



## CITY OF BAINBRIDGE ISLAND

### DESIGN REVIEW BOARD

#### Regularly Scheduled Meeting

Monday, December 7, 2015 at 2:00 p.m.



#### Location:

Bainbridge Island City Hall  
**City Council Conference Room**  
280 Madison Avenue North  
Bainbridge Island, Washington 98110

## AGENDA

- |                  |                                                                                                                                                                                                                                                                                                                                           |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2:00 p.m.        | <b>Call to Order (Attendance, Agenda, Ethics)</b>                                                                                                                                                                                                                                                                                         |
| 2:00 – 2:15 p.m. | <b>Approval of Minutes</b><br>November 16, 2015                                                                                                                                                                                                                                                                                           |
| 2:15 – 2:30 p.m. | <b>Bainbridge Medical PLN50366 PRE Preapplication</b><br>Project Location: 1298 Grow Avenue<br>Project Manager: Kelly Tayara<br>This is DRB's 2 <sup>nd</sup> review. They wish to review only the landscape plans.                                                                                                                       |
| 2:30 – 2:45 p.m. | <b>Fort Ward Building 16 PLN11044B PRE Preapplication</b><br>Review discussion with Project Manager<br>Project Location: 1580 and 1584 Fort Ward Hill Road<br>Project Manager: Heather Beckmann                                                                                                                                           |
| 2:45 – 3:30 p.m. | <b>Fort Ward Building 16 PLN11044B PRE Preapplication</b><br>Review with Applicant<br>Historic renovation of the Fort Ward barracks for a proposed regenerative school and offices with dormitories, carport, and two houses with accessory dwelling units and gardens. The historic garage is to be renovated and turned into workshops. |
| 3:30 – 4:30 p.m. | <b>The Ravine Apartments PLN50039 SPR Site Plan Review</b><br>Review with Applicant's Agent: Devin Johnson<br>Project Manager: Kelly Tayara<br>Project Location: 380 and 390 Ericksen Avenue<br>Demolition of the existing building and construction of a new 3-story apartment building in the existing footprint located on Lot 2.      |
| 4:30 – 5:00 p.m. | <b>Old and New Business</b>                                                                                                                                                                                                                                                                                                               |
| 5:00 p.m.        | <b>Adjournment</b>                                                                                                                                                                                                                                                                                                                        |

For special accommodations, please contact Jane Rasely, Planning & Community Development  
206-780-3758 or at [jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)



**CITY OF BAINBRIDGE ISLAND**  
**DESIGN REVIEW BOARD**

**Regularly Scheduled Meeting Minutes**

**Monday, November 16, 2015 at 2:00 p.m.**

**City Council Conference Room**

**280 Madison Ave N**

**Bainbridge Island, Washington 98110**

Call to Order (Attendance, Agenda, Ethics)

Approval of Minutes – November 2, 2015 Meeting

Bainbridge Medical PLN50366PRE Pre-application

Old and New Business

Adjournment

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**Call to Order (Attendance, Agenda, Ethics)**

Chair Grainger called the meeting to order at 2:05 PM. All Design Review Board members were in attendance: Jim McNett, Chuck Depew, Susan Bergen and Peter Parry. City Staff present were Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

A memorandum from Planning Director Kathy Cook was distributed. The DRB felt it was a good clarification of the application of design guidelines and extended their thanks to Director Cook via Ms. Rasely. They also asked that the memorandum be distributed to those who attended the meeting in which the subject was discussed. Ms. Rasely stated she would speak with Director Cook about its distribution.

**Approval of Minutes – November 2, 2015**

**Motion: I move we accept the minutes.**

**McNett/Depew: Passed unanimously 5-0**

**Bainbridge Medical PLN50366PRE Pre-application**

Planner Kelly Tayara presented background information on the Bainbridge Medical project citing its longtime existence as a medical clinic. Parking and the dangers of backing out of parking onto a busy street were discussed. The question of why there were three different representations of parking presented was brought up. Mr. Grainger asked whether parking was allowed in a setback. Ms. Tayara stated yes with a non-conforming use.

The applicants entered the meeting at 2:30 PM. Introductions were made and Mr. Brachvogel presented the design they were proposing stating they had been working on the design in the last week changing the entry points and providing landscape screening. New plan sets were passed out to each DRB member with a verbal description of siding (Hardiplank) and roofing (metal) given by Mr. Brachvogel.

Safety of pedestrians and parking were discussed with deep concern about the intersection the building sits on and how to mitigate some of that danger. Mr. Grainger proposed that the DRB was prepared to go to bat for lowering the buffer amounts in order to facilitate a better/safer parking and pedestrian design on the corner of Grow Ave and High School Road. Discussion of how to proceed to accomplish that scenario ensued with a proposal to averaging the buffer to come up with the necessary 25 feet by pushing the bulk of the buffer footage against the building to maintain the average. Mr. Brachvogel stated he would e-mail new plans to Ms. Rasely this afternoon and she agreed to send them out to DRB members. Ms. Tayara asked that a couple of the DRB members meet with Director Cook to explain the logic behind the

buffer averaging desired to overcome the safety issues. It was agreed the applicant would return for the December 7, 2015 meeting where the DRB would look at the site plan, landscaping plan AND the revision as discussed.

**Old and New Business**

Mr. McNett brought up the proposed project behind the Harbor Square Condominiums on Ferncliff and the open house that would be happening that night. He stated he would report back about the project.

**Adjournment**

Meeting was adjourned at 3:38 PM.

Approved by:

---

Alan Grainger, Chair

---

Jane Rasely, Administrative Specialist

BC  
&J

Architecture  
Planning  
Construction Management

A Professional Service Corporation

197 Parfitt Way SW Suite 120  
Bainbridge Island, WA 98110  
Tel: (206) 780-9113  
Fax: (206) 780-5187

www.bcandj.com

PRE 50366

ENTERED  
City of Bainbridge Island

OCT 23 2015

Planning and  
Community Development

October 21, 2015

City of Bainbridge Island  
Department of Community Development  
280 Madison Ave. N.  
Bainbridge Island, WA 98110

Attn: Kelly Tayara, Planner

Re: Bainbridge Medical  
Grow/High School Rd.

Dear Kelly,

Per our conversation at the counter yesterday, the buyers of the Kitamoto dental clinic building are intending to use the exact footprint as that which exists currently for a medical practice. This includes not only the building but existing parking area as well. The number of parking spaces that exists is 18. There are 8 existing stalls along Grow and 10 including a handicap space within the loose framework of the current gravel parking lot. The buyers intend to improve the site conditions to aid in patient access. This includes paving and striping as well as appropriate ramping and pathways to the entry. The existing entry will be used by staff and the main patient access will be by way of a new ADA compliant path to the eastern edge of the building.

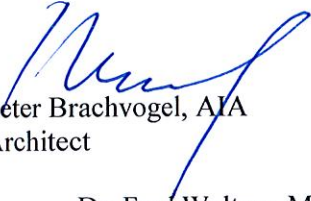
The existing legal, non-conforming use of the property will continue as it has since Dr. Kitamoto commenced his practice in the 1960's. After his passing, the building has been in current use by the heirs as they have been in the long process of closing down and selling off the dental equipment of a nearly 50 year professional dental practice occupancy. Further, the building has been maintained in its configuration as an available dental clinic since the death of Dr. Kitamoto including such mundane points as keeping the landscaping kempt, heating/cooling the interior, as well as continuing to provide power, water and sewer to the property.



The intention of the two physicians who are buying the building is to operate a pediatric practice out of the existing structure. Remodel goals are internal to the footprint of the existing building and include a new roof, siding and windows/doors.

Kelly, I hope this narrative explaining the goals for the use of the existing building are helpful to your understanding of the project parameters. Please let me know if you have any questions.

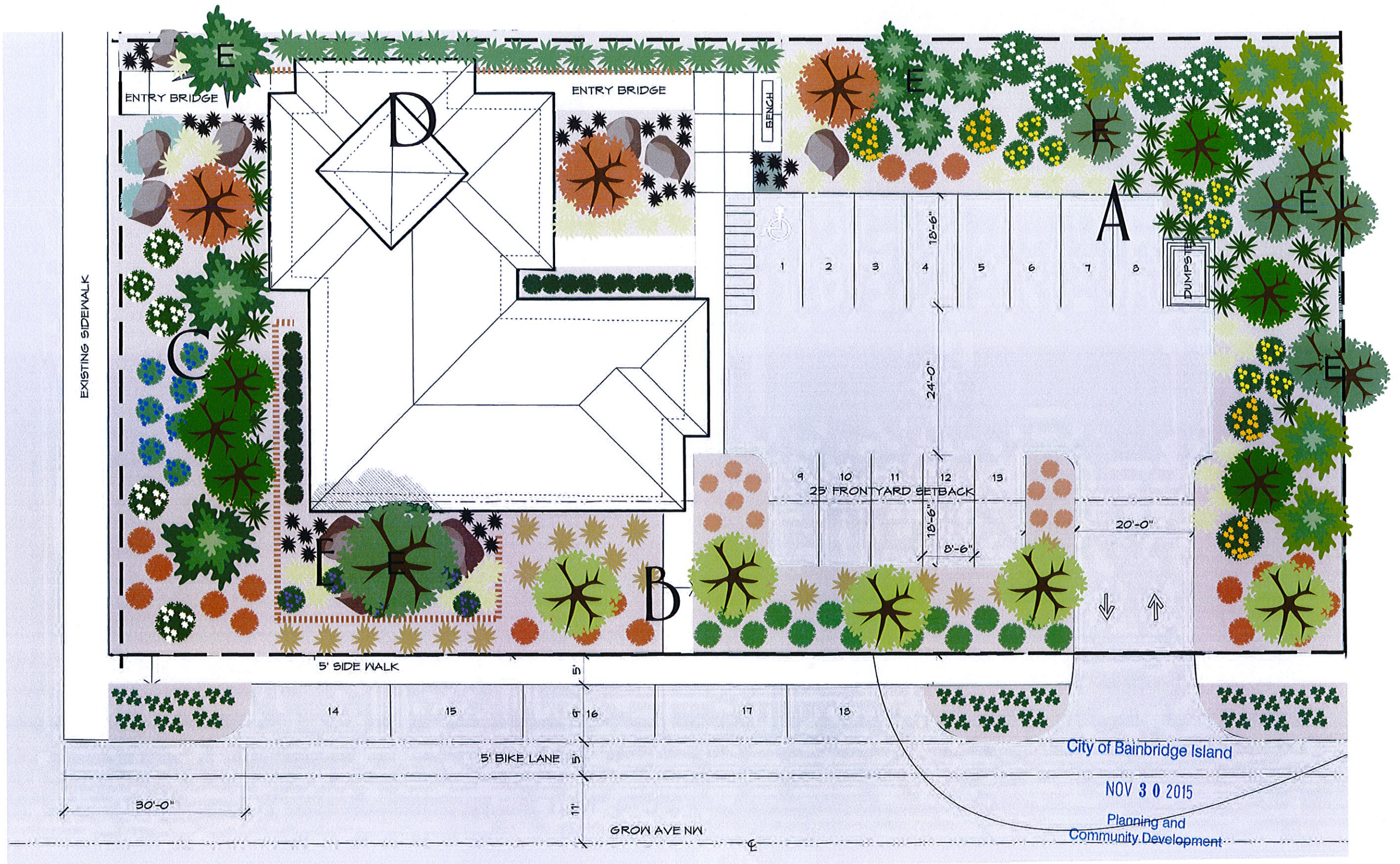
Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Brachvogel', with a long, sweeping horizontal stroke extending to the right.

Peter Brachvogel, AIA  
Architect

c. Dr. Fred Walters, MD  
Dr. Molly Linhardt, MD

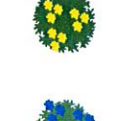
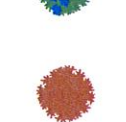






PLANT KEY

|                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|    | Acer palmatum 'Fireglow'   |
|    | Acer circinatum            |
|    | Parrotia persica 'Vanessa' |
|   | Thuja plicata 'Excelsa'    |
|  | Pinus contorta 'Contorta'  |

|                                                                                       |                                 |
|---------------------------------------------------------------------------------------|---------------------------------|
|    | Osmanthus x burkwoodii          |
|    | Berberis darwinii               |
|    | Pieris japonica 'Cavatine'      |
|    | Mahonia x media 'Winter Sun'    |
|    | Viburnum davidii                |
|   | Nandina domestica 'Gulf Stream' |
|  | Rhododendron 'Ken Janeck'       |
|  | Lonicera pileata                |
|  | Sarcococca var. humilis         |

|                                                                                      |                                     |
|--------------------------------------------------------------------------------------|-------------------------------------|
|   | Fargesia robusta                    |
|   | Hakonechloa macra 'Aureola'         |
|   | Fragaria chiloensis                 |
|   | Ophiopogon planiscapus 'Nigrescens' |
|   | Polystichum munitum                 |
|   | Thymus serpyllum 'Elfin'            |
|   | Miscanthus sinensis 'Adagio'        |
|  | Calluna vulgaris 'Firefly'          |

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
|  | boulder  |
| <b>E</b>                                                                            | existing |

City of Bainbridge Island

NOV 30 2015

Planning and  
Community Development



PLANT PALETTE

TREES



SHRUBS/SCREENING



PERENNIALS/GRASSES/FERNS



City of Bainbridge Island

NOV 30 2015

Planning and  
Community Development



| Botanical                                                                       | Common                          | Approx Qty* | Areas      | Description          | Evergreen? | Drought tolerant** | Native                 | Low Maintenance | Supports Wildlife | Description                                                                                                       |
|---------------------------------------------------------------------------------|---------------------------------|-------------|------------|----------------------|------------|--------------------|------------------------|-----------------|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Parrotia persica 'Vanessa' (4 pictures)                                         | Ironwood                        | 5           | B          | Tree                 |            | ✓                  |                        | ✓               |                   | Narrow, upright, small deciduous tree with excellent fall color & bark.                                           |
| Acer circinatum (3 pictures)                                                    | Vine maple                      | 6           | A, C       | Tree                 |            | ✓                  | ✓                      | ✓               |                   | Low branching, small native deciduous tree with excellent fall color                                              |
| Thuja plicata 'Excelsa'                                                         | Excelsa Cedar                   | 6           | A          | Tree                 | ✓          |                    | ✓ - cultivar of native | ✓               |                   | Narrow evergreen tree for screening                                                                               |
| Pinus contorta 'Contorta'                                                       | Shore pine                      | 2           | C, D       | Tree                 | ✓          | ✓                  | ✓                      | ✓               |                   | A native pine with structural character - to be pruned for interesting shape over time & to maintain smaller size |
| Acer palmatum 'Fireglow' (or other small red as available at install; 2 photos) | Japanese maple                  | 3           | D          | Tree                 |            |                    |                        | ✓               |                   | Classic red Japanese maple; smaller size (12'x12')                                                                |
| Mahonia x media 'Winter Sun'                                                    | Oregon grape                    | 9           | A          | Shrub                | ✓          | ✓                  |                        | ✓               | ✓                 | Tall evergreen shrub that is extremely tough; showy winter flowers that support over wintering hummingbirds       |
| Osmanthus x burkwoodii                                                          | Hybrid sweet olive              | 5           | A          | Shrub                | ✓          | ✓                  |                        | ✓               | ✓                 | Tough evergreen shrub that grows in deep shade; spring flowering & fragrant                                       |
| Sarcococca hookeriana var. humilis                                              | Sweetbox                        | 20          | D, E       | Sub-Shrub            | ✓          | ✓                  |                        | ✓               | ✓                 | Tough shrub that is winter flowering & fragrant                                                                   |
| Berberis darwinii                                                               | Darwin's barberry               | 4           | A          | Shrub                | ✓          | ✓                  |                        | ✓               | ✓                 | Tough evergreen barberry with spring flowers                                                                      |
| Nandina domestica 'Gulf Stream'                                                 | Heavenly bamboo; (false bamboo) | 19          | A, B, C    | Shrub                | ✓          | ✓                  |                        | ✓               |                   | Tough, compact evergreen shrub with showy foliage                                                                 |
| Rhododendron 'Ken Janeck'                                                       | Rhododendron                    | 5           | E          | Shrub                | ✓          |                    |                        | ✓               |                   | Medium sized rhodo with showy foliage                                                                             |
| Fargesia robusta                                                                | Clumping bamboo (not running)   | 20          | D          | Clumping bamboo      | ✓          |                    |                        | ✓               |                   | Upright clumping bamboo that grows slowly; DOES NOT SPREAD BY RUNNERS                                             |
| Lonicera plieata                                                                | Boxleaf Honeysuckle             | 15          | B          | Shrub                | ✓          |                    |                        | ✓               | ✓                 | Tough, low growing evergreen shrub                                                                                |
| Calluna vulgaris 'Firefly'                                                      | Heather                         | 12          | B          | Shrub                | ✓          |                    |                        | ✓               |                   | Low growing groundcover shrub with colorful foliage year round                                                    |
| Pieris japonica 'Cavatine'                                                      | Dwarf Lily of the Valley        | 5           | C          | Shrub                | ✓          |                    |                        | ✓               | ✓                 | Tough, natural looking shrub that fits well with PNW landscapes                                                   |
| Viburnum davidii                                                                | David's viburnum                | 7           | C          | Shrub                | ✓          | ✓                  |                        | ✓               | ✓                 | Tough, natural looking shrub that fits well with PNW landscapes                                                   |
| Miscanthus sinensis 'Adagio'                                                    | Dwarf maiden grass              | 25          | B          | Ornamental grass     |            |                    |                        | ✓               | ✓                 | Showy upright grass (to 3') with feathers                                                                         |
| Ophiopogon planiscapus 'Nigrescens'                                             | Black mondo grass               | 100 (quart) | D, E       | Grass-like perennial | ✓          | ✓                  |                        | ✓               |                   | Easy care; beautiful groundcover                                                                                  |
| Polystichum munitum                                                             | Western sword fern              | 45          | A, C       | Fern                 | ✓          | ✓                  | ✓                      | ✓               |                   | Easy care, tough native fern                                                                                      |
| Hakonechloa macra 'Aureola'                                                     | Japanese forest grass           | 45          | A, C, D, E | Grass                |            |                    |                        | ✓               |                   | Easy care, beautiful groundcover/ ornamental grass                                                                |
| Thymus serpyllum 'Elfin'                                                        | Elfin thyme                     | 90 (4')     | C          | Groundcover          | ✓          | ✓                  |                        | ✓               |                   | Easy care groundcover                                                                                             |
| Fragaria chiloensis                                                             | Beach strawberry                | 360 (4')    | B          | Groundcover          | ✓          | ✓                  | ✓                      | ✓               | ✓                 | Easy care groundcover                                                                                             |

\* final quantities of all plants to be determined onsite once site preparation has been completed. Quantities provided here are approximations only.

