



Planning Commission Regular Meeting Thursday, June 11, 2026

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/86561143070>
or Telephone: US: +1 253 215 8782
Webinar ID: 865 6114 3070

Agenda

1. Call to Order / Roll Call / Land Acknowledgement - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 PM

3. Planning Commission Meeting Minutes - 6:10 PM

Minutes

A. Minutes

4. Public Comment - 6:15 PM

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person. Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

5. Planning Director's Report - 6:25 PM

6. Regular Business - 6:30 PM

- A. Review and Recommendation for Wing Point Golf and Country Club Pro Shop SPR/CUP Application PLN52754 SPR CUP

7. Good of the Order - 7:30 PM

8. Adjournment - 7:35 PM

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator at cityadmin@bainbridgewa.gov or 206-842-2545 as soon as possible, preferably at least 2 business days prior to the meeting.



Planning Commission Regular Meeting Agenda Bill
Thursday, June 11, 2026

Agenda Item: Minutes

Department: Planning Commission

Agenda Section: Planning Commission Meeting Minutes - 6:10 PM

Estimated Time: 5 Minutes Minutes

Recommendation:

I move to approve the meeting minutes from May 14, 2026, as presented.
I move to approve the meeting minutes from May 21, 2026, as presented.

Narrative:

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Planning Commission Regular Meeting 20260514_Minutes_Draft
2. Planning Commission Special Meeting - Draft Minutes 20260521



Planning Commission Regular Meeting Thursday, May 14, 2026

Meeting Minutes

1. Call to Order / Roll Call - 6:07 PM

Chair Blossom called the meeting to order at 6:07 PM and read the Land Acknowledgment. Present in Chambers were Commissioners Sarah Blossom, Criss Garcia, Alex Preudhomme, Ben Deines and Peter Schaab. Absent and excused were Commissioners Ariel Birtley and Sean Sullivan. Also present were City Council Liaisons Ashley Mathews and Lara Lant, Acting Planning Director Darron Buchanan, and Senior Planner Jennifer Sutton.

2. Approval of Agenda / Conflict of Interest Disclosure -

There were no conflicts of interest disclosed.

Motion: I move approval of the agenda, as presented.

Garcia/Preudhomme - The motion carried unanimously, 5-0.

3. Planning Commission Meeting Minutes -

A. Minutes

Motion: I move to approve the Planning Commission Minutes from April 9, 2026, as presented.

Garcia/Schaab - The motion carried unanimously, 5-0.

Motion: I move to approve the Planning Commission Minutes from April 23, 2026, as presented.

Schaab/Garcia - The motion carried unanimously, 5-0.

Motion: I move to approve the Planning Commission Minutes from April 30, 2026, as presented.

Schaab/Deines - The motion carried unanimously, 5-0.

4. Public Comment -

No public comments were offered.

5. Planning Director's Report -

Information Only.

6. Regular Business -

- A. Combined Public Hearings on Ordinance No. 2026-04 Adopting the Periodic Update to the Comprehensive Plan and Update to the Winslow Subarea Plan, and Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Plans.

Chair Blossom provided information on the Public Hearing and introduced Senior Planner Jennifer Sutton, who made a brief presentation regarding the updates to the Winslow Subarea Plan, Comprehensive Plan, and BIMC. Chair Blossom opened the Public Hearing at 6:32 PM and accepted public comments.

Motion: I move to continue the public hearing on Ordinances 2026-04 and 2026-05 until our next meeting on May 21st. (1:35:27)

Schaab/Garcia - The motion carried unanimously, 5-0.

Motion: I move to request that City Council reconsider the Planning Commission's recommendation for a 3.0 FAR in the High School Rd District, and a 4.0 FAR in the Ferry District, for incentivized programs, in support of sustainable, inclusive, and affordable housing on the island. (1:43:54)

Deines/Schaab - The motion carried, 4-0, with Commissioner Blossom abstaining.

7. Good of the Order -

Information Only.

8. Adjournment – 8:27 PM



**Planning Commission Special Meeting
Thursday, May 21, 2026
Meeting Minutes**

1. Call to Order / Roll Call / Land Acknowledgement – 6:21 PM

Chair Sarah Blossom called the meeting to order at 6:21 PM and read the Land Acknowledgment. Present in chambers were Commissioners Sarah Blossom, Airel Birtley, Peter Schaab, Alex Preudhomme, Sean Sullivan and Ben Deines. Also present in chambers were City Council Liaisons Ashley Mathews and Lara Lant. City staff present were Interim City Manager Ellen Schoer, Interim Planning and Community Development Director Darron Buchanan, Interim Public Works Director Peter Coralis, and Senior Planner Jennifer Sutton. Present via Zoom was Laura Hodgson, the Housing, Planning, & Data Manager from the Department of Commerce.

2. Approval of Agenda / Conflict of Interest Disclosure -

No conflicts were disclosed.

Motion: I move to approve the agenda.

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

3. Public Comment -

No public comments were offered.

4. Regular Business -

Chair Blossom continued the Public Hearing at 6:25 PM and received public comments. Chair Blossom closed the Public Hearing at 7:28 PM. Chair Blossom introduced Senior Planner Jennifer Sutton, who provided a brief presentation.

- A. Continued Combined Public Hearing on Ordinance No. 2026-04 Adopting the Periodic Update to the Comprehensive Plan and Update to the Winslow Subarea Plan, and Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Plans

Motion: I move to restore all of the currently proposed stricken language from Policy LU 8.F (formerly WMP 2-5.2) (1:48:49)

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

Motion: I move to add a sentence to Policy LU 8.F. The new sentence to follow the sentence, "*The bonus FAR are a means of advancing specific Comprehensive Plan policies and community values.*" Bonus FAR program will be provided, on a tiered basis, with the highest available bonus FAR flowing from affordable housing benefit. (2:01:17)

Sullivan/Schaab - The motion carried unanimously, 7-0.

Commissioner Sullivan excused himself from the meeting at 8:29 PM.

Motion: I move to amend proposed policy LU 13.1 to read: Add a park overlay district for existing parks that implement *use specific* standards to recognize and prioritize passive and active park and outdoor recreational uses. (2:23:38)

Schaab/Deines – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to increase the base FAR to 0.7 in the Ferry District and to 0.5 FAR in the High School Rd District. (4:12:25)

Preudhomme/Garcia – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move that in the Ferry District the base FAR in the residential (row in the chart on the screen) would rise to 0.6, and the mixed-use for the Ferry District would rise to 0.7 FAR, in the High School Road the base FAR for the residential zone would go up to 0.5 FAR, and then the mixed-use Grow would rise to 0.60. (4:20:52)

Preudhomme/Deines – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to amend Ordinance No. 2026-05 to add a new Section 9 to repeal and replace the City's Official Zoning Map, that reads: Section 9. The City of Bainbridge Island Official Zoning Map is hereby repealed and replaced as provided in Exhibit C, which is attached hereto and incorporated herein by reference. (4:24:25)

Schaab/Preudhomme – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to direct City staff to add current shoreline designation information to the Draft Updated Future Land Use Map and Official Zoning Map being updated by

Ordinance Nos. 2026-04 and 2026-05, respectively. (4:26:35)

Preudhomme/Blossom – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to recommend approval to the City Council of Ordinance No 2026-04 adopting the Periodic Updated to the Comprehensive Plan and Update to the Winslow Subarea Plan. (4:27:38)

Blossom/Garcia – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to recommend approval to the City Council of Ordinance No 2026-04 Adopting the Periodic Update to the Comprehensive Plan and Update to the Winslow Subarea Plan, as amended by the Planning Commission this evening. (4:29:14)

Garcia/Deines – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to recommend approval to the City Council of Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Plans. (4:29:47)

Deines/Birtley – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I move to recommend approval to the City Council of Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Plans, as amended by the Planning Commission this evening. (4:30:46)

Birtley/Schaab – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

Motion: I like to make a fiscal motion to ask staff to organize a formal after-action review following this Comprehensive Plan Update, to identify the best practices and future opportunities, to include public earlier, and to avoid the labor that was required to merge three options, none of which were acceptable to our community. (4:32:20)

Garcia/Schaab – The motion carried unanimously, 6-0. (Commissioner Sullivan was absent.)

5. Good of the Order –

Information Only.

6. Adjournment – 10:57 PM



Planning Commission Regular Meeting Agenda Bill **Thursday, June 11, 2026**

Agenda Item: Review and Recommendation for Wing Point Golf and Country Club Pro Shop SPR/CUP Application PLN52754 SPR CUP

Department: Planning Commission

Agenda Section: Regular Business - 6:30 PM

Estimated Time: 60 Minutes

Recommendation:

I move to recommend approval of the Wing Point Golf and Country Club Pro Shop project Site Plan and Design Review and Minor Conditional application, file number PLN52754 SPR CUP, to the Planning Director, including the conditions presented to the Planning Commission.

Narrative:

The applicant requests several updates to the Wing Point Golf and Country Club, located at 811 Cherry Avenue NE. The application includes:

- Construction of a new 4,000 square foot pro shop north of the existing parking lot (note, the current pro shop is within the clubhouse building and will be relocated to new building);
- Demolition of two storage buildings and sand/gravel containment structures, located inside the eastern fence along Cherry Avenue.
- Construct a new trash enclosure will be constructed near the service entry (northernmost vehicle entry from Cherry Avenue) and the entry gate replaced.
- Add a 1,000 square foot freestanding canopy at the south end of the driving

range, located north of the existing clubhouse.

- Reconfigure and repave the existing northernmost parking area to function as a one-way loop for a net gain of 6 parking spaces, including 2 spaces that will be Electric vehicle Supply Equipment (EVSE) parking spaces.
- Construct new lined stormwater detention pond with metered outflow at a low spot within the golf course, located north-west of the clubhouse.
- Construct new 5-foot sidewalk in the right of way along Cherry Avenue to connect to existing sidewalk north of the primary entrance.
- Proposed associated landscaping and trees.

Note, this application has been revised. The original application included demolition and expansion replacement of an existing garage/ maintenance building, the revised application does not include that work. This proposal is subject to a Major Site Plan & Design Review and a Minor Conditional Use Permit process, as outlined in Bainbridge Island Municipal Code (BIMC) sections 2.16.040 and 2.16.050. This consolidated permit review process requires the Planning Commission to hold a public meeting and recommendation on the project to the Planning Director. City staff have prepared a staff report that describes the permitting process, analysis for how the project is consistent with plans and regulations, and proposes conditions of approval.

Additional project documents can be viewed on the [public permitting portal](#).

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. PLN52754 Staff Report for Planning Commission
2. PLN52754 SPR_CUP Wing Point Pro Shop & Maintenance Building_PW-DE COA

Memo

3. BIFD Comments Wing Point Golf Country Club
4. 2026-01-21 Project Zoning Summary
5. 2026-04-23 revised project narrative
6. 2026-01-21 Written Architectural Narrative
7. 2026-02-20 Architectural Site Plans
8. 2026-01-21 Architectural Plan Set
9. 2026-02-20 Civil Plans
10. 2026-02-20 Landscape Plans
11. 2026-01-21 Arborist Report
12. 2026-01-21 Outdoor Lighting Plan
13. WPGCC 2026-05-13 Deviation Request - PCN
14. WPGCC Deviation Request for Access - PCN
15. 2026-05-19 Geotechnical Report
16. Design Standards Worksheet



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: June 5, 2026
To: Planning Commission
From: Jennifer Sutton, Senior Planner
Project: Wing Point Golf and Country Club Pro Shop
File Number: PLN52754 SPR Major and CUP Minor

Summary of Request: The applicant requests several updates to the Wing Point Golf and Country Club, located at 811 Cherry Avenue NE. The application includes:

- Construction of a new 4,000 square foot pro shop north of the existing parking lot (note, the current pro shop is within the clubhouse building and will be relocated to new building);
- Demolition of two storage buildings and sand/gravel containment structures, located inside the eastern fence along Cherry Avenue.
- Construct a new trash enclosure will be constructed near the service entry (northernmost vehicle entry from Cherry Avenue) and the entry gate replaced.
- Add a 1,000 square foot freestanding canopy at the south end of the driving range, located north of the existing clubhouse.
- Reconfigure and repave the existing northernmost parking area to function as a one-way loop for a net gain of 6 parking spaces, including 2 spaces that will be Electric vehicle Supply Equipment (EVSE) parking spaces.
- Construct new lined stormwater detention pond with metered outflow at a low spot within the golf course, located north-west of the clubhouse. The new detention pond is required due to the amount of new plus replaced hard surfaces (replaced surfaces greater than new).
- Construct new 5-foot sidewalk along Cherry Avenue to connect to the existing sidewalk north of the primary entrance.
- Proposed associated landscaping and trees.

Note: this application has been revised. The original application included demolition and expansion replacement of an existing garage/ maintenance building north of the parking lot; the revised application does not include that work. This proposal is subject to a Major Site Plan & Design Review and a Minor Conditional Use Permit process, as outlined in Bainbridge Island Municipal Code (BIMC) sections 2.16.040 and 2.16.050. This consolidated permit review process requires the Planning Commission to hold a public meeting and recommendation on the project to the Planning Director. City staff have

prepared a staff report that describes the permitting process, analysis for how the project is consistent with plans and regulations and proposes conditions of approval.

Recommendation: **APPROVAL** of the request as conditioned.

Part I: Land Use Process / Application History

Date:	Action:
March 12, 2024	Preapplication Conference
July 29, 2024	Design Review Board: Conceptual Proposal Review
July 25, 2024	Public Participation Meeting
November 18, 2024	Design Review Board: Design and Final Guidance Review Meeting
January 21, 2025	Major Site Plan Review (SPR) & Conditional Use Permit (CUP) application submitted
February 18, 2025	Application deemed technically complete
March 21, 2025	Notice of Application and SEPA comment period published
February 23, 2026	Revised project submitted without maintenance building replacement included.
June 11, 2026	Planning Commission Review / Recommendation meeting held

Part II: General Information and Site Characteristics

Assessor's Record Information:	
Tax lot number	5253-000-001-0101 (project location). Note that the total golf course is spread across several properties, but the current project is entirely on one lot.
Site Address	811 Cherry Ave, Bainbridge Island, WA 98110
Owner of record	City of Bainbridge Island
Site size	10.52 acres
Current Use:	
The property is the home of the Wing Point Golf and Country Club. In addition to the golf course, there is a clubhouse with a restaurant and pool. Under the City's zoning regulations, the property would be considered a mix of "Outdoor Recreation" and "Club".	
Zoning and Comprehensive Plan Designation:	
R-2.9	
Terrain:	
The eastern portion of the property where the parking lots, club house and maintenance buildings are relatively flat, the property slopes gently to the west.	
Access:	
The access to the property is from Cherry Avenue.	
Public Services:	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Water	City of Bainbridge Island Water Service

Surrounding Properties - Use, Zoning, and Comprehensive Plan Designation:

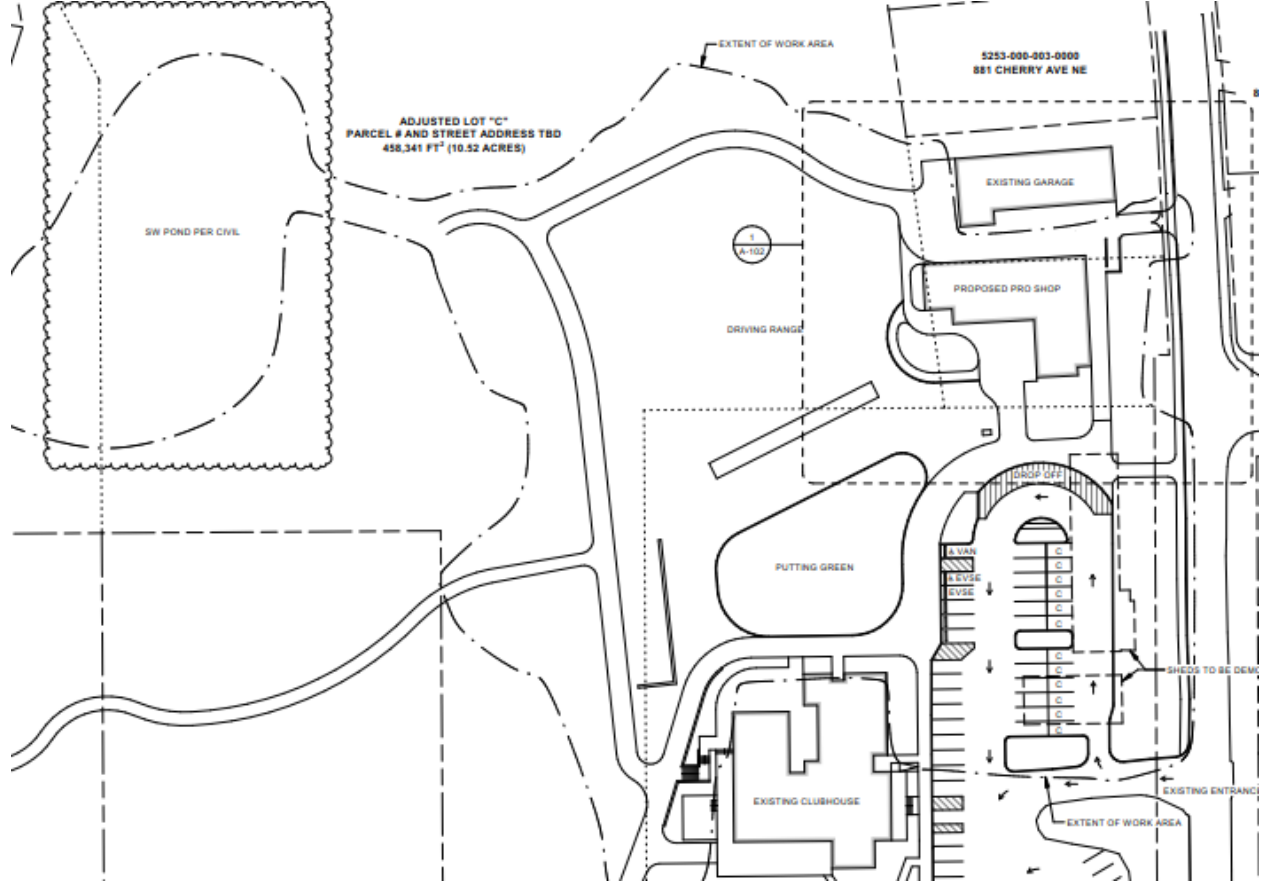
R-2.9



Zoning Map / Aerial Image (2026)



Proposed New Site Plan



Part III: Comprehensive Plan Goals and Policies

The Comprehensive Plan designation for the site is Semi-urban residential 2.9, and the whole of the golf club properties are located in the eastern portion of the existing Winslow Subarea, the City's largest *designated center*, within an established neighborhood of the same name- Wing Point. As a long established recreational use and club, there are more indirectly supportable Comprehensive Plan goals, and policies, than if the project involved residential or commercial development. along with implementing regulations in the Municipal Code, are used to evaluate the proposal and weigh project impacts. The following goals and policies apply to the proposal:

Comprehensive Plan

1. Land Use Element

Policy LU 5.1 Winslow is the urban core of the Island while the Neighborhood Centers are smaller-scale mixed-use centers. In order to achieve the goals of the GMA this Plan:

- Encourages development in areas where public facilities and services exist or can be provided in an efficient and effective manner.
- Provides a vibrant, pedestrian-oriented core.
- Reduces sprawl.
- Provides choice of housing location and lifestyle.
- Maintains and protects environmentally sensitive and resource lands.
- Encourages the retention of open space.
- Maintains and enhances fish and wildlife habitat.

Policy LU 5.7 Encourage the design of buildings in designated centers for a long life and adaptability to successive uses over time.

2. Economic Element

Goal EC-4: Encourage a broad range of civic activities and organizations.

Non-profit organizations are a source of employment and other economic benefits for Islanders and utilize many local commercial and service providers. Volunteers also provide significant contributions to the local economy and provide valuable human resources to the community.

Policy EC 4.2 Encourage and recognize individuals, organizations, and businesses that volunteer time and skills to the community.

Policy EC 4.3 Encourage local business groups, educational institutions, and other entities to provide continuing education and skills development.

Policy EC 4.4 Promote Bainbridge Island as a family-friendly community with high quality schools, recreational opportunities and a safe, clean environment.

3. Cultural Element

Policy CUL 1.5: Support the emergence of cultural spaces Island-wide especially in designated centers where they are accessible to a broad range of people encouraging both informal and planned gatherings and recreation.

4. 2006 Winslow Subarea Plan

Overall Land Use Goal WMP 2-1 Strengthen Winslow—the Island’s commercial, cultural and commuter hub—as a sustainable, affordable, diverse, livable and economically vital community, by:

- Encouraging downtown living;
- Providing an enhanced pedestrian experience, with linked access to retail shopping, the ferry, major public facilities, open space and residential areas, and promoting and retaining visual access to Eagle Harbor;
- Promoting the efficient use of land;
- Encouraging the retention and expansion of retail that serves the needs of community members and visitors;
- Providing opportunities for business expansion and private reinvestment;
- Promoting development that is sustainable and supports community values; and
- Developing strategies that result in the creation of less expensive housing and retail space, thereby increasing diversity while minimizing dependence on the automobile.

Staff Response: As noted above, the application is supported by the Winslow Subarea Plan and Comprehensive Plan. The Wing Point Golf and Country Club are spread out across eastern Winslow, with pedestrian connections to the property. The project is conditioned to extend an existing sidewalk from the north. The golf club is the home of the Bainbridge Island High School golf teams.

Part IV: Public and Agency Comment

Public comment included:

- A request to extend the sidewalk along the entire Cherry Avenue property frontage.
- Concern about the proposed stormwater pond, and if it would contribute to groundwater flooding of basements/crawlspaces of nearby homes.

- Concern about the vehicle access to the site.
- Questions about the current overlap of the 17th fairway and driving range.

Bainbridge Island Fire Department: On March 18, 2025, the Bainbridge Island Fire District submitted its review of the application, submitting a memo with additional comments that have been integrated into the proposed conditions of approval below.

Part V: State Environmental Policy Act (SEPA) review

A Notice of Application and SEPA comment period published on March 21, 2025. The City anticipates issuing a Determination of Nonsignificance for the project because as conditioned to meet required codes and plans, the City does not foresee any additional issues that would need to be addressed by a SEPA condition.

Part VI: Land Use Code Analysis

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

1. BIMC Chapter 15.20 Surface Water and Stormwater Management: The applicant submitted a utility report with its land use application. The City's Development Engineering staff reviewed the information and found that it conformed to regulations concerning drainage. After discussing the concern about groundwater flooding of adjacent homes, the City requested that the applicant submit additional geotechnical information. Pursuant to that information, the drainage pond was revised to be lined to prevent directly adding to localized groundwater. With heavy rain, the drainage pond may discharge via a metered outflow to the existing site drainage system See Development Engineering memo. The project has been conditioned to ensure that the future building permit complies with City stormwater management requirements.
2. BIMC Chapter 15.32 Transportation Concurrency: A traffic study sufficient for the City engineer to perform a concurrency test shall not be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC). The submitted trip generation memo has provided documentation showing that the trip generation will be below the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips. [BIMC 15.40.060]. See Development Engineering memo.
3. BIMC Title 18 Zoning
 - A. BIMC 18.09.020 Permitted Uses
 The Wing Point Golf and Country Club (WPGCC) would be classified as both a *Club* and *Outdoor Recreation*; both are a conditional use in the R-2.9. The *Use Specific Standards* for "clubs" (BIMC 18.09.030.C.8) requires that the lot coverage be half (50%) of what is allowed in the zone (25% for R-2.9), therefore the lot coverage limit is 12.5%.
 - B. BIMC 18.12 Dimensional Standards and BIMC 18.15 Development Standards and Guidelines

BIMC Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts		
<i>Standard</i>	<i>Requirement</i>	<i>Compliance Annotation</i>
Lot Coverage	12.5%	Project proposes 4.4% net lot coverage for existing, demolished and proposed buildings and therefore complies with this standard.

Setbacks	Front: 25 ft. Side: 5 ft min./15 combined Rear: 15 ft.	The proposed development complies with these setbacks.
Building / Structure Height	30 feet	The proposed one-story building is estimated to be below 20 feet above average existing grade and therefore complies with this standard.
BIMC 18.15.010 Landscaping, Screening, and Tree Retention, Protection and Replacement.		
Total Site Tree Unit Requirements BIMC 18.15.010.G.4	Same amount as treen units as predevelopment.	The project is opting to use the provision that provides as many tree units before and after development- 333.2 tree units. The submitted landscape plan and tree retention calculation table demonstrate compliance with this standard, with 263 tree units being retained, and 70.2 new tree units to be planted. The landscaping and tree retention and survey information submitted by the applicant has been reviewed and has conditionally approved the SPR application to ensure that retained trees are protected during construction.
Perimeter Buffering and Screening BIMC 18.15.010.D	25 ft Full Screen	The project is meeting this full screen requirement on the north side of the existing garage building to an adjacent residence.
Street Frontage Landscaping BIMC 18.15.010.E	15-25 foot Partial Screen	The project is meeting this partial screen requirement along the frontage to Cherry Avenue.
BIMC 18.15.020 Parking and Loading		
General Requirements BIMC 18.15.020	EV parking	The WPGCC has 117 parking stalls, and with the reorganization of the northern lot, there is a net gain of 6 spaces, for a total of 123 stalls, including 2 EVSE (1 accessible), meeting the requirements of BIMC 18.15.020.C. This use is a special case for parking requirements, and the new pro shop is not expected to add to trips significantly compared to the existing pro shop, therefore no new parking spaces are required by code.

<u>BIMC 18.15.040</u> Outdoor lighting.		
BIMC 18.15.040.D General Standards	All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass, and must be shielded and aimed downward.	The Exterior Lighting plan provided by applicant follows these requirements and the permit will be conditioned to ensure continued compliance.
BIMC <u>18.18</u> Design Standards and Guidelines		
Design Standards “Design for Bainbridge”	The project was reviewed by the Design Review Board (DRB) during the preapplication phase at an July 29, 2024 Conceptual Review meeting and a November 18, 2024 Design and Final Guidance Review meeting. The DRB recommended approval at the end of the discussion at the Final Guidance Review meeting. NOTE: the City’s design guidelines and review procedures were updated on May 27, 2025 (Ordinance No. 2025-07), this SPR application had already been reviewed under the previous design review process, during the preapplication conference phase.	

4. BIMC 2.16.040 Site Plans and Design Review

A. BIMC 2.16.040.E.5 Review and Recommendation by the Planning Commission

The purpose of the planning commission review and recommendation meeting is to review a proposed project for consistency with applicable design guidelines, BIMC, and the comprehensive plan. The planning commission shall consider the application at a public meeting where public comments will be accepted. The planning commission shall recommend approval, approval with conditions or denial of an application. In making a recommendation, the planning commission shall consider the applicable decision criteria, all other applicable law, and the recommendation of the design review board. If the applicable criteria are not met, the planning commission shall recommend the proposal be modified or denied. The planning commission’s recommendation shall be given substantial weight by the director in making a decision.

B. BIMC 2.16.040.F Site Plan and Design Review Decision Criteria **(staff response in bold)**

1. The site plan and design is consistent with all applicable provisions of the BIMC, design guidelines, the comprehensive plan, and applicable subarea and master plans;

Consistency with zoning standards, including dimensional standards, design standards, landscape and parking requirements. As conditioned, the development is consistent with all provisions of the Municipal Code.

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

The proposed pro shop will be screened from Cherry Avenue with fencing and landscaping, aside from the reconfiguration of the northern parking lot and added landscaping, the other added infrastructure to the WPGCC are in the interior of the site. Altogether, these features result in a context sensitive design.

3. The Kitsap public health district has determined that the site plan and design conforms to current standards regarding domestic water supply and sewage disposal;

This criteria is not applicable. The existing building already has existing connections to City sewer and water utilities, therefore the Kitsap County Health District will not review this application.

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

As described in their review memo, the City Engineer finds that existing streets and pedestrian ways are adequate to accommodate anticipated traffic. The applicant is adding sidewalk along the northern portion of the Cherry Avenue frontage to connect to an existing sidewalk to the north.

