Conservation:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

COMMUNITY SPACE: PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response – Community Space:

While there is no formal, built community space, the homesites are organized in a tight group to promote a sense of community. The homes will be separated enough to feel private, but not so distant that they will feel remote. Trails are planned throughout the site, with access provided at common trailheads throughout the site. The concept of a shared campground has been shared with the DRB, and we believe the cluster of homes around the cul-de sac and the shared trail access realizes this concept.

DRB Discussion – Community Space:

08/01/2022: Because the maximum natural area is provided, community space is not required. However, there are common shared items i.e. picnic space, trails.

DRB Findings – Community Space:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Cluster Homesites:

The homesite are clustered around the center cul-de-sac, which creates a larger and more contiguous natural area while reducing the length of roads and utility runs. The departure requested to allow the homesite for the R-2 zone in the R-1 zone further reinforces this guideline.

DRB Discussion – Cluster Homesites:

Click or tap here to enter text.

DRB Findings – Cluster Homesites:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

SOLAR ACCESS: PROVIDE SOLAR ACCESS FOR WELL BEING AND ENERGY PRODUCTION

Applicant Response – Solar Access:

The homesites and home designs are oriented along the east/west access. This allows for light to penetrate deeper into the homes and provides ample roof area for PV panels if the owners so choose. This orientation also reduces the chance to cast shadows on the neighboring lots.

DRB Discussion – Solar Access:

Click or tap here to enter text.

DRB Findings – Solar Access:

Met

Does Not Meet

☒☐



Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Access and Circulation:

Along with the centralized road, there are foot trails planned around the site, allowing access to the more remote parts of the site while maintaining their natural beauty. There are also paths planned from the home entries to the cul-de-sac, creating a smaller network of pedestrian access to the center space.

DRB Discussion – Access and Circulation:

Click or tap here to enter text.

DRB Findings – Access and Circulation:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Motor Vehicles:

The proposed cul-de-sac paver material is meant to create a visual and textural distinction from the uphill road, in order to create a safer space for pedestrians and bicyclists. This paver material also acts a transition to the proposed shared gravel driveways, which will reduce vehicular speeds compared to a paved surface. As these driveways are woven into the trees, the surroundings will also act to slow the drivers down.

DRB Discussion – Motor Vehicles:

Click or tap here to enter text.

DRB Findings – Motor Vehicles:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

HOMESITE DESIGN: CONFIGURE BUILDING FOOTPRINTS AND ALLOWED USES EFFICIENTLY WITHIN A HOMESITE

Applicant Response – Homesite Design:

The homesites are oriented on the east/west access, which is also up and down hill. This implies the same orientation for the homes themselves. This reduces the amount of excavation and concrete needed relative to homes in the north/south direction, increases solar access and reduces effects to existing drainage patterns. The long skinny homesites also allow for future expansion if needed and ample separation of the proposed DADUs.

DRB Discussion – Homesite Design:

Click or tap here to enter text.

DRB Findings – Homesite Design:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Diversity in House Design:

The two homes designs are intended to take advantage of the sloping site, with either walkout basements or garages. The walkout basement could be easily converted to a rental unit, providing another dwelling unit at an more affordable price. The location of the garages is intended to reduce the amount of paving and retaining necessary to access the garage from the cul-de-sac, compared to a home with a side facing garage. The proposed DADUs provide an extra living space that can be used as an office, workshop, guest house or more affordable rental.

The home designs are similar in form due to the naute of the topography, however distinction is made with roof forms and material choices.

DRB Discussion – Diversity in House Design:

08/01/2022: The 3-home cluster and 4-home cluster discussion expressed concern that the two designs presented do not meet BIMC 2.14.040.q.1. We are interested in seeing articulation of diversity of house design through material usages, porch entrances, roof without changing the floor plan.

08/15/2022: The unique characteristicts of this heavily wooded site and substanctial slope helps minimize the lack of diversity in the facades. Looking for further design development on facades, such as materiality, texture, modularity to achieve distinctiveness for lower eastern facing homes.

ADU's add an affordable studio component to the islands housing stock.

It is exciting to see them using Cross Laminated Timber (CLT). This material requires similarity in design and also creates efficiency in construction and economy of scale.

DRB Findings – Diversity in House Design:

Met

Does Not Meet



Design for Bainbridge **Subdivision Worksheet**





Design for Bainbridge Subdivision Worksheet

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

Applicant Response – Facing Public Streets:

While the entrances to the homes are not facing the street directly due to the slope of the site, the entrances are emphasized with either awings or bump outs, and connect directly to the cul-de-sac with paths, some sharing paths with other units

DRB Discussion – Facing Public Streets:

08/01/2022: See comments in Diversity in House Design section, our hope is that changes made for the next meeting to complete Diversity in House Design will cover this section also.

08/15/2022: See comments above in Diversity in House Design section.

DRB Findings – Facing Public Streets:

Met

Does Not Meet





Design for Bainbridge Subdivision Worksheet

This project is recommended for:

Approval ☐

Approval with the following conditions: ☒

Departure from Subdivision Standard:

1. We agree with the applicants proposal to place all 7 homes in the R1 district.

Departure from Design Standard Guideline:

2. Please see Diversity in House Design and Facing Public Streets sections for the rational and the Design Review Boards acceptance of the departure request.

Denial with the following deficiencies: ☐

Click or tap here to enter text.

SIGNATURE:  _____
Chair, Design Review Board

DATE: 8/15/2022

WEBVTT

1

00:00:07.799 --> 00:00:08.670

Marlene Schubert: Welcome everyone.

2

00:00:09.750 --> 00:00:10.050

Marlene Schubert: needs.

3

00:00:14.099 --> 00:00:16.049

Marlene Schubert: One worry.

4

00:00:17.910 --> 00:00:27.030

Marlene Schubert: don't play whole agenda 21 product review and then we will end up this this.

5

00:00:28.620 --> 00:00:30.660

Marlene Schubert: First, bought all the work.

6

00:00:33.600 --> 00:00:36.840

Marlene Schubert: With these are the benefits of honest person meeting.

7

00:00:41.460 --> 00:00:43.140

Marlene Schubert: The second.

8

00:00:44.370 --> 00:00:46.500

Marlene Schubert: Follow group you're here.

9

00:00:49.380 --> 00:00:49.560

Marlene Schubert: and

10

00:00:52.290 --> 00:00:54.180

Marlene Schubert: Then move right on three minutes.

11

00:00:55.980 --> 00:00:56.460

Marlene Schubert: The bakery.

12

00:01:00.240 --> 00:01:00.930

Marlene Schubert: yeah.

13
00:01:02.940 --> 00:01:03.420
Marlene Schubert: But.

14
00:01:04.530 --> 00:01:09.240
Marlene Schubert: i'm going to have a complex out and turn
virtual microphone.

15
00:01:11.700 --> 00:01:12.120
Marlene Schubert: Thank you.

16
00:01:14.790 --> 00:01:16.410
Marlene Schubert: Okay, so Marlene.

17
00:01:35.130 --> 00:01:38.640
Marlene Schubert: just promoting your folks to.

18
00:01:40.440 --> 00:01:41.190
Marlene Schubert: This one.

19
00:01:43.560 --> 00:01:46.800
Marlene Schubert: i'm not familiar with, that person, but perhaps
out and.

20
00:01:52.440 --> 00:01:53.310
Marlene Schubert: Is MIA.

21
00:01:55.440 --> 00:01:57.450
Kyle Kätz: Yes, yes noodles on our team.

22
00:01:59.820 --> 00:02:17.610
Marlene Schubert: This is the third and final designer the board
for final review and recommendation and the bigger goal seven
seven months of division, I would just post on the road
constantly to start at 650 south.

23
00:02:20.730 --> 00:02:23.340
Marlene Schubert: Of the wildlife preserve gasoline.

24
00:02:24.570 --> 00:02:29.880
Marlene Schubert: And single family homes, where you are the

person slugs.

25

00:02:30.990 --> 00:02:33.780

Marlene Schubert: last saw this at your last name.

26

00:02:38.850 --> 00:02:48.870

Marlene Schubert: So kind of thinking about where we left off the last touch on the checklist we were basically on the last two items.

27

00:02:50.340 --> 00:02:50.790

Marlene Schubert: Page.

28

00:02:52.080 --> 00:03:01.320

Marlene Schubert: 66 and Michael we're talking about houses are we talking about public streets and what I was thinking.

29

00:03:03.210 --> 00:03:10.230

Marlene Schubert: This sounds okay here, it would pile as we talk about those two things.

30

00:03:11.370 --> 00:03:11.910

Marlene Schubert: I noticed.

31

00:03:13.620 --> 00:03:27.420

Marlene Schubert: After purchase having to do with the best for the garage, and so we could talk through the guidelines and what are the rationale that that statement presented for me.

32

00:03:30.150 --> 00:03:33.600

Marlene Schubert: I can stop worms two major ones that we have.

33

00:03:34.920 --> 00:03:35.850

Marlene Schubert: So that's.

34

00:03:36.900 --> 00:03:44.880

Marlene Schubert: that's what it left off the last time that sounds like a false and let's kind of go Okay, so why don't we.

35

00:03:45.900 --> 00:03:47.190

Marlene Schubert: give it to you kyle.

36

00:03:49.740 --> 00:03:53.910

Marlene Schubert: Let you tell us forever and let you change, perhaps.

37

00:03:58.200 --> 00:04:02.640

Kyle KÄtztz: yeah so we spent a majority of our efforts.

38

00:04:04.530 --> 00:04:17.760

Kyle KÄtztz: In addition to producing all of the other required documents for the meeting but focusing our efforts on those entry sequences to the homes and the attempt to make to keep the two home types of the same.

39

00:04:19.290 --> 00:04:23.610

Kyle KÄtztz: between themselves so we're not having a third type or a mirror type or anything like that.

40

00:04:25.170 --> 00:04:25.650

Kyle KÄtztz: So.

41

00:04:27.540 --> 00:04:42.780

Kyle KÄtztz: We we like I said we focus on those entries even says how you get to those home entrances, especially from the cul de sac, which were imagining as more of a semi public space a safer place safer road.

42

00:04:43.860 --> 00:04:44.910

Kyle KÄtztz: And so, if you.

43

00:04:46.020 --> 00:04:56.640

Kyle KÄtztz: If you look at the site plan, you can see there's a pathway that leads directly to that call the sack from the homes and along those those pathways that are meandering through the trees will be low lighting.

44

00:04:57.720 --> 00:05:15.000

Kyle KÄtztz: And a myriad of landscape, whether that's to newer or just preserve trees ideas again to reiterate that we want to preserve as many trees, as we can we can't keep everything but we're going to do our best to keep all when we can and build between them, where we can and so.

45

00:05:16.020 --> 00:05:22.860

Kyle KÄtztz: You know what we see in the drawings is certainly representative it's going to be an interesting project and where we go out there and.

46

00:05:23.220 --> 00:05:37.140

Kyle KÄtztz: We start putting flags in the ground, and then we can kind of figure out in a way, where those paths really want to be right if only we had a good snow in between, then we could let it snow and then try figure out how to get to the door from from that cul de SAC area.

47

00:05:38.310 --> 00:05:48.840

Kyle KÄtztz: So yeah like I said we spent a lot of effort, trying to connect those interesting entrances to that that call the SEC area and.

48

00:05:49.800 --> 00:06:00.150

Kyle KÄtztz: reduce the visual impact of those garages, I think, when we get we've added in the rain gardens into the renderings and you'll see how those impact.

49

00:06:00.510 --> 00:06:11.250

Kyle KÄtztz: Our view on the homes, especially when they're mature they're going to distract and block from those those garage doors that we we talked about where a potential issue and definitely.

50

00:06:13.290 --> 00:06:14.010

Kyle KÄtztz: Definitely.

51

00:06:15.300 --> 00:06:26.130

Kyle KÄtztz: not exactly aligned with the guidelines, but as we mentioned the garages do face the right way, and in this case, because we want to avoid.

52

00:06:27.030 --> 00:06:34.890

Kyle KÄtztz: Pulling pulling around which require much more retaining much more earthwork just much more disturbance in general, and so we.

53

00:06:35.670 --> 00:06:47.670

Kyle KÄtztz: We didn't explore what the repercussions of doing that were it just seemed to us like a rather obvious answer that

it's going to result in more existing vegetation being removed more.

54

00:06:50.490 --> 00:06:54.030

Kyle KÄtztz: More grading and more retaining walls that we just simply we don't need.

55

00:06:55.170 --> 00:06:56.190

Kyle KÄtztz: to access the homes.

56

00:06:57.270 --> 00:06:57.870

Kyle KÄtztz: The.

57

00:06:58.950 --> 00:07:05.250

Kyle KÄtztz: entries to the homes they're all going to be a little different because of the way they sit on the site where the slopes are.

58

00:07:06.870 --> 00:07:18.180

Kyle KÄtztz: One of the options on we can talk about it, you go through the drawings on the House Type one which is the uphill type there's a you'll see a mass that's the entry portal to story mass.

59

00:07:18.690 --> 00:07:32.460

Kyle KÄtztz: And that's called out with cedar as the entry point of the home and that's actually designed so we could put the door on either three sides of that mass so if the site this specific place on site themes that it wants to be.

60

00:07:34.050 --> 00:07:42.900

Kyle KÄtztz: Closer you know the Left writer back then we can do that, we have the freedom to do that, and I think that helps solve some of the.

61

00:07:43.830 --> 00:08:01.260

Kyle KÄtztz: The sameness as well that we would potentially run into if we were just cloning each home and putting on there that the great the great itself is going to be this challenge, but also biggest opportunity to differentiate how those homes interact with the ground and hold a sack area.

62

00:08:02.700 --> 00:08:02.940

So.

63

00:08:04.440 --> 00:08:06.030

Kyle KÄtztz: Am I able to share my screen.

64

00:08:06.900 --> 00:08:08.190

Kyle KÄtztz: Yes, okay.

65

00:08:09.510 --> 00:08:10.590

Kyle KÄtztz: i'm gonna do that.

66

00:08:35.850 --> 00:08:42.930

Kyle KÄtztz: So speaking to that mass on on this has Type one can see here and Clyde and cedar.

67

00:08:45.780 --> 00:08:55.680

Kyle KÄtztz: Okay, this This allows us some flexibility if we want to go downhill i'm going to go up hill are going to come straight out of the home, we could do that we it's designed in such a way that.

68

00:08:56.700 --> 00:09:03.030

Kyle KÄtztz: Our front door could be there, the other side, or the front like this is again that flexibility to.

69

00:09:04.050 --> 00:09:11.130

Kyle KÄtztz: to interact with the site and the way that's appropriate the way that it wants to, and the other home type we have a.

70

00:09:13.110 --> 00:09:19.470

Kyle KÄtztz: call it a portico call it a covered awning that again it's it's a flexible design element that lets us.

71

00:09:21.180 --> 00:09:27.360

Kyle KÄtztz: situate the home and then and then extend this portion out to draw people enjoy their eye in.

72

00:09:27.960 --> 00:09:36.780

Kyle KÄtztz: And and allows us to place it on the site in the way that it wants to, and we can build around trees, we can doesn't have to be a long linear things and certainly could.

73

00:09:37.410 --> 00:09:46.110

Kyle KÄtztz: Have a kink in it, so that again draws your eye and draws you in as opposed to hopefully drawing an overlay drawing it away from those crushes.

74

00:09:50.220 --> 00:09:57.090

Kyle KÄtztz: I did update some of the renderings at the end of the packet over the weekend, has been more time to spend on that, so I just wanted.

75

00:09:57.480 --> 00:10:07.800

Kyle KÄtztz: I know we're not we weren't supposed to update the packet before now, but I want to show those now because it gives you a better idea of how they sit on the ground and what what flexibility they offer.

76

00:10:13.380 --> 00:10:15.270

Kyle KÄtztz: So this is that home Type one.

77

00:10:19.080 --> 00:10:27.360

Kyle KÄtztz: coming off that that cedar mouse on the side, so it allows us again to come off the front, the back the side and interact with the ground in the way that's the least.

78

00:10:31.560 --> 00:10:40.740

Kyle KÄtztz: disruptive to the to the ground and the grading plantings there and let's see there's also a nice visual feature to draw your eye in.

79

00:10:43.350 --> 00:10:54.000

Kyle KÄtztz: And then you can see here we've created a little portico on the House Type two, so the downhill units that draws your eye on that repetition of those columns of that covering will.

80

00:10:54.840 --> 00:11:00.840

Kyle KÄtztz: That repetition draws you in and tells you exactly where to go, I know we're talking about how we work.

81

00:11:01.650 --> 00:11:11.400

Kyle KÄtztz: Everyone in the group is feeling like we kind of lost we don't know where to go for standing in the cold second walking

around the halls like where do we go, how do we get in the House,
and we think this is dress it addresses that issue.

82

00:11:19.140 --> 00:11:27.540

Kyle KÄtztz: we're also considering using vegetation to to frame
those entries is where they connect to the coldest acts of this
is coming from.

83

00:11:28.050 --> 00:11:41.790

Kyle KÄtztz: One of the houses that would be house behind us can
see the granules connecting with Nicola sector and framed by two
two new trees and that's one way one strategy we considered to to
call it, where those home entrances are.

84

00:11:44.730 --> 00:11:48.180

Kyle KÄtztz: we've also considered doing you know, a small.

85

00:11:49.470 --> 00:11:59.280

Kyle KÄtztz: Small awning over the entrance in the way you can put
your mailbox there where you can personalize it otherwise well
being a small but significant signal to where they enter.

86

00:12:00.720 --> 00:12:02.070

Kyle KÄtztz: This is the view from uphill.

87

00:12:06.030 --> 00:12:12.420

Kyle KÄtztz: The you can imagine, I mean if we were able to give
as many trees were hoping you're not going to be able to see
much.

88

00:12:13.110 --> 00:12:21.750

Kyle KÄtztz: Until you get down there right it's everything's
gonna be hitting obfuscated you're gonna get the dabbling the
light from all the trees above most of these trees like 4050 feet
tall.

89

00:12:22.530 --> 00:12:30.480

Kyle KÄtztz: it's just beautiful in there, so and the intention of
trying to keep as much as the low vegetation, as we can for
ground cover.

90

00:12:31.710 --> 00:12:34.020

Kyle KÄtztz: Just to keep that that natural feels much as we can.

91
00:12:39.000 --> 00:12:41.250
Kyle KÄtztz: Any comments so far questions.

92
00:12:42.270 --> 00:12:46.200
Marlene Schubert: I was wanting to give the go to the site plan,
which shows.

93
00:12:49.650 --> 00:12:50.550
Marlene Schubert: A little round about.

94
00:12:53.340 --> 00:12:54.540
Kyle KÄtztz: We find that real quick.

95
00:12:55.590 --> 00:12:56.310
Kyle KÄtztz: Little race.

96
00:13:08.190 --> 00:13:08.940
Kyle KÄtztz: Are you referring to.

97
00:13:09.690 --> 00:13:11.160
Marlene Schubert: was one that had.

98
00:13:15.540 --> 00:13:15.870
Kyle KÄtztz: yeah.

99
00:13:28.260 --> 00:13:28.980
Marlene Schubert: So.

100
00:13:32.130 --> 00:13:35.400
Marlene Schubert: Is this the one that has the plant material
list on the side which.

101
00:13:35.640 --> 00:13:37.320
Kyle KÄtztz: Yes, yeah it's over here.

102
00:13:39.420 --> 00:13:39.840
Marlene Schubert: one.

103

00:13:40.950 --> 00:13:41.640

Marlene Schubert: So.

104

00:13:43.380 --> 00:13:48.510

Marlene Schubert: Kelly, we would set basically driveway and that turned around that.

105

00:13:50.220 --> 00:13:55.380

Marlene Schubert: thing that is that's all really Sturdy, so the landscape and.

106

00:13:56.460 --> 00:13:58.290

Marlene Schubert: Cities requirements.

107

00:14:00.720 --> 00:14:18.390

Marlene Schubert: For a Globe within the circle is or rain garden, I believe, is that correct yeah that drive in the middle of the circle, other than that the city unless there are some drainage slows or something which, which require.

108

00:14:19.620 --> 00:14:25.800

Marlene Schubert: Certain vegetation just the city doesn't have any Orleans speaking on that table.

109

00:14:28.380 --> 00:14:37.860

Kyle KÄtzt: We do have four smaller sorry five smaller rain gardens around that's what these rectangles are representing and those will have the same.

110

00:14:41.520 --> 00:14:43.020

Kyle KÄtzt: same approved pre approved.

111

00:14:44.130 --> 00:14:50.280

Kyle KÄtzt: Plans for the rain gardens as that central one, so the common common theme among the plantings.

112

00:14:53.340 --> 00:14:53.640

Marlene Schubert: me.

113

00:14:59.160 --> 00:14:59.610

Kyle KÄtzt: Sorry.

114
00:15:01.980 --> 00:15:03.360
Marlene Schubert: lighters restricts.

115
00:15:05.340 --> 00:15:06.450
Kyle KÄtzt: down here and up here.

116
00:15:07.500 --> 00:15:10.410
Marlene Schubert: yeah those are indicating the potential trails around.

117
00:15:10.620 --> 00:15:11.040
The site.

118
00:15:15.420 --> 00:15:16.830
Marlene Schubert: that's a gravel shoulder.

119
00:15:18.330 --> 00:15:26.400
Kyle KÄtzt: yeah yeah the the right away the street itself will be asphalt with gravel shoulder.

120
00:15:27.600 --> 00:15:30.330
Kyle KÄtzt: And again we're calling for that the actual.

121
00:15:31.350 --> 00:15:41.280
Kyle KÄtzt: call this active via some sort of different paper we haven't quite nailed on what that can be yet, but some other type of paper to differentiate itself from the road, but also the driveways.

122
00:15:43.020 --> 00:15:44.280
Marlene Schubert: I was wondering about.

123
00:15:45.870 --> 00:15:48.030
Marlene Schubert: Halfway stadiums that also.

124
00:15:50.640 --> 00:15:51.300
Marlene Schubert: be managing.

125
00:15:52.920 --> 00:15:59.430
Kyle KÄtzt: The parking is all is all a extra surface spot and

there's driveways next to or attention to the House.

126

00:16:05.490 --> 00:16:10.530

Kyle KÄtztz: pathways wasn't wasn't considering at this at this point.

127

00:16:11.850 --> 00:16:12.270

Kyle KÄtztz: But.

128

00:16:13.380 --> 00:16:17.310

Kyle KÄtztz: I think it's going to be again, one of those things where.

129

00:16:18.840 --> 00:16:27.450

Kyle KÄtztz: It might just depend on the user itself or it might be site dependent, let me get there because there's we know where the trees are but.

130

00:16:28.230 --> 00:16:35.490

Kyle KÄtztz: We still don't know what we don't know if the ground situation actually is there, so knowing where those will go exactly is going to be hard to say at this point.

131

00:16:39.900 --> 00:16:45.120

Marlene Schubert: Kelly, do I assume that the pathways that would go to any at you in the House.

132

00:16:46.170 --> 00:16:54.420

Marlene Schubert: That doesn't encroach into the natural area as you allow four inches I or something like that in code that so there.

133

00:16:56.520 --> 00:17:02.340

Marlene Schubert: It is not, I mean right now all their their natural areas outside.

134

00:17:03.930 --> 00:17:04.170

Kyle KÄtztz: yeah.

135

00:17:04.890 --> 00:17:23.760

Marlene Schubert: that'd be good, you know what pathways between the Ad with our city does that be tracked this add subtract from

anything or is that, just as I say, the four inch height, this is not an encroachment as just one question well you make a difference performance paid.

136

00:17:25.980 --> 00:17:31.530

Marlene Schubert: and allowed encroachment into setbacks and to build setbacks and.

137

00:17:32.550 --> 00:17:45.150

Marlene Schubert: There are a lot of modifications in a table in between point one 2.05 now allows for freshmen into building setbacks what they're showing with you in this.

138

00:17:46.320 --> 00:17:59.550

Marlene Schubert: single family residences that all within a home safe area and and so they're not they're not proposing to imprints and setbacks it's a person they wander away out.

139

00:18:05.010 --> 00:18:14.940

Kyle KÄtzt: Maybe they'll answer the question aren't natural area is the outer bounds of all the homesites we're not including any of the area in the home sites for natural area or.

140

00:18:15.090 --> 00:18:16.140

Kyle KÄtzt: or for recharge.

141

00:18:16.350 --> 00:18:16.800

area.

142

00:18:19.740 --> 00:18:20.460

Kyle KÄtzt: If I hopes.

143

00:18:24.300 --> 00:18:32.670

Marlene Schubert: To be the main access road pledge circle that's a approximated one lane road.

144

00:18:34.440 --> 00:18:34.890

Kyle KÄtzt: Correct.

145

00:18:37.680 --> 00:18:38.940

Kyle KÄtzt: yeah that's 12 feet wide.

146
00:18:40.680 --> 00:18:45.840
Kyle KÄtztz: And there is a turnaround on a bigger view here.

147
00:18:51.990 --> 00:19:03.060
Kyle KÄtztz: Not it sorry not a turnaround but it widens when it hits baker hill road to one and a half or two lanes, so that you can, if you do need to you can pass there, and also the existing.

148
00:19:03.750 --> 00:19:09.000
Kyle KÄtztz: easement wherever that ends up connecting that easement road will also count as a second turned around point.

149
00:19:12.690 --> 00:19:19.920
Marlene Schubert: So what's a 30 foot for is that for future dedication, possibly for the city and have a 30 foot wide.

150
00:19:21.240 --> 00:19:21.810
Kyle KÄtztz: um.

151
00:19:22.740 --> 00:19:25.410
Marlene Schubert: You know the 12 foot for the fire truck and get that but.

152
00:19:25.770 --> 00:19:33.000
Kyle KÄtztz: yeah that's a that's a standard I can't speak to why the standard is the standard but we're just following the rules and that one.

153
00:19:34.530 --> 00:19:40.680
Marlene Schubert: Is the best looks like it's more for future dedication 30 foot is typically or St Louis.

154
00:19:41.730 --> 00:19:51.540
Marlene Schubert: So what that's for yes, the city of design and construction salmon from public works choir for seven lots of this or.

155
00:19:53.400 --> 00:20:04.020
Marlene Schubert: A 30 foot with ready to blind and, within that the roads are professed to be certain with solar some of these certain way yeah okay all right okay.

156
00:20:05.910 --> 00:20:08.070
Marlene Schubert: So, looking at this drawing.

157
00:20:10.440 --> 00:20:17.880
Marlene Schubert: You know, like if you go down David know it's kinda there's some mailboxes there's really no sense of.

158
00:20:19.230 --> 00:20:29.490
Marlene Schubert: neighborhood or maybe chikungunya these little students that go off of it, are you planning i'm sorry about the monument side or an entry point so they're getting.

159
00:20:31.080 --> 00:20:35.340
Marlene Schubert: You know kind of welcoming interesting journey that.

160
00:20:38.610 --> 00:20:43.200
Kyle KÄtztz: We have considered it we're at this point we don't have any definitive plans.

161
00:20:44.820 --> 00:20:47.820
Kyle KÄtztz: We also don't know what what in where we could put it.

162
00:20:48.870 --> 00:20:51.300
Kyle KÄtztz: We couldn't be in the right way, so it have to be off to the side.

163
00:20:52.530 --> 00:20:56.190
Kyle KÄtztz: So not sure yet, but it's something we definitely discussed in a.

164
00:20:57.810 --> 00:20:59.640
Kyle KÄtztz: cliff is certainly ask the question.

165
00:21:01.110 --> 00:21:06.630
Kyle KÄtztz: And I any leading sort of fashion, are we going to content so.

166
00:21:10.770 --> 00:21:17.790
Marlene Schubert: we'll be talking more about diversity is there

more to see and then presentation or.

167

00:21:20.040 --> 00:21:20.790

Marlene Schubert: Questions about that.

168

00:21:25.710 --> 00:21:27.330

Kyle Kätz: I think we can move on the questions.

169

00:21:28.320 --> 00:21:29.340

Marlene Schubert: i'm wondering if.

170

00:21:31.950 --> 00:21:43.140

Marlene Schubert: I forget is that number eight there's a slide on the right hand side because of departure, where you explain having to do with the kind of the dresses the.

171

00:21:44.700 --> 00:21:45.360

Marlene Schubert: Russians.

172

00:21:46.560 --> 00:21:48.240

Marlene Schubert: call that out, because the departure.

173

00:21:49.650 --> 00:21:51.690

Marlene Schubert: So that deals with this last.

174

00:21:53.490 --> 00:21:55.110

Marlene Schubert: Diversity design.

175

00:22:00.000 --> 00:22:01.800

Marlene Schubert: So should we take off and.

176

00:22:06.630 --> 00:22:07.800

Marlene Schubert: Of course it's so small.

177

00:22:10.590 --> 00:22:11.010

Kyle Kätz: Yes.

178

00:22:13.980 --> 00:22:16.560

Kyle Kätz: 12 funds, I will say that it's very small on the screen.

179

00:22:18.030 --> 00:22:20.250

Marlene Schubert: So, going back to.

180

00:22:22.320 --> 00:22:27.060

Marlene Schubert: The high points on the rationale for why we shouldn't be.

181

00:22:28.230 --> 00:22:29.670

Marlene Schubert: But all these garages.

182

00:22:31.140 --> 00:22:32.700

Marlene Schubert: over street.

183

00:22:37.680 --> 00:22:37.950

Kyle KÄtztz: yeah.

184

00:22:39.840 --> 00:22:49.350

Kyle KÄtztz: And, in our opinion, having the garages face the streets and the way that they are is the best way to fit all of the other guidelines, mostly.

185

00:22:50.370 --> 00:22:56.730

Kyle KÄtztz: Those related to preserving natural character of the island, preserving the natural amenities and resources of the island.

186

00:22:57.210 --> 00:23:12.600

Kyle KÄtztz: And not just disturbing the least amount of land as possible if we were to put those driveways and the garages and then subsequent subsequent driveways on the side of the home, we are then the re grading more, we will be building.

187

00:23:13.770 --> 00:23:18.450

Kyle KÄtztz: More retaining walls and we'd be removing more trees more more existing vegetation.

188

00:23:21.150 --> 00:23:25.590

Kyle KÄtztz: I said and I believe that our belief is that.

189

00:23:26.640 --> 00:23:34.380

Kyle KÄtzt: Doing so is reinforced by all the other guidelines
it's just the one we're not following Is this the garages fault.

190

00:23:35.670 --> 00:23:36.480

Kyle KÄtzt: line to the street.

191

00:23:38.250 --> 00:23:50.070

Kyle KÄtzt: And I also understand the intent of that that rule
you know you don't want to drive down the street and just all you
see is garage doors right, I totally understand the intent of
that and I think between landscaping.

192

00:23:51.270 --> 00:24:08.400

Kyle KÄtzt: The grade changes and just more interesting material
design on the those facades and I don't think it'll be as such a
harsh impact, especially for able to keep as many trees were
hoping that will always help soften the visual impact of those
garage doors.

193

00:24:10.230 --> 00:24:12.600

Marlene Schubert: No, no that's kind of worth.

194

00:24:13.650 --> 00:24:13.770

Marlene Schubert: A.

195

00:24:14.940 --> 00:24:21.720

Marlene Schubert: trillion trees, I saw you I don't think those
trees are on trees and are going to be also.

196

00:24:22.950 --> 00:24:23.490

Marlene Schubert: changes and.

197

00:24:24.750 --> 00:24:29.010

Marlene Schubert: I think this section up coming into a bunch of
doors.

198

00:24:31.230 --> 00:24:33.000

Marlene Schubert: So I think that's working that's.

199

00:24:34.050 --> 00:24:35.790

Marlene Schubert: The path of the worse.

200
00:24:38.640 --> 00:24:39.330
Marlene Schubert: on the side of.

201
00:24:42.570 --> 00:24:43.200
Marlene Schubert: variation.

202
00:24:45.090 --> 00:24:47.160
Marlene Schubert: is going to be the same.

203
00:24:48.180 --> 00:24:53.040
Marlene Schubert: So that's so that's that's how those those elastic.

204
00:25:01.260 --> 00:25:06.690
Marlene Schubert: About influencing sheets, I mean it seems like it's a question of.

205
00:25:07.710 --> 00:25:13.110
Marlene Schubert: What what prioritize the diversity side or a diverse for a serving that.

206
00:25:18.120 --> 00:25:20.130
Marlene Schubert: To me it seems that I.

207
00:25:21.510 --> 00:25:24.870
Marlene Schubert: think it made my end and.

208
00:25:28.320 --> 00:25:30.780
Marlene Schubert: I think in a different context weren't already.

209
00:25:32.130 --> 00:25:34.500
Marlene Schubert: And it may be different session but.

210
00:25:38.250 --> 00:25:44.310
Marlene Schubert: Did you show the one of those renderings where we see the front, the front, so the old.

211
00:25:46.260 --> 00:25:47.130
Marlene Schubert: There was another one.

212
00:25:49.230 --> 00:25:49.860
Kyle KÄtztz: would be.

213
00:25:51.180 --> 00:25:52.140
Kyle KÄtztz: Is that one.

214
00:25:54.990 --> 00:25:56.610
Kyle KÄtztz: That one maybe that's this one.

215
00:26:03.510 --> 00:26:04.140
Marlene Schubert: You know.

216
00:26:05.520 --> 00:26:18.180
Marlene Schubert: I mean to me they are the houses look the same in the front and disappointed, of course, because of that, you know I I understand the idea of the garage doors, not not wanting to behind.

217
00:26:19.380 --> 00:26:19.800
Marlene Schubert: again.

218
00:26:21.090 --> 00:26:23.820
Marlene Schubert: I guess I just learned discipline, there was a little more.

219
00:26:25.020 --> 00:26:45.120
Marlene Schubert: Modulation or whatever on this on the sides with the garage doors or it's just a flat plane yeah you got the wall coming out but I don't know I just I would have liked to see a little more diversity there and those price seems like they're all saying there's a sameness.

220
00:26:49.410 --> 00:26:49.770
Kyle KÄtztz: yeah.

221
00:26:51.480 --> 00:26:55.050
Kyle KÄtztz: And I will say we did some something Well done, designing these right.

222
00:26:56.070 --> 00:27:00.240
Kyle KÄtztz: we're we're still early in that process and so

there's definitely room for improvement there.

223

00:27:02.160 --> 00:27:04.320

Kyle KÄtztz: Part of our part of this project.

224

00:27:05.940 --> 00:27:14.070

Kyle KÄtztz: we're attempting to implement a cmt solution that might be modular it might be prefabricated.

225

00:27:15.270 --> 00:27:15.630

Kyle KÄtztz: But.

226

00:27:17.010 --> 00:27:20.430

Kyle KÄtztz: When we start changing things it becomes harder and harder to do that.

227

00:27:22.020 --> 00:27:33.570

Kyle KÄtztz: And again i'm not in in favor of the same thing over and over and over again, but there is an economy of scale let's see lt if you if you can repeat the same things that doesn't mean we can't do.

228

00:27:35.010 --> 00:27:47.580

Kyle KÄtztz: More elements that are additional so more awnings or we can for out the wall there in certain places to get some more modulation that's Those are all things we can do we just haven't reached that pinnacle yet.

229

00:27:48.360 --> 00:27:52.560

Marlene Schubert: I know I know, for me, though certainly add a lot more to it.

230

00:27:53.310 --> 00:27:53.490

yeah.

231

00:27:54.540 --> 00:28:00.360

Marlene Schubert: How close, you can get those trees trees look awful close to the House my experience trees, is that you've been there start.

232

00:28:01.620 --> 00:28:04.800

Marlene Schubert: digging the Foundation, they cut the roots of

the tree dies.

233

00:28:05.880 --> 00:28:07.380

Marlene Schubert: yeah yeah.

234

00:28:08.670 --> 00:28:09.240

Kyle KÄtztz: i'm.

235

00:28:09.570 --> 00:28:10.320

Marlene Schubert: Highland here.

236

00:28:11.940 --> 00:28:25.170

Kyle KÄtztz: yeah I will say green canopy notice it completely vertically vertically integrated company, so we have everyone from research and design who's working on the cmt implementation to architects and we also have.

237

00:28:26.340 --> 00:28:34.710

Kyle KÄtztz: Our contractors our in house, so our site supervisors and our project managers are going to be aware of our.

238

00:28:35.670 --> 00:28:52.020

Kyle KÄtztz: very, very strong desire and intensive preserve as many trees as possible, so we have we have more control over that then than most as a traditional relationships with the builder that's no guarantee, but I do think that's an important thing to remember.

239

00:28:52.740 --> 00:28:58.110

Marlene Schubert: i'm not being negative I just looked at that one for a tree and thinking oh yeah right it's gonna be that close to the House.

240

00:28:58.290 --> 00:28:58.650

Yes.

241

00:29:01.230 --> 00:29:03.270

Marlene Schubert: they're going to get whacked and the tree will die.

242

00:29:04.290 --> 00:29:04.650

Marlene Schubert: yeah.

243
00:29:08.250 --> 00:29:09.660
Marlene Schubert: serve other countries.

244
00:29:11.850 --> 00:29:12.840
Marlene Schubert: And also wanting.

245
00:29:16.500 --> 00:29:20.130
Marlene Schubert: to know which means I think it's been since we didn't see any.

246
00:29:21.510 --> 00:29:24.150
Marlene Schubert: Questions just a department i'll be dry.

247
00:29:26.610 --> 00:29:32.790
Marlene Schubert: Since we really didn't have that far of a drive to visit.

248
00:29:34.020 --> 00:29:39.540
Marlene Schubert: So this is all part of Marshall This is all yours was.

249
00:29:42.090 --> 00:29:44.700
Marlene Schubert: A 12 foot with normal job buddy.

250
00:29:48.480 --> 00:29:55.560
Marlene Schubert: Well, so there's the writer and the private speaker.

251
00:29:57.360 --> 00:29:57.780
Marlene Schubert: Dr.

252
00:30:00.420 --> 00:30:04.410
Marlene Schubert: kyle is the is the main is the writer play 18 or 12.

253
00:30:06.150 --> 00:30:08.550
Kyle Kätz: The road in the right way is 12 feet.

254
00:30:09.720 --> 00:30:12.930

Kyle Kätz: plus three feet of gravel either side, and then.

255

00:30:14.310 --> 00:30:15.120

Kyle Kätz: Whatever is left.

256

00:30:15.180 --> 00:30:19.980

Out of 36.

257

00:30:21.330 --> 00:30:22.440

Marlene Schubert: somebody wants to get out.

258

00:30:26.670 --> 00:30:29.520

Marlene Schubert: Wait yeah there's no place to go.

259

00:30:30.540 --> 00:30:38.940

Marlene Schubert: yeah this, this is, this is a public works and that's the standard public works, I know that day.

260

00:30:40.020 --> 00:30:43.500

Marlene Schubert: That there is obstruction.

261

00:30:44.640 --> 00:30:47.700

Marlene Schubert: vegetation obstructionist, taking into consideration.

262

00:30:48.960 --> 00:30:51.930

Marlene Schubert: It is mean it is serving.

263

00:30:53.040 --> 00:30:55.980

Marlene Schubert: Seven pounds well possibly do so.

264

00:30:57.180 --> 00:31:02.190

Marlene Schubert: I are again answer the question I don't know 12 feet, is a.

265

00:31:03.330 --> 00:31:04.410

Marlene Schubert: optional or.

266

00:31:06.420 --> 00:31:13.020

Marlene Schubert: there's 18 feet, is a regular standard and then

12 he has some kind of optional standard and I don't know when.

267

00:31:15.150 --> 00:31:15.570

Marlene Schubert: People.

268

00:31:16.860 --> 00:31:23.430

Marlene Schubert: make sense to me a second also does that make sense, sometimes it didn't go through.

269

00:31:26.130 --> 00:31:26.490

Marlene Schubert: Such as.

270

00:31:28.080 --> 00:31:28.260

Marlene Schubert: well.

271

00:31:29.880 --> 00:31:32.220

Marlene Schubert: So okay so that's.

272

00:31:36.900 --> 00:31:41.940

Marlene Schubert: Our public workshops to look at it, yet I assume they they reviewed it.

273

00:31:43.650 --> 00:31:50.610

Marlene Schubert: Properly approved the 12 week I mean there's three put a new side, I mean you bring up a good point and I just short planet and yeah.