\*\* when established - typically after 3 years

City of Bainbridge Island

NOV 30 2015

Planning and  
Community Development

**CITY OF BAINBRIDGE ISLAND**

Department of Planning &amp; Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)Website: [www.bainbridgewa.gov](http://www.bainbridgewa.gov)Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>**APPLICATION - PAGE 1**

## DATE STAMP

City of Bainbridge Island

NOV 18 2015

Planning and  
Community Development

|                                                                       |          |                                 |
|-----------------------------------------------------------------------|----------|---------------------------------|
| DATE SUBMITTED<br>11/18/2015                                          |          | PROJECT NUMBER<br>PLN11044B PRE |
| PROJECT NAME <b>FORT WARD BUILDING 16</b>                             |          |                                 |
| PROJECT TYPE <b>Preapplication Conference</b>                         |          |                                 |
| PROJECT ADDRESS OR ACCESS STREET<br>1580 and 1584 Fort Ward Hill Road |          |                                 |
| TAX PARCEL NUMBER(S)<br>11240230032004, 11240230042003                |          |                                 |
| REVISIONS RECEIVED:                                                   |          |                                 |
|                                                                       |          |                                 |
| FEE HISTORY                                                           | AMOUNT   | PAID                            |
| Pre-Application Conference Fee                                        | \$265.00 | \$265.00                        |

## PROJECT DESCRIPTION

Historic renovation of the Fort Ward barracks for a proposed regenerative design school and offices with dormitories, carport, two houses with accessory dwelling units and gardens. The historic garage is to be renovated and turned into workshops.

**Preapplication Conference: Thursday, December 3, 2015 @ 1:00 p.m.****Historic Preservation Commission: Thursday, December 3, 2015 @ 2:00 p.m.****Design Review Board: Monday, December 7, 2015 @ 2:00 p.m.**

## PEOPLE ASSOCIATED WITH CASE

## COBI PROJECT MANAGER

**HEATHER BECKMANN** -- PHONE: 206-780-3754 E-MAIL: [hbeckmann@bainbridgewa.gov](mailto:hbeckmann@bainbridgewa.gov)

## OWNER

**MV PROPERTIES LLC**, Scott McFarlane, 9340 NE South Beach Drive, Bainbridge Island, WA 98110

Phone: 206-660-1022

E-MAIL: [scott.mcfarlane@alavera.com](mailto:scott.mcfarlane@alavera.com)

## CONTACT

**THOMAS KNITTEL**, McLennan Design, 120 Westlake Avenue North #1023, Seattle, WA 98101

Phone: 212-961-6716

E-MAIL: [thomas.knitte@mcclennan-design.com](mailto:thomas.knitte@mcclennan-design.com)



ORIGINAL

## CITY OF BAINBRIDGE ISLAND

## PREAPPLICATION CONFERENCE REQUEST

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



**DATE STAMP  
FOR CITY USE ONLY**

City of Bainbridge Island

NOV 18 2015

Planning and  
Community Development

**TO BE FILLED OUT BY APPLICANT**

PROJECT NAME: BWIG. 16 FORT WARDTAX ASSESSOR'S NUMBER: 11240230042003  
+ 11240230032004PROJECT STREET ADDRESS 1584  
OR ACCESS STREET: 1580 FORT WARD HILL N.E.ENVIRONMENTAL CHECKLIST SUBMITTED: ☐ YES ☐ NO

**FOR CITY USE ONLY**

FILE NUMBER: PLN11044B PREPROJECT NUMBER: 11044BDATE RECEIVED: November 18, 2015APPLICATION FEE: \$265.00TREASURER'S RECEIPT NUMBER: 15-01097

**SUBMITTAL REQUIREMENTS**

|                         |                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION             | <i>One original (which must contain an original signature) and six copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>                                                                                                                                      |
| SUPPORTING DOCUMENTS    | <i>One original (which must contain an original signature), where applicable, and six copies (if an original is not applicable, seven copies must be provided).</i>                                                                                                                                                              |
| FULL-SIZE DRAWINGS      | <i>Seven copies of the required drawings must be provided. Drawings must be folded and 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</i>                                                                                                                   |
| REDUCED DRAWINGS        | <i>Two copies (five if commercial) of the drawings reduced to 11" x 17" must be provided.</i>                                                                                                                                                                                                                                    |
| SUBMITTING APPLICATIONS | <i>Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Applicant Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.</i> |
| FEES                    | <i>Please call the Department of Planning &amp; Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.</i>                                                                                                                          |

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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
PAGE 1 WILL BE GENERATED BY THE CITY AT TIME OF SUBMITTAL

Page 2 of 9

December 2011

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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



A. GENERAL INFORMATION

1. Name of property owner: SCOTT MCFARLANE MV PROPERTIES  
Address: 321 NE. HIGH SCHOOL RD #253 BAINBRIDGE IS. WA 98110  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of property owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of property owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,  
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Applicant/agent: THOMAS KNITTEL  
Address: 120 WESTLAKE AVE. N. #1023, SEATTLE, WA 98101  
Phone: 212.961.6716/206.317.6299 Fax: \_\_\_\_\_  
E-mail: THOMAS.KNITTEL@MCLENNAN-DESIGN.COM

3. Name of land surveyor: ADAM & GOLDSWORTHY, INC. SURVEYING  
Address: 19062 HWY 305 N. BOULDER, WA 98370  
Phone: 779.4299 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

4. Planning department personnel familiar with site: \_\_\_\_\_

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)



## CITY OF BAINBRIDGE ISLAND

## PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
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5. Description of proposal: HISTORIC RENOVATION OF FORT  
WARD BARRACKS FOR REGENERATIVE DESIGN SCHOOL  
AND OFFICES WITH QUARTERS, CARPORT, 2  
HOUSES WITH A.D.U.s, AND GARDENS. HISTORIC  
GARAGE TO BE RENOVATED AND TURNED INTO  
WORKSHOPS

6. Driving directions to site: SOUTH ON FORT HILL ROAD ME  
TO EVERGREEN (CROSS STREET)

7. Please give the following existing parcel information:

| Assessor's Parcel Number | Parcel Owner    | *Lot Area |
|--------------------------|-----------------|-----------|
| 112402 300 42003         | SCOTT MCFARLANE | 37376     |
| 112402 300 32004         | " "             | 4740      |
| Total of all parcels:    |                 |           |

Use additional sheet if necessary

\* As defined in Bainbridge Island Municipal Code 18.12.050

8. Legal description (or attach): SEE SURVEY

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

| Lot Number | Comp Plan Designation | Zoning Designation | Shoreline Designation | Current Use     |
|------------|-----------------------|--------------------|-----------------------|-----------------|
| Lot 3.004  |                       | R2                 |                       | ABANDONED BLDG. |
| Lot 3.003  |                       | R2                 |                       | VACANT LOT      |
| Lot        |                       |                    |                       |                 |
| Lot        |                       |                    |                       |                 |

## CITY OF BAINBRIDGE ISLAND

## PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.  
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## 10. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

| Property | Comp Plan Designation | Zoning Designation | Shoreline Designation | Current Use |
|----------|-----------------------|--------------------|-----------------------|-------------|
| North    | RI                    |                    |                       | RI          |
| South    | D                     |                    |                       | ↑<br>↓      |
| East     |                       |                    |                       |             |
| West     | RI                    |                    |                       | RI          |

## 11. Common name of adjacent water area or wetlands area:

MIA

## 12. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (Bainbridge Island Municipal Code Chapter 16.20)?

☐ yes ☐ no ☒ unknown

If yes, check as appropriate:

|                                          |                                                         |
|------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> wetland*        | <input type="checkbox"/> geologically hazardous area**  |
| <input type="checkbox"/> wetland buffer* | <input type="checkbox"/> zone of influence**            |
| <input type="checkbox"/> stream*         | <input type="checkbox"/> slope buffer**                 |
| <input type="checkbox"/> stream buffer*  | <input type="checkbox"/> fish and wildlife habitat area |

\*If your site includes a wetland or wetland buffer, a wetland report may be necessary with your application.

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

## 13. Are there underlying/overlying agreements on the property?

☐ yes ☐ no ☒ unknown

If yes, check as appropriate and provide a copy of the decision document:

|                                                         |                                                |
|---------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> CUP Conditional Use Permit     | <input type="checkbox"/> SPR Site Plan Review  |
| <input type="checkbox"/> MPD Master Planned Development | <input type="checkbox"/> SPT Short Plat        |
| <input type="checkbox"/> PUD Planned Unit Development   | <input type="checkbox"/> SSDP Shoreline Permit |
| <input type="checkbox"/> REZ Contract Rezone            | <input type="checkbox"/> SUB Prior Subdivision |
| <input type="checkbox"/> RUE Reasonable Use Exception   | <input type="checkbox"/> VAR Zoning Variance   |
|                                                         | <input type="checkbox"/> Other:                |

Under which jurisdiction was the approval given?

☐ City of Bainbridge Island ☐ Kitsap County

Approval date: \_\_\_\_\_

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812  
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)



## CITY OF BAINBRIDGE ISLAND

## PREAPPLICATION CONFERENCE REQUEST

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## 6. Access (street functional road classifications):

| Street Type          | Required ROW Width | Street Name      | Existing ROW Width |
|----------------------|--------------------|------------------|--------------------|
| primary arterial     | 150 feet           | Highway 305      |                    |
| secondary arterial   | 60 feet            |                  |                    |
| collector            | 50 feet            |                  |                    |
| residential urban    | 40 feet            | FORWARD HILL NE. |                    |
| residential suburban | 30 feet            | EVERGREEN        |                    |
| private              | 20 - 30 feet       |                  |                    |

\* ESTIMATE

\*\*

## 7. Sidewalks are adjacent to the parcel:

☐ yes ☐ no
If yes, existing sidewalks are 14 feet wide.

Sidewalk installation is proposed as part of the development project:

☒ yes ☐ no

Proposed sidewalks:

☒ adjacent to the parcel and are to be

4 feet wide.

☒ internal to the proposal and are to be

4 feet wide.

## 8. Intended use of the land, as well as the sequence and timing of the proposed development:

REGENERATIVE DESIGN SCHOOL

## 9. Proposed floor area ratio (gross square feet contained in buildings excluding under-building parking/lot area):

9340  
~~19,300~~ 3206 AREA / 42,136 SITE  
.45/1 (FAR .5)

## 10. Proposed lot coverage (total area of building footprint/lot area x 100%):

22%

## 11. Height of proposed buildings or structures:

2 STORIES

## 12. Square footage of all spaces:

storage:

retail:

residential:

office/school 15,200

other:

4000

## 13. Number of stories proposed:

2

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812

PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

December 2011

PAGE 1 WILL BE GENERATED BY THE CITY AT TIME OF SUBMITTAL

Page 7 of 9

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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



14. Proposed setbacks:

north:

25'

south:

east:

15'

west:

15'

15. Number of parking stalls proposed:

14

16. Amount of square footage of proposed paved areas:

10,000 (PERVIOUS)

17. Percent of site to be covered by impervious surfaces:

±1 %

(If the proposal results in more than 1,000 square feet of additional impervious surface, a preliminary drainage plan shall be required.)

18. For light manufacturing proposals, percentage of site to remain as open space:

%

19. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)

☐ yes ☐ no ☐ unknown

20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)

RESIDENCES MAY BE PHASED

21. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:

NATIONAL REGISTER OF HISTORIC PLACES



CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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



22. Will the completed project result in 800 or more square feet of impervious surface  
(building footprint + driveways + parking)? ☐ yes ☒ no ☐ unknown
23. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?  
☐ yes ☒ no ☐ unknown
24. Do storm water systems exist on the site? ☐ yes ☐ no ☒ unknown
- If yes, were they constructed after 1982? ☐ yes ☐ no ☐ unknown
- If yes, what type of storm water system exists on the site?  
☒ infiltration ☐ open ditching ☐ closed conveyance ☐ detention

25. Will the completed project result in excavating of or filling in:  
☐ less than 50 cubic yards. ☒ more than 50 cubic yards but less than 100 cubic yards. ☐ more than 100 cubic yards.

26. For reasonable use exception applications, proposed  
square footage of wetland and buffer to be disturbed: \_\_\_\_\_

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

THOMAS KNITTEL  
\*Signature of owner or authorized agent

10.27.2015  
Date

THOMAS KNITTEL MCLENNAN DESIGN LLC.

Please Print

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

Design Review Board Design Guideline Checklist  
Fort Ward– BIMC 18.18.030

☒ "Pre-App" Meeting Checklist

☐ "Post-App" Meeting Checklist

City of Bainbridge Island

DEC 1 - 2015

Project Name/Case #: PLN11044BP

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

Planning and  
Community Development

Project Description: Historic renovation of Fort Ward Barracks for a Regenerative Design School with Offices, dormitories, carport, 2 homes with ADU's and gardens. Historic garage to be renovated and turned into workshops.

The design guidelines establish ways to make a better public realm and retain the historic nature of Fort Ward. We support them, first of all by restoring a treasured landmark in the community. Our design requires no alterations to the historic façade and materials, other than providing a ramp up to the main floor for ADA accessibility. The following is our response to each heading in the guidelines:

| Applicable Design Guidelines                                                                                                                                                                                                                                                                                                           |                                                         |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                       |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Design Guideline                                                                                                                                                                                                                                                                                                                       | Intent                                                  | Description                                                                                                                                                                                                                                                                                           | Applicant Response                                                                                                                                                    | DRB Action (Y/N) |
| 1. Public Space                                                                                                                                                                                                                                                                                                                        | To ensure a pedestrian circulation system               | Develop walking trails along street edges in existing right-of-ways.                                                                                                                                                                                                                                  |                                                                                  |                  |
|                                                                                                                                                                                                                                                                                                                                        | To allow people to walk to other areas in the community | Create walking trails that link to other trails and larger open spaces for a complete system. Specifically, link to existing and historic trails including: Kitsap to Hilltop, Hilltop to Toejam, the historic stairs to the beach. Paul Avenue across the parade ground and Watch Hill to Park View. |                                                                                                                                                                       |                  |
|                                                                                                                                                                                                                                                                                                                                        | To minimize the impact on the natural environment       | Trail easements should be 6 to 8 feet wide, with low ground cover or shrubs (under 3 feet) adjacent to the pathway. The width of the trail should vary depending on the level of use.                                                                                                                 |                                                                                                                                                                       |                  |
| 2. Open Space                                                                                                                                                                                                                                                                                                                          | To enhance the existing wetlands.                       | A comprehensive wetland overlay master plan should be developed for the entire wetland system, including the adjacent land ownership.                                                                                                                                                                 | Trails: There are not adjacent trails, but we recognize the property forms an L and we have shown a path that allows for community connectivity through the property. |                  |
|                                                                                                                                                                                                                                                                                                                                        | To protect significant tress and tree stands            | Encourage retention of significant tress for the Fort Ward Community. Significant and historic trees should be identified.                                                                                                                                                                            |                                                                                                                                                                       |                  |
|                                                                                                                                                                                                                                                                                                                                        | To maintain open space areas                            | Publicly owned landscape areas should be maintained by the City, all other landscaping should be maintained by the owner or neighborhood association.                                                                                                                                                 |                                                                                                                                                                       |                  |
| Open Space: the property has completed an adjacent property drainage study, and some surface flow that enters the site will be managed by bio-swales. We will continue to study the site per the guidelines and confirm if there are any wetland areas on the site. We do not believe there are any, but this will be confirmed. Major |                                                         |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                       |                  |

**Design Review Board Design Guideline Checklist**  
Fort Ward– BIMC 18.18.030

|                           |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                           | <p>To enhance the historic character of the community.</p> <p>To enhance the view from the road.</p>                                                                                                                                                                                                             | <p>Park and open space designs should respect and reflect the historic use of the area.</p> <p>Landscape buffers in the rights-of-way should be kept with indigenous plants.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>tree specimens (such as the maple and apple tree to the east of the building) will be retained, and native plantings will be used as specified in the BI Landscape Code.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>3. Site Design</b>     | <p>TO maintain the historic character of the community.</p> <p>To maintain the natural character of the view from the road.</p> <p>To minimize curb cuts on the roadways.</p> <p>To minimize spill-over lighting.</p> <p>To provide community identity.</p>                                                      | <p>Houses should be set back from the street as prescribed in the zoning code. Porches are allowed in the setback up to five feet.</p> <p>Garages should be sited at the rear of the site, or in the side setback and screened from the roadway. At a minimum, the garage should be set back or recessed from the front of the house. A carport should be used if it reflects the historic character in the community.</p> <p>Shared driveways or alleys are encouraged, especially on small lots under 7,000 square feet and along Fort Ward Hill Road.</p> <p>Lighting on sites or along the roadways should be shielded downward and be pedestrian scale. No light stands should exceed 12 feet in height.</p> <p>Signage should be coordinated with the historic nature of the community.</p>                                                                                                                                                                                                                                                                                                                                                                                        | <p>Site Design: existing buildings are to be retained. A new plaza between the Barracks and the original garage will feature a sculpture and pervious pavement. New gates and garden wall on the west edge of the plaza will provide privacy to the homeowners across the street by reducing headlight spillover from any vehicles accessing the garage building. These ornamental gates will be opened for emergency vehicle access. Daily vehicular access is from the north. The two new eco-houses planned conform to setback requirements and have attached garages accessed from the side yard and will be screened.</p> |  |
| <b>4. Building Design</b> | <p>To maintain the historic character of the community.</p> <p>To encourage the use of historic materials.</p> <p>To respect the pedestrian scale of the existing buildings.</p> <p>To encourage front porches to reflect the traditional residential scale.</p> <p>To provide for additional living spaces.</p> | <p>The dominant feature as seen from the road should reflect, but not replicate the historic architectural character of other Fort Ward structures such as residences on Parkview Drive, Evergreen Avenue and Soundview Drive. Pitched roofs between 6:12 up to 12:12 are encouraged for all new development. Roof overhangs off at least 18 inches should be incorporated. Pitched roofs for porches between 3:12 up to 12:12</p> <p>Structures should incorporate textured siding (horizontal lap, board and batt, shingle) or masonry. Building design should also use broad window trim and paint colors reflecting turn of the 20<sup>th</sup> century architectural types at Fort Ward. Large panes of glass and picture windows are also discouraged.</p> <p>Long buildings facing the street, unbroken facades, large blank walls are discouraged. Large panes of glass and picture windows are also discouraged.</p> <p>Lot coverage limit established in the zoning code may be exceeded up to 10% for front porches on houses and breezeways between the garage and house.</p> <p>Dormers and living spaces within the roof line are encouraged in residential buildings.</p> | <p>The two new eco houses are not designed yet. They will maintain the roof pitch, overhangs and window criteria. They will likely feature solar panels facing south, and larger glazing areas (with smaller panes) facing south. The materials will relate to the historic nature of the community, such as siding and shingles over panelized systems. We anticipate this site can provide a great model for a happy balance of historic concerns and the needs of today. We will include front porches and/or breezeways as well.</p>                                                                                       |  |



**Design Review Board Design Guideline Checklist**  
Fort Ward– BIMC 18.18.030

**Guidelines Requiring  
Action per DRB:**

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**DRB Summary Motion  
on Actions:**

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Design Review Board Design Guideline Checklist  
Fort Ward– BIMC 18.18.030

- ☒ "Pre-App" Meeting Checklist
- ☐ "Post-App" Meeting Checklist

Project Name/Case #: PLN11044BPRE

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

Project Description: Historic renovation of Fort Ward Barracks for a Regenerative Design School with Offices, dormitories, carport, 2 homes with ADU's and gardens. Historic garage to be renovated and turned into workshops.