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

- a. The site plan and design conforms to regulations concerning drainage in Chapters [15.20](#) and [15.21](#) BIMC; and
- b. The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use of properties downstream; and
- c. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the island-wide transportation plan; and
- d. If a traffic study shows that the proposed development will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and
- e. If the site will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the site, and the required service(s) can be made available at the site; and
- f. The site plan and design conforms to the “City of Bainbridge Island Engineering Design and Construction Standards and Specifications,” unless the city engineer has approved a deviation from the standards; and

The City Development Engineer makes the following findings (see attached memo, and conditions):

- i. The preliminary site plan prepared by MAP Ltd dated 11/08/2024, as conditioned, conforms to regulations concerning drainage in BIMC 15.19, 15.20, and 15.21.
- ii. The preliminary site plan will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream.
- iii. Sidewalk improvements are proposed along the project frontage as part of this development. The remaining streets and pedestrian ways, as conditioned, are adequate to

- accommodate anticipated traffic.
- iv. The site will rely on COBI water and sewer services. A preliminary utility plan was provided for review. There is adequate capacity in the water and sewer system and the site currently has existing connections.
 - v. The preliminary site plan, as conditioned, conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, except for two approved deviations: one allowing a third proposed two-way access point, and one allowing frontage improvements to be installed without a planter strip as shown in COBI Standard Drawing 7-050. Development Engineering has reviewed and approved the deviation requests. Any additional deviations from the standards shall be requested by the applicant and approved by COBI Development Engineering prior to construction. As conditioned, the preliminary site plan and associated design conform to the applicable portions of the Comprehensive Plan related to streets, roads, and utilities.
 - vi. A traffic study sufficient for the City engineer to perform a concurrency test shall not be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC). The submitted trip generation memo has provided documentation showing that the trip generation will be below the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips. [BIMC 15.40.060].
- 6.No harmful or unhealthful conditions are likely to result from the proposed site plan;
- Recommended conditions provide for public health, safety and welfare. No harmful or unhealthful conditions are likely to result from the proposal.**
- 7.If the subject property contains a critical area or buffer, as defined in Chapter [16.20](#) BIMC, the site plan and design review permit conforms to all requirements of that chapter; **The project site is not affected by critical areas or buffers.**
 - 8.If the subject property is within the shoreline jurisdiction, as defined in Chapter [16.12](#) BIMC, the site plan and design review permit conforms to all requirements of that chapter; **The project site is not within the shoreline jurisdiction.**
 - 9.If the applicant is providing privately owned open space and is requesting credit against dedications for park and recreation facilities required by BIMC [17.20.020](#).C, the requirements of BIMC [17.20.020](#).D have been met; **This criteria is not applicable.**
 10. The Bainbridge Island fire department has reviewed the application and determined that the site plan has been properly designed to ensure fire protection;
- The Fire Marshal recommends approval and provided comments that have been integrated as conditions of approval (see attached memo).**
11. The site plan and design has been prepared consistent with the purpose and review procedures of this chapter.
- The purpose of BIMC 2.16.040 is to establish a comprehensive site plan and design review process that ensures compliance with the adopted plans, policies, and ordinances of the City and promote those specific purposes for each zoning district. The proposal followed the preapplication review process identified in BIMC 2.16.040.D and the application was prepared and reviewed consistent with the provisions of BIMC 2.16.040.E.**

5. BIMC 2.16.040 Minor Conditional Uses

B. Applicability: As long established conditional use in the R-2.9 zone, the WPGCC additional of the pro shop building, revised parking lot, stormwater detention pond, and other proposed maintenance or new features, was reviewed to determine if the development proposed through this application would be below the threshold to be exempt or be processed as a Minor (not Major) Conditional Use Permit (CUP). The original project submitted in 2025 was submitted as a major CUP, but the 2026 revision to scale back the size of the proposed pro shop, not modify the northern maintenance garage, reduced the scope down to what can be reviewed as a Minor CUP.

D. Nonagricultural Minor Conditional Use Decision Criteria. A nonagricultural minor conditional use or an agricultural research facility may be approved if: **Staff response in bold**

1. The conditional use is consistent with applicable design guidelines in BIMC Title [18](#). The conditional use is compatible with the established and intended character of the neighborhood, considering factors that include, but are not limited to, hours of operation, the type of activities generated by the use, and the predictable levels of any adverse impacts; and **Consistency with design standards has been reviewed with the Design Review Board during the preapplication phase in 2024, and DRB approval was recommended.**
2. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and **As conditioned, the proposed additions and revisions to the WPGCC can be constructed and operated safely, without material detriment to properties in the vicinity.**
3. The conditional use is consistent with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan; and **As described above in this staff report, the proposal is consistent with the Comprehensive Plan and Winslow Subarea Plan. In their review memo, the City Engineer finds that existing streets and pedestrian ways are adequate to accommodate anticipated traffic. The applicant is adding sidewalk along the northern portion of the Cherry Avenue frontage to connect to an existing sidewalk to the north.**
4. The conditional use complies with all other applicable provisions of the BIMC; and **As described above, and as conditioned, the development is consistent with all provisions of the Municipal Code.**
5. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the immediate vicinity of the subject property; and **as conditioned, the development is consistent with all provisions of the Municipal Code.**
6. Noise levels shall be in compliance with BIMC [16.16.020](#) and [16.16.040](#).A; and **as conditioned, the development is consistent with all provisions of the Municipal Code.**
7. The streets and nonmotorized facilities as proposed are adequate to accommodate anticipated traffic; and **In their review memo, the City Engineer finds that existing streets and pedestrian ways are adequate to accommodate anticipated traffic. The applicant is adding sidewalk along the northern portion of the Cherry Avenue frontage to connect to an existing sidewalk to the north.**
8. The city engineer has determined that the conditional use meets the following decision criteria:
 - a. The conditional use conforms to regulations concerning drainage in Chapters [15.20](#) and [15.21](#) BIMC; and

- b. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use of properties downstream; and
- c. The streets and nonmotorized facilities as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the Island-Wide Transportation Plan; and
- d. If a traffic study shows that the use will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and
- e. If the conditional use will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the conditional use, and the required service(s) can be made available at the site; and
- f. The conditional use conforms to the “City of Bainbridge Island Engineering Design and Construction Standards and Specifications,” unless the city engineer has approved a deviation from the standards; and

The City Development Engineer lists findings of fact in attached memo that describe that the development proposal will be served by sufficient infrastructure, and/or is conditioned to do so.

9. The Kitsap public health district has determined that the conditional use meets the following decision criteria:

- a. The proposal conforms to current standards regarding domestic water supply and sewage disposal; or if the proposal is not to be served by public sewers, then the lot has sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system; and
- b. If the health district recommends approval or disapproval of the application the health district shall so advise the director; and **This criteria is not applicable. The existing building already has existing connections to City sewer and water utilities; therefore the Kitsap County Health District will not review this application. The City Development Engineer has reviewed the application for impacts to utilities and water quality, and as conditioned, meets health criteria.**

10. The Bainbridge Island fire department has reviewed the application and determined that the conditional use will be properly designed to ensure fire protection; and **The Fire Marshal recommends approval and provided comments that have been integrated as conditions of approval (see attached memo).**

11. If a minor conditional use is processed as a housing design demonstration project pursuant to BIMC [2.16.020.S](#), the above criteria will be considered in conjunction with the purpose, goals, policies, and decision criteria of BIMC [2.16.020.S](#); and **Not applicable to this application.**

12. A conditional use may be approved or approved with conditions. If no reasonable conditions can be imposed that ensure the application meets the decision criteria of this chapter, then the permit shall be denied. **As conditioned, the proposal meets all application requirements.**

Part VII – Conditions of Approval

Staff recommend approval of the WPGCC Pro Shop SPR and Minor CUP application, PLN 52754 SPR CUP, subject to the following conditions:

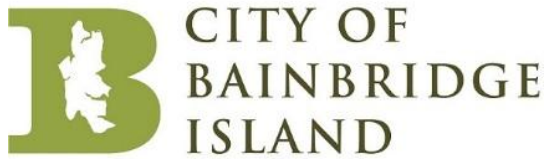
Project Conditions

1. The authorization for construction activities automatically expires and is void if the applicant fails to file for construction permit or other necessary development permit within three years of the effective date of this permit.
2. Plans submitted for construction shall substantially comply with the following plans recommended for approval through this land use permit: Site plan, landscape and civil plans and documents dated February 20, 2026, architectural plan set dated January 21, 2026.
3. Building permit plans shall be consistent with the project design recommended for approval by the Design Review Board on November 18, 2024.
4. Prior to any construction, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and/or building permits.
5. Building permit and grading plans for the repaved and reconfigured northern parking lot shall be consistent with number and type of parking spaces and circulation shown on approved site plan and civil plans.
6. All activities shall comply with Puget Sound Clean Air Agency (PSCAA) regulations.
7. Tree protection methods and protocols, as recommended within the provided Arborist Report dated January 21, 2026 shall be adhered to. In accordance with BIMC 18.15.010.C.4, temporary tree protection fencing consistent with the approved plans is required to be installed and inspected prior to the commencement of any clearing, grading, or construction activities. The fencing shall remain in place until construction has been completed and shall at all times have affixed to it a sign indicating the protected area.
8. Replanting is required for the site to meet Tree Unit, perimeter and street frontage requirements. A landscape plan consistent with the February 20, 2026 landscape plan shall be submitted with the building permit application.
9. All outdoor lighting fixtures shall be designed, installed, located and maintained such that there is no light trespass and they must be shielded and aimed downward per the requirements of BIMC 18.15.040.D, as shown on exterior lighting plan submitted with the SPR application.
10. On-street parking or staging of trucks on public streets is prohibited both during construction and once the project is completed. A temporary commercial parking permit may be required, pursuant to BIMC 18.15.020.I
11. Any excavation should be conducted with care, as excavation may reveal something of historical significance. If any historical or archaeological artifacts are uncovered during excavation or construction work shall immediately stop and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Work shall only continue thereafter in compliance with the applicable provisions of law.
12. Any new signage shall comply with the sign regulations contained in BIMC [15.08](#).
13. The project shall comply with the following conditions to the satisfaction of the City Engineer:
 - A. No building permit, subdivision, short subdivision, or planned unit development shall be approved or granted until the owner of the affected property dedicates to the city the portion of land designated on the official street map or required by COBI Design and Construction Standards

(Standards) as a street right-of-way (ROW). The project fronts Cherry Ave NE which is classified as a residential urban street with an existing ROW width of 40-FT, meeting the required standard width and no additional ROW dedication is required.

- B. Project is subject to evaluation for Transportation Impact Fees (TIFs) based on the net trip generation calculations. As the provided trip generation memo has shown that there is no net increase in trips it is expected that the TIF will not be applicable. A completed Transportation Impact Fee worksheet shall be due at the time of construction permit submittal so that Development Engineering can document the applicability of the TIF prior to construction permit issuance.
- C. The site is located within the COBI water service area and is currently being served. Changes in water meter size, number and/or location shall comply with COBI Design and Construction Standards and Specifications unless otherwise approved by COBI Engineering during the building permit review/construction process. Any additional fees shall be paid in full prior to construction permit issuance.
- D. Source Control BMPS for Washing Vehicles/Equipment have been outlined in the preliminary drainage report completed by MAP Ltd Engineering (Dated 11/08/2024). Any connection of maintenance yard drainage to the City's sewer system may require an Industrial Waste Discharge Permit (IWDP) per BIMC 13.12.120. Applications for waste discharge permits shall be made to the City in writing on forms provided by the City and shall include such data, information and drawings as may be identified by the city. (Ord. 82-20 § C(7)(D)(5), 1982)
- E. Cross connection control (backflow prevention) requirements as established by Washington Administrative Code and implemented by COBI shall be satisfied during the building permit review/construction process via plan review and construction inspection(s).
- F. The final stormwater site plan design and supporting drainage report submitted with construction permitting documents shall demonstrate project compliance with all applicable minimum requirements (1-9) per BIMC 15.20. An off-site analysis to assess the potential impacts to the downstream stormwater conveyance system regarding issues with capacity, erosion, water quality threats, localized flooding, etc. is required consistent with BIMC 15.20.060(H).
- G. Prior to construction permit issuance, the applicant shall submit a draft operation and maintenance manual for the on-going maintenance of the proposed storm drainage system. An approvable final O&M manual identifying the legally responsible party (or parties) for long-term operation and maintenance of the permanent Stormwater BMPs is required before final inspection(s) and issuance of any Certificate of Occupancy.
- H. All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before final certificate of occupancy is issued unless otherwise waived by COBI Engineering. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21.080.
- I. Final civil improvement plans, reports, and computations, prepared by a civil engineer registered in the State of Washington, shall be submitted with the application(s) for a construction permit (building, grading, ROW, etc.) to the City for review and approval to construct all necessary infrastructure and utilities serving the site. No certificate of occupancy will be issued for any building until all civil improvements have been completed and accepted through the final inspection process.

- J. The project shall also include a downstream analysis as part of the drainage submittal as required per BIMC 15.20 and SWMMWW Section I-3.5.3 guidelines.
 - K. The Geotechnical Engineer of Record, Cobalt Geosciences LLC, has evaluated the soil conditions at the proposed pond location, including the infiltrative capacity of the soils, and has identified concerns regarding potential groundwater impacts to residences adjacent to the pond. To prevent moderate to rapid infiltration of the intended surface water, the pond shall be lined. Construction permit documentation shall clearly identify the pond as lined and shall include liner specifications and installation details for review and approval by the Geotechnical Engineer of Record.
 - L. A right-of-way (ROW) construction permit shall be required prior to any construction activities within the right-of-way in addition to completing the DEA and obtaining other necessary construction permits. The ROW permit shall be subject to separate conditions, fees, and bonding requirements.
 - M. As built, verified civil construction plans include all utility connections, floor drainage plans, stormwater BMP's, and surface features along ROW frontages and in vicinity of project access points shall be provided by the applicant prior to issuance of final certificate of occupancy for the project unless otherwise specifically waived by COBI Engineering.
14. The project shall comply with the following conditions to the satisfaction of the Fire Marshal:
- A. Any future development shall comply with all provisions of the adopted Fire Code.
 - B. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet with 13.5 feet overhead clearance. BIMC 20.04.080 503.2.1
 - C. An automatic fire sprinkler system designed, installed and tested pursuant to the current edition of NFPA 13 shall be installed in all new buildings over 3,600sf. BIMC 20.04.100 903.2.13 A 1 (Fire areas shall be defined as the total floor areas of all floor levels within the exterior walls, including mezzanines, as well as all areas under the horizontal projections of the roof of a building (such as a connecting breezeway or carports open on two sides). Fire walls shall not define separate buildings. A fire alarm system is required in each new building.
 - D. An underground fire sprinkler permit shall be submitted, review, and issued. Fire line, PIC, FDC locations are not approved under the planning permits.
 - E. Storage and battery charging of micromobility devices shall be in accordance with the current edition of the International Fire Code as amended by Washington State at time of construction.
 - F. Fire lane curbs at trash enclosure and the parking island shall be marked in accordance with the Fire Code.
 - G. A Knox key switch is required to be installed on the gate. A Knox Box is required for the Pro Shop building and the maintenance building.



DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: May 27, 2026
To: Jennifer Sutton, Senior Planner, Planning and Community Development
From: Kenton Bruno, P.E., Development Engineer, Public Works
Subject: PLN52754 SPR/CUP Wing Point Pro Shop & Maintenance Building
PW-DE Conditions of Approval

Brief Project Description:

The project proposes improvements to the existing Wing Point Golf & Country Club along with new structures for the relocation of the existing pro-shop and maintenance facilities. The project will also modify the existing parking and access points. The proposed expansion and new facilities will create approximately 35,000sf of new plus replaced hard surface area per the submitted SAR application. The project site is located at 811 Cherry Ave NE on (Tax Parcel 26250210032000) fronted by Cherry Ave NE to the east, Wing Point Golf Course to the West and residential parcels to the north and south.

Recommendation for Approval:

Public Works – Development Engineering has completed a review of the above-referenced land use proposal project materials received by COBI and deemed complete on January 21, 2025. Materials reviewed included preliminary utility reports and plans, traffic impact analysis, and aerial photos. The site plan review request is recommended for **APPROVAL** based on the following findings and subject to the recommended conditions.

Findings

1. The preliminary site plan prepared by MAP Ltd dated 11/08/2024, as conditioned, conforms to regulations concerning drainage in BIMC 15.19, 15.20, and 15.21.
2. The preliminary site plan will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream.
3. Sidewalk improvements are proposed along the project frontage as part of this development. The remaining streets and pedestrian ways, as conditioned, are adequate to accommodate anticipated traffic.
4. The site will rely on COBI water and sewer services. A preliminary utility plan was provided for review. There is adequate capacity in the water and sewer system and the site currently has existing connections.

5. The preliminary site plan, as conditioned, conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, except for two approved deviations: one allowing a third proposed two-way access point, and one allowing frontage improvements to be installed without a planter strip as shown in COBI Standard Drawing 7-050. Development Engineering has reviewed and approved the deviation requests. Any additional deviations from the standards shall be requested by the applicant and approved by COBI Development Engineering prior to construction. As conditioned, the preliminary site plan and associated design conform to the applicable portions of the Comprehensive Plan related to streets, roads, and utilities.
6. A traffic study sufficient for the City engineer to perform a concurrency test shall not be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC). The submitted trip generation memo has provided documentation showing that the trip generation will be below the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips. [BIMC 15.40.060].

Recommended Conditions of Approval

1. No building permit, subdivision, short subdivision, or planned unit development shall be approved or granted until the owner of the affected property dedicates to the city the portion of land designated on the official street map or required by COBI Design and Construction Standards (Standards) as a street right-of-way (ROW). The project fronts Cherry Ave NE which is classified as a residential urban street with an existing ROW width of 40-FT, meeting the required standard width and no additional ROW dedication is required.
2. Project is subject to evaluation for Transportation Impact Fees (TIFs) based on the net trip generation calculations. As the provided trip generation memo has shown that there is no net increase in trips it is expected that the TIF will not be applicable. A completed Transportation Impact Fee worksheet shall be due at the time of construction permit submittal so that Development Engineering can document the applicability of the TIF prior to construction permit issuance.
3. The site is located within the COBI water service area and is currently being served. Changes in water meter size, number and/or location shall comply with COBI Design and Construction Standards and Specifications unless otherwise approved by COBI Engineering during the building permit review/construction process. Any additional fees shall be paid in full prior to construction permit issuance.
4. Source Control BMPS for Washing Vehicles/Equipment have been outlined in the preliminary drainage report completed by MAP Ltd Engineering (Dated 11/08/2024). Any connection of maintenance yard drainage to the City's sewer system may require an Industrial Waste Discharge Permit (IWDP) per BIMC 13.12.120. Applications for waste discharge permits shall be made to the City in writing on forms provided by the City and shall include such data, information and drawings as may be identified by the city. (Ord. 82-20 § C(7)(D)(5), 1982)
5. Cross connection control (backflow prevention) requirements as established by Washington Administrative Code and implemented by COBI shall be satisfied during the building permit review/construction process via plan review and construction inspection(s).
6. The final stormwater site plan design and supporting drainage report submitted with construction permitting documents shall demonstrate project compliance with all applicable minimum requirements (1-9) per BIMC 15.20. An off-site analysis to assess the potential impacts to the downstream stormwater conveyance system

regarding issues with capacity, erosion, water quality threats, localized flooding, etc. is required consistent with BIMC 15.20.060(H).

7. Prior to construction permit issuance, the applicant shall submit a draft operation and maintenance manual for the on-going maintenance of the proposed storm drainage system. An approvable final O&M manual identifying the legally responsible party (or parties) for long-term operation and maintenance of the permanent Stormwater BMPs is required before final inspection(s) and issuance of any Certificate of Occupancy.
8. All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before final certificate of occupancy is issued unless otherwise waived by COBI Engineering. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21.080.
9. Final civil improvement plans, reports, and computations, prepared by a civil engineer registered in the State of Washington, shall be submitted with the application(s) for a construction permit (building, grading, ROW, etc.) to the City for review and approval to construct all necessary infrastructure and utilities serving the site. No certificate of occupancy will be issued for any building until all civil improvements have been completed and accepted through the final inspection process.
10. The project shall also include a downstream analysis as part of the drainage submittal as required per BIMC 15.20 and SWMMWW Section I-3.5.3 guidelines.
11. The Geotechnical Engineer of Record, Cobalt Geosciences LLC, has evaluated the soil conditions at the proposed pond location, including the infiltrative capacity of the soils, and has identified concerns regarding potential groundwater impacts to residences adjacent to the pond. To prevent moderate to rapid infiltration of the intended surface water, the pond shall be lined. Construction permit documentation shall clearly identify the pond as lined and shall include liner specifications and installation details for review and approval by the Geotechnical Engineer of Record.
12. A right-of-way (ROW) construction permit shall be required prior to any construction activities within the right-of-way in addition to completing the DEA and obtaining other necessary construction permits. The ROW permit shall be subject to separate conditions, fees, and bonding requirements.
13. As built, verified civil construction plans include all utility connections, floor drainage plans, stormwater BMP's, and surface features along ROW frontages and in vicinity of project access points shall be provided by the applicant prior to issuance of final certificate of occupancy for the project unless otherwise specifically waived by COBI Engineering.



MEMO

Date: March 18, 2025
To: Jennifer Sutton, Planning Department
From: Jackie Purviance, Fire Marshal
Re: Wing Point Golf & Country Club CUP/SPR PLN52754

The submittal has been reviewed resulting in the following comments:

1. Any future development shall comply with all provisions of the adopted Fire Code.
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet with 13.5 feet overhead clearance. BIMC 20.04.080 503.2.1
3. An automatic fire sprinkler system designed, installed and tested pursuant to the current edition of NFPA 13 shall be installed in all new buildings over 3,600sf. BIMC 20.04.100 903.2.13 A 1 (Fire areas shall be defined as the total floor areas of all floor levels within the exterior walls, including mezzanines, as well as all areas under the horizontal projections of the roof of a building (such as a connecting breezeway or carports open on two sides). Fire walls shall not define separate buildings.) A fire alarm system is required in each new building.
4. An underground fire sprinkler permit shall be submitted, review, and issued. Fire line, PIC, FDC locations are not approved under the planning permits.
5. Storage and battery charging of micromobility devices shall be in accordance with the current edition of the International Fire Code as amended by Washington State at time of construction.
6. Fire lane curbs at trash enclosure and the parking island shall be marked in accordance with the Fire Code.
7. A Knox key switch is required to be installed on the gate. A Knox Box is required for the Pro Shop building and the maintenance building.

PROJECT ZONING SUMMARY

Wing Point Pro Shop

January 12, 2026

Subject Parcel:	Lot "C" as shown in PLN52754 BLA. Refer to Project Narrative.
Parcel Number:	To be determined — refer to Project Narrative.
Site Address:	To be determined — refer to Project Narrative.
Parcel Area:	458,341 ft ² (10.52 Acres)
Review Procedures:	Major Site Plan Review & Minor Conditional Use Permit
Use:	Existing: "Recreational Activity, Indoor" and "Recreational Activity, Outdoor" Proposed: No change to existing use
Lot Coverage:	Existing: 18,048 ft ² (3.9%) Proposed: 20,202 ft ² (4.4%)
Parking:	Existing: 117 stalls Proposed: 123 stalls
Height Limit:	25' (30' with bonus per CUP)
Setbacks:	Front 25', Side 5–15', Rear 15'
Critical Areas:	Steep slope, ARPA: N/A
Landscaping:	Roadside Buffer: 25' partial screen (15' min with averaging) Perimeter Buffer: 25' full screen Parking Lot Landscaping Tree Retention: equal to existing

PROJECT NARRATIVE

Wing Point Pro Shop
January 12, 2026
revised April 23, 2026

PROJECT SITE: The project site is located within the Wing Point Golf & Country Club, on the west side of Cherry Ave NE. The parcel number is 5253-000-001-0101. The lot was recently adjusted and has not yet been assigned a street address.

SITE ACCESS: The existing parking lot has two vehicle access points (separate entrance and exit), both accessed from the west side of Cherry Ave. These access points will remain. An existing maintenance access gate will be relocated to be closer to the proposed trash enclosure. A pedestrian cut-through will provide direct access to the new building from the sidewalk along Cherry Ave.

PROGRAM: We propose to demolish two storage buildings and several sand/gravel containment structures, located inside the fence along Cherry Ave. The existing garage located at the north end of the lot will remain. The northernmost portion of the existing parking area will be reconfigured. The pro shop will be relocated from its current location in the clubhouse to a new 4,000 ft² single-story building, located near the north end of the parking lot, in what is currently a maintenance yard. A new trash enclosure will be constructed inside the fence near the service entry. A 1,000 ft² freestanding canopy will be constructed at the south end of the driving range.

LANDSCAPE: Portions of the existing golf course will be regraded, and existing cart paths will be relocated. The project will provide a partial screen roadside buffer along Cherry Ave NE, and a full screen perimeter buffer between the existing garage and the adjacent single-family lot. Parking lot landscaping will also be provided. A new detention pond will be constructed on the golf course in the western portion of the lot.

CRITICAL AREAS: There are no critical areas in proximity to the proposed work.

ZONING: The zoning for the site is R-2.9. The existing uses are "Recreational Activity, Indoor" and "Recreational Activity, Outdoor" which are allowed as conditional uses. No change of use is proposed.

SEQUENCE AND TIMING: The project will be constructed in a single phase. Construction is anticipated to begin in Autumn 2026.

PROPOSED LAND OWNERSHIP: No change in land ownership is proposed.

PLANNING REVIEW: The project is being submitted as a Major Site Plan Review and a Minor Conditional Use Permit. The related Boundary Line Adjustment, PLN52754 BLA, has already been approved and recorded.

PARKING: The northernmost portion of the existing parking area will be reconfigured. The total number of parking spaces is increasing from 117 to 123, with the additional spaces located in the reconfigured portion of the lot. The proposed work does not increase the need for parking, because parking need is based on the number of club members (refer to 12/4/2024 traffic memo).

BUILDING HEIGHT: The maximum allowable building height is 25'. The proposed building height is approximately 14'.

HISTORIC STRUCTURE: The existing clubhouse is not listed on the local historic register. No work on the clubhouse is being proposed.

DESIGN REVIEW ARCHITECTURAL NARRATIVE

January 12, 2026

The overall building form emulates the historic clubhouse with its low horizontal profile characteristics of Northwest Modernism. The building is designed to sit within existing mature fir trees to ground it to the site. The position of the pro shop will frame a broad view to the west. The pro shop is configured as an "L" shape to define an outdoor gathering area as well as open vistas from the pro shop to the greens. The materials are muted natural tones to blend into the natural setting.