274

00:31:52.290 --> 00:31:52.680

Marlene Schubert: We will use.

275

00:31:55.890 --> 00:32:06.660

Marlene Schubert: The marker icon yeah but i've got a total of driveway just sharp lead to loss, this is probably about three on each side yeah well they got.

276

00:32:26.880 --> 00:32:40.590

Marlene Schubert: that's a good point as to how many how many yield is this just a 12 foot wide driveway supposed to serve you know for public works, and if it makes sense, what he's saying a single driveway say go house to house.

277

00:32:44.130 --> 00:32:44.520

Marlene Schubert: So.

278

00:32:45.750 --> 00:32:47.430

Marlene Schubert: Great question question for.

279

00:32:49.620 --> 00:32:53.790

Marlene Schubert: them so kind of looking at this strong going to the.

280

00:32:55.560 --> 00:33:19.920

Marlene Schubert: Cost of something we've got questions I have a couple go for Oh, just so I watched it go for that on those entry sequences that the cedar to be signed in mass those are little houses in this vertical solution is on the warehouses and that's really right now the only station.

281

00:33:21.270 --> 00:33:22.170

Marlene Schubert: was nice.

282

00:33:25.590 --> 00:33:32.460

Kyle KÄtztz: Was the question is the only distinction between them, the the entry portico versus senior mass.

283

00:33:35.190 --> 00:33:35.940

Kyle KÄtztz: Was that the question.

284

00:33:37.350 --> 00:33:49.860

Kyle KÄtztz: Yes, Okay, no um the the House types have different roof lines they have different shading strategies, as well as just general citing layouts and colors and patterns.

285

00:33:51.120 --> 00:33:51.390

Kyle KÄtztz: So.

286

00:33:52.530 --> 00:33:53.250

Marlene Schubert: you're out.

287

00:33:55.980 --> 00:33:56.820

Marlene Schubert: son who's super.

288

00:33:59.970 --> 00:34:00.330
Kyle KÄtztz: Sorry.

289
00:34:05.880 --> 00:34:06.300
Kyle KÄtztz: Yes.

290
00:34:07.290 --> 00:34:09.660
Marlene Schubert: I see on the red wranglers walk that start.

291
00:34:20.700 --> 00:34:21.810
Kyle KÄtztz: Take one pill.

292
00:34:31.230 --> 00:34:41.850
Kyle KÄtztz: yeah and the asymmetrical Gable is to ensure we have enough roof area on that against the shallow side of the table for solar to meet and that zero standard.

293
00:34:49.980 --> 00:34:51.960
Marlene Schubert: Subject long but it's a style.

294
00:34:56.070 --> 00:34:58.680
Marlene Schubert: Is this a cat my cat choices and I.

295
00:34:59.850 --> 00:35:06.720
Marlene Schubert: saw they will think that we think that would be good to see us to be able to compare with.

296
00:35:07.890 --> 00:35:18.750
Marlene Schubert: each other, next to each other let's see which one is which today now as a as a whole, because I think it's starting to see in a three year old music, which is shown to you awesome so i'm not sure how.

297
00:35:21.450 --> 00:35:23.070
Marlene Schubert: you decide whether.

298
00:35:25.230 --> 00:35:25.980
Marlene Schubert: or not.

299
00:35:33.600 --> 00:35:33.990
Kyle KÄtztz: Go ahead.

300
00:35:35.430 --> 00:35:38.520
Marlene Schubert: Go ahead, I was gonna explain your designs and go.

301
00:35:40.380 --> 00:35:43.320
Kyle KÄtztz: Oh no, I guess, I didn't really understand the question.

302
00:35:44.970 --> 00:35:48.300
Kyle KÄtztz: you're wanting to see them next to each other.

303
00:35:49.710 --> 00:35:51.210
Marlene Schubert: There is one drawing.

304
00:35:55.020 --> 00:36:02.580
Marlene Schubert: Drawing see all seven kind of looking down on it see, I think.

305
00:36:03.660 --> 00:36:06.210
Marlene Schubert: 3D one which one it is.

306
00:36:09.510 --> 00:36:10.890
Kyle KÄtztz: This one maybe a.

307
00:36:11.850 --> 00:36:12.390
Marlene Schubert: little bit.

308
00:36:15.300 --> 00:36:17.490
Marlene Schubert: Complex unusual.

309
00:36:19.980 --> 00:36:25.440
Marlene Schubert: This is, this is another good one to look at diversity thing talks about.

310
00:36:26.880 --> 00:36:42.990
Marlene Schubert: visual appearance, which we'll talk about a lot and it talks about affordability and I can't remember between the two house types, I know the eight of us are very small between the two house types wanted to what's the square foot he knows.

311
00:36:44.790 --> 00:36:49.560
Kyle Kätz: The smaller unit is 2200 and the larger is a big 28.

312
00:36:51.630 --> 00:36:52.950
Marlene Schubert: So you know these are.

313
00:36:55.620 --> 00:36:56.790
Marlene Schubert: Markets market rate hospice.

314
00:36:59.760 --> 00:37:00.840
Marlene Schubert: And even in 22.

315
00:37:02.040 --> 00:37:09.750
Marlene Schubert: Pretty nice sized house, but the API is to offer the opportunity for that mother or.

316
00:37:11.070 --> 00:37:12.120
Marlene Schubert: Dirty or.

317
00:37:12.540 --> 00:37:13.230
Something.

318
00:37:15.030 --> 00:37:15.510
Kyle Kätz: Yes.

319
00:37:16.440 --> 00:37:17.790
Marlene Schubert: Somewhat pinpoints.

320
00:37:26.460 --> 00:37:27.330
Marlene Schubert: I wish they had that.

321
00:37:28.500 --> 00:37:28.770
Marlene Schubert: But.

322
00:37:31.980 --> 00:37:33.930
Kyle Kätz: Ad they have a.

323
00:37:34.860 --> 00:37:36.930
Kyle Kätz: They have a.

324

00:37:38.160 --> 00:37:45.870

Kyle Kätz: All the appliances, or I think smaller, but they have they have a sink a dishwasher fridge and a range and full bathroom.

325

00:37:47.190 --> 00:37:50.880

Kyle Kätz: So it's basically a studio apartment and I can show you the plans.

326

00:37:52.260 --> 00:37:52.470

Marlene Schubert: That.

327

00:37:53.190 --> 00:37:57.990

Marlene Schubert: Those so we have for questions designer.

328

00:37:59.250 --> 00:37:59.640

Marlene Schubert: So.

329

00:38:01.410 --> 00:38:04.110

Marlene Schubert: Well, just piggyback on what mark said, I mean.

330

00:38:05.550 --> 00:38:08.550

Marlene Schubert: We just look at the elevation we don't see the trees, I mean I.

331

00:38:09.750 --> 00:38:14.310

Marlene Schubert: yeah it's a lot of sameness in there, and yes, that is a design type.

332

00:38:15.510 --> 00:38:22.530

Marlene Schubert: But the fact that you're trying to squeeze it in between trees, I can I want to see as many trees in there it's possible obviously I like that.

333

00:38:23.070 --> 00:38:29.760

Marlene Schubert: So I don't wanna I could see not wanting a bunch of projections or anything, because just want to try to.

334

00:38:30.300 --> 00:38:45.210

Marlene Schubert: You know squeeze it in there, but I would just

say again on the like I said before, I think, on the public funding side i'd like to see a little more diversity, the sites don't bother department, because I think the natural area so just real important.

335

00:38:46.320 --> 00:38:46.680

Kyle KÄtzt: hmm.

336

00:38:48.360 --> 00:38:51.180

Kyle KÄtzt: Okay, so we'll take a.

337

00:38:52.170 --> 00:38:53.370

Kyle KÄtzt: Look at it.

338

00:38:53.490 --> 00:38:55.770

Marlene Schubert: go back to that image that has.

339

00:38:57.450 --> 00:38:58.950

Marlene Schubert: All seven now since.

340

00:39:00.180 --> 00:39:22.740

Marlene Schubert: The three houses I don't feel myself struggling about those having stinks i'm facade expressions because they're you know there's there's only two on one side of the road and one or the other, so in that way, I feel like they're already fairly mobile it's those four in a row.

341

00:39:24.330 --> 00:39:29.130

Marlene Schubert: I, I have a reaction to those being on.

342

00:39:30.330 --> 00:39:37.560

Marlene Schubert: The same reality check shirt you want to break up the sides about that mean.

343

00:39:41.070 --> 00:39:50.220

Marlene Schubert: If there was some discussion last meeting about playing how far back those buildings are set and having differentiation there.

344

00:39:51.690 --> 00:39:54.120

Marlene Schubert: Did you have a chance to play with that some.

345
00:39:55.020 --> 00:39:58.710
Kyle KÄtzt: Of what we're running into is our natural area
limitations.

346
00:40:00.210 --> 00:40:08.760
Kyle KÄtzt: If we push the homes, one way or another, we push the
homesites one or out further and we lose natural area so there's
not a lot of play there.

347
00:40:09.810 --> 00:40:19.800
Kyle KÄtzt: But That being said, we have not set our final
building locations and elevations so that will that will change
in the future, to some degree.

348
00:40:21.960 --> 00:40:23.640
Marlene Schubert: So what we do the worsening.

349
00:40:25.140 --> 00:40:27.510
Marlene Schubert: strongly continue.

350
00:40:30.180 --> 00:40:30.630
or.

351
00:40:31.980 --> 00:40:33.540
Marlene Schubert: Certain size.

352
00:40:35.670 --> 00:40:37.350
Marlene Schubert: So that you don't get that.

353
00:40:38.550 --> 00:40:39.510
Marlene Schubert: There were no more right.

354
00:40:40.650 --> 00:40:42.630
Marlene Schubert: Maybe it's maybe it's just.

355
00:40:44.670 --> 00:40:47.850
Marlene Schubert: A little bit of the module however you decide
to do that just.

356
00:40:49.230 --> 00:40:49.980

Marlene Schubert: put that in.

357

00:40:51.960 --> 00:40:52.200

Kyle KÄtztz: yeah.

358

00:40:54.210 --> 00:40:54.450

Kyle KÄtztz: Okay.

359

00:40:55.650 --> 00:41:07.770

Marlene Schubert: So we go back to the worksheet because the two things to do, and we want to be sure we can use to to purchase one we've already talked about and one Kelly.

360

00:41:16.260 --> 00:41:17.130

Marlene Schubert: One house.

361

00:41:26.400 --> 00:41:29.460

Kyle KÄtztz: talking with a structural engineering considered blimps as well.

362

00:41:30.450 --> 00:41:30.990

Kyle KÄtztz: hold it up.

363

00:41:31.500 --> 00:41:33.690

Kyle KÄtztz: But didn't didn't quite work out.

364

00:41:34.890 --> 00:41:38.100

Kyle KÄtztz: And the wind, the wind loads who are just too much, keeping in place.

365

00:41:41.400 --> 00:41:43.590

Marlene Schubert: Those boxes i'm assuming you guys.

366

00:41:45.360 --> 00:41:45.540

Marlene Schubert: know.

367

00:41:48.510 --> 00:41:48.840

Marlene Schubert: That we.

368

00:41:50.490 --> 00:41:52.470

Marlene Schubert: need to go back to the course and.

369

00:41:53.670 --> 00:41:53.970

Marlene Schubert: So.

370

00:41:55.080 --> 00:41:55.890

Marlene Schubert: We need to go back.

371

00:42:00.480 --> 00:42:02.910

Marlene Schubert: I thought okay all right, well then, I think.

372

00:42:05.460 --> 00:42:06.480

Marlene Schubert: That service, thank you.

373

00:42:07.530 --> 00:42:14.970

Marlene Schubert: Okay, and then i'll be done all of this, we were down to basically the very last watch.

374

00:42:20.520 --> 00:42:21.930

Marlene Schubert: But we also want to be sure to think.

375

00:42:23.280 --> 00:42:25.980

Marlene Schubert: About since this further up alone.

376

00:42:30.960 --> 00:42:31.140

it's.

377

00:42:32.820 --> 00:42:33.360

Something.

378

00:42:36.810 --> 00:42:41.010

Marlene Schubert: So big the rain garden layouts know and seeing the lance.

379

00:42:44.310 --> 00:42:44.760

Marlene Schubert: kyle.

380

00:42:46.020 --> 00:42:50.250

Marlene Schubert: In the signals that were required for this very last meeting.

381
00:42:53.670 --> 00:42:54.150
Marlene Schubert: I think.

382
00:42:56.340 --> 00:42:59.910
Marlene Schubert: We saw a lady plan previous about materials.

383
00:43:01.380 --> 00:43:03.120
Marlene Schubert: We already seen before plants.

384
00:43:09.870 --> 00:43:17.490
Marlene Schubert: Diversity, I was the last to the last class I don't think you need that little talk about something.

385
00:43:20.370 --> 00:43:22.110
Marlene Schubert: So he's last and.

386
00:43:25.560 --> 00:43:28.650
Marlene Schubert: So, like on the diversity and has to sign so.

387
00:43:29.970 --> 00:43:35.610
Marlene Schubert: We have some verbiage, would like to add just this section of.

388
00:43:43.200 --> 00:43:48.030
Marlene Schubert: Looking for further developments.

389
00:43:51.690 --> 00:43:52.680
characteristics.

390
00:43:56.460 --> 00:43:56.850
Marlene Schubert: words.

391
00:44:00.870 --> 00:44:01.530
Marlene Schubert: development.

392
00:44:02.610 --> 00:44:03.150
Marlene Schubert: On.

393

00:44:05.700 --> 00:44:07.740
Marlene Schubert: On on facade sorry.

394
00:44:09.600 --> 00:44:09.870
Marlene Schubert: Oh, my.

395
00:44:18.990 --> 00:44:20.160
Marlene Schubert: Second string things.

396
00:44:23.160 --> 00:44:25.020
Marlene Schubert: Right yeah.

397
00:44:30.420 --> 00:44:39.480
Marlene Schubert: gotta get rid of, say, so we have design
development, so we must say more on such and such as materiality.

398
00:44:41.310 --> 00:44:42.750
Marlene Schubert: Therefore, take care.

399
00:44:43.980 --> 00:44:44.580
modulation.

400
00:44:46.050 --> 00:44:48.360
Marlene Schubert: To build on that now.

401
00:44:53.790 --> 00:44:57.450
Marlene Schubert: yeah I got to to achieve distinctiveness yeah.

402
00:45:00.750 --> 00:45:02.460
Kyle KÄtztz: I appreciate the positive spin on that.

403
00:45:06.240 --> 00:45:06.570
Okay.

404
00:45:10.770 --> 00:45:11.130
Marlene Schubert: I think.

405
00:45:12.240 --> 00:45:17.790
Marlene Schubert: We should we should comment on the positive
side of the news do.

406
00:45:19.140 --> 00:45:20.190
Marlene Schubert: small size.

407
00:45:24.270 --> 00:45:24.570
Marlene Schubert: on it.

408
00:45:25.800 --> 00:45:27.480
Marlene Schubert: wasn't some sort of.

409
00:45:28.590 --> 00:45:32.040
Marlene Schubert: A sudden you see over there, so the boss's.

410
00:45:33.660 --> 00:45:34.140
Marlene Schubert: boss.

411
00:45:38.460 --> 00:45:38.880
Marlene Schubert: Still.

412
00:45:41.280 --> 00:45:46.650
Marlene Schubert: has a vision system, so why not let's say something about that if.

413
00:45:53.550 --> 00:45:58.440
Marlene Schubert: You see a House that one can I can.

414
00:46:04.620 --> 00:46:06.090
Marlene Schubert: Do the whole.

415
00:46:07.560 --> 00:46:08.070
Marlene Schubert: System of.

416
00:46:11.850 --> 00:46:14.370
Marlene Schubert: record meetings, all the stairs on the side.

417
00:46:16.770 --> 00:46:17.640
Marlene Schubert: structured system.

418
00:46:18.870 --> 00:46:24.660

Marlene Schubert: Somewhere mean if you can finish this one first portable component to the islands has inside.

419

00:46:25.950 --> 00:46:27.600

Marlene Schubert: The House itself.

420

00:46:35.670 --> 00:46:38.700

Marlene Schubert: desert comments earlier about the solar and obviously so.

421

00:46:45.210 --> 00:46:45.690

Marlene Schubert: yeah.

422

00:46:46.890 --> 00:46:47.340

Marlene Schubert: This.

423

00:46:49.140 --> 00:46:51.900

Marlene Schubert: Is cross living right let's.

424

00:47:07.800 --> 00:47:12.540

Marlene Schubert: See So what do you want me to write us a report abuse, we just I think i'm just telling you about where.

425

00:47:13.920 --> 00:47:18.900

Marlene Schubert: Our desire was in that system we have to take the hostess.

426

00:47:20.820 --> 00:47:22.770

Marlene Schubert: save on the Protestant can spend more money.

427

00:47:26.430 --> 00:47:36.000

Marlene Schubert: This material open firing somewhere and sign, but it also means you're probably seeing.

428

00:47:37.260 --> 00:47:37.770

Marlene Schubert: That which is.

429

00:47:42.840 --> 00:47:43.470

Marlene Schubert: Also.

430

00:47:46.980 --> 00:47:51.450
Marlene Schubert: creates a base allows great space efficiency.

431
00:47:53.820 --> 00:47:56.610
Marlene Schubert: structure right and.

432
00:47:58.710 --> 00:47:59.250
Marlene Schubert: partners.

433
00:48:05.880 --> 00:48:09.480
Marlene Schubert: So thinking about this conversation.

434
00:48:10.770 --> 00:48:16.230
Marlene Schubert: APP sure, because the way I look at other developers can say Aha.

435
00:48:19.980 --> 00:48:26.130
Marlene Schubert: They figure all this owner or Chief Justice and.

436
00:48:30.090 --> 00:48:34.650
Marlene Schubert: beneficial material similarities so i'm not.

437
00:48:35.970 --> 00:48:41.790
Marlene Schubert: i'm not looking personally so i'm looking at more of a beneficial material in design.

438
00:48:43.860 --> 00:48:44.550
Marlene Schubert: But they also.

439
00:48:50.970 --> 00:48:51.570
Marlene Schubert: feel.

440
00:48:52.830 --> 00:48:54.270
Marlene Schubert: Like the sun.

441
00:48:59.610 --> 00:49:03.000
Marlene Schubert: Anything it's just trying to get me the words.

442
00:49:04.620 --> 00:49:08.490

Marlene Schubert: start with the sangha and all the systems are you saying they have to.

443

00:49:09.660 --> 00:49:12.510

Marlene Schubert: repeat say to the project.

444

00:49:14.820 --> 00:49:15.450

Marlene Schubert: which will.

445

00:49:17.520 --> 00:49:18.330

Marlene Schubert: work was.

446

00:49:20.220 --> 00:49:31.470

Marlene Schubert: So when we say that it's exciting to see them using costly timber and routledge acknowledge that this requires a similarity Sir.

447

00:49:35.640 --> 00:49:37.830

Marlene Schubert: He decided see.

448

00:49:40.530 --> 00:49:40.830

Marlene Schubert: that's.

449

00:49:47.820 --> 00:49:48.300

Marlene Schubert: awesome.

450

00:49:49.980 --> 00:49:51.150

Marlene Schubert: So that's that's good to.

451

00:49:57.180 --> 00:49:57.600

Marlene Schubert: know.

452

00:49:58.950 --> 00:49:59.160

Marlene Schubert: what's.

453

00:50:01.680 --> 00:50:03.900

Marlene Schubert: going on in their life.

454

00:50:05.310 --> 00:50:05.820

Marlene Schubert: And maybe.

455
00:50:17.760 --> 00:50:18.240
Marlene Schubert: you're.

456
00:50:28.050 --> 00:50:31.980
Marlene Schubert: it's the specifics of the stuff in that it's already.

457
00:50:33.060 --> 00:50:33.540
Marlene Schubert: Changing.

458
00:50:35.490 --> 00:50:35.700
Marlene Schubert: That.

459
00:50:38.670 --> 00:50:41.160
Marlene Schubert: they're all lined up right here.

460
00:50:42.240 --> 00:50:47.550
Marlene Schubert: there's really no one place, we can see on though so that another person.

461
00:50:48.870 --> 00:51:03.090
Marlene Schubert: it's like this battle and class yeah just do this right it's the it's the approach smoke, all of these things, every week since it worthwhile to say.

462
00:51:06.060 --> 00:51:09.660
Marlene Schubert: That, though, though, we would love to see further.

463
00:51:11.340 --> 00:51:25.500
Marlene Schubert: differentiation between between the buildings appreciate that but use crossland limited timber and the forest in nature site and.

464
00:51:26.970 --> 00:51:31.020
Marlene Schubert: makes makes that similarity between the buildings more acceptable.

465
00:51:32.880 --> 00:51:33.180
Marlene Schubert: yeah.

466
00:51:34.830 --> 00:51:36.480
Marlene Schubert: It was it.

467
00:51:37.770 --> 00:51:37.980
Marlene Schubert: Was.

468
00:51:39.300 --> 00:51:40.680
Marlene Schubert: characteristics of the site.

469
00:51:42.300 --> 00:51:43.620
Marlene Schubert: Right after the date.

470
00:51:45.930 --> 00:51:46.710
Marlene Schubert: The preamble.

471
00:51:48.420 --> 00:51:48.690
The.

472
00:51:50.190 --> 00:51:52.950
Marlene Schubert: characteristics of is heavily wooded site.

473
00:51:56.520 --> 00:51:57.000
Marlene Schubert: Stop.

474
00:52:02.370 --> 00:52:02.910
Kyle Kätz: smoking.

475
00:52:03.000 --> 00:52:03.690
And the.

476
00:52:05.190 --> 00:52:06.390
Marlene Schubert: Substantial slow.

477
00:52:08.490 --> 00:52:10.560
Marlene Schubert: flavor am the substantial.

478
00:52:11.670 --> 00:52:12.360
Marlene Schubert: slow.

479
00:52:15.540 --> 00:52:24.510
Marlene Schubert: Support so concise so yeah well the episodic
the same way as.

480
00:52:26.280 --> 00:52:27.900
Marlene Schubert: De emphasize that he's.

481
00:52:33.180 --> 00:52:34.740
Marlene Schubert: Lack of diversity.

482
00:52:36.660 --> 00:52:38.130
Marlene Schubert: or bindi commonality.

483
00:52:45.930 --> 00:52:51.030
Marlene Schubert: helps it helps minute substantial so it helps
to minimize the.

484
00:52:53.160 --> 00:52:53.670
Marlene Schubert: Lack of.

485
00:52:54.810 --> 00:52:56.340
Marlene Schubert: Diversity sauce.

486
00:53:04.290 --> 00:53:05.280
Marlene Schubert: In the science.

487
00:53:18.150 --> 00:53:24.480
Marlene Schubert: we're still looking for for SOS SOS i'm looking
at the garage, so I will still.

488
00:53:25.530 --> 00:53:26.160
Marlene Schubert: like to see.

489
00:53:27.630 --> 00:53:28.110
Marlene Schubert: All.

490
00:53:34.740 --> 00:53:41.280
Marlene Schubert: Do I assume you're building a use the same time
as the houses are resistant optional thing for the buyers.

491
00:53:42.150 --> 00:53:48.240
Kyle KÄtzt: They are they are being constructed as part of the projects they're not an optional an optional thing.

492
00:53:52.110 --> 00:53:52.950
Kyle KÄtzt: yeah yeah.

493
00:53:55.620 --> 00:54:03.030
Kyle KÄtzt: And that those are also playing for cmt and some other already products that we've been developing as well that'll help.

494
00:54:05.580 --> 00:54:07.200
Kyle KÄtzt: help speed up the construction of those.

495
00:54:08.340 --> 00:54:10.830
Marlene Schubert: So on this one say.

496
00:54:12.120 --> 00:54:12.900
Marlene Schubert: check box.

497
00:54:15.900 --> 00:54:16.680
Marlene Schubert: And then.

498
00:54:18.960 --> 00:54:21.570
Marlene Schubert: there's a little bit of words, nothing on that last sentence.

499
00:54:23.640 --> 00:54:28.530
Marlene Schubert: I would say it's exciting to them using crossing laminated timber period.

500
00:54:32.940 --> 00:54:35.850
Marlene Schubert: This material requires.

501
00:54:39.270 --> 00:54:42.960
Marlene Schubert: Not that exciting to see that material because.

502
00:54:44.430 --> 00:54:46.230

Marlene Schubert: that's up yeah great Thank you.

503

00:54:50.910 --> 00:54:53.010

Marlene Schubert: And this kind of I think we should say.

504

00:54:56.280 --> 00:54:59.850

Marlene Schubert: Please see comments under diversity in house.

505

00:55:07.200 --> 00:55:08.280

Marlene Schubert: So we should right.

506

00:55:10.260 --> 00:55:11.850

Marlene Schubert: Now, so we can see this.

507

00:55:15.600 --> 00:55:19.230

Marlene Schubert: So can we delete the seat, so we are getting rid of people's comments.

508

00:55:20.700 --> 00:55:22.650

Marlene Schubert: Better yeah okay that more than.

509

00:55:24.450 --> 00:55:29.040

Marlene Schubert: Anything else she sees so by changing those me know.

510

00:55:32.910 --> 00:55:38.070

Marlene Schubert: We have to do they have to put our comments about to departure someplace.

511

00:55:39.330 --> 00:55:39.660

Marlene Schubert: That.

512

00:55:43.290 --> 00:55:43.620

Marlene Schubert: The.

513

00:55:44.670 --> 00:55:46.320

Marlene Schubert: addition to the vision.

514

00:55:47.640 --> 00:55:50.130

Marlene Schubert: board and so just.

515
00:55:52.200 --> 00:55:56.880
Marlene Schubert: Number one please read with the applicants this every time.

516
00:56:02.490 --> 00:56:04.770
Marlene Schubert: We agree with the Atkins, football is all.

517
00:56:07.050 --> 00:56:07.800
Marlene Schubert: too.

518
00:56:10.020 --> 00:56:11.730
Marlene Schubert: place all seven.

519
00:56:15.330 --> 00:56:16.110
Marlene Schubert: zones.

520
00:56:21.270 --> 00:56:21.690
Marlene Schubert: Kelly.

521
00:56:24.690 --> 00:56:28.710
Marlene Schubert: Should we say we agree with our place all seven homes and.

522
00:56:30.630 --> 00:56:32.220
Marlene Schubert: Then the our to.

523
00:56:34.260 --> 00:56:35.310
Marlene Schubert: Our to our wonders.

524
00:56:37.230 --> 00:56:37.980
Marlene Schubert: artesian.

525
00:56:39.360 --> 00:56:43.470
Marlene Schubert: Yes, the bar one district is that right yeah kyle.

526
00:56:46.350 --> 00:56:48.960
Marlene Schubert: that's the first departure question the second one.

527

00:56:50.610 --> 00:56:52.320

Marlene Schubert: I think we should just say, please seek.

528

00:56:54.510 --> 00:57:03.330

Marlene Schubert: Diversity in house design and pacing public streets has the rationale for acceptance, so this this yeah I do have to i'm just the.

529

00:57:06.990 --> 00:57:10.440

Marlene Schubert: basic public streets or the rationale for.

530

00:57:17.130 --> 00:57:17.760

Marlene Schubert: recommending.

531

00:57:21.180 --> 00:57:21.900

Marlene Schubert: Rational.

532

00:57:31.410 --> 00:57:35.370

Marlene Schubert: rationale for science acceptance.

533

00:57:37.500 --> 00:57:39.150

Marlene Schubert: This request.

534

00:57:48.090 --> 00:57:48.570

Marlene Schubert: So.

535

00:57:52.590 --> 00:57:53.790

Marlene Schubert: let's just go for.

536

00:57:55.050 --> 00:58:09.390

Marlene Schubert: This is a luminary and then there's the final that's very long subdivision, this is only for 100 right now you're still in the pre application conference this up with these so after this will apply make one yourself with.

537

00:58:11.580 --> 00:58:12.870

Marlene Schubert: And then.

538

00:58:14.040 --> 00:58:24.030

Marlene Schubert: The planning Commission will make recommendation director well my recommendation on those hearings on her decision and then.

539

00:58:24.120 --> 00:58:30.690

Marlene Schubert: Assuming it's a true well final plot and I go city council for all stop till after dinner.

540

00:58:33.030 --> 00:58:33.870

Marlene Schubert: But that doesn't.

541

00:58:35.700 --> 00:58:39.300

Marlene Schubert: what's all the decisions are made by all the decision so.

542

00:58:40.440 --> 00:58:54.900

Marlene Schubert: kyle and as well, whether it's two separate application so there's a preliminary, but we have so many years in which they have to come in with the fire so vital when they actually survive the property right.

543

00:58:58.920 --> 00:58:59.430

Marlene Schubert: But then.

544

00:59:02.940 --> 00:59:06.330

Kyle KÄtzt: We do intend to add some comments to that.

545

00:59:07.710 --> 00:59:12.690

Kyle KÄtzt: there's another option, where we can bond to build or bond for the.

546

00:59:13.800 --> 00:59:18.900

Kyle KÄtzt: plot utilities and infrastructure and that's what we're intending to do with that way it speeds up our process a little bit.

547

00:59:21.780 --> 00:59:22.020

Kyle KÄtzt: So.

548

00:59:24.060 --> 00:59:36.900

Kyle KÄtzt: So instead of getting the preliminary plan application approved then going going to build the road and

infrastructure we have volland that would allow us to get to get our building permits.

549

00:59:38.100 --> 00:59:43.290

Kyle KÄtztz: So we could do all the groundwork at once again to just attempt to minimize disruption and.

550

00:59:46.350 --> 00:59:51.840

Kyle KÄtztz: it's like it's not good empty empty streets and sitting there for very long so we're trying to move on.

551

00:59:53.790 --> 00:59:54.510

Marlene Schubert: So once again.

552

00:59:56.070 --> 01:00:00.240

Marlene Schubert: This this subdivision process and this worksheet.

553

01:00:02.250 --> 01:00:04.320

Marlene Schubert: You have any power so your.

554

01:00:05.490 --> 01:00:06.930

Marlene Schubert: advice to us on.

555

01:00:07.980 --> 01:00:13.950

Marlene Schubert: Yet don't hesitate to let us know because we're the second continuous improvement mode, I think.

556

01:00:18.750 --> 01:00:22.920

Marlene Schubert: That we should add or titles or anything you'd like to have.

557

01:00:24.540 --> 01:00:25.290

Kyle KÄtztz: I think.

558

01:00:27.270 --> 01:00:27.780

Kyle KÄtztz: um.

559

01:00:29.850 --> 01:00:30.450

Kyle KÄtztz: I don't know.

560
01:00:33.300 --> 01:00:38.850
Kyle KÄtzt: I was gonna say I might be nice to have a place to actually put the the partner language in the document.

561
01:00:41.190 --> 01:00:45.030
Kyle KÄtzt: But then we might be copy pasting and we you know we might lose.

562
01:00:46.080 --> 01:00:49.110
Kyle KÄtzt: I don't know about that one, but it may be worth considering.

563
01:00:49.950 --> 01:00:50.280
So.

564
01:00:51.570 --> 01:00:55.500
Marlene Schubert: Marlene before one and two, you just put a title on this.

565
01:00:56.760 --> 01:00:57.840
Marlene Schubert: could leave it where it is.

566
01:00:59.280 --> 01:01:10.320
Marlene Schubert: conditions which is safe departures kind of like yeah like their departures and then wanting to below that so that people know if i'm afraid to.

567
01:01:11.610 --> 01:01:15.390
Marlene Schubert: touch it that I want to know now so that's.

568
01:01:20.640 --> 01:01:22.680
Marlene Schubert: The departures fee define.

569
01:01:25.620 --> 01:01:26.250
Marlene Schubert: What we have.

570
01:01:28.260 --> 01:01:28.620
Marlene Schubert: To do the.

571
01:01:30.090 --> 01:01:32.640

Marlene Schubert: First, one has to do with getting all the.

572

01:01:34.050 --> 01:01:34.740
instructors.

573

01:01:40.950 --> 01:01:45.630
Marlene Schubert: And they're both called out I should remember
to change on.

574

01:01:47.250 --> 01:01:48.360
Marlene Schubert: That might change.

575

01:01:53.610 --> 01:02:04.260
Marlene Schubert: Well it's it's much clearer to me if I were to
look at that one page I think of what departures this was what
are the slavery document helps with the light.

576

01:02:06.060 --> 01:02:14.850
Marlene Schubert: touches say departures from submission
guidelines down to purchase from separation Well now, these are.

577

01:02:17.190 --> 01:02:20.640
Marlene Schubert: The first one isn't something that so.

578

01:02:21.990 --> 01:02:22.470
Marlene Schubert: Sony.

579

01:02:24.840 --> 01:02:28.920
Marlene Schubert: Standard seven standard, so they are
sufficient.

580

01:02:30.630 --> 01:02:39.690
Marlene Schubert: But they're both they're both subdivision
standards, one is the subdivision standard, and the second one is
a design standard.

581

01:02:41.760 --> 01:02:49.230
Marlene Schubert: So maybe we should say departure subdivision
sampler one second one let's so it's not.

582

01:02:50.400 --> 01:02:53.340

Marlene Schubert: That over to Saint Archer from.

583

01:02:57.690 --> 01:02:57.960

Marlene Schubert: there.

584

01:03:00.120 --> 01:03:08.400

Marlene Schubert: I don't know what the number one is, but if you guys are in agreement that that's fine I thought, all the houses were on the one I didn't think it was anything.

585

01:03:09.660 --> 01:03:14.280

Marlene Schubert: Well, it is proposed, but the zoning.

586

01:03:15.360 --> 01:03:17.940

Marlene Schubert: code requirement that.

587

01:03:19.470 --> 01:03:20.400

Marlene Schubert: said oh all the.

588

01:03:21.630 --> 01:03:32.490

Marlene Schubert: splits on property and so you can transfer density from one district to another, and so, in effect, you recommend the.

589

01:03:34.080 --> 01:03:36.300

Marlene Schubert: Transferring one all right now.

590

01:03:37.470 --> 01:03:40.740

Marlene Schubert: here's the other one House know if you're saying like.

591

01:03:42.960 --> 01:03:45.690

Marlene Schubert: Oh, this is what you wanted departure from design Center.

592

01:03:47.190 --> 01:03:53.880

Marlene Schubert: Yes, okay Okay, I think, hearing concurrence I think we've done.

593

01:03:55.200 --> 01:04:03.030

Marlene Schubert: is dying Thank you so kyle i'll be sending this

final document to you this afternoon or probably more like tomorrow morning.

594

01:04:03.660 --> 01:04:05.280

Kyle KÄtztz: Okay that's fair.

595

01:04:06.750 --> 01:04:07.110

Kyle KÄtztz: Great.

596

01:04:08.310 --> 01:04:10.230

Marlene Schubert: very interesting project yeah.

597

01:04:13.980 --> 01:04:15.180

Marlene Schubert: And the rendering yes.

598

01:04:16.440 --> 01:04:18.900

Marlene Schubert: They know they help make the point.

599

01:04:21.030 --> 01:04:31.980

Marlene Schubert: Oh yes, i'm guessing and veins and also pay people about, and it was really important to them, you always explained that you made a presentation that you didn't leave us to wander through the.

600

01:04:35.730 --> 01:04:41.820

Kyle KÄtztz: Okay, well, thank you all for your time and your input and appreciate it and we'll keep moving forward.

601

01:04:45.150 --> 01:04:45.420

Kyle KÄtztz: Okay.

602

01:04:46.980 --> 01:04:48.030

Kyle KÄtztz: Am I adjourned.

603

01:04:50.700 --> 01:04:51.060

Kyle KÄtztz: alright.

604

01:04:55.020 --> 01:04:55.380

Marlene Schubert: Thanks.

605

01:05:07.980 --> 01:05:13.830

Marlene Schubert: Questions like we have many more lenient technical.

606

01:05:15.930 --> 01:05:20.790

Marlene Schubert: Things and see it has to be certain about before.

607

01:05:22.140 --> 01:05:25.110

Marlene Schubert: Describing should not be able to reach.

608

01:05:26.730 --> 01:05:27.660

Marlene Schubert: wouldn't do.

609

01:05:31.140 --> 01:05:31.950

Marlene Schubert: Right now.

610

01:05:43.290 --> 01:05:44.970

Marlene Schubert: To me, that would be expected.

611

01:05:45.990 --> 01:05:46.500

Marlene Schubert: yeah.

612

01:05:49.410 --> 01:05:50.160

Marlene Schubert: Right it's not.

613

01:05:51.870 --> 01:06:00.060

Marlene Schubert: Just not just this also reduce the size of those two those two points so was official.

614

01:06:02.970 --> 01:06:07.680

Marlene Schubert: yeah no I just servicing every three weeks ago.

615

01:06:08.970 --> 01:06:17.220

Marlene Schubert: So rocket that's more there they're going to have a problem itself building costs.

616

01:06:21.000 --> 01:06:21.570

Marlene Schubert: yeah.

617

01:06:23.100 --> 01:06:26.520
Marlene Schubert: I mean that's my were two houses to residents
are so we're all ya.

618
01:06:28.710 --> 01:06:29.100
Marlene Schubert: know.

619
01:06:31.440 --> 01:06:36.360
Marlene Schubert: So i'm like okay that's great idea let's see
the action.

620
01:06:41.040 --> 01:06:41.670
Marlene Schubert: So.

621
01:06:43.140 --> 01:06:44.850
Marlene Schubert: Much more than.

622
01:06:52.560 --> 01:07:12.270
Marlene Schubert: This kind of trends, but it's also changing
their boat right now, so, oh no Sarah Palin stuff so this isn't
accessible professional in this like this let's call them they're
they're making this that will make your song that makes sense.

623
01:07:13.980 --> 01:07:19.770
Marlene Schubert: surprises this understand better let's do this
on a very you know there's a single home that's.

624
01:07:20.790 --> 01:07:24.570
Marlene Schubert: Right minus bigger surprise to this.

625
01:07:27.060 --> 01:07:28.830
Marlene Schubert: module of the fire.

626
01:07:32.520 --> 01:07:33.480
Marlene Schubert: Interesting oh.

627
01:07:39.390 --> 01:07:42.990
Marlene Schubert: Well, they do this, though she'll cheap they
follow.

628
01:07:45.090 --> 01:07:51.450

Marlene Schubert: yeah that's a great question about our pocket that there's no cancer, for which is stock or even build a.

629

01:07:52.050 --> 01:08:02.730

Marlene Schubert: proactive way down the line, right now, and so you know, maybe that I like become aware of a sustainable change in the product, and I might not because i'm not looking at every impermanence.

630

01:08:03.210 --> 01:08:09.480

Marlene Schubert: pto for the architectural plans, the way that we're playing or soccer so yeah I think this is a there's a chicken and egg.

631

01:08:09.960 --> 01:08:17.460

Marlene Schubert: That it seems like you already made a decision about earlier any ATM around a year ago, where the the process so.

632

01:08:18.210 --> 01:08:29.040

Marlene Schubert: early in the process has its advantages and I think those are pretty substantial, this is one disadvantage is that it may be core to catch situations in which actually be great to get more Dr V input.

633

01:08:29.910 --> 01:08:35.100

Marlene Schubert: You know, because we're just that far along the process at that point, and you don't have a trigger to know.

634

01:08:35.490 --> 01:08:43.230

Marlene Schubert: Oh, this need to come back here, so I can try to track these things now you know i'm excited i'm excited off of the fact before I got.

635

01:08:43.590 --> 01:09:00.960

Marlene Schubert: A bow on this nothing like what the already you know thought that they happen and see if I can sort of intervene at that point but it's not a mental process not particularly well when I say there's some very lovely potential competitors that was seen by the early.

636

01:09:02.130 --> 01:09:07.890

Marlene Schubert: Years ago, that was pushed to the individual almost went through the whole process of renovating.

637

01:09:09.540 --> 01:09:15.750

Marlene Schubert: Like what it's turned into was they move that variable White House, across the street and.

638

01:09:17.940 --> 01:09:20.010

Marlene Schubert: They save another small house.

639

01:09:21.960 --> 01:09:25.620

Marlene Schubert: Right cardboard and to.

640

01:09:27.390 --> 01:09:29.220

Marlene Schubert: me that's pretty much.

641

01:09:30.780 --> 01:09:39.780

Marlene Schubert: yeah it's big one that just be part of the part of your process the building permit people so when you're looking at.