The design guidelines establish ways to make a better public realm and retain the historic nature of Fort Ward. We support them, first of all by restoring a treasured landmark in the community. Our design requires no alterations to the historic façade and materials, other than providing a ramp up to the main floor for ADA accessibility. The following is our response to each heading in the guidelines:

| Applicable Design Guidelines |                                                         |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                       |                  |
|------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Design Guideline             | Intent                                                  | Description                                                                                                                                                                                                                                                                                           | Applicant Response                                                                                                                                                    | DRB Action (Y/N) |
| 1. Public Space              | To ensure a pedestrian circulation system               | Develop walking trails along street edges in existing right-of-ways.                                                                                                                                                                                                                                  |                                                                                  |                  |
|                              | To allow people to walk to other areas in the community | Create walking trails that link to other trails and larger open spaces for a complete system. Specifically, link to existing and historic trails including: Kitsap to Hilltop, Hilltop to Toejam, the historic stairs to the beach. Paul Avenue across the parade ground and Watch Hill to Park View. |                                                                                                                                                                       |                  |
|                              | To minimize the impact on the natural environment       | Trail easements should be 6 to 8 feet wide, with low ground cover or shrubs (under 3 feet) adjacent to the pathway. The width of the trail should vary depending on the level of use.                                                                                                                 |                                                                                                                                                                       |                  |
| 2. Open Space                | To enhance the existing wetlands.                       | A comprehensive wetland overlay master plan should be developed for the entire wetland system, including the adjacent land ownership.                                                                                                                                                                 | Trails: There are not adjacent trails, but we recognize the property forms an L and we have shown a path that allows for community connectivity through the property. |                  |
|                              | To protect significant tress and tree stands            | Encourage retention of significant tress for the Fort Ward Community. Significant and historic trees should be identified.                                                                                                                                                                            |                                                                                                                                                                       |                  |
|                              | To maintain open space areas                            | Publicly owned landscape areas should be maintained by the City, all other landscaping should be maintained by the owner or neighborhood association.                                                                                                                                                 |                                                                                                                                                                       |                  |

## Design Review Board Design Guideline Checklist

Fort Ward– BIMC 18.18.030

|                           |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                           | <p>To enhance the historic character of the community.</p> <p>To enhance the view from the road.</p>                                                                                                                                                                                                             | <p>Park and open space designs should respect and reflect the historic use of the area.</p> <p>Landscape buffers in the rights-of-way should be kept with indigenous plants.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>tree specimens (such as the maple and apple tree to the east of the building) will be retained, and native plantings will be used as specified in the BI Landscape Code.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>3. Site Design</b>     | <p>TO maintain the historic character of the community.</p> <p>To maintain the natural character of the view from the road.</p> <p>To minimize curb cuts on the roadways.</p> <p>To minimize spill-over lighting.</p> <p>To provide community identity.</p>                                                      | <p>Houses should be set back from the street as prescribed in the zoning code. Porches are allowed in the setback up to five feet.</p> <p>Garages should be sited at the rear of the site, or in the side setback and screened from the roadway. At a minimum, the garage should be set back or recessed from the front of the house. A carport should be used if it reflects the historic character in the community.</p> <p>Shared driveways or alleys are encouraged, especially on small lots under 7,000 square feet and along Fort Ward Hill Road.</p> <p>Lighting on sites or along the roadways should be shielded downward and be pedestrian scale. No light stands should exceed 12 feet in height.</p> <p>Signage should be coordinated with the historic nature of the community.</p>                                                                                                                                                                                                                                                                                                                                                                                        | <p>Site Design: existing buildings are to be retained. A new plaza between the Barracks and the original garage will feature a sculpture and pervious pavement. New gates and garden wall on the west edge of the plaza will provide privacy to the homeowners across the street by reducing headlight spillover from any vehicles accessing the garage building. These ornamental gates will be opened for emergency vehicle access. Daily vehicular access is from the north. The two new eco-houses planned conform to setback requirements and have attached garages accessed from the side yard and will be screened.</p> |  |
| <b>4. Building Design</b> | <p>To maintain the historic character of the community.</p> <p>To encourage the use of historic materials.</p> <p>To respect the pedestrian scale of the existing buildings.</p> <p>To encourage front porches to reflect the traditional residential scale.</p> <p>To provide for additional living spaces.</p> | <p>The dominant feature as seen from the road should reflect, but not replicate the historic architectural character of other Fort Ward structures such as residences on Parkview Drive, Evergreen Avenue and Soundview Drive. Pitched roofs between 6:12 up to 12:12 are encouraged for all new development. Roof overhangs off at least 18 inches should be incorporated. Pitched roofs for porches between 3:12 up to 12:12</p> <p>Structures should incorporate textured siding (horizontal lap, board and batt, shingle) or masonry. Building design should also use broad window trim and paint colors reflecting turn of the 20<sup>th</sup> century architectural types at Fort Ward. Large panes of glass and picture windows are also discouraged.</p> <p>Long buildings facing the street, unbroken facades, large blank walls are discouraged. Large panes of glass and picture windows are also discouraged.</p> <p>Lot coverage limit established in the zoning code may be exceeded up to 10% for front porches on houses and breezeways between the garage and house.</p> <p>Dormers and living spaces within the roof line are encouraged in residential buildings.</p> | <p>The two new eco houses are not designed yet. They will maintain the roof pitch, overhangs and window criteria. They will likely feature solar panels facing south, and larger glazing areas (with smaller panes) facing south. The materials will relate to the historic nature of the community, such as siding and shingles over panelized systems. We anticipate this site can provide a great model for a happy balance of historic concerns and the needs of today. We will include front porches and/or breezeways as well.</p>                                                                                       |  |



**Design Review Board Design Guideline Checklist**  
Fort Ward– BIMC 18.18.030

**Guidelines Requiring  
Action per DRB:**

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**DRB Summary Motion  
on Actions:**

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

## APPLICATION – PAGE 1

### DATE STAMP

Bainbridge Island

**SEP 23 2014**

Dept. of Planning &  
Community Development

|                                                                        |  |                                               |                      |
|------------------------------------------------------------------------|--|-----------------------------------------------|----------------------|
| DATE SUBMITTED<br>09/23/2014                                           |  | PROJECT NUMBER<br><b>PLN50039</b>             | SUFFIX<br><b>SPR</b> |
| PROJECT NAME <b>THE RAVINE APARTMENTS</b>                              |  |                                               |                      |
| PROJECT TYPE <b>Site Plan Review</b>                                   |  |                                               |                      |
| PROJECT ADDRESS or ACCESS STREET<br><b>380 and 390 Ericksen Avenue</b> |  |                                               |                      |
| TAX PARCEL NUMBER<br><b>8127-000-000-0001</b>                          |  | TAX PARCEL NUMBER<br><b>8127-000-390-0009</b> |                      |
| TAX PARCEL NUMBER                                                      |  | TAX PARCEL NUMBER                             |                      |
| TAX PARCEL NUMBER                                                      |  | TAX PARCEL NUMBER                             |                      |
| REVISION RECEIVED                                                      |  |                                               |                      |
|                                                                        |  |                                               |                      |
| FEE HISTORY                                                            |  | AMOUNT                                        | PAID                 |
| Site Plan Review (minor)                                               |  | \$3816.00                                     | \$3816.00            |

### PROJECT DESCRIPTION

Demolish the existing office building and build a new, 3-unit apartment building in the existing footprint located on Lot 2.

DESIGN REVIEW BOARD: date and time to be determined.

### PEOPLE ASSOCIATED WITH CASE

#### COBI PROJECT MANAGER

**KELLY TAYARA** – PHONE: 206-780-3787 – E-MAIL: [ktayara@bainbridgewa.gov](mailto:ktayara@bainbridgewa.gov)

#### OWNER

**ATTALINA LLC**, Post Office Box 11410, Bainbridge Island, WA 98110

PHONE: 206-842-1668

E-MAIL:

#### CONTACT

**DEVIN JOHNSON**, Johnson Squared Architects, 595 Madison Avenue North, Bainbridge Island, 98110

PHONE 206-842-9993

E-MAIL ADDRESS [devin@johnsonssquared.com](mailto:devin@johnsonssquared.com)

## CITY OF BAINBRIDGE ISLAND

## SITE PLAN AND DESIGN REVIEW APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><b>DATE STAMP<br/>FOR CITY USE ONLY</b></p> <div style="border: 2px solid blue; padding: 10px; margin: 20px auto; width: 80%;"> <p style="text-align: center; font-size: 1.2em; color: blue;">Bainbridge Island</p> <div style="border: 1px solid blue; padding: 5px; text-align: center; margin: 10px auto; width: 60%;"> <p style="color: red; font-weight: bold; font-size: 1.1em;">SEP 23 2014</p> </div> <p style="text-align: center; font-size: 0.8em;">Dept. of Planning and<br/>Community Development</p> </div> | <p style="text-align: center;"><b><u>TO BE FILLED OUT BY APPLICANT</u></b></p> <p>PROJECT NAME: <b>ERICKSEN APARTMENTS</b></p> <p>TAX ASSESSOR'S NUMBER: <b>8127-000-000-0001</b><br/><b>8127-000-390-0009</b></p> <hr/> <p>PROJECT STREET ADDRESS<br/>OR ACCESS STREET: : <b>ERICKSEN AVE NE</b></p> <p>ENVIRONMENTAL CHECKLIST SUBMITTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p style="text-align: center;"><b><u>FOR CITY USE ONLY</u></b></p> <p>FILE NUMBER: <b>PLN50039 SPR</b></p> <p>PROJECT NUMBER: <b>PLN50039</b></p> <p>DATE RECEIVED: <b>9.23.2014</b></p> <p>APPLICATION FEE: <b>\$3816.00</b></p> <p>TREASURER'S RECEIPT NUMBER: <b>14-00581</b></p> |
| <p><b>SUBMITTAL REQUIREMENTS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>APPLICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><i>One original (which must contain an original signature) and six copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i>. Please identify the original document.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>SUPPORTING DOCUMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><i>One original (which must contain an original signature)</i>, where applicable, and <i>six copies</i> (if an original is not applicable, <i>seven copies</i> must be provided).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>FULL-SIZE DRAWINGS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><i>Seven copies</i> of the required drawings must be provided. Drawings <i>must be folded and 18" x 24"</i> in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>REDUCED DRAWINGS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><i>Five copies</i> of the drawings reduced to 11" x 17" must be provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>SUBMITTING APPLICATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application. Please call (206) 780-3762 to make an appointment to submit your application.</p>                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>FEES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Please call the Department of Planning &amp; Community Development for submittal fee information.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>ATTACHED SUBMITTAL CHECKLIST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Please refer to attached Submittal Checklist for further information.<br/><b>NOTE:</b> when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>APPLICATIONS WILL NOT BE ACCEPTED</b><br/><b>unless these basic requirements are met and the submittal packet is deemed counter complete.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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



CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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



A. GENERAL INFORMATION

1. Name of property owner: Attalina, LLC  
Address: PO Box 11410, Bainbridge Island, WA 98110  
Phone: 206-842-1668 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of property owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of property owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,  
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Applicant/agent: Johnson Squared, Inc – Devin Johnson  
Address: 595 Madison Ave. N, Bainbridge Island, WA 98110  
Phone: 206-842-9993 Fax: 206-842-9666  
E-mail: devin@johnsonsquared.com

3. Name of land surveyor: Adams & Goldsworthy, Inc.  
Address: 1015 NE Hostmark Street, Poulsbo, WA 98370  
Phone: 206-842-9598 Fax: 360-779-4213  
E-mail: \_\_\_\_\_

4. Planning department personnel familiar with site: Kelly Tayara

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

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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



5. Description of proposal: Demolish the existing office building and build a new 3 unit  
Apartment building in the existing footprint, located on Lot 2.

6. Driving directions to site: From City Hall – Head South on Madison Avenue.  
Turn right onto Wyatt Way NE. Turn right onto Ericksen Ave NE. Property is on the left.

7. Please give the following existing parcel information:

| Assessor's Parcel Number          | Parcel Owner          | *Lot Area     |
|-----------------------------------|-----------------------|---------------|
| 8127-000-000-0001 – Lot 1         | Attalina, LLC         | 7,980 SQ. FT. |
| 8127-000-390-0009 – Lot 2         | Attalina, LLC         | 4,086 SQ.FT.  |
|                                   |                       |               |
|                                   |                       |               |
| Use additional sheet if necessary | Total of all parcels: | 12,066 SQ.FT. |

*\* As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): See Attached

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

| Lot Number | Comp Plan Designation | Zoning Designation | Shoreline Designation | Current Use        |
|------------|-----------------------|--------------------|-----------------------|--------------------|
| Lot        | MUTC                  | Ericksen Ave       | N/A                   | Office / Apartment |
| Lot        | MUTC                  | Ericksen Ave       | N/A                   | Office             |
| Lot        |                       |                    |                       |                    |
| Lot        |                       |                    |                       |                    |

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## CITY OF BAINBRIDGE ISLAND

## SITE PLAN AND DESIGN REVIEW APPLICATION

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

| Property | Comp Plan Designation | Zoning Designation | Shoreline Designation | Current Use             |
|----------|-----------------------|--------------------|-----------------------|-------------------------|
| North    | MUTC                  | Ericksen Ave       | N/A                   | Single Family Residence |
| South    | MUTC                  | Ericksen Ave       | N/A                   | Single Family Residence |
| East     | MUTC                  | Gateway            | N/A                   | Winslow Ravine          |
| West     | MUTC                  | Ericksen Ave       | N/A                   | Commercial - Office     |

11. Common name of adjacent water area or wetlands area: Winslow Ravine12. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (*Bainbridge Island Municipal Code Chapter 16.20*)?☒ yes ☐ no ☐ unknown

If yes, check as appropriate:

|                                                    |                                                                   |
|----------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> wetland*                  | <input checked="" type="checkbox"/> geologically hazardous area** |
| <input type="checkbox"/> wetland buffer*           | <input type="checkbox"/> zone of influence**                      |
| <input checked="" type="checkbox"/> stream*        | <input checked="" type="checkbox"/> slope buffer**                |
| <input checked="" type="checkbox"/> stream buffer* | <input type="checkbox"/> fish and wildlife habitat area           |

\* If your site includes a wetland or wetland buffer, a wetland report is required with your application.

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

13. Are there underlying/overlying agreements on the property? ☐ yes ☐ no ☒ unknown

If yes, check as appropriate and provide a copy of the decision document:

|                                                         |                                                |
|---------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> CUP Conditional Use Permit     | <input type="checkbox"/> SPR Site Plan Review  |
| <input type="checkbox"/> MPD Master Planned Development | <input type="checkbox"/> SPT Short Plat        |
| <input type="checkbox"/> PUD Planned Unit Development   | <input type="checkbox"/> SSDP Shoreline Permit |
| <input type="checkbox"/> REZ Contract Rezone            | <input type="checkbox"/> SUB Prior Subdivision |
| <input type="checkbox"/> RUE Reasonable Use Exception   | <input type="checkbox"/> VAR Zoning Variance   |
|                                                         | <input type="checkbox"/> Other:                |

Under which jurisdiction was the approval given?

☐ City of Bainbridge Island ☐ Kitsap County

Approval date: \_\_\_\_\_

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CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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

If yes, please explain: \_\_\_\_\_

B. TECHNICAL INFORMATION

1. Name of water purveyor: City of Bainbridge Island

If a private well, what class? \_\_\_\_\_

2. Type of sewage disposal: ☐ on-site septic ☐ off-site septic ☐ sewer  
Sewer district: ☒ City of Bainbridge Island ☐ Sewer District 7

3. General description of the existing terrain: Generally flat until the slope down to the Winslow Ravine.

4. Soil survey classification: Kapowsin gravelly loam

5. Flood plain designation: ☒ X ☐ AE

6. Access (street functional road classifications):

| Street Type          | Required ROW Width | Street Name     | Existing ROW Width |
|----------------------|--------------------|-----------------|--------------------|
| primary arterial     | 150 feet           | Highway 305     |                    |
| secondary arterial   | 60 feet            |                 |                    |
| collector            | 50 feet            |                 |                    |
| residential urban    | 40 feet            | Ericksen Ave NE | 50 feet            |
| residential suburban | 30 feet            |                 |                    |
| private              | 20 - 30 feet       |                 |                    |

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

If yes, existing sidewalks are \_\_\_\_\_ feet wide.

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

Proposed sidewalks: ☐ adjacent to the parcel and are to be \_\_\_\_\_ feet wide.

☐ internal to the proposal and are to be \_\_\_\_\_ feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:

Build a new 3 unit apartment building at the location of the existing building on  
Lot 2. Maintain the existing use of the building on Lot 1. The proposed development  
will begin construction Spring 2015.

9. Floor area ratio: 5,837 SQ.FT. / 12,066 SQ.FT. = 48.4%

10. Dimensions of proposed structures: Irregular shape-  
Approximate dimensions: 58'-0" x 40'-0".

11. Height of proposed buildings or structures: 25'-0"

12. Square footage of all spaces:

retail: N/A

office: 948 Sq. Ft.

storage: N/A

residential: 4,687 Sq. Ft.

other: N/A

13. Number of stories proposed: Two

Square feet per story:

Proposed building:

(1) 1,875 Sq. Ft.

(2) 1,875 Sq. Ft.

(3)

14. Setback requirements:

north:

SIDE: 5' existing

south:

SIDE: 5' existing

east:

REAR: 25' buffer  
from Winslow  
Ravine and 10'  
building setback

west:

FRONT: 15' existing

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15. Number of parking stalls required: 948 SQ.FT. COMMERCIAL = 4 SPACES / 1000 SQ.FT.  
4,687 SQ.FT. APARTMENTS (4 UNITS) = 8 PARKING SPACES  
(FOR RESIDENTIAL: 50% REDUCTION ALLOWED WITHIN 1 MILE  
OF FERRY)= 4 PARKING SPACES  
TOTAL = 8 PARKING SPACES REQUIRED
16. Number of parking stalls proposed: 7 STANDARD SPACES PROPOSED @ 8'-6" X 20'-0"  
1 COMPACT SPACES PROPOSED @ 7'-6" X 16'-0"  
1 ADA VAN ACCESSIBLE SPACE PROPOSED @ 16' X 20'-0"
17. Amount of square footage of proposed paved areas: NEW CONCRETE SIDEWALKS = 510 SQ.FT.  
NEW PAVED PARKING AREA = 4,100 SQ.FT.  
TOTAL SURFACE = 4,610 SQ.FT
18. Square footage of building area: PROPOSED BUILDING FOOTPRINT = 1,875 SQ.FT.  
EXISTING BUILDING FOOTPRINT = 1,150 SQ.FT.  
TOTAL BUILDING AREA = 3,025 SQ.FT.
19. Percent of site to be covered by impervious surfaces: EXISTING BUILDING FOOTPRINT= 1,150 SQ.FT.  
EXISTING DECK = 25 SQ.FT.  
NEW PAVED PARKING AREA = 4,100 SQ.FT  
PROPOSED BLDG FOOTPRINT = 1,875 SQ.FT.  
NEW DECK = 350 SQ.FT.  
TOTAL SURFACE = 7,500 SQ.FT
- 7,500 SQ.FT/ 12,066 SQ.FT. = 63 %  
(If the proposal results in more than 1,000 square feet of additional impervious surface, a drainage plan shall be required.)
20. Percentage of site to be covered by landscaping: 2,373 SQ.FT. / 12,066 SQ.FT. = 21 %
21. Percentage of parking area to be covered by landscaping: 1,815 SQ.FT. / 12,066 SQ.FT. = 16 %
22. Percentage of site to remain undeveloped: 0 %
23. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)
- ☐ yes ☐ no ☒ unknown

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24. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:

N/A

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

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

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

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

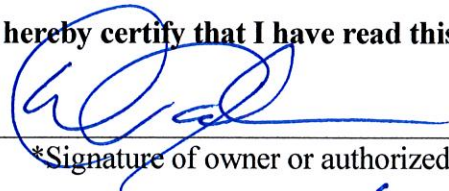
If yes, what type of storm water system exists on the site?