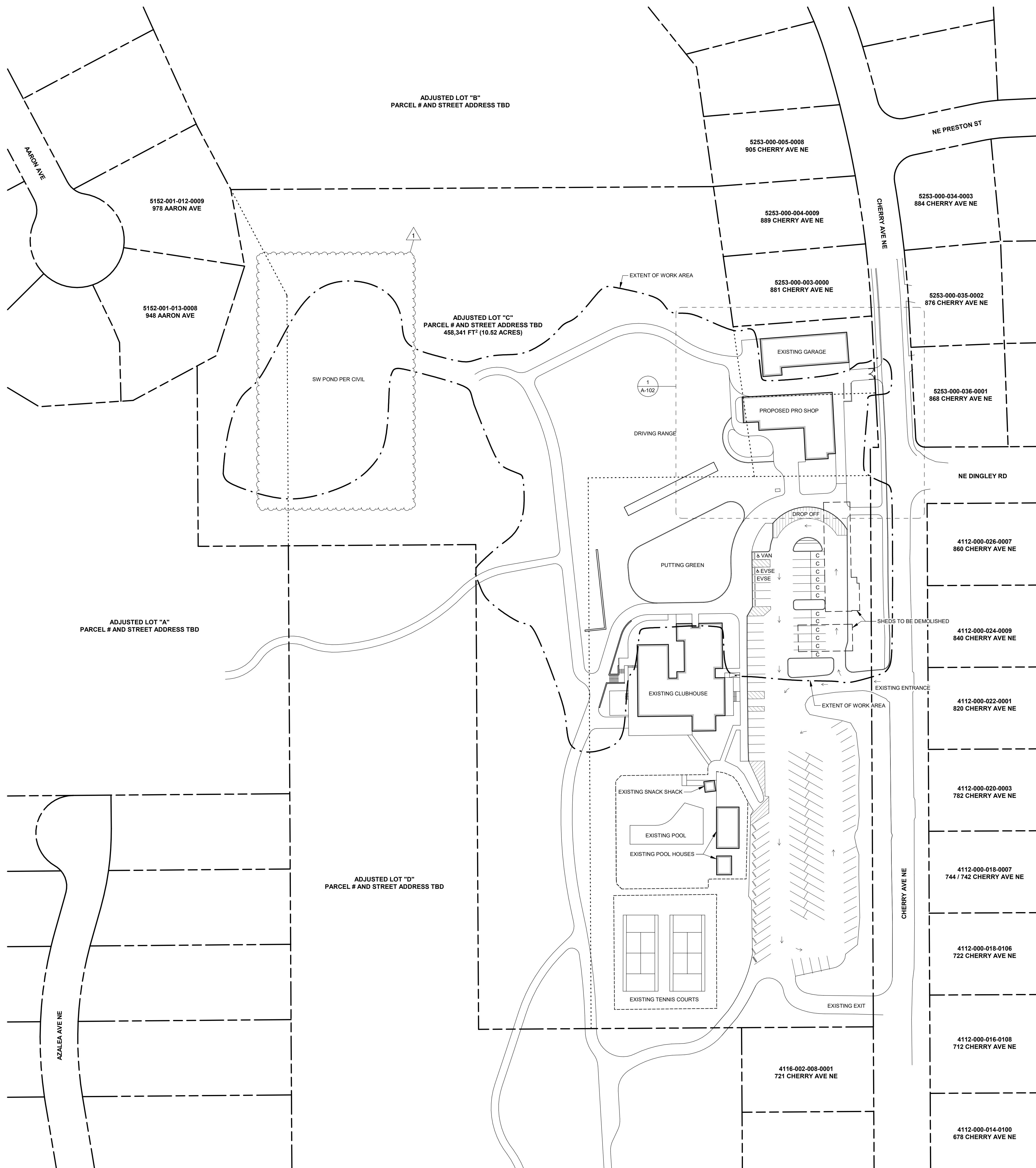
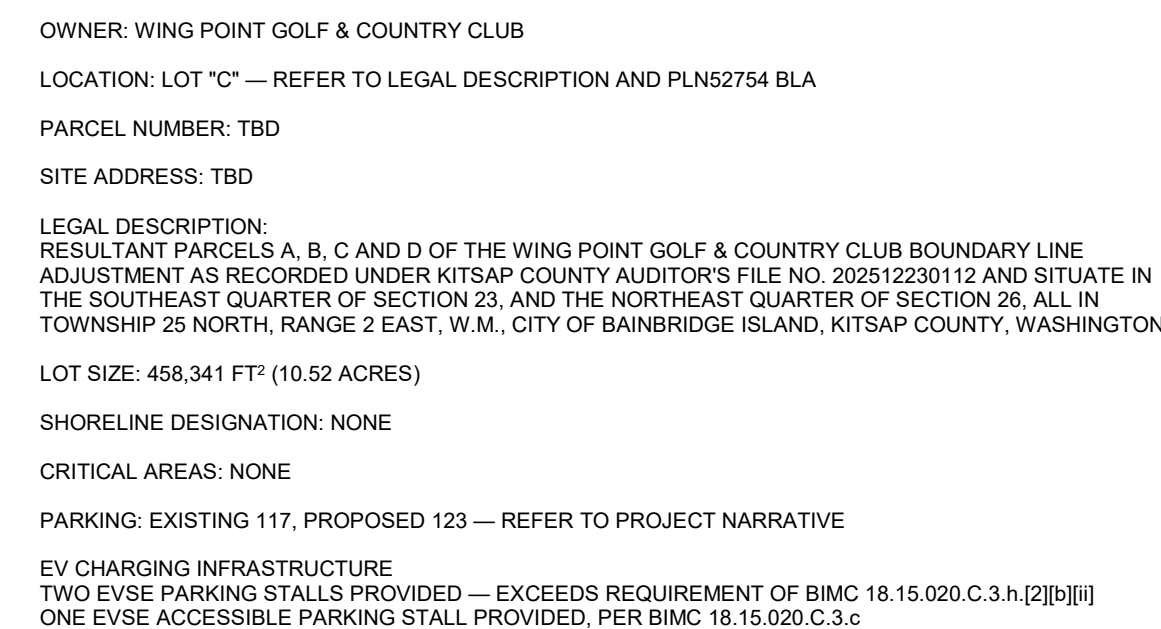
The sustainability strategies include southern orientation for natural light with deep overhangs for passive shading. The roof will be "solar ready". The building envelope will use air barrier sealing to minimize heat loss and reduce energy consumption.

The new pro shop sits tucked into a corner of the site previously occupied by the maintenance yard. The pro shop building will be screened from the street by a combination of fencing and vegetated buffer. The building is 14ft tall (18ft at the ridge) and has a lower profile than many of the nearby single-family homes. The glass areas are focused to the west towards the golf course and public areas. The landscaping will be predominately native plantings and will screen the existing maintenance building from the street.

No departures are requested.

1. ALL PARCELS SHOWN ARE ZONED R-2.9.
2. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

_____ PROPERTY LINE
 DELETED BOUNDARY LINE (REFER TO PLN52754 BLA)
 _____ WORK AREA



811 CHERRY AVE NE
BAINBRIDGE ISLAND, WA 98110

CUP / SPR

PROJECT #	2531	
ISSUE DATE	2026-01-12	
#	Description	Date
1	REVISION	2028-02-17

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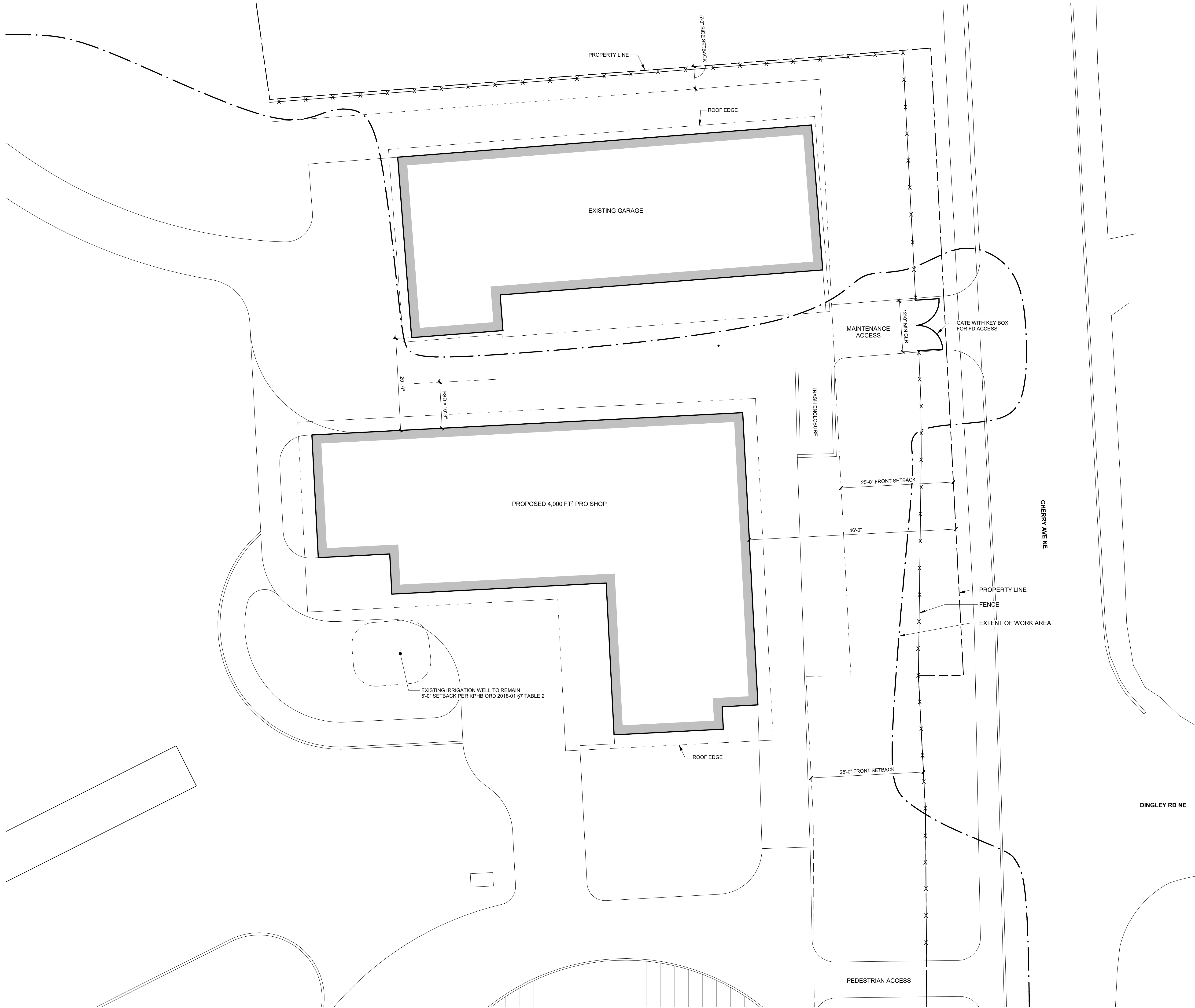
OVERALL SITE PLAN

A-101

LEGEND	
	PROPERTY LINE
	SETBACK
	OVERHEAD
	WORK AREA
	FENCE

SITE PLAN NOTES
1. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

1 SITE PLAN
1" = 10'-0"



WING POINT PRO SHOP

811 CHERRY AVE NE
BAINBRIDGE ISLAND, WA 98110

WING POINT GOLF & COUNTRY CLUB

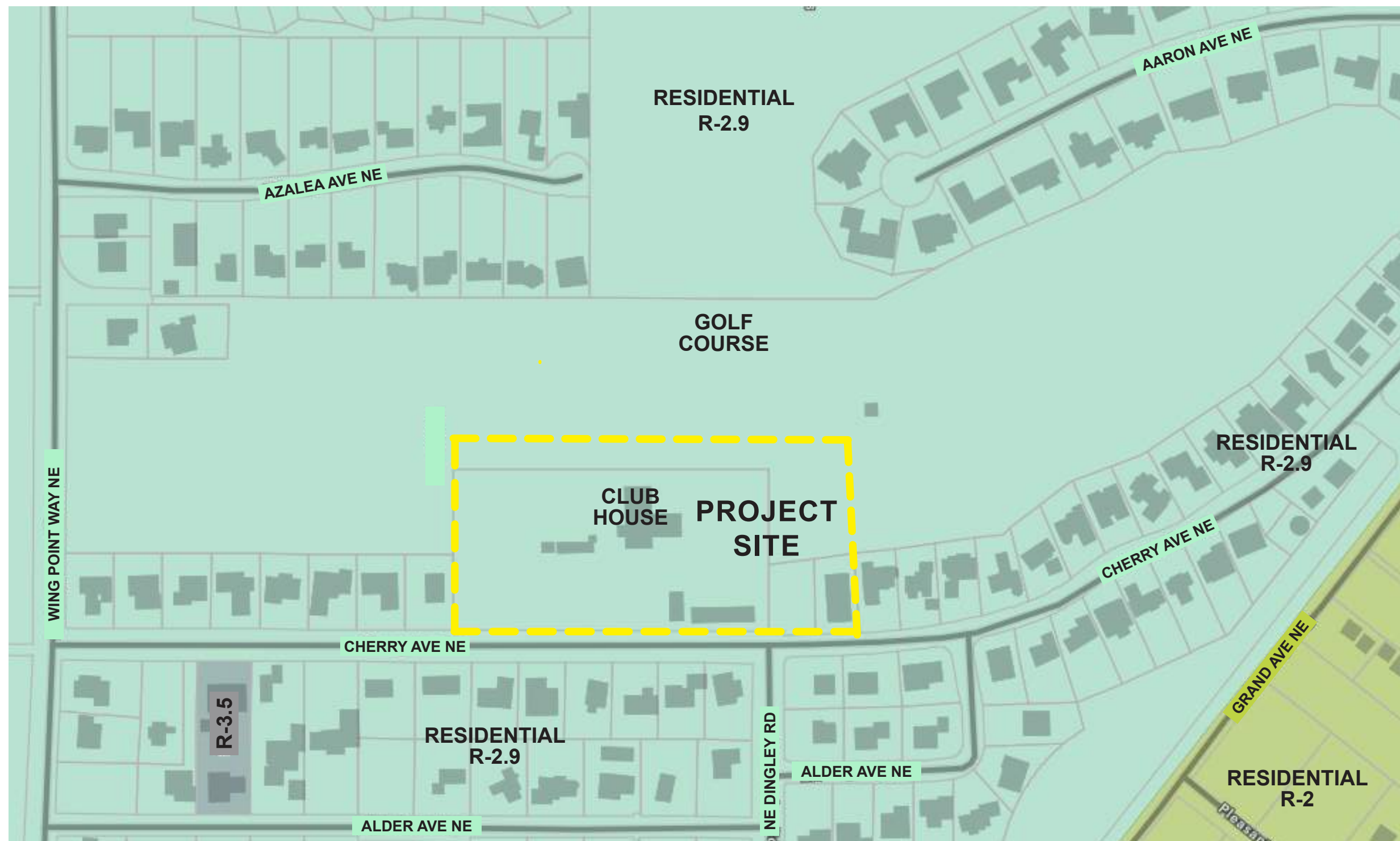
CUP / SPR

PROJECT #	2531
ISSUE DATE	2026-01-12
# Description	Date
1 REVISION	2026-02-17

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SITE PLAN

A-102



CONTEXT ANALYSIS MAP

CUP / SPR

1/12/2026

WING POINT GOLF & COUNTRY CLUB

811 CHERRY AVE NE, BAINBRIDGE ISLAND, WA 98110



CLUBHOUSE FROM SOUTH



CLUBHOUSE ENTRANCE



CLUBHOUSE FROM NORTHEAST



SERVICE SHED



SERVICE YARD AT MAINTENANCE BUILDING



SERVICE AREA ON EAST SIDE OF SERVICE SHED

SITE PHOTOS

WING POINT GOLF & COUNTRY CLUB
 811 CHERRY AVE NE, BAINBRIDGE ISLAND, WA 98110



CHERRY AVE NE LOOKING SOUTH



MAIN PROPERTY ENTRANCE



CHERRY AVE NE LOOKING NORTH



CHERRY AVE LOOKING SOUTH AT SERVICE ENTRANCE



CHERRY AVE LOOKING NORTH AT NE DINGLEY RD



CHERRY AVE LOOKING NORTH FROM SERVICE ENTRANCE

SITE PHOTOS

WING POINT GOLF & COUNTRY CLUB

811 CHERRY AVE NE, BAINBRIDGE ISLAND, WA 98110

CUP / SPR

1/12/2026



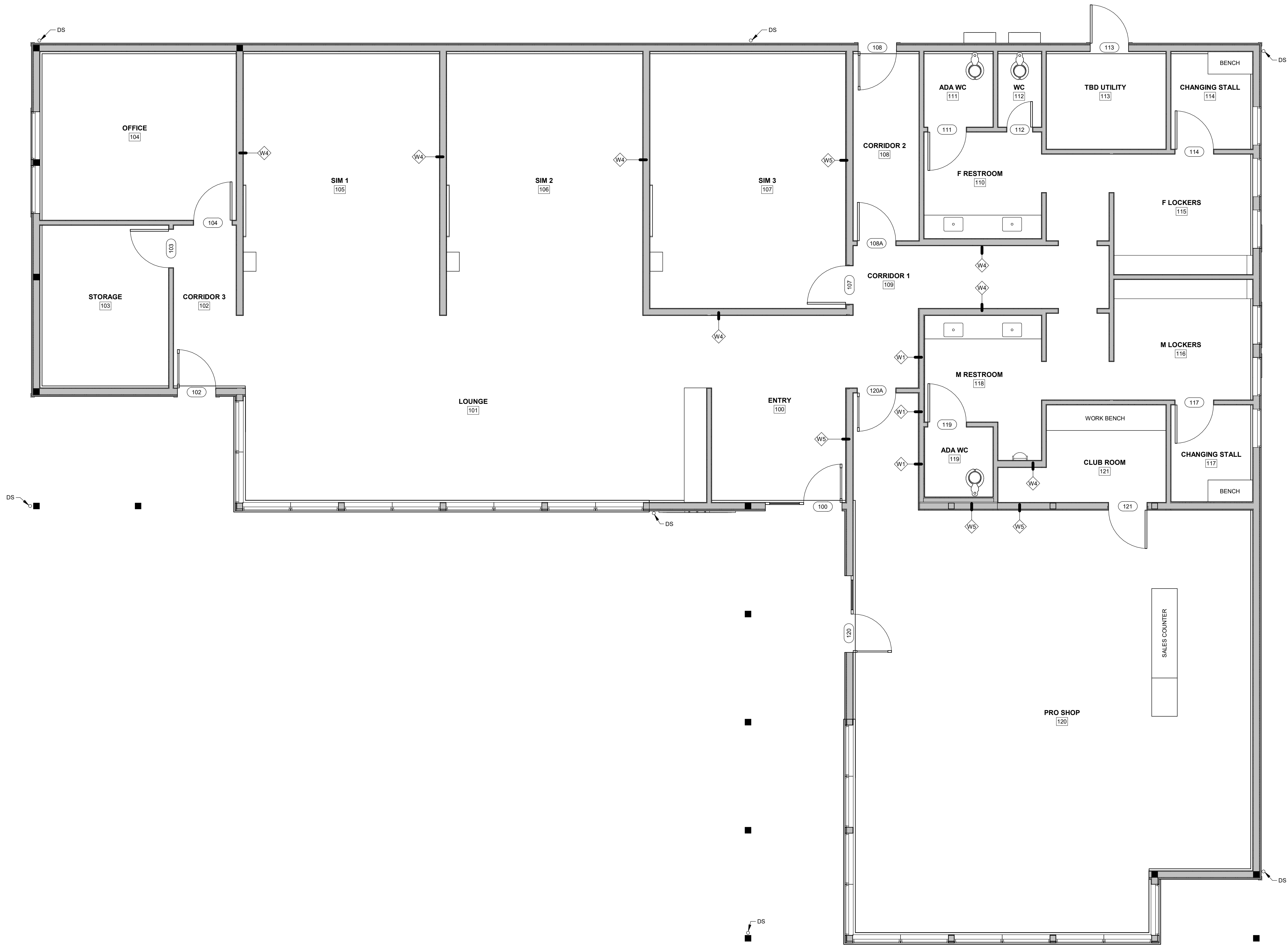
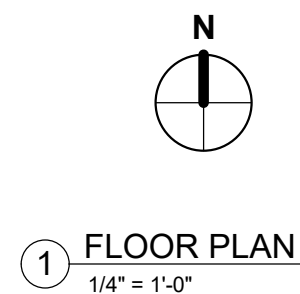
AERIAL PERSPECTIVE

WING POINT GOLF & COUNTRY CLUB

811 CHERRY AVE NE, BAINBRIDGE ISLAND, WA 98110

CUP / SPR

1/12/2026



WING POINT PRO SHOP

811 CHERRY AVE NE
BAINBRIDGE ISLAND, WA 98110

WING POINT GOLF & COUNTRY CLUB

CUP / SPR

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FLOOR PLAN

A-104

WING POINT PRO SHOP

811 CHERRY AVE NE
BAINBRIDGE ISLAND, WA 98110

WING POINT GOLF & COUNTRY CLUB

CUP / SPR

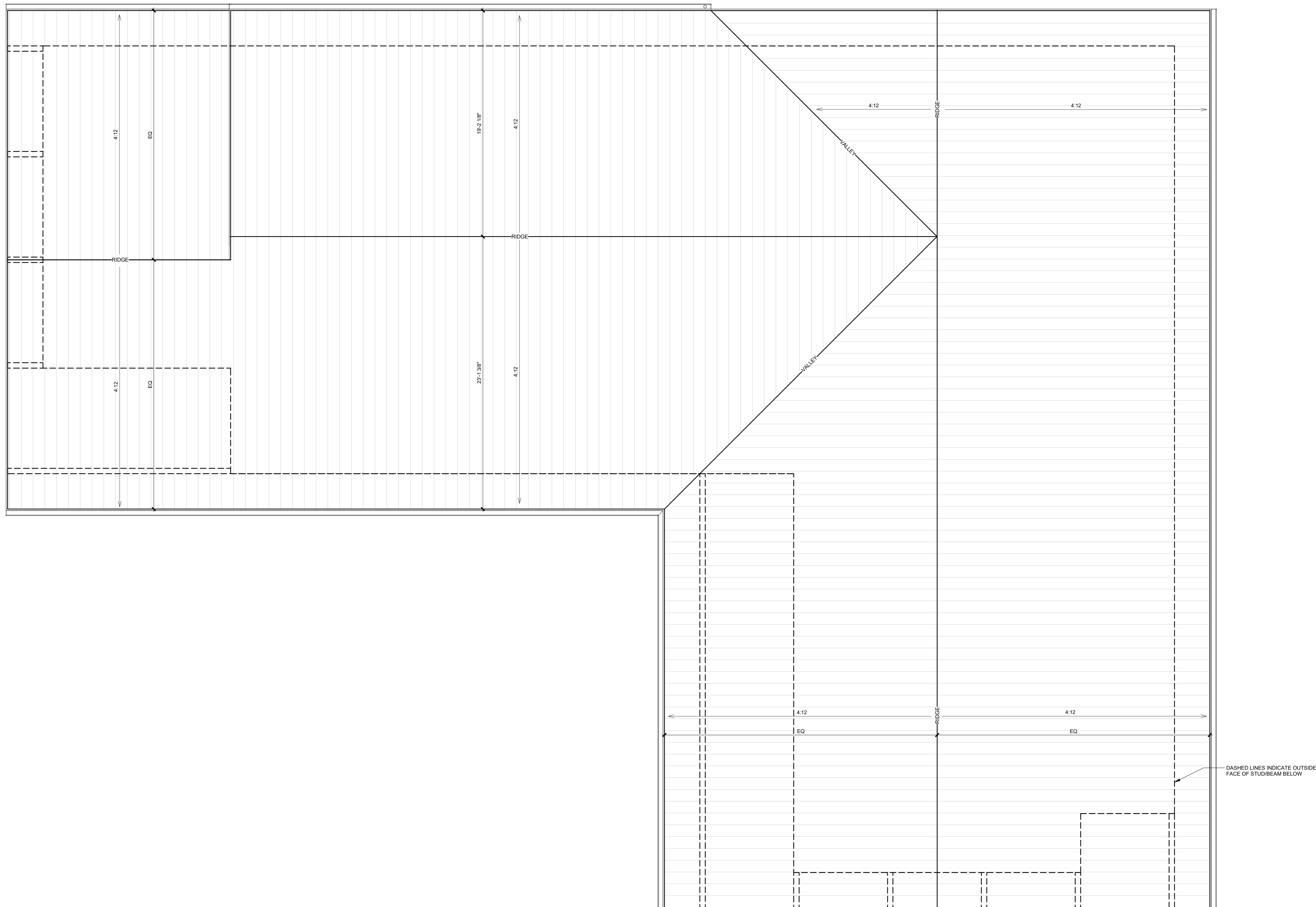
PROJECT #	2531	
ISSUE DATE	2026-01-12	
#	Description	Date

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ROOF PLAN

A-106

Page 42 of 100



A diagram of a bar magnet. It is represented as a circle with a vertical line through its center. The top end of the line is labeled 'N' for North, and the bottom end is labeled 'S' for South.

1 ROOF PLAN
1/4" = 1'-0"

SHEET SIZE: ARCHE1 42" x 30"

1/21/2028 2:53:31 PM



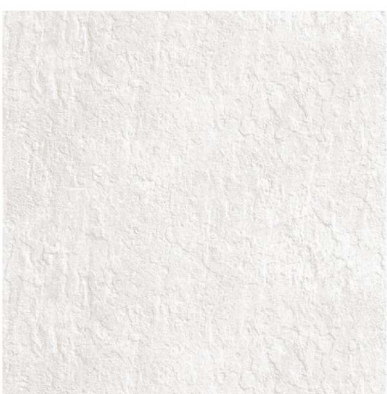
STANDING SEAM METAL ROOF, DARK BRONZE COLOR, TYPICAL



WOOD LAP SIDING, TYPICAL

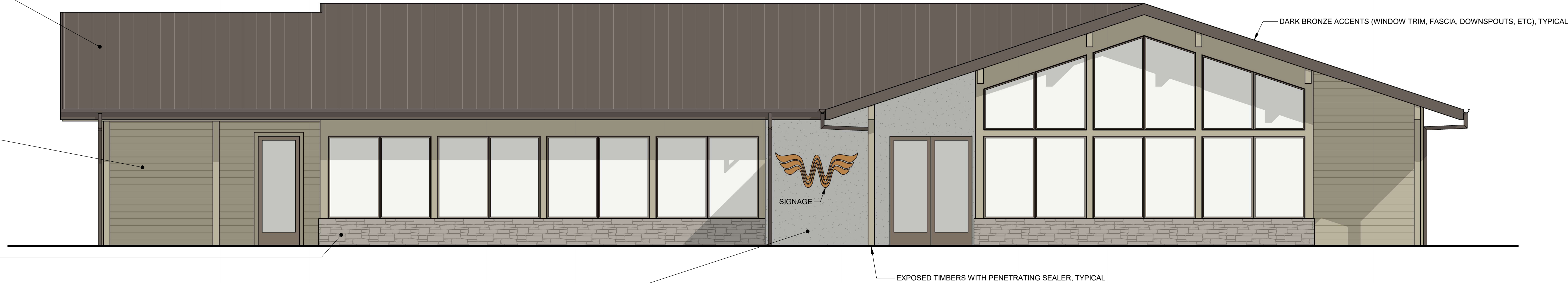


STONE VENEER WALL BASE, TYPICAL AT WINDOWS

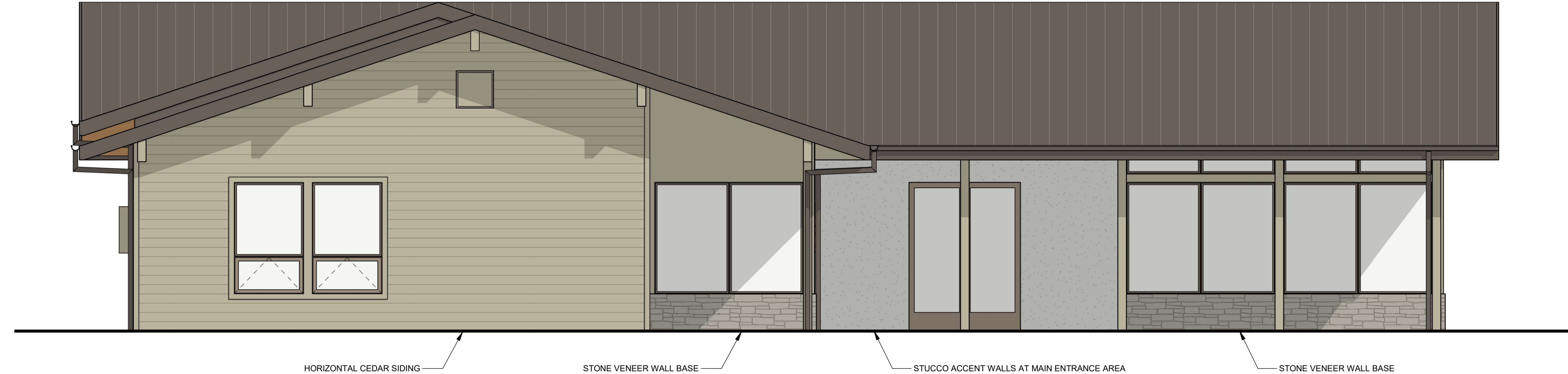


STUCCO ACCENT WALLS, TYPICAL AT MAIN ENTRY

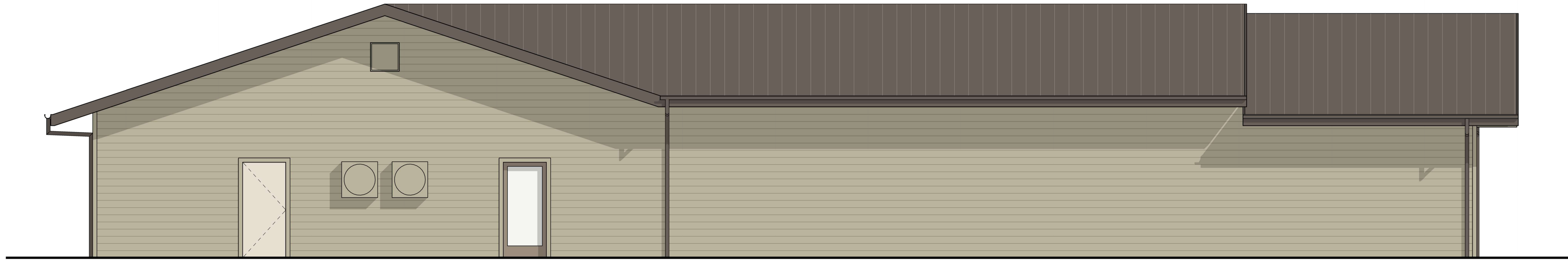
④ SOUTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"