642

01:09:40.230 --> 01:09:57.510

Marlene Schubert: me I don't know what they carry the examiner how much I mean all kinds of care about that stuff forward, it seemed like it almost has to be baked in we're building permit process lessons to be back to look for this example different project yeah.

643

01:10:01.350 --> 01:10:06.930

Marlene Schubert: It was a group right, so I said okay go write that down the road change something changes.

644

01:10:08.400 --> 01:10:09.660

Marlene Schubert: As a protective devices.

645

01:10:15.630 --> 01:10:16.260

Marlene Schubert: cancel changes.

646

01:10:17.820 --> 01:10:32.580

Marlene Schubert: During the you know permit review stage because that's what really the rubber hits the road of life okay now staff are looking in a lot more depth and detail because, yes, after 30 minutes, those are represented yeah we have an initial expense, but a lot of.

647

01:10:33.570 --> 01:10:39.690

Marlene Schubert: Really pro wrestling on the product side I don't see that there's actually two baked into the way that this is all laid out.

648

01:10:40.110 --> 01:10:49.560

Marlene Schubert: That that enables us to really make sure that we're catching again, I feel we may catch it if i'm sort of aware and like Oh, I remember that God had a lot of.

649

01:10:49.920 --> 01:11:00.810

Marlene Schubert: You know input about just the bad now but not here, so we should go back, but there's not a clear point in the process that triggered that because there are inevitably going to be.

650

01:11:01.890 --> 01:11:04.410

Marlene Schubert: Direct kermit review and so how we.

651

01:11:05.820 --> 01:11:16.980

Marlene Schubert: Just went back to the final I mean under Dr B is not a perfect world, even just going back request required and go back to the final recommendation is to try to.

652

01:11:17.970 --> 01:11:27.390

Marlene Schubert: yeah there's some stuff up here but bring the final recommendations to me that's where I looked at this stuff really yeah I think what you know absolutely.

653

01:11:28.230 --> 01:11:45.630

Marlene Schubert: minutes over I think staff are looking at post in terms of what we're applying right so i'm not sure that there's at least i'm not aware and i'm still pretty good profit loss but i'm not aware of any recommendations or something that's fascinating for me put that in there you.

654

01:11:47.430 --> 01:11:49.230

Marlene Schubert: Go yeah well.

655

01:11:51.300 --> 01:12:03.390

Marlene Schubert: Really, well before I go in surfing things into it, because it's like you all worked really hard to get the

process of it, and so I still you know for getting up to speed on on the logic of the office early in the process versus later.

656

01:12:03.810 --> 01:12:07.860

Marlene Schubert: He said yes yeah very good luck with that project projects.

657

01:12:09.570 --> 01:12:13.200

Marlene Schubert: Especially tell them what's on having a bigger me.

658

01:12:14.340 --> 01:12:14.730

Marlene Schubert: Listen.

659

01:12:16.830 --> 01:12:19.080

Marlene Schubert: Good through your business side.

660

01:12:20.370 --> 01:12:20.820

Marlene Schubert: project.

661

01:12:22.590 --> 01:12:25.620

Marlene Schubert: We have about 7000 reason is.

662

01:12:27.960 --> 01:12:40.350

Marlene Schubert: This beautiful design of wisdom about climate change everything open awesome well the budgets of the cattle my Spanish is another favorite linebacker basically there's no army those in.

663

01:12:43.500 --> 01:12:50.460

Marlene Schubert: The chat room here we go back a long time, so we were involved with the process so.

664

01:12:55.080 --> 01:12:55.470

Marlene Schubert: you're doing.

665

01:12:56.610 --> 01:13:01.350

Marlene Schubert: google's things and just something sure pumps and what we're going.

666

01:13:03.210 --> 01:13:03.510

Marlene Schubert: To.

667

01:13:06.390 --> 01:13:07.770

Marlene Schubert: Remove somebody else.

668

01:13:08.940 --> 01:13:12.300

Marlene Schubert: director says, well, what about wearing.

669

01:13:13.470 --> 01:13:15.510

Marlene Schubert: Understand sounds like this.

670

01:13:17.070 --> 01:13:17.910

Marlene Schubert: person just.

671

01:13:21.810 --> 01:13:23.160

Marlene Schubert: go back to that.

672

01:13:26.400 --> 01:13:29.460

Marlene Schubert: process is just getting started.

673

01:13:31.980 --> 01:13:41.520

Marlene Schubert: awesome were hot you caught that everything changed so, what was the message board, can we go back to the board and says.

674

01:13:42.630 --> 01:13:47.790

Marlene Schubert: where's the where's this where's the snow removal.

675

01:13:50.730 --> 01:14:04.830

Marlene Schubert: Well, we can I recommend you know you don't like Madison I mean I know it's all of us look at the examiner conclusions, I mean I followed like literally right down to the reason for.

676

01:14:05.850 --> 01:14:12.330

Marlene Schubert: So long ago, but still not alone being here that whatever we recommend, we recommend it, but again it's only recommendation that.

677

01:14:17.400 --> 01:14:17.880

Marlene Schubert: says.

678

01:14:19.950 --> 01:14:24.540

Marlene Schubert: The planning Commission, in the words are substantial wouldn't.

679

01:14:27.060 --> 01:14:28.680

Marlene Schubert: recommendations for a day, maybe.

680

01:14:30.300 --> 01:14:33.420

Marlene Schubert: So, like if we say we absolutely need.

681

01:14:36.750 --> 01:14:37.950

Marlene Schubert: Permission so say.

682

01:14:39.780 --> 01:14:41.070

Marlene Schubert: We assemble something.

683

01:14:45.870 --> 01:14:58.530

Marlene Schubert: What happens to this position well the planning Commission some can say we really nice conditions and they get their recommendation, it could go to.

684

01:14:59.580 --> 01:15:00.240

Marlene Schubert: director.

685

01:15:02.220 --> 01:15:03.660

Marlene Schubert: Because, maybe we put something.

686

01:15:05.220 --> 01:15:05.790

Marlene Schubert: You know, we.

687

01:15:08.400 --> 01:15:10.050

Marlene Schubert: Believe me, being here will prevent that.

688

01:15:11.850 --> 01:15:12.780

Marlene Schubert: But yeah but.

689

01:15:13.980 --> 01:15:19.980

Marlene Schubert: It could go the salmon are having a bad day and

he lived a small I don't know, and so this.

690

01:15:22.620 --> 01:15:24.240

Marlene Schubert: One was really like.

691

01:15:27.030 --> 01:15:27.480

Marlene Schubert: This.

692

01:15:35.130 --> 01:15:35.400

Marlene Schubert: and

693

01:15:39.120 --> 01:15:39.810

Marlene Schubert: survivor to.

694

01:15:40.890 --> 01:15:41.220

Marlene Schubert: me.

695

01:15:42.630 --> 01:15:43.530

Marlene Schubert: Right after this.

696

01:15:56.220 --> 01:16:04.110

Marlene Schubert: Only that's what one thing that i've noticed, too, is that you know, the amount of work that's happening here.

697

01:16:05.550 --> 01:16:15.000

Marlene Schubert: is not necessarily reflected with the amount of staff of the disability different way it's got a lot of work to prepare for pre accident sure that free Apps are really.

698

01:16:16.290 --> 01:16:24.540

Marlene Schubert: meaningful and have a lot of guidance for applicants at that point, though, after the after the fact, you know about two weeks later, we got the letter.

699

01:16:24.960 --> 01:16:36.570

Marlene Schubert: That stopped for you, it goes a bit for Jordans because that we're sort of in anybody from week one to eat for our free APP the fee also covered in the rv but that's really you know some middle the top loving and.

700

01:16:37.770 --> 01:16:38.550

Marlene Schubert: it's not for them.

701

01:16:39.660 --> 01:16:47.850

Marlene Schubert: So we're not reviewing and make sure we'll have a download the template and send it up to just laugh but it's really became Yahoo and bing or deep through the grief meetings.

702

01:16:48.870 --> 01:16:53.700

Marlene Schubert: To kind of get to a place where everyone's comfortable staff review that again once or the.

703

01:16:54.360 --> 01:17:09.300

Marlene Schubert: middle so again, these are these are like new expressions coming in to the other, seeing that there's a lot of work with that the applicants quickly doing your due process and it's it seems to have done, and you know we hope happens to be responsive to Derby.

704

01:17:10.320 --> 01:17:23.970

Marlene Schubert: But there's not a level of staff are happening on going because they don't have permission to view, so I think that could be another area where you know you're saying this movie doubt that we're not we're actually starting any about stats I didn't tell them.

705

01:17:26.220 --> 01:17:27.450

Marlene Schubert: Well, a way for us to.

706

01:17:29.490 --> 01:17:40.920

Marlene Schubert: Have spare time step number seven this applicable in this instance, making they were they were already applied to the supernatural and applications.

707

01:17:41.760 --> 01:17:48.690

Marlene Schubert: That they go to the planning Commission have to make a presentation we watch that planning Commission presentation we say oh.

708

01:17:49.620 --> 01:18:01.710

Marlene Schubert: i've never seen that before then we need to Todd know padma shri know saying this is a whole different animal now, it says, right here, it has to move us and so that's the way.

709
01:18:02.910 --> 01:18:03.690
Marlene Schubert: We can touch it.

710
01:18:04.950 --> 01:18:06.540
Marlene Schubert: it's projects are interested in.

711
01:18:09.600 --> 01:18:16.740
Marlene Schubert: A smaller segments it's this fits or it's a really nice model of mutual i'm curious assistant work.

712
01:18:18.420 --> 01:18:23.130
Marlene Schubert: nice to know that it's possible all of a sudden, it was in front of me.

713
01:18:25.260 --> 01:18:25.680
Marlene Schubert: Oh.

714
01:18:27.690 --> 01:18:28.710
Marlene Schubert: We were promised a.

715
01:18:30.360 --> 01:18:39.960
Marlene Schubert: Substantial fighting so but, again, going back to the civil process training people that look at and say something's changed.

716
01:18:42.210 --> 01:19:01.200
Marlene Schubert: that's on them, probably so many things change, and so I don't know that are building boats are going to be able to look back at drawing that we're prepared for Dr be talking about test, when I look, I think, is it just they just look at this small piece of text is that.

717
01:19:02.550 --> 01:19:10.590
Marlene Schubert: correspond, yes, it is a non HIV and I don't get this you can sign up absolute power, the power to read.

718
01:19:11.820 --> 01:19:26.700
Marlene Schubert: Books very much Sir i'm just trying to yeah so just We just have to make sure that we have the real need so final, I will say that what i've heard so far i'm not I don't want to say, but.

719

01:19:28.230 --> 01:19:38.130

Marlene Schubert: So far it has shown that there's a little bit of struggle prepare students architectural directives, for instance, the work he has language, but the unit.

720

01:19:40.590 --> 01:19:46.770

Marlene Schubert: Because you know there's no idea that this exists, those are things that goes around this table i'm not quite sure to read luckily I could.

721

01:19:47.100 --> 01:19:53.760

Marlene Schubert: I could play ball, but you know a lot of players go and so they're not i'll be able to say whether or not the status is preference.

722

01:19:54.060 --> 01:20:02.160

Marlene Schubert: or not that's an example of one of the challenges between getting staff to kind of course things that come out of this city is that.

723

01:20:02.880 --> 01:20:09.960

Marlene Schubert: The language that us absolutely need something to folks who are heated by of the units are there ever been.

724

01:20:10.620 --> 01:20:22.920

Marlene Schubert: Reading for both numeric fields which are not necessarily well equipped and different for different levels to medicaid federal top a little more objective and be able to say whether or not.

725

01:20:23.820 --> 01:20:34.380

Marlene Schubert: distinctive enough for significant enough where there's enough material, and those are not necessarily the you know there's a reason that codes don't have those that require that they're just not as you can say black and white.

726

01:20:36.090 --> 01:20:36.450

Marlene Schubert: So.

727

01:20:37.530 --> 01:20:40.050

Marlene Schubert: yeah I absolutely understand me and i'm.

728

01:20:40.560 --> 01:20:48.900

Marlene Schubert: You know I think you can tell them feed into how the practice is working and not working, and I want to help I don't know that we can solve this that guys today Oh, please read vice.

729

01:20:49.230 --> 01:20:59.280

Marlene Schubert: Presidents of shepherding of things through this process, I can be a little more to how things evolve to permit the secret, this is the first reading for some final design really.

730

01:21:00.390 --> 01:21:08.280

Marlene Schubert: works and how the idea is kind of pull back to those recognition and and you know I see this one go to the Prophet figure out.

731

01:21:08.670 --> 01:21:25.620

Marlene Schubert: fairly often change or don't change this would be a good one for us to all say let's watch the planning Commission which will be sometime next 40 weeks and see if this is going to be fresh and see what what now How have they.

732

01:21:29.280 --> 01:21:39.990

Marlene Schubert: are playing, it will be in it'll be permitted and be like just further along in selling documents.

733

01:21:41.190 --> 01:21:49.320

Marlene Schubert: yeah I agree with it, because you know there's just for any project will be made in front of highlighting their documentation.

734

01:21:50.370 --> 01:22:08.460

Marlene Schubert: Why the seal teams, but there's other projects where seal team or another value material may not even be the conversation it's just there and then during the sunglasses value engineering that eligibility and then million reasons for this way, shape and.

735

01:22:10.200 --> 01:22:20.610

Marlene Schubert: So big flag under documentation and just thanks side really will come down to our eyes, our memories, to be rude to me to see if.

736

01:22:21.120 --> 01:22:37.110

Marlene Schubert: something's changed maybe there was a being switched maybe there could be and then push them is you know, a developer some deliberately escape It shows this one thing and it's you know very extensively whose turn it was just.

737

01:22:38.670 --> 01:22:48.810

Marlene Schubert: You know, happy want to build a precedent that well we can't control everything all our bigger turn around sell it to somebody else they're gone, you know.

738

01:22:49.980 --> 01:22:51.690

Marlene Schubert: doesn't happen.

739

01:22:54.270 --> 01:23:02.040

Marlene Schubert: like this, where your House is very honored when it happens cedar thing and, like the signal.

740

01:23:05.370 --> 01:23:07.380

Marlene Schubert: Material same point in cost.

741

01:23:09.420 --> 01:23:12.000

Marlene Schubert: fingers and it's just the same old same old.

742

01:23:13.140 --> 01:23:16.800

Marlene Schubert: And is that the trailer for us to say how much.

743

01:23:18.150 --> 01:23:27.030

Marlene Schubert: But you know he really good point um I would ask your people hey that a little bit here a mother, the deeper deeper.

744

01:23:28.110 --> 01:23:29.460

Marlene Schubert: explaining what.

745

01:23:33.150 --> 01:23:34.830

Marlene Schubert: The word is.

746

01:23:36.720 --> 01:23:38.250

Marlene Schubert: It may come up with something that.

747

01:23:40.410 --> 01:23:50.730

Marlene Schubert: we're definitely had lots of conversations about various products are being processed over a lot of questions about eat, for me, and when you click one of those like that.

748

01:23:51.720 --> 01:23:59.010

Marlene Schubert: that's it, you know initially right off the BAT people are like I don't understand you smell or Clarence, why does he have lengthening.

749

01:23:59.400 --> 01:24:09.030

Marlene Schubert: The list of things that we got back, we are being relatively long so trying to be a little bit about looking to knock out early and i'm not sure that this you.

750

01:24:10.380 --> 01:24:10.680

Marlene Schubert: know.

751

01:24:11.790 --> 01:24:19.590

Marlene Schubert: feel free to come down sometimes you hear about important see what their challenges are.

752

01:24:21.720 --> 01:24:22.710

Marlene Schubert: not sure it's time.

753

01:24:25.380 --> 01:24:27.210

Marlene Schubert: We are eating code.

754

01:24:31.320 --> 01:24:33.420

Marlene Schubert: This project let's read.

755

01:24:34.680 --> 01:24:35.370

Marlene Schubert: The code on.

756

01:24:40.710 --> 01:24:41.850

Marlene Schubert: what's working well.

757

01:24:43.380 --> 01:24:48.300

Marlene Schubert: For us down the road send both so much we're going to suggest.

758
01:24:49.590 --> 01:24:49.860
Marlene Schubert: This.

759
01:24:50.910 --> 01:24:51.570
Marlene Schubert: expansion.

760
01:24:55.980 --> 01:24:59.910
Marlene Schubert: Think so exactly the same quotes of the.

761
01:25:03.600 --> 01:25:04.830
Marlene Schubert: yeah they're not implementing.

762
01:25:10.710 --> 01:25:10.950
Marlene Schubert: That.

763
01:25:13.500 --> 01:25:13.890
Marlene Schubert: The harder.

764
01:25:16.050 --> 01:25:16.710
Marlene Schubert: It is part of.

765
01:25:17.790 --> 01:25:19.950
Marlene Schubert: That right there looking at sit.

766
01:25:21.750 --> 01:25:23.700
Marlene Schubert: There they're dumping ground rules.

767
01:25:29.460 --> 01:25:41.820
Marlene Schubert: And I think that mission that back and forth
that for those really the chance for the Community to kind of be
aware of the process, so take that very essential piece of
proper.

768
01:25:43.710 --> 01:25:50.850
Marlene Schubert: place what would be an account can be seen and
it's very different than \$500 on a beach.

769
01:25:54.810 --> 01:25:55.620
Marlene Schubert: ball somehow.

770
01:25:56.910 --> 01:26:01.020
Marlene Schubert: Because like in Seattle is they call it.

771
01:26:02.580 --> 01:26:04.290
Marlene Schubert: Perfect not certain.

772
01:26:05.850 --> 01:26:11.460
Marlene Schubert: If you're an architecture firm that has huge travelers and.

773
01:26:14.250 --> 01:26:24.780
Marlene Schubert: People have great clarity stick to it there's no funny business going on anything changes they're going to tell you you're not discovered we don't have.

774
01:26:29.340 --> 01:26:30.300
Marlene Schubert: How project.

775
01:26:32.580 --> 01:26:34.260
Marlene Schubert: yeah recently at a project or.

776
01:26:38.220 --> 01:26:41.460
Marlene Schubert: Something like that these two words to our agenda, first, then.

777
01:26:42.960 --> 01:26:55.530
Marlene Schubert: there's three preamp wasn't Good morning, yes, so it's one is unfortunately tomorrow if it has to be this this this one into the round file somewhere.

778
01:26:57.120 --> 01:27:13.290
Marlene Schubert: kids tomorrow is the winslow mall and it is at what time 11 to 12 so there's three of them and at we can have up to two people there we be strictly observers.

779
01:27:14.430 --> 01:27:29.490
Marlene Schubert: Like to take turns if at all possible, so there's this one, and then there's two more on August 30 and their team meetings you don't have to turn the camera on anything just literally sitting was so.

780

01:27:31.680 --> 01:27:32.610
Marlene Schubert: fascinated about.

781
01:27:34.590 --> 01:27:35.130
Marlene Schubert: anyway.

782
01:27:36.960 --> 01:27:47.520
Marlene Schubert: they're all really partial projects, all three
of them strangers So is there anybody could possibly do tomorrow
at 11 o'clock.

783
01:27:49.770 --> 01:27:52.860
Marlene Schubert: don't panic and feel obligated I.

784
01:27:54.720 --> 01:27:54.960
Marlene Schubert: Think.

785
01:27:55.980 --> 01:27:56.550
Marlene Schubert: calendar and I.

786
01:27:58.230 --> 01:27:59.130
Marlene Schubert: have to I.

787
01:28:00.450 --> 01:28:05.790
Marlene Schubert: Know Okay, so can you know, try to do this,
this is, this is, if I can do this.

788
01:28:06.960 --> 01:28:09.180
Marlene Schubert: forwarded to delay.

789
01:28:10.230 --> 01:28:17.040
Marlene Schubert: so that she can rsvp so they recognize me
because, when I do this, it might be too much.

790
01:28:21.000 --> 01:28:21.360
Marlene Schubert: worse.

791
01:28:23.040 --> 01:28:25.290
Marlene Schubert: Right now it's going to go down the lane.

792

01:28:26.760 --> 01:28:29.970

Marlene Schubert: colby colby now where I can be getting.

793

01:28:31.980 --> 01:28:33.630

Marlene Schubert: Not right now I don't have my own.

794

01:28:34.860 --> 01:28:45.600

Marlene Schubert: All the way you look at it go click the rsvp immediately puts it up into the calendar, the calendar has some ring.

795

01:28:48.090 --> 01:28:50.880

Marlene Schubert: So I will remind myself.

796

01:28:56.160 --> 01:29:00.600

Marlene Schubert: Of that, and is it a team meeting cheese cheese.

797

01:29:02.130 --> 01:29:04.890

Marlene Schubert: should read one out there, so sexual.

798

01:29:10.380 --> 01:29:11.310

Marlene Schubert: joining me.

799

01:29:12.330 --> 01:29:17.910

Marlene Schubert: I can use any teams, because on my head yeah okay just seems to recognize and.

800

01:29:19.530 --> 01:29:27.450

Marlene Schubert: So then let's go to the two that are on the office there's Clark construction which is at nine in the morning and there's.

801

01:29:29.040 --> 01:29:34.830

Marlene Schubert: brown bear, on a larger level it's very fascinating to me.

802

01:29:36.840 --> 01:29:37.110

Marlene Schubert: So.

803

01:29:38.880 --> 01:29:40.170

Marlene Schubert: Okay, so mark and i'm.

804

01:29:41.610 --> 01:29:41.880

Marlene Schubert: sweating.

805

01:29:43.980 --> 01:29:45.030

Marlene Schubert: This is the honest.

806

01:29:46.890 --> 01:29:52.770

Marlene Schubert: answer so market Bob will be there, this okay
so Marlene if you can send.

807

01:29:54.030 --> 01:29:57.780

Marlene Schubert: That to work, then you have to also to.

808

01:29:59.640 --> 01:30:03.510

Marlene Schubert: rsvp jump to your calendar calendar.

809

01:30:05.310 --> 01:30:05.670

Marlene Schubert: thing.

810

01:30:07.500 --> 01:30:13.470

Marlene Schubert: That was around ladder recognize people that's
why we get on our CP you don't get much.

811

01:30:14.670 --> 01:30:18.300

Marlene Schubert: Support one so just to God that is.

812

01:30:19.710 --> 01:30:19.980

Marlene Schubert: But.

813

01:30:23.220 --> 01:30:24.900

Marlene Schubert: that's still bank right where they.

814

01:30:27.150 --> 01:30:27.900

Marlene Schubert: Are some.

815

01:30:31.800 --> 01:30:32.490

Marlene Schubert: Time to squash.

816
01:30:33.810 --> 01:30:39.870
Marlene Schubert: The 30 now this this is quiet.

817
01:30:42.060 --> 01:30:43.350
Marlene Schubert: And and just looking.

818
01:30:49.350 --> 01:30:49.500
Marlene Schubert: At.

819
01:30:51.900 --> 01:30:52.650
Marlene Schubert: Your car.

820
01:30:57.360 --> 01:31:00.690
Marlene Schubert: So you, you have one, so you can rsvp.

821
01:31:03.900 --> 01:31:11.670
Marlene Schubert: But we have to see you I can't hear so hot that
you down and then the chance out you can't.

822
01:31:15.690 --> 01:31:16.380
Marlene Schubert: So can.

823
01:31:17.730 --> 01:31:18.510
Marlene Schubert: anybody else wanna.

824
01:31:19.860 --> 01:31:21.000
Marlene Schubert: Before first.

825
01:31:23.220 --> 01:31:23.910
Marlene Schubert: Did you get there.

826
01:31:26.790 --> 01:31:27.540
Marlene Schubert: And it should pop up.

827
01:31:31.350 --> 01:31:37.980
Marlene Schubert: So we're just not working on right now yeah,
and this is just just just just simply isn't like so I don't
even.

828

01:31:39.930 --> 01:31:40.710

Marlene Schubert: Know it's more.

829

01:31:41.910 --> 01:31:52.920

Marlene Schubert: Words just order education, you know I like it because I listened to their staff people ask no word for it up, we don't get involved with it really just listen I want who.

830

01:31:55.050 --> 01:32:01.080

Marlene Schubert: makes our job easier there's a summary letter comes out to be still some loose.

831

01:32:03.930 --> 01:32:09.210

Marlene Schubert: ends, education, so we got these two things talk to this person.

832

01:32:10.650 --> 01:32:13.260

Marlene Schubert: As you all know, Joe does.

833

01:32:15.420 --> 01:32:21.000

Marlene Schubert: send us today resignation letter, and we should do something.

834

01:32:23.160 --> 01:32:26.760

Marlene Schubert: divine years primary mother man.

835

01:32:32.880 --> 01:32:34.200

Marlene Schubert: is huge so i'm.

836

01:32:35.340 --> 01:32:36.840

Marlene Schubert: saying of course what we call.

837

01:32:40.470 --> 01:32:42.810

Marlene Schubert: And then the sound and cancer.

838

01:32:44.730 --> 01:32:49.350

Marlene Schubert: So she can post position, whatever the processes.

839

01:32:51.930 --> 01:32:52.200

Marlene Schubert: So.

840
01:32:55.950 --> 01:32:57.870
Marlene Schubert: Joe was very integral.

841
01:33:00.540 --> 01:33:03.990
Marlene Schubert: In the process, everything's coming out.

842
01:33:06.480 --> 01:33:13.020
Marlene Schubert: With the organized process of songs really important documents that are necessary.

843
01:33:14.160 --> 01:33:16.440
Marlene Schubert: The rbc perspective most.

844
01:33:19.980 --> 01:33:19.980
Marlene Schubert: man.

845
01:33:21.480 --> 01:33:24.810
Marlene Schubert: Has a single source point you don't get a lot of like.

846
01:33:25.830 --> 01:33:32.820
Marlene Schubert: kind of saving precision precision so simple and that's this joking because.

847
01:33:34.350 --> 01:33:34.770
Marlene Schubert: After.

848
01:33:36.330 --> 01:33:40.890
Marlene Schubert: This isn't this isn't vinyl so great okay.

849
01:33:42.990 --> 01:33:43.470
Marlene Schubert: So.

850
01:33:44.520 --> 01:33:54.750
Marlene Schubert: HP has cool, this was a priority there's more items that the staff examples for so we're going to look at this Charlie once on project.

851
01:33:57.390 --> 01:33:58.650

Marlene Schubert: This is a project, then.

852

01:34:00.300 --> 01:34:01.200

Marlene Schubert: On Wyatt.

853

01:34:04.350 --> 01:34:04.770

Marlene Schubert: and

854

01:34:05.850 --> 01:34:11.880

Marlene Schubert: he's a lot of Sherlock cell phone guys, so why don't we will So, in summary letter first.

855

01:34:13.980 --> 01:34:14.340

Marlene Schubert: One of the.

856

01:34:25.530 --> 01:34:35.760

Marlene Schubert: Project description sign narrative project So, in summary, for plant material and college board if you rent an environment, the ones we need this first.

857

01:34:38.280 --> 01:34:40.500

Marlene Schubert: email them at office.

858

01:34:41.670 --> 01:34:46.530

Marlene Schubert: So this is is this was this for a.

859

01:34:48.330 --> 01:34:48.870

Marlene Schubert: support.

860

01:34:49.890 --> 01:34:50.250

Marlene Schubert: For you.

861

01:34:51.480 --> 01:34:57.510

Marlene Schubert: Right up on tearing down old house, and this is sounding summary.

862

01:35:00.630 --> 01:35:01.020

Marlene Schubert: Bob.

863

01:35:04.440 --> 01:35:06.060

Marlene Schubert: We should take his name off the one.

864

01:35:09.600 --> 01:35:12.510

Marlene Schubert: Did we think we need to ask permission.

865

01:35:14.490 --> 01:35:15.810

Marlene Schubert: To use these.

866

01:35:22.860 --> 01:35:25.950

Marlene Schubert: Line items here just getting this.

867

01:35:29.730 --> 01:35:30.030

Marlene Schubert: Is what.

868

01:35:31.200 --> 01:35:39.720

Marlene Schubert: This means for me ah nice, but then, as I Oh, that means two things, side by side.

869

01:35:41.220 --> 01:35:44.820

Marlene Schubert: Highly on this example is not natural.

870

01:35:46.500 --> 01:35:52.410

Marlene Schubert: So I thought I would do this, he saw the source document and.

871

01:35:55.710 --> 01:36:01.980

Marlene Schubert: Yet, she will a shirt clients piles on the following session on.

872

01:36:04.410 --> 01:36:06.690

Marlene Schubert: At least I had no idea.

873

01:36:08.760 --> 01:36:13.500

Marlene Schubert: When an old man was rated maybe we have a better example.

874

01:36:14.820 --> 01:36:17.730

Marlene Schubert: Okay, there we go first off let's just do it.

875

01:36:20.220 --> 01:36:21.330

Marlene Schubert: yeah I know.

876

01:36:22.470 --> 01:36:22.770

Marlene Schubert: That.

877

01:36:25.380 --> 01:36:29.580

Marlene Schubert: The admin menu so there's it's it's messy.

878

01:36:39.630 --> 01:36:42.030

Marlene Schubert: To the store so.

879

01:36:44.220 --> 01:36:45.660

Marlene Schubert: This is charlie's.

880

01:36:46.740 --> 01:36:56.520

Marlene Schubert: So, in summary, so with the process if he knew that we liked this one you show us your staff and say.

881

01:36:57.600 --> 01:37:13.290

Marlene Schubert: Does this New Orleans and they say, oh no architect left off, we put it off yeah I know I would say that that's brilliant because you're here this little preview right, so this is brad yes, it is for your purposes.

882

01:37:14.580 --> 01:37:22.350

Marlene Schubert: Okay, what we needed an example to get the applications that will meet your needs so Okay, so we do it now, the one thing i'll say traffic leads that.

883

01:37:24.450 --> 01:37:25.170

Marlene Schubert: Are neat week.

884

01:37:26.610 --> 01:37:28.800

Marlene Schubert: retreat we're looking.

885

01:37:31.740 --> 01:37:32.280

Marlene Schubert: For quite.

886

01:37:36.270 --> 01:37:37.710

Marlene Schubert: A lot of young men.

887
01:37:39.030 --> 01:37:40.740
Marlene Schubert: Which is planning yeah.

888
01:37:43.200 --> 01:37:43.530
Marlene Schubert: yeah.

889
01:37:46.500 --> 01:37:47.310
Marlene Schubert: All right.

890
01:37:48.570 --> 01:37:48.930
Marlene Schubert: Thank you.

891
01:37:49.980 --> 01:37:50.490
Marlene Schubert: out via.

892
01:37:54.060 --> 01:37:55.410
Marlene Schubert: text document.

893
01:37:57.300 --> 01:38:07.470
Marlene Schubert: So the architect, just like, just like the one
we just saw the departures of language next to the picture so
they're they're putting this on.

894
01:38:10.260 --> 01:38:10.650
Marlene Schubert: yeah.

895
01:38:12.540 --> 01:38:14.280
Marlene Schubert: And this might.

896
01:38:15.450 --> 01:38:16.650
Marlene Schubert: weren't required.

897
01:38:19.110 --> 01:38:20.160
Marlene Schubert: So this is.

898
01:38:21.240 --> 01:38:22.020
Marlene Schubert: Something else.

899
01:38:23.040 --> 01:38:23.430

Marlene Schubert: Oh yeah.

900

01:38:25.830 --> 01:38:27.120

Marlene Schubert: yeah yes.

901

01:38:29.370 --> 01:38:31.980

Marlene Schubert: yeah so the plan.

902

01:38:33.690 --> 01:38:48.360

Marlene Schubert: If they still do I mean they didn't seem familiar with project zoning sorry as a the middle, so I can go back at the shop, one day, maybe it's something that needs to be required it's not sure, but.

903

01:38:49.680 --> 01:38:51.990

Marlene Schubert: They get something from that, because this is totally.

904

01:38:54.630 --> 01:38:55.410

Marlene Schubert: The troll.

905

01:38:57.030 --> 01:38:57.990

Marlene Schubert: didn't put a title on.

906

01:38:59.190 --> 01:39:07.590

Marlene Schubert: What could be happening here is that Seattle angel requirements are very expensive it's time for the last into one shopping.

907

01:39:08.610 --> 01:39:15.600

Marlene Schubert: So some people might choose to put something on site plan on having a separate Doc some people might use several different.

908

01:39:16.140 --> 01:39:20.430

Marlene Schubert: Something i'm kind of trying to get clarity on that, like what are we talking more just.

909

01:39:20.970 --> 01:39:31.560

Marlene Schubert: because some of the requirements document, some of them are things that appear on the doctor, so I don't know for sure, but i'm thinking that what happens here is that you picking

a variety of require.

910

01:39:32.280 --> 01:39:38.310

Marlene Schubert: A license number one and maybe it's that maybe it was very helpful I don't know that this format.

911

01:39:41.580 --> 01:39:46.440

Marlene Schubert: Because we have some applicants just gave with wanting to do a pencil sketch on a survey.

912

01:39:48.090 --> 01:39:50.130

Marlene Schubert: Joseph forget these chairs know.

913

01:39:52.950 --> 01:39:54.450

Marlene Schubert: That this information is critical.

914

01:39:55.770 --> 01:39:59.160

Marlene Schubert: Good sure we have access to most of this information.

915

01:40:00.480 --> 01:40:03.960

Marlene Schubert: So when I look at an angel the only requirement that we're going.

916

01:40:05.580 --> 01:40:06.090

Marlene Schubert: I mean you know.

917

01:40:08.460 --> 01:40:09.090

Marlene Schubert: and

918

01:40:11.970 --> 01:40:13.320

Marlene Schubert: I was looking at bringing real time.

919

01:40:14.580 --> 01:40:18.750

Marlene Schubert: site plan for us as part of a lot of the stuff is slightly.

920

01:40:20.880 --> 01:40:27.600

Marlene Schubert: different products are going to have the personnel to Vegas required for submission, but not for multifamily we're gonna be my first.

921
01:40:30.120 --> 01:40:31.590
Marlene Schubert: Day jobs on this.

922
01:40:33.900 --> 01:40:35.820
Marlene Schubert: Commercial yeah.

923
01:40:36.960 --> 01:40:41.820
Marlene Schubert: subdivision yes just my life, but I you.

924
01:40:47.790 --> 01:40:50.250
Marlene Schubert: Know history yeah I just.

925
01:40:51.930 --> 01:40:53.940
Marlene Schubert: collected in this way, but.

926
01:40:57.090 --> 01:40:58.680
Marlene Schubert: it's a big part of the.

927
01:40:59.940 --> 01:41:00.570
Marlene Schubert: analysis.

928
01:41:04.290 --> 01:41:05.820
Marlene Schubert: Be sure that you understand.

929
01:41:09.510 --> 01:41:20.520
Marlene Schubert: there's one particular thing that this is like
I said, I think it may be a combination cycle, maybe the
principle of others, but they get wrong and there's one thing
that the memory.

930
01:41:21.630 --> 01:41:24.240
Marlene Schubert: requirement for all these things I don't think
there is peace.

931
01:41:25.980 --> 01:41:27.570
Marlene Schubert: See the chat choir.

932
01:41:30.030 --> 01:41:35.220
Marlene Schubert: Because of the rp yes, because again early yeah

i'm wondering is so.

933

01:41:36.480 --> 01:41:40.350

Marlene Schubert: We asked for it, whether for whatever reason, we asked for it.

934

01:41:41.730 --> 01:41:50.760

Marlene Schubert: It seems like a couple notes information she doesn't need this information contacts, unless we get yeah yeah.

935

01:41:51.630 --> 01:42:09.690

Marlene Schubert: Is this something that, as as the group we we want to be able to preview before we look at it's really nice to be able to add a document like this one place not separate through and finding a little piece on this page and another little page and it's right there.

936

01:42:10.710 --> 01:42:12.540

Marlene Schubert: For soccer recipe from this is.

937

01:42:13.830 --> 01:42:16.260

Marlene Schubert: No, this isn't a software provider.

938

01:42:17.340 --> 01:42:17.550

Marlene Schubert: or.

939

01:42:19.800 --> 01:42:25.620

Marlene Schubert: Whatever understand this is almost summer the last version of some of the items.

940

01:42:27.630 --> 01:42:31.260

Marlene Schubert: Staff does Gerald right right so.

941

01:42:32.970 --> 01:42:40.260

Marlene Schubert: Absolutely, but you know he got sample site plan from building validation a big green box product building family.

942

01:42:41.040 --> 01:42:53.310

Marlene Schubert: I think just getting whatever it is that people are looking for that fit into that Gray box, we have you taken a document that this great big green box full page green box with

that chance.

943

01:42:54.990 --> 01:42:56.400

Marlene Schubert: for you to make that one.

944

01:42:59.370 --> 01:42:59.790

Marlene Schubert: yeah.

945

01:43:12.210 --> 01:43:18.660

Marlene Schubert: yeah but it's like a family affair yeah absolutely but I don't.

946

01:43:19.770 --> 01:43:29.130

Marlene Schubert: I don't know that we have a point where we send them something to fill out other ways, but maybe that's the minimum requirements i'm not sure if snapper ever in the role and feeding into that before.

947

01:43:29.700 --> 01:43:35.820

Marlene Schubert: So I just the worksheet right right and we're not here, so I think I just want to make sure that it would work with our class.

948

01:43:37.710 --> 01:43:40.920

Marlene Schubert: We could put it in that resource section.

949

01:43:43.440 --> 01:43:45.600

Marlene Schubert: Which is a sentence.

950

01:43:46.770 --> 01:43:48.630

Marlene Schubert: Right, but you saw exception right.

951

01:43:49.980 --> 01:43:54.570

Marlene Schubert: A website sent you to the worksheet look up with the next.

952

01:43:56.220 --> 01:44:04.140

Marlene Schubert: Little scans of this document and rocks yes, yes it's all really good, though, because what i'm really trying to do with get clarity.

953

01:44:05.220 --> 01:44:14.220

Marlene Schubert: about the middle, so I think the first step of clarity to fill in Atlantic city, they just like a separate taking form to work easily fill out all at sure it fits in our classes are.

954

01:44:14.940 --> 01:44:26.280

Marlene Schubert: exposed to it, and as I sort of mentioned before i'm trying to come up with some crackers break for lunch will be property sells but Jackie come up with a template language at all.

955

01:44:27.150 --> 01:44:31.980

Marlene Schubert: Okay, he can find this form here hey if you're wondering how you know whether or not.

956

01:44:32.550 --> 01:44:48.420

Marlene Schubert: This on this document, the European to generate Okay, but they love to see us in fact i'm just trying to give a little more guidance, because it seems like we had an issue with fasting I don't really understand the requirements, and so I can't really help out so i'm going to try to convey.

957

01:44:49.710 --> 01:44:59.070

Marlene Schubert: This is the first one, the next one is the project description sign narrative and and Charlie chose to.

958

01:45:00.270 --> 01:45:01.410

Marlene Schubert: create this.

959

01:45:09.090 --> 01:45:09.660

Marlene Schubert: Is your shirt.

960

01:45:10.710 --> 01:45:14.250

Marlene Schubert: This one was a little long winded, this is a visual.

961

01:45:16.980 --> 01:45:17.310

Marlene Schubert: medium.

962

01:45:25.980 --> 01:45:26.520

Marlene Schubert: Yes, sir.

963
01:45:29.190 --> 01:45:30.210
Marlene Schubert: So.

964
01:45:31.530 --> 01:45:33.270
Marlene Schubert: we're just looking for words.

965
01:45:34.380 --> 01:45:35.220
Marlene Schubert: and design there.

966
01:45:36.330 --> 01:45:42.030
Marlene Schubert: Does this example contain the project description adequately and.

967
01:45:43.650 --> 01:45:46.200
Marlene Schubert: Why is he doing what costume designer.

968
01:45:48.360 --> 01:45:52.110
Marlene Schubert: So it's better to sign the response on.

969
01:45:54.240 --> 01:45:54.960
Marlene Schubert: This one.

970
01:45:57.540 --> 01:45:58.110
Marlene Schubert: start.

971
01:46:02.100 --> 01:46:11.670
Marlene Schubert: right out of the principal pretty straightforward, you know we didn't take this this this carbons right yeah this right here sure you got it right so.

972
01:46:13.500 --> 01:46:15.000
Marlene Schubert: That way everyone's on the same.