☐ infiltration ☐ open ditching ☒ closed conveyance ☐ detention

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

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

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

  
\*Signature of owner or authorized agent

9/19/14  
Date

DEVIN JOHNSON  
Please Print

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

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## TAX PROPERTY DESCRIPTION

8127-000-000-00012

ERICKSEN III

COMMON ELEMENT, ERICKSEN III, ACCORDING TO THE CONDOMINIUM  
RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 41 THROUGH 44,  
INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

---

8127-000-390-0009

ERICKSEN III

UNIT 390, INCLUDING THAT PORTION OF THE REAL PROPERTY CONSISTING  
APPROXIMATELY OF THE EASTERLY 50 FEET, AS MEASURED ALONG THE  
NORTHERN BOUNDARY, FROM THE TOP OF THE SLOPE, AS SHOWN ON THE  
SURVEY MAP AND PLANS OF ERICKSEN III, ACCORDING TO THE CONDOMINIUM  
RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 41 THROUGH 44,  
INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

J O H N S O N

Bainbridge Island

S Q U A R E D

OCT 14 2014

Dept. of Planning and  
Community Development535 Madison Ave N, Suite 200  
Bainbridge Island, WA 98110

T 206.842.9993

F 206.842.9666

www.johnsonsquared.com



The Ravine Apartments – 390 Ericksen Ave – PLN 50039 SPR

The site is located at 390 Ericksen Ave and is zoned as Ericksen Avenue within the Mixed Use Town Center; no zoning changes proposed. There are two existing buildings on the property. The property is currently divided into three condominiums with shared parking and landscaping. Mr. Ransom owns all three of the existing condominiums and plans to create the apartments as individual condominiums which he will also own and control. The final project will be 5 condominiums sharing the parking and landscape areas.

The building nearest Ericksen contains two of the condominiums. The lower floor condominium is 948 square feet and contains a commercial tenant, an oral surgeon. The upper floor contains a 1,052 square foot apartment. No changes are proposed to this building.

The building located at the rear of the property is the third condominium. This building is 1,560 square feet and currently contains several health care providers. This building will be demolished and replaced with a new 3 unit apartment building. The east side of the new building will not go beyond the footprint of the existing structure. The three apartment units of the new building will be individual condominiums under the control of Mr. Ransom.

The existing common parking area will be reconfigured for 9 parking stalls and will be upgraded from gravel to asphalt. The existing storm water systems will remain in place with no changes proposed. A new side sewer and upgraded water meter and water line are proposed to serve the new building. Lighting will be added to the parking area in the form of two shielded pole lamp. The new lighting shall meet Bainbridge Island Municipal Code 18.15.040.

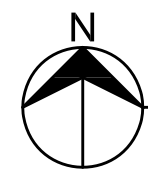
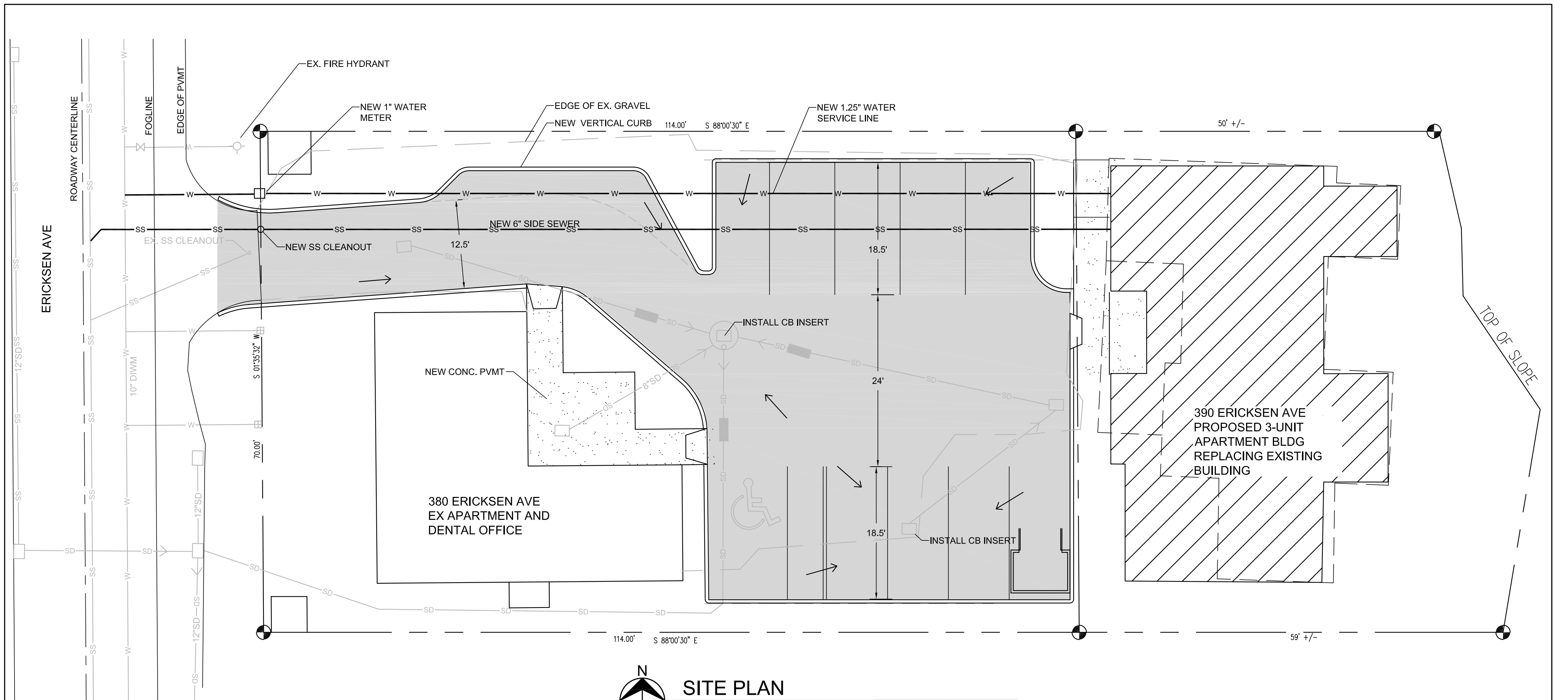
The proposed landscape plan conforms to the requirements of the City of Bainbridge Island Municipal Code. One Douglas Fir tree is to be removed. The tree shall be replaced per the attached plan and tree inventory and tree unit accounting memo prepared by Aaron Edwards, Landscape Architect.

Trip generation numbers provided by Janelle Hitch demonstrate the new three unit will generate 18 to 21 trips a day or two peak hour trips. This calculation does not include the reduction in traffic due to the loss of the existing commercial space. Based on the calculation concurrency can be issued without a traffic impact analysis.



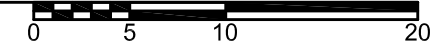
The sequence and timing of the proposed development follows: Site Plan Review and DRB approval December 2014. Building Permit to be filed in the winter 2015, Begin construction in the Spring of 2015.

Please consider the information above and review the attached supporting documents. Contact me if you have any questions, concerns, or need additional information for your review.



## SITE PLAN

SCALE: 1"=10'  
TOPOGRAPHY BASED ON PUBLICLY  
AVAILABLE KPUD#1 LIDAR DATA  
(NAVD88 DATUM). FEATURES BASED  
ON FIELD OBSERVATIONS AND THE  
ARCHITECTURAL PLAN



## NOTES

- LAND COVER AREAS AS FOLLOWS:  
TOTAL AREA = 12,066 SF  
EX. IMPERVIOUS AREA = 7,645 SF  
TOTAL DEVELOPED IMPERVIOUS AREA = 7,935 SF  
NEW/REPLACED IMPERVIOUS AREA = 6,670 SF

PROJECT IS CLASSIFIED AS A REDEVELOPMENT AND MUST MEET MINIMUM REQUIREMENTS 1-10 FOR NEW AND REPLACED IMPERVIOUS SURFACE. SEE THE ACCOMPANYING REPORT FOR DETAILS.

2. DETAILS OF THE EXISTING STORM DRAINAGE SYSTEM AND TOPOGRAPHY ONSITE WILL BE REFINED DURING FINAL DESIGN.

3. EXISTING CATCH BASIN RIMS WILL BE ADJUSTED AFTER PAVING THE PARKING LOT.

4. A DETAILED TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN WILL BE PREPARED DURING FINAL DESIGN.

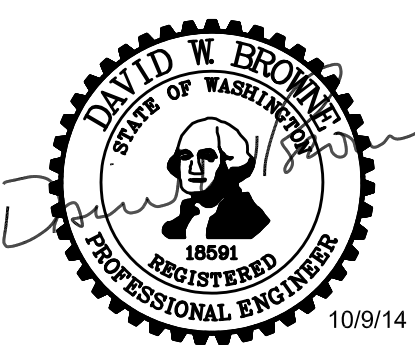
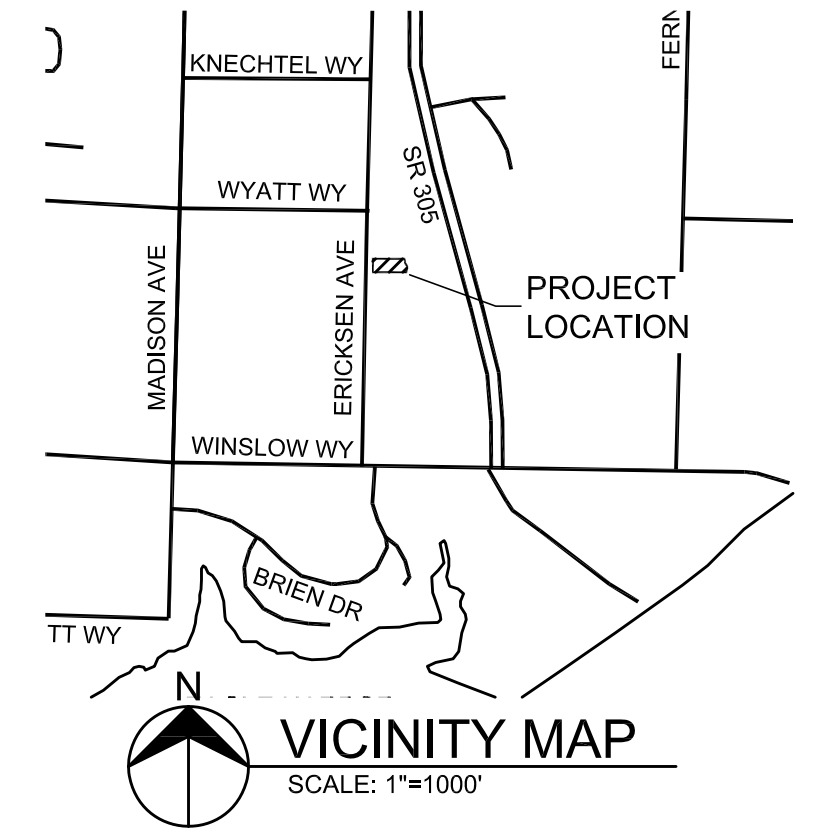
5. GRAVEL WILL BE REMOVED FROM AREAS OUTSIDE OF THE NEW CURBING AND SOIL WILL BE RESTORED.

6. POWER, TELEPHONE AND CABLE TELEVISION WILL BE DESIGNED SEPARATELY.

7. WATER AND SEWER TO BE PROVIDED BY EXISTING SERVICE LINES. .

## LEGEND

- W- EXISTING WATER MAIN
- SD- EXISTING STORM DRAIN
- SS- EXISTING SEWER MAIN
- - - - - EXISTING CONTOUR
- ===== PROPERTY LINE
- ===== PROPOSED CURB
- ===== PROPOSED ASPHALT PVTMT
- ===== PROPOSED FLOW DIRECTION
- EXISTING CATCH BASINS



## SITE PLAN ERICKSEN AVE APARTMENTS SITE PLAN AND DESIGN REVIEW

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

JOHNSON SQUARED ARCH.  
595 MADISON AVE  
BAINBRIDGE IS, WA

DATE 10/9/14  
DESIGNED D BROWNE  
DRAWN D BROWNE  
CHECKED A WHEELER  
PROJECT #

**1**  
10F1



**PROJECT DESCRIPTION:**  
DEMOLISH THE EXISTING OFFICE BUILDING AND BUILD A NEW 3 UNIT APARTMENT BUILDING IN THE EXISTING FOOTPRINT.

**LEGAL DESCRIPTION:**  
TAX ACCOUNT NUMBER: 8121-000-000-0001  
26 25N 2E. ERICKSEN III COMMON ELEMENT, ERICKSEN III, ACCORDING TO THE CONDOMINIUM RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 41 THROUGH 44, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

TAX ACCOUNT NUMBER: 8121-000-390-0003  
26 25N 2E. ERICKSEN III UNIT 390, INCLUDING THAT PORTION OF THE REAL PROPERTY CONSISTING APPROXIMATELY OF THE EASTERLY 50 FEET, AS MEASURED ALONG THE NORTHERN BOUNDARY, FROM THE TOP OF THE SLOPE, AS SHOWN ON THE SURVEY MAP AND PLANS OF ERICKSEN III, ACCORDING TO THE CONDOMINIUM RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 41 THROUGH 44, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

**TAX ACCOUNT NO.:**

8121-000-000-0001  
8121-000-390-0003

**PROPERTY OWNER:**

ATTALINA, LLC  
PO BOX 11410  
BAINBRIDGE ISLAND, WA 98110

**ARCHITECT:**

JOHNSON SQUARED  
ARCHITECTURE + PLANNING  
DEVIN JOHNSON  
595 MADISON AVE. N.  
BAINBRIDGE ISLAND, WA 98110  
T. 206.842.9993  
F. 206.842.9666

**PROJECT DATA:**

JURISDICTION: COBI  
ZONING: MIXED USE TOWN CENTER  
ERICKSEN AVE

**UTILITIES:**

WATER: CITY OF BAINBRIDGE ISLAND  
SEWER: CITY OF BAINBRIDGE ISLAND  
TELEPHONE: COMCAST  
ELECTRICAL: PUGET SOUND ENERGY  
CABLE T.V.: COMCAST

**BUILDING LOT COVERAGE:**

LOT AREA: 12,066 SQFT.  
PROPOSED BUILDING FOOTPRINT = 1,875 SQFT.  
EXISTING BUILDING FOOTPRINT = 1,150 SQFT.

3,025 SQFT. / 12,066 SQFT. = 25%

**IMPERVIOUS SURFACE:**

EXISTING BUILDING = 1,150 SQFT.  
EXISTING PATIO & DECK = 25 SQFT.  
NEW PAVED PARKING AREA = 4,100 SQFT.  
NEW BUILDING = 1,875 SQFT.  
NEW DECKS = 350 SQFT.  
NEW PATIO & WALKS = 530 SQFT.  
TOTAL SURFACE = 8,040 SQFT

**% IMPERVIOUS SURFACE:**

8,040 SQFT / 12,066 SQFT. = 67%

**REQUIRED BUILDING SETBACKS:**

FRONT YARD: 15'-0" MIN  
20'-0" MAX  
SIDE YARD: 5'-0" MIN.  
REAR YARD: 25'-0" BUFFER FROM WINGLOW RAVINE  
10'-0" BUILDING SETBACK

**MAX BUILDING HEIGHT:**

25'-0"

**PARKING REQUIREMENTS:**

948 SQFT. EXISTING COMMERCIAL FLOOR AREA  
4 SPACES / 1,000 SQFT. = 4 SPACES PROVIDED

4,687 SQFT. APARTMENT (4 UNITS TOTAL) FLOOR AREA  
8 SPACES REQUIRED

50% REDUCTION ALLOWED WITHIN 1 MILE OF FERRY  
TERMINAL FOR RESIDENTIAL: 4 SPACES REQUIRED

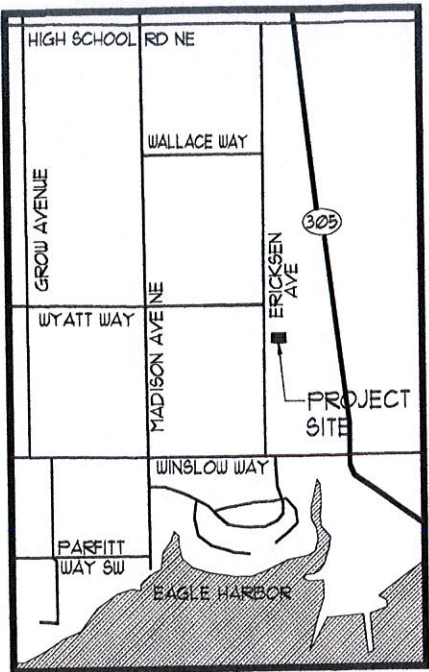
TOTAL PARKING SPACES PROVIDED = 9  
7 STANDARD SPACES PROVIDED: 8'-6" X 20'-0"  
1 COMPACT SPACES PROVIDED: 7'-6" X 16'-0"  
1 ADA VAN ACCESSIBLE SPACE: 16' X 20'-0"

**BICYCLE PARKING SPACES:**

1 SPACE FOR EVERY 5 PARKING SPACES = 2 BICYCLE  
PARKING SPACES REQUIRED

**SHEET INDEX**

|       |                                 |
|-------|---------------------------------|
| A-1.0 | SITE PLAN                       |
| A-1.1 | EXISTING SITE PLAN              |
| A-1.2 | SITE PLAN - ADJACENCIES         |
| A-2.0 | FIRST FLOOR PLAN                |
| A-2.1 | SECOND FLOOR PLAN               |
| A-3.0 | BUILDING ELEVATIONS             |
| A-3.1 | BUILDING ELEVATIONS             |
| A-3.2 | BUILDING ELEVATIONS             |
| A-3.3 | BUILDING ELEVATIONS             |
| A-4.0 | SITE SECTION & STREET ELEVATION |
| A-4.1 | PERSPECTIVE VIEWS               |
| C-1   | CIVIL PLAN                      |
| L-1.0 | LANDSCAPE PLAN                  |

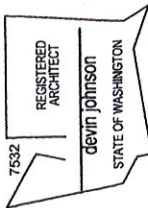


**VICINITY MAP**  
N.T.S. NORTH

595 Madison Ave. N.  
Bainbridge Island  
Washington 98110  
T. 206.842.9993  
F. 206.842.9666  
www.johnsonsquared.com



**JOHNSON SQUARED**  
ARCHITECTURE + PLANNING



|                    |          |
|--------------------|----------|
| Drawn By           | AG / ESB |
| Date               | NOV 2015 |
| Checked By         | DJ       |
| Date               | NOV 2015 |
| Approved for Owner |          |
| By and Date        |          |

| Revisions | No. | By  | Date       | Description                           |
|-----------|-----|-----|------------|---------------------------------------|
|           | 1   | AG  | 06/17/2014 | PRE-APPLICATION                       |
|           | 2   | AG  | 09/23/2014 | SITE PLAN AND DESIGN REVIEW           |
|           | 3   | AG  | 10/26/2014 | DESIGN REVIEW BOARD SUPPLEMENTAL INFO |
|           | 4   | ESB | 11/02/2015 | SITE PLAN AND DESIGN REVIEW REVISIONS |