③ NORTH ELEVATION
1/4" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"



WING POINT PRO SHOP

811 CHERRY AVE NE
BAINBRIDGE ISLAND, WA 98110

WING POINT GOLF & COUNTRY CLUB

SPR-CUP

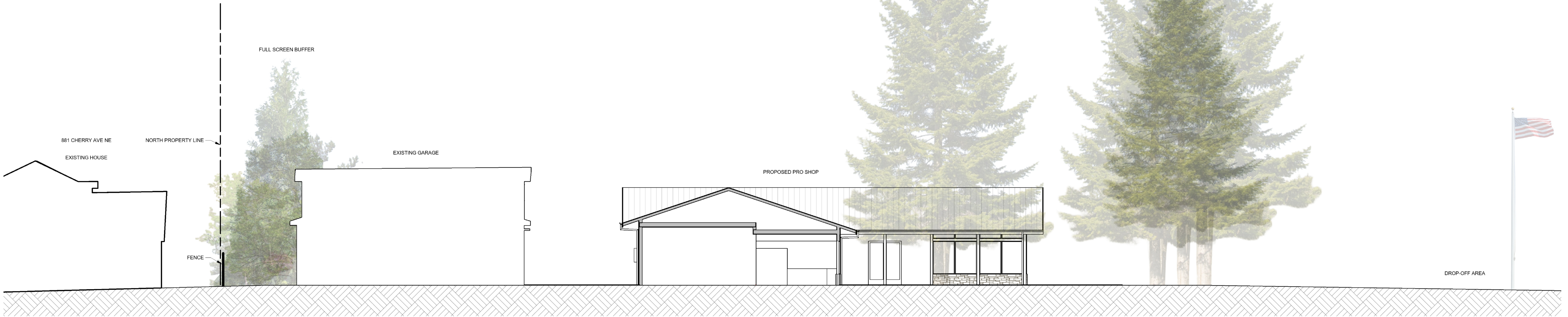
PROJECT #	2531
ISSUE DATE	Issue Date
#	Description
Date	Date

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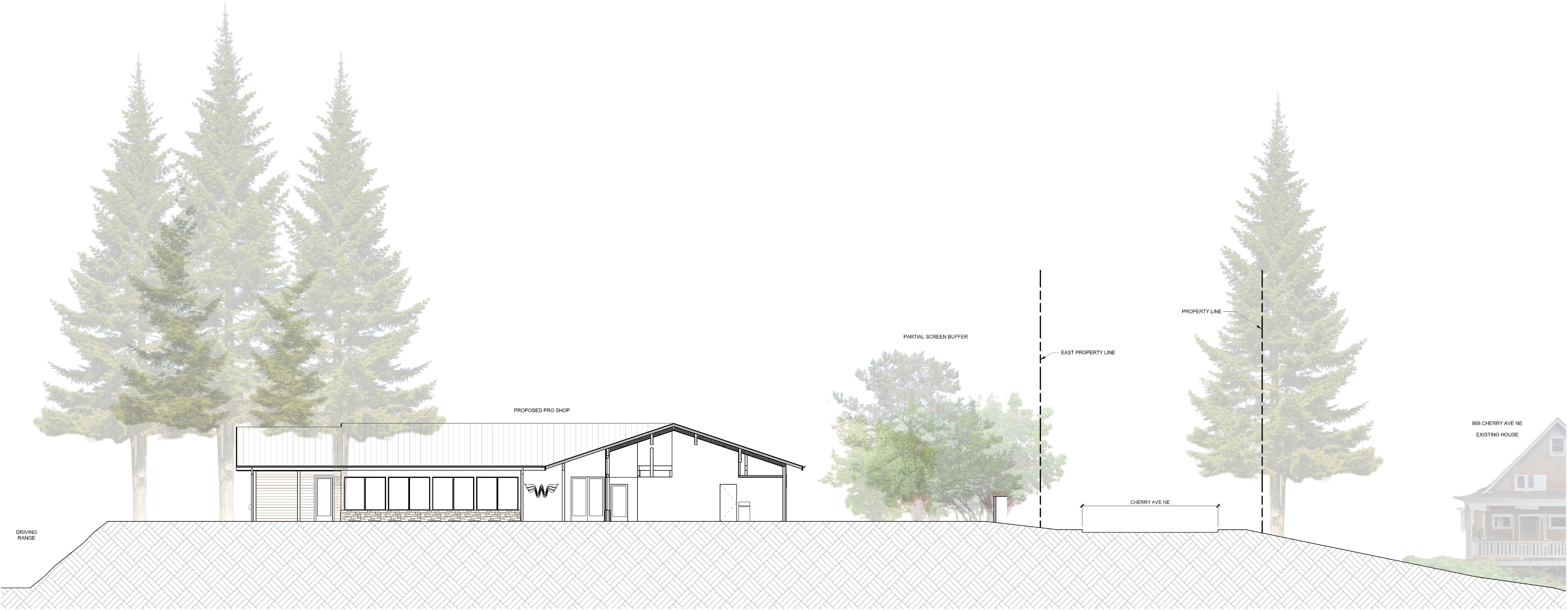
BUILDING ELEVATIONS

A-201

11/4/2026 6:51:20 PM SHEET SIZE: ARCH E1 1/2" x 30"



2 N-S SITE SECTION FACING EAST
1/8" = 1'-0"



1 E-W SITE SECTION FACING NORTH
1/8" = 1'-0"

WING POINT PRO SHOP

811 CHERRY AVE NE
BAINBRIDGE ISLAND, WA 98110

WING POINT GOLF & COUNTRY CLUB

SPR-CUP

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#	Description
	Date

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SITE SECTIONS

A-300



PRO SHOP AND SHELTER SEEN FROM PUTTING GREEN



PRO SHOP MAIN APPROACH



VIEW FROM INTERSECTION OF CHERRY & DINGLEY



FACING EAST FROM DRIVING RANGE

WING POINT PRO SHOP

811 CHERRY AVE NE
BAINBRIDGE ISLAND, WA 98110

WING POINT GOLF & COUNTRY CLUB

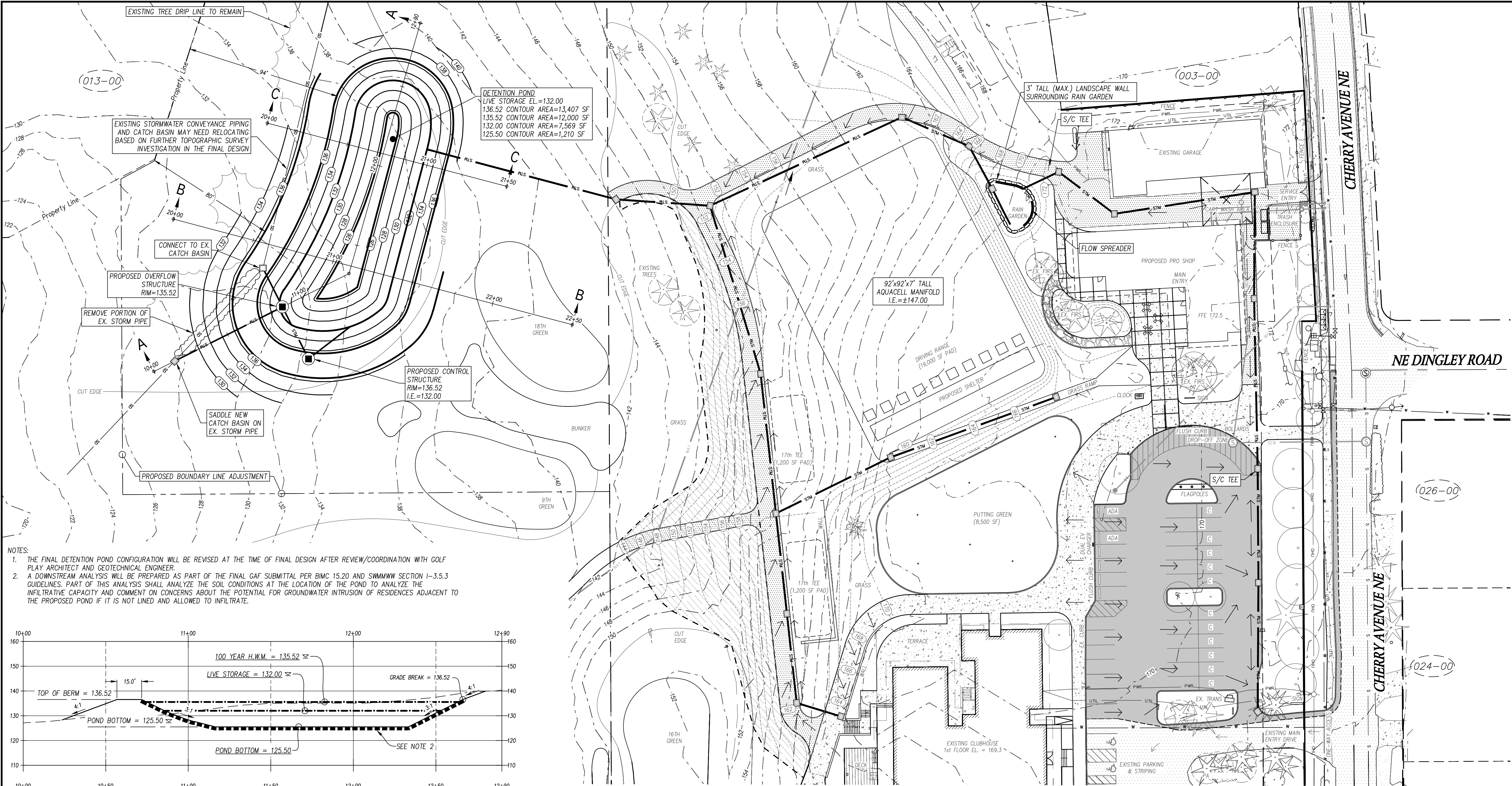
CUP / SPR

PROJECT #	2531	
ISSUE DATE	2026-01-12	
#	Description	Date

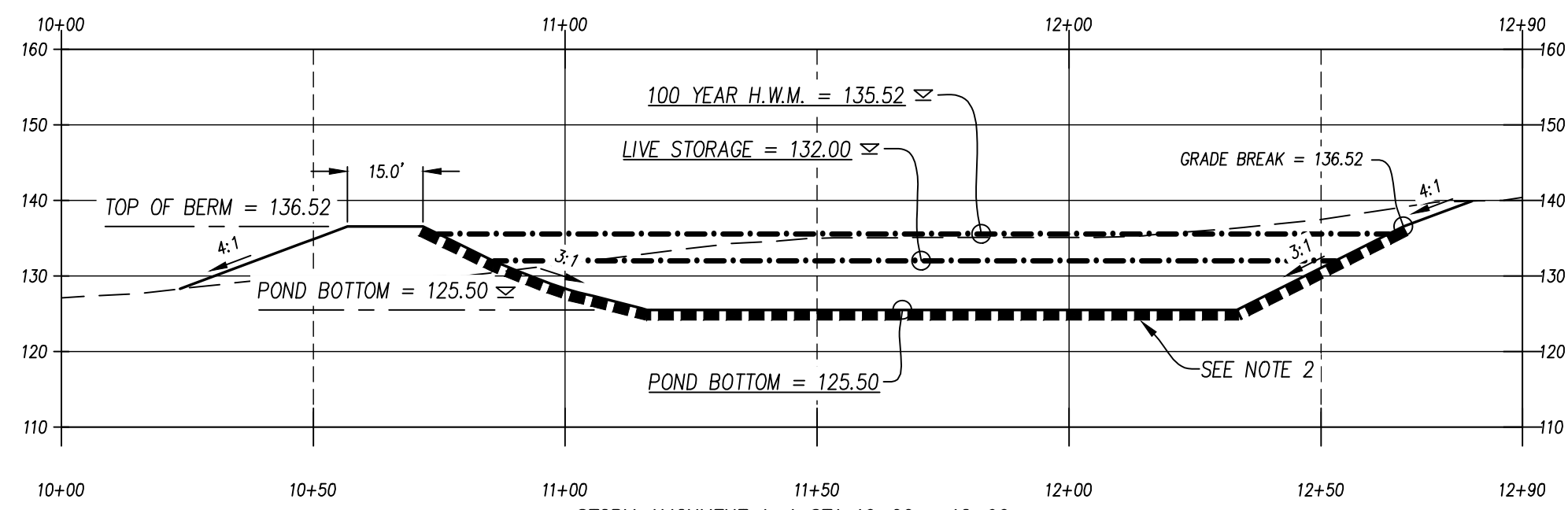
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3D REPRESENTATIONS

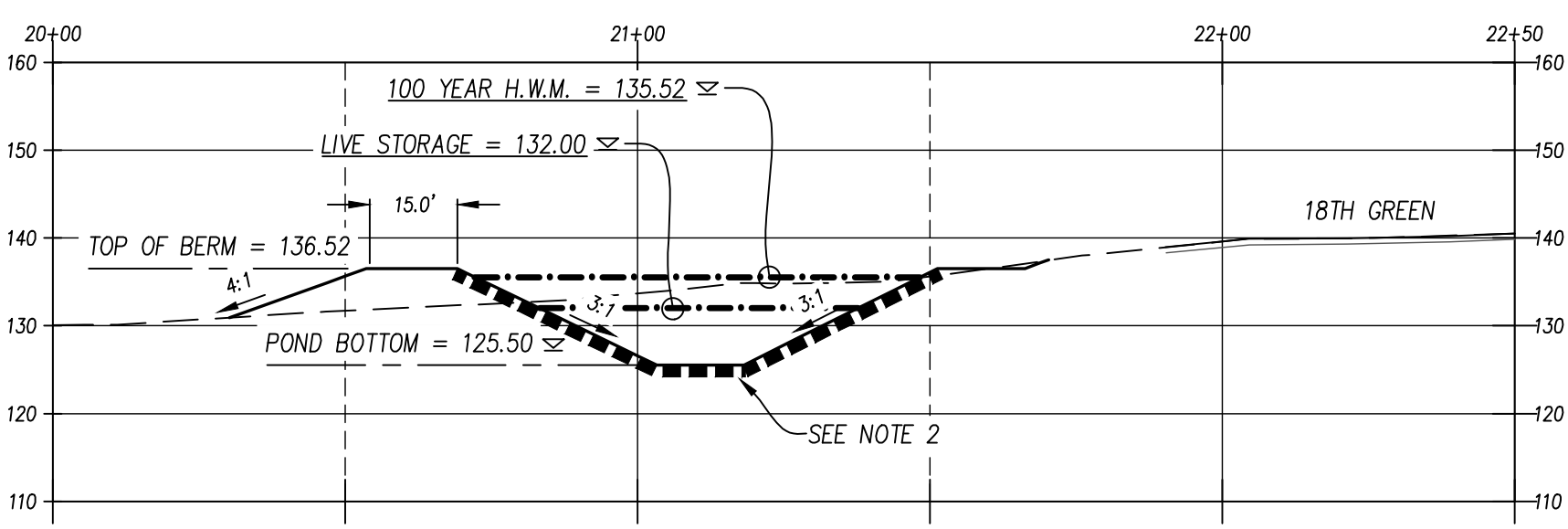
A-901



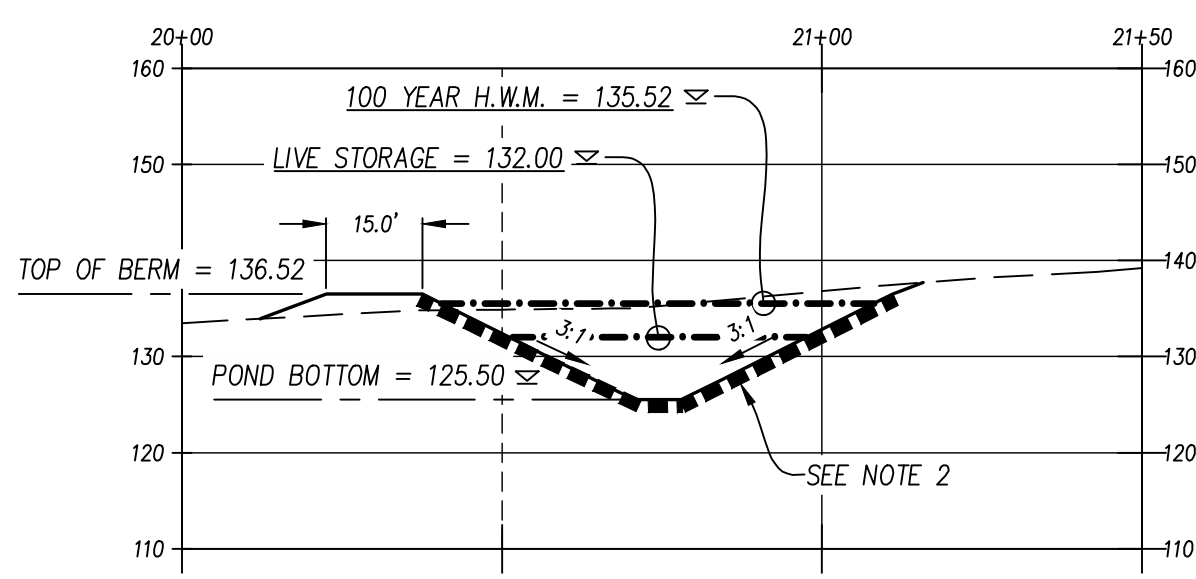
- NOTES:
1. THE FINAL DETENTION POND CONFIGURATION WILL BE REVISED AT THE TIME OF FINAL DESIGN AFTER REVIEW/COORDINATION WITH GOLF PLAY ARCHITECT AND GEOTECHNICAL ENGINEER.
 2. A DOWNSTREAM ANALYSIS WILL BE PREPARED AS PART OF THE FINAL GAF SUBMITTAL PER BMC 15.20 AND SWMMWW SECTION I-3.5.3 GUIDELINES. PART OF THIS ANALYSIS SHALL ANALYZE THE SOIL CONDITIONS AT THE LOCATION OF THE POND TO ANALYZE THE INFILTRATIVE CAPACITY AND COMMENT ON CONCERNS ABOUT THE POTENTIAL FOR GROUNDWATER INTRUSION OF RESIDENCES ADJACENT TO THE PROPOSED POND IF IT IS NOT LINED AND ALLOWED TO INFILTRATE.



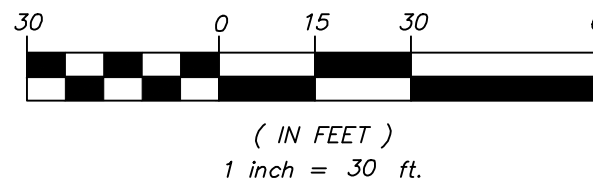
STORM ALIGNMENT A-A STA 10+00 - 12+90
1"=30' Horiz
1"=20' Vert



STORM ALIGNMENT B-B STA 20+00 - 22+50
1"=30' Horiz
1"=20' Vert



STORM ALIGNMENT C-C STA 20+00 - 21+50
1"=30' Horiz
1"=20' Vert



- STORM LEGEND
- PROPOSED CATCH BASIN (T-1)
 - PROPOSED CONTROL MANHOLE (T-2)
 - EXISTING CATCH BASIN (T-1)
 - PROPOSED STORM DRAINAGE LINE
 - EXISTING STORM DRAINAGE LINE
 - AQUACELL MANIFOLD BYPASS
TOTAL AREA 19,540 sf
• CART PATH 671 sf
• GRASS 10,920 sf

WING POINT GOLF & COUNTRY CLUB
NEW PRO SHOP - SITE PLAN REVIEW

PRELIMINARY GRADING & DRAINAGE PLAN

FOR
Wing Point Golf and Country Club
811 Cherry Avenue NE
Bainbridge Island, WA 98110

CONTACT
Jeff D'Amico, Director
jeffd@wingpointgolf.com



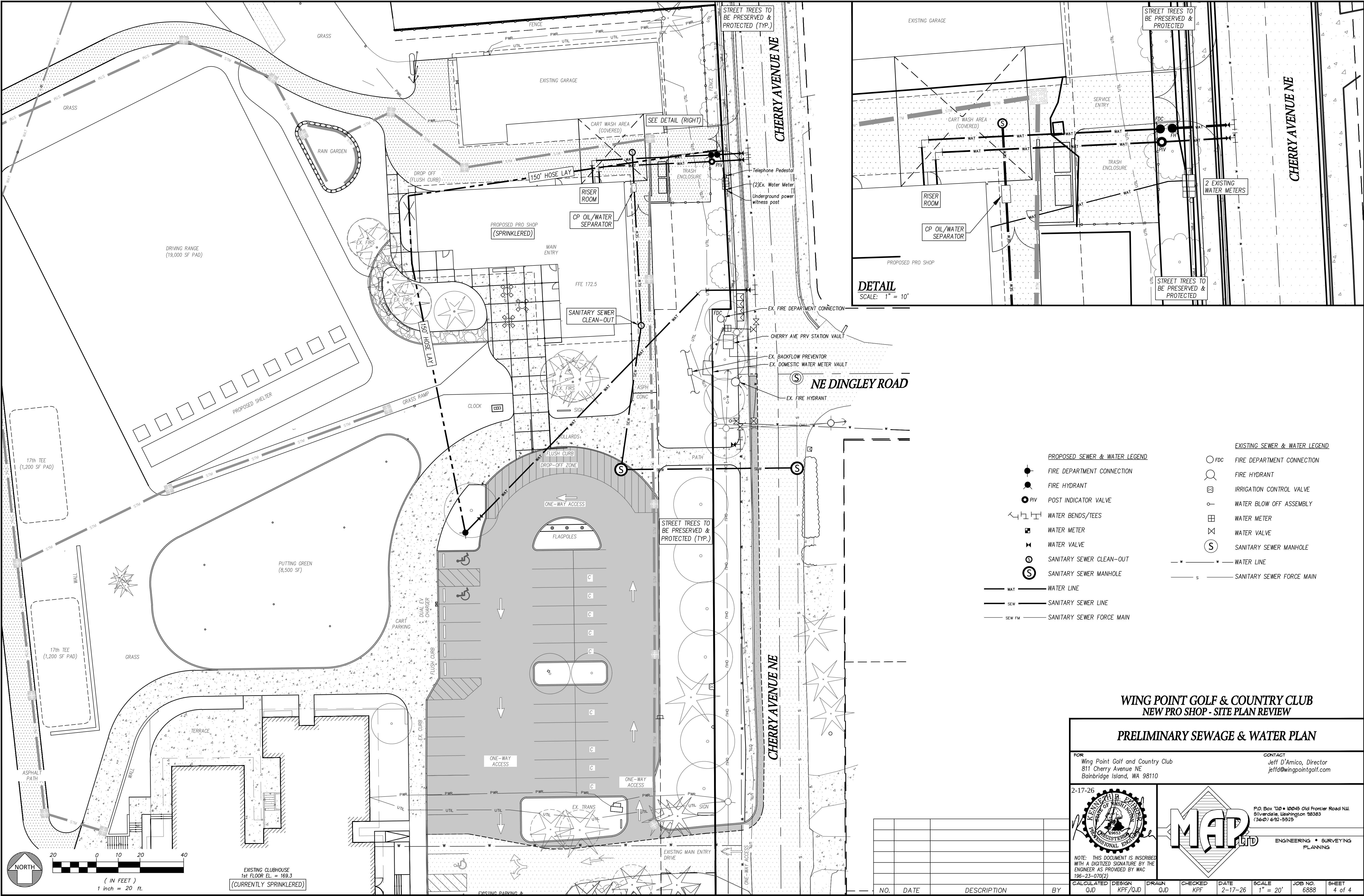
P.O. Box 110 • 10045 Old Frontier Road NW
Silverdale, Washington 98283
(360) 692-5525

ENGINEERING • SURVEYING
PLANNING

NOTE: THIS DOCUMENT IS INSCRIBED
WITH A DIGITIZED SIGNATURE BY THE
ENGINEER AS PROVIDED BY WAC
196-23-070(2)

NO.	DATE	DESCRIPTION	BY

CALCULATED	DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
QJD	KPF/QJD	QJD	KPF	2-17-26	1" = 30'	6888	3 of 4



DETAIL
SCALE: 1" = 10'

- PROPOSED SEWER & WATER LEGEND**
- FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - PIV POST INDICATOR VALVE
 - └─┴─┘ WATER BENDS/TEES
 - WATER METER
 - ⋈ WATER VALVE
 - ⊙ SANITARY SEWER CLEAN-OUT
 - Ⓢ SANITARY SEWER MANHOLE
 - WAT — WATER LINE
 - SEW — SANITARY SEWER LINE
 - SEW FM — SANITARY SEWER FORCE MAIN
- EXISTING SEWER & WATER LEGEND**
- FDC FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - ⊠ IRRIGATION CONTROL VALVE
 - WATER BLOW OFF ASSEMBLY
 - ⊠ WATER METER
 - ⋈ WATER VALVE
 - Ⓢ SANITARY SEWER MANHOLE
 - WATER LINE
 - S — SANITARY SEWER FORCE MAIN

**WING POINT GOLF & COUNTRY CLUB
NEW PRO SHOP - SITE PLAN REVIEW**

PRELIMINARY SEWAGE & WATER PLAN

FOR Wing Point Golf and Country Club 811 Cherry Avenue NE Bainbridge Island, WA 98110		CONTACT Jeff D'Amico, Director jeffd@wingpointgolf.com					
2-17-26							
		P.O. Box 110 • 10045 Old Frontier Road NW Silverdale, Washington 98283 (360) 692-5525					
NOTE: THIS DOCUMENT IS INSCRIBED WITH A DIGITIZED SIGNATURE BY THE ENGINEER AS PROVIDED BY WAC 196-23-070(2)		ENGINEERING • SURVEYING PLANNING					
CALCULATED QJD	DESIGN KPF/QJD	DRAWN QJD	CHECKED KPF	DATE 2-17-26	SCALE 1" = 20'	JOB NO. 6888	SHEET 4 of 4



WING POINT GOLF & COUNTRY CLUB - OVERALL PARCEL SITE PLAN

L00



LEGEND

1. CAR DROP OFF
2. HAND CART RAMP, GRASS
3. RANGE TEES
4. CART PARKING
5. HAND CART STORAGE
6. FLAGPOLES
7. CLOCK
8. PARKING
9. SIDEWALK
10. EXISTING LARGE TREES
11. CLUBHOUSE TERRACE
12. PRO SHOP TERRACE
13. STONE RETAINING WALL
14. CART PATH (2-WAY, 12' WIDE CONCRETE OR ASPHALT)
15. GRASS LAWN, TYPICAL
16. PLANTING AREA, TYPICAL
17. CLUBHOUSE DECK
18. SNACK BAR
19. CONCRETE STEPS
20. COVERED TEES
21. RAIN GARDEN
22. FENCE
23. CART WASH STATION (DRAIN IN ASPHALT)
24. TRASH ENCLOSURE
25. SERVICE ENTRY & GATE (NON-VEHICULAR)
26. CODE REQUIRED SCREENING
27. CART DROP OFF
28. VIEWING PATH (DECOMPOSED GRANITE) WITH BENCHES

Scale 0' 16' 32'
1" = 16' on a 30" x 42"



WING POINT COUNTRY CLUB - SITE/LANDSCAPE PLAN (PROJECT AREA ENLARGEMENT)

L01

TREE RETENTION CALCULATIONS

TOTAL PARCEL AREA: 10.53 ACRES

TREE UNITS REQUIRED (per BIMC 18.15.010.G.4.A.iv - same as predevelopment): 333.2 (31.5 per acre)

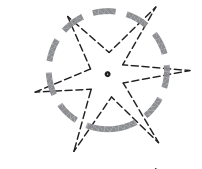
TREE UNITS RETAINED: 263.0

ADDITIONAL TREE UNITS REQUIRED: 70.2

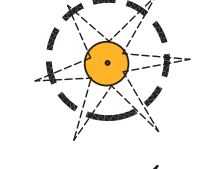
LEGEND



SURVEYED TREE TO
BE RETAINED



UNSURVEYED TREE TO
BE RETAINED



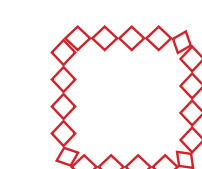
ELECTIVE RETENTION TREE
(10 -tree units not included in calculations)



TREE TO BE REMOVED (3 TOTAL)