973
01:46:16.230 --> 01:46:18.330
Marlene Schubert: I mean that last project we had.

974
01:46:23.400 --> 01:46:27.450
Marlene Schubert: Something like what we have up there, exactly book seven.

975
01:46:33.090 --> 01:46:41.280
Marlene Schubert: majors and it's, the only thing this is missing is an introduction that says this project is to design.

976
01:46:42.840 --> 01:46:46.620
Marlene Schubert: downtown louisville for townhomes.

977
01:46:48.240 --> 01:46:49.140
Marlene Schubert: processing.

978
01:46:50.910 --> 01:46:55.080
Marlene Schubert: Yes, less another option to well I think it's it's.

979
01:46:56.850 --> 01:46:59.040
Marlene Schubert: supposed to be project description.

980
01:47:00.090 --> 01:47:02.460
Marlene Schubert: This is the design, there are missing.

981
01:47:08.460 --> 01:47:12.660
Marlene Schubert: The tag all together, you get.

982
01:47:13.800 --> 01:47:17.340
Marlene Schubert: If you just read the reason I know it's all in there with you just read them.

983
01:47:19.470 --> 01:47:21.180
Marlene Schubert: it's all it's all in here.

984
01:47:22.350 --> 01:47:30.870
Marlene Schubert: For people who don't know you're correct, I mean all that, for it should be justin there could be, but if we want example, but I think.

985
01:47:32.040 --> 01:47:34.050
Marlene Schubert: I was just wondering, do we need them.

986
01:47:36.900 --> 01:47:40.860
Marlene Schubert: I don't sure I don't think so because that's

what I want to.

987

01:47:42.330 --> 01:47:42.750

Marlene Schubert: know.

988

01:47:44.310 --> 01:47:48.030

Marlene Schubert: Because part of the problem is people take longer feel they're not.

989

01:47:49.200 --> 01:47:50.400

Marlene Schubert: Exactly and that's not.

990

01:47:52.950 --> 01:47:53.610

Marlene Schubert: presentation.

991

01:47:55.830 --> 01:47:56.190

Marlene Schubert: Which is.

992

01:47:57.960 --> 01:48:07.230

Marlene Schubert: Just a short America so see that they are, in other words, how many homesites no I don't see that yeah.

993

01:48:11.670 --> 01:48:13.890

Marlene Schubert: But that would be on good.

994

01:48:16.710 --> 01:48:18.210

Marlene Schubert: summary, it says this.

995

01:48:20.220 --> 01:48:24.840

Marlene Schubert: So between the two of us which one right after the other, and it's.

996

01:48:26.730 --> 01:48:30.150

Marlene Schubert: Literally want people to say it's 21 to 40.

997

01:48:31.830 --> 01:48:36.000

Marlene Schubert: Because it that's our goals and principles on page 34.

998

01:48:37.470 --> 01:48:38.040

Marlene Schubert: Very.

999

01:48:39.510 --> 01:48:39.990

Marlene Schubert: Very.

1000

01:48:41.970 --> 01:48:44.070

Marlene Schubert: An example for happy nobody else does.

1001

01:48:45.810 --> 01:48:54.930

Marlene Schubert: But this is several of us that success with the board i'll be yeah yeah we shot program show we got three buildings.

1002

01:48:57.510 --> 01:48:59.610

Marlene Schubert: So there's that one and.

1003

01:49:01.680 --> 01:49:09.060

Marlene Schubert: This one also care of the other two that he needed for for Atlantic coast, so we find the workbench.

1004

01:49:27.990 --> 01:49:28.380

Marlene Schubert: Sorry.

1005

01:49:37.500 --> 01:49:38.790

Marlene Schubert: This is our final design.

1006

01:49:41.640 --> 01:49:43.740

Marlene Schubert: For this, yes it's a design.

1007

01:49:45.390 --> 01:49:46.290

Marlene Schubert: Remember, we look at.

1008

01:50:01.140 --> 01:50:01.350

Marlene Schubert: She.

1009

01:50:02.700 --> 01:50:03.420

Marlene Schubert: was attached.

1010

01:50:08.280 --> 01:50:08.820

Marlene Schubert: That one.

1011
01:50:25.980 --> 01:50:26.310
Marlene Schubert: called.

1012
01:50:37.440 --> 01:50:38.670
Marlene Schubert: Closer yeah.

1013
01:50:41.280 --> 01:50:42.030
Marlene Schubert: So.

1014
01:50:47.400 --> 01:50:49.260
Marlene Schubert: I wanted think they are see the scale.

1015
01:50:51.780 --> 01:50:53.280
Marlene Schubert: Is that adequate for what.

1016
01:50:57.000 --> 01:50:59.250
Marlene Schubert: We did wrong so stay on so.

1017
01:51:03.120 --> 01:51:03.870
Marlene Schubert: dimensions for the.

1018
01:51:09.390 --> 01:51:09.720
Marlene Schubert: two.

1019
01:51:13.860 --> 01:51:20.010
Marlene Schubert: So more planning samples, if we look at those
which is what needs to be was after.

1020
01:51:27.450 --> 01:51:31.200
Marlene Schubert: Yes, we first asked for both ends and.

1021
01:51:33.330 --> 01:51:35.250
Marlene Schubert: So is this like.

1022
01:51:36.570 --> 01:51:37.950
Marlene Schubert: An example he.

1023
01:51:39.600 --> 01:51:41.790

Marlene Schubert: is going to be your bring.

1024

01:51:43.740 --> 01:51:48.240

Marlene Schubert: Your meets our needs for stacked up and say here's an example.

1025

01:51:50.310 --> 01:51:55.440

Marlene Schubert: So it's an applicant sada would they be able to predict, something that will be learning.

1026

01:51:57.240 --> 01:52:05.490

Marlene Schubert: This week, and always and others will have that once I am wondering, this is for residential I am wondering.

1027

01:52:07.830 --> 01:52:08.850

Marlene Schubert: Are they were looking.

1028

01:52:11.130 --> 01:52:12.240

Marlene Schubert: For a project.

1029

01:52:13.980 --> 01:52:19.110

Marlene Schubert: presentations chick should we have a residential floor plan and should we have.

1030

01:52:20.910 --> 01:52:24.930

Marlene Schubert: mercial when are we looking for different things well.

1031

01:52:29.640 --> 01:52:30.420

Marlene Schubert: Right now.

1032

01:52:32.940 --> 01:52:39.480

Marlene Schubert: To show that you can leave requirements for drawings, a second yeah because these one.

1033

01:52:40.530 --> 01:52:40.890

Marlene Schubert: off.

1034

01:52:42.930 --> 01:52:44.520

Marlene Schubert: With a lot of work that goes into it.

1035
01:52:45.810 --> 01:52:46.110
Marlene Schubert: But.

1036
01:52:47.850 --> 01:52:50.220
Marlene Schubert: They are comprehensive long.

1037
01:52:51.330 --> 01:52:52.410
Marlene Schubert: yeah I don't.

1038
01:52:54.540 --> 01:52:56.400
Marlene Schubert: know if the product, we just saw.

1039
01:52:57.510 --> 01:52:58.440
Marlene Schubert: You know, once that comes.

1040
01:53:00.090 --> 01:53:01.380
Marlene Schubert: With that.

1041
01:53:02.610 --> 01:53:12.930
Marlene Schubert: Was the original songs and Leonard got until
next that's what we want, with Vincent what someone's taking too
long.

1042
01:53:14.520 --> 01:53:21.420
Marlene Schubert: Why little little that plan looks really dead
or and broken.

1043
01:53:24.570 --> 01:53:25.530
Marlene Schubert: for that.

1044
01:53:31.050 --> 01:53:33.390
Marlene Schubert: So we need this.

1045
01:53:37.110 --> 01:53:37.560
Marlene Schubert: one's.

1046
01:53:39.330 --> 01:53:42.300
Marlene Schubert: got to have the engine sense how show rapper
decent.

1047
01:53:46.380 --> 01:53:46.980
Marlene Schubert: location have.

1048
01:53:49.800 --> 01:53:52.650
Marlene Schubert: Access to structure by reading on this list.

1049
01:53:54.270 --> 01:53:57.090
Marlene Schubert: bicycle storage partner site.

1050
01:53:58.260 --> 01:54:05.700
Marlene Schubert: locations, so this is really going to be more than just one box and Charlie strong sleep.

1051
01:54:09.840 --> 01:54:10.320
Marlene Schubert: So.

1052
01:54:15.390 --> 01:54:19.800
Marlene Schubert: you're actually about to start off with some thoughts about evolution.

1053
01:54:27.120 --> 01:54:32.100
Marlene Schubert: Maybe I would say it was a backstop if you simply want to know the dimension.

1054
01:54:37.020 --> 01:54:38.100
Marlene Schubert: yeah I would say they.

1055
01:54:39.600 --> 01:54:47.220
Marlene Schubert: Are all the outside dimensions, I mean that's just one one additional layer Charlie to print that out correspondent illustrates how it feels so.

1056
01:54:49.440 --> 01:54:49.980
Marlene Schubert: We already bought.

1057
01:54:52.050 --> 01:54:53.670
Marlene Schubert: The product.

1058
01:54:56.250 --> 01:54:59.310
Marlene Schubert: Well that's where we're at this instance.

1059
01:55:00.780 --> 01:55:01.290
Marlene Schubert: All.

1060
01:55:02.700 --> 01:55:03.480
Marlene Schubert: don't like this.

1061
01:55:15.090 --> 01:55:16.650
Marlene Schubert: Framework it's.

1062
01:55:26.760 --> 01:55:32.220
Marlene Schubert: Not for now, it actually does it says it says
bit point disability yeah.

1063
01:55:34.920 --> 01:55:37.800
Marlene Schubert: I mean, I could be tweaked you know column.

1064
01:55:39.000 --> 01:55:41.010
Marlene Schubert: yeah I thought summer.

1065
01:55:44.520 --> 01:55:49.260
Marlene Schubert: was nice to have a bit of a problem with that
and say oh.

1066
01:55:51.330 --> 01:55:51.960
Marlene Schubert: The other.

1067
01:55:53.880 --> 01:55:57.240
Marlene Schubert: So, which one, are you calling out, he was.

1068
01:56:00.690 --> 01:56:01.140
Marlene Schubert: Looking at the.

1069
01:56:03.360 --> 01:56:04.410
Marlene Schubert: floor plan of the plane.

1070
01:56:06.180 --> 01:56:08.460
Marlene Schubert: I was trying to make sure that the.

1071

01:56:11.160 --> 01:56:13.020

Marlene Schubert: time when people.

1072

01:56:15.330 --> 01:56:19.980

Marlene Schubert: Under a there's a half, it does there's there's.

1073

01:56:25.740 --> 01:56:30.930

Marlene Schubert: Different cash flow first Okay, so this is just simply the board land is this one.

1074

01:56:39.870 --> 01:56:41.010

Marlene Schubert: This one right now.

1075

01:56:47.220 --> 01:56:49.590

Marlene Schubert: That we do need also mentions.

1076

01:56:50.700 --> 01:56:53.640

Marlene Schubert: I don't want to say that oh.

1077

01:56:54.690 --> 01:56:55.470

Marlene Schubert: don't you think that's.

1078

01:56:57.570 --> 01:56:59.460

Marlene Schubert: A year, so we.

1079

01:57:01.020 --> 01:57:02.250

Marlene Schubert: want to get this one.

1080

01:57:05.910 --> 01:57:07.770

Marlene Schubert: out and then you can figure it out.

1081

01:57:10.200 --> 01:57:14.670

Marlene Schubert: So, so what i'm saying we look at.

1082

01:57:20.490 --> 01:57:22.800

Marlene Schubert: And we watch megan here.

1083

01:57:23.940 --> 01:57:24.150

Marlene Schubert: We.

1084
01:57:26.610 --> 01:57:26.790
Go.

1085
01:57:28.500 --> 01:57:39.900
Marlene Schubert: So whatever that's fine we'll get to that yeah
I don't I don't lie to you for the funds to require i'm just
gonna.

1086
01:57:42.210 --> 01:57:43.740
Marlene Schubert: Take market.

1087
01:57:46.110 --> 01:57:49.500
Marlene Schubert: So air support that he to get go.

1088
01:57:51.630 --> 01:57:53.340
Marlene Schubert: With that report.

1089
01:57:57.000 --> 01:58:04.620
Marlene Schubert: And so I kind of a board and wondering, like
the old days right now.

1090
01:58:07.110 --> 01:58:10.080
Marlene Schubert: Asking for the sale so every material every.

1091
01:58:13.140 --> 01:58:28.320
Marlene Schubert: church actually had one on the list, rendering
those elevations he's actually got the different different types
of material material palette I thought he had it right on TV.

1092
01:58:33.870 --> 01:58:35.220
Marlene Schubert: Material tell it's.

1093
01:58:36.750 --> 01:58:44.100
Marlene Schubert: kind of a final color border, and that is a
painful period.

1094
01:58:45.660 --> 01:58:48.960
Marlene Schubert: And that we don't even physical a physical
board, I say that you.

1095
01:58:50.970 --> 01:58:51.450
Marlene Schubert: Know shout.

1096
01:58:52.590 --> 01:58:53.040
Marlene Schubert: at them.

1097
01:58:54.840 --> 01:58:55.140
Marlene Schubert: Like.

1098
01:58:57.600 --> 01:58:59.820
Marlene Schubert: They really do come right in right.

1099
01:59:01.140 --> 01:59:02.220
Marlene Schubert: I think, having that.

1100
01:59:03.240 --> 01:59:06.990
Marlene Schubert: clear example of the kind of material and what was interesting.

1101
01:59:09.420 --> 01:59:09.870
Marlene Schubert: Actually.

1102
01:59:13.830 --> 01:59:14.970
Marlene Schubert: They actually had.

1103
01:59:21.090 --> 01:59:21.450
Marlene Schubert: Some.

1104
01:59:32.430 --> 01:59:34.290
Marlene Schubert: Is a picture of some.

1105
01:59:36.420 --> 01:59:40.860
Marlene Schubert: Good like PDF version of that as an example.

1106
01:59:42.240 --> 01:59:45.360
Marlene Schubert: there's Charlie Charlie a.

1107
01:59:46.410 --> 01:59:46.770
Marlene Schubert: turtle.

1108
01:59:49.140 --> 01:59:54.450
Marlene Schubert: sneaky and yeah I don't share or would have been very last shoot.

1109
01:59:59.340 --> 02:00:02.850
Marlene Schubert: This is the building, so this is a happy you guys have given all the requests.

1110
02:00:07.680 --> 02:00:08.190
Marlene Schubert: For them.

1111
02:00:09.630 --> 02:00:12.810
Marlene Schubert: If that was where they showed respect because they stopped you.

1112
02:00:13.830 --> 02:00:18.330
Marlene Schubert: from doing exactly this this evening, this evening, very disciplined.

1113
02:00:20.490 --> 02:00:24.600
Marlene Schubert: Alright, so let's see real quick if we can find that last one whoops.

1114
02:00:38.040 --> 02:00:38.520
Marlene Schubert: Some.

1115
02:00:39.810 --> 02:00:40.410
Marlene Schubert: side.

1116
02:00:42.000 --> 02:00:46.770
Marlene Schubert: You can watch, I mean I can pull one up I get home, I can pull it up some.

1117
02:00:48.750 --> 02:00:50.130
Marlene Schubert: videos on another one cherry.

1118
02:00:51.540 --> 02:00:51.960
Marlene Schubert: material.

1119

02:00:53.010 --> 02:00:57.870
Marlene Schubert: So we've had problems with delays on our knees,
because architects.

1120
02:01:00.270 --> 02:01:04.860
Marlene Schubert: And then they complained about too many
meetings but they didn't bring the material.

1121
02:01:07.230 --> 02:01:09.210
Marlene Schubert: This this is Charlie.

1122
02:01:12.570 --> 02:01:15.990
Marlene Schubert: This, this is a PDF version word.

1123
02:01:17.820 --> 02:01:20.280
Marlene Schubert: But what that yeah one of the product.

1124
02:01:22.350 --> 02:01:23.130
Marlene Schubert: was a little.

1125
02:01:28.590 --> 02:01:29.820
Marlene Schubert: overboard a.

1126
02:01:31.350 --> 02:01:32.850
Marlene Schubert: Little messy your House in your House.

1127
02:01:34.230 --> 02:01:36.030
Marlene Schubert: house house.

1128
02:01:38.610 --> 02:01:40.920
Marlene Schubert: he's got one she could find out from.

1129
02:01:42.360 --> 02:01:45.480
Marlene Schubert: Our messenger House concerned about that color.

1130
02:01:46.800 --> 02:01:47.610
Marlene Schubert: White of us.

1131
02:01:54.840 --> 02:01:59.070
Marlene Schubert: I can't wait to see this right right.

1132
02:02:04.410 --> 02:02:04.650
Marlene Schubert: Right.

1133
02:02:11.010 --> 02:02:12.900
Marlene Schubert: When it comes to sexual.

1134
02:02:15.900 --> 02:02:16.200
Marlene Schubert: I guess.

1135
02:02:17.400 --> 02:02:18.390
Marlene Schubert: it's just calling them.

1136
02:02:20.280 --> 02:02:21.600
Marlene Schubert: exactly sure this.

1137
02:02:23.010 --> 02:02:24.750
Marlene Schubert: Physical for us.

1138
02:02:28.110 --> 02:02:30.390
Marlene Schubert: mushrooms Richard when.

1139
02:02:32.280 --> 02:02:33.450
Marlene Schubert: We talk about.

1140
02:02:35.970 --> 02:02:36.330
Marlene Schubert: Just.

1141
02:02:37.590 --> 02:02:39.630
Marlene Schubert: writing or even if they don't have.

1142
02:02:40.740 --> 02:02:44.190
Marlene Schubert: messenger samples label or something.

1143
02:02:45.600 --> 02:02:45.870
Marlene Schubert: Look.

1144
02:02:47.280 --> 02:02:53.700
Marlene Schubert: At the property and comfortable even just look

at mine and we see the trivial more that you like we put that in.

1145

02:02:55.710 --> 02:02:58.710

Marlene Schubert: Charlie stuff I mean i'll find it at home, I mean.

1146

02:02:59.940 --> 02:03:01.590

Marlene Schubert: hell is the architect.

1147

02:03:04.680 --> 02:03:05.190

Marlene Schubert: is fine.

1148

02:03:07.350 --> 02:03:08.280

Marlene Schubert: yeah okay well look.

1149

02:03:09.990 --> 02:03:10.740

Marlene Schubert: How small.

1150

02:03:16.740 --> 02:03:19.470

Marlene Schubert: yeah Okay, so I will I will.

1151

02:03:23.160 --> 02:03:31.170

Marlene Schubert: I know it's always the last little piece for the Doc Center just to take a while, but we are very close to have at least.

1152

02:03:36.090 --> 02:03:37.380

Marlene Schubert: The last part of that material.

1153

02:03:38.700 --> 02:03:39.090

Marlene Schubert: For.

1154

02:03:41.310 --> 02:03:41.730

Marlene Schubert: Those.

1155

02:03:45.930 --> 02:03:46.350

Marlene Schubert: boxes.

1156

02:03:52.680 --> 02:03:54.180

Marlene Schubert: i'll see it but it's right it's.

1157
02:03:55.260 --> 02:03:55.500
Marlene Schubert: You know.

1158
02:03:56.790 --> 02:03:59.550
Marlene Schubert: The first people that haven't seen the movie.

1159
02:04:01.350 --> 02:04:01.650
Marlene Schubert: So.

1160
02:04:13.560 --> 02:04:15.930
Marlene Schubert: Most we did this for.

1161
02:04:17.700 --> 02:04:21.510
Marlene Schubert: My interview that's the one of the other metals perfect.

1162
02:04:22.920 --> 02:04:23.610
Marlene Schubert: setup.

1163
02:04:24.990 --> 02:04:28.470
Marlene Schubert: beat us yeah they don't have us.

1164
02:04:30.870 --> 02:04:31.470
Marlene Schubert: So.

1165
02:04:32.670 --> 02:04:34.110
Marlene Schubert: This is the same one be.

1166
02:04:35.700 --> 02:04:42.750
Marlene Schubert: The one yeah yeah man manual it says single family residence we changed the building, but it's straightforward.

1167
02:04:43.830 --> 02:04:44.340
Marlene Schubert: yeah.

1168
02:04:46.200 --> 02:04:55.200
Marlene Schubert: Oh yeah I did too and color this point, but I mean we get never gotten the same site land anybody landscape.

1169
02:04:58.110 --> 02:04:59.820
Marlene Schubert: That we.

1170
02:05:02.010 --> 02:05:02.220
Marlene Schubert: Can.

1171
02:05:03.270 --> 02:05:21.660
Marlene Schubert: You know, see one of the things we call for Section two site which littering to do, I mean I like that it's very it's very easy to fall with falters, the easement setbacks up and down the thing that's for me problematic about all this there's.

1172
02:05:24.660 --> 02:05:28.650
Marlene Schubert: Which like looking at broken, we had to figure out and remind.

1173
02:05:30.210 --> 02:05:30.360
Marlene Schubert: me.

1174
02:05:32.880 --> 02:05:38.220
Marlene Schubert: yeah i'm gonna have to sort of think about what level of pain going back.

1175
02:05:40.380 --> 02:05:51.840
Marlene Schubert: I think you know finishing up a little tweaks length film there, then I don't feel any concern about process, but if we're going to go back and had a laundry list of changes that are more substantial.

1176
02:05:52.350 --> 02:06:00.780
Marlene Schubert: i'm going to need to this topic, we will make sure that we're good to make as much as we can add to the story that we would like to publish so the way this was explained to us.

1177
02:06:02.100 --> 02:06:05.340
Marlene Schubert: Why, it is like this is that.

1178
02:06:06.360 --> 02:06:07.620
Marlene Schubert: It was sobbing.

1179
02:06:08.640 --> 02:06:21.600
Marlene Schubert: there's there's a whole night when we were in the process, but then there is our resolution and we were told, when we talk long we call that the dependencies.

1180
02:06:23.040 --> 02:06:35.490
Marlene Schubert: be viable solution and much simpler doesn't require your work, because it's it's it's it's it's it's a method by which we're describing home.

1181
02:06:36.810 --> 02:06:40.890
Marlene Schubert: versus it's it's we're not changing your quotes it's just.

1182
02:06:41.970 --> 02:06:42.180
Marlene Schubert: there's.

1183
02:06:43.470 --> 02:06:54.150
Marlene Schubert: A sense that makes sense, so it should be done, but guess what City Council by far simpler for yes change yeah it's also sold out one bar.

1184
02:06:55.560 --> 02:07:00.120
Marlene Schubert: Just fixing things or less right, which is what I think we can do without.

1185
02:07:01.350 --> 02:07:09.540
Marlene Schubert: Great that's i'm trying to just do that, first, our first chunk of work which doesn't require any can talk about the next time okay that.

1186
02:07:10.650 --> 02:07:10.950
Marlene Schubert: Should.

1187
02:07:13.320 --> 02:07:16.260
Marlene Schubert: be well on our way to the next be.

1188
02:07:18.180 --> 02:07:18.420
Marlene Schubert: Right.

1189

02:07:21.960 --> 02:07:25.050
Marlene Schubert: Yes, I will look you've got three of them, and I will.

1190
02:07:28.140 --> 02:07:28.470
Marlene Schubert: Okay.

1191
02:07:33.540 --> 02:07:34.380
Marlene Schubert: Thanks for meeting.

1192
02:07:40.440 --> 02:07:41.040
Marlene Schubert: Right yep.

1193
02:07:43.740 --> 02:07:44.730
Marlene Schubert: So we want to have a.

1194
02:07:47.040 --> 02:07:47.400
Marlene Schubert: moment.

1195
02:07:51.420 --> 02:07:52.710
Marlene Schubert: also be our way.

1196
02:07:54.600 --> 02:08:00.180
Marlene Schubert: out not that that back so i'm not pushing this ball, but.

1197
02:08:01.800 --> 02:08:02.070
Marlene Schubert: That will.

1198
02:08:04.380 --> 02:08:05.850
Marlene Schubert: be the phone.

1199
02:08:25.710 --> 02:08:31.200
Marlene Schubert: Right I don't know any projects at this moment that's, the plan is to set unsolicited.

1200
02:08:32.220 --> 02:08:33.300
Marlene Schubert: But I do know.

1201
02:08:38.130 --> 02:08:38.880

Marlene Schubert: That they will want.

1202

02:08:42.000 --> 02:08:43.560

Marlene Schubert: Their patients.

1203

02:08:47.640 --> 02:08:57.090

Marlene Schubert: How did you do the pipeline is there some sort of saw some tracking mechanism you guys, you know it's found over.

1204

02:08:59.310 --> 02:09:00.030

Marlene Schubert: The phone.

1205

02:09:01.170 --> 02:09:03.930

Marlene Schubert: Right yeah only thing for.

1206

02:09:07.020 --> 02:09:12.780

Marlene Schubert: Now you guys are involved, and I will see you kind of have an idea with some downtime right so.

1207

02:09:14.400 --> 02:09:16.050

Marlene Schubert: Like we always had on.

1208

02:09:17.580 --> 02:09:18.240

Marlene Schubert: Thursday

1209

02:09:19.620 --> 02:09:23.130

Marlene Schubert: And we actually find that agenda you know.

1210

02:09:24.690 --> 02:09:29.010

Marlene Schubert: We don't have had something important agenda planning so for something like.

1211

02:09:30.120 --> 02:09:33.120

Marlene Schubert: This space on some past experience.

1212

02:09:34.740 --> 02:09:36.180

Marlene Schubert: It would be great if we're.

1213

02:09:37.650 --> 02:09:47.760

Marlene Schubert: Talking talk nice paying into that life on the Wednesday before and if if it is it's not ready, Simon newborn.

1214

02:09:49.470 --> 02:09:56.070

Marlene Schubert: Because this is the way after as a piece has knowledge chapters chapter.

1215

02:09:57.150 --> 02:10:11.940

Marlene Schubert: Which is called the wintergreen chacha we had a teepee can be either way it directly with fear and the three of us and retiring mission people and we went through the whole thing as any lessons learned that.

1216

02:10:17.730 --> 02:10:23.640

Marlene Schubert: We went to the very, very end, every time we actually thought we.

1217

02:10:25.440 --> 02:10:29.190

Marlene Schubert: are so and we said never again.

1218

02:10:30.390 --> 02:10:41.850

Marlene Schubert: So thinking about the question at the brooklyn peekaboo for the agenda turns out, which will be going to look like for April we've settled.

1219

02:10:43.470 --> 02:10:44.460

Marlene Schubert: Why are we having the.

1220

02:10:45.540 --> 02:10:58.740

Marlene Schubert: Only problem with that is the deadline currently four hours to tell me yeah we're ready to go for Monday speeding is Thursday at 10, which is the deadline for documents to say that attack.

1221

02:11:00.090 --> 02:11:09.840

Marlene Schubert: that she that's exactly what he's talking about so that we could look at them yeah we could literally pig in our agenda say or.

1222

02:11:11.430 --> 02:11:15.300

Marlene Schubert: I think that's fine and we need to do that in the.

1223
02:11:16.890 --> 02:11:19.950
Marlene Schubert: afternoon to you our That was my next suggestion.

1224
02:11:21.480 --> 02:11:24.600
Marlene Schubert: But it's your standalone scheduling.

1225
02:11:27.030 --> 02:11:30.510
Marlene Schubert: We just don't want to see a project that is no way ready that has.

1226
02:11:31.950 --> 02:11:33.120
Marlene Schubert: We learned that it's.

1227
02:11:35.790 --> 02:11:36.930
Marlene Schubert: costly to.

1228
02:11:38.850 --> 02:11:41.970
Marlene Schubert: Just comes back to us across the city money under the skin.

1229
02:11:43.830 --> 02:11:51.690
Marlene Schubert: So that's what Okay, so do you want me to write about that later there's a there's an extremely busy, but I can find a slot.

1230
02:11:53.880 --> 02:11:54.750
Marlene Schubert: Is that what you guys are.

1231
02:11:56.010 --> 02:12:10.980
Marlene Schubert: Looking at it in the 10am see that works and then we'll talk, on the other thing is I don't know if it'll be ready to go for that, so I don't know, we need to work on this and still kind of a little closer, perhaps.

1232
02:12:12.900 --> 02:12:21.840
Marlene Schubert: We could like marlena you and I was trying to get a quick test on the 31st for Kelly is this going to come in tomorrow by tomorrow and it's not.

1233
02:12:23.550 --> 02:12:23.910

Marlene Schubert: The next.

1234

02:12:26.880 --> 02:12:31.770

Marlene Schubert: One so you're thinking about all the changing agenda this one.

1235

02:12:33.810 --> 02:12:34.020

Marlene Schubert: For a.

1236

02:12:37.590 --> 02:12:37.980

Marlene Schubert: While.

1237

02:12:40.290 --> 02:12:43.620

Marlene Schubert: So our agenda planning for the six.

1238

02:12:45.180 --> 02:12:45.540

Marlene Schubert: Is.

1239

02:12:47.190 --> 02:12:48.780

Marlene Schubert: possibility to you.

1240

02:12:50.550 --> 02:12:51.300

Marlene Schubert: ready right.

1241

02:12:57.000 --> 02:12:57.390

Marlene Schubert: will have.

1242

02:12:58.830 --> 02:12:59.550

Marlene Schubert: them already.

1243

02:13:01.050 --> 02:13:06.750

Marlene Schubert: So you guys got it all there, but we don't see it for not checking to see that is exactly.

1244

02:13:10.650 --> 02:13:12.600

Marlene Schubert: Why she's just saying so they're not reviewing.

1245

02:13:14.340 --> 02:13:17.340

Marlene Schubert: What the evidence, giving them, based on what the applicant has read.

1246

02:13:18.420 --> 02:13:19.470

Marlene Schubert: that's don't.

1247

02:13:20.970 --> 02:13:34.350

Marlene Schubert: know if you check again right very to Korea we do extensive review and then we're pre dormant it doesn't mean that we're not looking at the file but we're not reviewing for because we don't have a permit application fee for our.

1248

02:13:35.610 --> 02:13:54.300

Marlene Schubert: Next, what switching the meetings around it, that was a con in some ways, she you guys it helped a lot of it helped moving it up, but that was one thing that kind of maybe was it so desirable for you, that well I, I would say sterling is now because the ground rules.

1249

02:13:55.650 --> 02:14:11.370

Marlene Schubert: Now then it's up now follow and it sounds like the best sport put put it is a model that is at our agenda planning Okay, which will do in the afternoon, I will be treating you so just tell me.

1250

02:14:13.290 --> 02:14:26.130

Marlene Schubert: And then I will help to discover something that doesn't seem like a meeting the requirements, I can help facilitate that impact the outcome say hey we're not going to suddenly next week, you know every event here and refer that.

1251

02:14:27.270 --> 02:14:27.960

Marlene Schubert: very clear.

1252

02:14:30.030 --> 02:14:32.100

Marlene Schubert: that's the benefit of getting this.

1253

02:14:34.020 --> 02:14:35.670

Marlene Schubert: So after.

1254

02:14:40.230 --> 02:14:47.520

Marlene Schubert: That after action was really to do what we're talking about right now, but then.

1255

02:14:48.660 --> 02:14:49.920

Marlene Schubert: Also, as.

1256

02:14:51.420 --> 02:14:58.440

Marlene Schubert: Projects getting ready to be there are significant issues and we need to keep a running.

1257

02:14:59.490 --> 02:15:04.200

Marlene Schubert: list on memories to say we're gonna let you keep going, however.

1258

02:15:05.550 --> 02:15:10.740

Marlene Schubert: You know, just like we've warned baker hill seven go ahead, however.

1259

02:15:12.120 --> 02:15:22.260

Marlene Schubert: it's sex so that that that change was still out there in ours and some projects, there might be a dozen.

1260

02:15:23.550 --> 02:15:24.930

Marlene Schubert: That was a Chester.

1261

02:15:30.900 --> 02:15:31.440

Marlene Schubert: Chester.

1262

02:15:32.700 --> 02:15:33.300

Marlene Schubert: vicious.

1263

02:15:34.410 --> 02:15:36.480

Marlene Schubert: So that was where the chin.

1264

02:15:42.810 --> 02:15:43.890

Marlene Schubert: don't even need.

1265

02:15:50.040 --> 02:15:51.000

Marlene Schubert: to report to me.

1266

02:15:52.320 --> 02:15:59.580

Marlene Schubert: i'm gonna have to look, I have a standing meeting set for months of errors, I actually not sure say after gables Florida yeah.

1267
02:16:02.160 --> 02:16:04.800
Marlene Schubert: Much something before.

1268
02:16:10.170 --> 02:16:14.010
Marlene Schubert: Any board member or Sir thanks.

1269
02:16:17.430 --> 02:16:19.650
Marlene Schubert: Six less always.

1270
02:16:23.550 --> 02:16:26.730
Marlene Schubert: require support canceling these meetings,
because of a hollow.

1271
02:16:27.810 --> 02:16:28.290
Marlene Schubert: Central.

1272
02:16:31.980 --> 02:16:33.390
Marlene Schubert: molly those shoot the dog.

1273
02:16:34.980 --> 02:16:36.060
Marlene Schubert: He saw try.

1274
02:16:37.350 --> 02:16:38.370
Marlene Schubert: rebooting sauce.

1275
02:16:42.660 --> 02:16:43.560
Marlene Schubert: You ever charged.

1276
02:16:46.020 --> 02:16:46.350
Marlene Schubert: Really.

1277
02:16:49.500 --> 02:16:49.920
Marlene Schubert: Good.

1278
02:16:52.950 --> 02:16:53.370
Marlene Schubert: Oh.

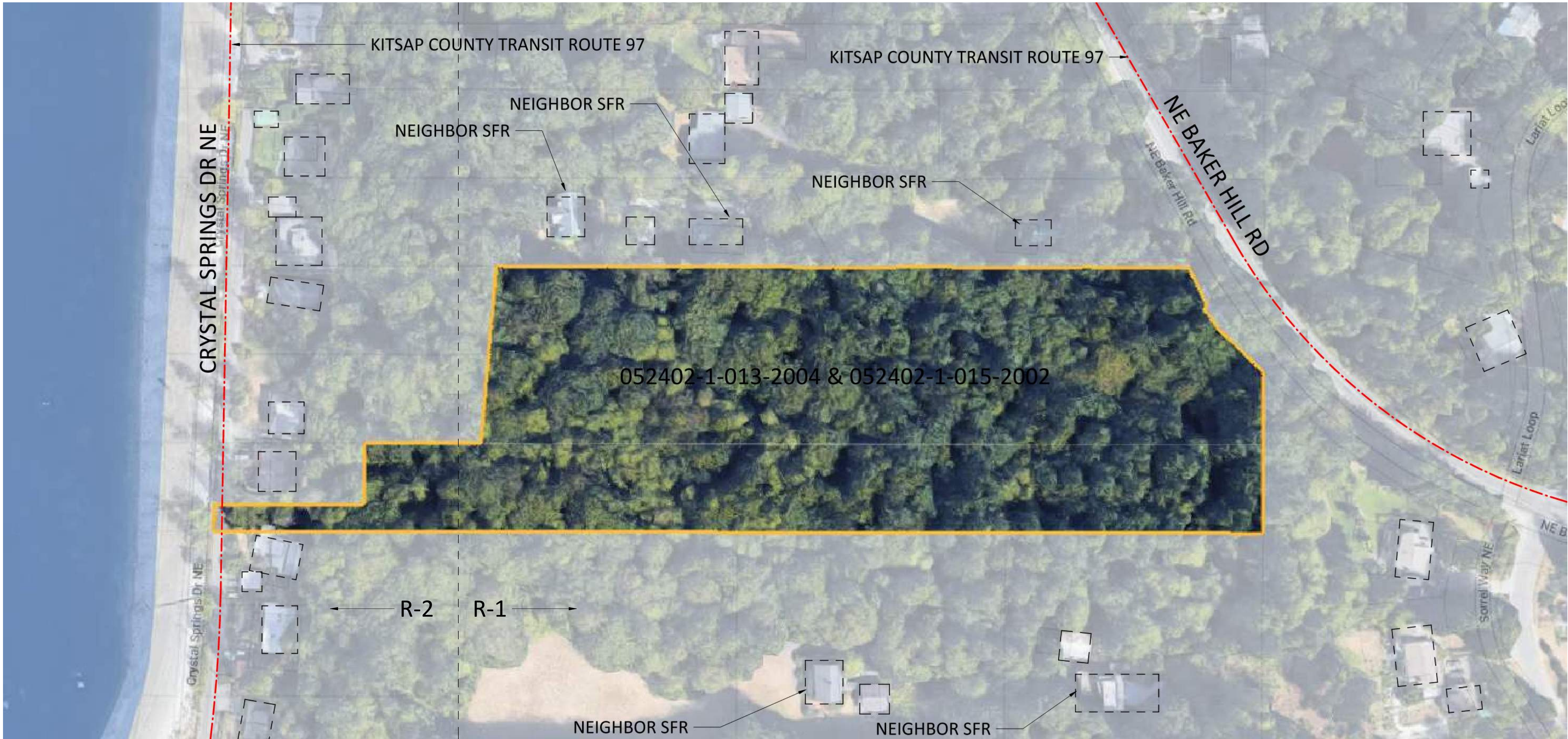
1279
02:17:01.260 --> 02:17:01.800

Marlene Schubert: Yes.

1280

02:17:04.740 --> 02:17:05.010

Marlene Schubert: yeah.