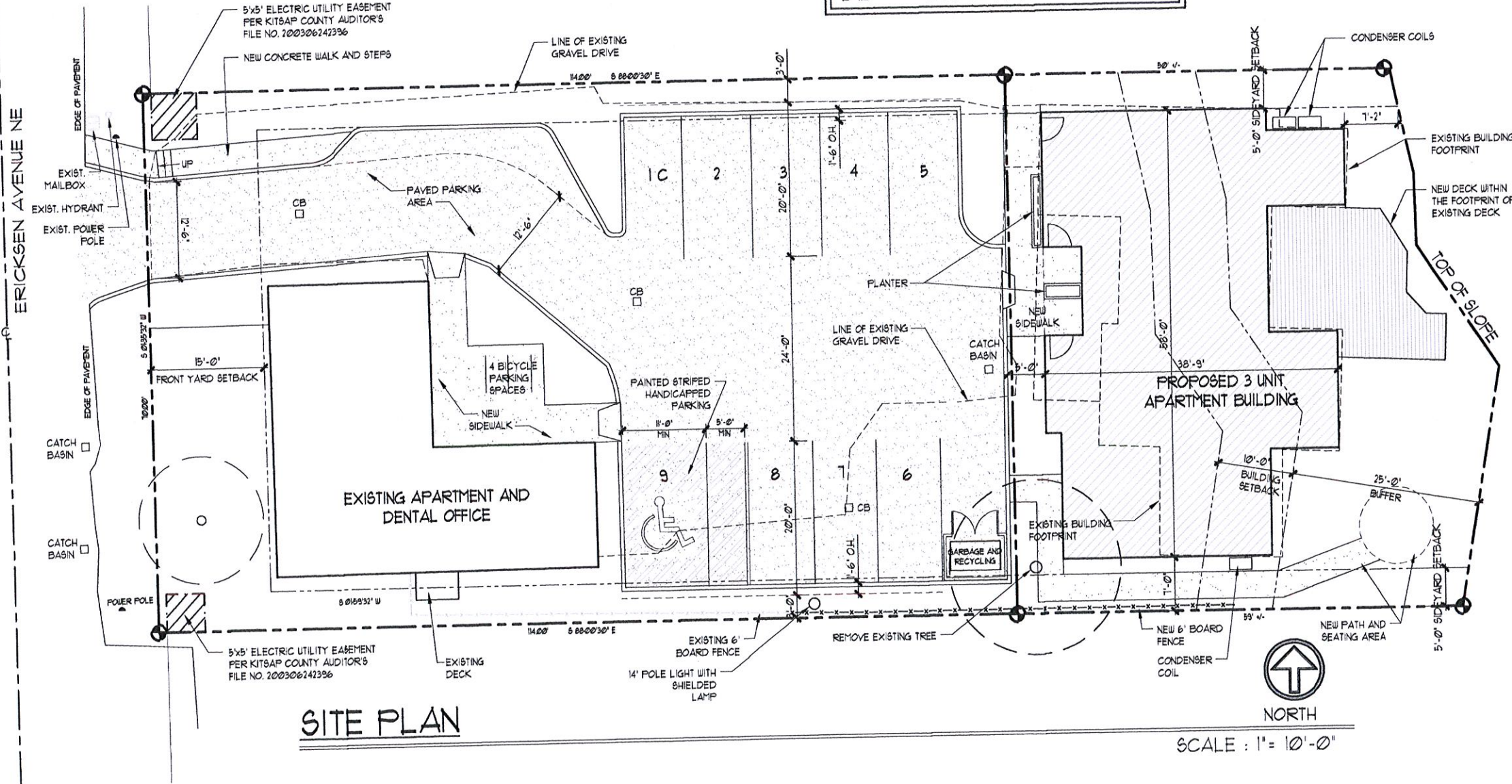
City of Bainbridge Island

NOV 30 2015

Planning and  
Community Development

Project: No. 14-667  
RANDOM APARTMENTS  
380 - 390 ERICKSEN AVE NE  
BAINBRIDGE ISLAND, WA 98110  
Owner: ATTALINA, LLC  
PO BOX 11410  
BAINBRIDGE ISLAND, WA 98110

Scale: 1" = 10'-0"  
Sheet Title:  
COVER SHEET AND  
SITE PLAN  
Sheet No.:  
A-1.0





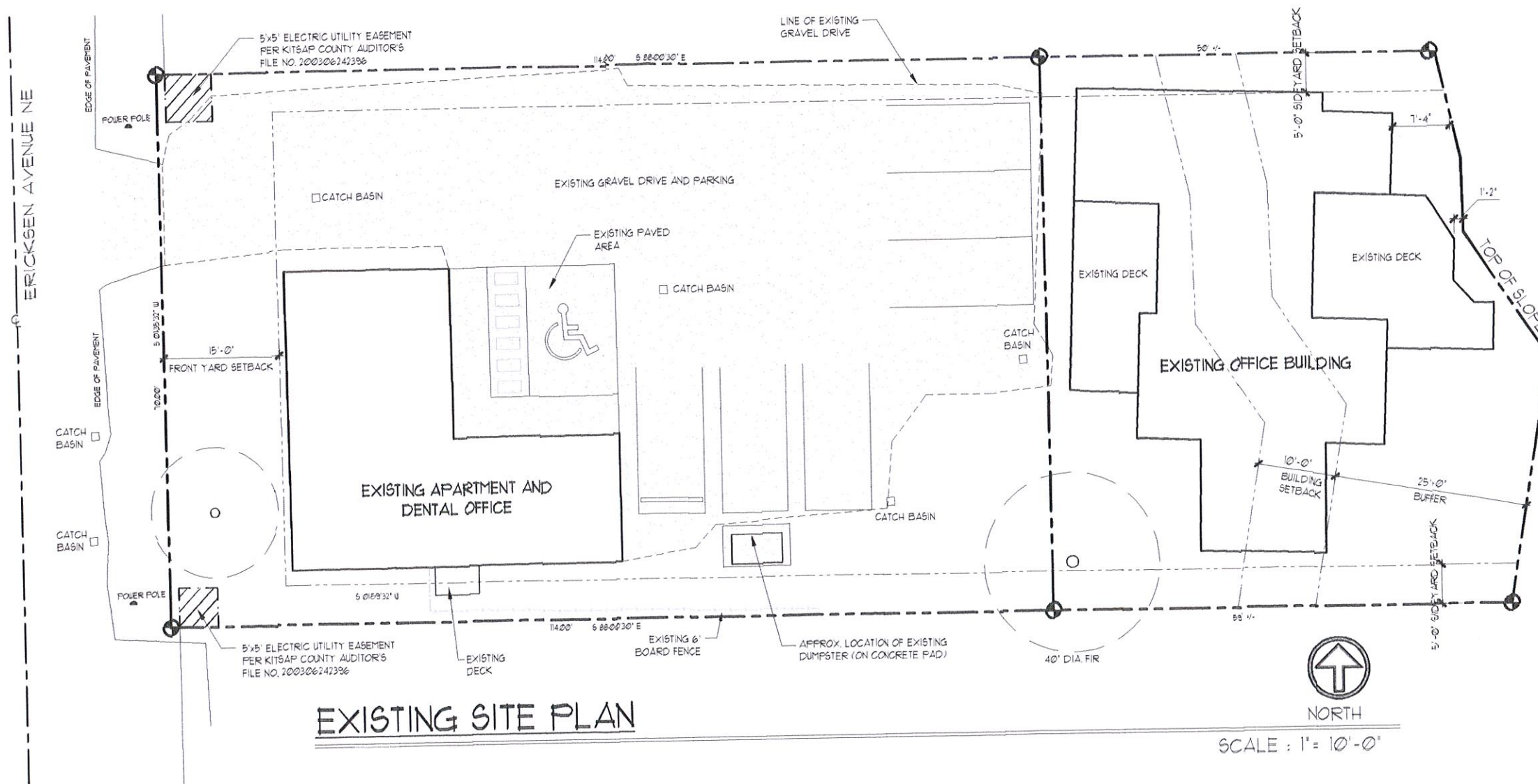


7532 REGISTERED ARCHITECT  
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STATE OF WASHINGTON

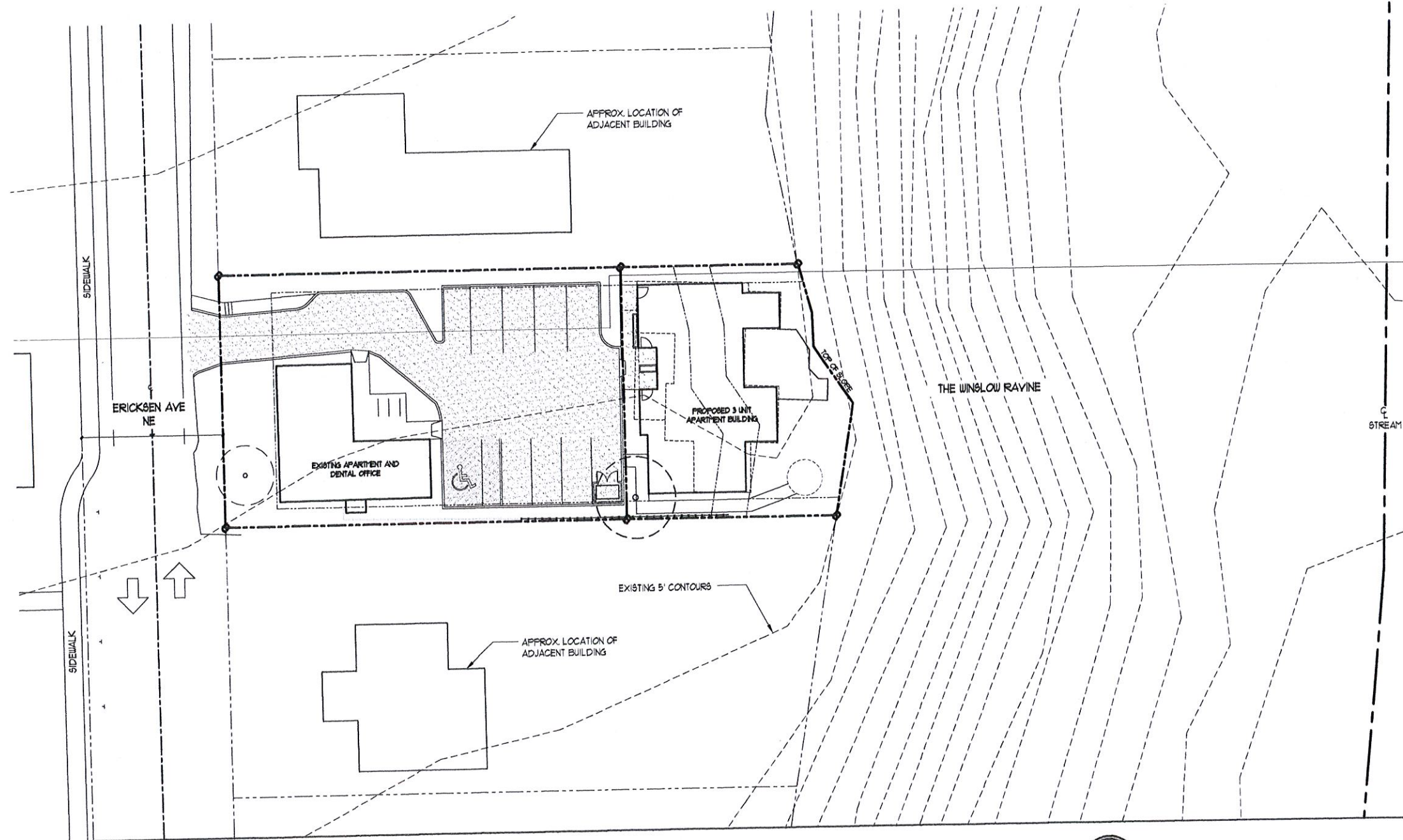
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| 3         | AG  | 10/16/2014 | DESIGN REVIEW BOARD SUPPLEMENTAL INFO |  |
| 4         | ESA | 11/03/2014 | SITE PLAN AND DESIGN REVIEW REVISIONS |  |

Planning and  
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Sheet No: A-1.1





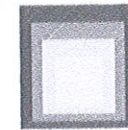


# SITE PLAN - SHOWING ADJACENT PROPERTIES

SCALE : 1" = 20'-0"



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By and Date:

| Revisions | No. | By  | Date       | Description                           |
|-----------|-----|-----|------------|---------------------------------------|
|           | 1   | AG  | 06/17/2014 | PREAPPLICATION                        |
|           | 2   | AG  | 09/23/2014 | SITE PLAN AND DESIGN REVIEW           |
|           | 3   | AG  | 11/14/2014 | DESIGN REVIEW BOARD SUPPLEMENTAL INFO |
|           | 4   | ESB | 12/01/2015 | SITE PLAN AND DESIGN REVIEW REVISIONS |

City of Bainbridge Island

NOV 30 2015

Planning and  
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Project No: 14-661  
RANSOM APARTMENTS  
390 - 390 ERICKSEN AVE NE  
BAINBRIDGE ISLAND, WA 98110

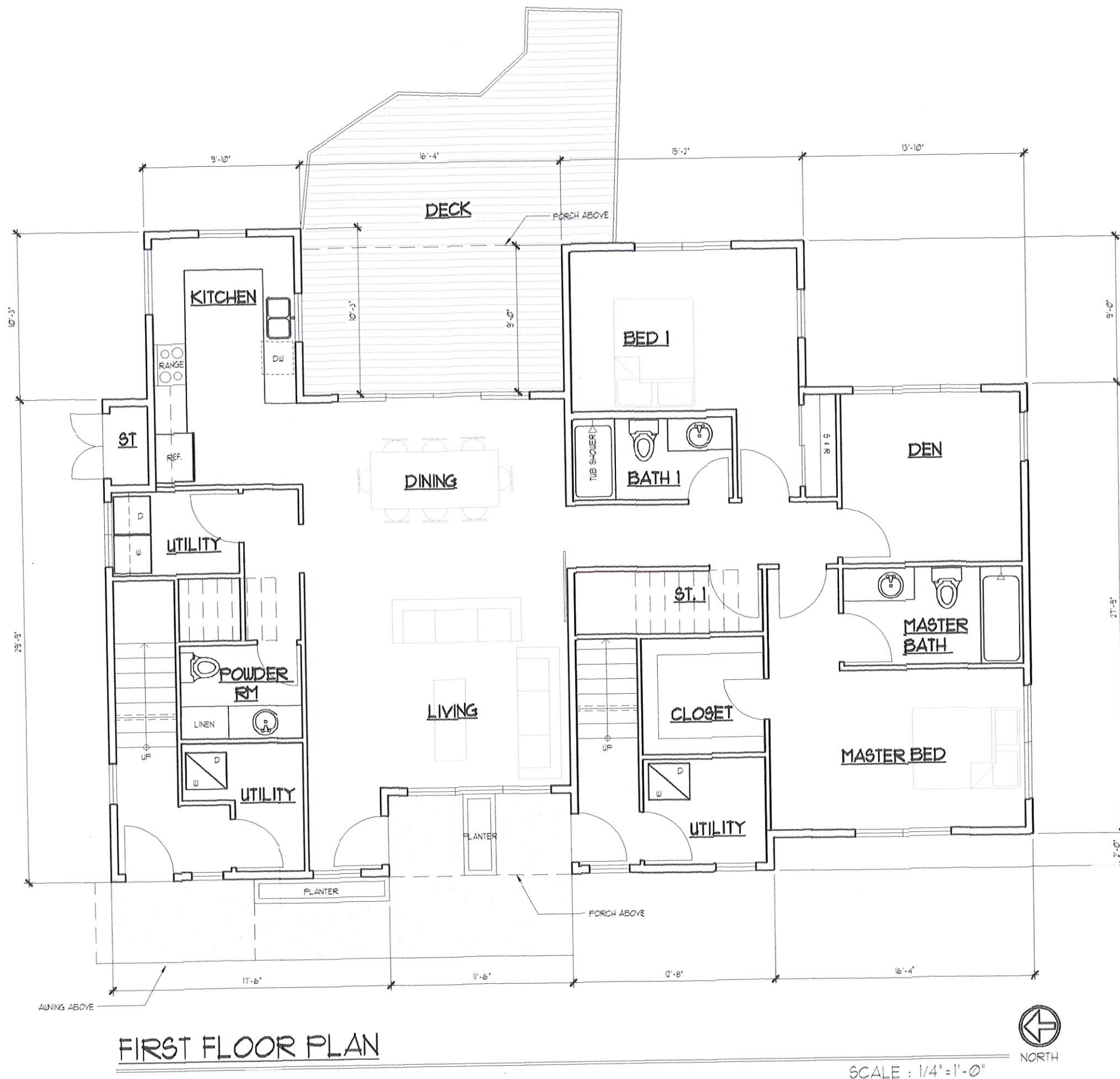
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ATTALINA, LLC  
PO BOX 11410  
BAINBRIDGE ISLAND, WA 98110

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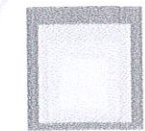
Sheet Title:  
SITE PLAN - SHOWING  
ADJACENT PROPERTIES

Sheet No:  
A-12





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Date: NOV 2015  
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By and Date:

Revisions:  
Description:  
1. PRE-APPLICATION  
2. SITE PLAN AND DESIGN REVIEW  
3. DESIGN REVIEW DESIGN REVISIONS  
4. SITE PLAN AND DESIGN REVIEW REVISIONS

Revisions:  
No. By Date  
1 AG 06/17/2014  
2 AG 07/22/2014  
3 AG 10/26/2014  
4 EGG 11/30/2015

City of Bainbridge Island

NOV 30 2015

Planning and  
Community Development

Project No: 14-667  
RANSOM APARTMENTS  
390 - 390 ERICKSEN AVE NE  
BAINBRIDGE ISLAND, WA 98110

Owner:  
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PO BOX 11410  
BAINBRIDGE ISLAND, WA 98110

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Sheet Title:

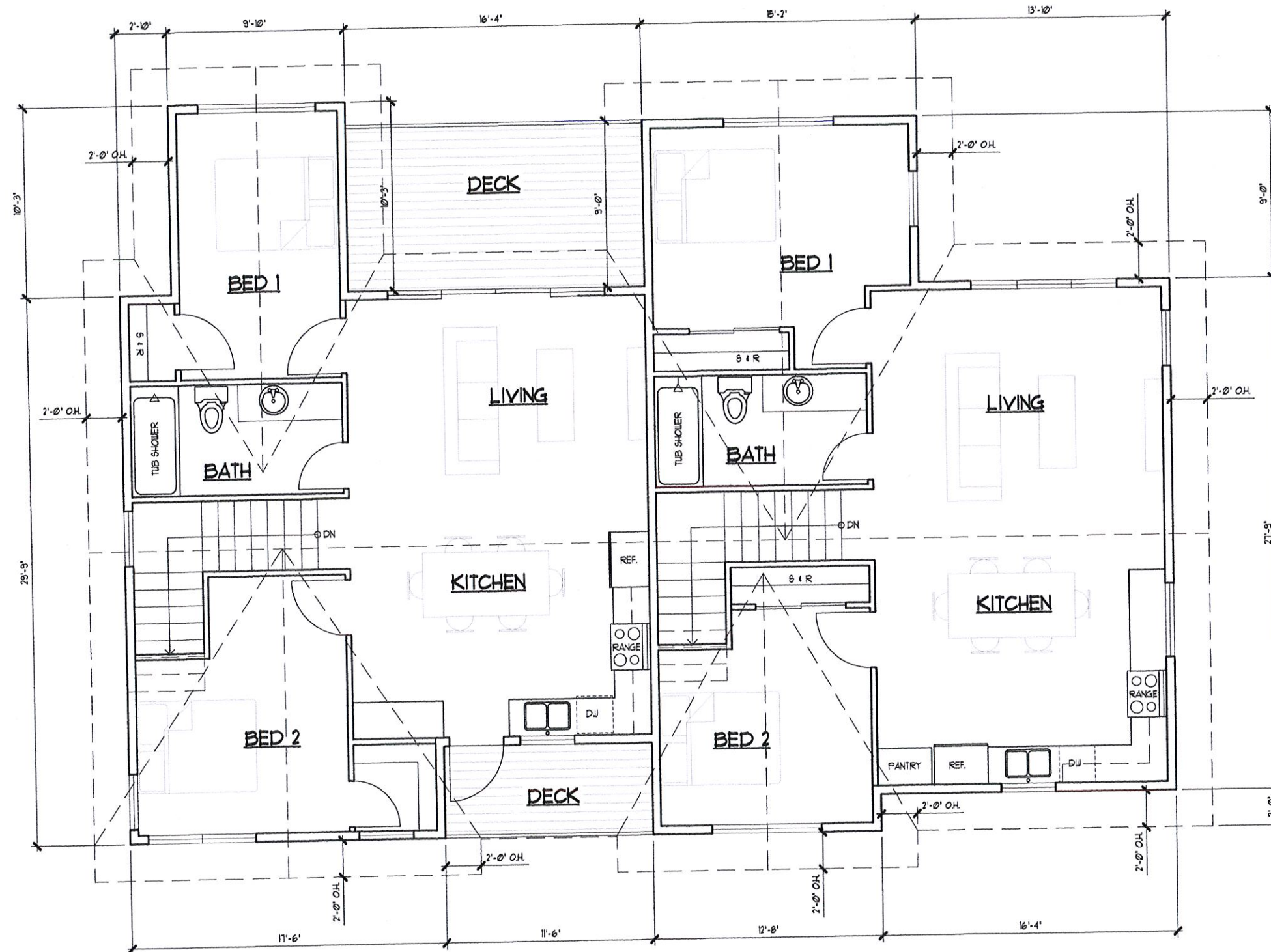
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Sheet No:  
A-2.0

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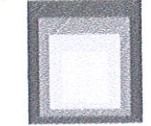


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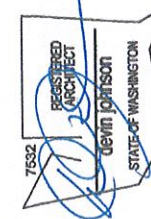
SCALE : 1/4" = 1'-0"



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| Revisions | No. | By         | Date                                  | Description                           |
|-----------|-----|------------|---------------------------------------|---------------------------------------|
| 1         | AG  | 08/17/2014 | PRELIMINARY                           | PRELIMINARY                           |
| 2         | AG  | 10/14/2014 | SITE PLAN AND DESIGN REVIEW           | SITE PLAN AND DESIGN REVIEW           |
| 3         | AG  | 10/14/2014 | DESIGN REVIEW BOARD SUPPLEMENTAL INFO | DESIGN REVIEW BOARD SUPPLEMENTAL INFO |
| 4         | ESB | 10/02/2015 | SITE PLAN AND DESIGN REVIEW REVISIONS | SITE PLAN AND DESIGN REVIEW REVISIONS |

City of Bainbridge Island

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Planning and  
Community Development

Project: No. 14-667  
RANSOM APARTMENTS  
3800 - 3900 ERICKSEN AVE NE  
BAINBRIDGE ISLAND, WA 98110

Owner:  
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Scale: 1/4" = 1'-0"

Sheet Title:

SECOND FLOOR PLAN

Sheet No:  
A-2.1





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| Description                              | PREAPPLICATION                           | SITE PLAN AND DESIGN REVIEW              | DESIGN REVIEW BOARD SUPPLEMENTAL INFO    | SITE PLAN AND DESIGN REVIEW REVISIONS    |
|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|
| 1. PREAPPLICATION                        | 1. PREAPPLICATION                        | 1. PREAPPLICATION                        | 1. PREAPPLICATION                        | 1. PREAPPLICATION                        |
| 2. SITE PLAN AND DESIGN REVIEW           | 2. SITE PLAN AND DESIGN REVIEW           | 2. SITE PLAN AND DESIGN REVIEW           | 2. SITE PLAN AND DESIGN REVIEW           | 2. SITE PLAN AND DESIGN REVIEW           |
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| 4. SITE PLAN AND DESIGN REVIEW REVISIONS | 4. SITE PLAN AND DESIGN REVIEW REVISIONS | 4. SITE PLAN AND DESIGN REVIEW REVISIONS | 4. SITE PLAN AND DESIGN REVIEW REVISIONS | 4. SITE PLAN AND DESIGN REVIEW REVISIONS |

Project: RANSON APARTMENTS  
380 - 390 ERICKSEN AVE NE  
RAINIERIDGE 191 AND IWA 98110  
No: 14-667

Sheet No: A-3.0

## Planning and Community Development



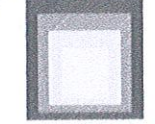




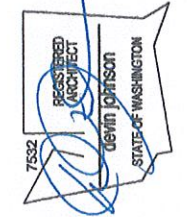
**EAST ELEVATION**

SCALE : 1/4" = 1'-0"

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Revisions  
No. By Date Description  
1 AG 06/09/14 PRELIMINARY  
2 AG 06/10/14 SITE PLAN AND DESIGN REVIEW  
3 AG 06/10/14 DESIGN REVIEW BOARD SUPPLEMENTAL INFO  
4 EES 10/02/15 SITE PLAN AND DESIGN REVIEW REVISIONS

City of Bainbridge Island

NOV 30 2015

Planning and  
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Project: No: 14-667  
RANSOM APARTMENTS  
380 - 390 ERICKSEN AVE NE  
BAINBRIDGE ISLAND, WA 98110  
Owner: ATTALINA, LLC  
PO BOX 1140  
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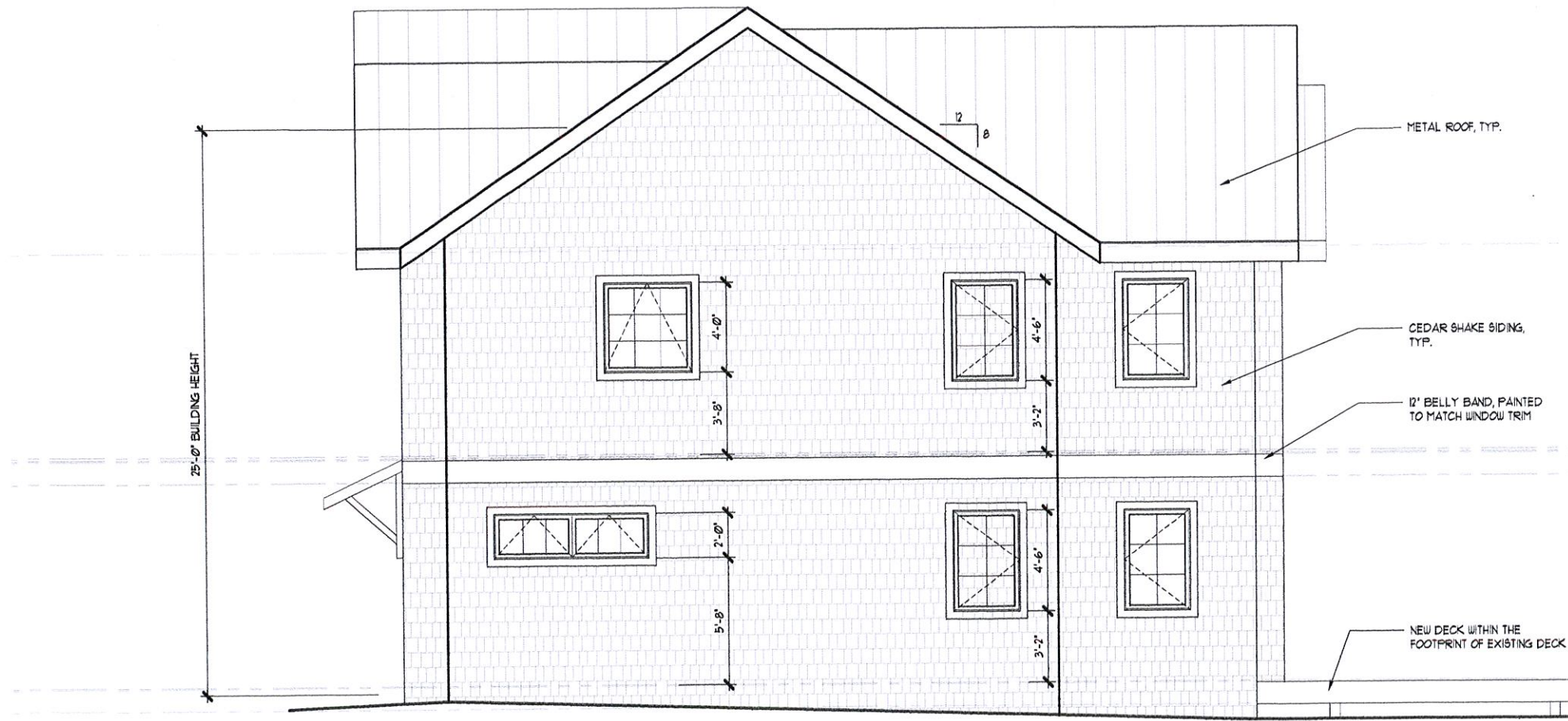
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BUILDING ELEVATIONS

Sheet No:  
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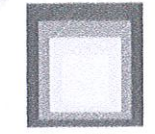




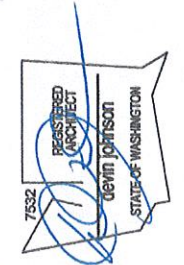
**SOUTH ELEVATION**

SCALE : 1/4" = 1'-0"

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| Date               | NOV 2015 |
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| By and Date        |          |

Revisions  
Description  
1. PRELIM LAYOUT  
2. SITE PLAN AND DESIGN REVIEW  
3. DESIGN REVIEW BOARD SUPPLEMENTAL INFO  
4. SITE PLAN AND DESIGN REVIEW REVISIONS

| No. | By  | Date       |
|-----|-----|------------|
| 1   | AG  | 06/03/2014 |
| 2   | AG  | 09/03/2014 |
| 3   | AG  | 10/06/2014 |
| 4   | ESS | 10/07/2015 |

Project: No: 14-667  
RANSOM APARTMENTS  
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BAINBRIDGE ISLAND, WA 98110

Owner:  
ATTALINA, LLC  
PO BOX 1410  
BAINBRIDGE ISLAND, WA 98110

Scale: 1/4" = 1'-0"  
Sheet Title:

BUILDING ELEVATIONS

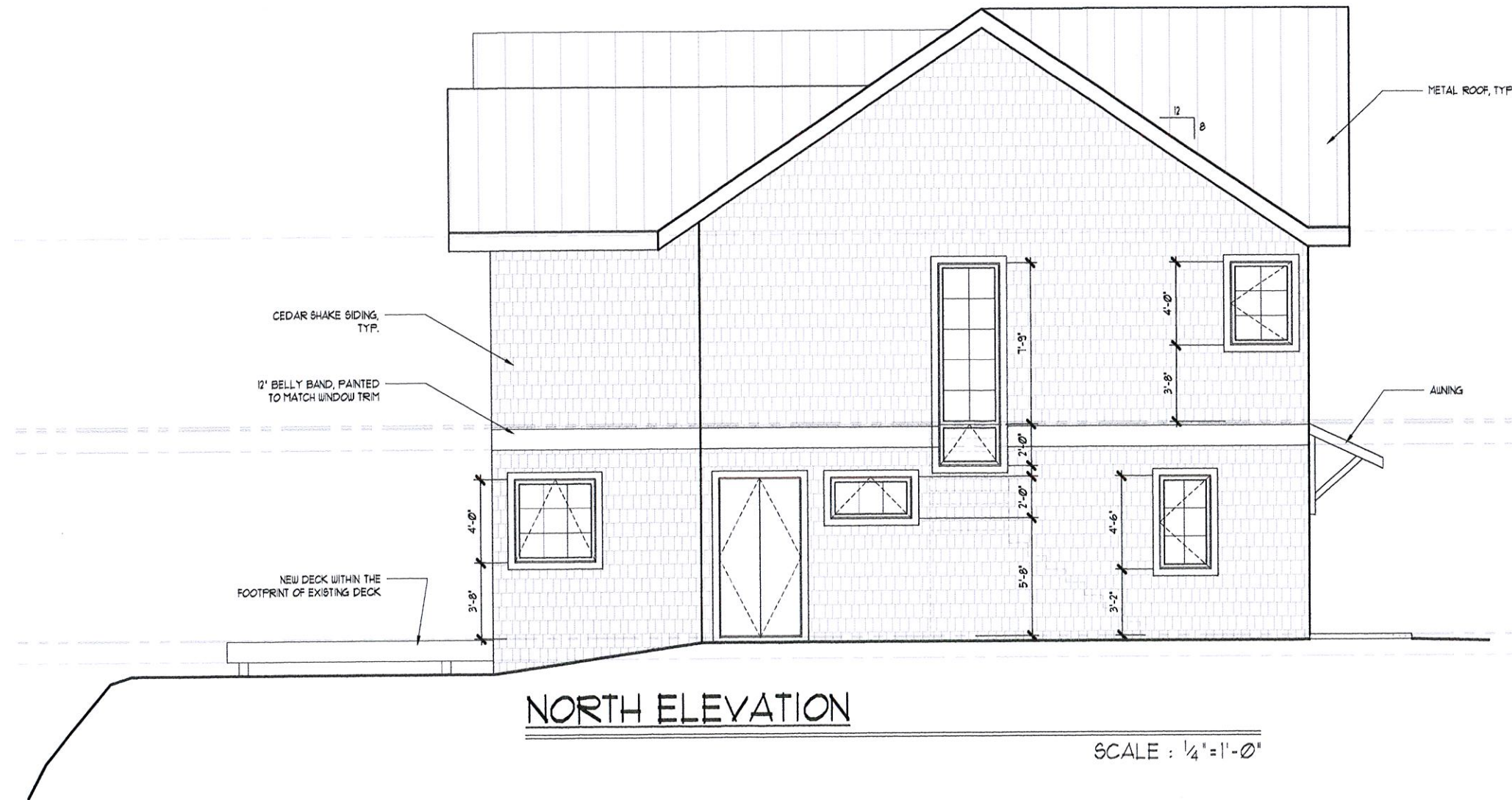
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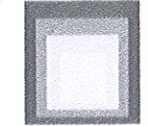
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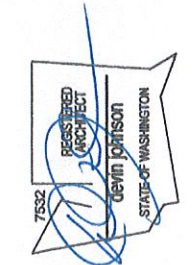




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Date NOV 2015  
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By and Date

Description  
PREAPPLICATION  
SITE PLAN AND DESIGN REVIEW  
DESIGN REVIEW BOARD SUPPLEMENTAL INFO  
SITE PLAN AND DESIGN REVIEW REVISIONS

Revisions  
No. By Date  
1 AG 06/17/2014  
2 AG 09/22/2014  
3 AG 10/26/2014  
4 ESS 11/26/2015

Project: No: 14-667  
RANSOM APARTMENTS  
380 - 390 ERICKSEN AVE NE  
BAINBRIDGE ISLAND, WA 98110  
Owner:  
ATTALINA, LLC  
PO BOX 1140  
BAINBRIDGE ISLAND, WA 98110

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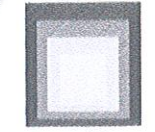
BUILDING ELEVATIONS

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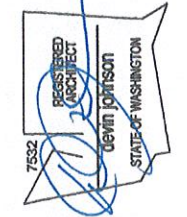
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| Date               | NOV 2015 |
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| By and Date        |          |

| Revisions |     | Description |                                       |
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City of Bainbridge Island

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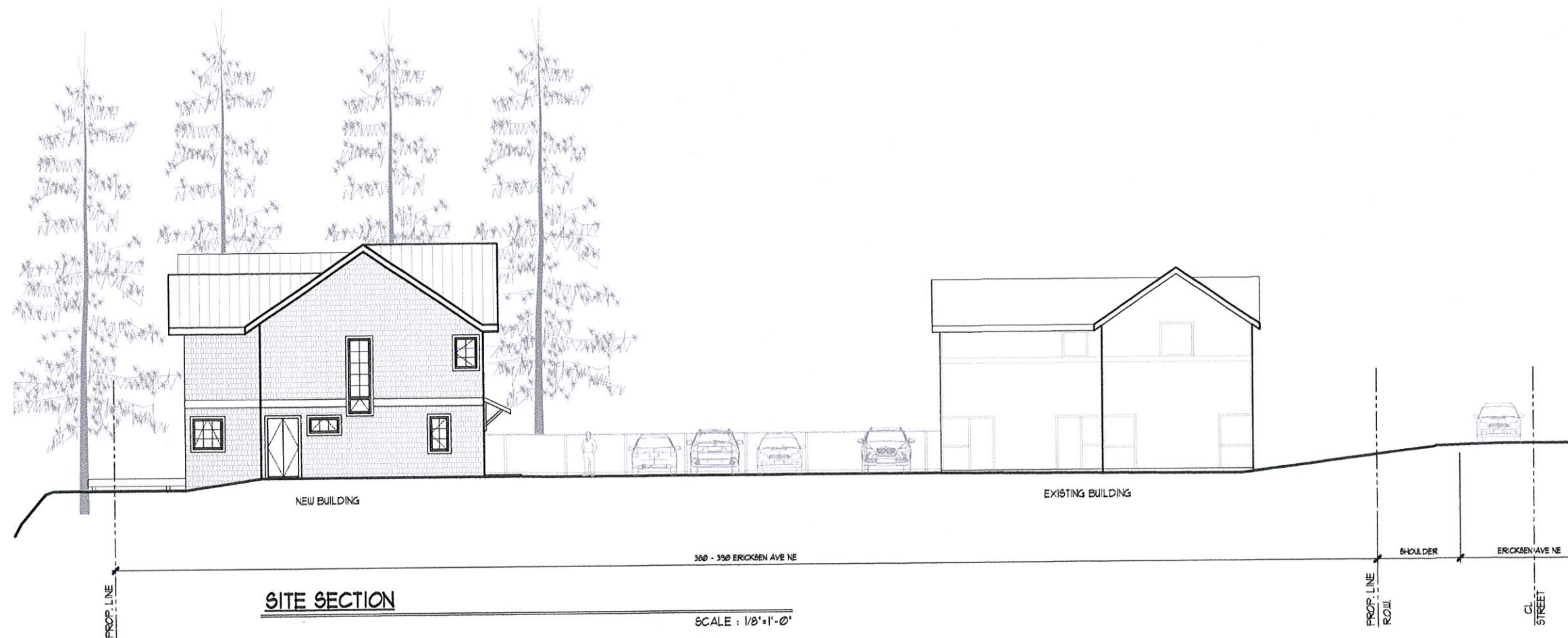
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Sheet Title:

SITE SECTION AND  
STREET ELEVATION

Sheet No:

A-4.0

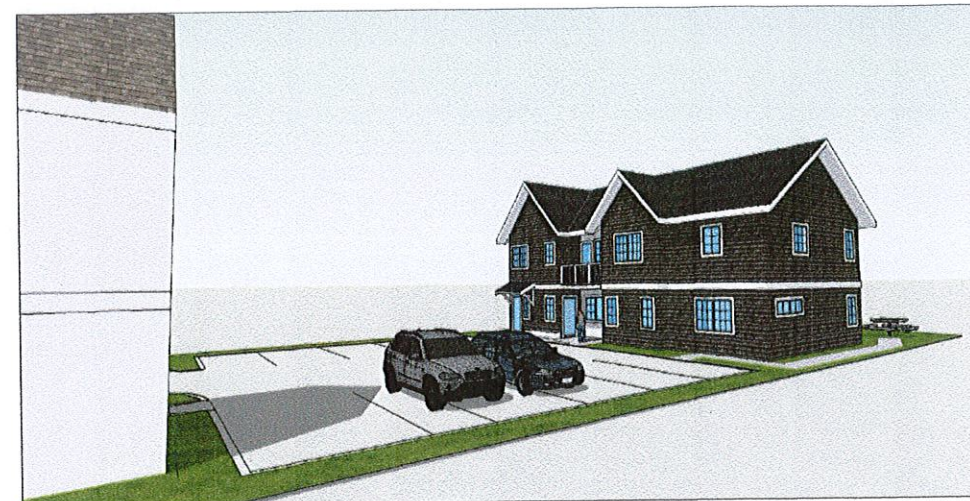


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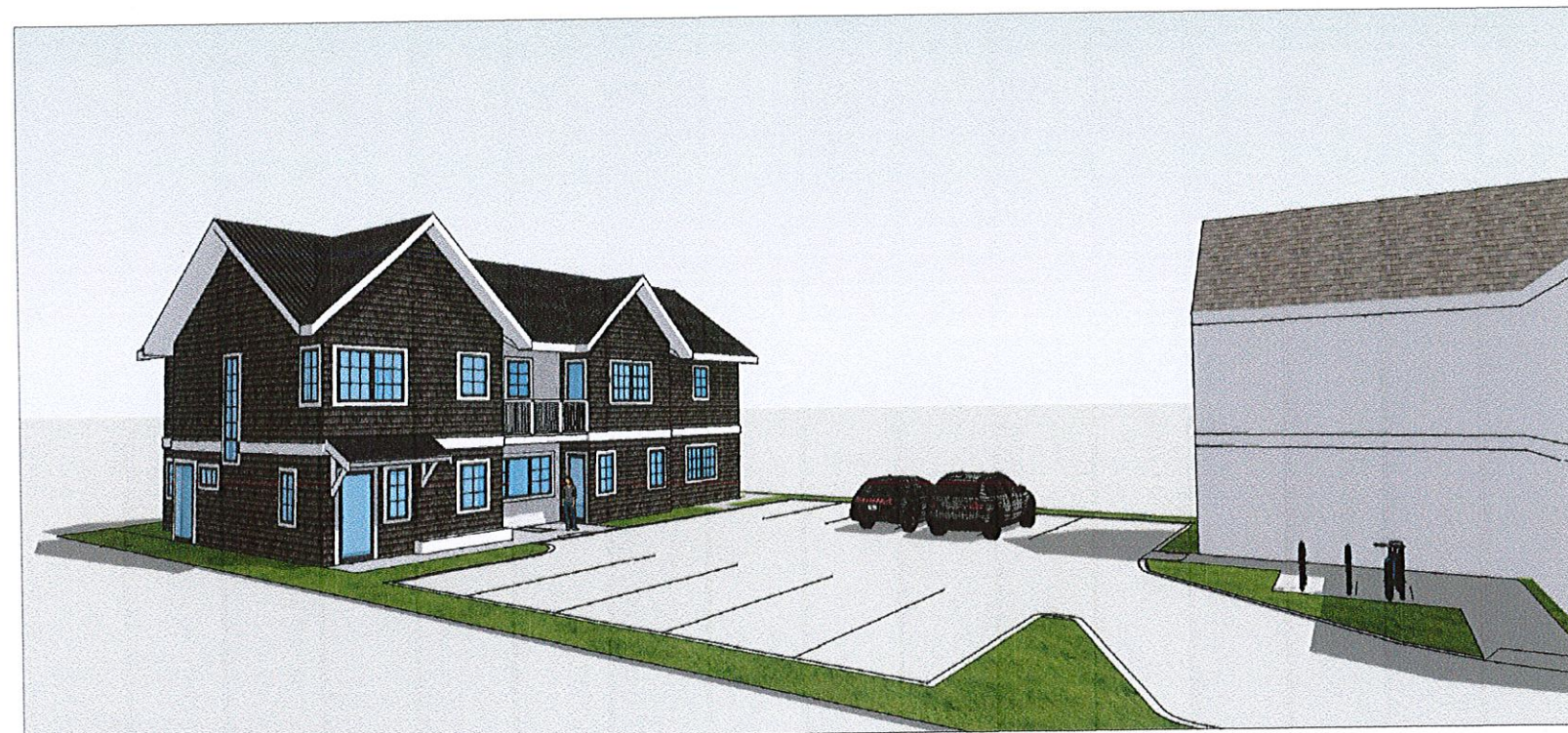




NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE 2

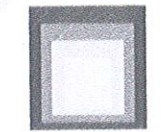


NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE

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| Date               | NOV 2015 |
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| By and Date        |          |

| Revisions | No. | By         | Date                                  | Description |
|-----------|-----|------------|---------------------------------------|-------------|
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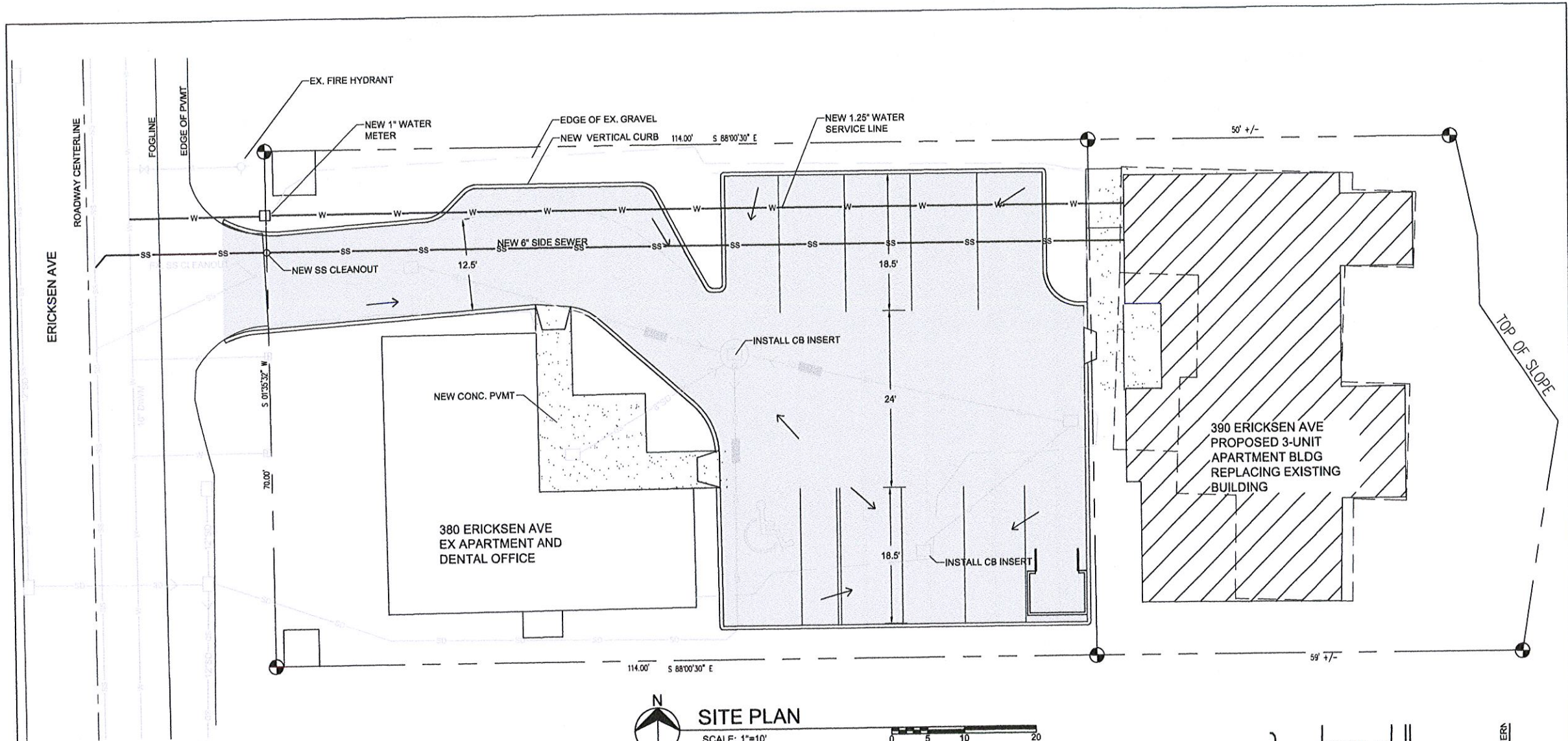
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RANSOM APARTMENTS  
300 - 350 ERICKSEN AVE NE  
BAINBRIDGE ISLAND, WA 98110  
Owner: ATTALINA, LLC  
PO BOX 11410  
BAINBRIDGE ISLAND, WA 98110

Scale: 1" = 10'-0"  
Sheet Title:

PERSPECTIVE VIEWS

Sheet No:  
A-4.1

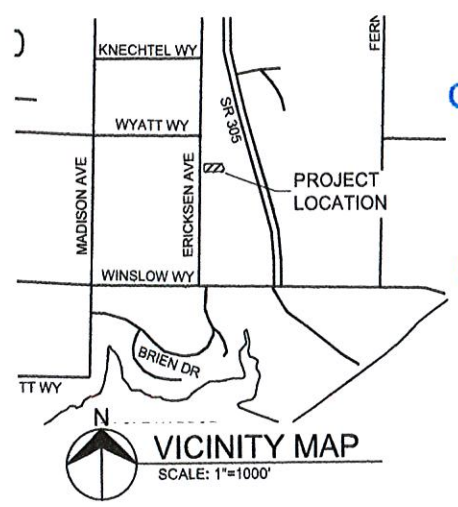




**SITE PLAN**  
SCALE: 1"=10'  
TOPOGRAPHY BASED ON PUBLICLY AVAILABLE KPUD#1 LIDAR DATA (NAVD88 DATUM). FEATURES BASED ON FIELD OBSERVATIONS AND THE ARCHITECTURAL PLAN

- NOTES**
- LAND COVER AREAS AS FOLLOWS:  
TOTAL AREA = 12,066 SF  
EX. IMPERVIOUS AREA = 7,645 SF  
TOTAL DEVELOPED IMPERVIOUS AREA = 7,935 SF  
NEW/REPLACED IMPERVIOUS AREA = 6,670 SF
  - PROJECT IS CLASSIFIED AS A REDEVELOPMENT AND MUST MEET MINIMUM REQUIREMENTS 1-10 FOR NEW AND REPLACED IMPERVIOUS SURFACE. SEE THE ACCOMPANYING REPORT FOR DETAILS.
  - DETAILS OF THE EXISTING STORM DRAINAGE SYSTEM AND TOPOGRAPHY ONSITE WILL BE REFINED DURING FINAL DESIGN.
  - EXISTING CATCH BASIN RIMS WILL BE ADJUSTED AFTER PAVING THE PARKING LOT.
  - A DETAILED TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN WILL BE PREPARED DURING FINAL DESIGN.
  - GRAVEL WILL BE REMOVED FROM AREAS OUTSIDE OF THE NEW CURBING AND SOIL WILL BE RESTORED.
  - POWER, TELEPHONE AND CABLE TELEVISION WILL BE DESIGNED SEPARATELY.
  - WATER AND SEWER TO BE PROVIDED BY EXISTING SERVICE LINES.

- LEGEND**
- EXISTING WATER MAIN
  - EXISTING STORM DRAIN
  - EXISTING SEWER MAIN
  - EXISTING CONTOUR
  - PROPERTY LINE
  - PROPOSED CURB
  - PROPOSED ASPHALT PVTMT
  - PROPOSED FLOW DIRECTION
  - EXISTING CATCH BASINS

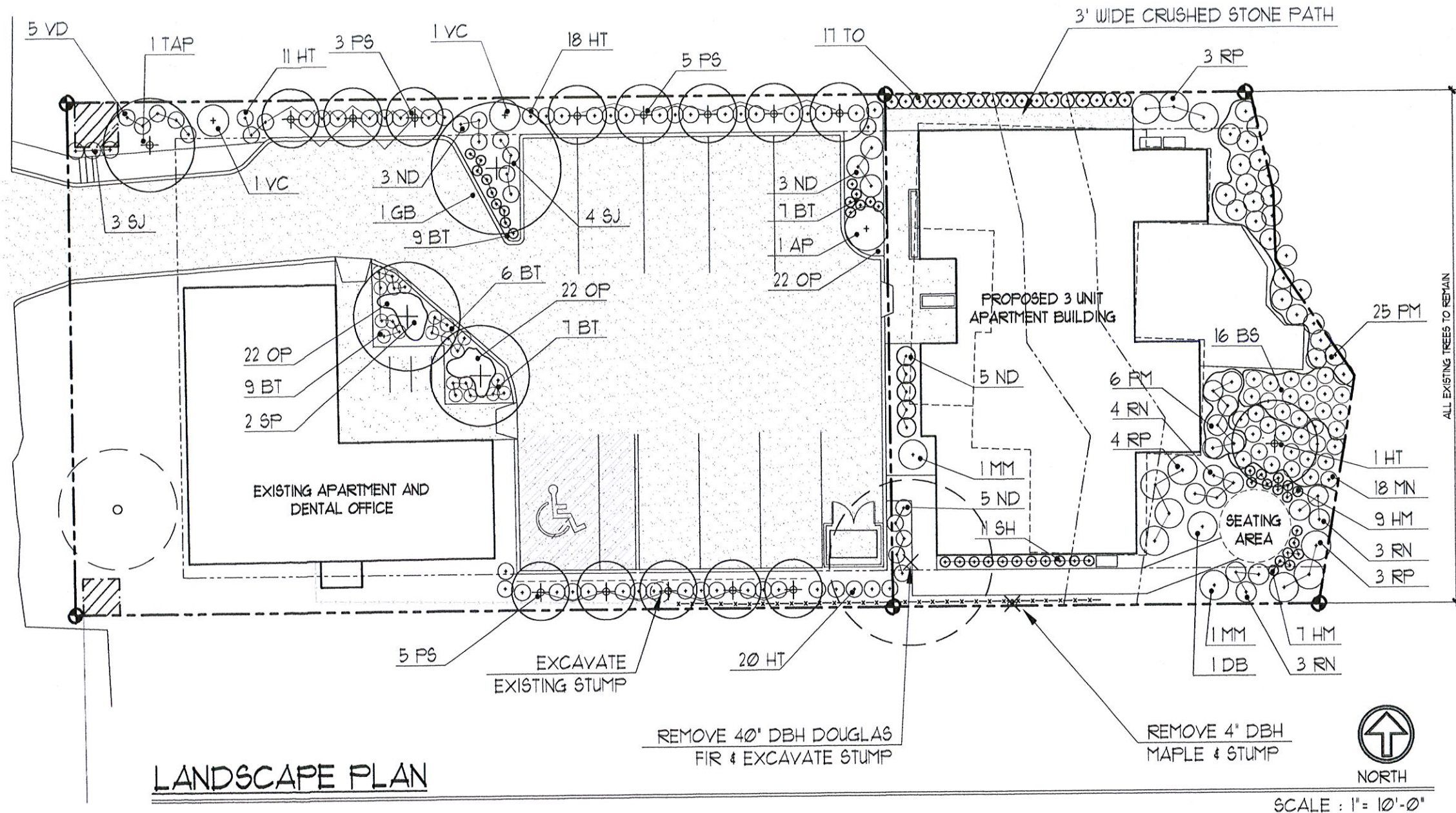


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| SITE PLAN<br>ERICKSEN AVE APARTMENTS<br>SITE PLAN AND DESIGN REVIEW                                                                         |                                                               |                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>BROWNE • WHEELER</b><br>ENGINEERS, INC<br>241 ERICKSEN AVENUE NE<br>BAINBRIDGE ISLAND, WA 98110<br>P 206.842.0605 INFO@BrowneWheeler.COM | JOHNSON SQUARED ARCH.<br>595 MADISON AVE<br>BAINBRIDGE IS, WA | DATE 10/9/14<br>DESIGNED D.BROWNE<br>DRAWN D.BROWNE<br>CHECKED A.WHEELER<br>PROJECT # |
|                                                                                                                                             |                                                               | <b>1</b><br>10F1                                                                      |





## LANDSCAPE PLAN

### PLANTING NOTES:

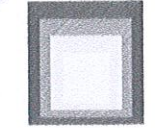
- All plantings shall conform to the work detailed in the drawings and described in the notes. The Contractor, and all sub-Contractors when applicable, shall furnish all materials, equipment, and labor necessary to execute the work.
- Plant materials shall be provided in accordance with the American Association of Nurserymen Standards for size, health, and typical habit of growth. No plant substitutions are permitted without the consent of the Landscape Architect. The Landscape Architect maintains the right to reject any plant material for proper cause, once it has been delivered to the site.
- The site shall be properly prepared prior to the commencement of all planting operations. This includes proper grading in accordance with the Drawings and the preparation of the planting beds.
- For all plantings, beds shall be a full depth of backfilled or tilled topsoil mixture consisting of 80% topsoil and 20% humus. Topsoil shall be obtained from stockpiled sources on site when available, or from outside sources provided by the Contractor. Depth of shrub beds shall be a minimum of six inches wider than the nearest plant ball, and not less than 18" deep; beds for groundcovers shall be 12" deep. For plantings of individual trees or major shrubs, planting holes shall be a minimum of twelve inches larger in diameter and six inches deeper than the ball of the plant.

- Unless specifically requested otherwise, the Contractor shall lay out all plant material in accordance with the Drawings for adjustments and approval by the Landscape Architect prior to planting.
- Planting operations shall be executed in accordance with the best practices of the industry. Plants shall be properly protected and handled at all times. Plants shall be planted straight and true, and at the proper depths. All tags, labels, non-biodegradable ball material, branch bindings and bailing shall be removed immediately after plants are backfilled.
- All planting beds shall be mulched with two to three inches of double shredded composted mulch.
- A temporary drip irrigation system shall be installed to maintain the watering of new planting for a period of two years. All irrigation systems shall abide by BIMC 18.15.010.1
- All planting shall be performed between September 15 and June 15. All transplants shall be watered immediately before and after backfilling and receive a liquid mycorrhizal treatment.