PROJECT WORK AREA



AREAS OF PROHIBITED
DISTURBANCE WITHIN THE
PROJECT WORK AREA PER
BIMC 18.15.010.C.4

ALL TREES & THEIR CRZ'S
OUTSIDE THE PROJECT WORK
AREA WILL BE RETAINED & SOIL
NOT DISTURBED

PROPOSED TREES

- PARKING LOT TREES PER CODE (3 new, 2 existing - 5 total)
- BUFFER TREES PER CODE (37 new, 23 existing, 60 total)
- NEW TREES PROPOSED TO MEET TREE UNIT REQUIREMENTS (70)

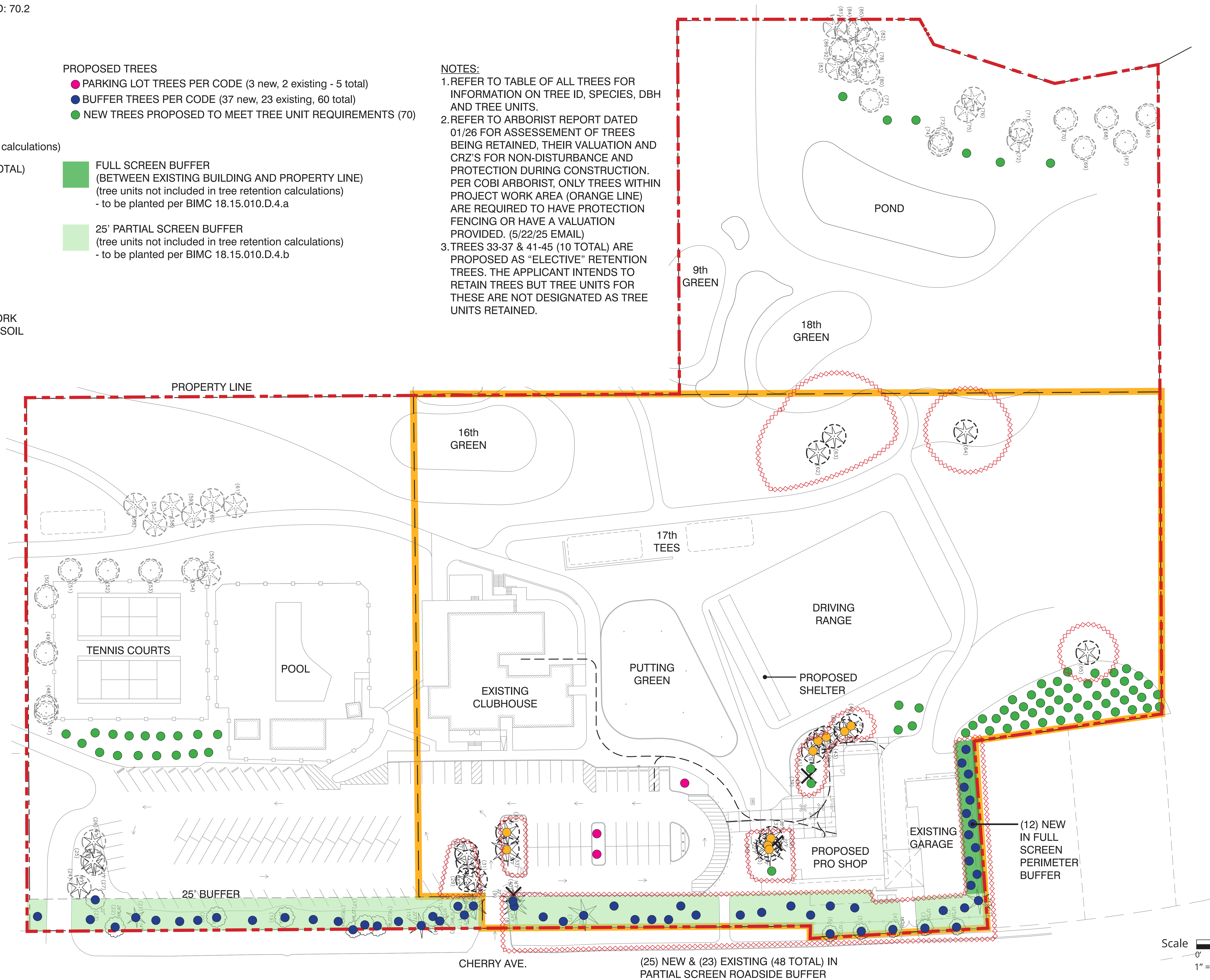


FULL SCREEN BUFFER
(BETWEEN EXISTING BUILDING AND PROPERTY LINE)
(tree units not included in tree retention calculations)
- to be planted per BIMC 18.15.010.D.4.a

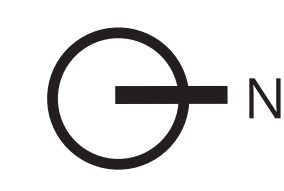
25' PARTIAL SCREEN BUFFER
(tree units not included in tree retention calculations)
- to be planted per BIMC 18.15.010.D.4.b

NOTES:

1. REFER TO TABLE OF ALL TREES FOR INFORMATION ON TREE ID, SPECIES, DBH AND TREE UNITS.
2. REFER TO ARBORIST REPORT DATED 01/26 FOR ASSESSEMENT OF TREES BEING RETAINED, THEIR VALUATION AND CRZ'S FOR NON-DISTURBANCE AND PROTECTION DURING CONSTRUCTION. PER COBI ARBORIST, ONLY TREES WITHIN PROJECT WORK AREA (ORANGE LINE) ARE REQUIRED TO HAVE PROTECTION FENCING OR HAVE A VALUATION PROVIDED. (5/22/25 EMAIL)
3. TREES 33-37 & 41-45 (10 TOTAL) ARE PROPOSED AS "ELECTIVE" RETENTION TREES. THE APPLICANT INTENDS TO RETAIN TREES BUT TREE UNITS FOR THESE ARE NOT DESIGNATED AS TREE UNITS RETAINED.



Scale 
1" = 30' on a 30" x 42"



WING POINT COUNTRY CLUB - TREE RETENTION

L02



LEGEND

- 1 NORTHWEST ORNAMENTAL GARDEN PLANTING
- 2 PARKING LOT PLANTING
- 3 BUFFER PLANTING
- 4 RAIN GARDEN / STORMWATER TREATMENT PLANTING

1 NORTHWEST ORNAMENTAL GARDEN PLANTING

The northwest ornamental garden planting will be plantings consistent with the feel of a forest edge. A strong presence of large existing Firs with boulders, softened with low shrubs and groundcovers will help transition from the large Fir trees along Cherry Ave. to views of the open lawns and fairways of the golf course.

Sample Representative Species:

- Mountain Hemlock
- Mugo Pine
- Creeping Mahonia
- Amber Carpet Rose
- Kurume Azalea
- Kinnikinnick

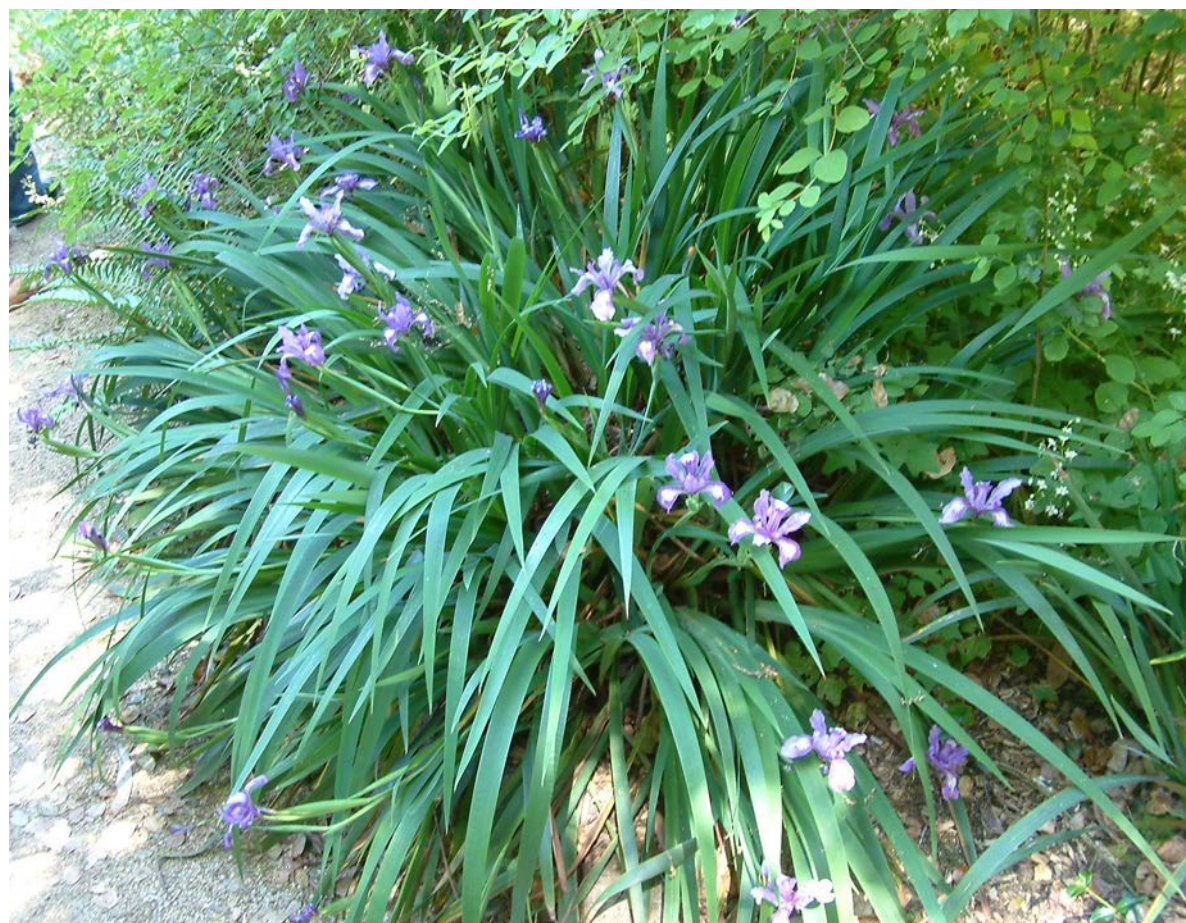


2 PARKING LOT PLANTING

The parking lot planting will consist of deciduous shade trees and low robust groundcovers and shrubs. A few select conifers and shrubs on the perimeter will help to blend the planting with the natives of the partial screen buffer. Per BIMC 18.15.010.F.1.c, a minimum of 4 parking lot trees (new or existing) are required for 32 parking stalls.

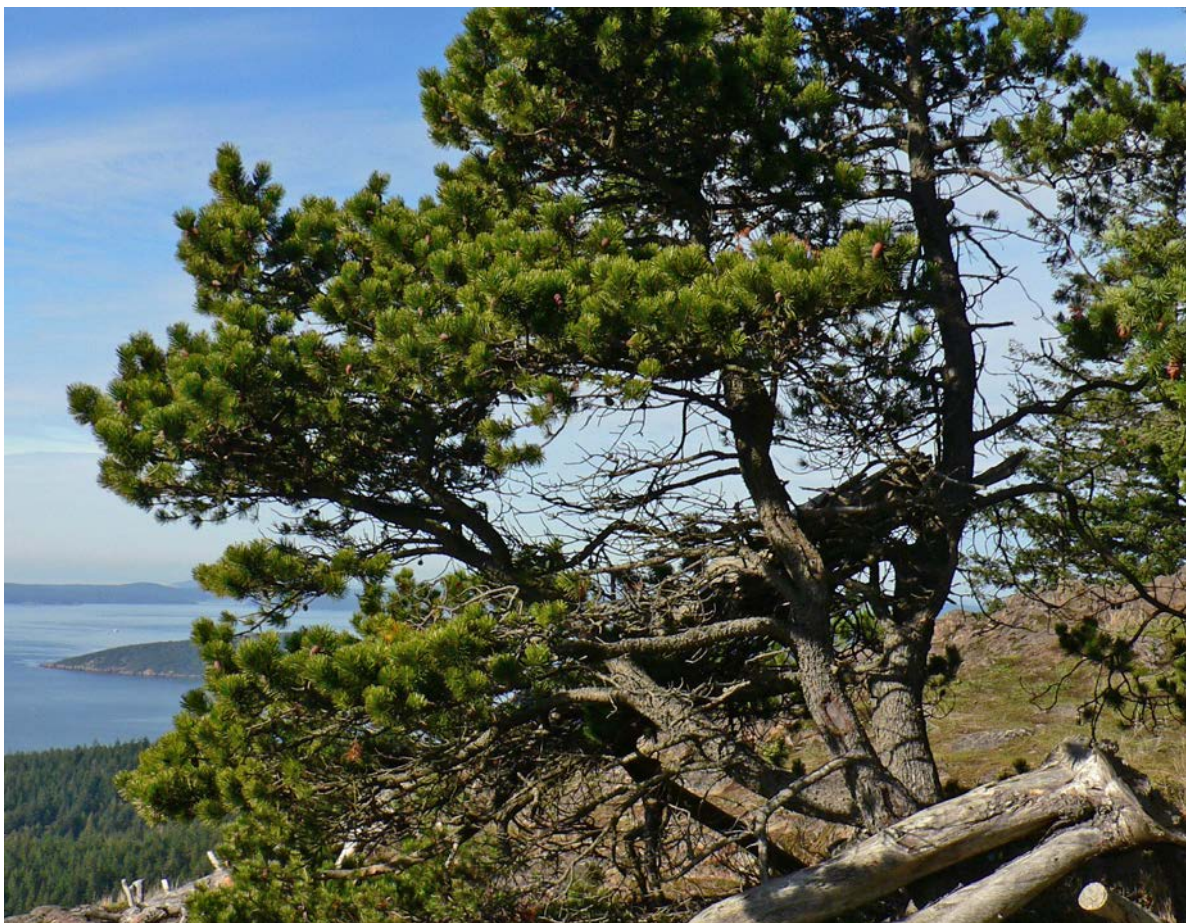
Sample Representative Species:

- Metro Gold Hedge Maple
- Persian Spire Parrotia
- Berkeley Sedge
- Low Bush Honeysuckle
- Douglas Iris
- John Dourley Manzanita



Per BIMC 18.15.010.D.4.a and 18.15.010.D.4.b a 25' partial screen roadside buffer along Cherry Ave. and 25' full screen perimeter buffer along the north property line are required. The partial screen roadside buffer (19,119 sf) will have a minimum of 48 total trees, 13 existing & 25 new trees (13 evergreen) and 191 shrubs (96 evergreen). The full screen perimeter buffer (121 lf/1,829 sf) will have a minimum of 12 new trees (8 evergreen) and 37 shrubs (26 evergreen). Species will be mostly native with groundcover throughout.

- Sample Representative Species:
- Shore Pine
 - Green Giant Western Red Cedar
 - Vine Maple
 - California Wax Myrtle
 - Red Flowering Currant



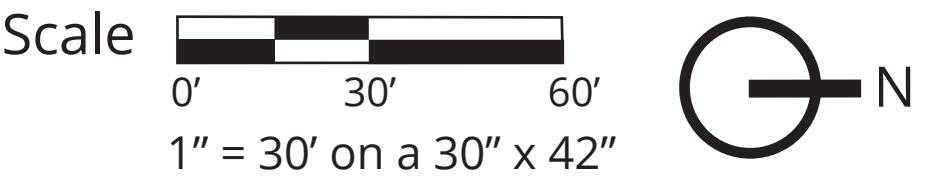
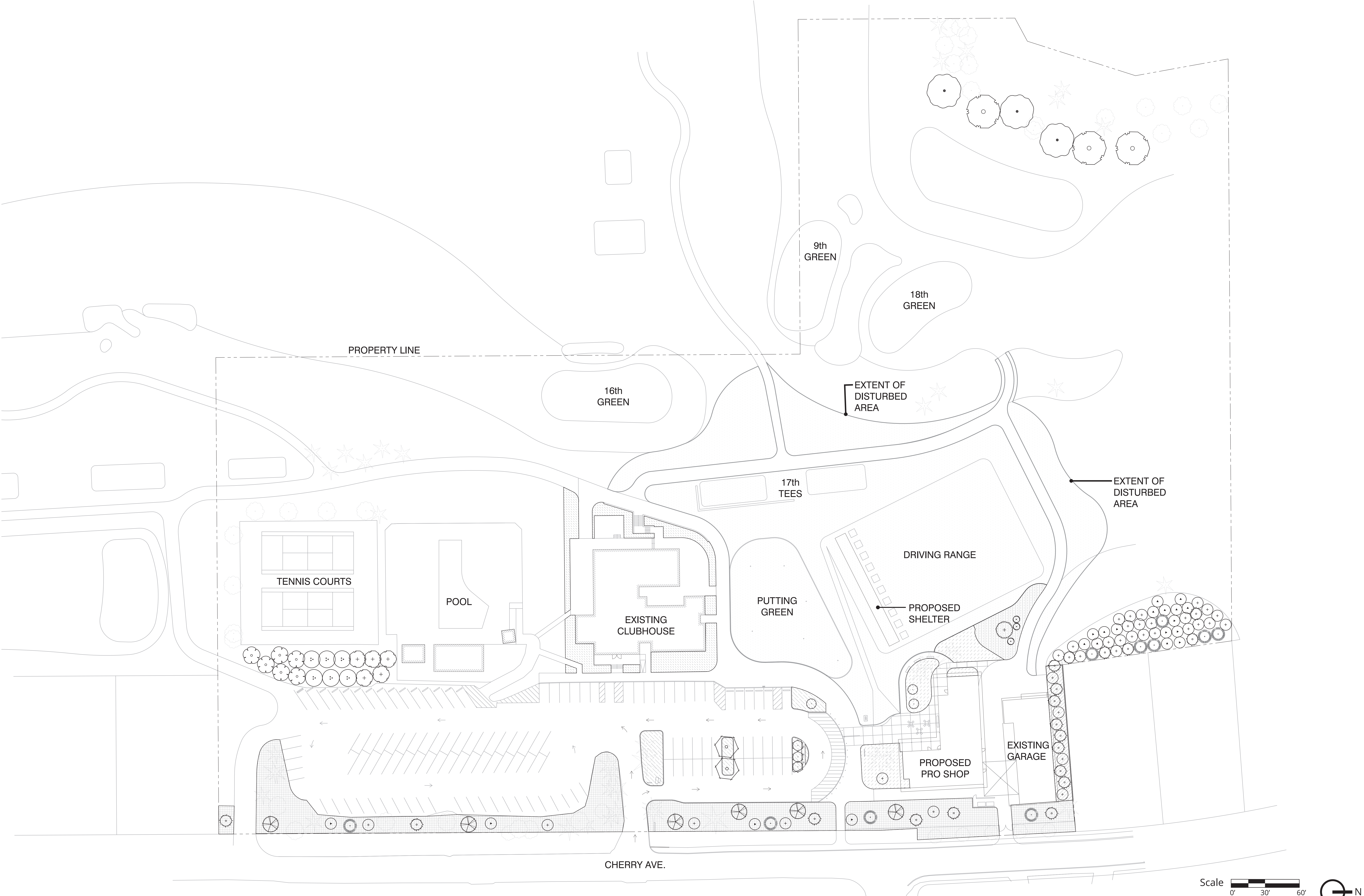
A rain garden is located northeast of the new chipping green. Plants in the rain garden will be those that tolerate a wide range of moisture conditions. The entire rain garden will be planted and contain species that can be appreciated from the Pro Shop terrace and driving range tee boxes and help to screen the cart storage.

- Sample Representative Species:
- Regent Serviceberry
 - Redtwig Dogwood
 - Slough Sedge
 - Common Rush
 - Blazing Star
 - Canada Goldenrod

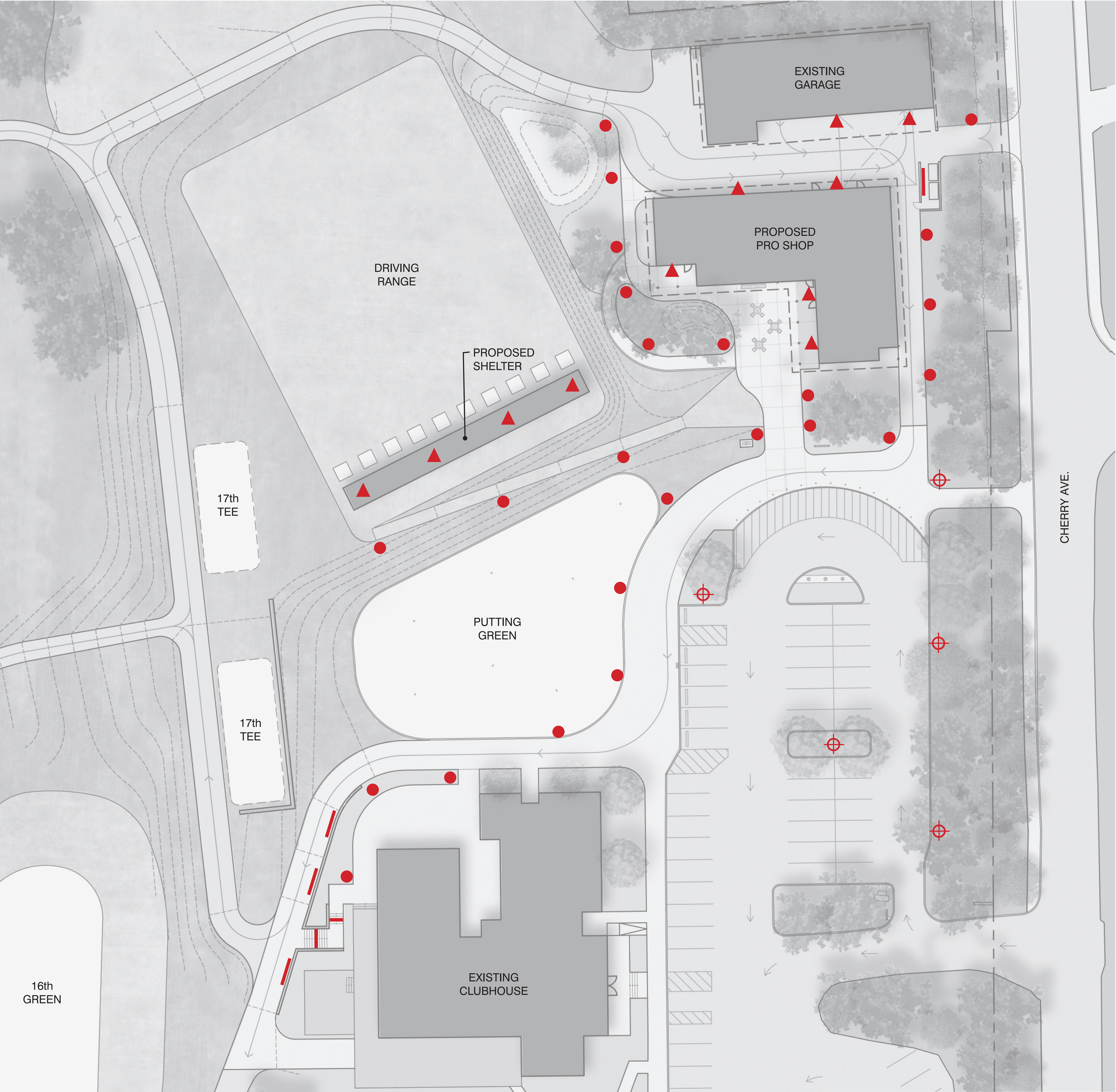


PLANT SCHEDULE

TREES					
	ACE BUE	6	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	1.5" CAL.
	ACE MET	2	ACER CAMPESTRE 'METRO GOLD' / METRO GOLD HEDGE MAPLE	B & B	2" CAL
	ACE CIR	33	ACER CIRCINATUM / VINE MAPLE	B & B	2" CAL NA
	ACE JEF	3	ACER X FREEMANII 'JEFFSRED' / AUTUMN BLAZE FREEMAN MAPLE	B & B	2" CAL
	AME RE2	3	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	B & B	1.5" CAL.
	CAL DEC	10	CALOCEDRUS DECURRENS / INCENSE CEDAR	B & B	NA 4'-6' HT.
	CER OCC	20	CERCIS OCCIDENTALIS / WESTERN REDBUD	B & B	2" CAL
	COR MAS	6	CORNUS MAS / CORNELIAN CHERRY DOGWOOD	B & B	2" CAL NA
	LIR TUL	3	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2" CAL
	NYS WIL	1	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B & B	1.5" CAL.
	PAR PER	5	PARROTTIA PERSICA / PERSIAN PARROTTIA	B & B	2" CAL
	PAR JLC	3	PARROTTIA PERSICA 'JLCOLUMNAR' / PERSIAN SPIRE PARROTTIA	B & B	2" CAL
	PIN CON	6	PINUS CONTORTA VAR. CONTORTA / SHORE PINE	B & B	NA 4'-6' HT.
	THU GRE	19	THUJA PLICATA 'GREEN GIANT' / GREEN GIANT CEDAR	B & B	NA 4'-6' HT.
	TSU MER	3	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK	B & B	NA 6'-7' HT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
GROUND COVERS					
	TUR SEE	66,796 SF	TURF SEED - PER OWNER / TURF - PER OWNER	N/A	
PARKING LOT PLANTINGS					
	DIERVILLA LONICERA / LOW BUSH HONEYSUCKLE	1,960 SF	57	5 GAL.	25% @ 36" o.c.
	ARCTOSTAPHYLOS X 'JOHN DOURLEY' / JOHN DOURLEY MANZANITA	24	5 GAL.	25% @ 54" o.c.	
	IRIS DOUGLASIANA / DOUGLAS IRIS	81	1 GAL.	25% @ 30" o.c.	
	CAREX TUMULICOLA / BERKELEY SEDGE	81	1 GAL.	25% @ 30" o.c.	
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	81	4" POT	25% @ 30" o.c.	
FULL SCREEN BUFFER SHRUBS					
	PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	1,797 SF	10	5 GAL.	20% @ 72" o.c.
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	15	5 GAL.	40% @ 84" o.c.	
	SAMBUCUS RACEMOSA / RED ELDERBERRY	8	5 GAL.	20% @ 84" o.c.	
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	10	5 GAL.	20% @ 72" o.c.	
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	103	1 GAL.	50% @ 36" o.c.	
PARTIAL SCREEN BUFFERS					
	AMELANCHIER ALNIFOLIA / WESTERN SERVICEBERRY	18,288 SF	32	5 GAL., 1" CAL.	6% @ 72" o.c.
	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	32	5 GAL.	6% @ 72" o.c.	
	MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	32	5 GAL.	6% @ 72" o.c.	
	PHILADELPHUS LEWISII / WILD MOCKORANGE	32	5 GAL.	6% @ 72" o.c.	
	RIBES SANGUINEUM / RED FLOWERING CURRANT	32	5 GAL.	6% @ 72" o.c.	
	ROSA NUTKANA / NOOTKA ROSE	32	5 GAL.	6% @ 72" o.c.	
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	32	5 GAL.	6% @ 72" o.c.	
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	529	4" POT	25% @ 36" o.c.	
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	389	1 GAL.	25% @ 42" o.c.	
NORTHWEST ORNAMENTAL GARDEN PLANTINGS					
	PINUS MUGO VAR. PUMILIO / DWARF MUGO PINE	8,165 SF	76	5 GAL.	14% @ 48" o.c.
	RHODODENDRON AZALEA 'HINO CRIMSON' / HINO CRIMSON AZALEA	133	2 GAL.	14% @ 36" o.c.	
	ROSA X 'NOA97400A' / FLOWER CARPET AMBER ROSE	110	5 GAL.	16% @ 42" o.c.	
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	76	5 GAL.	14% @ 48" o.c.	
	RIBES SANGUINEUM / RED FLOWERING CURRANT	76	3 GAL.	14% @ 48" o.c.	
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNICKINICK	410	4" POT	30% @ 30" o.c.	
	CAREX TUMULICOLA / BERKELEY SEDGE	300	1 GAL.	14% @ 24" o.c.	
	MAHONIA REPENS / CREEPING MAHONIA	133	4" POT	14% @ 36" o.c.	
RAIN GARDEN PLANTINGS					
	CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD	1,781 SF	15	5 GAL.	20% @ 60" o.c.
	LIATRIS SPICATA / BLAZING STAR	66	1 GAL.	8% @ 18" o.c.	
	SOLIDAGO CANADENSIS / GOLDENROD	37	1 GAL.	8% @ 24" o.c.	
	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TM / TINY WINE NINEBARK	23	5 GAL.	20% @ 48" o.c.	
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	23	5 GAL.	20% @ 48" o.c.	
	CAREX OBNUPTA / SLOUGH SEDGE	69	1 GAL.	15% @ 24" o.c.	
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	148	4" POT	50% @ 30" o.c.	
	JUNCUS EFFUSUS / COMMON RUSH	31	1 GAL.	15% @ 36" o.c.	