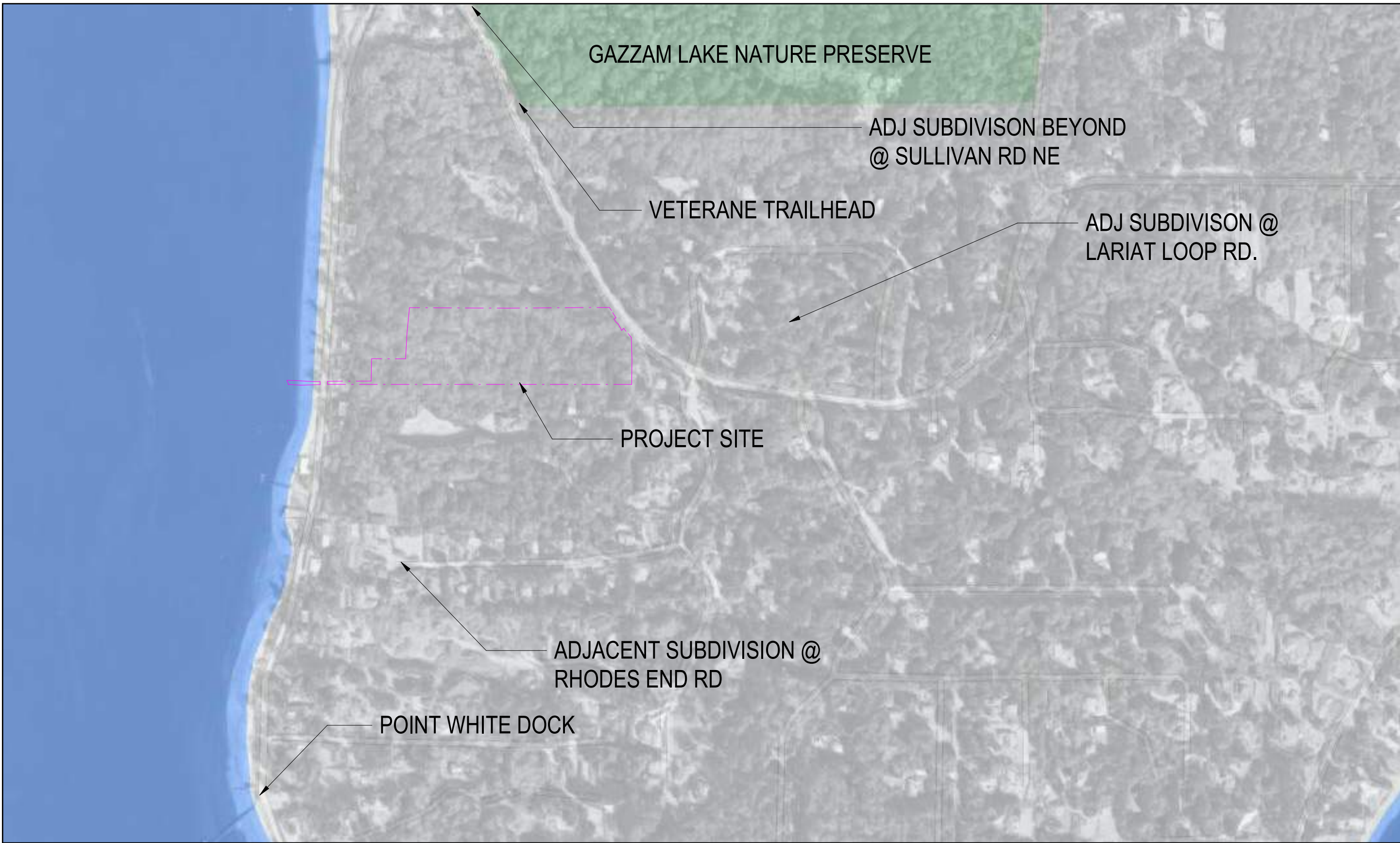
3

CONTEXT ANALYSIS MAP



1

KITSAP COUNTY TRANSIT MAP



2

PUBLIC AMENITIES AND POINTS OF INTEREST

PROJECT INFORMATION & ZONING

PARCEL ID
052402-1-013-2004 & 052402-1-015-2002

ADDRESS
N/A

LEGAL DESCRIPTIONS
SEC 05, TWP 24, RNG 2E (NE/4)
SEC 05, TWP 24, RNG 2E (NE/4)

OWNER
CLIF & NELDA SWIGGETT

APPLICANT
GREEN CANOPY NODE ARCHITECTURE
KYLE KUTZ
417-860-2988
KYLEKUTZ@GREENCANOPYNODE.COM

ZONING
R-1 1 lot per 40,000sf
R-2 1 lot per 20,000sf

Lot Area & Density Calculations	Density		
	R-1= 1/40,000	R-2 = 1/20,000	
	0.000025	0.00005	
South lot R-2 lot area (Excluding Flag Pole Area)	10,454.34		0.52
South lot R-1 lot area (Excluding Easement)	88,507.64	2.21	
South lot easement area	3,096.76		
South lot flag pole	2,562.16		
South lot total site area (excluding area below OHWM)	104,620.90		
North lot lot area	166,950.44	4.17	
North lot easement area	3,982.64		
North lot total site area	170,933.08		
Total south + north lot area (excluding area- below OHWM)	275,554		
Total Lots	6.91	7	

7 LOTS ALLOWED per BIMC 18.12.050

LAND SUBDIVISION PROCESS
LONG SUBDIVISION

WATER
KPUD SOUTH BAINBRIDGE WATER, BAKER HILL RD

SEWER
NONE - ONSITE SEPTIC PROPOSED

ELECTRICITY
PUGET SOUND ENERGY

FIRE SPRINKLER PROTECTION
TBD - FIRE HYDRANT W/ APPARATUS ACCES OR NFPA 13D

CONTEXT ANALYSIS

ADJACENT USES

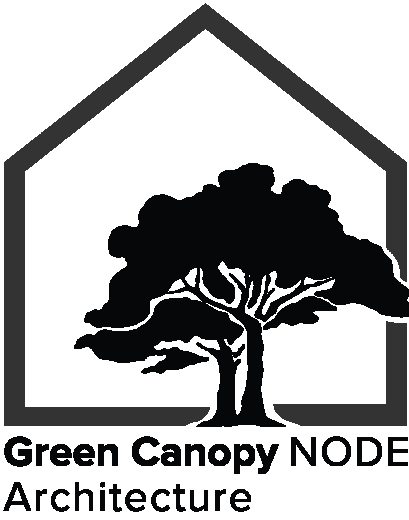
THE TWO PARCELS ARE SPLIT ZONED BETWEEN R-1 AND R-2. THE LOTS TO THE WEST ARE ZONED R-2, THE LOTS TO THE NORTH, SOUTH AND EAST ARE ALL ZONED R-1. ALL SITES WITHIN 500FT ARE ZONED RESIDENTIAL AND IF THEY CONTAIN BUILDINGS, THEY ARE SINGLE FAMILY HOMES WITH VARIOUS DETACHED GARAGES AND OUTBUILDINGS. MOST HOMES ARE SEPARATED FROM OTHER HOMES BY AMPLE VEGETATION. THERE ARE NO COMMERCIAL OR MULTI-FAMILY STRUCTURES (DUPLEXES, TOWNHOMES ETC) WITHIN 500FT OF THE PROJECT.

TRANSIT

THE NEAREST PUBLIC TRANSIT IS THE KITSAP COUNTY TRANSIT ROUTE 97 WHICH RUNS ALONG NE BAKER HILL ROAD. NO OFFICIAL BUS STOPS.

PARKS, AMENITIES ETC

THE VETERANE TRAILHEAD IS A SHORT WALK FROM THE EXISTING SITE ACCESS. POINT WHITE DOCK IS ACCESSIBLE BY VEHICLE (3 MIN), BIKE (4MIN) AND WALKING (20MIN). GAZZAM LAKE NATURE PRESERVE IS 8 MINUTES BY VEHICLE.



PROJECT NUMBER PLN52091
ISSUE DATE 08.10.2022

DS_SWIGGETTS 7
052402-1-013-2004 & 052402-1-015-2002
DESIGN REVIEW & RECOMMENDATION

CONTEXT
ANALYSIS

G2.0



LOOKING NORTH ALONG BAKER HILL RD FROM SITE ENTRANCE. NO HOMES OR BUILDINGS ARE VISIBLE



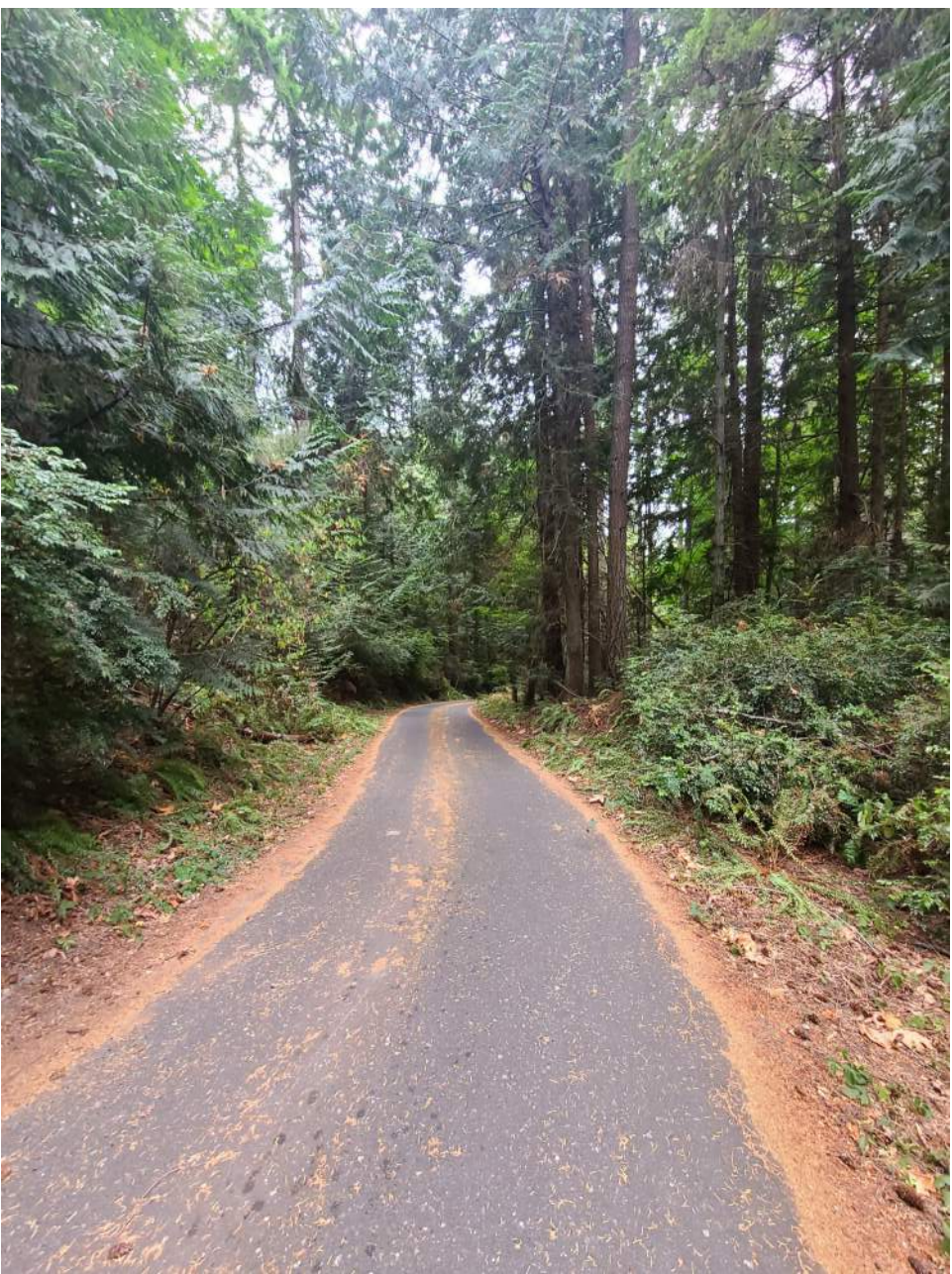
LOOKING WEST FROM THE SITE ENTRANCE INTO THE EASEMENT ROAD



CONTINUING WEST FROM THE SITE ENTRANCE DOWN THE EASEMENT ROAD



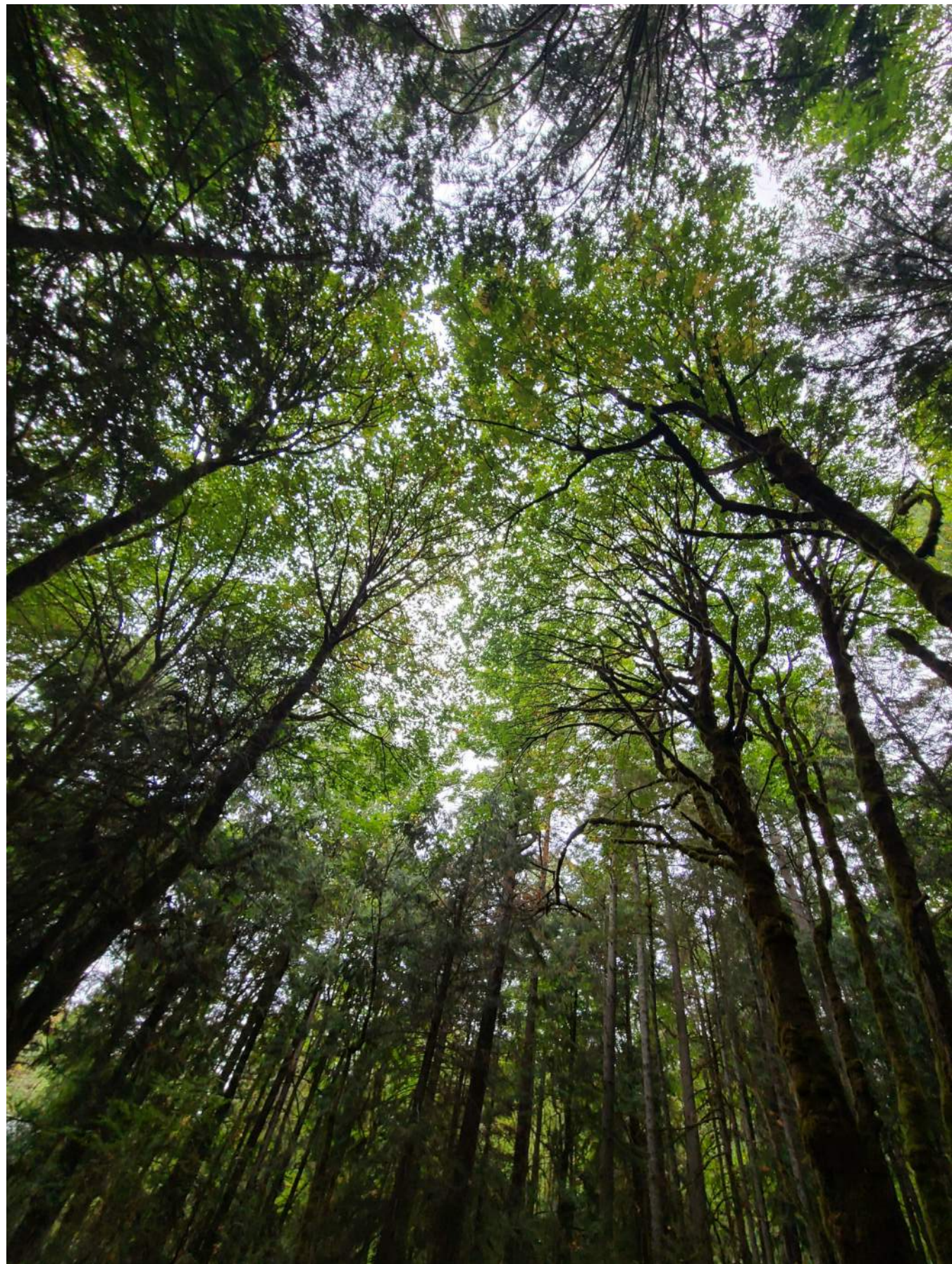
CONTINUING WEST FROM THE SITE ENTRANCE DOWN THE EASEMENT ROAD



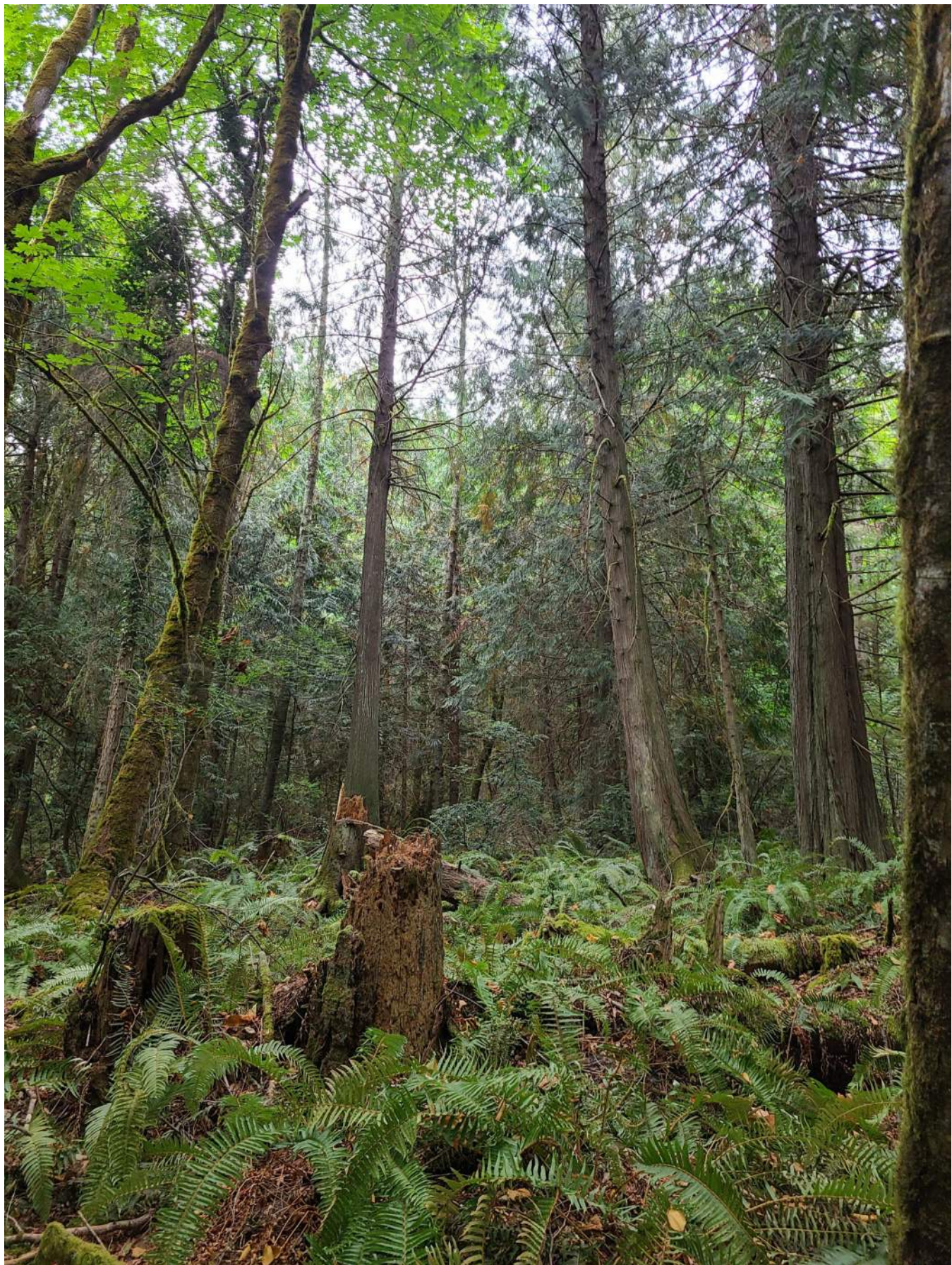
CONTINUING WEST FROM THE SITE ENTRANCE DOWN THE EASEMENT ROAD



CONTINUING WEST FROM THE SITE ENTRANCE DOWN THE EASEMENT ROAD



VIEW FROM THE APPROXIMATE CENTER OF THE SITE . THE SITE IS HEAVILY WOODED WITH A CONSISTENT CANOPY



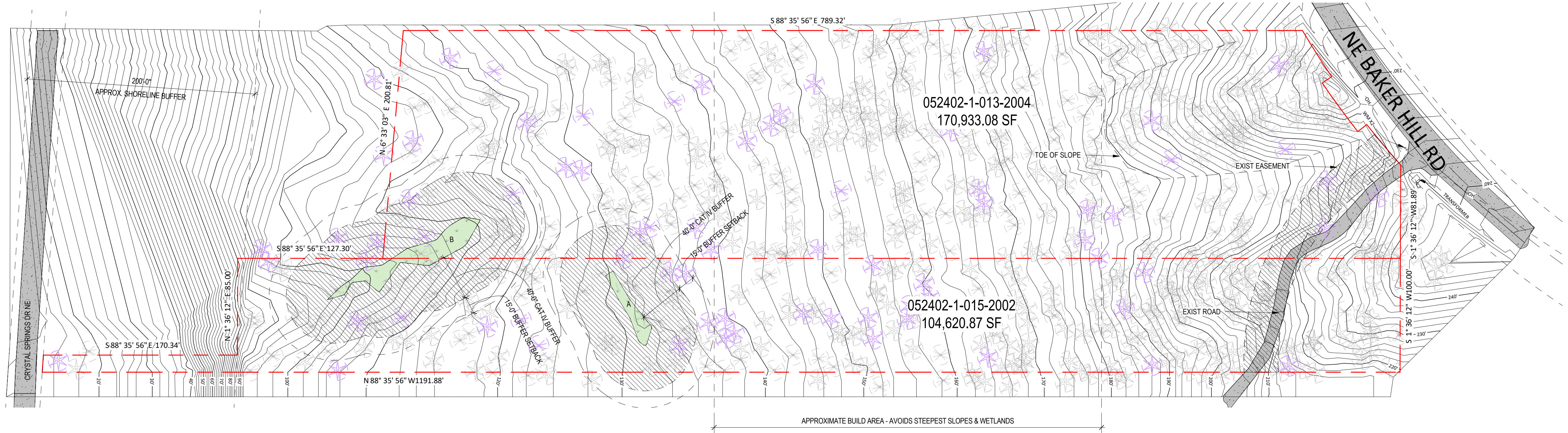
VIEW FROM THE APPROXIMATE CENTER OF THE SITE LOOKING EAST. THIS IMAGE IS REPRESENTATIVE OF THE SITE IN GENERAL



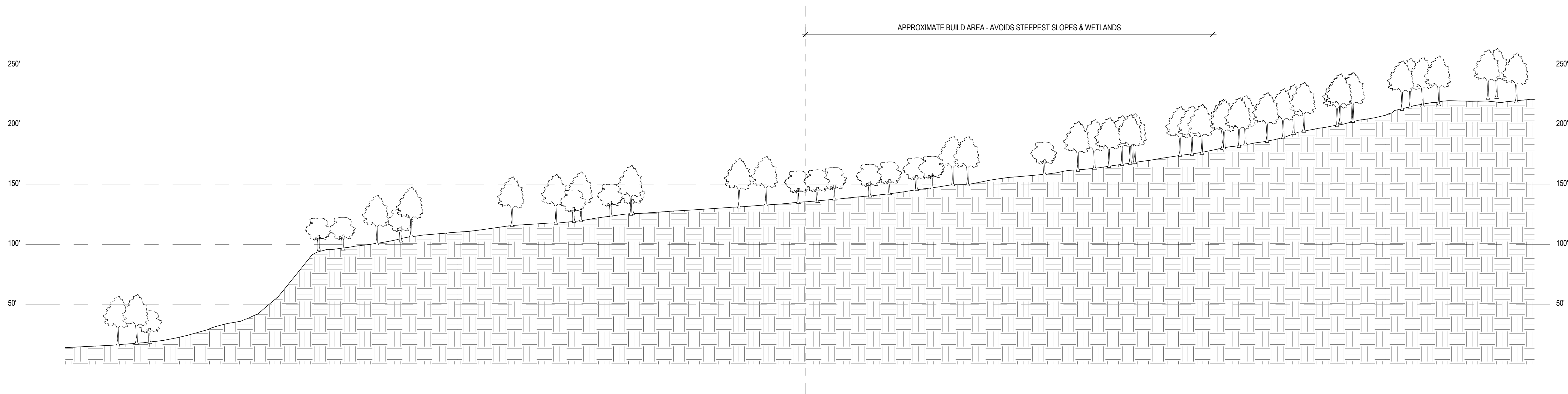
VIEW FROM THE APPROXIMATE CENTER OF THE SITE LOOKING EAST



VIEW FROM THE WESTERN MOST PORTION OF THE PROPERTY FRONTING THE WATER.



1 SITE PLAN - EXISTING
1" = 50'-0"



2 SITE SECTION - EXISTING
1" = 50'-0"

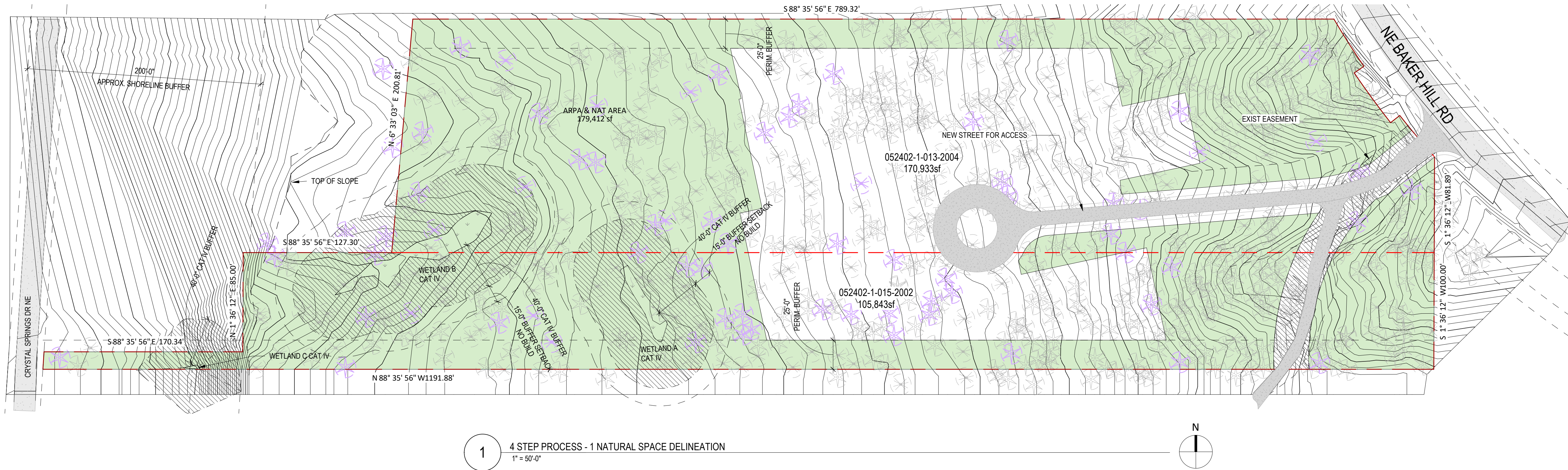
Lot Area & Density Calculations		Density	
		R-1= 1/40,000	R-2 = 1/20,000
		0.000025	0.00005
South lot R-2 lot area (Excluding Flag Pole Area)	10,454.34		0.52
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North lot easement area	3,982.64		
North lot total site area	170,933.08		
Total south + north lot area ...	275,554		
Total Lots		6.91	7

CONCEPTUAL SITE ANALYSIS

THE TWO PARCELS LOCATED BETWEEN NE BAKER HILL RD AND CRYSTAL SPRINGS DR NE ARE HEAVILY WOODED WITH NEARLY COMPLETE CANOPY COVERAGE. THERE EXISTS A LARGE NUMBER OF SIGNIFICANT AND LANDMARK TREES ON THE SITE. THE TOPOGRAPHY IS CONTINUOUSLY SLOPING DOWN TOWARDS PUGET SOUND, WITH NO PORTION OF THE SITE BEING TECHNICALLY OR SUBJECTIVELY FLAT. THE EASTERN PORTION OF THE SITE IS PHYSICALLY ISOLATED FROM THE WESTERN PORTION BY A VERY TALL AND STEEP DROP OFF, PROHIBITING MOST MEANS OF ACCESS TO THE WATER DIRECTLY FROM THE UPHILL PORTION OF THE SITE. THERE EXIST THREE CATEGORY IV WETLANDS ON THE PARCELS TOWARD THE WESTERN PORTION OF THE SITE WHICH WILL BE PROTECTED. ACCESS AND UTILITES ARE PROVIDED FROM NE BAKER HILL RD, WITH PUBLIC WATER, ELECTRICITY AND TELECOM. ON-SITE SEPTIC SYSTEMS WILL BE REQUIRED AS NO PUBLIC SEWER SYSTEM IS AVAILABLE. THE EXISTING ACCESS FROM NEW BAKER HILL ROAD SERVES THREE PARCELS TO THE SOUTH VIA AN ACCESS EASEMENT.

LEGEND

- EXISTING PAVING
- WETLANDS
- BUFFERS/EASEMENTS
- WATER
- PROPERTY LINES
- LANDMARK TREE
- SIGNIFICANT TREE



4 STEP PROCESS

1 DELINEATING NATURAL SPACE - KEY ASPECTS

- PROTECT WETLANDS
- PROTECT STEEP SLOPES
- PROTECT EXISTING CANOPY & LANDMARK TREES WHERE POSSIBLE
- CREATE A CONTINUOUS NATURAL AREA & ARPA WHERE POSSIBLE

ARPA/Natural Area Required PER BIMC

275,554x 65%=179,110.1sf

ARPA PROPOSED 179,412sf - 65.1%

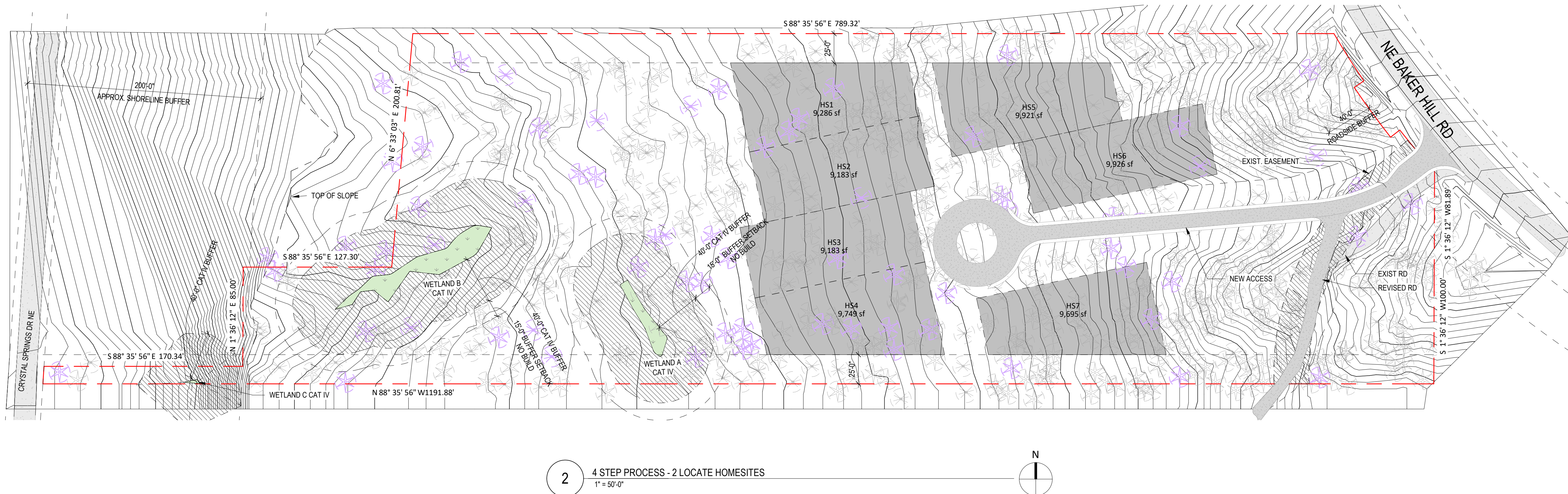
COMMUNITY SPACE NOT REQUIRED - SHOWING MAXIMUM NATURAL SPACE PER BIMC 17.12.050.B.2

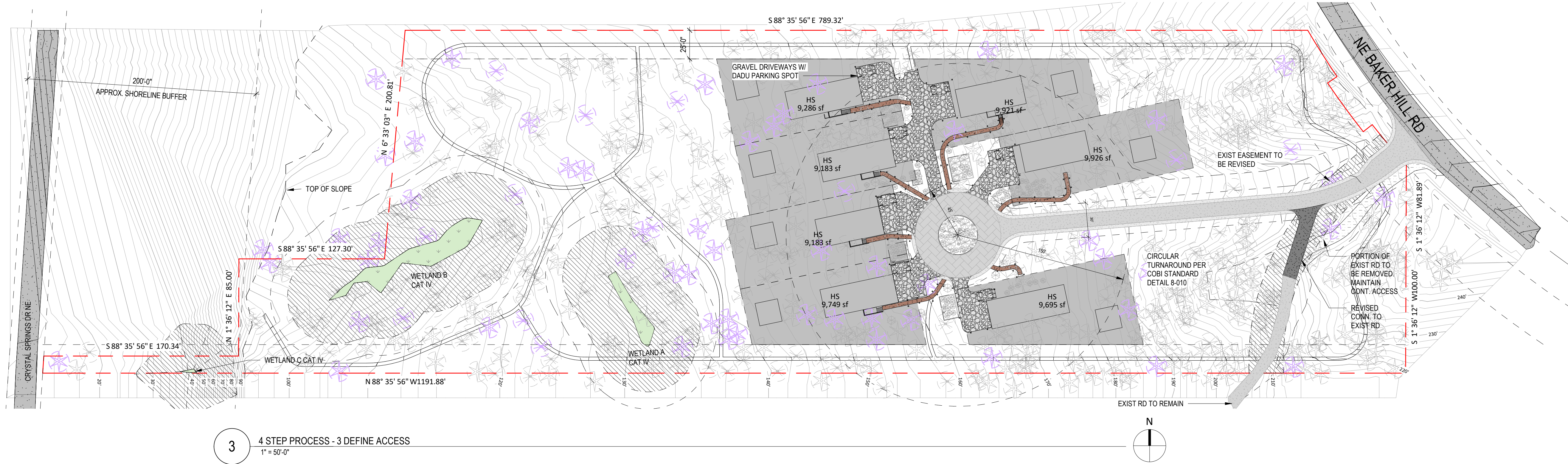
2 LOCATE HOMESITES - KEY ASPECTS

- PROTECT WETLANDS
- PROTECT STEEPER AND/OR UNSTABLE SLOPES
- EAST/WEST ORIENTATION ANGLED SLIGHTLY TO ALIGN WITH THE SLOPE TO ENCOURAGE E/W ORIENTED HOMES FOR SOLAR ACCESS
- EAST/WEST ORIENTATION, ANGLED SLIGHTLY TO ALIGN WITH THE SLOPE FOR LESS DISTRUPTIVE CONSTRUCTION OF FUTURE HOMES
- CENTRALLY CLUSTERED FOR MORE EFFICIENT ACCESS & UTILITY RUNS

LEGEND

- PROPOSED NATURAL AREA & ARPA
- EXISTING PAVING
- ENTRY PATHS
- WETLANDS
- BUFFERS
- WATER
- PROPERTY LINES
- LANDMARK TREE
- OTHER TREES





4 STEP PROCESS

3 DEFINE ACCESS - KEY ASPECTS

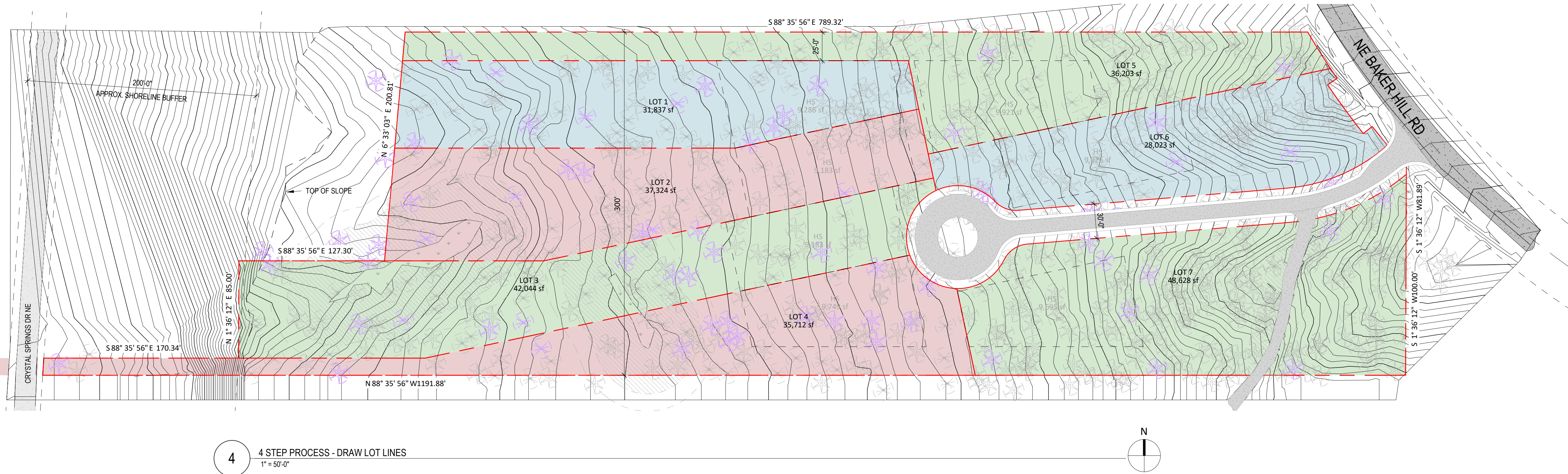
- CENTRALLY LOCATED
- PROTECT STEEP AND/OR UNSTABLE SLOPES
- PROTECT EXISTING CANOPY & LANDMARK TREES WHERE POSSIBLE
- CREATE THE LEAST AMOUNT OF PAVING/DISTURBANCE AS POSSIBLE
- INDIVIDUAL DRIVEWAYS ARE GROUPED WHEN POSSIBLE TO LIMIT FOREST DISTURBANCE

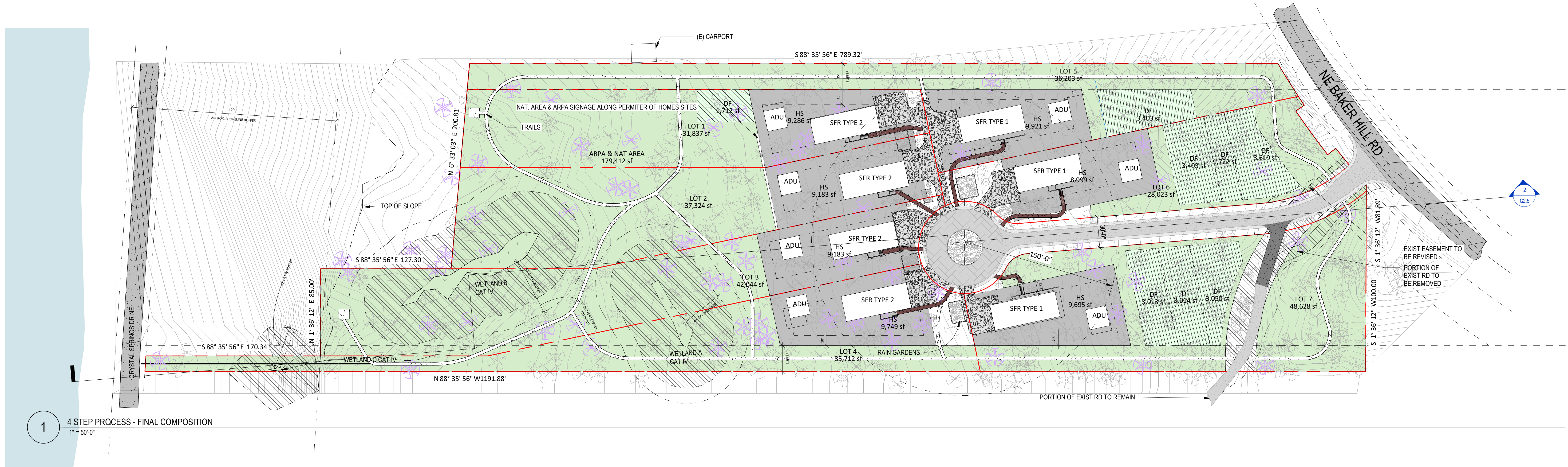
4 DRAW LOT LINES

- LOT LINES RESULTING FROM ALL OTHER CONSIDERATIONS
- MAINTAIN MINIMUM OF 30,000SF

LEGEND

- PROPOSED NATURAL AREA & ARPA
- EXISTING PAVING
- ENTRY PATHS
- WETLANDS
- BUFFERS
- WATER
- PROPERTY LINES
- LANDMARK TREE
- OTHER TREES





4 STEP PROCESS - FINAL COMPOSITION

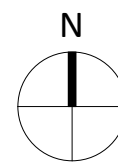
TOTAL AREA 275,554F / 6.3 ACRES
LOTS CREATED 7
HOMESITES 7 AVERAGING 9,500sf
AVERAGE LOT SIZE 39,500sf
NEW MPERVIOUS SURFACE 34,302sf
AREA OF DISTURBANCE 105,770sf

LOT 1 31,837sf
LOT 2 37,324sf
LOT 3 42,044sf
LOT 4 35,712sf
LOT 5 36,203sf
LOT 6 28,023sf
LOT 7 48,628sf

ARPA/Natural Area Required PER BIMC
275,554x 65%=179,110.1sf
ARPA PROPOSED 179,412sf - 65.1%
COMMUNITY SPACE NOT REQUIRED
SHOWING MAXIMUM NATURAL SPACE PER BIMC 17.12.050.B.2