### PLANT MATERIAL LIST:

| Key                | Botanical Name                              | Common Name                  | Qty. | Size       | Roots | Comments            |
|--------------------|---------------------------------------------|------------------------------|------|------------|-------|---------------------|
| <b>Trees</b>       |                                             |                              |      |            |       |                     |
| AP                 | Acer palmatum 'Shishigashira'               | Lions Head Japanese Maple    | 1    | 6'-8' Ht.  | B&B   | Specimen Quality    |
| GB                 | Ginkgo biloba 'Princeton Sentry'            | Princeton Sentry Ginkgo      | 1    | 3" caliper | B&B   |                     |
| HI                 | Hamamelis x intermedia 'Dianne'             | Hybrid Witchhazel            | 1    | 4'-5' Ht.  | B&B   |                     |
| PS                 | Prunus sargentii 'Columnaris'               | Columnar Sargent Cherry      | 13   | 2" caliper | B&B   |                     |
| SP                 | Stewartia pseudocamellia                    | Japanese Stewartia           | 2    | 8'-10' Ht. | B&B   | Multi Stem Specimen |
| TO                 | Thuja occidentalis 'Degroot's Spire'        | Compact Columnar Arborvitae  | 17   | 6'-8' Ht.  | B&B   |                     |
| <b>Shrubs</b>      |                                             |                              |      |            |       |                     |
| BC                 | Berberis thunbergii atropurpurea 'Concorde' | Purple Leaf Dwarf Barberry   | 9    | 1 Gallon   | Cont. |                     |
| BS                 | Blechnum spicant                            | Deer Fern                    | 16   | 1 Gallon   | Cont. |                     |
| BT                 | Berberis thunbergii atropurpurea 'Goruzam'  | Golden Ruby Barberry         | 39   | 1 Gallon   | Cont. |                     |
| DB                 | Daphne x burkwoodii 'Carol Mackie'          | Variegated Daphne            | 1    | 5 Gallon   | Cont. |                     |
| HM                 | Hakonechloa macra 'Aureola'                 | Gold Variegated Forest Grass | 16   | 1 Gallon   | Cont. |                     |
| HT                 | Hebe topiaria                               | Hebe                         | 49   | 2 Gallon   | Cont. |                     |
| MM                 | Mahonia x media 'Winter Sun'                | Winter Sun Hybrid Mahonia    | 2    | 5 Gallon   | Cont. |                     |
| MN                 | Mahonia nervosa                             | Dull Oregon Grape            | 18   | 1 Gallon   | Cont. |                     |
| ND                 | Nandina domestica 'Moon Bay'                | Compact Heavenly Bamboo      | 16   | 2 Gallon   | Cont. |                     |
| OP                 | Ophiopogon planiscapus 'Nigrescens'         | Black Mondo Grass            | 66   | 4" pot     | Cont. |                     |
| PM                 | Polystichum munium                          | Sword Fern                   | 31   | 1 Gallon   | Cont. |                     |
| PV                 | Pleioblastis viridistriatus                 | Dwarf Green Stripe Bamboo    | 11   | 1 Gallon   | Cont. | Sub. Low Runner     |
| RN                 | Rhododendron 'Nancy Evans'                  | Hybrid Rhododendron          | 10   | 2 Gallon   | Cont. |                     |
| RP                 | Rhododendron ponticum 'Variegatum'          | Variegated Rhododendron      | 10   | 5 Gallon   | Cont. |                     |
| SH                 | Sarcococca hookeriana var. hookeriana       | Sweetbox                     | 11   | 1 Gallon   | Cont. |                     |
| SJ                 | Spirea japonica 'Walburna'                  | Magic Carpet Spirea          | 7    | 1 Gallon   | Cont. |                     |
| VD                 | Viburnum davidii                            | David's Viburnum             | 16   | 2 Gallon   | Cont. |                     |
| VC                 | Viburnum carlesii 'Aurora'                  | Korean Spice Viburnum        | 2    | 5 Gallon   | Cont. |                     |
| <b>Transplants</b> |                                             |                              |      |            |       |                     |
| TAP                | Acer palmatum 'Bloodgood'                   | Bloodgood Japanese Maple     | 1    | 6' Ht.     |       |                     |

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Drawn By AG Date 08/27/2014  
Checked By DJ Date 08/27/2014  
Approved For Owner By and Date

Description  
PRELIMINARY  
SITE PLAN AND DESIGN REVIEW  
SITE PLAN AND DESIGN REVIEW

Revisions  
No. By Date  
1 AG 08/27/2014  
2 AG 08/27/2014  
3 EES 09/30/2014

City of Bainbridge Island

NOV 30 2015

Planning and  
Community Development

Project: No. 14-661  
RANSOM APARTMENTS  
300 - 390 ERICKSEN  
BAINBRIDGE ISLAND, WA 98110  
Owner: ATTALINA, LLC  
PO BOX 1410  
BAINBRIDGE ISLAND, WA 98110

Scale: 1" = 10'-0"  
Sheet Title:

LANDSCAPE PLAN

Sheet No:  
L-1.0



Design Review Board Design Guideline Checklist

Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

- ☐ “Pre-App” Meeting Checklist
- ☐ “Post-App” Meeting Checklist

Project Name/Case #:

Ransom Apartments

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

Revisions per Design Review Board Comments – November 30, 2015; Pre-App - July 15, 2014

Project Description:

Demolish existing building and build a new 2-story, 3-unit apartment building.

| Applicable Design Guidelines         |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                      |                  |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Design Guideline                     | Intent                                                                                                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Applicant Response                                                                                                                                                                                                   | DRB Action (Y/N) |
| 1. Parking Lot Location              | To have parking lots be as visually unobtrusive as possible.                                                              | Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.                                                                                                                                                                                                                                                                                                                                                                                                | The parking lot for the entire development is located behind an existing building. It does not front Ericksen Ave.                                                                                                   |                  |
| 2. Outdoor Open Spaces and Amenities | To establish, over time, a variety of open spaces within the town center                                                  | New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.                                                   | The portion of the site that is being developed is at the rear of the property. A seating area in back of the new building near the ravine is proposed, with an access path leading from the parking lot.            |                  |
| 3. Pedestrian Connections            | To create a network of safe, comfortable and attractive linkages for people on foot                                       | New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles. | A walkway at the front of the site, separate from the main traffic entry lane, is proposed for pedestrian access to the site. This walkway leads into the site, where tenants will have easy access to the building. |                  |
| 4. Shielded Lighting                 | To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development. | Freestanding light fixtures should not exceed 14’ in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.                                                                                                                                                                                                                                                                                                                                                                 | For this project there is no need for freestanding light fixtures on the property. The exterior light fixtures will be need are to be located on the building and they will follow the COBI lighting requirements.   |                  |



**Design Review Board Design Guideline Checklist**  
Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

| Applicable Design Guidelines           |                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Design Guideline                       | Intent                                                                                                                                      | Description                                                                                                                                                                                                                                                                                                                                                                                  | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | DRB Action (Y/N) |
| <b>5. Screen Service Areas</b>         | To conceal loading, trash, and storage areas from view.                                                                                     | Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.                                                                                                                                                | The garbage and recycling containers will be enclosed on all sides with solid walls and vegetation. The location of this area is almost 100’ away from Ericksen Ave – so pedestrians will not have a view of the enclosure.                                                                                                                                                                                                                                                                                                                                  |                  |
| <b>6. Common Open Space</b>            | To ensure that open spaces within a development containing dwelling units are truly usable by all residents.                                | While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided. | The portion of the site that is being developed is at the rear of the property and does not have a connection to Ericksen Ave or the adjacent properties.<br><br>A path from the parking lot provides access to a seating area overlooking the ravine, which is accessible to all tenants. The landscaped areas around the proposed building will also be accessible to the residents.                                                                                                                                                                       |                  |
| <b>6a. Conceal Garage Doors</b>        | To ensure that street frontages are not dominated by vehicular storage facilities.                                                          | Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.                                                                                                   | The proposed building does not have garage doors or parking garages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| <b>7. Overall Form</b>                 | To create visual continuity among buildings having potentially different styles.                                                            | Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct “base” as well as a “cap”.                                                                                                                                                                                                            | The roof forms help create visual continuity between the proposed building and the existing building. The gable roofs create the desired cap and the cedar shake siding creates the base.                                                                                                                                                                                                                                                                                                                                                                    |                  |
| <b>8. Entrances</b>                    | To make it apparent from the street where major entrances to buildings are located.                                                         | Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.                                                                                                                            | The buildings’ intended use is 3 apartment units – so there is not a need for a principal entrance. The public will not need access to the building. Two of the entrances are located below a second floor deck and the other entry is located below a canopy. A walkway, separate from the main traffic entry lane at the front of the site, is proposed for pedestrian access to the site.                                                                                                                                                                 |                  |
| <b>9. Conceal Mechanical Equipment</b> | To ensure that larger pieces of mechanical equipment are visually unobtrusive.                                                              | Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.                                                                                                                                                                                                                          | There will not be any mechanical equipment on the roof. A condenser coil for the heat pumps will be located on the north side of the building – and it will be concealed with native landscaping.                                                                                                                                                                                                                                                                                                                                                            |                  |
| <b>10. Structured Parking</b>          | To diminish the visual impact of parking as viewed from streets.                                                                            | Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.                                                                                                                                                                   | The parking area is located 60’-0” off of Ericksen Ave. Vegetation will be used to screen the parking from Ericksen Ave.                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| <b>11. Encouraging Varied Details</b>  | To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings. | Buildings containing residential dwellings should incorporate most, if not all, of the following elements: <ul style="list-style-type: none"> <li>• Front porches or stoops</li> <li>• Bay windows or dormers</li> <li>• Visible trim around windows and building corners</li> <li>• Base articulation, such as a plinth or first floor raised above grade</li> </ul>                        | The proposed building will use architectural modulation to produce visual interest with a mixture of texture, pattern and rhythm in the building facades. The design of the building includes: horizontal lap siding, cedar shake siding, trim at windows, prominent roof overhangs, a covered deck at the entry and knee braces supporting a canopy at the entries. The 3 apartment entrances will add interest and create a sense human scale. There is both a shed canopy and an exterior deck – both of which break down the bulk of the building scale. |                  |

Design Review Board Design Guideline Checklist

Mixed Use Town Center and High School Road Districts / General Design Guidelines– BIMC 18.18.030

| Applicable Design Guidelines |                                                                                                       |                                                                                                                                                                                        |                                                        |                  |
|------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------|
| Design Guideline             | Intent                                                                                                | Description                                                                                                                                                                            | Applicant Response                                     | DRB Action (Y/N) |
| 12. Integration              | To ensure that signage is a part of the overall design approach to a project and not an afterthought. | The design of signs should be integrated with the architecture and site design of a project.                                                                                           | There is no new signage proposed for this development. |                  |
| 13. Creativity               | To encourage interesting and even unusual approaches to graphic design.                               | Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged. | None proposed.                                         |                  |
| 14. Awning Signs             | To produce a visual effect that emphasizes buildings and vegetation, not advertising.                 | Signs painted on awnings are allowed, but awnings should not be internally illuminated.                                                                                                | None proposed.                                         |                  |

Guidelines Requiring Action per DRB:

DRB Summary Motion on Actions:



**DESIGN REVIEW BOARD DESIGN GUIDELINE CHECKLIST**  
**MIXED USE TOWN CENTER/ERICKSEN DISTRICT DESIGN GUIDELINES BIMC 18.18.020**

NOV 30 2015

Planning and  
Community Development☐ Preapplication Conference Checklist☐ Formal Submittal Checklist

|                                                                                |                    |                                                |                                                                       |
|--------------------------------------------------------------------------------|--------------------|------------------------------------------------|-----------------------------------------------------------------------|
| <b>PROJECT NAME</b><br>RANSOM APARTMENTS                                       | <b>CASE NUMBER</b> | <b>SITE ADDRESS</b><br>380-390 ERICKSEN AVE NE | <b>TAX PARCEL NUMBER(S)</b><br>8127-000-000-0001<br>8127-000-390-0009 |
| <b>PROJECT DESCRIPTION</b>                                                     |                    |                                                |                                                                       |
| Demolish existing building and build a new 2-story, 3-unit apartment building. |                    |                                                |                                                                       |

| <b>SITE DESIGN</b>                                                                                                                                                                                                                                                                                                                                                                                   |                                                               |                                                                                                                                                                                                                                                                                                                  |                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| DESIGN GUIDELINE                                                                                                                                                                                                                                                                                                                                                                                     | INTENT                                                        | GUIDELINE                                                                                                                                                                                                                                                                                                        | DRB<br>ACTION<br>(Y/N) |
| <b>SITE DESIGN 1</b>                                                                                                                                                                                                                                                                                                                                                                                 | Ensure that the pre-1920s residential character predominates. | <b>PRESERVATION OF HISTORIC BUILDINGS</b><br>Owners are strongly encouraged to preserve historic (pre-1920) buildings. Any additions to existing historic structures shall be located to the rear and shall be consistent with the character of the older structure.                                             |                        |
| <p>Applicant Response:</p> <p>The existing building to be demolished is not in the pre-1920's character. It is in a state of disrepair – built in 1942. We propose a design that both respects the historic nature of the Ericksen Avenue district and is appropriately contemporary in appearance. The existing building nearest the road was constructed in 1985 +/- and will remain the same.</p> |                                                               |                                                                                                                                                                                                                                                                                                                  |                        |
| <b>SITE DESIGN 2</b>                                                                                                                                                                                                                                                                                                                                                                                 | Modest scale of buildings.                                    | <b>SCALE OF BUILDINGS</b><br>Scale of buildings in this corridor shall remain modest (refer to guideline Building Design 1). Any new development shall be constructed so that building forms, roof shapes and relationship of building to street are compatible with the historic structures on Ericksen Avenue. | DRB<br>ACTION<br>(Y/N) |
| Applicant Response:                                                                                                                                                                                                                                                                                                                                                                                  |                                                               |                                                                                                                                                                                                                                                                                                                  |                        |

|                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| The building form and roof shape has a scale that fits in with the adjacent properties on Ericksen Ave. The modulation of the facades and roof shapes of the building keep the scale of the overall form small and appropriate. The footprint of the proposed building is 1,875 square feet.                                          |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |
|                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |
| <b>SITE DESIGN 3</b>                                                                                                                                                                                                                                                                                                                  | Reinforce the historic pattern of development by retaining open-air view corridors from Ericksen Avenue through to the Winslow Ravine. | <b>RAVINE VIEW CORRIDORS</b><br>On the west side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under Highway 305), the total of both side yard setbacks shall be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences. | <b>DRB ACTION</b><br>(Y/N) |
| <b>Applicant Response:</b><br><br>The proposed building will be located within the existing footprint of the existing office building on the north, south, and east sides, respecting existing critical areas and making no changes to the existing side yard setbacks. The existing view corridor to the ravine shall remain intact. |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |
| <b>SITE DESIGN 4</b>                                                                                                                                                                                                                                                                                                                  | Reinforce the historic pattern of development.                                                                                         | <b>SETBACKS</b><br>Buildings shall be set back from the front property line in accordance with the zoning ordinance, which allows porches and bay windows to intrude into the setback.                                                                                                                                                                                                                                                                  | <b>DRB ACTION</b><br>(Y/N) |
| <b>Applicant Response:</b><br><br>The portion of the site that is being developed is at the rear of the property – it does not have a direct relationship to the front property line on Ericksen Ave. The existing condition along Ericksen Ave will remain as is.                                                                    |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |
| <b>SITE DESIGN 5</b>                                                                                                                                                                                                                                                                                                                  | Reinforce the historic pattern of development.                                                                                         | <b>LANDSCAPE FRONT YARDS</b>                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>DRB ACTION</b><br>(Y/N) |



|                                                                                                                                                                                     |                                                        |                                                                                                                                                                                                                     |                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|                                                                                                                                                                                     |                                                        | Landscaped front yards shall be provided. At least 50% of the area between the ROW and the building setback shall be landscaped with trees, shrubs and ground cover.                                                |                            |
| <p>Applicant Response:</p> <p>The existing landscaping along Ericksen Ave will remain as it is. The portion of the site that is being developed is at the rear of the property.</p> |                                                        |                                                                                                                                                                                                                     |                            |
|                                                                                                                                                                                     |                                                        |                                                                                                                                                                                                                     |                            |
| <b>SITE DESIGN 6</b>                                                                                                                                                                | To have signs along this corridor be very unobtrusive. | <b>SIGNS</b><br>The design of signs should be integrated with the architecture of the building, with features and materials common to pre-1920 structures on Ericksen. No neon or internally lit signs are allowed. | <b>DRB ACTION</b><br>(Y/N) |
| <p>Applicant Response:</p> <p>There is no proposed new signage for this project. Existing signage for the existing building to remain on the site shall remain unchanged.</p>       |                                                        |                                                                                                                                                                                                                     |                            |

*Building Design Guidelines continued on following page...*

| BUILDING DESIGN                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| DESIGN GUIDELINE                                                                                                                                                                                                                                                                    | INTENT                                                                           | GUIDELINE                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| <b>BUILDING DESIGN 1</b>                                                                                                                                                                                                                                                            | Ensure that the scale of new development is compatible with historic structures. | <b>MAXIMUM BUILDING FOOTPRINT</b><br>South of Wyatt, the total footprint of any building shall not exceed 2500 sf. North of Wyatt, buildings shall be designed in sections with footprints not exceeding 2500 sf. There shall be no minimal connections between these sections so that the overall project appears more compatible with smaller, individual buildings to the south of Wyatt. | DRB ACTION<br>(Y/N) |
| Applicant Response:<br><br>The scale of the new apartments are compatible with the historic structures of the neighborhood. The footprint is approximately 1,875 square feet.                                                                                                       |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| <b>BUILDING DESIGN 2</b>                                                                                                                                                                                                                                                            | Continue the historic pattern of building forms.                                 | <b>PITCHED ROOFS</b><br>Buildings should have pitched roofs with one or more visible ridge lines. Roof pitch on main roofs shall have at least 8: 12 and no more than 12: 12. Roof overhang should be at least 12". Roof pitch on shed dormers and attached porches shall be at least 4: 12. No continuous roof ridge shall be over 50' long.                                                | DRB ACTION<br>(Y/N) |
| Applicant Response:<br><br>The building has pitched roofs with several visible ridge lines. The main roof is 8: 12 and the smaller roofs are 12:12. The overhangs are 24". There are no continuous roof ridges over 50' long, as the proposed ridge is interrupted by cross-gables. |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                              |                     |



|                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
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|                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| <b>BUILDING DESIGN 3</b>                                                                                                                                                                                                                                                                                                                                                                              | Continue the historic pattern of building forms. | <b>BUILDING AND SITE ACCESS</b><br>In new construction, features such as handicap access and pedestrian access to underground parking shall be integrated within buildings, not placed as visible add-ons.<br><br>In remodel projects, this guideline will be met to the extent feasible.                                                                                                                                | DRB ACTION (Y/N) |
| Applicant Response:<br><br>The new construction will have appropriate handicap access to the building(s). The entire handicap parking area shall be striped painted per request of the DRB. A sidewalk for pedestrian use is provided from the street into the property.<br><br>There is not underground parking. The design of the building form is similar to the historic pattern of Ericksen Ave. |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| <b>BUILDING DESIGN 4</b>                                                                                                                                                                                                                                                                                                                                                                              | Continue the historic pattern of building forms. | <b>BUILDING MATERIALS</b><br>Such features and materials common to the pre-1920 structures on Ericksen as horizontal wood siding, frieze boards, double-hung windows, trim at windows, corner braces, porches, bay windows, prominent roof overhangs and red brick chimneys, are encouraged. It is the responsibility of the applicant to demonstrate that proposed building materials meet the intent of the guideline. | DRB ACTION (Y/N) |
| Applicant Response:<br><br>The design of the building includes: horizontal lap siding, cedar shake siding, trim at windows, prominent roof overhangs, a covered deck at the entry and knee braces supporting a canopy at the entry.                                                                                                                                                                   |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |

|  |  |
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*Additional comments/recommendations from the Design Review Board on the following page...*

|                                                     |
|-----------------------------------------------------|
| GUIDELINES REQUIRING ACTION PER DESIGN REVIEW BOARD |
|                                                     |
| DESIGN REVIEW BOARD SUMMARY MOTION ON ACTIONS       |
|                                                     |