WING POINT COUNTRY CLUB - PLANTING PLAN

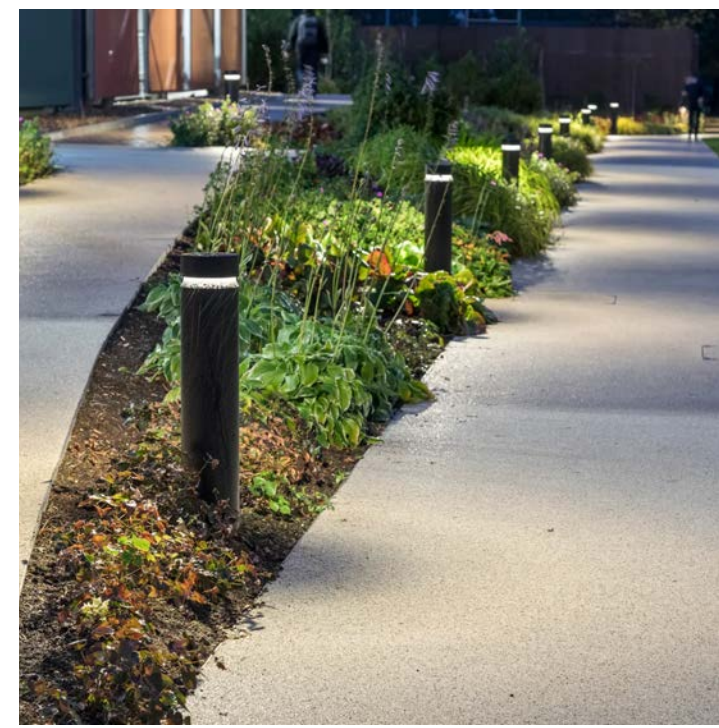


LEGEND

— WALL / STEP



● BOLLARD LIGHT



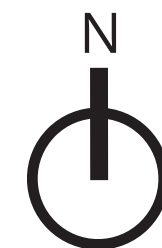
⊕ POLE



▲ EXTERIOR BUILDING MOUNTED

NOTE: PHOTOMETRIC ANALYSIS TO BE DEVELOPED DURING CD PHASE.

Scale 0' 16' 32'
1" = 16' on a 30" x 42"



WING POINT COUNTRY CLUB - PRELIMINARY SITE LIGHTING PLAN

L06



Katy Bigelow, Arborist LLC
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www.katybigelow.com

January 12, 2026

ATTN: Jeff Bouma / Fischer Bouma Partnership
For: Wing Point Golf Club
811 Cherry Ave. NE
Bainbridge Island, WA 98110

Dear Mr. Bouma and the Wing Point Golf Club:

Thank you for the opportunity to continue to provide consulting arborist services to assist in the plans for redeveloping the Pro Shop and Driving Range at the Wing Point Golf Club on Bainbridge Island. This report includes site design and tree retention information/valuation that is updated from my initial report generated for this project in 2024.

The Scope of Work for this project includes:

- Site visits to capture tree data for trees to be retained,
- Generating a written report including but not limited to:
 - A description of the retained and elective tree's health, condition, and viability.
 - A description of methods used to determine canopy size / limits of disturbance.
 - Tree, associated soils and vegetation protection during construction information and recommendations outlining how to proceed with work proposed within the limits of disturbance (trees, associated soils and vegetation protection areas).
 - Appraisal values for retained trees.

Retained tree data summary - project area only

Retained trees requiring valuation - 8

- 29, 30, 31, 32, 62, 63, 64, 65
- The Appraisal Data found in this report provides an estimate of the appraised value for these trees.
- Trees 29, 30, 32 and 65 are in good condition and are good candidates for retention. Trees 62 and 31 are in fair condition but good candidates for retention.
- Trees 63 and 64 are in low fair condition but are structurally sound.

Elective retained trees (no valuation) - 10

- 33, 34, 35, 36, 37, 41, 42, 43, 44, 45
- Trees 33-34 and 41-45 are in good condition and are good candidates for retention

except Trees 33-34 will be negatively impacted by the new driveway through fare.

- Trees 36 and 37 are in fair condition and good candidates for retention.

Trees to be removed (no valuation)- 3

- Trees 38-39 are in poor condition, Tree 40 is located within the new parking lot.

Methodology

To evaluate the trees in the field I combined my field experience and education with current accepted practices as defined by the American National Standards Institute (ANSI) and the International Society of Arboriculture (ISA).

On November 22, 2024 I completed a Level 2 tree assessment and gathered initial tree data as detailed in the Scope of Work. On November 20, 2025 I revisited the site to update all tree diameters and to capture diameters and conditions of trees I had not assessed in 2024. All levels of tree assessment are explained in an attachment to this report.

The tools I used to make this assessment were limited to binoculars, compass, digging tool, hand mallet and diameter tape. A visual tree assessment and other methods are only conclusive for the day of inspection and do not guarantee that conditions will remain the same in the future.

Since the trees are very easy to find in the field and the site has high use, I opted not to tag trees in the field. Tree numbers on the maps included in this report correlate to the survey number listed in the Table of Trees (ToT), are located in Addendum 1: Maps-tree retention and are also shown in photos in Addendum 2.

I used a diameter tape to measure the "Diameter at Breast Height (DBH)" of trees as close as possible to 4.5' from grade. I round measurements to the nearest half inch.

Determination of Tree Condition

Condition ratings were based on but not limited to:

- (1) the condition of the tree's root crown;
- (2) the condition of the trunk, including decay, injury, callusing, or presence of fungus or other disease;
- (3) the condition of the limbs, including the strength of crotches, amount of deadwood, hollow areas and whether there was excessive weight borne by them;
- (4) the condition and growth rate history of twigs, including visible pest damage and diseases;
- (5) the leaf appearance, including abnormal size and density as well as pest and disease damage.

Using an average of the above factors together with my best judgment, the general condition of each tree was recorded in one of the following categories adapted from the rating system

established by the International Society of Arboriculture and the 10th Edition of the Council of Tree & Landscape Appraisers (CTLA) Guide for Plant Appraisal:

- **Excellent (81%-100%):** High vigor and near-perfect health with little or no twig dieback, discoloration, or defoliation. Nearly ideal and free of structural defects. Nearly ideal form for the species and generally symmetrical.
- **Good (61%-80%):** Vigor is normal for the species and has no significant damage due to disease or pests. Twig dieback, discoloration, or defoliation is minor. Well-developed structure with minor defects that can be corrected easily. Minor asymmetries/deviations from species norm. Function and aesthetics are not compromised.
- **Fair (41%-60%):** Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the canopy. A single structural defect of a significant nature or multiple moderate defects. Structural defects are not practical to correct or would require multiple treatments over several years. Major asymmetries/deviations from species norm. Function and aesthetics are compromised.
- **Poor (21%-40%):** Unhealthy and declining in appearance. Poor vigor and low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig or branch dieback. A single serious structural defect or multiple significant defects. Observed structural problems cannot be corrected. Failure may occur at any time. Largely asymmetrical or abnormal form.
- **Very Poor (6%-20%):** Poor vigor and appears to be dying. Little live foliage. Single or multiple severe structural defects. Visually unappealing and provides little or no function in the landscape.
- **Dead (0%-5%)**

Determination of Drip Line

I generally round measurements for drip lines and consider them the same measurements as “critical root zone (outer)” and “limits of disturbance” for each tree. Although each tree has an asymmetrical canopy the furthest branch extending from a single tree should be considered the closest intrusion to any single tree activity should occur.

In the case where a tree stands in an existing parking median or predefined landscape bed and driplines extend much further than the areas in which they grow, driplines were eliminated from their data and tree protection assumes placement at the edge of the existing landscaped beds in which each tree currently stands, at the limit where hardscape starts.

Limits

This report does not include reporting on any other trees within the project area in this report though additional information regarding some trees in the project area can be found in my 12/24 report.

Recommending replacement trees and new landscaping recommendations are outside the scope of this report and shall be provided by the contracted Landscape Architects.

Site Observations and Brief Analysis

The information provided here only pertains to the areas around the retained and elective retained trees within the project area. Additional information about the site in general was provided in the 12-24 report.

The project area is mainly flat with mature trees bordering or surrounded by existing paved parking lots. Understory is very sparse in this landscaped bed and can potentially accept more new understory trees or shrub planting without majorly disturbing the trees (see notes about irrigation in the TVSPP).

The retained trees near the entrance (Trees 29-32) are in good condition and can be reasonably retained all landscaped areas, curbs and roads adjacent to the bed in which they grow intact remain intact and undisturbed and tree protection is erected and maintained at the edge of the landscaped area throughout the entire project.

- This includes installing new asphalt or concrete areas - forms to install either should not extend further than existing curbed or asphalted areas. If work to install new asphalt or concrete means intrusion, even by humans, to the tree protection area further than the edges of the existing curbs/beds/parking lot, work shall proceed as discussed below in the TVSPP section of this report.

The retained trees on the north edge of the project area (Trees 62-64) are only in fair condition while tree 65 is in good condition. It is unlikely that the plans for this project will necessitate intrusion into the tree protection areas/their drip lines.

The two elective retained trees on the north side of the current entrance (Trees 33-34) are mature and in good condition but will be significantly and negatively impacted by the creating of the cut through for a new driveway east of their trunks. Since they already stand in a very limited growing area, this disturbance will likely cause short and long term negative health effects. Remarkably due to their location these are some of the healthiest trees on site and decline should be expected.

The five elective retained trees on the north side of the project area (Trees 41-45) are in fair condition and are already bordered by asphalt and grass. If the footprint of the asphalt area does not expand significantly towards the trees they are reasonable candidates for retention.

Table of Trees: *Inches have been rounded to the nearest whole inch.

Retained trees (have valuation) Elective retained trees (no valuation)

Tree # /Survey #	Tree species	DBH*	Condition	Tree protection @ DL or existing bed edge?
29	Douglas fir / Pseudotsuga menziesii	21"	Good	Bed edge
30	Douglas fir / Pseudotsuga menziesii	38"	Good	Bed edge
31	Douglas fir / Pseudotsuga menziesii	24.5"	Fair	Bed edge
32	Douglas fir / Pseudotsuga menziesii	25"	Good	Bed edge
33	Douglas fir / Pseudotsuga menziesii	37"	Good	Bed edge
34	Douglas fir / Pseudotsuga menziesii	33"	Good	Bed edge
35	Douglas fir / Pseudotsuga menziesii	34"	Fair	Bed edge
36	Douglas fir / Pseudotsuga menziesii	22"	Fair	Bed edge
37	Douglas fir / Pseudotsuga menziesii	28"	Fair	Bed edge
41	Douglas fir / Pseudotsuga menziesii	18"	Good	Bed edge
42	Douglas fir / Pseudotsuga menziesii	18"	Good	Bed edge
43	Douglas fir / Pseudotsuga menziesii	26"	Good	Bed edge
44	Douglas fir / Pseudotsuga menziesii	27"	Good	Bed edge
45	Douglas fir / Pseudotsuga menziesii	18"	Good	Bed edge
62	Grand fir / Abies grandis	46"	Fair	Drip line
63	Western red cedar / Thuja plicata	40"	Fair	Drip line
64	Western red cedar / Thuja plicata	26"	Fair	Drip line
65	Douglas fir / Pseudotsuga menziesii	20"	Good	Drip line

Appraisal Value Discussion

The following discussion and appraisal methodology is based on the Guide for Plant Appraisal, 10th Edition, Published by the Council of Tree & Landscape Appraisers, 2018. The Guide has been developed by consensus of professional landscape, tree care, forestry and arboricultural representatives. It is not prescriptive, but rather provides advisory recommendations to the appraisal of landscape plants.

The 10th edition replaces the 9th edition and is updated to more fully align with the larger appraisal profession and follows the standards of the Appraisal Foundation. It considers Cost, Income and Sales Comparison Approaches to the valuation of trees and plants. Typically, in residential tree and plant appraisals the Income and Sales Comparison approaches are not applicable or are not within the scope of plant appraiser expertise, leaving the Cost approach.

Within the Cost Approach, the Trunk Formula Technique, the Cost Compounding Technique and Direct Replacement are considered. For purposes of this analysis I observed that the subject trees provide a significant amenity, utility offsets and environmental forest benefit. As such, amenity vegetation appraisal techniques are considered as commonly utilized in residential situations. Appraisal approaches commonly utilized in tree appraisals as found in the Guide 10th edition, Chapter 5 are:

- Repair
- Reproduction
- Functional Replacement

Techniques for estimating Cost are:

- Direct Cost
- Trunk Formula Technique
- Cost Compounding Technique

Common techniques that might be applicable to the subject trees are Functional Replacement (replacement of equivalent utility, benefits or function) as in the Trunk Formula Technique and Cost Compounding Technique. Repair techniques are generally utilized for partial tree damage.

Direct Cost techniques are used to replace exact replicas of trees. Repair is not at issue here as the trees are removed and Replacement is not feasible for trees the size of the subjects.

In the Functional Replacement Technique, the assumption is “that a prudent person would not spend more to purchase an item or restore its benefits than the cost of a substitute item that produced similar benefits.” (Guide for Plant Appraisal, 10th edition).

The Trunk Formula and Cost Compounding techniques are extrapolations of the cost to plant and “grow” trees.

The Functional Replacement approach known as the Trunk Formula Technique (TFT) is most commonly utilized to estimate the value of residential trees and begins the process with

“...the largest commonly available” replacement tree, or Basic Cost and “grows” it to the size of the tree to be replaced. The basic assumption is that a purchaser of a tree would pay the same unit cost (\$/square inch of trunk) for a large tree as a small one. Adjustments, or depreciation factors that are basically measures of comparability to perfect trees perfectly located, are then made for physical deterioration (condition), functional limitations and external limitations.

Functional Limitations are factors associated with the interaction of the tree that affects its condition or could limit its utility. External limitations are factors outside the property and out of control of the owner; for instance, the effects of insect infestation. These adjustments are renamed from the 9th edition that identified the adjustments as species, condition and location. The approach has applicability in urban landscape situations.

As stated in the Guides, “Application (of the Trunk Formula Method or Technique) is generally limited to residential and urban landscape settings.” Costs of removal, clean-up, etc. will be incurred at the time of tree cutting and are not applicable to this appraisal. I base my cost estimates on a variety of local nursery price solicitations and experience with similar replacement projects.

The complete Appraisal Data found in a separate document from this report provides individual tree data, adjustments to Basic Cost and finally an estimate of the appraised value where a summary of the appraisal values is found below.

Summary appraisal values of retained trees

Tree number	Rounded Appraisal Value
29	\$4457.00
30	\$14,594.00
31	\$6067.00
32	\$6928.00
62	\$9999.00
63	\$6300.00
64	\$3245.00
65	\$4200.00

***Please share the following information with all contractors associated with this project.**

Tree, Vegetation and Soil Protection Plan (TVSPP)

This Tree, Vegetation and Soil Protection Plan (TVSPP) dictates how trees, associated vegetation and soils in which they grow should be protected during this development project. This plan should be reviewed by contractors and incorporated into the Project Schedule and contracts **before any mobilization of construction activities.** Tree protection measures detailed

in this TVSPP shall be maintained for the duration of construction activity. Improvements or activities such as new paving, utility, and irrigation trenching and other ancillary activities not detailed on current permitted plans shall occur outside the Tree Protection area.

Definitions

“Shall” denotes a requirement that is mandatory whenever the criterion for conformance with the specification requires that there be no deviation. This word implies obligation.

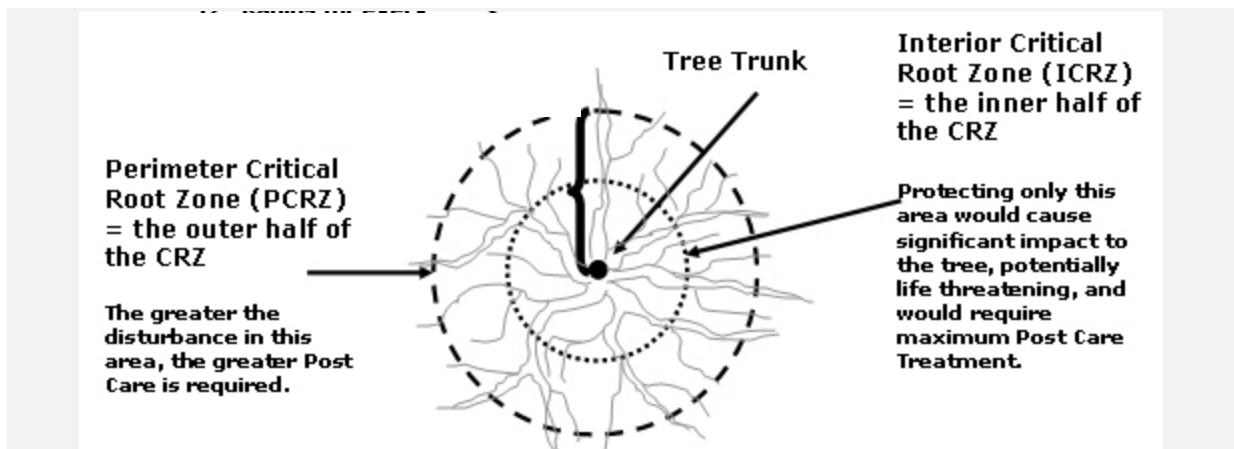
“Should” denotes a guideline or recommendation whenever noncompliance with the specification is permissible.

“Significant tree” according to the BIMC means: (1) a live evergreen tree 10 inches in diameter or greater, measured four and one-half feet above existing grade; or (2) a live deciduous tree 12 inches in diameter or greater, measured four and one-half feet above existing grade; or (3) in the Mixed Use Town Center and High School Road zoning districts, any live tree eight inches in diameter or greater, measured four and one-half feet above existing grade.

Tree Protection and Preservation

Trees in the identified Tree Protection Areas shall be retained and protected from incidental impacts, injury and damage by permitted or unpermitted construction activities.

1. To prevent injury to protected trees or areas of trees, no work may occur within the Tree Protection Zone / within any single tree’s critical root zone (CRZ or ‘Zone A’ or ‘Zone B’) without authorization from the Contractor’s Arborist.
 - a. Zone A is the Perimeter Critical Root Zone (PCRZ) of the tree. Zone B is the inner critical root zone (ICRZ) represented by the inner circles around trees on the Plans.
 - b. See the description below to define these zones.
 - c. If plans are modified in any way, the effect(s) of intrusion into a tree's inner or outer critical root zone can and shall be assessed on a case by case basis by the Arborist as this project progresses.



The above drawing defines the “Perimeter CRZ” (PCRZ) and “Interior CRZ” (ICRZ). Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As root impact occurs within the PCRZ, greater post care will be required for the tree to remain alive and stable. The absolute maximum disturbance allowed must still leave the ICRZ undisturbed if the tree is to have any chance of survival. While this is a generally accepted method for measuring CRZ, root systems vary in depth and spread based on size of tree, soil quality, water table, species and other related factors.

The CRZ, also called the “tree protection zone”, is often defined as an imaginary circle on the ground that corresponds with the “dripline” of the tree.

In this case, the edges of parking lots, asphalt, curbing and the PCRZ shall be considered the same thing/distance from a tree at which to install tree protection fencing where applicable, otherwise, the PCRZ is shown on the construction plans.

Prior to Fencing

All areas of the tree protection must be shown on construction plans and reviewed with contractors prior to the start construction.

Mulch (arborist chips, the product of tree removal - NO bark only, beauty bark or hog fuel products shall be used) should be applied to all Tree Protection Areas prior to site disturbance, up to a thickness of four inches deep. Do not mound mulch against tree trunks.

Tree Protection Fencing

Tree fencing must be put in place before structure demolition, grading or construction begins and remain in place until final inspection of the project permit, unless otherwise approved by the Arborist. Tree protection fencing shall protect all landscaped areas, retained/valued and retained/elective trees within the project area.

In most areas, tree protection fencing shall encompass groups of trees rather than individual trees. Tree protection fencing shall be placed at the edge of existing beds or asphalt near or surrounding the group of trees being retained. Approximate tree protection zones are shown in Addendum 1: Maps.

Tree protection areas shall be contiguously fenced off with chain link or orange construction fencing to prevent entry from any area of the subject property. Enclosures define protection limits to meet three primary requirements: (1) protect tree canopy and trunks from damage by equipment, materials, and activities; (2) preserve roots and soil conditions in the protection area and; (3) inform others – both the public and other contractors—that the areas are not open for access or construction storage use.

Associated vegetation (shrubs and groundcover) in the medians is sparse and will likely be protected by fencing off areas unless intrusion into these areas occurs. Mulch applications to tree protection areas as recommended below are unlikely to damage any existing vegetation.

After Tree Protection fencing has been erected, the areas shall not be accessed for any reason during the course of the project until all contractors have vacated the site and the project is complete. If access to Tree Protection Areas is necessary, activities to limit soil disturbance and compaction are detailed in the sections below.

‘Tree Protection Area’ (or similar verbiage) signs shall be prominently displayed on every area tree protection fencing.

Grading activities involve soil disturbance that may damage the soil structure and the biological environment for tree roots and other vegetation elements. Depending on the scope, any grade changes within a Tree Protection Area could require mitigation and remediation. Any change to plans that involves grading, building or accessing a Tree Protection Area or changes to hardscape adjacent to a Tree Protection Area become necessary, activities should be evaluated by the Arborist prior to disturbance or relocation of tree protection fencing.

It is always preferable that grading near Tree Protection Areas be completed by using heavy machinery working facing trees and pulling soil outwards from the tree protection area. Equipment that works perpendicular pulling soils along fencing has a much greater chance of pulling, ripping and damaging roots that could otherwise be cut cleanly at the edge of grading areas.

Trenching, Excavation, Tunneling and Directional Drilling Below-grade activities may impact soils, tree roots and the biological systems that support trees and vegetation. Any trenching, excavation, or directional drilling activity within a Tree Protection Area, within or under the Critical Root Zones is restricted and requires a case by case assessment and approval by the Arborist.

1. Allowable effective methods to expose roots prior to cutting include hand digging, air-spading or water excavation technologies.
2. Prior to digging, ensure that mulch has been placed in the tree protection area.
3. If for ANY REASON the work can not be done by hand, plywood shall be placed on both sides of the location of the trench on top of mulch for the heavy machinery to be placed on/run over.
4. Tree protection fencing shall be closed immediately after the ditch has been dug and utilities installed/other activity completed.
5. Air spading for access or trenching is preferred over all other options when possible. Water excavation has a high potential for root damage if nozzles are used too close to root surfaces and must be used with lower pressures.

Root Pruning For excavation in or at the edge of a Tree Protection Area necessitating or anticipating pruning of tree roots four inches or larger, root pruning must be approved and documented by the Arborist prior to execution of the work and is subject to industry standards for clean cuts back to a lateral root and sound wood.

Pruning of roots outside and at the edge of the Tree Protection area measuring smaller than four inches diameter exposed by excavation must be cleanly cut to sound wood with loppers, a sharp saw or other sharp cutting tool. Do not leave roots ripped or exposed at the edges of Tree Protection Areas. Do not cover any cuts to roots with any substance or “root paint”.

Heavy Equipment Use Activities that include heavy equipment have the potential to damage soil and tree roots by compaction of the air spaces within the soil. The use of backhoes, steel tread tractors or any heavy vehicles within the Tree Protection Area is prohibited without protection measures approved by the Arborist. If equipment use is allowed in the tree protection areas, a protective soil and root buffer is required.

1. To protect surface roots and maintain soil structure a protective buffer of arborists’ chips spread over the area of anticipated compaction to a minimum of six inches in depth covered by a single layer of $\frac{3}{4}$ inch thick plywood for light machinery OR arborists’ chips spread over the area of anticipated compaction to a minimum of six inches in depth covered by a single layer of one inch steel plate for heavy machinery.

2. Mulch can be retained in the tree protection areas after the disturbance if the Arborist determines it will not smother or kill existing trees and vegetation. If used, plywood or steel shall be removed once the specific activity has been completed.

Watering Mulching Tree Protection Areas prior to work can be sufficient to replace watering needs UNLESS many roots measuring greater than four inches are cut at the edge of the Tree Protection Area or a Tree Protection area is disturbed. At that point, supplemental water can be applied depending on the situation per the following recommendations:

1. Water applications can be applied using hoses, water trucks or other means as the situation warrants.
2. Watering shall be applied to moisten the layer of mulch and soils under the mulch at least two inches down.
3. In May through October, water shall be applied to the Tree Protection area once per week unless watering on this schedule is not sufficient to accomplish b. above.
4. In other months no water needs to be applied unless specified by the Arborist.

I strongly recommend that temporary or permanent irrigation methods do not allow water to spray existing tree trunks nor require extensive hand or mechanical digging to install within critical root zones/tree protection areas.

Damage Any significant damage or injury to trees or vegetation within the Tree Protection Area or to unexpectedly encountered roots measuring greater than 4 inches diameter at the edge of a Tree Protection Area must be reported within 24 hours to the job superintendent and the Arborist to ensure timely application of mitigation measures. All mechanical or chemical injury to branches, trunk, or roots over four inches in diameter must be reported.

Soil Remediation Actions listed in this section may only need to be referred to or implemented in case of activity into the Tree Protections Area or as otherwise specified at any time this project has change orders that affect the Tree Protection Areas. Soil reconditioning/remedial measures may include:

1. Aeration: Soil that is damaged or compacted within the Tree Protection areas can be loosened or aerated to promote root growth and enhance tree vitality. One of the following aeration methods shall be specified in an effort to correct compacted soil conditions:
 - a. Radial Trenching: With an air excavator, excavate a soil trench three to six inches wide and a minimum of 12 inches deep from approximately three feet from the trunk out to the dripline area. The trenches shall radiate out from one foot apart at the closest point.

- b. Vertical Mulching: Auger holes two to four inch diameter, two to three feet deep, on four foot centers and backfilled with porous material such as perlite, vermiculite or volcanic rock.
- c. Soil-fracturing: With an air spade or knife. Subsurface injections under moderate hydraulic pressure using a three foot probe and applied on three foot centers under the dripline.
- d. Or, as dictated by the working tree company and approved by the Arborist.

Post Construction Activities Tree protection fencing and supplemental watering schedules shall be removed/stopped only when all contractors have completed work in all areas of this project. Retained trees should be re-inspected for signs of impact that may have gone undetected during construction and mitigation measures assigned accordingly. The Arborist can provide a final report regarding the existing tree conditions in the Tree Protection Area listing any remedial actions if necessary prior to fencing being removed.

New plantings shall take precautions to not compact existing soils by using heavy machinery to enter into existing beds after tree protection has been removed. I very strongly recommend that ALL new plantings have any pots, baskets, burlap or twine removed from their root balls prior to planting.

Concluding remarks

This report, along with the tree inventory, can guide preserving the health, function, and value of the trees to be retained on the site during and after development. Tree preservation starts with a basic understanding of the health and structure of the trees on the site. With proper care and protection, the trees recommended for retention on this site can continue to thrive.

The importance of protecting trees that have been selected for retention should be clearly communicated to contractors, equipment operators and workers before any land disturbance. This message can be reinforced by establishing penalties that must be paid if trees are injured or killed during construction.