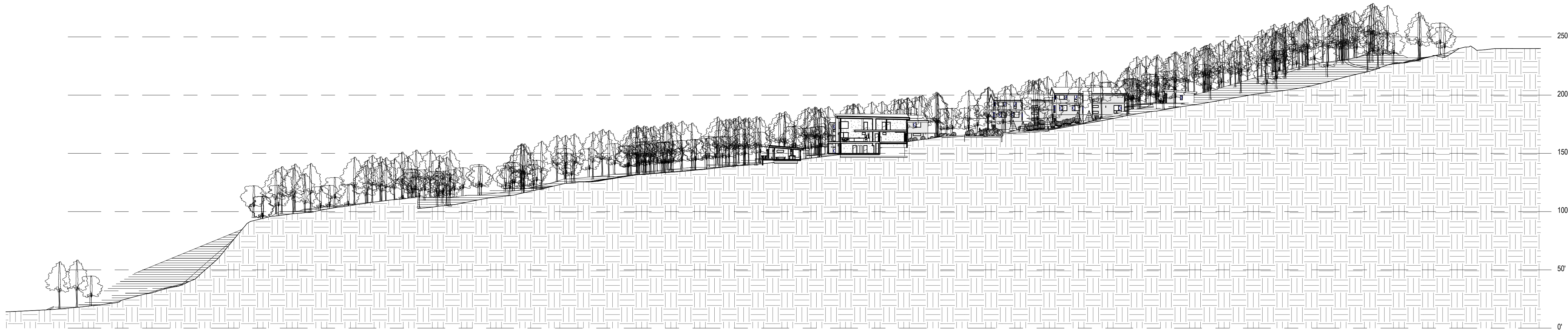
LEGEND

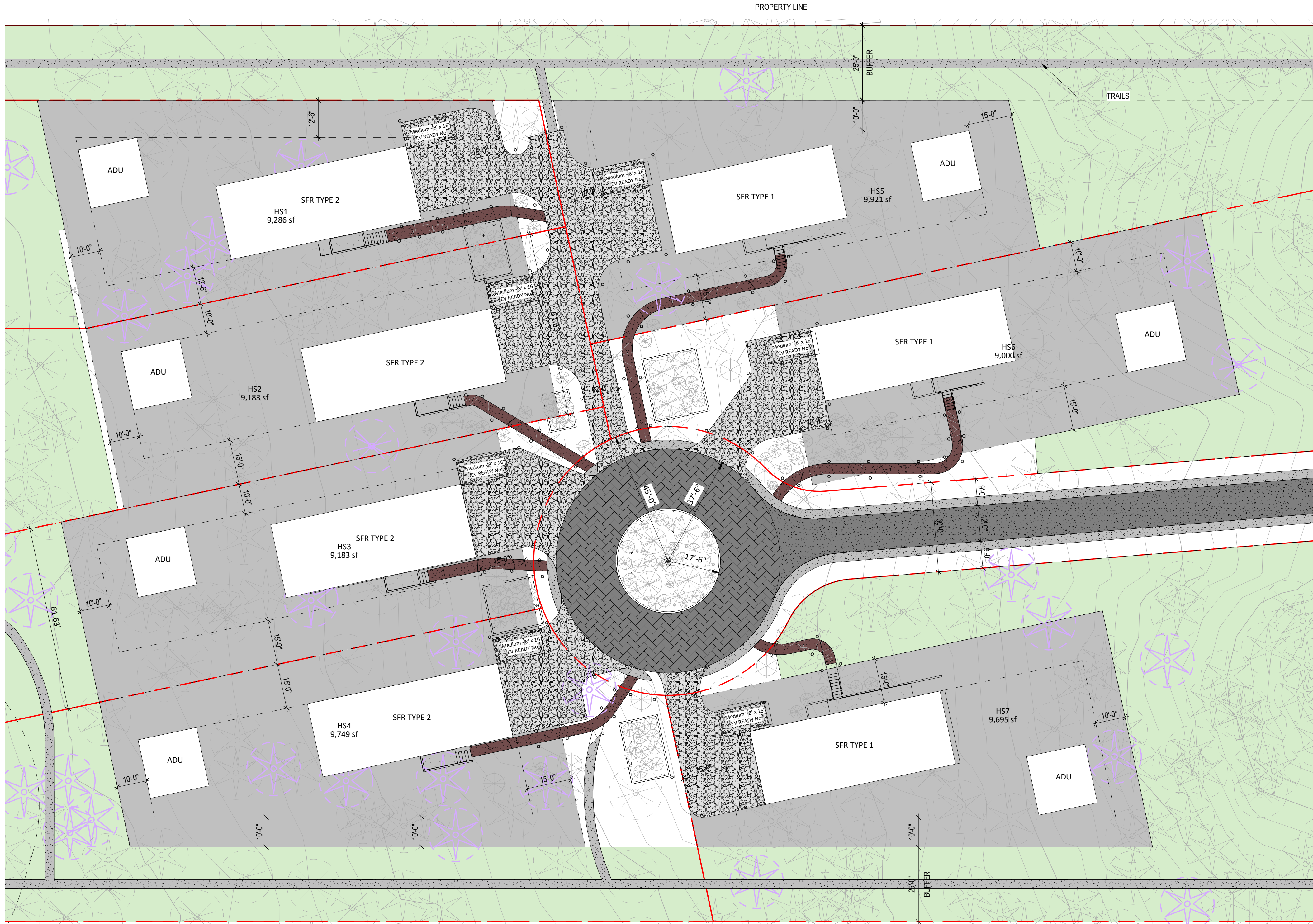
PROPOSED NATURAL AREA & ARPA	GRAVEL PAVING
EXISTING PAVING	PROPOSED PAVING
WETLANDS	PERVIOUS PAVING
BUFFERS	HOMESITES
WATER	DRAINFIELD + RESERVE
PROPERTY LINES	ENTRY PATHS
LANDMARK TREE	TRAILS
OTHER TREES	



2 SITE SECTION - NORTH

1" = 50'-0"





1 ENLARGED SITE PLAN - HOME SITES
1" = 20'-0"

LEGEND

- PROPOSED NATURAL AREA & ARPA
- EXISTING PAVING
- WETLANDS
- BUFFERS
- WATER
- PROPERTY LINES
- LANDMARK TREE
- OTHER TREES

- GRAVEL PAVING
- PROPOSED PAVING
- PERVIOUS PAVING
- HOMESITES
- DRAINFIELD + RESERVE
- ENTRY PATHS
- TRAILS

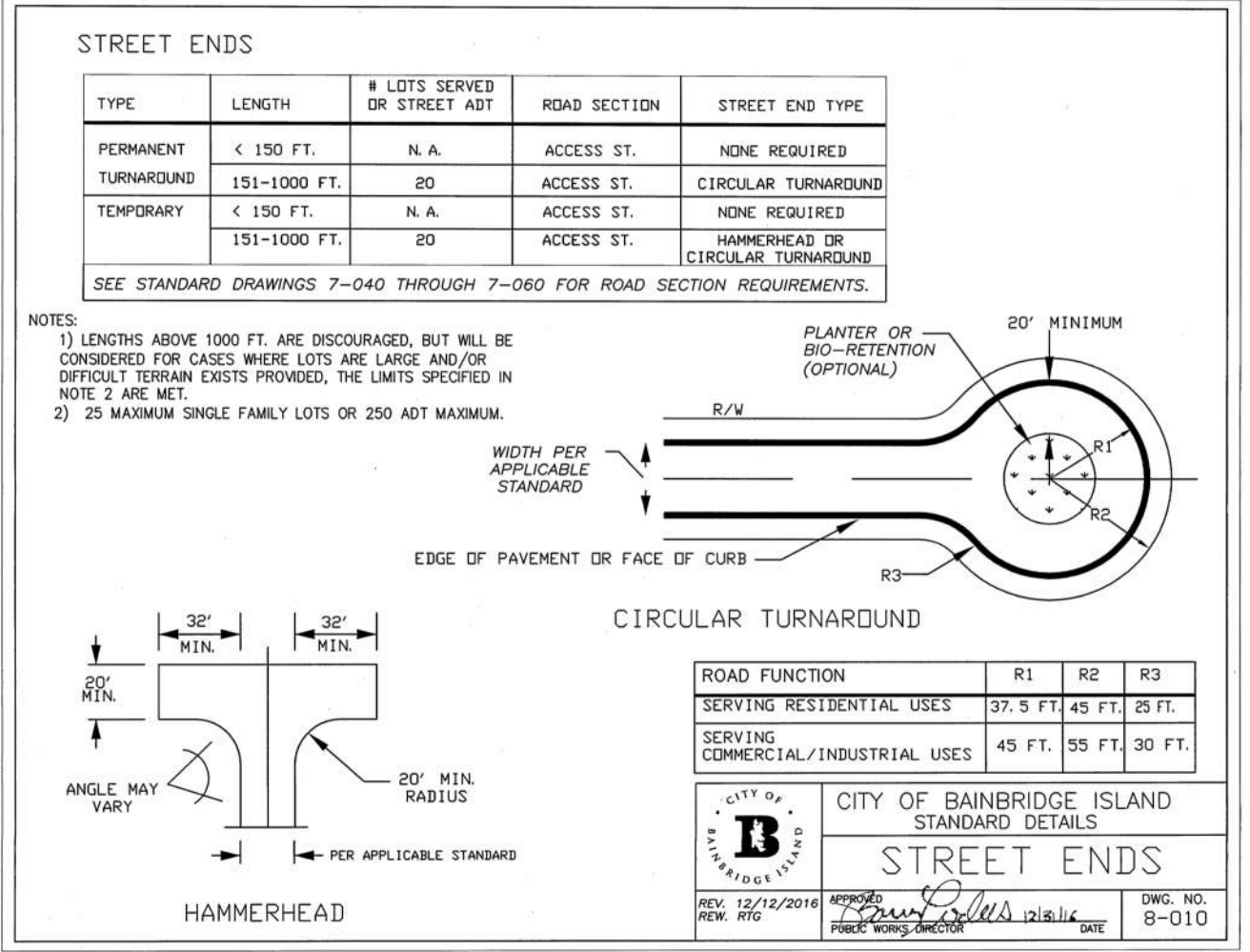
HOME TYPE 1 X 3
2500 SF HEATED
4 BED 3 BATH
2 CAR GARAGE W/ EV CHARGING INFRASTRUCTURE

HOME TYPE 2 X4
2300 SF HEATED
4 BED 3.5 BATH
2 CAR GARAGE W/ EV CHARGING INFRASTRUCTURE
1 SURFACE PARKING SPACE FOR ADU

ADU X7
400SF
STUDIO 1 BATH

PARKING PROVIDED
14 GARAGE 7 SURFACE

LANDSCAPE PROVIDED
HOMESITES AND ALL DISTURBED LAND TO BE REPLANTED WITH IN KIND NATIVE OR NON-INVASIVE PLANTS



SUBDIVISION AND HOMESITE STANDARDS						
Table 17.12.020-1						
CONVEX DISTRICT	R-4	R-1	R-2	R-2.9	R-3.5	R-4.3
HOMESITE CLUSTERING REQUIREMENT						
Short Subdivisions	See (1)					
2-4 lots with greater than 50% natural area and common space combined	See (1)					
2-4 lots with less than 50% natural area and common space combined	See (1)					
Long Subdivisions	See (1)					
5-10 lots with maximum natural area	See (1)					
11-20 lots with less than maximum natural area	See (1)					
21-30 lots with less than maximum natural area	See (1)					
31-40 lots with less than maximum natural area	See (1)					
41-50 lots with less than maximum natural area	See (1)					
51-60 lots with less than maximum natural area	See (1)					
61-70 lots with less than maximum natural area	See (1)					
71-80 lots with less than maximum natural area	See (1)					
81-90 lots with less than maximum natural area	See (1)					
91-100 lots with less than maximum natural area	See (1)					
101-110 lots with less than maximum natural area	See (1)					
111-120 lots with less than maximum natural area	See (1)					
121-130 lots with less than maximum natural area	See (1)					
131-140 lots with less than maximum natural area	See (1)					
141-150 lots with less than maximum natural area	See (1)					
151-160 lots with less than maximum natural area	See (1)					
161-170 lots with less than maximum natural area	See (1)					
171-180 lots with less than maximum natural area	See (1)					
181-190 lots with less than maximum natural area	See (1)					
191-200 lots with less than maximum natural area	See (1)					
201-210 lots with less than maximum natural area	See (1)					
211-220 lots with less than maximum natural area	See (1)					
221-230 lots with less than maximum natural area	See (1)					
231-240 lots with less than maximum natural area	See (1)					
241-250 lots with less than maximum natural area	See (1)					
251-260 lots with less than maximum natural area	See (1)					
261-270 lots with less than maximum natural area	See (1)					
271-280 lots with less than maximum natural area	See (1)					
281-290 lots with less than maximum natural area	See (1)					
291-300 lots with less than maximum natural area	See (1)					
301-310 lots with less than maximum natural area	See (1)					
311-320 lots with less than maximum natural area	See (1)					
321-330 lots with less than maximum natural area	See (1)					
331-340 lots with less than maximum natural area	See (1)					
341-350 lots with less than maximum natural area	See (1)					
351-360 lots with less than maximum natural area	See (1)					
361-370 lots with less than maximum natural area	See (1)					
371-380 lots with less than maximum natural area	See (1)					
381-390 lots with less than maximum natural area	See (1)					
391-400 lots with less than maximum natural area	See (1)					
401-410 lots with less than maximum natural area	See (1)					
411-420 lots with less than maximum natural area	See (1)					
421-430 lots with less than maximum natural area	See (1)					
431-440 lots with less than maximum natural area	See (1)					
441-450 lots with less than maximum natural area	See (1)					
451-460 lots with less than maximum natural area	See (1)					
461-470 lots with less than maximum natural area	See (1)					
471-480 lots with less than maximum natural area	See (1)					
481-490 lots with less than maximum natural area	See (1)					
491-500 lots with less than maximum natural area	See (1)					
501-510 lots with less than maximum natural area	See (1)					
511-520 lots with less than maximum natural area	See (1)					
521-530 lots with less than maximum natural area	See (1)					
531-540 lots with less than maximum natural area	See (1)					
541-550 lots with less than maximum natural area	See (1)					
551-560 lots with less than maximum natural area	See (1)					
561-570 lots with less than maximum natural area	See (1)					
571-580 lots with less than maximum natural area	See (1)					
581-590 lots with less than maximum natural area	See (1)					
591-600 lots with less than maximum natural area	See (1)					
601-610 lots with less than maximum natural area	See (1)					
611-620 lots with less than maximum natural area	See (1)					
621-630 lots with less than maximum natural area	See (1)					
631-640 lots with less than maximum natural area	See (1)					
641-650 lots with less than maximum natural area	See (1)					
651-660 lots with less than maximum natural area	See (1)					
661-670 lots with less than maximum natural area	See (1)					
671-680 lots with less than maximum natural area	See (1)					
681-690 lots with less than maximum natural area	See (1)					
691-700 lots with less than maximum natural area	See (1)					
701-710 lots with less than maximum natural area	See (1)					
711-720 lots with less than maximum natural area	See (1)					
721-730 lots with less than maximum natural area	See (1)					
731-740 lots with less than maximum natural area	See (1)					
741-750 lots with less than maximum natural area	See (1)					
751-760 lots with less than maximum natural area	See (1)					
761-770 lots with less than maximum natural area	See (1)					
771-780 lots with less than maximum natural area	See (1)					
781-790 lots with less than maximum natural area	See (1)					
791-800 lots with less than maximum natural area	See (1)					
801-810 lots with less than maximum natural area	See (1)					
811-820 lots with less than maximum natural area	See (1)					
821-830 lots with less than maximum natural area	See (1)					
831-840 lots with less than maximum natural area	See (1)					
841-850 lots with less than maximum natural area	See (1)					
851-860 lots with less than maximum natural area	See (1)					
861-870 lots with less than maximum natural area	See (1)					
871-880 lots with less than maximum natural area	See (1)					
881-890 lots with less than maximum natural area	See (1)					
891-900 lots with less than maximum natural area	See (1)					
901-910 lots with less than maximum natural area	See (1)					
911-920 lots with less than maximum natural area	See (1)					
921-930 lots with less than maximum natural area	See (1)					
931-940 lots with less than maximum natural area	See (1)					
941-950 lots with less than maximum natural area	See (1)					
951-960 lots with less than maximum natural area	See (1)					
961-970 lots with less than maximum natural area	See (1)					
971-980 lots with less than maximum natural area	See (1)					
981-990 lots with less than maximum natural area	See (1)					
991-1000 lots with less than maximum natural area	See (1)					

PROJECT NUMBER PLN52091
ISSUE DATE 08.10.2022

DS_SWIGGETTS 7

052402-1-013-2004 & 052402-1-015-2002

DESIGN REVIEW & RECOMMENDATION

HOMESITE & SUBDIVISION STANDARDS

G2.6

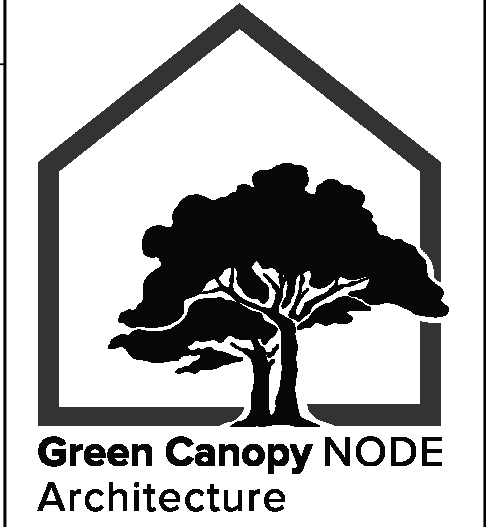


1 SHARED SPACE & TRAIL MAP
1" = 50'-0"



RAIN GARDEN & ENTRY PLANTS

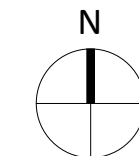
	<i>Molinia caerulea</i> 'Variegata' Moor grass (variegated)
	<i>Nepeta x faassenii</i> Catmint
	<i>Nethochelone nemorosa</i> Turtlehead, woodland beard-tongue
	<i>Ophiopogon planiscapus</i> Black mondo grass
	<i>Panicum virgatum</i> Switch grass
	<i>Pennisetum alopecuroides</i> Fountain grass
	<i>Penstemon cardwellii</i> Cardwell's penstemon, beard tongue
	<i>Perovskia atriplicifolia</i> Russian sage
	<i>Polystichum munitum</i> Western sword fern
	<i>Rubus calycinoides</i> 'Emerald Carpet' Creeping raspberry/bramble
	<i>Rudbeckia hirta</i> Black-eyed Susan
	<i>Sidalcea hendersonii</i> Henderson's checker-mallow
	<i>Symphyotrichum chilense</i> Pacific aster
	<i>Symphyotrichum subspicatum</i> Douglas aster
	<i>Tellima grandiflora</i> Fringecup
	<i>Tiarella trifoliata</i> Foamflower
	<i>Symphoricarpos x doorenbosii</i> 'Magic Berry' Coralberry
	<i>Symphoricarpos x chenaultii</i> 'Hancock' Hancock coralberry
	<i>Taxodium distichum</i> 'Pete Minaret' Dwarf bald cypress
	<i>Thuja plicata</i> 'Whipcord' Dwarf western red cedar
	<i>Vaccinium ovatum</i> Evergreen huckleberry
	<i>Viburnum opulus</i> 'Nanum' Dwarf Cranberry Bush



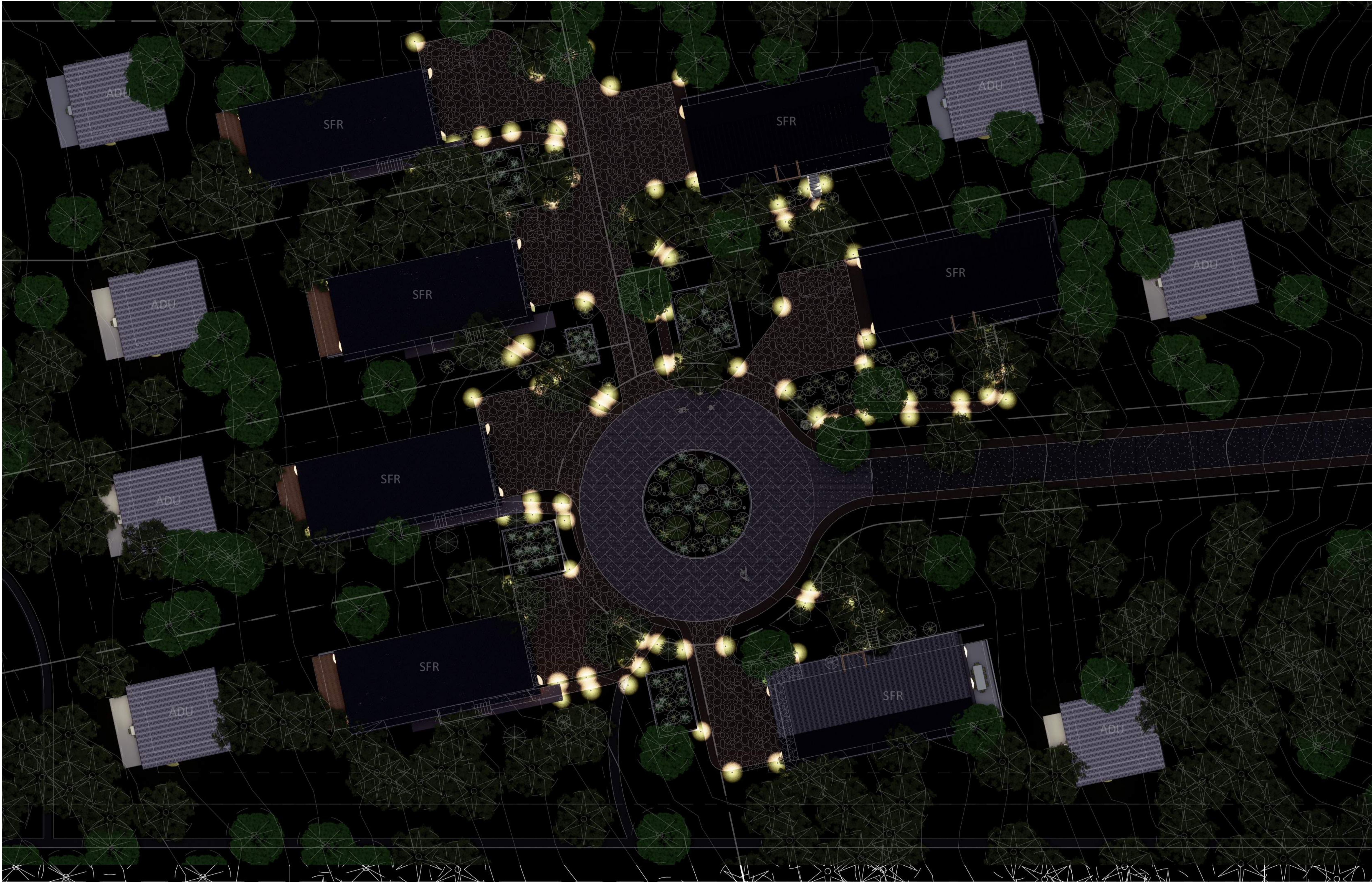
PROJECT NUMBER PLN52091
ISSUE DATE 08.10.2022

DS_SWIGGETTS 7
052402-1-013-2004 & 052402-1-015-2002
DESIGN REVIEW & RECOMMENDATION

LANDSCAPE PLAN



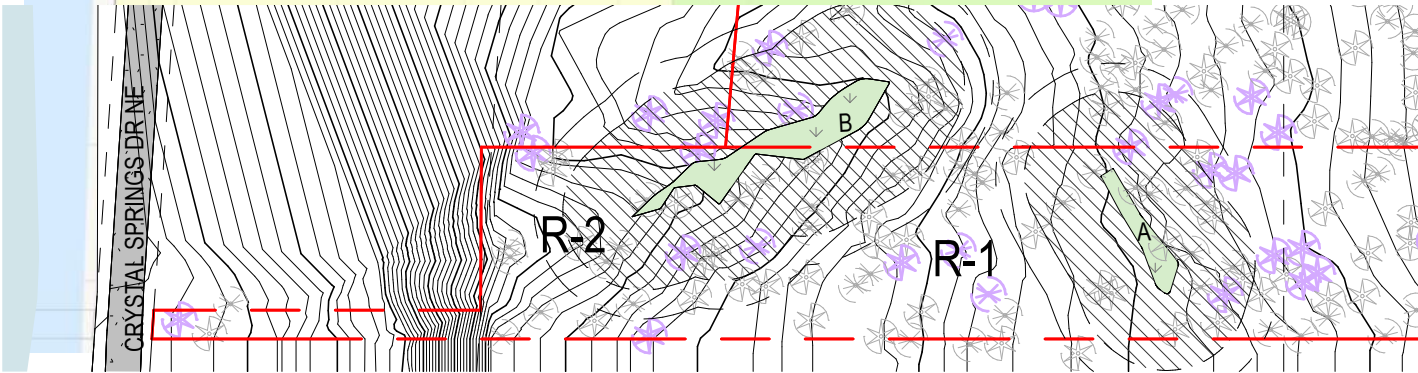
G2.8

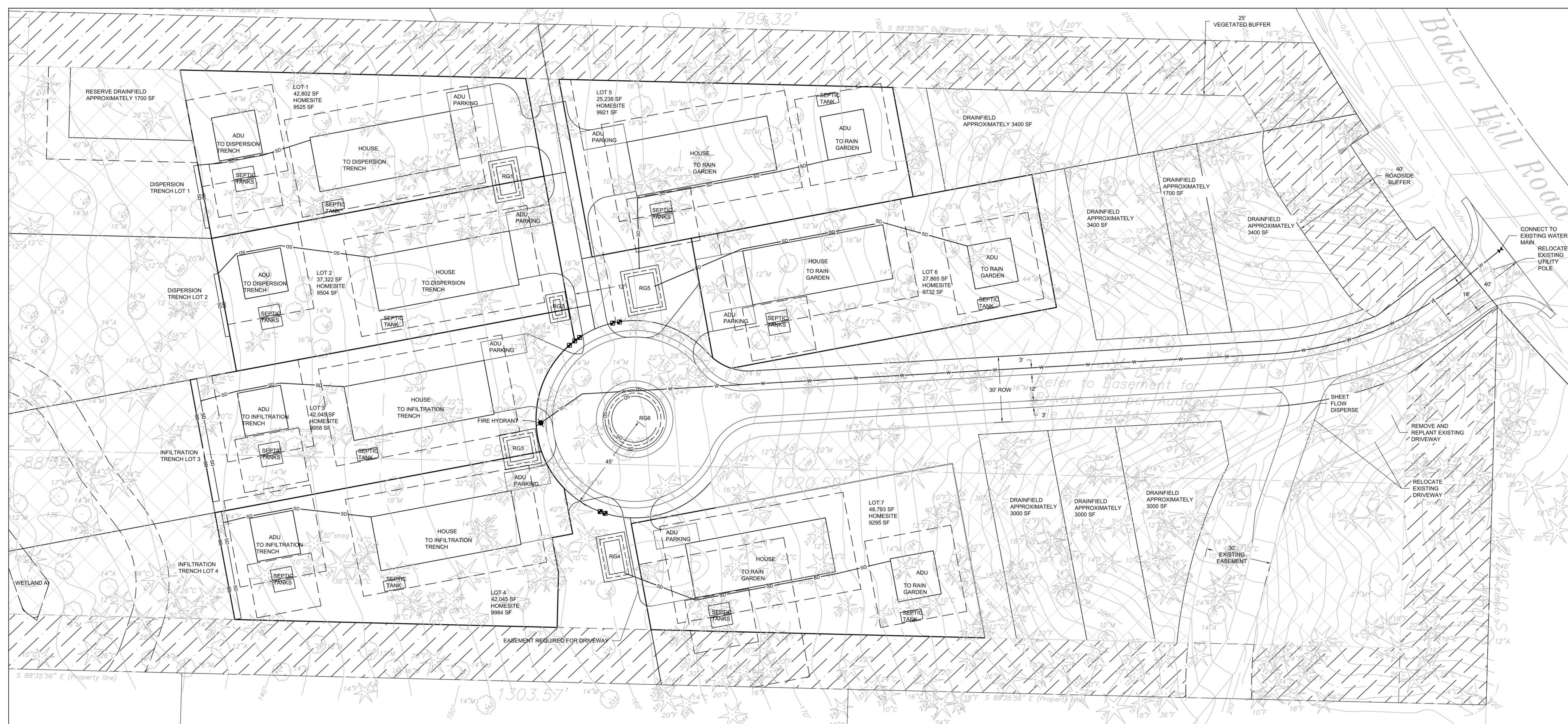








		POSSIBLE COVENANTS AND EASEMENTS	DEPARTURES	 Green Canopy NODE Architecture
		OPEN SPACE COVENANT UTILITY EASEMENTS VEHICULAR ACCESS EASEMENTS PEDESTRIAN ACCESS EASEMENTS SEPTIC FIELD EASEMENTS EXAMPLE OPEN SPACE COVENANT DECLARATION AND AGREEMENT NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the Owners hereby declare and agree as follows: - Declaration of Open Space Covenant. The Owners hereby declare, for the express benefit of all Owners and each and every Lot, that the Open Space Covenant shall be preserved at all times in its current, unimproved, wild and natural state, in perpetuity, without buildings, structures, fences or other improvements of any kind, EXCEPT THAT the following limited activities and improvements may occur within the Open Space Covenant: - Trees, bushes, and other vegetation may be cut, cleared, and/or removed if they constitute an invasive non-native species ("Invasive Species"), or otherwise threaten health of the Open Space Covenant ecosystem; - Trees, bushes and other vegetation may be planted provided they are not Invasive Species; (iii) Trees (living or dead) may be limbed, pruned, cut or removed if they constitute a hazard or threat to persons or property ("Hazard Trees"); and (iv) Trails and picnic or rest areas, including stairs and railings as needed, may be created and cut through the Open Space Easement, without removal of any trees and without use of tractors or other motorized construction equipment (the "Trails"). - Shared Use of the Open Space Covenant. The Owners, and their guests and family members, shall jointly share use of the Open Space Covenant for the sole purposes of non-motorized passive recreational activities such as hiking, picnicking, and wildlife watching, provided that horses and other trail animals, and all bicycles, motor bikes and other wheeled vehicles, are prohibited. - Maintenance of the Open Space Covenant. All decisions concerning maintenance, upkeep of, and improvements to the Open Space Covenant shall at all times be consistent with the terms of this Declaration, and each such instance shall require the prior agreement of the Owners of at least six (6) of the seven (7) Lots, including any cutting or removal of Invasive Species, any limbing, pruning, cutting or removal of any Hazard Trees, the planting of any non- Invasive Species, and/or the creation or cutting of any Trails or picnic areas. All costs and expenses relating to the maintenance, upkeep, and/or improvement of the Open Space Covenant shall be shared equally among the Owners, with the Owners of each Lot paying one-seventh of such costs and expenses promptly when accrued; provided, however, that any Owner that causes damage to the Open Space Covenant through his or her negligence or willful misconduct, or causes or conducts any activities in the Open Space Covenant in violation of this Declaration, shall be exclusively liable and responsible for payment of all costs and expenses necessary to repair, restore, remedy, and/or replace any damages to the Open Space Covenant that resulted from such negligence, misconduct or violation of this Declaration. - Release and Mutual Indemnity. Each Owner hereby releases and forever discharges the other Owners (each a "Released Owner") from any claim, demand or liability for any injury to persons or property arising from the condition of the Open Space Covenant except for injuries or damages caused directly by the willful misconduct of the Released Owner. Except with respect to obligations which are expressly allocated between the Owners under the terms of this Declaration, each Owner (each an "Indemnifying Owner") agrees to indemnify, defend and hold harmless the other Owners (and their agents, employees, contractors and family members) from and against all claims, suits, losses, damages, fines, penalties, expenses, obligations and liabilities, of any nature (including without limitation attorneys' fees) resulting from or arising out of any use of the Open Space Covenant by the Indemnifying Owner (or by any tenants, employees, agents, contractors, family members, guests or invitees of the Indemnifying Owner). The foregoing indemnity shall be a personal obligation of the Indemnifying Owner even after such Indemnifying Owner conveys all interests in the Parcels. - Covenants to Run with the Land. All covenants, conditions, restrictions and agreements herein contained shall permanently burden the Open Space Covenant, for the direct and exclusive benefit of each and every Lot (and their Owners), and shall operate as covenants running with the land. The covenants contained herein shall extend in perpetuity unless and except as modified in accordance with the terms of this Declaration. This Declaration may not be modified or terminated except by a written agreement, executed and acknowledged by the Owners of all of the Lots, and recorded in Kitsap County, Washington. - Enforcement. In the event of any enforcement of this Declaration, or any other dispute hereunder, the substantially prevailing party in any litigation or other proceedings shall be reimbursed by the other party for all costs and expenses, including without limitation, attorneys' fees. The Owner of any Lot shall have the right to enforce, by proceeding at law or in equity, all restrictions, covenants and conditions imposed by the provisions of this Declaration. Any failure to enforce any requirement, restriction or standard herein contained, in any one or more instances, shall in no event be deemed to be a waiver of the right to do so thereafter, or in other cases, nor a waiver of the right to enforce any other restriction hereunder. - General Terms. This Declaration shall be recorded in Kitsap County, Washington, and shall serve as notice to all interested parties. This Agreement contains the entire agreement between the parties relative to the subject matter hereof, and it supersedes all prior agreements, covenants, and understandings. In the event of any conflict between the terms of this Declaration and the terms of the Long Plat, the Owners agree that this Declaration shall control.	REQUESTED DEPARTURE #1 CODE PROVISION: 17.12.070.H.2 WHERE A PROPERTY IS LOCATED IN MORE THAN ONE ZONE DISTRICT, UNITS PERMITTED BY DENSITY CALCULATIONS WITHIN EACH ZONE DISTRICT MUST BE CONSTRUCTED ON THE PORTION OF THE PROPERTY LOCATED WITHIN THAT DISTRICT AND REQUIRED SETBACKS FOR EACH ZONE DISTRICT MUST BE MET. PERMITTED DENSITIES ARE NOT "BLENDED" ACROSS THE ZONE DISTRICT LINE REQUESTED DEPARTURE: ALLOW THE ONE LOT/HOME IN THE R-2 ZONE TO BE BUILT WITHIN THE R-1 ZONE PER THE PROPOSAL. SUMMARY OF RATIONALE THE STRICT APPLICATION OF THIS STANDARD WOULD RESULT IN AN INFERIOR SUBDIVISION DESIGN COMPARED TO THE PROPOSED DESIGN AND WOULD BE INCONSISTENT WITH THE DESIGN FOR BAINBRIDGE CHAPTER 6 GUIDELINES, SPECIFICALLY ISLAND CHARACTER, NATURAL AREA, NATURAL SITE CONDITIONS, STORM WATER, CLUSTER HOMESITES, ACCESS AND CIRCULATION AND MOTOR VEHICLES. <i>1. BECAUSE OF UNUSUAL SHAPE, EXCEPTIONAL TOPOGRAPHIC CONDITIONS, ENVIRONMENTAL CONSTRAINTS OR OTHER EXTRAORDINARY SITUATION OR CONDITION IN CONNECTION WITH A SPECIFIC PIECE OF PROPERTY, STRICT ADHERENCE TO THE EXISTING STANDARD WOULD RESULT IN PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS INCONSISTENT WITH THE GENERAL PURPOSE AND INTENT OF THE SUBDIVISION ORDINANCE AS PROVIDED IN BIMC 17.04.010;</i> THE LOCATION OF THIS R-2 ZONE IS AT THE WESTERN MOST PORTION OF THE SITE, LOCATED BETWEEN A STEEP SLOPE (EXCEPTIONAL TOPOGRAPHIC CONDITIONS), AND A WETLAND (ENVIRONMENTAL CONSTRAINTS) AND IS MORE THAN 500FT AWAY FROM THE CLUSTER OF HOMES IN THE R-1 ZONE. PLACING A LOT/HOME IN THIS AREA WOULD REQUIRE THE DISRUPTION AND REMOVAL OF TREES FAR DEEPER INTO THE SITE THAN IN THE PROPOSAL, AND WOULD REQUIRE MORE THAN 500FT OF ADDITIONAL PAVING AND UTILITY RUNS WHICH IS INCONSISTENT WITH CHAPTER 6 GUIDELINES, ISLAND CHARACTER, NATURAL AREA, NATURAL SITE CONDITIONS, ACCESS AND CIRCULATION, AND MOTOR VEHICLES. <i>2. THE GRANTING OF THE DEPARTURE RESULTS IN A SUBDIVISION WITH GREATER NATURAL RESOURCE CONSERVATION VALUE, LESS ADVERSE IMPACT TO ADJOINING PROPERTIES, OR MORE PRACTICAL DESIGN BECAUSE OF TOPOGRAPHY, CRITICAL AREA, OR OTHER EXTENUATING CIRCUMSTANCE, AND</i> THE PROPOSED CLUSTERING OF THE 7TH LOT WITH THE OTHER 6 LOTS WILL ALLOW A MORE CONTINUOUS AND MONOLITHIC NATURAL AREA AND AQUIFER RECHARGE PROTECTION AREA. KEEPING A HOME OUTSIDE OF THE R-2 ZONE WOULD REDUCE POTENTIAL DETRIMENTAL EFFECTS TO WATER FLOWING THROUGH THE SITE AND DOWN THE STEEP SLOPE AND WOULD NOT REQUIRE THE 500-FT OF ADDITIONAL PAVING AND UTILITY RUNS THROUGH THE FOREST. THIS IS CONSISTENT WITH THE CHAPTER 6 GUIDELINES, ISLAND CHARACTER, NATURAL AREA, STORM WATER, CLUSTER HOMESITES, ACCESS AND CIRCULATION AND MOTOR VEHICLES. <i>3. ALL POSSIBLE EFFORTS TO COMPLY WITH THE STANDARD OR MINIMIZE POTENTIAL HARM OR ADVERSE IMPACTS HAVE BEEN UNDERTAKEN. ECONOMIC CONSIDERATION MAY BE TAKEN INTO ACCOUNT BUT SHALL NOT BE THE OVERRIDING FACTOR IN APPROVAL; AND</i> THE STRICT APPLICATION OF THIS STANDARD WOULD RESULT IN MORE ENVIRONMENTAL HARM THAN THE PROPOSAL WHICH IS INCONSISTENT WITH THE DESIGN FOR BAINBRIDGE GUIDELINES. <i>4. THE DEPARTURE IS CONSISTENT WITH OTHER APPLICABLE REGULATIONS AND STANDARDS; AND</i> THIS DEPARTURE IS CONSISTENT WITH THE DESIGN FOR BAINBRIDGE GUIDELINES. <i>5. THE GRANTING OF ANY DEPARTURE WILL NOT BE UNDULY DETRIMENTAL TO THE PUBLIC WELFARE NOR INJURIOUS TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.</i> THIS DEPARTURE WILL NOT NEGATIVELY IMPACT THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC. CONSTRUCTING THIS HOME AWAY FROM THE STEEP SLOPE AND WETLANDS WOULD GREATLY REDUCE ANY POTENTIAL FOR HARM RELATIVE TO BUILDING IT IN STRICT ADHERENCE TO THE STANDARDS.  REQUESTED DEPARTURE #2 CODE PROVISION: 17.12.070 GENERAL RESIDENTIAL SUBDIVISION STANDARDS. <i>K. PARKING AND GARAGES.</i> <i>6. GARAGES, INCLUDING DETACHED GARAGES, LOCATED ON INDIVIDUAL HOMESITES FACING A PUBLIC STREET SHALL BE:</i> <i>A. LIMITED TO TWO VEHICLES; AND</i> <i>B. EITHER ACCESSED FROM THE SIDE OR REAR OR SET BACK FROM THE MOST FRONT-FACING EXTERIOR WALL OF HABITABLE SPACE A MINIMUM OF FIVE FEET UNLESS THE HOUSE IS NOT VISIBLE FROM THE PUBLIC STREET.</i> REQUESTED DEPARTURE: ALLOW STREET FACING GARAGES RATIONALE ALLOWING THE GARAGES TO FACE THE PUBLIC STREET ALLOWS THE DRIVEWAYS TO ACCESS THE GARAGES STRAIGHT-ON, INSTEAD OF AROUND THE SIDE, WHICH WOULD ULTIMATELY CREATE MORE IMPERVIOUS SURFACE, DISTURB MORE GROUND, REQUIRE RETAINING WALLS, AND REQUIRE MORE NATIVE VEGETATION TO BE REMOVED. <i>1. BECAUSE OF UNUSUAL SHAPE, EXCEPTIONAL TOPOGRAPHIC CONDITIONS, ENVIRONMENTAL CONSTRAINTS OR OTHER EXTRAORDINARY SITUATION OR CONDITION IN CONNECTION WITH A SPECIFIC PIECE OF PROPERTY, STRICT ADHERENCE TO THE EXISTING STANDARD WOULD RESULT IN PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS INCONSISTENT WITH THE GENERAL PURPOSE AND INTENT OF THE SUBDIVISION ORDINANCE AS PROVIDED IN BIMC 17.04.010;</i> EXCEPTIONAL TOPOGRAPHIC CONDITION: THE TOPOGRAPHY IS CONTINUOUSLY SLOPING FROM EAST TO WEST. GOOD PRACTICE SUGGESTS THAT THE HOMES SHOULD BE BUILT ALONG THIS EAST/WEST AXIS TO AVOID AS MUCH GROUND DISRUPTION AS POSSIBLE. THIS HOME LAYOUT SUGGESTS GARAGE ACCESS AT THE EAST/WEST ENDS AND/OR PERPENDICULAR TO THE SLOPE. <i>2. THE GRANTING OF THE DEPARTURE RESULTS IN A SUBDIVISION WITH GREATER NATURAL RESOURCE CONSERVATION VALUE, LESS ADVERSE IMPACT TO ADJOINING PROPERTIES, OR MORE PRACTICAL DESIGN BECAUSE OF TOPOGRAPHY, CRITICAL AREA, OR OTHER EXTENUATING CIRCUMSTANCE, AND</i> THIS DEPARTURE WILL REDUCE IMPERVIOUS SURFACE, DISTURB LESS GROUND, REQUIRE FEWER RETAINING WALLS, AND REQUIRE LESS NATIVE VEGETATION TO BE REMOVED. <i>3. ALL POSSIBLE EFFORTS TO COMPLY WITH THE STANDARD OR MINIMIZE POTENTIAL HARM OR ADVERSE IMPACTS HAVE BEEN UNDERTAKEN. ECONOMIC CONSIDERATION MAY BE TAKEN INTO ACCOUNT BUT SHALL NOT BE THE OVERRIDING FACTOR IN APPROVAL; AND</i> CREATION OF LOTS MEETING THE 80FT MINIMUM WIDTH WOULD REQUIRE AT LEAST ONE LOT TO BE SITED IN THE WESTERN PORTION OF THE SITE NORTH OF THE WETLANDS. SEE #2 ABOVE FOR DETRIMENTAL EFFECTS. <i>4. THE DEPARTURE IS CONSISTENT WITH OTHER APPLICABLE REGULATIONS AND STANDARDS; AND</i> REDUCING CLEARING AND PAVING IS CONSISTENT WITH THE RURAL DESIGN FOR BAINBRIDGE GUIDELINES <i>5. THE GRANTING OF ANY DEPARTURE WILL NOT BE UNDULY DETRIMENTAL TO THE PUBLIC WELFARE NOR INJURIOUS TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.</i> THIS DEPARTURE WILL NOT IMPACT THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC. INCREASING THE TOTAL CONTIGUOUS NATURAL AREA WHILE REDUCING PAVING AND CLEARING IS BENEFICIAL TO THE PUBLIC, IN LINE WITH DESIGN FOR BAINBRIDGE GUIDELINES, AND MAINTAINS ISLAND CHARACTER.	PROJECT NUMBER PLN52091 ISSUE DATE 08.10.2022 DS_SWIGGETTS 7 052402-1-013-2004 & 052402-1-015-2002 DESIGN REVIEW & RECOMMENDATION DEPARTURES, COVENANTS & RESTRICTIONS G2.18