Thank you for asking me to assist with this project,



Katy Bigelow
Board Master Certified Arborist
PNW ISA member # PN-6039B
Tree Risk Assessment Qualified
American Society Consulting Arborists RCA 490

Addendum 1: Maps - Tree retention



LEGEND



SURVEYED TREE TO
BE RETAINED



UNSURVEYED TREE TO
BE RETAINED



ELECTIVE RETENTION TREE
(10 -tree units not included in calculations)



TREE TO BE REMOVED (3 TOTAL)



PROJECT WORK AREA



AREAS OF PROHIBITED
DISTURBANCE WITHIN THE
PROJECT WORK AREA PER
BIMC 18.15.010.C.4

ALL TREES & THEIR CRZ'S
OUTSIDE THE PROJECT WORK
AREA WILL BE RETAINED & SOIL
NOT DISTURBED

PROPOSED TREES

- PARKING LOT TREES PER CODE (3 new, 2 existing - 5 total)
- BUFFER TREES PER CODE (37 new, 23 existing, 60 total)
- NEW TREES PROPOSED TO MEET TREE UNIT REQUIREMENTS (70)



FULL SCREEN BUFFER
(BETWEEN EXISTING BUILDING AND PROPERTY LINE)
(tree units not included in tree retention calculations)
- to be planted per BIMC 18.15.010.D.4.a



25' PARTIAL SCREEN BUFFER
(tree units not included in tree retention calculations)
- to be planted per BIMC 18.15.010.D.4.b

Addendum 2: Photos

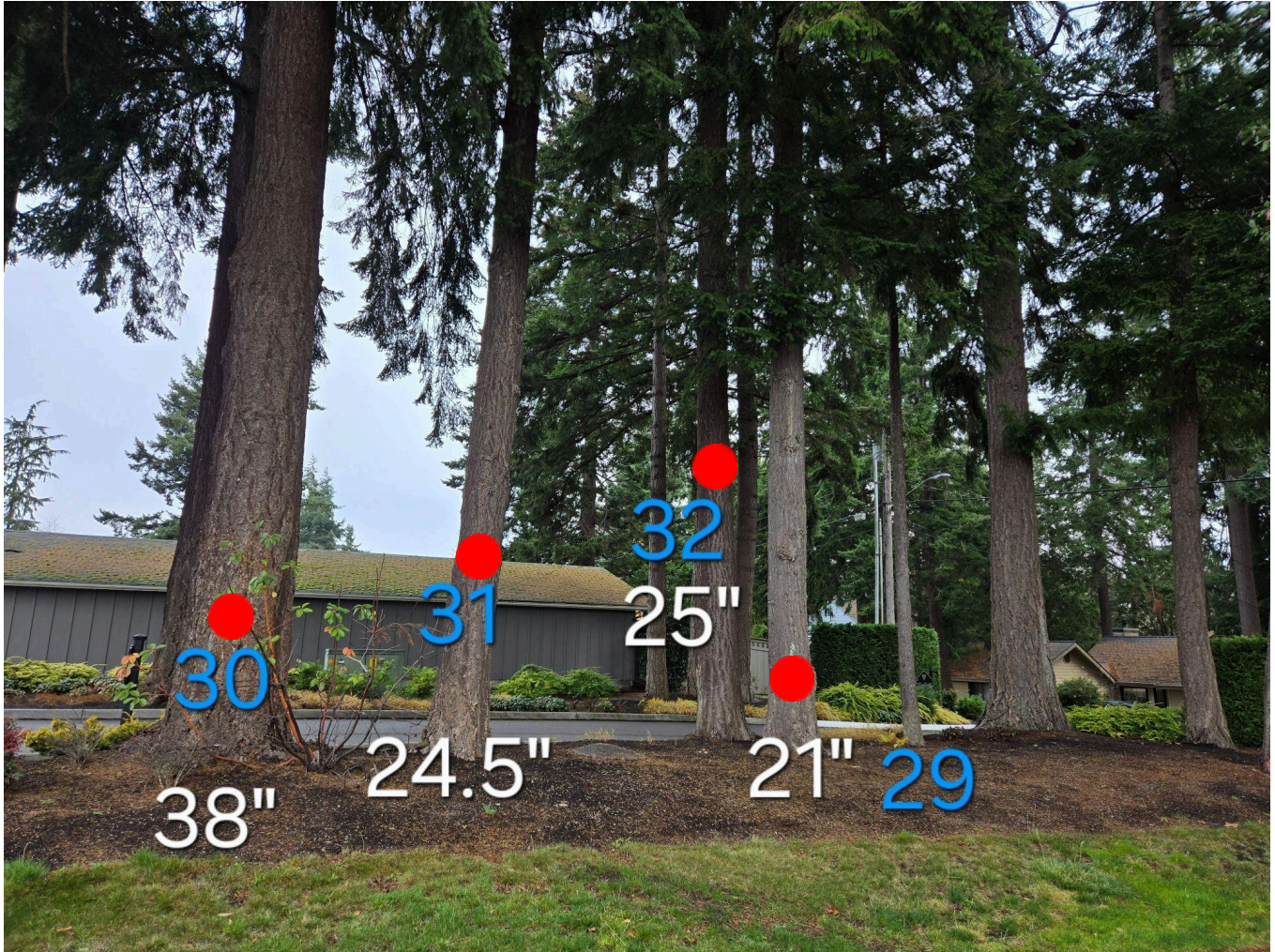


Photo 1: Trees 29-32



Photo 2: Trees 62-64



Photo 3: Base of Tree 65 with 62-63 in background

Assumptions, Limiting Conditions and General Waiver

I, Katy Bigelow, certify that:

I have personally inspected the tree(s) and or the property referred to in this report;

I have no current or prospective financial or other interest in the vegetation or the property which is the subject of this report and have no personal interest or bias in favor of or against any of the involved parties or their respective position(s), if any;

The analysis, opinions and conclusions stated herein are the product of my independent professional judgment and based on current scientific procedures and facts, and the foregoing report was prepared according to commercially reasonable and generally accepted arboricultural standards and practices for the Pacific Northwest and Puget Sound areas;

The information included in this report covers only those trees that were examined and reflects the condition of the trees as of the time and date of inspection;

This report and the opinions expressed herein are not intended, nor should they be construed, as any type of warranty or guarantee regarding the condition of the subject trees in the future;

Covenants, Conditions, and Restrictions ("CC&Rs") may restrict the number, type and height of vegetation on the subject property, and I have made no investigation regarding whether the property is subject to such CC&Rs; and

To the best of my knowledge and belief, all statements and information in this report are true and correct and information provided by others is assumed to be true and correct.

I am not an attorney or engineer. This report does not cover these areas of expertise and represents advice only of arboricultural nature. Without limiting the generality of the preceding sentence, it is specifically understood that nothing contained in this report is intended as legal advice, or advice or opinions regarding soil stability or zoning laws, and this report should not be relied upon to take the place of such advice.



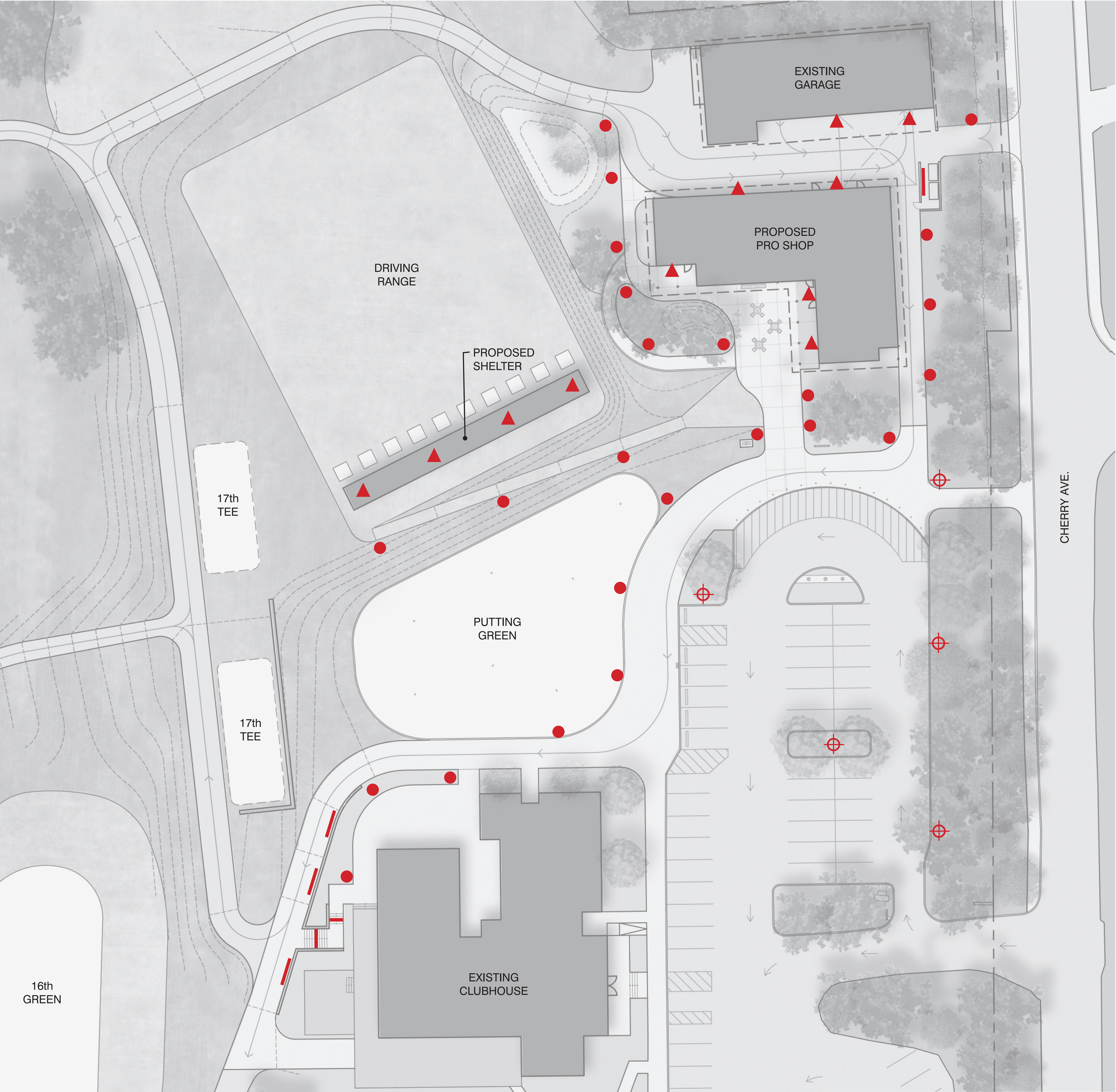
Katy Bigelow

Board Master Certified Arborist

PNW ISA member # PN-6039B

Tree Risk Assessment Qualified

American Society Consulting Arborists RCA # 490

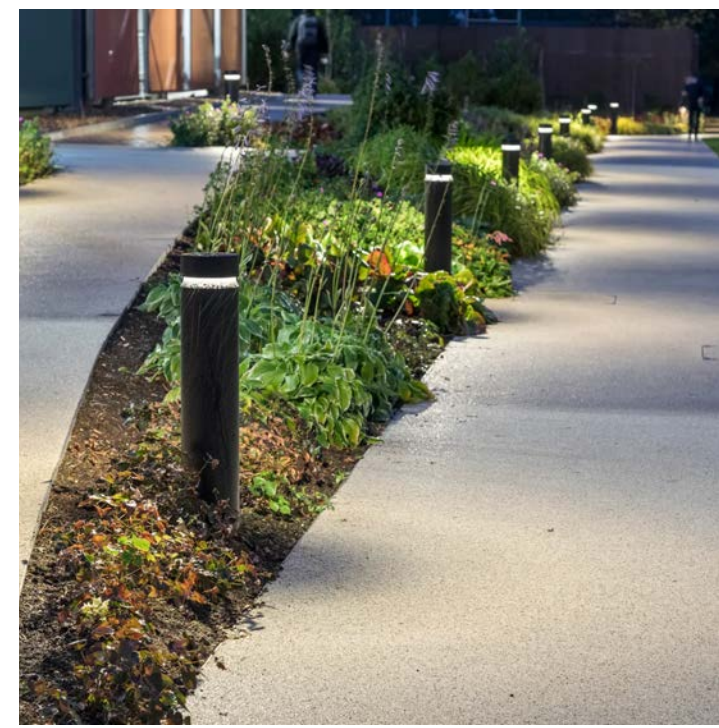


LEGEND

— WALL / STEP



● BOLLARD LIGHT



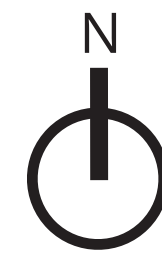
⊕ POLE



▲ EXTERIOR BUILDING MOUNTED

NOTE: PHOTOMETRIC ANALYSIS TO BE DEVELOPED DURING CD PHASE.

Scale 0' 16' 32'
1" = 16' on a 30" x 42"



WING POINT COUNTRY CLUB - PRELIMINARY SITE LIGHTING PLAN



APPROVED
CITY OF BAINBRIDGE ISLAND
DEVELOPMENT ENGINEER
Paul Nylund
Paul Nylund, P.E. 05/26/2026
SIGNATURE DATE

Deviation Request Form

COBI Design & Construction Standards

Per section 1-13 of the City of Bainbridge Island (COBI) Design and Construction Standards, a deviation from the standards may be granted by the City Engineer or designated representative upon evidence that such deviations are in public interest and are based on sound Engineering principles and practices. The requirements for safety, function, appearance and maintainability must be fully met. Requests shall be formally made in writing as part of the land use and/or construction permit(s) review process and approved prior to issuance of the associated permit(s). Please note that this request form is only for deviation from COBI Design and Construction Standards and cannot be used for deviations from International Building Code (IBC), the Department of Ecology Stormwater Manual (SWMMWW), or any other State/Federal regulations.

PROJECT INFORMATION

Project Name: Wing Point Golf & Country Club

Permit Number(s): PLN52754 SPR & CUP

Site Address: 811 Cherry Ave NE

Parcel Number: 5253-000-001-0101

APPLICABLE STANDARD(S)

List the applicable design and construction standard(s) the project is requesting a deviation from:

COBI Std DWG 7-050: Planter Strip

DEVIATION JUSTIFICATION

Provide justification based on sound Engineering principles and practices on how the proposed deviation is in public interest and meets the City's requirements for safety, function, appearance, and maintainability interests (attach additional pages/documentation as needed):

Road frontage improvements are required for the proposed project along it's Cherry Avenue frontage. COBI Std DWG 7-050 generally includes a 3-ft wide planter strip between the curb and sidewalk. Cherry Avenue north of the tie-in at Dingley Road for 0.4 miles to Aaron Ave was constructed with no planter strip between the sidewalk and curb, and this deviation request to eliminate the planter strip allows for the continuation of this same road cross-section geometry for this project's frontage. It also allows for the retention of existing mature Cherry trees in the first 140 feet of frontage, and new plantings along the remaining frontage is specified on the project landscape plans.

The approval of this Deviation Request will not degrade vehicle and/or pedestrian safety and function, the road frontage improvements will match the appearance of the rest of Cherry Avenue, and will be fully maintainable by COBI upon completion

Deviation to eliminate 3' planter strip is approved as requested, remainder of project remains subject to COBI DE review and approval.

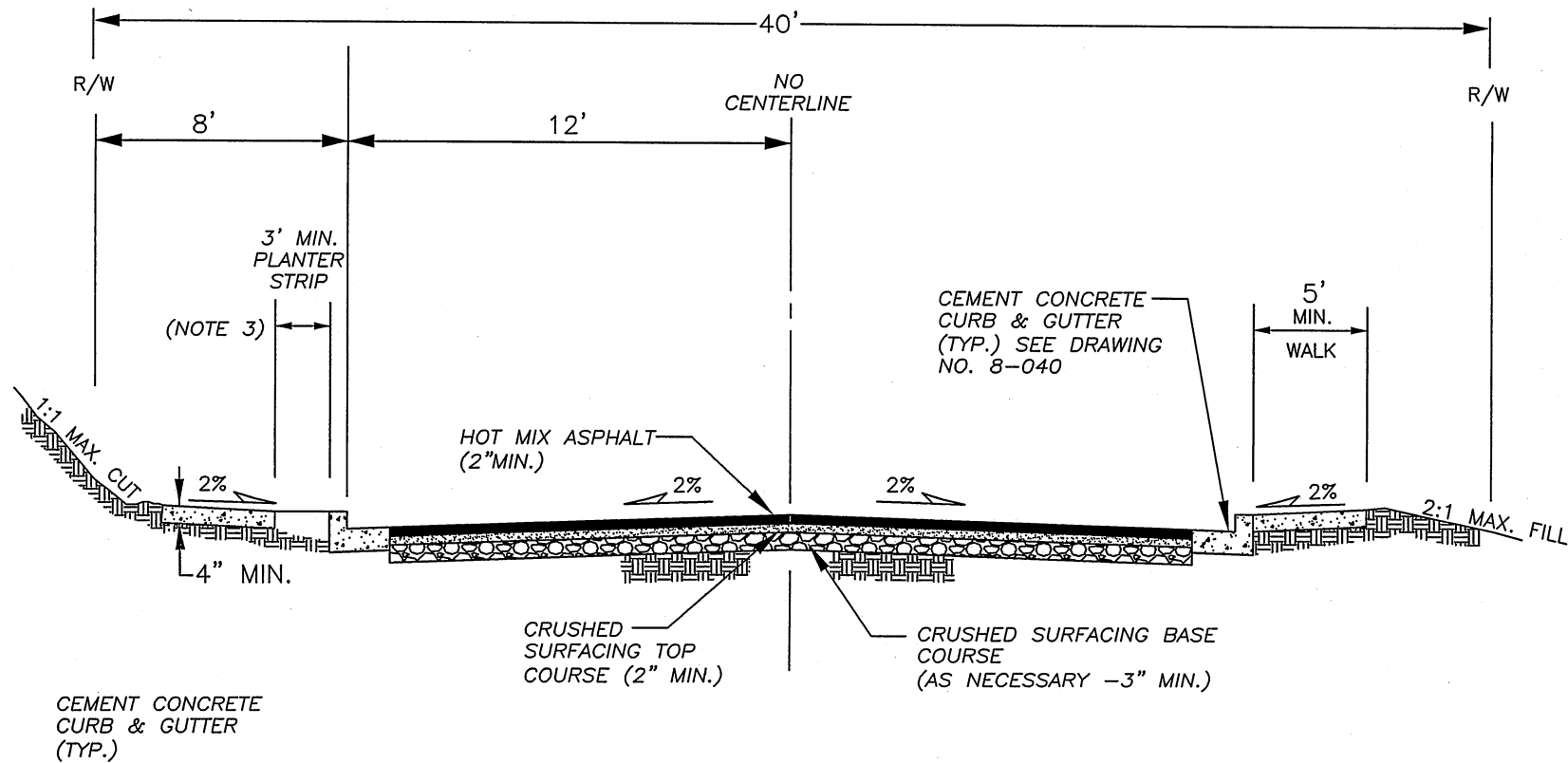
SIGNATURE

I, the undersigned, certify that the information submitted is true and accurate to the best of my knowledge and understand that any misrepresentation in the forgoing information may delay review and approval of my project.

Date: 5-13-26

Signature: Pat Fuhrer, P.E., President

Digitally signed by Pat Fuhrer, P.E., President
DN: c=U.S., E=patf@map-limited.com, O=MAP LTD, CN=Pat Fuhrer, P.E., President
Reason: I am the author of this document
Date: 2026.05.13 16:50:14-0700



NOTES:

- 1) SURFACING DEPTHS TO BE DETERMINED BY THE DESIGN ENGINEER
- 2) PLANTER STRIPS AND RAISED DRIVEWAY ENTRANCES ARE REQUIRED (REFER TO SECTIONS 8-05 AND 8-10)
- 3) SUITABLE LOCATION FOR RAIN GARDENS AND STORMWATER PLANTERS



CITY OF BAINBRIDGE ISLAND
STANDARD DETAILS

STREET STANDARD

LOCAL ACCESS - URBAN

REV. 12/16/2016
REW. RTG

APPROVED

PUBLIC WORKS DIRECTOR

12/31/16
DATE

DWG. NO.
7-050

Attn: Paul Nylund PE, Engineering Manager
Dept. Of Public Works, Engineering
Re: Wing Point Golf & Country Club PLN 52754
Request to Deviate from Road Standards
Date: November 26, 2024

Paul,

The applicant, Wing Point Golf and Country Club, is requesting to replace the existing maintenance access along Cherry Avenue with a two way access point for service vehicles.

The applicant will be submitting a building permit application to construct a new pro-shop and adjacent maintenance building (see attached site plan). The existing club has two one-way access points as well as a third access point serving the maintenance yard. The current maintenance access is one lane wide servicing two way traffic.

The applicant is requesting a deviation to improve site access for specific site conditions, service vehicles. The current condition has limited visibility and turning radiuses, allows a direct line of site into the service area, and is only one lane wide. The improved access will allow two way traffic and is relocated to utilize portions of the parking lot for vehicle movements to collect trash and provide better screening into the service yard.

The requested deviation is to modify the development standards as follows:

- 1) Allow a third point of access by relocating the existing one lane driveway.

We thank you for your consideration of this request.



Charles Wenzlau AIA



Cobalt Geosciences, LLC
P.O. Box 1792
North Bend, WA 98045

May 19, 2026

Jeff Damico
jeffd@wingpointgolf.com

RE: Geotechnical Evaluation
Proposed Pond
811 Cherry Avenue NE
Bainbridge Island, Washington

In accordance with your authorization, Cobalt Geosciences, LLC has prepared this report to discuss the results of our geotechnical evaluation at the referenced site.

The purpose of our evaluation was to provide recommendations for foundation design, grading, and earthwork.

Site and Project Description

The site is located at 811 Cherry Avenue NE in Bainbridge Island, Washington. The site consists of one rectangular shaped parcel (No. 26250210032000) with a total area of about 4.03 acres.

The property is developed with a clubhouse building, golf course, accessory storage buildings, pool and patio areas, and parking lots. There are paths and lawn/golf course features in the western half of the property.

The site is locally level to slightly sloping downward in all directions from the central portions. There are locally steeper graded and man-made slopes/features.

Site vegetation includes sparse bushes, grasses, shrubs, and variable diameter trees. The site is bordered to the east by Cherry Avenue NE, to the north and south by residential properties and golf course areas, and to the west by the golf course.

The proposed development includes a greenside pond west of the clubhouse. Cuts will be variable and the pond will likely be lined to prevent full infiltration of intended water.

Area Geology

The Geologic Map of the Shilshole Bay Quadrangle, indicates that the site is underlain by Vashon Glacial Till.

Vashon Glacial Till includes dense mixtures of silt, sand, gravel, and clay. These deposits are typically impermeable below a weathered zone and become denser with depth.

These deposits are often underlain by Vashon Advance Outwash and Pre-Fraser Deposits. The outwash includes fine to medium grained sand which is mostly permeable. The pre-Fraser deposits includes finer grained soils that become denser with depth.

Soil & Groundwater Conditions

The geotechnical field investigation program was completed on August 30, 2023 and again in May 2026 and included drilling and sampling one hollow stem auger boring with a limited access drill rig. A boring was drilled at each of two locations for two separate projects. B-2 is for the pond location.

Disturbed soil samples were obtained during drilling by using the Standard Penetration Test (SPT) as described in ASTM D-1586. The Standard Penetration Test and sampling method consists of driving a standard 2-inch outside-diameter, split barrel sampler into the subsoil with a 140-pound hammer free falling a vertical distance of 30 inches. The summation of hammer-blows required to drive the sampler the final 12-inches of an 18-inch sample interval is defined as the Standard Penetration Resistance, or N-value. The blow count is presented graphically on the boring logs in this appendix. The resistance, or "N" value, provides a measure of the relative density of granular soils or of the relative consistency of cohesive soils.

The soils encountered were logged in the field and are described in accordance with the Unified Soil Classification System (USCS).

A Cobalt Geosciences field representative conducted the explorations, collected disturbed soil samples, classified the encountered soils, kept a detailed log of the explorations, and observed and recorded pertinent site features.

The boring encountered about 6 inches of grass and topsoil underlain by approximately 20.5 feet of medium dense to dense, silty-fine to medium grained sand trace gravel (Possible Fill, Weathered Outwash/Till?). These materials were underlain by about 19 feet of medium dense, silty-fine to medium grained sand with gravel (Outwash/Till?) This layer was underlain by very dense, silty-fine to fine grained sand trace gravel (Pre-Fraser Deposits), which continued to the termination depth of the boring.

Light seepage was observed at 16 and 36.5 feet below grade. Mottled soils were present around these zones.

Water table elevations often fluctuate over time. The groundwater level will depend on a variety of factors that may include seasonal precipitation, irrigation, land use, climatic conditions and soil permeability. Water levels at the time of the field investigation may be different from those encountered during the construction phase of the project. It would be necessary to install one or more piezometers to determine groundwater depths and fluctuations.

Conclusions and Recommendations

General

The site is underlain by areas of fill and at depth by medium dense to dense outwash-till like glacial deposits and at greater depth by very dense pre-Fraser deposits.

The proposed pond will require a liner to prevent moderate to rapid infiltration of the intended surface water to create the golf course feature. We understand that some dead storage is proposed and desired, customary for most golf course water features.

It is our opinion that there could be some slow infiltration through or around some types of liners. Additionally, there is ongoing naturally occurring infiltration in surrounding areas.

This infiltration is and will be mostly vertical, downward to the denser and finer grained deposits we observed about 40 feet below grade in the boring. No issues are anticipated from continued and future infiltration from this area or the proposed pond (lined pond).

Site Preparation

Trees, shrubs and other vegetation should be removed prior to stripping of surficial organic-rich soil and fill. Based on observations from the site investigation program, it is anticipated that the stripping depth will be 6 to 18 inches. Deeper excavations will be necessary below foundations, large trees, and in areas underlain by fill.

The native soils consist of silty-sand with gravel and poorly graded sand trace gravel and silt. Most of the native soils may be used as structural fill provided they achieve compaction requirements and are within 3 percent of the optimum moisture. Some of these soils may only be suitable for use as fill during the summer months, as they will be above the optimum moisture levels in their current state. These soils are variably moisture sensitive and may degrade during periods of wet weather and under equipment traffic. Soils with more than 30 percent fines by weight should not be used as structural fill.

Imported structural fill should consist of a sand and gravel mixture with a maximum grain size of 3 inches and less than 5 percent fines (material passing the U.S. Standard No. 200 Sieve). Pond berm fill must have 40 or more percent of fines by weight. Structural fill should be placed in maximum lift thicknesses of 12 inches and should be compacted to a minimum of 95 percent of the modified proctor maximum dry density, as determined by the ASTM D 1557 test method.

Temporary Excavations

Based on our understanding of the project, we anticipate that the grading could include local cuts on the order of approximately 12 feet or less for pond construction. Some fills may be required in some areas.

Temporary excavations should be sloped no steeper than 1.5H:1V (Horizontal:Vertical) in loose native soils or fill, 1H:1V in medium dense native soils, and 3/4H:1V in dense to very dense native soils (if encountered). If an excavation is subject to heavy vibration or surcharge loads, we recommend that the excavations be sloped no steeper than 2H:1V, where room permits.

Temporary cuts should be in accordance with the Washington Administrative Code (WAC) Part N, Excavation, Trenching, and Shoring. Temporary slopes should be visually inspected daily by a qualified person during construction activities and the inspections should be documented in daily reports. The contractor is responsible for maintaining the stability of the temporary cut slopes and reducing slope erosion during construction.

Temporary cut slopes should be covered with visqueen to help reduce erosion during wet weather, and the slopes should be closely monitored until the permanent retaining systems or slope configurations are complete. Materials should not be stored or equipment operated within 10 feet of the top of any temporary cut slope.

Soil conditions may not be completely known from the geotechnical investigation. In the case of temporary cuts, the existing soil conditions may not be completely revealed until the excavation work exposes the soil. Typically, as excavation work progresses the maximum inclination of temporary slopes will need to be re-evaluated by the geotechnical engineer so that supplemental recommendations can be made. Soil and groundwater conditions can be highly variable.

Scheduling for soil work will need to be adjustable, to deal with unanticipated conditions, so that the project can proceed and required deadlines can be met.

If any variations or undesirable conditions are encountered during construction, we should be notified so that supplemental recommendations can be made. If room constraints or groundwater conditions do not permit temporary slopes to be cut to the maximum angles allowed by the WAC, temporary shoring systems may be required. The contractor should be responsible for developing temporary shoring systems, if needed. We recommend that Cobalt Geosciences and the project structural engineer review temporary shoring designs prior to installation, to verify the suitability of the proposed systems.

Pond Construction

We understand that the pond will likely have 3H:1V interior slope with 2H:1V or flatter exterior slopes. Our boring analysis indicates some level of permeability of the subsurface soils, on the order of 0.5 to 1.5 inches per hour in outwash-like soils that are medium dense (estimated only). Without a liner, water may not impound adequately for a typical golf course pond and the intended purpose.

All berms and fill zones associated with detention ponds must be placed into keyed medium dense to dense glacial till (native soils). This will require stripping of topsoil and loose deleterious materials. Keyways, if required, should be created in the denser native soils prior to structural fill placement. All keys and benches must be level with local steps in glacial soils. If the pond is subsurface, keyways are not required.

Temporary cuts during pond creation may be near vertical if they are 4 feet in height or less. The number, width, and height of cuts/benches will likely vary with the soil conditions and planned elevations. We recommend benches be at least 4 feet in width. Vertical cuts may be 2 to 4 feet in height and if taller cuts are required (more than 4 feet), they may be sloped at a 1H:1V in medium dense soils.