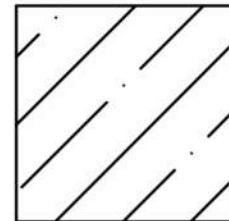
SITE PLAN

SCALE: 1" = 20'

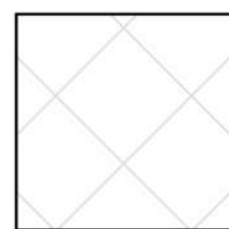


LEGEND

- EXISTING HOUSE/DRIVEWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- PROPERTY CORNER/STAKE
- PROPOSED STORM DRAIN
- DRAINAGE SETBACK
- PROPOSED BUILDING
- PROPOSED ROAD/DRIVEWAY
- PROPOSED WATER METER
- PROPOSED WATER



PERIMETER BUFFER
NATURAL AREA
ARPA



NATURAL AREA
ARPA

LOT SIZE 274,864 SF

NATURAL AREA REQUIRED (45%) 123,689 SF
ARPA REQUIRED (65%) 178,662 SF
PROPOSED ARPA/NATURAL AREA (65%) 178,662 SF

EXISTING CONDITIONS
DRIVEWAY 2,383 SF
FOREST 272,481 SF

PROPOSED CONDITIONS
ROAD 11,154 SF
DRIVEWAYS & PARKING 8,469 SF
ROOF 14,175 SF
NEW EASEMENT DRIVEWAY 504 SF
TOTAL NEW IMPERVIOUS 34,302 SF

EASEMENT DRIVEWAY TO REMAIN 1,171 SF

PRELIMINARY
NOT FOR CONSTRUCTION



6/8/22

SITE PLAN
SWIGGETT SUBDIVISION
PREAPPLICATION CONFERENCE

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

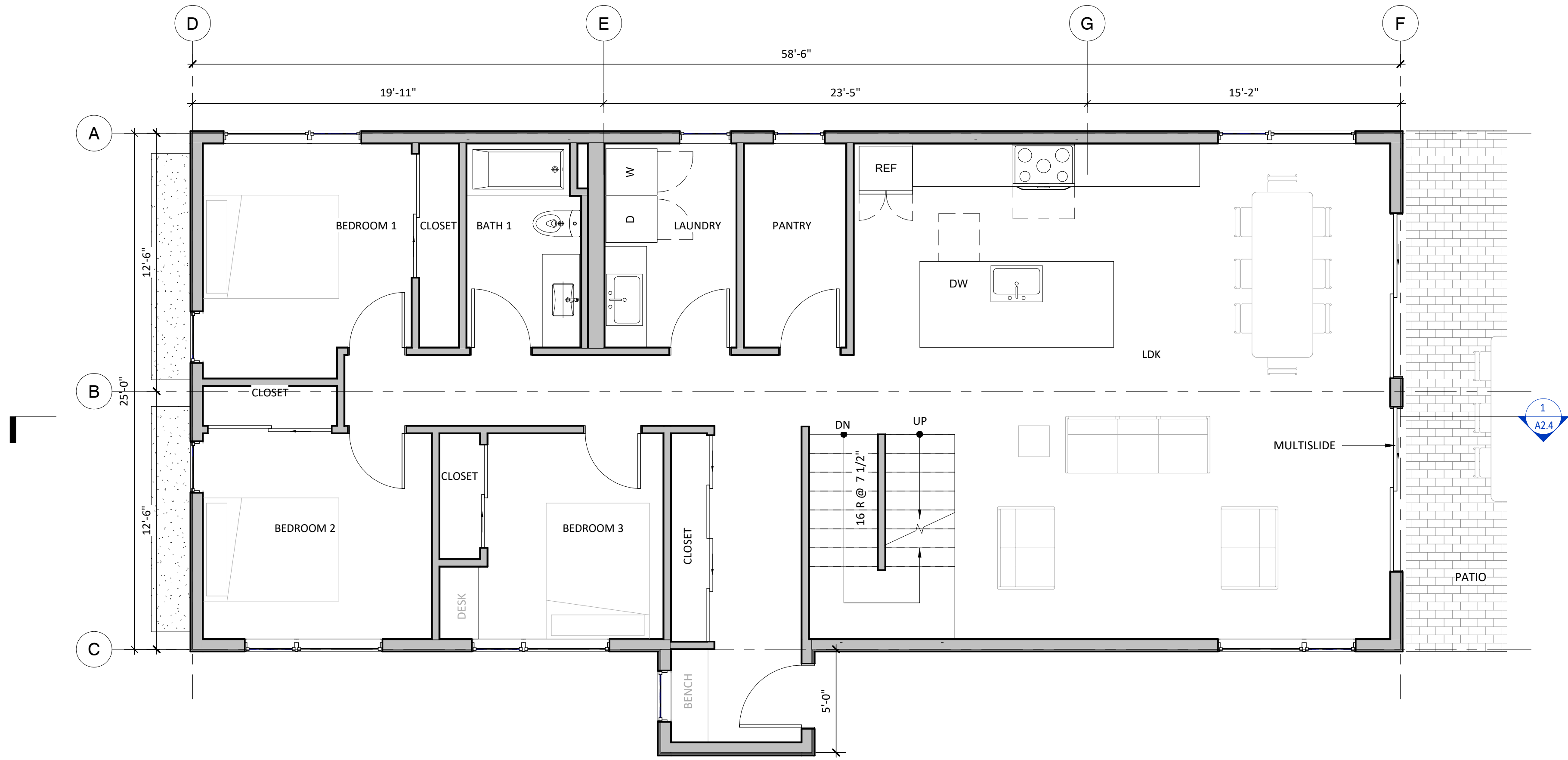
GREEN CANOPY
27 S. Hanford Street
Seattle, WA 98134

DATE 6/8/22
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # GR08-003

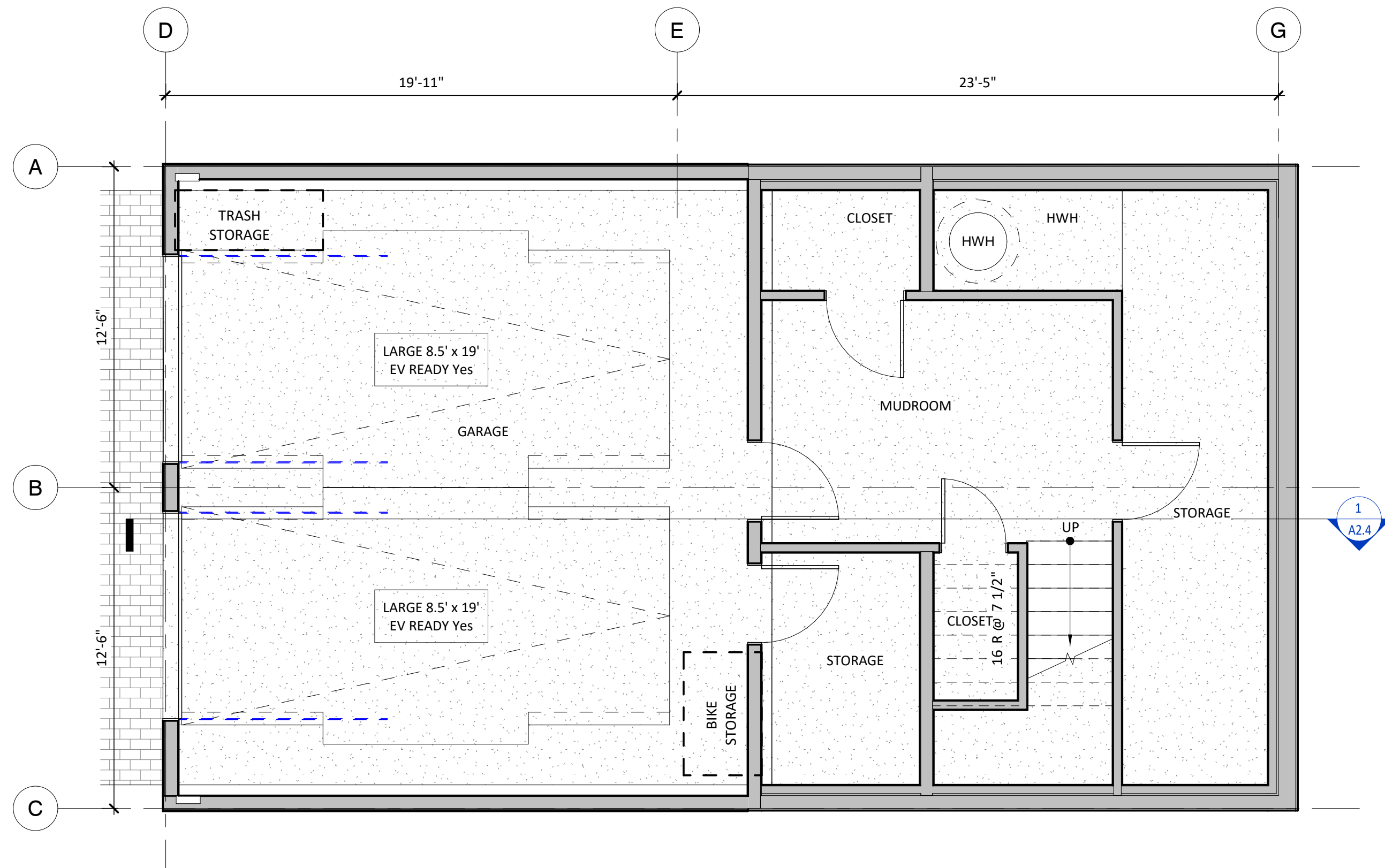
C1

1 OF 1

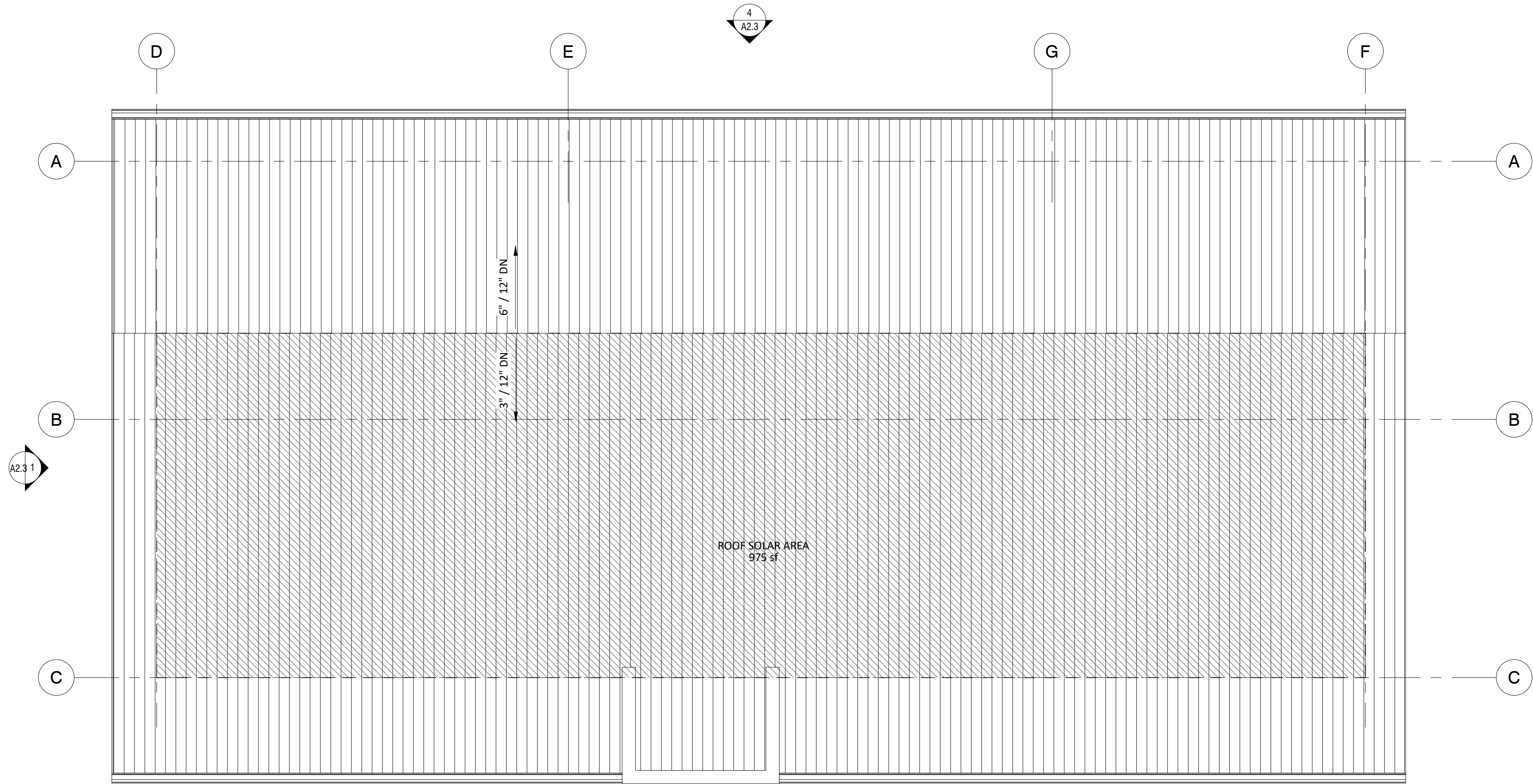
15 of 2 339



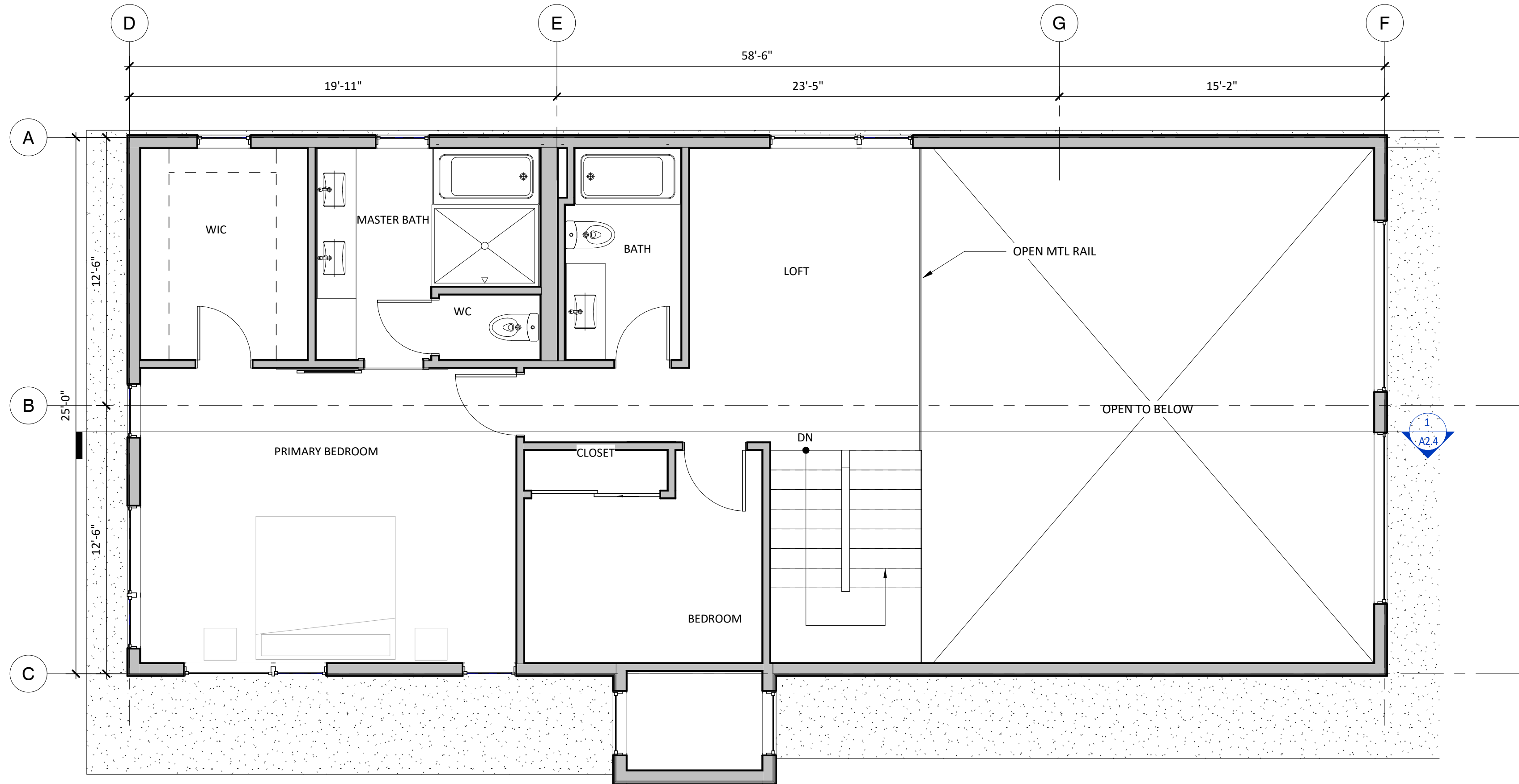
2 LEVEL 1 FLOOR PLAN - TYPE 1
1/4" = 1'-0"



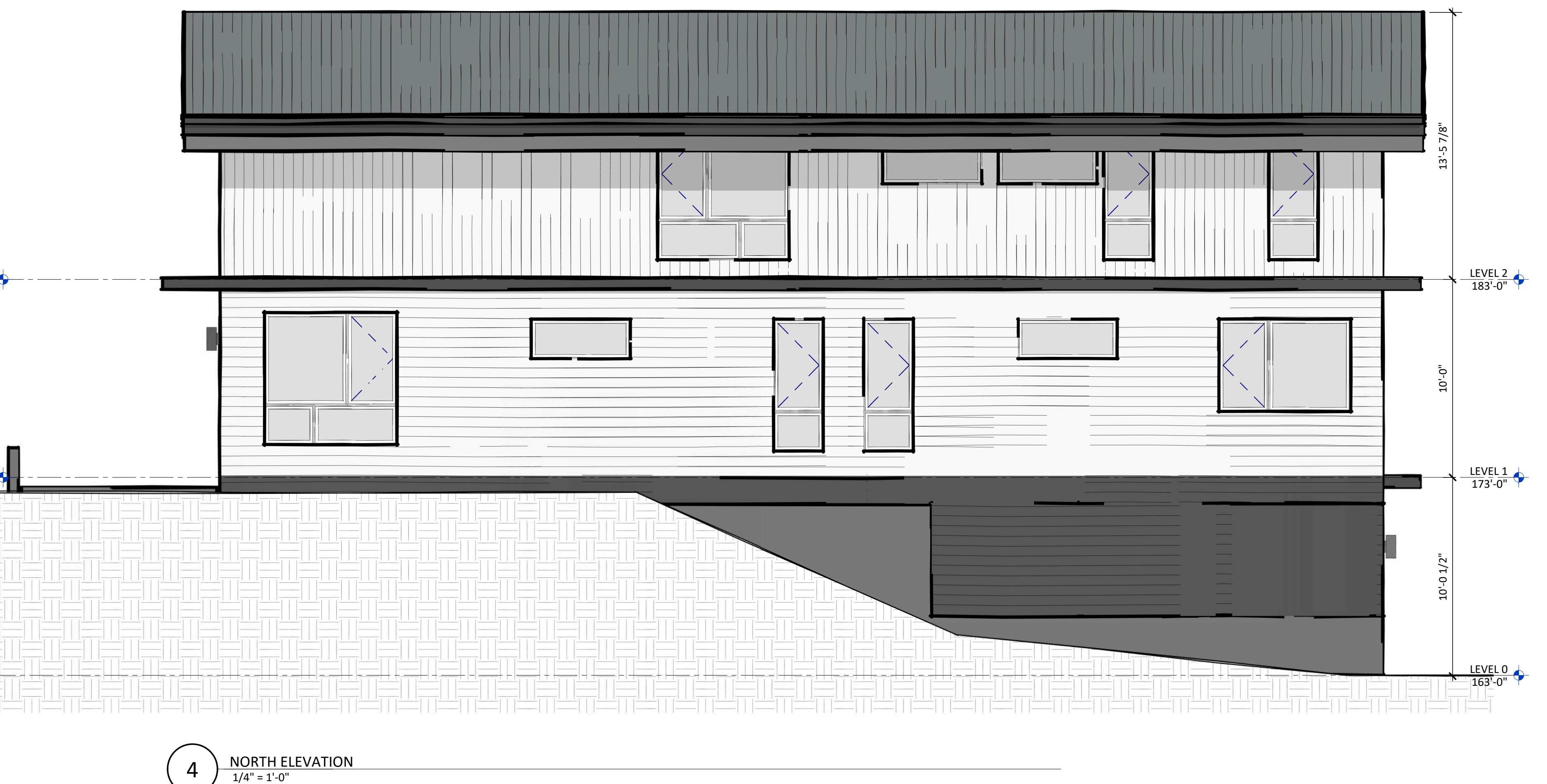
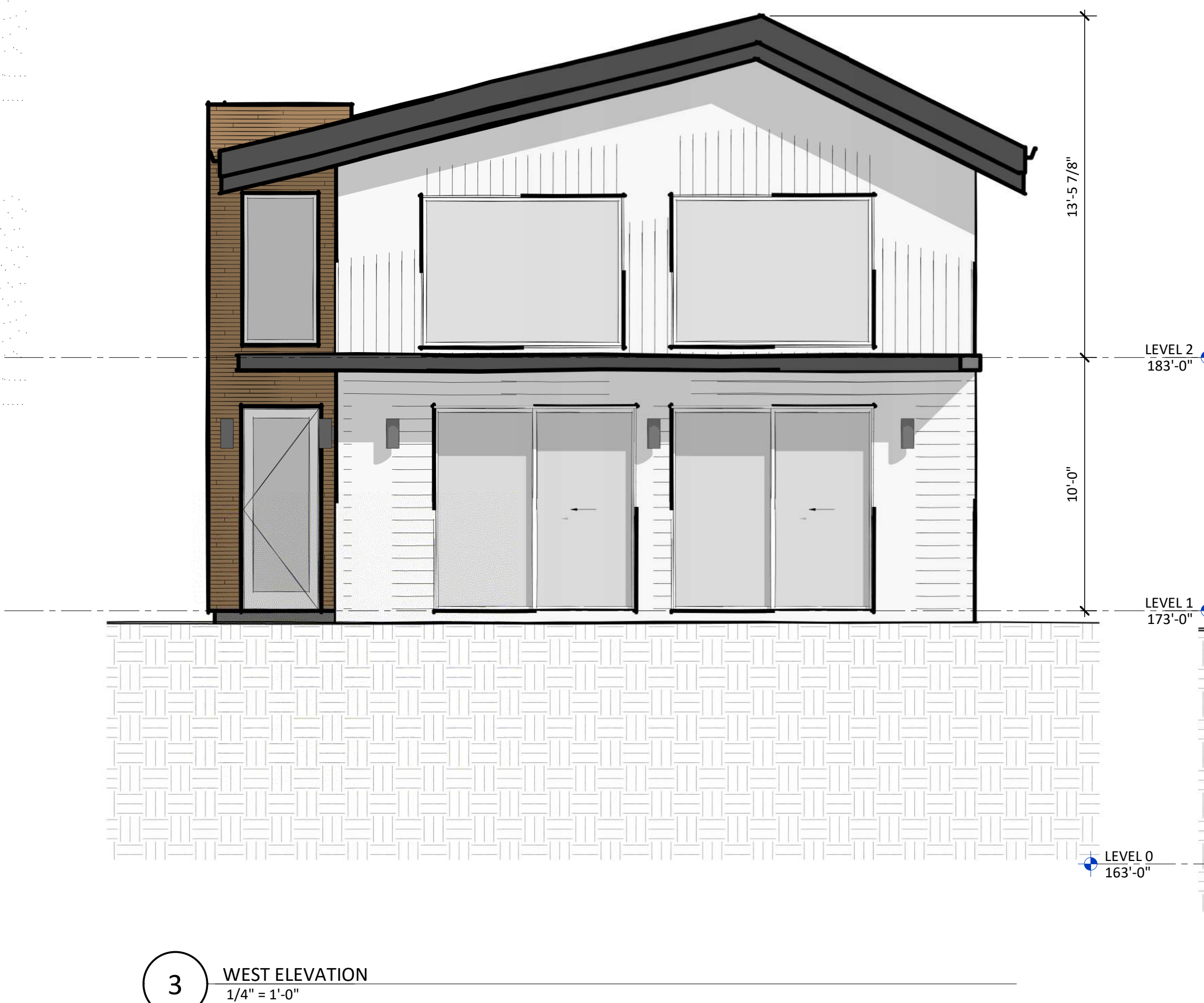
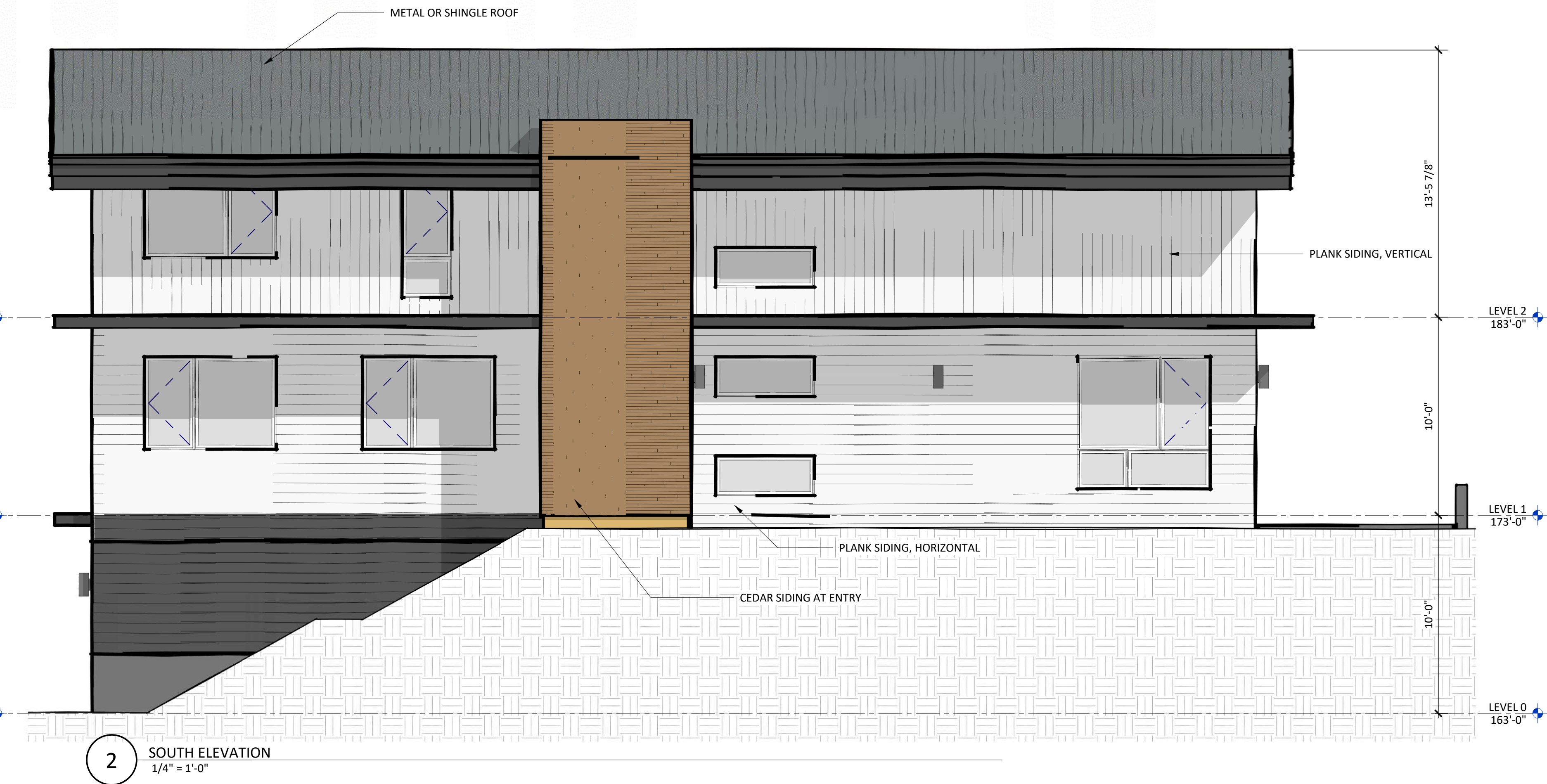
1 BASEMENT - TYPE 1
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



1 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"



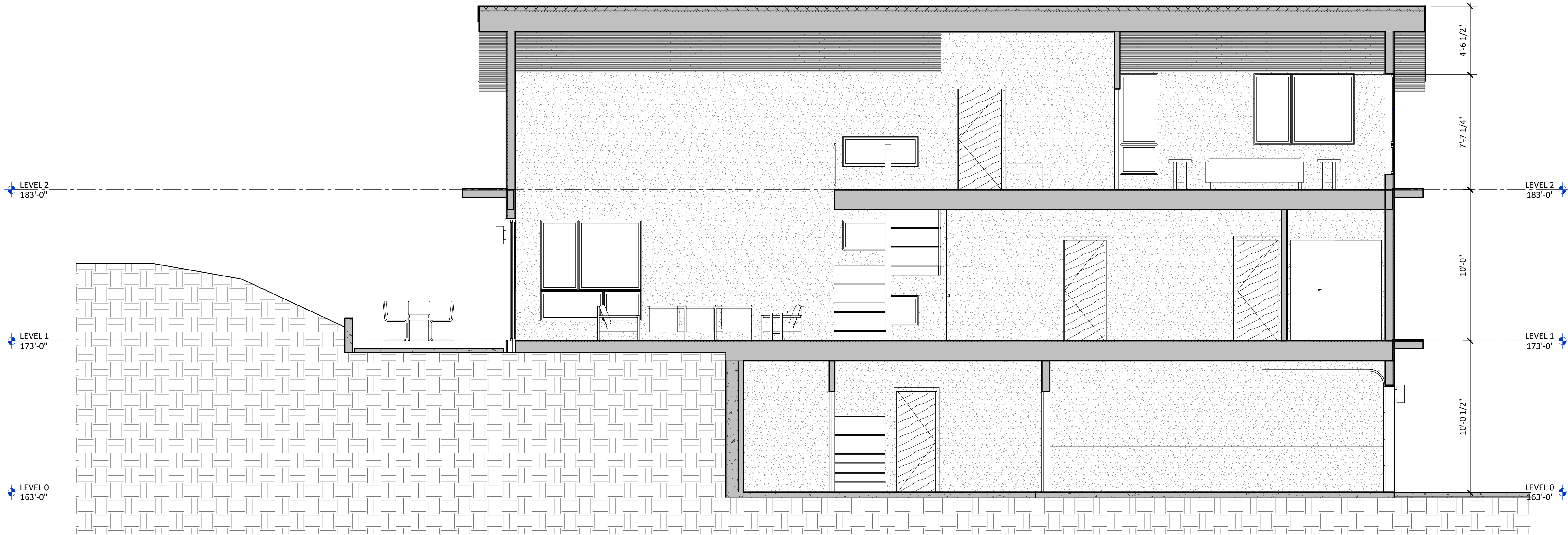
DS_SWIGGETTS 7

052402-1-013-2004 & 052402-1-015-2002

DESIGN REVIEW & RECOMMENDATION

BUILDING SECTION

A2.4

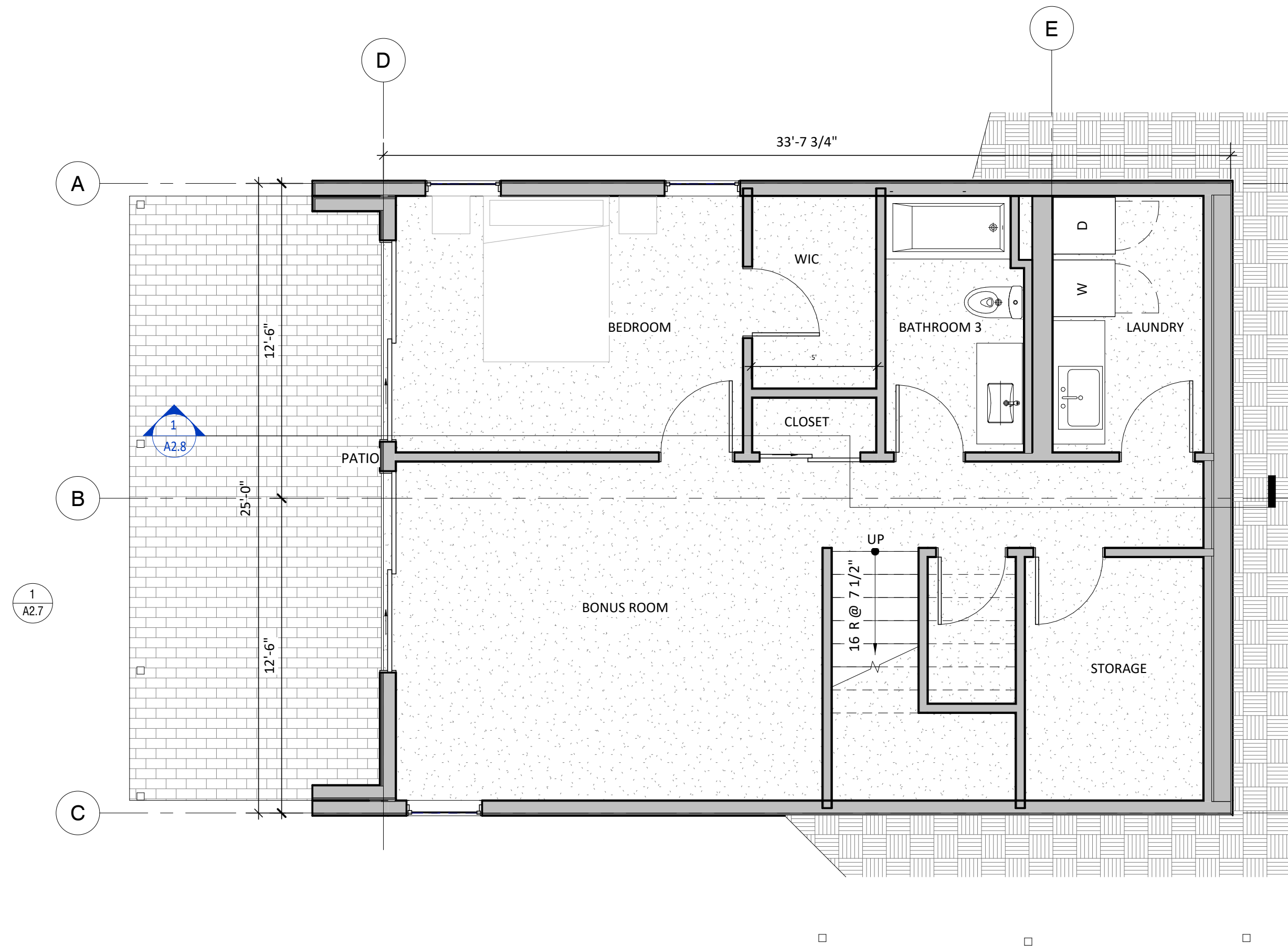


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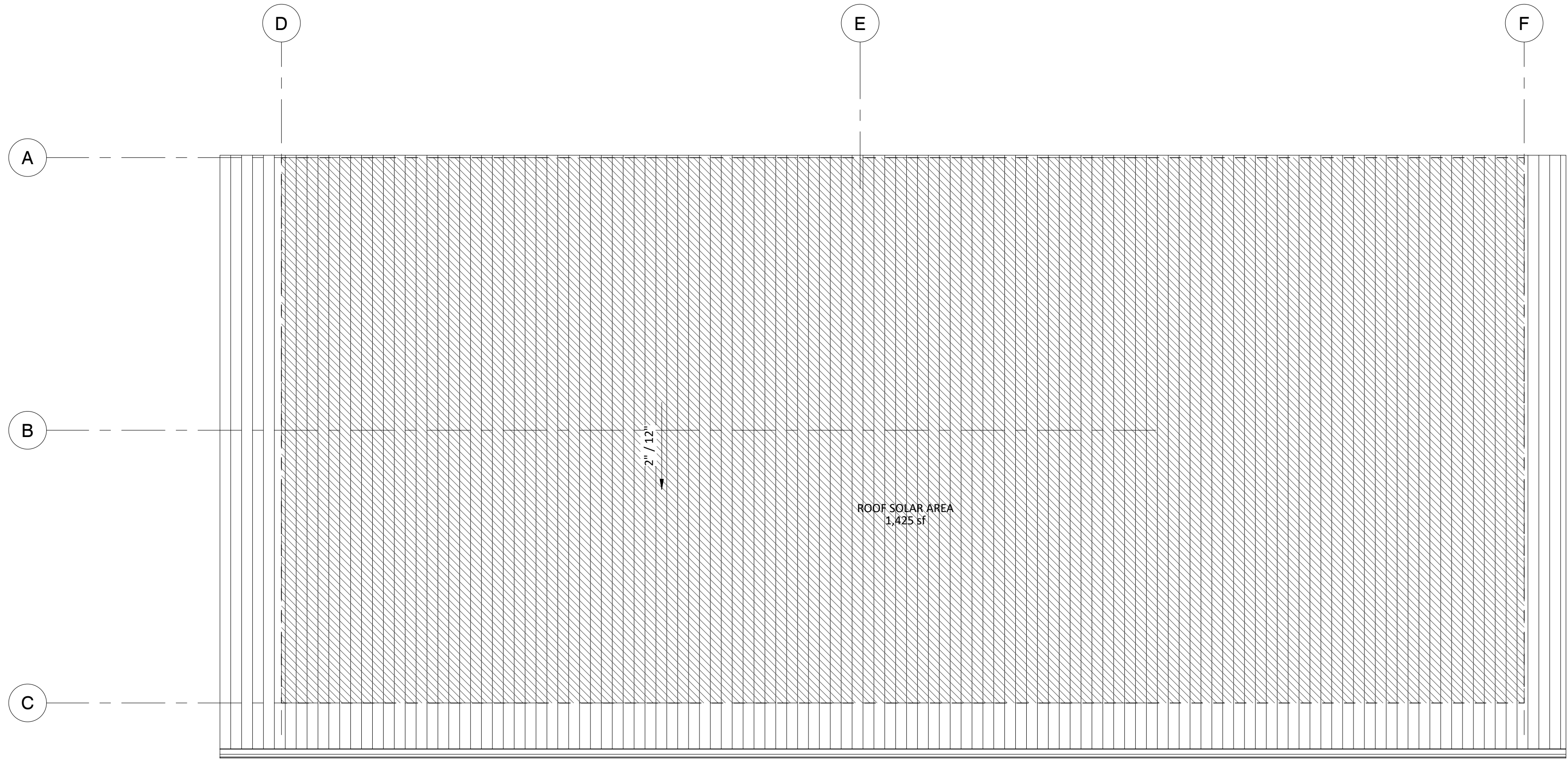
LONGITUDINAL SECTION
1/4" = 1'-0"



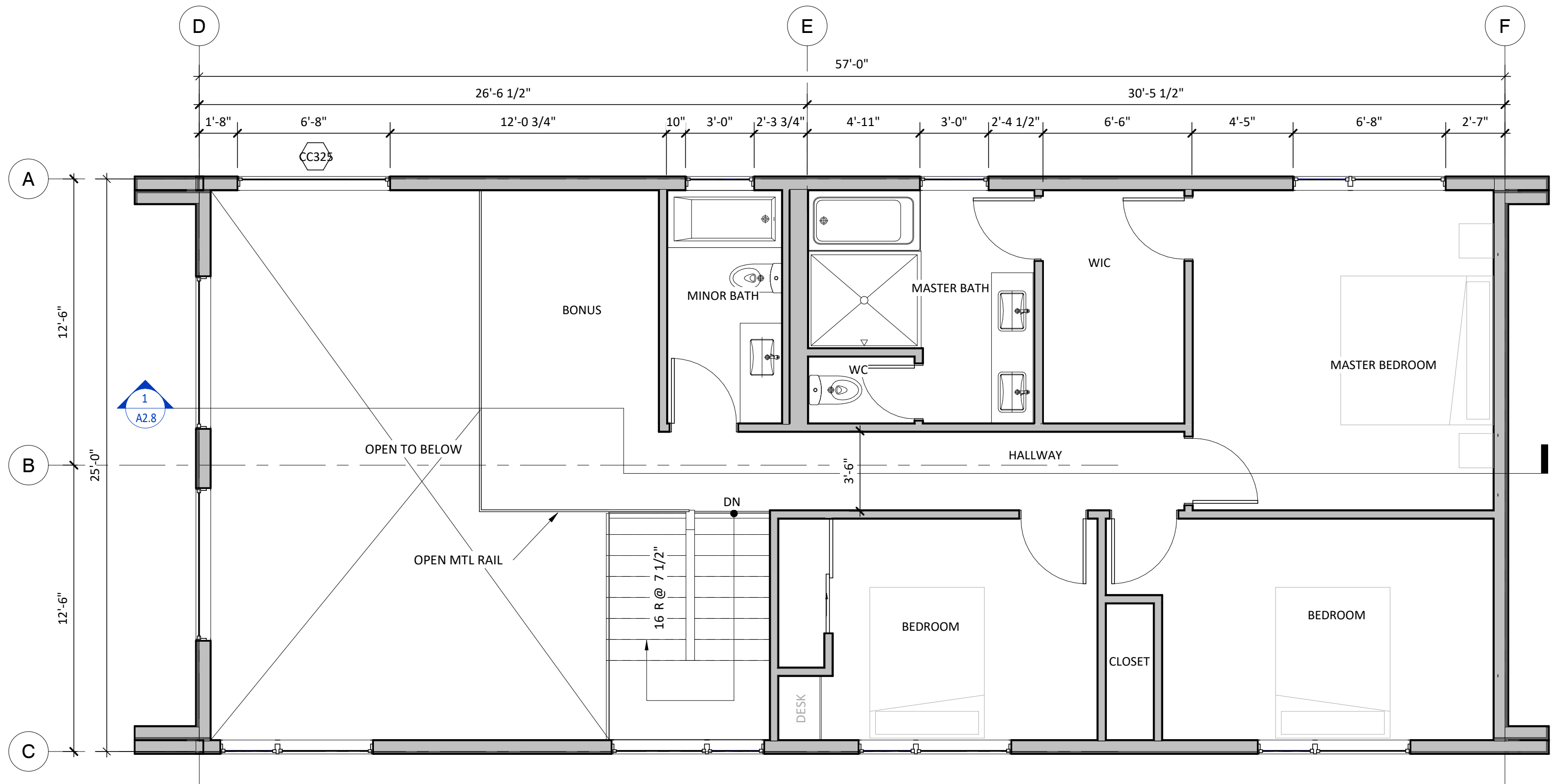
2 LEVEL 1 FLOOR PLAN - TYPE 2
1/4" = 1'-0"



1 BASEMENT - TYPE 2
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

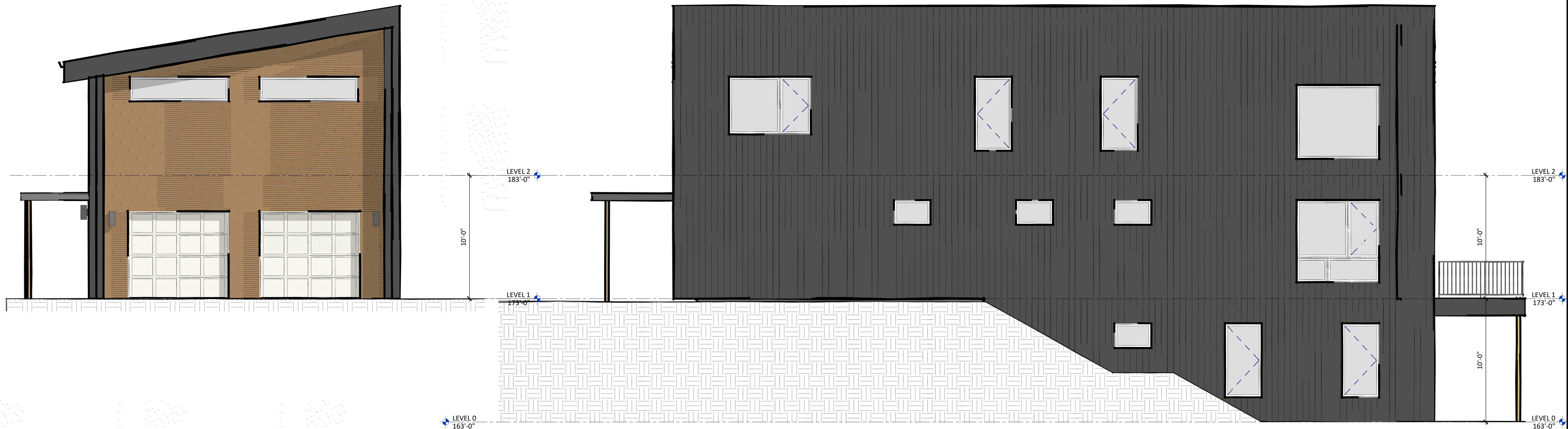


1 LEVEL 2 FLOOR PLAN - TYPE 2
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"



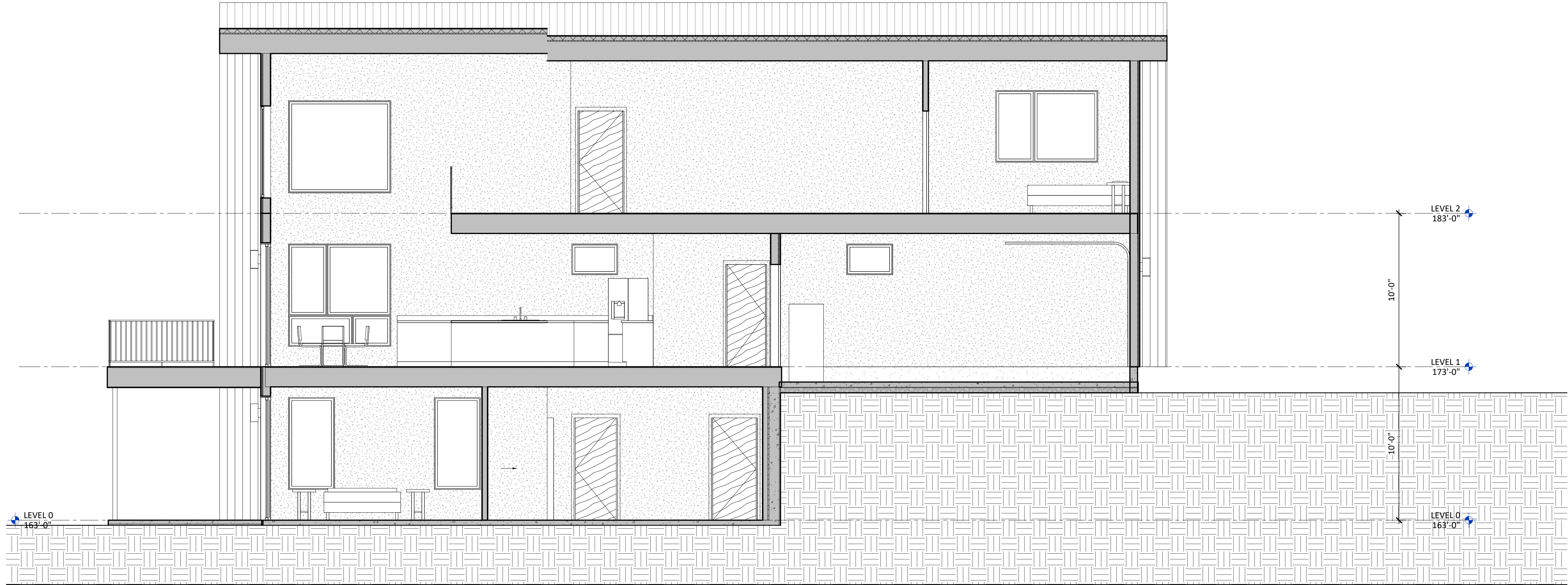
3 EAST ELEVATION
1/4" = 1'-0"

4 NORTH ELEVATION
1/4" = 1'-0"

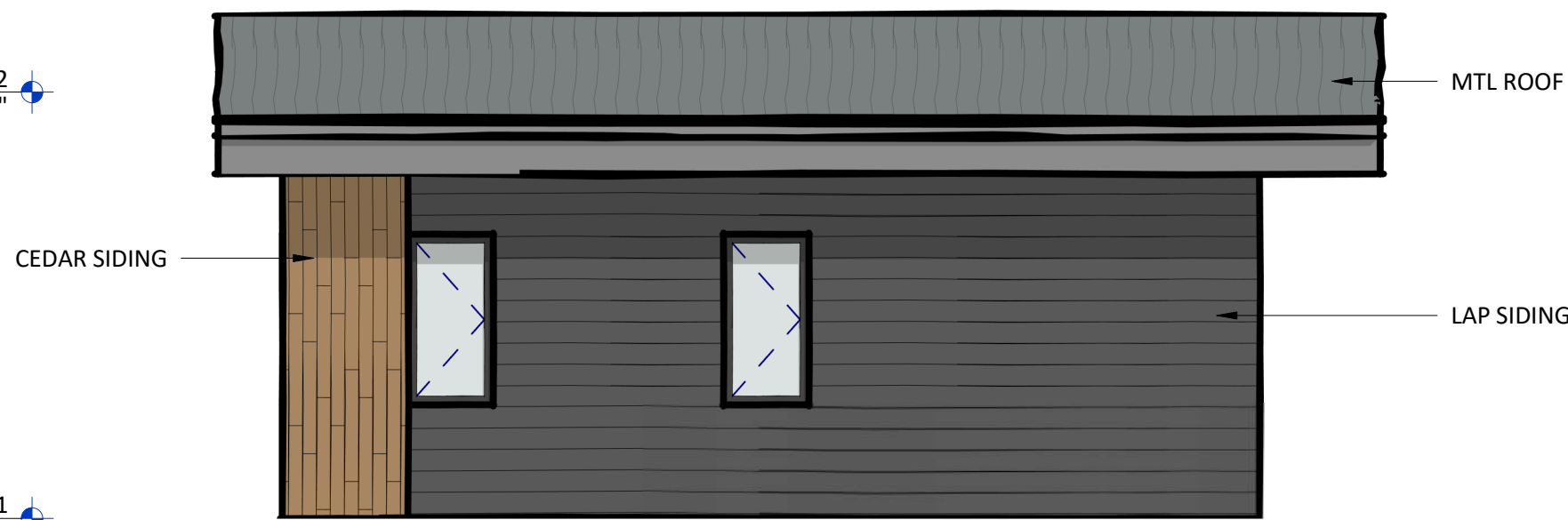
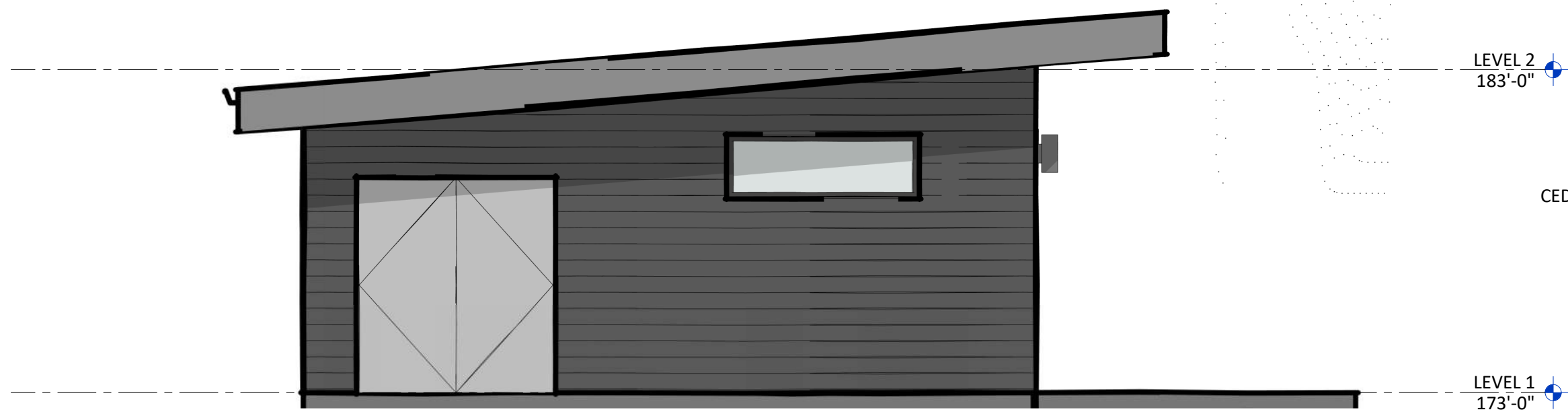
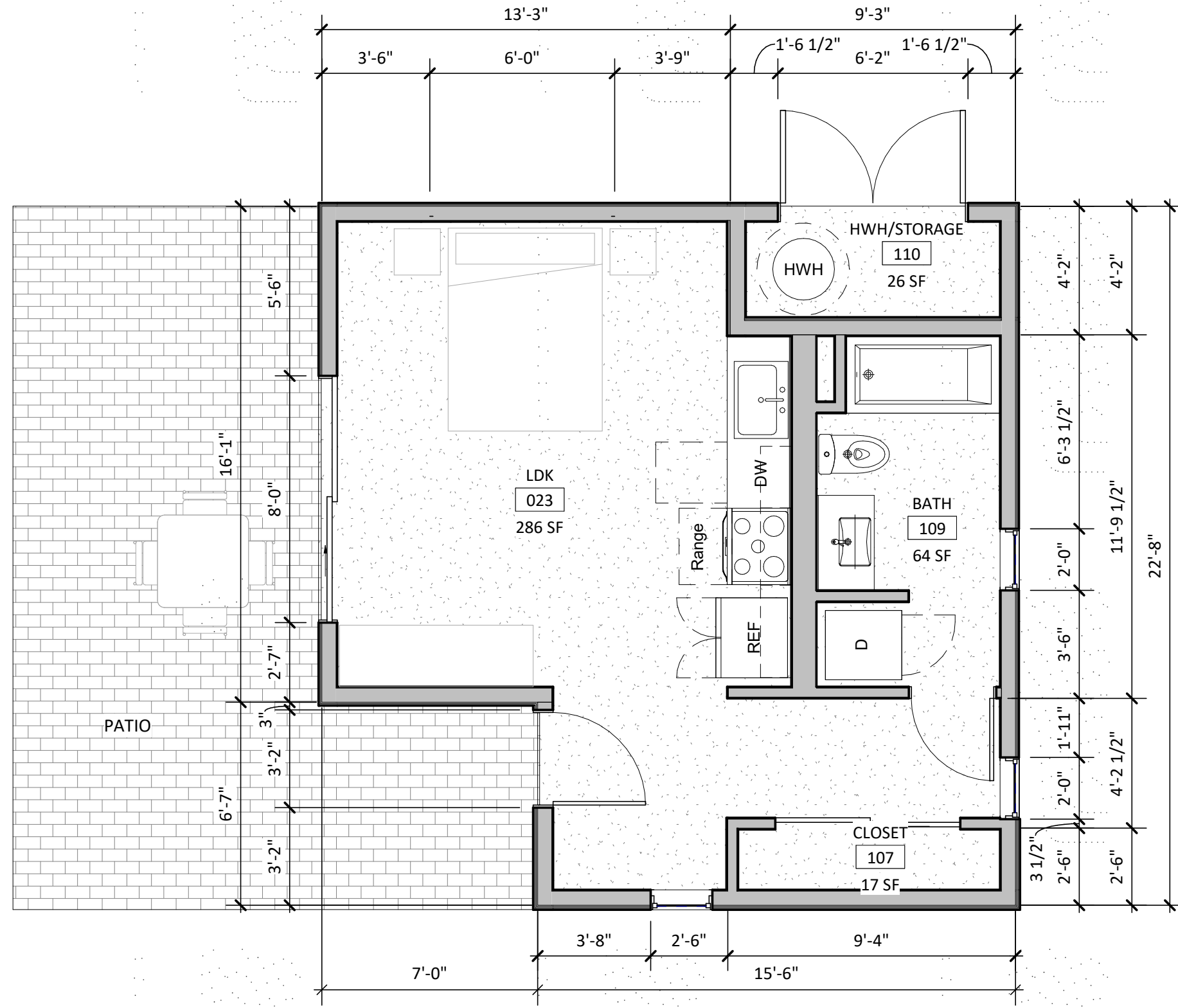
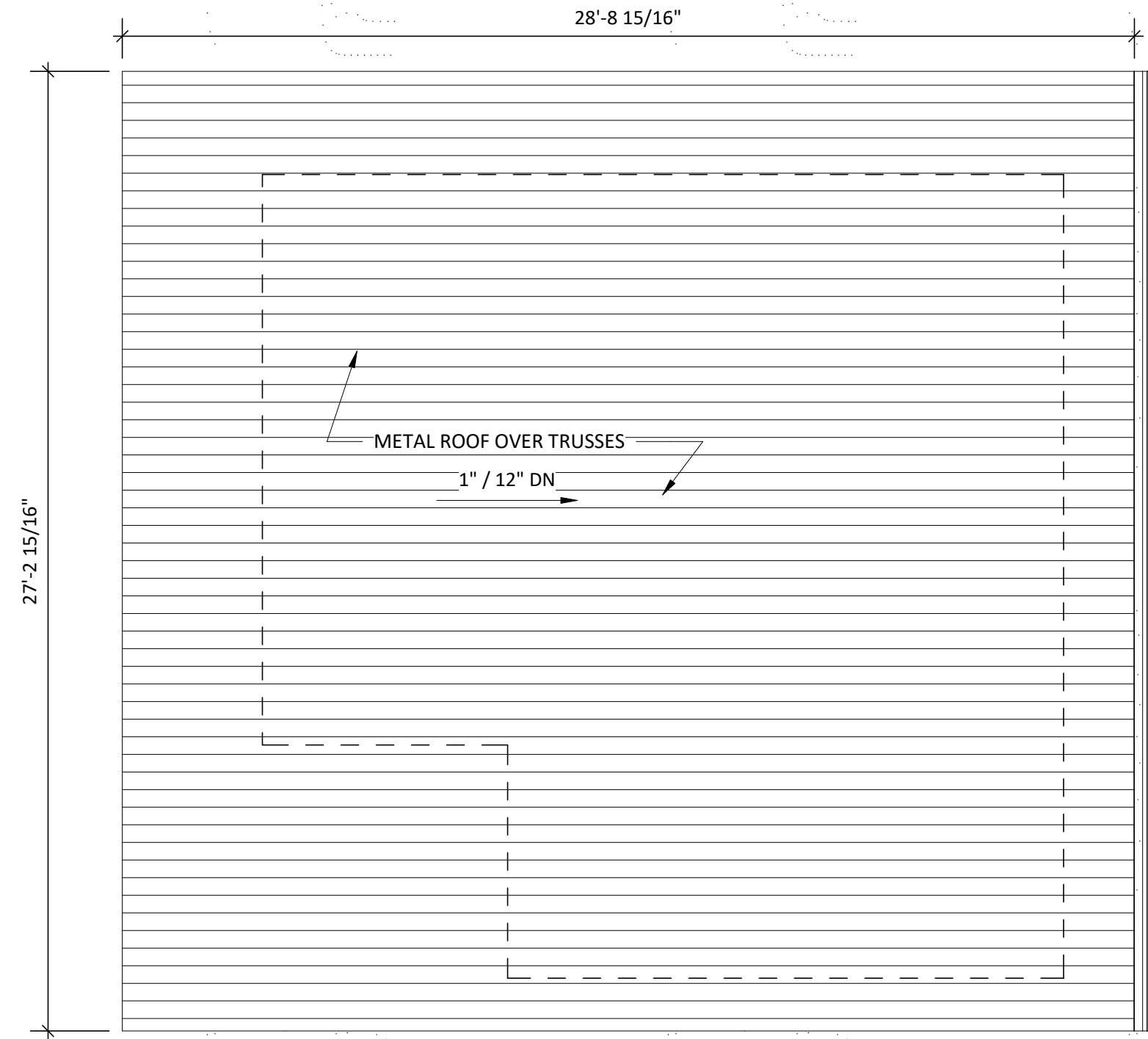
DS_SWIGGETTS 7
052402-1-013-2004 & 052402-1-015-2002
DESIGN REVIEW & RECOMMENDATION

GENERAL
SECTIONS TYPE 2

A2.8



1 LONGITUDINAL SECTION
1/4" = 1'-0"





CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: December 14, 2023

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Noise Variance for Puget Sound Electric (PSE) to replace overhead electric distribution system wires crossing over State Route 305 at NE Hidden Cove Road and NE Day Road overnight on December 20 and 21, 2023

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Patricia Charnas

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve a noise variance for Puget Sound Electric to replace overhead electric distribution system wires crossing over State Route 305 at NE Hidden Cove Road and NE Day Road overnight on December 20 and 21, 2023 between the hours of 7:00pm and 7:00am.

SUMMARY:

A variance from the noise standards may be granted by the Planning Commission (BIMC 16.16.030). Maximum environmental noise levels are established pursuant to BIMC 16.16.020 wherein WAC 173-60-040 standards are adopted by reference. WAC 173-060-040 establishes maximum permissible environmental noise levels during both daytime and nighttime hours. PSE request a noise variance for Puget Sound Electric to replace overhead electric distribution system wires crossing over State Route 305 at NE Hidden Cove Road and NE Day Road overnight on December 20 and 21, 2023 between the hours of 7:00pm and 7:00am.

BACKGROUND: SR305 CROSSINGS AT NE HIDDEN COVE RD & NE DAY RD - OVERHEAD ELECTRIC LINES REPLACEMENT

PSE / Potelco utility crews requests a noise variance to replace existing overhead electric distribution system wires crossing over SR305 at 1) NE Hidden Cove RD and 2) NE Day RD overnight on December 20th & 21st, working from 7:00pm to 7:00am.

Night work is required by WSDOT to allow closure of SR305 at the two work locations for safety, with work coordinated to be performed simultaneously so that only a single highway closure is needed. A detour route along alternative public roadways has been approved by the City and WSDOT for use during the highway closure.

SR305 will close from NE Seabold Church RD south to NE Day RD at 9:00pm December 20th and SR305 will reopen by 5:00am December 21st. Local access to properties accessed from SR305 within the closure area will be accommodated as needed.

Work will be performed by four four-person crews, two working at NE Hidden Cove RD and two working simultaneously at NE Day RD. Crews will use utility line trucks staged at existing utility pole locations at or near intersection corners of both work locations. Work will consist of disconnecting and removing existing overhead wires followed by installation of replacement overhead wires over SR305 at both locations. An existing utility pole in City road right-of-way on the north side of NE Hidden Valley RD east of the intersection with SR305 will also be replaced.

Equipment planned to be used for this work:

Vactor truck to excavate one pole hole - nominal noise at work site up to 90db - this work will be performed first with expectation to complete by 9:00pm.

Line truck - nominal noise at work site up to 80db - noise consists of engine and hydraulic lift and safety warning (beeping) when vehicle is backing (intermittent & limited)

Lighting at work sites will consist of vehicle light bars/spot lights and tripod work site lighting (power for lighting from vehicles and batteries - no site generators).

PSE will notify properties/residents within 500' of each work site at least 48 hours in advance of the work.

ATTACHMENTS:

Land Use Application

Supporting documents are required for project review.

See the [Administrative Manual for Planning Permits](#) and [Fee Schedule](#) for permit submittal requirements and fees.

Please email completed form to permittingsubmittal@bainbridgewa.gov.

Property Owner(s)	Site Address	Parcel Numbers
SR305 @ NE Hidden Cove	see description block below	see description block below
SR305 @ NE Day RD	see description block below	see description block below

Select Application Type:

Select Application Type:

Consolidated Review Requested ([BIMC2.16.070](#))

Project Name and Description

SR305 CROSSINGS AT NE HIDDEN COVE RD & NE DAY RD - OVERHEAD ELECTRIC LINES REPLACEMENT
PSE / Potelco utility crews will replace existing overhead electric distribution system wires crossing over SR305 at 1) NE Hidden Cove RD and 2) NE Day RD overnight on December 20th & 21st, working from 7:00pm to 7:00am.

Night work is required by WSDOT to allow closure of SR305 at the two work locations for safety, with work coordinated to be performed simultaneously so that only a single highway closure is needed. A detour route along alternative public roadways has been approved by the City and WSDOT for use during the highway closure.

SR305 will close from NE Seabold Church RD south to NE Day RD at 9:00pm December 20th and SR305 will reopen by 5:00am December 21st. Local access to properties accessed from SR305 within the closure area will be accommodated as needed.

Work will be performed by four crew members, one at each location at NE Hidden Cove RD and two

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Ave N
Bainbridge Island, WA 98110
PermittingSubmittal@bainbridgewa.gov

Project Contacts

Applications must be submitted by the property owner or the owner's designated agent.
A notarized [Owner/Agent Agreement](#) must accompany this application if submitted by a designated agent.

Property Owner	Puget Sound Energy
Mailing Address:	PO Box 37034, Bellevue, WA 98009-9734
Email:	Andy.Swayne@PSE.com
Phone:	206-604-5943
Name of Authorized Agent (Notarized Owner/Agent Agreement form required)	
Mailing Address:	
Email:	
Phone:	

Statement of Affirmation REQUIRED

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

Owner Name - Print

Owner Name - Signature

Date

Owner Name - Print

Owner Name - Signature

Date

Andy Swayne-Puget Sound Ener

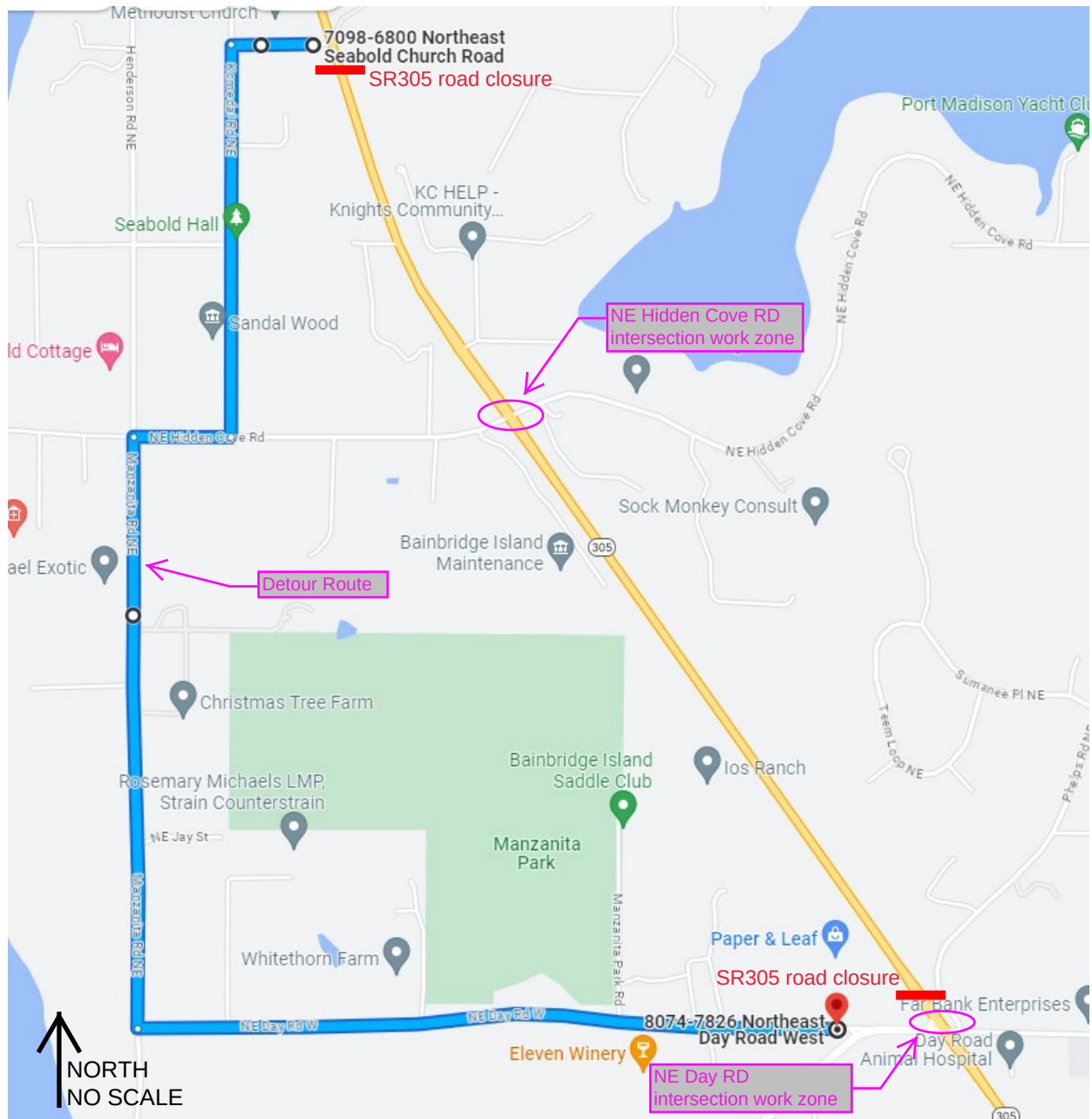
Andrew Swayne Digitally signed by Andrew Swayne
Date: 2023.12.01 14:32:42 -08'00'

Agent Name and Business Name - Print

Agent Name - Signature

Date

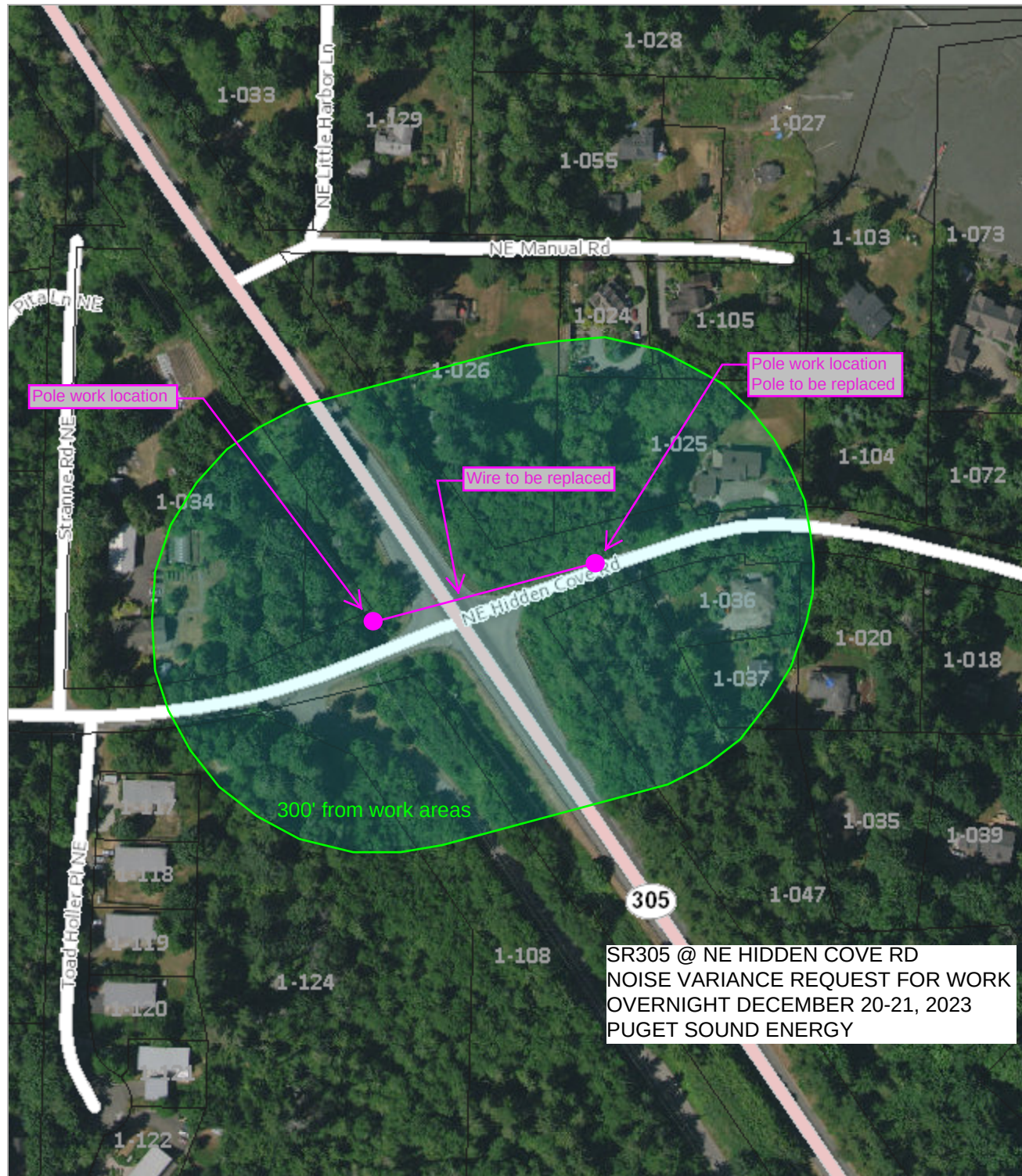
City of Bainbridge Island
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SR305 @ NE HIDDEN COVE RD & NE DAY RD INTERSECTIONS
 NOISE VARIANCE REQUEST FOR WORK OVERNIGHT DECEMBER 20-21, 2023
 PUGET SOUND ENERGY

Map Scale: 1 : 2,400

Printed: Friday, Dec 1, 2023



** This map is not a substitute for field survey **

0 100 200ft



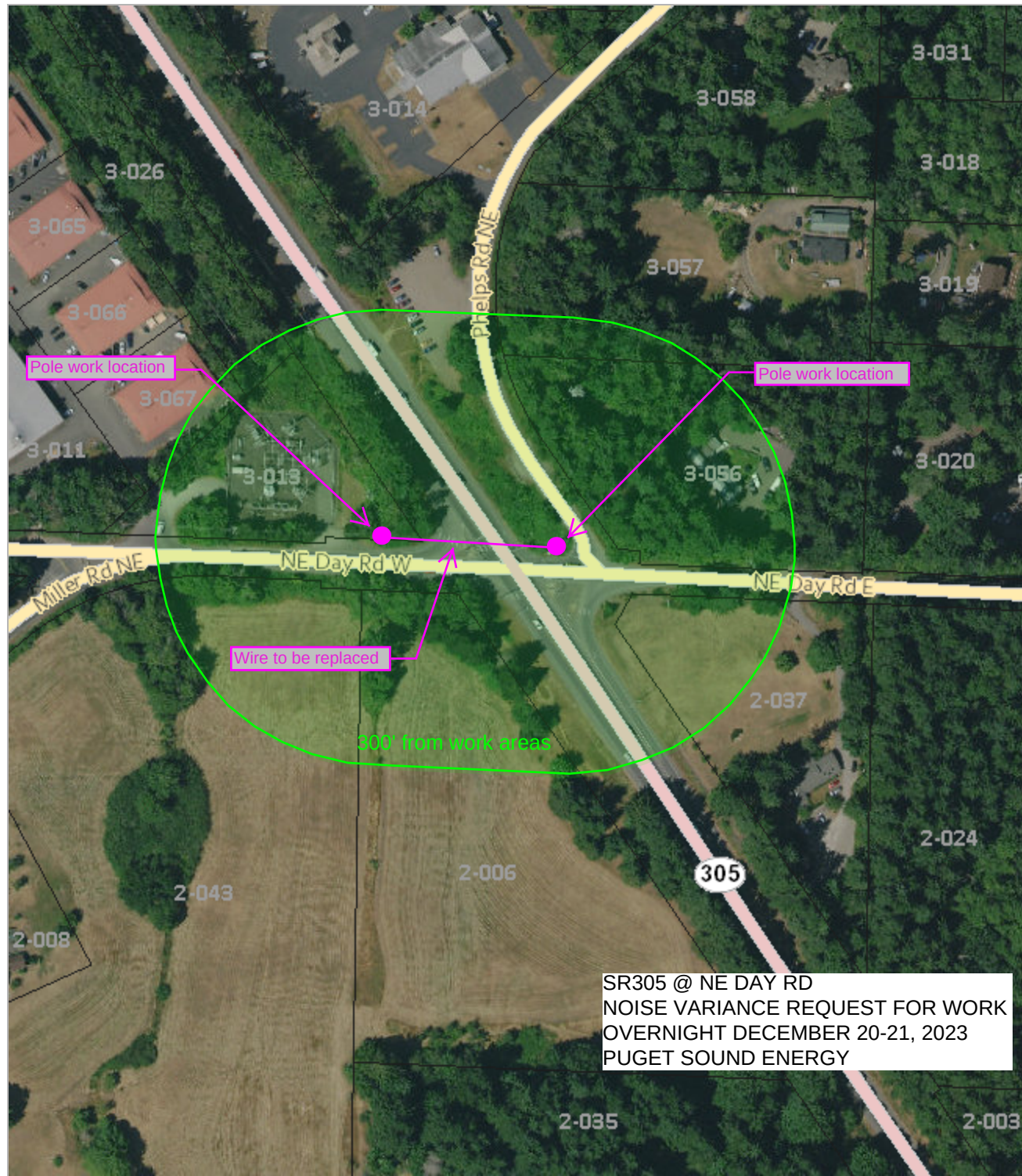
Map graphic credit Kitsap County GIS



Page 1 of 2

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0 100 200ft



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