Structural fill used to create the pond (if required) should have a maximum grain size of 3 inches and a maximum 25 percent fines by weight. Note that cut ponds can just be created with permanent excavations in native soils.

Structural fill should be placed and compacted onto level surfaces as prepared above. Any fill slopes must be overbuilt with structural fill and then re-graded to permanent inclinations upon completion. Once re-grading has occurred, the slope surfaces should be re-compacted and track walked as needed prior to final planned surfacing (topsoils/vegetation, liners, etc.)

Density testing should be performed on each lift of structural fill and fill must be compacted to at least 95 percent of the modified proctor (ASTM D1557 Test Method) in maximum 12-inch-thick lifts.

We understand that a synthetic liner will be used with 12 inches of soil cover on the 3H:1V slopes. Per DOE guidelines and typical pond construction, the following aspects should be considered and implemented:

- Liners should be ultraviolet resistant and a minimum thickness of 30 mil.
- Liners should be bedded and placed according to the manufacturer's recommendations.
- Liners should have at least 12 inches of top dressing. Crushed rock or a textured liner may be required to prevent erosion/sloughing in areas with slopes of 3H:1V.

We can provide additional recommendations upon request. We should review the final plans to verify suitability with our recommendations.

Erosion and Sediment Control

Erosion and sediment control (ESC) is used to reduce the transportation of eroded sediment to wetlands, streams, lakes, drainage systems, and adjacent properties. Erosion and sediment control measures should be implemented, and these measures should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the design of the erosion and sediment control features for the site:

- Schedule the soil, foundation, utility, and other work requiring excavation or the disturbance of the site soils, to take place during the dry season (generally May through September). However, provided precautions are taken using Best Management Practices (BMP's), grading activities can be completed during the wet season (generally October through April).
- All site work should be completed and stabilized as quickly as possible.
- Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water. This may include additional silt fences, silt fences with a higher Apparent Opening Size (AOS), construction of a berm, or other filtration systems.
- Any runoff generated by dewatering discharge should be treated through construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

CONSTRUCTION FIELD REVIEWS

Cobalt Geosciences should be retained to provide part time field review during construction in order to verify that the soil conditions encountered are consistent with our design assumptions and that the intent of our recommendations is being met. This will require field and engineering review to:

- Monitor and test structural fill placement and soil compaction
- Observe excavation stability

Geotechnical design services should also be anticipated during the subsequent final design phase to support the structural design and address specific issues arising during this phase. Field and engineering review services will also be required during the construction phase in order to provide a Final Letter for the project.

CLOSURE

This report was prepared for the exclusive use of Jeff Damico and his appointed consultants. Any use of this report or the material contained herein by third parties, or for other than the intended purpose, should first be approved in writing by Cobalt Geosciences, LLC.

The recommendations contained in this report are based on assumed continuity of soils with those of our test holes and assumed structural loads. Cobalt Geosciences should be provided with final architectural and civil drawings when they become available in order that we may review our design recommendations and advise of any revisions, if necessary.

Use of this report is subject to the Statement of General Conditions provided in Appendix A. It is the responsibility of Jeff Damico who is identified as “the Client” within the Statement of General Conditions, and its agents to review the conditions and to notify Cobalt Geosciences should any of these not be satisfied.

Sincerely,

Cobalt Geosciences, LLC



5/19/2026
Phil Haberman, PE, LG, LEG
Principal

Statement of General Conditions

USE OF THIS REPORT: This report has been prepared for the sole benefit of the Client or its agent and may not be used by any third party without the express written consent of Cobalt Geosciences and the Client. Any use which a third party makes of this report is the responsibility of such third party.

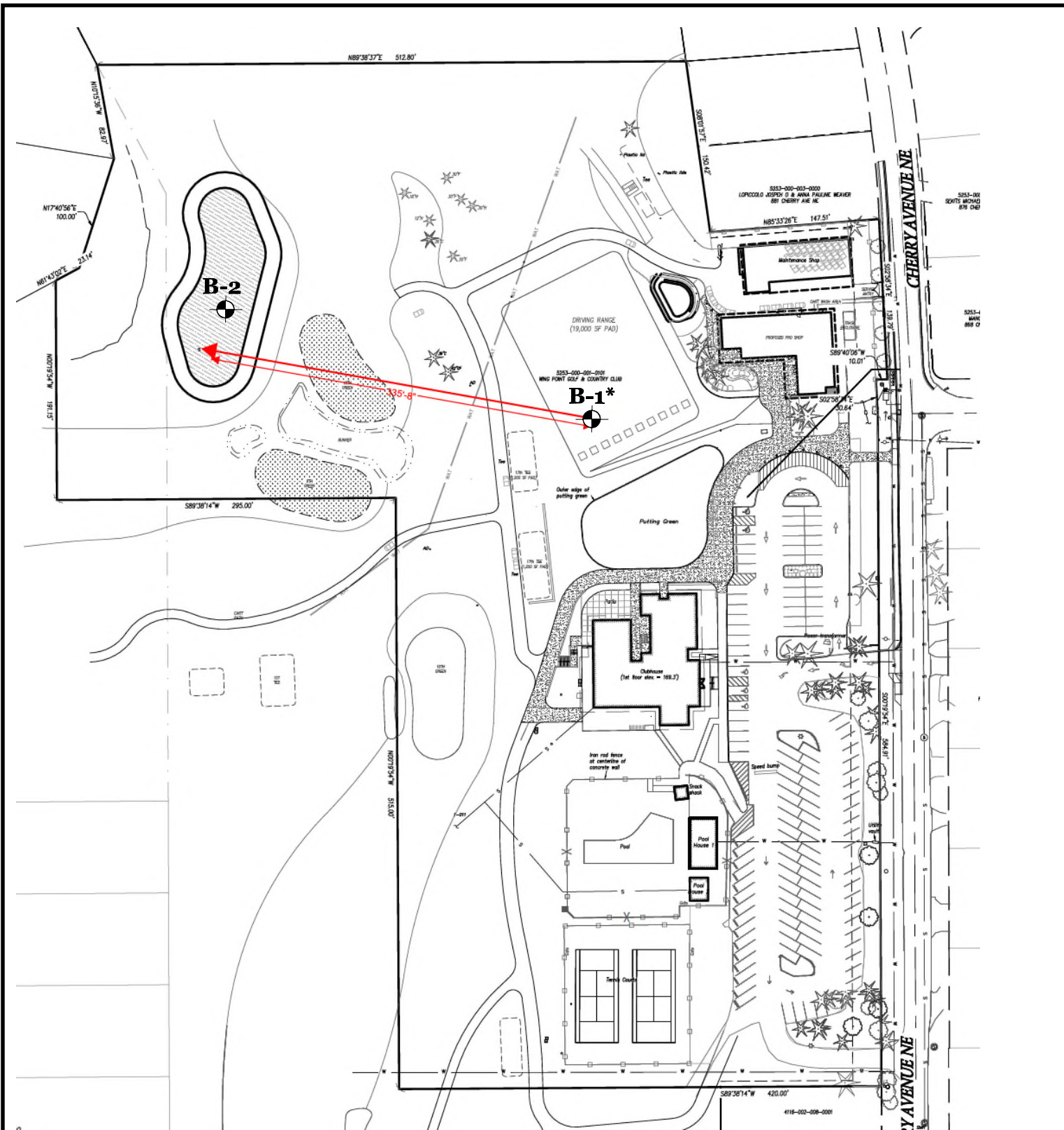
BASIS OF THE REPORT: The information, opinions, and/or recommendations made in this report are in accordance with Cobalt Geosciences present understanding of the site specific project as described by the Client. The applicability of these is restricted to the site conditions encountered at the time of the investigation or study. If the proposed site specific project differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Cobalt Geosciences is requested by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE: Preparation of this report, and all associated work, was carried out in accordance with the normally accepted standard of care in the state of execution for the specific professional service provided to the Client. No other warranty is made.

INTERPRETATION OF SITE CONDITIONS: Soil, rock, or other material descriptions, and statements regarding their condition, made in this report are based on site conditions encountered by Cobalt Geosciences at the time of the work and at the specific testing and/or sampling locations. Classifications and statements of condition have been made in accordance with normally accepted practices which are judgmental in nature; no specific description should be considered exact, but rather reflective of the anticipated material behavior. Extrapolation of in situ conditions can only be made to some limited extent beyond the sampling or test points. The extent depends on variability of the soil, rock and groundwater conditions as influenced by geological processes, construction activity, and site use.

VARYING OR UNEXPECTED CONDITIONS: Should any site or subsurface conditions be encountered that are different from those described in this report or encountered at the test locations, Cobalt Geosciences must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Cobalt Geosciences will not be responsible to any party for damages incurred as a result of failing to notify Cobalt Geosciences that differing site or sub-surface conditions are present upon becoming aware of such conditions.

PLANNING, DESIGN, OR CONSTRUCTION: Development or design plans and specifications should be reviewed by Cobalt Geosciences, sufficiently ahead of initiating the next project stage (property acquisition, tender, construction, etc), to confirm that this report completely addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction are a necessary part of the evaluation of sub-subsurface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified geotechnical engineer; Cobalt Geosciences cannot be responsible for site work carried out without being present.



B-1 Approximate Boring Location

*denotes previous boring for building project

Provided site plan

Not to scale



Proposed Pond
811 NE Cherry Avenue
Bainbridge Island, Washington

SITE PLAN
FIGURE 1

Cobalt Geosciences, LLC
P.O. Box 82243
Kenmore, WA 98028
(206) 331-1097
www.cobaltgeo.com
cobaltgeo@gmail.com

Unified Soil Classification System (USCS)

MAJOR DIVISIONS			SYMBOL	TYPICAL DESCRIPTION
COARSE GRAINED SOILS (more than 50% retained on No. 200 sieve)	Gravels (more than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (less than 5% fines)	 GW	Well-graded gravels, gravels, gravel-sand mixtures, little or no fines
			 GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravels with Fines (more than 12% fines)	 GM	Silty gravels, gravel-sand-silt mixtures
			 GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (50% or more of coarse fraction passes the No. 4 sieve)	Clean Sands (less than 5% fines)	 SW	Well-graded sands, gravelly sands, little or no fines
			 SP	Poorly graded sand, gravelly sands, little or no fines
		Sands with Fines (more than 12% fines)	 SM	Silty sands, sand-silt mixtures
			 SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS (50% or more passes the No. 200 sieve)	Silts and Clays (liquid limit less than 50)	Inorganic	 ML	Inorganic silts of low to medium plasticity, sandy silts, gravelly silts, or clayey silts with slight plasticity
			 CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		Organic	 OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays (liquid limit 50 or more)	Inorganic	 MH	Inorganic silts, micaceous or diatomaceous fine sands or silty soils, elastic silt
			 CH	Inorganic clays of medium to high plasticity, sandy fat clay, or gravelly fat clay
		Organic	 OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor		 PT	Peat, humus, swamp soils with high organic content (ASTM D4427)

Classification of Soil Constituents

MAJOR constituents compose more than 50 percent, by weight, of the soil. Major constituents are capitalized (i.e., SAND).

Minor constituents compose 12 to 50 percent of the soil and precede the major constituents (i.e., silty SAND). Minor constituents preceded by "slightly" compose 5 to 12 percent of the soil (i.e., slightly silty SAND).

Trace constituents compose 0 to 5 percent of the soil (i.e., slightly silty SAND, trace gravel).

Relative Density (Coarse Grained Soils)

N, SPT, Blows/FT	Relative Density
0 - 4	Very loose
4 - 10	Loose
10 - 30	Medium dense
30 - 50	Dense
Over 50	Very dense

Consistency (Fine Grained Soils)

N, SPT, Blows/FT	Relative Consistency
Under 2	Very soft
2 - 4	Soft
4 - 8	Medium stiff
8 - 15	Stiff
15 - 30	Very stiff
Over 30	Hard

Grain Size Definitions

Description	Sieve Number and/or Size
Fines	< #200 (0.08 mm)
Sand	
-Fine	#200 to #40 (0.08 to 0.4 mm)
-Medium	#40 to #10 (0.4 to 2 mm)
-Coarse	#10 to #4 (2 to 5 mm)
Gravel	
-Fine	#4 to 3/4 inch (5 to 19 mm)
-Coarse	3/4 to 3 inches (19 to 76 mm)
Cobbles	3 to 12 inches (75 to 305 mm)
Boulders	>12 inches (305 mm)

Moisture Content Definitions

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table

Soil Classification Chart

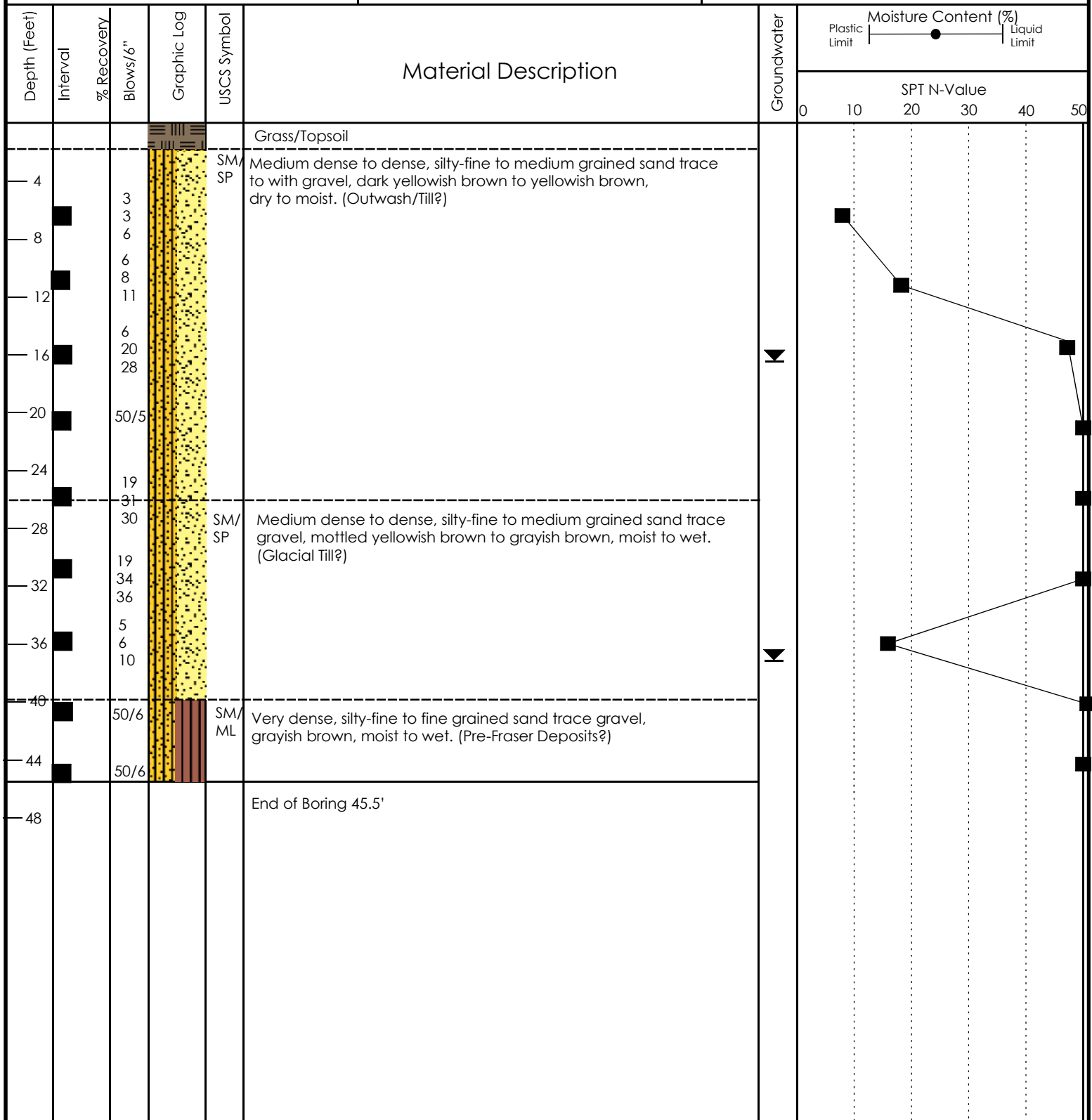
Figure C1



Cobalt Geosciences, LLC
P.O. Box 82243
Kenmore, WA 98028
(206) 331-1097
www.cobaltgeo.com
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Log of Boring B-2

Date: May 2026	Depth: 45.5'	Initial Groundwater: 16 and 36.5'
Contractor: Geologic	Elevation: N/A	Sample Type: Split Spoon
Method: Hollow Stem Auger	Logged By: KK Checked By: PH	Final Groundwater: N/A



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Proposed Pond
811 Cherry Avenue NE
Bainbridge Island, Washington

Boring Log

Log of Boring B-1

Date: August 30, 2023

Depth: 16.5'

Initial Groundwater: None

Contractor: CN

Elevation: N/A

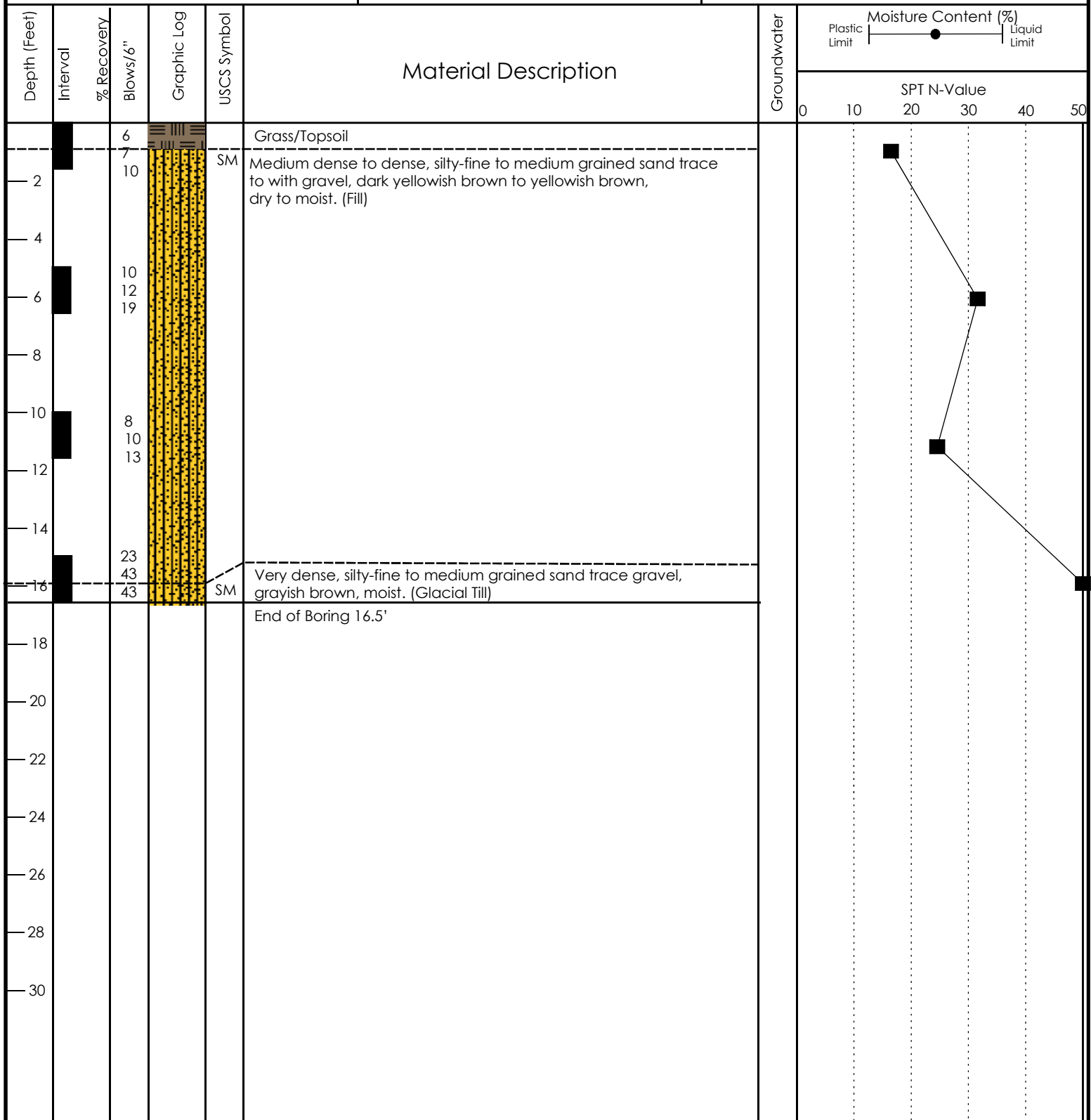
Sample Type: Split Spoon

Method: Hollow Stem Auger

Logged By: KK

Checked By: PH

Final Groundwater: None



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Proposed Building
811 Cherry Avenue NE
Bainbridge Island, Washington

**Boring
Log**



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

PROJECT: Wing Point Golf & Country Club

PROJECT ADDRESS or PARCEL: 26250210032000; 811 CHERRY AVE NE

DATE: 11/18/2024

PROJECT PLANNER: Auburn Lovett

Design Review Board Meeting Dates: 07/29/24 CON; 11/18/24 DG

Chapter 3

CONTEXT ANALYSIS

- C1** ANALYZE NATURAL SYSTEMS
- C2** IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
- C3** ASSESS UNIQUE AND PROMINENT FEATURES
- C4** CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
- C5** ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
- C6** STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

Context Analysis Complete:

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

If marked Does Not Meet, additional information required:



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 4

SITE DESIGN STANDARDS

- S1** PROTECT AND REPAIR NATURAL SYSTEMS
- S2** PRESERVE AND ENRICH WILDLIFE HABITAT
- S3** RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT
- S4** COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY
- S5** FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES
- S6** SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REALM

Applicant Response – Site Design Standards S1 through S6:

The site improvements will occur within previously developed areas. Site repair will include replanting with native plants and tree protection-retention. The pro shop has been sited to take advantage of the existing grades to accommodate the daylight basement (for golf cart parking). This below grade parking solution will minimize the scale of the building as viewed from the existing clubhouse, which is also one story. The new maintenance building will also be one story and will be screened from adjacent residence by a 25' landscape buffer. The maintenance area will continue to be located in approximately the same location as prior facilities. The proposed building locations will not alter existing systems of access or movement. The clubhouse facilities are commonly used as a public venue to fundraising events and weddings, etc. The proposed new maintenance building will be visually removed from public areas.

DRB Discussion - Site Design Standards S1 through S6:

DRB Findings – Site Design Standards:

	Met	Does Not Meet	Not Applicable
S1	☒	☐	☐
S2	☒	☐	☐
S3	☒	☐	☐
S4	☒	☐	☐
S5	☒	☐	☐
S6	☒	☐	☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 4

PUBLIC REALM STANDARDS

- P1** CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING
- P2** MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM
- P3** DESIGN TO SUPPORT A LEGIBLE HIERARCHY OF PUBLIC SPACES
- P4** STRENGTHEN PUBLIC SPACE CONNECTIONS
- P5** DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS
- P6** FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

Applicant Response – Public Realm Standards P1 through P6:

The overall site is designed to encourage pedestrian movement. The internal pathways have been designed to extent feasible as ADA compliant. Vehicle parking will be maintained in their current locations. The public spaces will be focused around the existing clubhouse building and proposed proshop. There is no relevant block pattern to reinforce. There is no commercial activity proposed or adjacent to the site.

DRB Discussion - Public Realm Standards P1 through P6:

DRB Findings – Public Realm Standards:

	Met	Does Not Meet	Not Applicable
P1	☒	☐	☐
P2	☒	☐	☐
P3	☒	☐	☐
P4	☒	☐	☐
P5	☒	☐	☐
P6	☒	☐	☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 4

BUILDING DESIGN STANDARDS

- B1** EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT
- B2** USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND
- B3** CREATE WELL COMPOSED FACADES AT ALL SCALES
- B4** CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN
- B5** USE HIGH QUALITY MATERIALS AND WELL - CRAFTED DETAILS

Applicant Response – Building Design Standards B1 through B5:

The proposed new buildings will emulate the architectural character of the historic clubhouse with its prominent gable roof form and horizontal profile. The location of the pro shop will frame the putting green as a de facto public space for future events. The maintenance building is set close to its current location. Each building will have each façade designed to respond to specific orientations and site conditions. The larger maintenance building has been composed to articulate the overall building into multiple parts, expressed with changes in materials or rooflines. The primary sustainable design strategies include energy efficient design and daylighting. The buildings will strive to achieve net positive design with integration of PV panels and reduced energy loads. Building materials will rely on regional choices such as Cedar siding and long-lasting products (cementitious products with recycled content or metal siding). Trim details will be articulated with larger scaled members.

DRB Discussion - Building Design Standards B1 through B5:

DRB Findings – Building Design Standards:

	Met	Does Not Meet	Not Applicable
B1	☒	☐	☐
B2	☒	☐	☐
B3	☒	☐	☐
B4	☒	☐	☐
B5	☒	☐	☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 4

LANDSCAPE STANDARDS

- L1** INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS
- L2** SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN
- L3** INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE
- L4** INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES
- L5** SUPPORT HEALTHY HABITAT IN THE LANDSCAPE
- L6** PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Applicant Response - Landscape Standards L1 through L6:

The overall landscape is intended to celebrate the character of the site with open grass and woodland areas. Native landscaping will be associated with each building as transitional elements. The proposed green between the clubhouse and pro shop will be surrounded by pedestrian walkways encouraging interaction. The landscape sustainability strategies include preservation of critical areas, limiting paved areas, covered parking spaces, use of ground mounted PV arrays, and the use of native plants. A variety of plant structure, height and flowers throughout the property will improve foraging and pollination activity. Soil improvement and drought tolerant plantings will help sustain these habitats over time. The siting of the new pro shop will frame a vista out to the golf course. The consolidation of the maintenance facility will open up view from the street across to the west.

DRB Discussion – Landscape Standards L1 through L6:

DRB Findings – Landscape Standards:

	Met	Does Not Meet	Not Applicable
L1	☒	☐	☐
L2	☒	☐	☐
L3	☒	☐	☐
L4	☒	☐	☐
L5	☒	☐	☐
L6	☒	☐	☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 5

STREET TYPES AND FRONTAGES

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

Applicant Response – Street Types and Frontages:

Not Applicable; Vegetative Buffer

DRB Discussion – Street Types and Frontages:

DRB Findings – Street Types and Frontages:

	Met	Does Not Meet	Not Applicable
Street Types	☒	☐	☐
Frontage Types	☒	☐	☐



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 7 LARGER SITES

- STANDARD 1** DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.
- STANDARD 2** DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response - Larger Sites Standard 1 and 2:

The proposed buildings are located adjacent to existing buildings. The parking locations are existing. A new landscape screen will be installed adjacent to upgraded parking areas.

DRB Discussion - Larger Sites Standard 1 and 2:

DRB Findings - Larger Sites:

	Met	Does Not Meet	Not Applicable
Standard 1	☐	☐	☒
Standard 2	☐	☐	☒



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 7

HISTORIC PLACES

- STANDARD1** DESIGN THE SITE, BUILDING(s), AND LANDSCAPE TO BE COMPATIBLE WITH HISTORIC BUILDINGS WITHOUT DIRECTLY MIMICKING HISTORIC ARCHITECTURAL STYLES.
- STANDARD2** MAINTAIN THE HISTORIC INTEGRITY OF BUILDINGS OVER 50 YEARS OLD LISTED OR ELIGIBLE FOR THE NATIONAL OR LOCAL REGISTER OF HISTORIC PLACES.

Applicant Response – Historic Places Standards 1 and 2:

The proposed new buildings will emulate the architectural character of the historic clubhouse with its prominent gable roof form and horizontal profile. No alterations are proposed to existing clubhouse other than expanded outdoor seating.

DRB Discussion - Historic Places Standard 1 and 2:

DRB Findings - Historic Places:

	Met	Does Not Meet	Not Applicable
Standard 1	☐	☐	☒
Standard 2	☐	☐	☒



Design for Bainbridge Commercial / Multi-Family Housing Worksheet

Chapter 7 CIVIC USES

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

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

Applicant Response – Civic Uses Standards 1 and 2:
Not Applicable

DRB Discussion - Civic Uses Standard 1 and 2:

DRB Findings - Civic Uses:

	Met	Does Not Meet	Not Applicable
Standard 1	☐	☐	☒
Standard 2	☐	☐	☒



Design for Bainbridge
**Commercial / Multi-Family Housing
Worksheet**

This project is recommended for:

Approval: ☒

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

Todd Thiel

SIGNATURE: _____
Chair, Design Review Board

DATE: 11/18/2024